

Address/Tax Map: 3007 and 3015 Williams Drive, 8332 Professional Hill Drive; Tax Map (TM) Parcel 49-3 ((22)) 3D

Submitter: Robert T. Williams

Supervisor District: Providence

Planning Area: Area I

Planning District: Jefferson – Merrifield Suburban Center, Sub-unit G3

Related Plan Amendments: PA S98-CW-2CP (Merrifield Study), PA 2013-I-MS1

Acreage: 3.26

Current Plan: Office use at 0.70 floor area ratio (FAR) with option to redevelop in conjunction with mixed-use redevelopment to the north (Sub-unit F2) with achievement of Eskridge Drive extension to Williams Drive

Proposed Amendment: Adjust mixed-use options to recommend redevelopment alone or in conjunction with mixed-use redevelopment in the town center core area to the north (Sub-unit F2) at the same intensity and conditions

Considerations:

The subject property is located at the northeast corner of the Eskridge Road and Williams Drive intersection and developed with office uses in the Merrifield Suburban Center. The adopted Plan for the suburban center, a result of the Merrifield Suburban Center Study (PA S98-CW-2CP), in 2002 recommends redevelopment concentrated in two core areas, one at a transit station and the other at a town center connected by a Main Street. The Plan balances land uses with transportation and public facilities improvements in the area. The subject area is located adjacent to the southern edge of the town center core area. The Plan option envisions redevelopment of this site in conjunction with parcels located in the town center with the condition of the extension of Eskridge Drive to Williams Drive. As part of the ongoing redevelopment of the town center area north of the subject property and the extension of Eskridge Drive has occurred. The subject property was not consolidated with the redevelopment to the north, and did not facilitate the extension of Eskridge Drive. With the road extension completed, the redevelopment option for the subject property may be limited. PA 2013-I-MS1 is an editorial and implementation update study of the Merrifield Suburban Center that is currently in progress.

Preliminary Staff Recommendation:

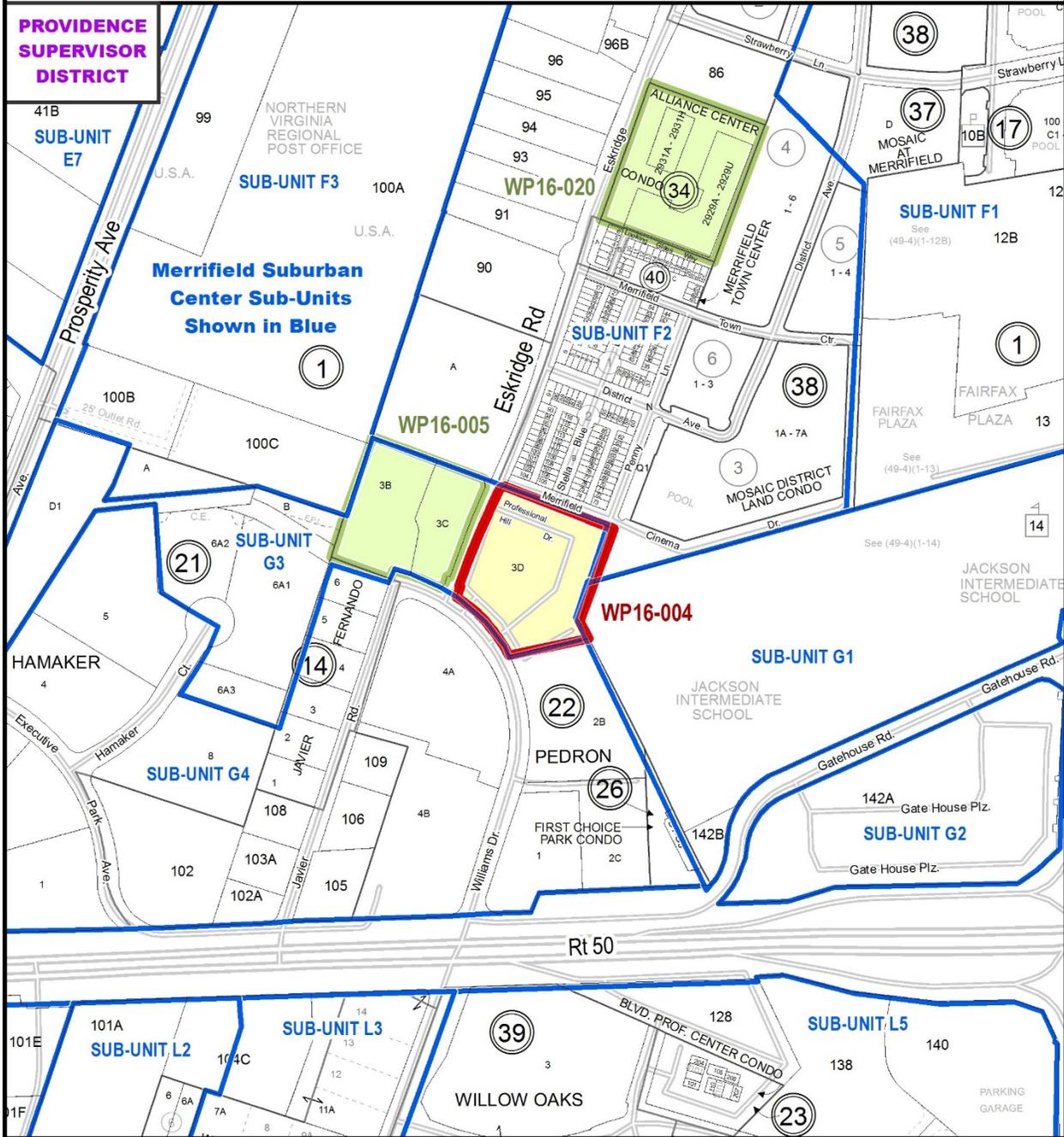
Any amendments to the adopted Plan for the Merrifield Suburban Center should occur through an areawide process that comprehensively assesses land use changes in the area similar to the development of the adopted Plan. There has been a considerable amount of redevelopment within the town center, and implementation is ongoing. An areawide amendment is not recommended for review until implementation of the adopted Plan is further along and comprehensive assessment of future conditions can be completed. WP16-004 is not recommended for addition to the 2016 Fairfax Forward Plan Amendment Work Program.

# WP16-004

## Submission for Fairfax Forward 2016 Work Program



**PROVIDENCE SUPERVISOR DISTRICT**



**KEY**



**WP16-004**



**Other 2016 Work Program Proposals**

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
PARCEL INFORMATION CURRENT TO APRIL 2016

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