FAIRFAX FORWARD

Submission Form for Proposed Changes to the Comprehensive Plan or Comprehensive Plan Amendment Work Program

Use this form, typing or printing responses in black ink. Attachments may be used as necessary.
This form is also available on the Web at www.FairfaxCounty.gov/dpz/FairfaxForward.

1. Subject Property Information *(Not required for countywide proposal.)*
Identify general location, street address, or Tax Map parcels, if available.

a) General Location: Corner of Williams Drive and Eskridge Road and corner of Javier and Williams, Providence District, Merrifield

b) Street Address: 3016 Williams Drive and 3022 Williams Drive

c) Tax Map Parcel Numbers: Parcels 49-3((22))-3B and 3C See highlighted parcel on Figure 29, Page 83 of Comp. Plan, 2013 Edition

d) Identify total aggregate size of all subject parcels in acres or square feet: 2.636 acres or 114,785square feet

2. Proposed Amendment to Comprehensive Plan recommendations or Work Program
a) Describe the character and type of proposed development, if a land use change is proposed. The potential development could be described in terms of land use floor area ratio (FAR) or dwelling units per acre. Building height or size may also be used to convey scale.

See attached Proposed Plan Text - suggested changes are written in red and underlined.

b) If a policy change is proposed, describe why the proposal should be addressed at a countywide level.

c) Provide justification for the proposed amendment. Describe how the proposal meets any of the following criteria and why the proposal should be included in the work program. Check all that apply.

- ☒ Address ~~emerging community concerns or~~ changes in circumstance;
- ☐ Respond to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☐ Advance major policy objectives, such as promoting environmental protection, fostering revitalization of designated areas, supporting economic development, preserving open space, providing affordable housing, or balancing transportation infrastructure and public facilities services with growth and development;
- ☒ Better implement the Concept for Future Development;
- ☒ Reflect implementation of Comprehensive Plan guidance through zoning approvals; and,
- ☐ Respond to or incorporate research derived from technical planning or transportation studies.

continued on reverse side

Explanation for (c) *(Additional sheets may be attached.)*

See attached Justification

3. Contact Information

a) Name: Robert T. Williams

b) Daytime Phone: (703) 975-9280

c) Street Address: 3016 Williams Drive, Fairfax, Virginia 22031

d) Email Address: willijean@cox.net and SHughes@HarrisonandHughes.com

4. Would you like to speak with staff about this submission?

Circle: Yes or No

*****Staff review of all submissions is anticipated to begin February 2016.*****

Submit the completed form or direct questions to:

Fairfax County Department of Planning and Zoning
The Herrity Building
12055 Government Center Parkway
Suite 730
Fairfax, Virginia 22035-5500
703-324-1380, TTY 711 (Virginia Relay)
DPZFairfaxForward@fairfaxcounty.gov

FAIRFAX COUNTY DEPARTMENT OF PLANNING & ZONING

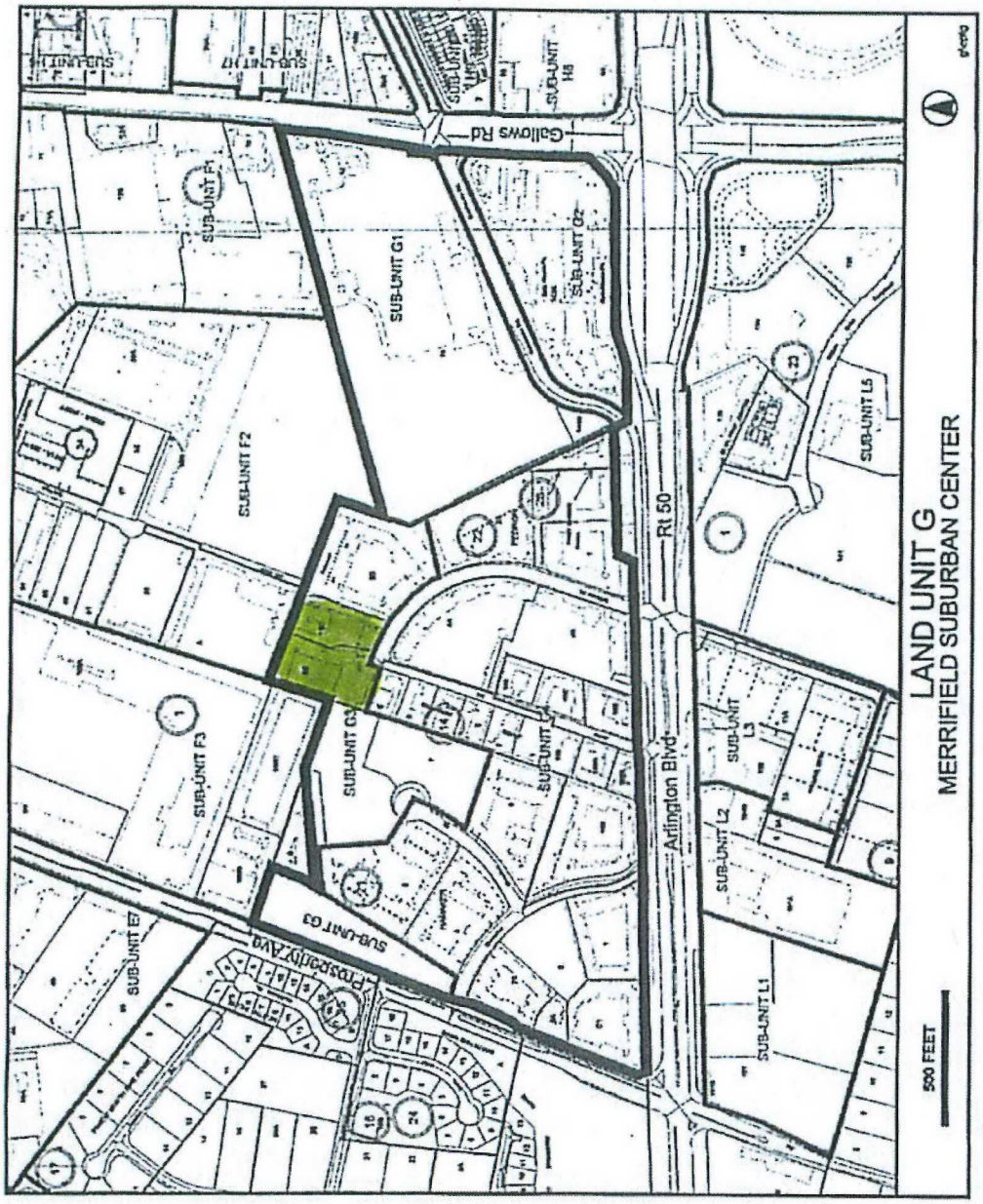
LAND UNIT G
MERRIFIELD SUBURBAN CENTER
500 FEET
Rt 50
Arlington Blvd
Gallows Rd
Prosperity Ave
SUB-UNIT G1
SUB-UNIT G2
SUB-UNIT G3
SUB-UNIT F1
SUB-UNIT F2
SUB-UNIT F3
SUB-UNIT E7
SUB-UNIT H8
SUB-UNIT L1
SUB-UNIT L2
SUB-UNIT L3
SUB-UNIT L5

FIGURE 29

Proposed Plan Text – Redline (underlined) Version:

(Merrifield Suburban Center – Sub-Unit G3)

Sub-Unit G-3

Sub-Unit G3 is the northwestern portion of the Land Unit that is located east of Prosperity Avenue and west of Luther Jackson Intermediate School. The sub-unit is planned for office use up to .7 FAR. Any modification, expansion, and/or reuse of the existing buildings should be consistent with guidelines for Existing Uses and Buildings under the Area-Wide Land Use section. Any new development on vacant land or redevelopment of existing buildings should provide road improvements include the extension of Eskridge Drive to Williams Drive and a potential extension of Williams Drive to Hamaker Court or directly to Prosperity Avenue.

Options: As an option, the planned intensity for Parcel 49-3((21)) D1 could be transferred to Parcels 49-3 ((21)) 6 and 7 if Parcel D1 remains as open space or a park. This option is intended to provide a transition area between the more intense development within the Merrifield Suburban Center and the nearby residential areas, as well as provide an open space amenity for this area. Any development proposal under this option must meet all applicable Area-Wide guidelines, as well as provide for or contribute to the extension of Williams Drive to Hamaker Court or Williams Drive to Prosperity Avenue.

As an option, Parcel 49-3 ((22)) ~~3D~~3B and 3C, if redeveloped together or in conjunction with development in Sub-Unit F2 and/or Parcel 49-3 ((22)) 3D in Sub-Unit G3, may develop at the same intensity and conditions as specified for Sub-Unit F2, including but not limited to the alternative under this second option for Sub-Unit F2 mixed-uses with residential use and/or hotel use up to 1.2 FAR. ~~This redevelopment option may occur only with~~ ~~T~~the extension of Eskridge Drive to Williams Drive for this redevelopment option has been completed.

Height Limit: Adjacent to Prosperity Avenue, the maximum building height is 40 feet. In the remainder of the sub-unit, the maximum building height is 75 feet, with heights varying from 2 stories to 6 stories. When at least 2 levels of structured parking are provided under the building, either at or below grade, a height bonus of up to 20 feet (or a maximum height of 95 feet) is appropriate. The tallest buildings should be in the interior of the sub-unit, away from the residential areas. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.

Justification:

The current Comprehensive Plan language for Sub-unit G-3 of the Merrifield Suburban Center states that Parcel 49-3 ((22)) 3D, if redeveloped in conjunction

with Sub-unit F-2 to the north, may develop at the same intensity and conditions as specified for Sub-unit F2. This Proposed Change to the Comprehensive Plan proposes that Parcels 49-3 ((22)) 3B and 3C be included in this option together as a logical consolidation or redevelopment in conjunction with Parcel 3D and offers opportunities for improved site layout and urban design options under a scenario of potential consolidation with Sub-unit F-2 now that the extension of Eskridge Road to Williams Drive is completed. There is a glut of office buildings in this area and Parcels 49-3 ((22)) 3B and 3C are currently developed and used as office buildings under the current permitted .5 FAR and as a result of the extension of Eskridge Road to Williams it would not be economically feasible or practical to redevelop either of these 2 parcels alone as office to increase their FAR from .5 to possible .7 FAR. If Parcels 49-3 ((22)) 3B and 3C remain limited to redevelopment under Sub-Unit G3 they will remain as they are today, 30+ and 40+ year old office buildings, respectively.

This Proposed Change to the Comprehensive Plan improves the existing Comprehensive Plan option for Parcel 49-3 ((22)) 3D with Sub-unit F-2 by adding an additional option of redevelopment of Parcels 49-3 ((22)) 3B and 3C with Parcel 49-3((22)) 3D or other properties in Sub-unit F-2 as an option to develop a cohesive mixed-use project as a component to the envisioned Merrifield "Town Center." In addition, this Proposed Change to the Comprehensive Plan furthers the applicable Land Use Guidelines which promote specifically, parcel consolidation and coordinated development plans. As envisioned, this redevelopment option required the extension of Eskridge Road to Williams Drive, which has been completed. By providing Parcels 3B and 3C the option to be included as part of a mixed-use development and component of the Merrifield Town Center, a better and more cohesive mixed-use project may result, while accommodating the envisioned grid-of streets and pedestrian-friendly open space system in the Merrifield Suburban Center.

Height Limit: The maximum building height in this sub-unit is 50 feet. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.

Sub-Unit G3

Sub-Unit G3 is the northwestern portion of the Land Unit that is located east of Prosperity Avenue and west of Luther Jackson Intermediate School. The sub-unit is planned for office use up to .7 FAR. Any modification, expansion, and/or reuse of the existing buildings should be consistent with guidelines for Existing Uses and Buildings under the Area-Wide Land Use section. Any new development on vacant land or redevelopment of existing buildings should provide road improvements as recommended under the Area-Wide Transportation section. These road improvements include the extension of Eskridge Drive to Williams Drive and a potential extension of Williams Drive to Hamaker Court or directly to Prosperity Avenue.

Options: As an option, the planned intensity for Parcel 49-3((21)) D1 could be transferred to Parcels 49-3((21)) 6 and 7 if Parcel D1 remains as open space or a park. This option is intended to provide a transition area between the more intense development within the Merrifield Suburban Center and the nearby residential areas, as well as provide an open space amenity for this area. Any development proposal under this option must meet all applicable Area-Wide guidelines, as well as provide for or contribute to the extension of Williams Drive to Hamaker Court or Williams Drive to Prosperity Avenue.

As an option, Parcel 49-3((22) 3D, if redeveloped in conjunction with development in Sub-Unit F2, may develop at the same intensity and conditions as specified for Sub-Unit F2. This redevelopment option may occur only with the extension of Eskridge Drive to Williams Drive.

Height Limit: Adjacent to Prosperity Avenue, the maximum building height is 40 feet. In the remainder of the sub-unit, the maximum building height is 75 feet, with heights varying from 2 stories to 6 stories. When at least 2 levels of structured parking are provided under the building, either at or below grade, a height bonus of up to 20 feet (or a maximum height of 95 feet) is appropriate. The tallest buildings should be in the interior of the sub-unit, away from the residential areas. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.

Sub-Unit G4

Sub-Unit G4 is located at the northeast quadrant of Prosperity Avenue and Arlington Boulevard and is planned and developed with office use up to .7 FAR. Any modification, expansion, and/or reuse of the existing buildings should be consistent with the Existing Uses and Buildings Guidelines in the Area-Wide Land Use section. Any new development or redevelopment should provide for road improvements as recommended under the Area-Wide Transportation section.

Height Limit: Adjacent to Prosperity Avenue, the maximum building height is 40 feet. In the remainder of the sub-unit, the maximum building height is 75 feet, with heights varying from 2 stories to 6 stories. The tallest buildings should be in the interior of the sub-unit, away from the residential areas. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.