

Address/Tax Map: 3016 and 3022 Williams Drive; Tax Map (TM) Parcels 49-3 ((22)) 3B and 3C

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: 2.63

Current Plan: Office use at 0.70 floor area ratio (FAR)

Proposed Amendment: Add an option for mixed-use redevelopment at the same intensity and conditions as the town center core area to the north (Sub-unit F2), if redeveloped together or in conjunction with Sub-unit F2 and/or Parcel 49-3((22)) 3D

Considerations:

The subject parcels are located at the northwest corner of Eskridge Drive and Williams Drive and developed with office uses within the Merrifield Suburban Center. The adopted Plan for the suburban center, a result of the Merrifield Suburban Center Study (PA S98-CW-2CP) 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 parcels are adjacent to the southern end of the town center core area (Sub-unit F2) of the Merrifield Town Center. The submission proposes to extend the recommendations of the town center onto the subject parcels. PA 2013-I-MS1 is an editorial and implementation update study of the Merrifield Suburban Center that is currently in progress.

Preliminary Staff Recommendation:

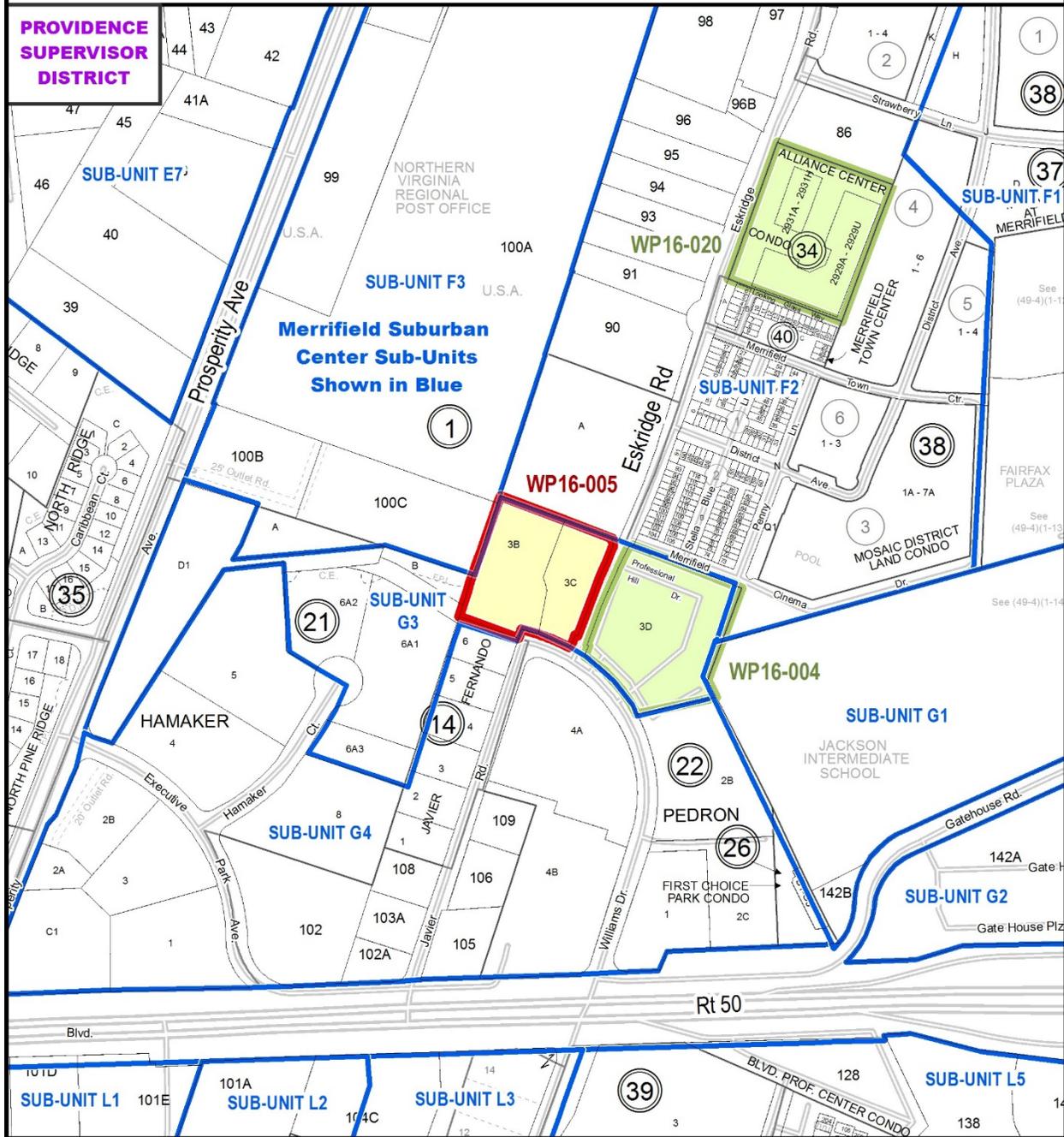
Any amendments to the adopted Plan for the Merrifield Suburban Center should occur through an areawide process that comprehensively assesses land use changes in the area similar to the development of the adopted Plan. There has been a considerable amount of redevelopment within the town center, and implementation is ongoing. An areawide amendment is not recommended for review until implementation of the adopted Plan is further along and a comprehensive assessment of future conditions can be completed. WP16-005 is not recommended for addition to the 2016 Fairfax Forward Plan Amendment Work Program.

WP16-005

Submission for Fairfax Forward 2016 Work Program



PROVIDENCE SUPERVISOR DISTRICT



KEY



WP16-005



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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