

Address/Tax Map:	2743 Gallows Road; Tax Map (TM) Parcels 49-2 ((1)) 39, 40, 48, 53
Submitter:	David Gill
Supervisor District:	Providence
Planning Area:	Area II
Planning District:	Jefferson – Merrifield Suburban Center, Sub-unit B2
Related Plan Amendments:	PA 2013-I-MS1, APR 08-I-3MS, APR 04-I-2MS, PA S98-CW-2CP (Merrifield Study)
Acreage:	35.23
Current Plan:	Residential use at a density of 16-20 dwelling units per acre (du/ac), with an option for residential redevelopment at 30-40 du/ac, which should include support retail and service uses, and may include some limited office use.
Proposed Amendment:	Residential mixed use up to an intensity of 1.45 floor area ratio (FAR), with an option to increase to 1.85 FAR

Considerations:

The subject property is located east of Gallows Road, and southwest of the Interstate 66 and Interstate 495 interchange in the Merrifield Suburban Center. The property is planned and development with multifamily residential uses at 16-20 du/ac. The Comprehensive Plan provides an option to increase the density up to 30-40 du/ac, which should include support retail and service uses, and may include some limited office use. The Concept for Future Development of the suburban center designates the subject property as an Area Adjacent to the Core Area of the Dunn Loring Transit Station Area (TSA). As such, the property is planned to become more urban and pedestrian-oriented in character, but with less intense development than the core area. This is consistent with county transit-oriented development policy that recommends areas like the subject property, located ¼ to ½-mile from the transit station to taper intensity to the non-core areas. Properties to the northwest of the subject area are planned within the core area for a mix of office and multifamily residential uses at an intensity up to 1.4 FAR. Properties to the south are planned for and developed with residential townhouses at a density of 8-12 du/ac and office uses. The submission proposes to add a redevelopment option for residential mixed use up to an intensity of 1.45 FAR, with an additional option of 1.85 FAR. The inclusion of nonresidential uses at a higher intensity would effectively expand the core area of the TSA and would exceed the planned intensity in the core area immediately to the north. This would work against the establishment of an effective taper. In 2004, Area Plans Review (APR) Item 04-I-2MS proposed an option for mixed use at an intensity up to 2.0 FAR with residential, retail, and office, and was ultimately withdrawn from consideration. APR 08-I-3MS proposed a residential mixed use option at an intensity range from 1.45 FAR to 1.85 FAR, and was also ultimately withdrawn from consideration. 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. There has been a considerable amount of redevelopment within the area, and implementation is ongoing. An areawide amendment is not recommended for review until implementation has progressed further when a comprehensive assessment of future conditions can be completed. WP16-015 is not recommended for addition to the 2016 Fairfax Forward Plan Amendment Work Program. Despite this, the proposed intensity would be too high compared to what is currently planned in the core area. If study is supported, a lesser intensity should be considered.

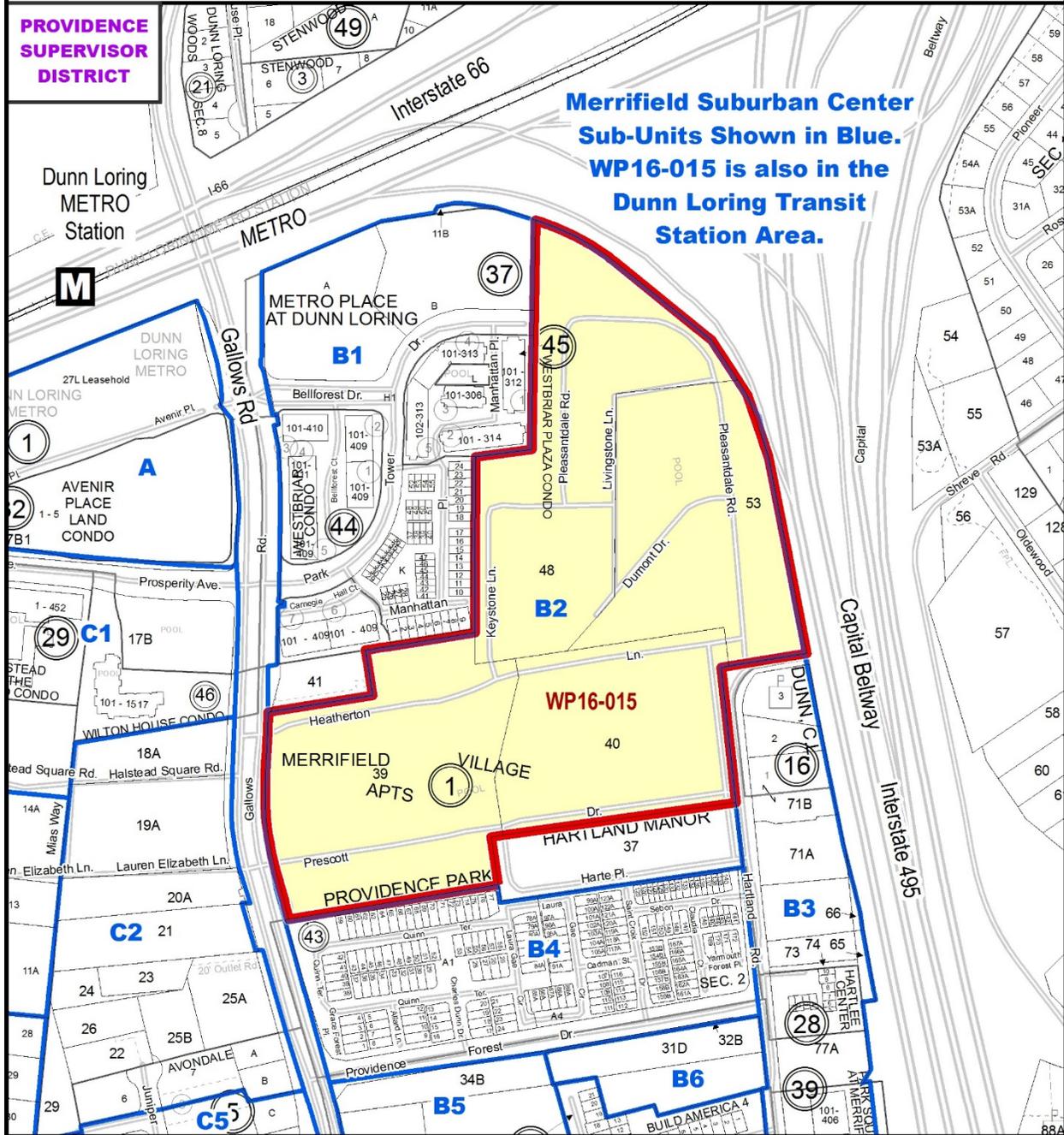
WP16-015

Submission for Fairfax Forward 2016 Work Program



PROVIDENCE SUPERVISOR DISTRICT

Merrifield Suburban Center Sub-Units Shown in Blue. WP16-015 is also in the Dunn Loring Transit Station Area.



KEY  **WP16-015**

400 FEET

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