

Address/Tax Map: 2929 and 2931 Eskridge Road – Tax Map (TM) Parcels 49-3 ((34))
2929A-U and 2931A-H

Submitter: Brian Winterhalter

Supervisor District: Providence

Planning Area: Area I

Planning District: Jefferson – Merrifield Suburban Center, Sub-unit F2

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

Acreage: 3.23

Current Plan: Industrial and office uses up to 0.50 floor area ratio (FAR), with an option for office and retail uses up to 0.65 FAR; alternative option for residential and/or hotel mixed use up to 1.20 FAR

Proposed Amendment: Increase alternative option for mixed use up to 1.90 FAR

Considerations:

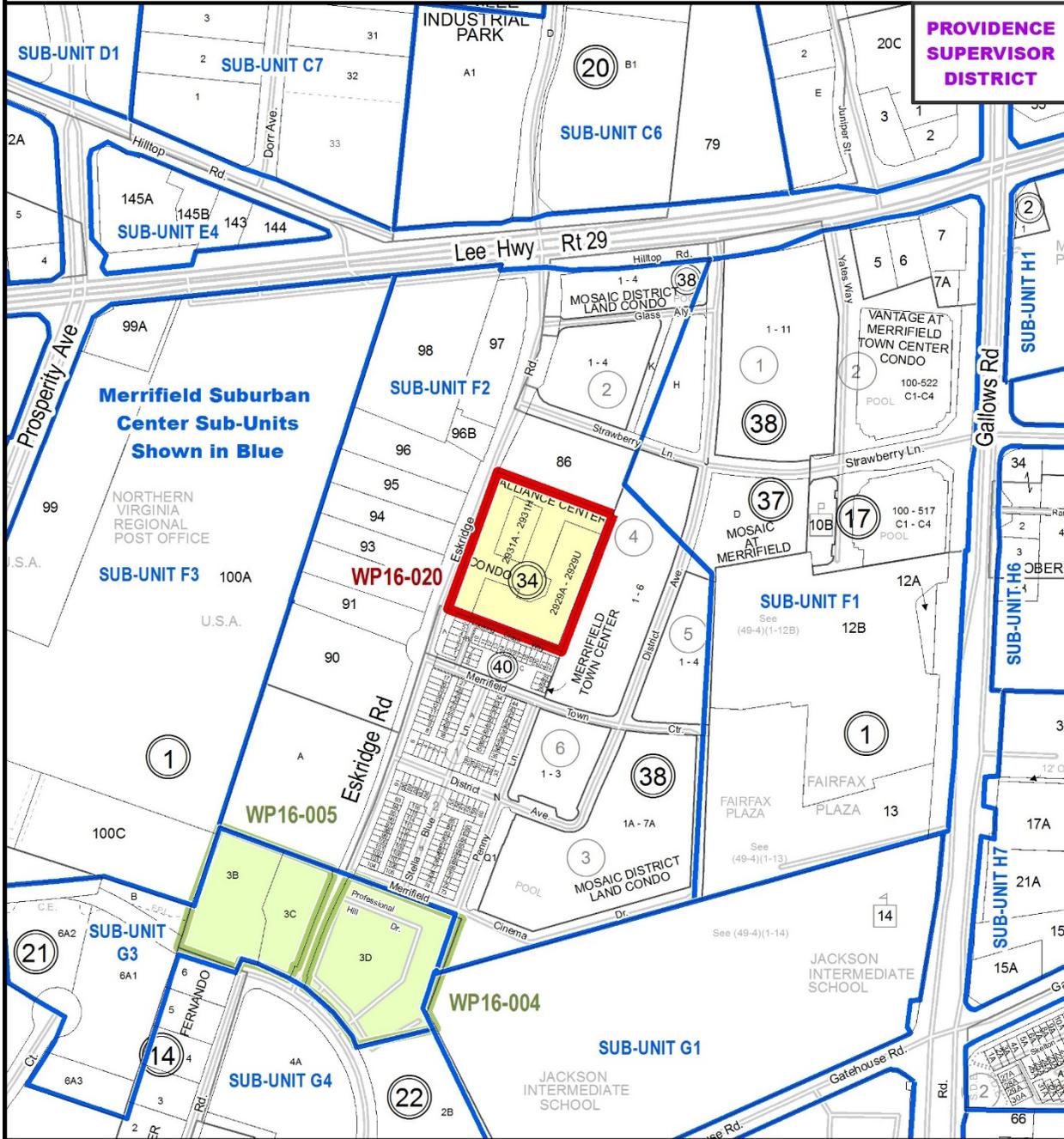
The subject property is located on the east side of Eskridge Road, south of Strawberry Lane, and within the town center core area of the Merrifield Suburban Center. The site is planned and developed with industrial and office uses up to an intensity of 0.50 FAR. The subject property has an option for retail uses up to an intensity of 0.65 FAR, and an alternative option for residential and/or hotel mixed use up to an intensity of 1.20 FAR with consolidation and other conditions. The adopted Plan resulting from PA S98-CW-2CP for the suburban center recommends redevelopment in two core areas, one at a transit station and the other at a town center, connected by a Main Street to concentrate redevelopment and balance land uses with transportation and public facilities improvements in the area. The subject site is located within the planned Merrifield Town Center Core Area of the suburban center, and Eskridge Road is envisioned to be the primary main street that connects the core to the Dunn Loring-Merrifield Metro station. The submission proposes to increase the intensity on the subject property up to an intensity of 1.90 FAR, which would be greater than the overall intensity in the town center area and may be considered piecemeal replanning of the area. 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 assess land use changes in the area. 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 has progressed further and a comprehensive assessment of future conditions can be completed. WP16-020 is not recommended for addition to the 2016 Fairfax Forward Plan Amendment Work Program.

WP16-020

Submission for Fairfax Forward 2016 Work Program



PROVIDENCE SUPERVISOR DISTRICT

Merrifield Suburban Center Sub-Units Shown in Blue

KEY **WP16-020** **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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