



## PC17-PR-001

Address/Tax Map Parcel(s): 3225 Gallows Road/ Tax Map Parcel 49-4 ((1)) 57

Nominator: Timothy Sampson

Supervisor District: Providence

Planning Area: Area I

Planning District: Jefferson; Merrifield Suburban Center, Land Unit K

Acreage: 116.78 acres

Current Plan Map/Text: Office use, planned for up to an intensity of 0.35 floor area ratio (FAR)

Proposed Amendment: Two options for an office/institution/residential mixed-use development up to and intensity of 1.0 FAR (Option 1) and up to 3.0 FAR (Option 2).

### Considerations:

The subject parcel is located south of Arlington Boulevard (Route 50), west of the Capital Beltway (Interstate-495), and east and north of Gallows Road, and is planned for and developed as an office campus within the Merrifield Suburban Center. The adopted Plan for the suburban center recommends redevelopment to concentrate in two core areas, one at a transit station and the other at a town center connected by a “main street.” The proposed development has the potential to create a third core area located south of Arlington Boulevard with up to five million square feet (SF) of development in Option 1 and 15 million SF of development in Option 2. Option 2 would increase the total planned development potential of the entire suburban center (approximately 30 million SF) by approximately 44% if the maximum is supported. The proposed development may compete with available development potential that is closer to the transit station within the existing core areas and exacerbate concerns with the existing and future roadway and public facilities. At the same time, the demand for office use is changing in the county, and the adopted plan without a redevelopment option may no longer be viable in the long-term. The justification for the nomination also states that the redevelopment would support the transformation of healthcare services for Inova. The geographic size of the subject area also may provide opportunities to address community needs, such as schools and parks. The subject area is located to the south and west of the subject area of SSPA Nomination PC17-PR-002 (Fairview Park), which proposes a redevelopment options up to 3.7 million SF.

### Preliminary Staff Recommendation:

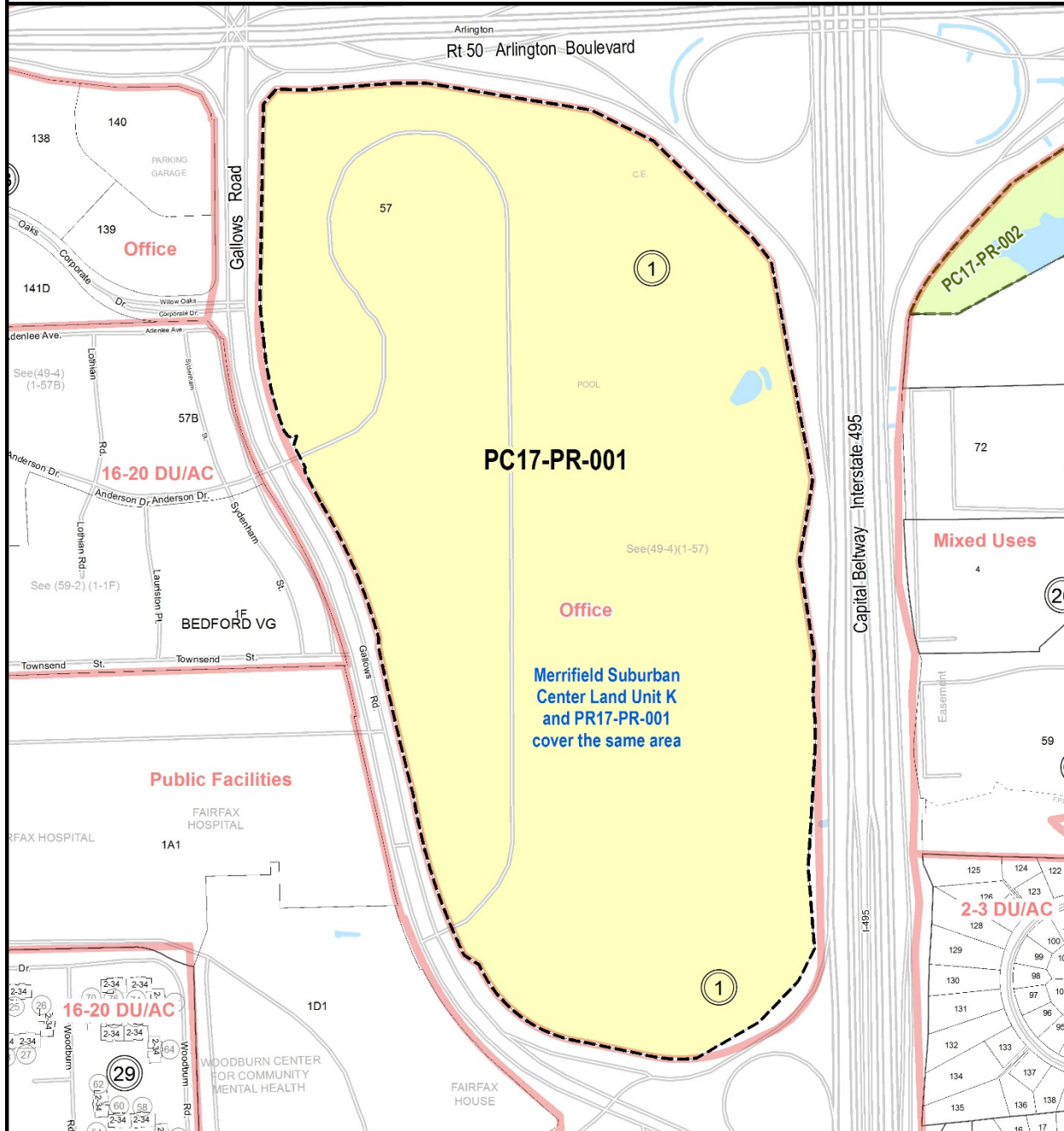
PC17-PR-001 is recommended to be scheduled on the 2018 Comprehensive Plan Amendment Work Program as part of an area-wide study of the Merrifield Suburban Center, in tandem with PC17-PR-002 due to the proximity. An existing conditions analysis should be conducted for the suburban center to understand the existing and future land uses adopted in the current Plan, the transportation network, and future human services, parks, and public facilities’ needs, prior to any consideration of the proposed Plan change for the subject area.

## INOVA/Exxon-Mobil



**SITE-SPECIFIC PLAN AMENDMENT PROCESS**  
NORTH COUNTY

2 0 1 7



**PC17-PR-001**

## Other 2017 SSPA Nominations

10

### Baseline Plan Value

**500 FEET**

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
MAP LAYERS CURRENT TO DECEMBER 2017

Document Path: G:\projects\ocp\pd\OTPA\_GRAPHICS\S17\_items\AAA\2017-18 Site Specific Plan Amendment Process\PC17-PR-001\PC17-PR-001 Baseline Map alt.mxd

