



PC17-PR-002

Address/Tax Map Parcel(s):	2900 and 2941 Fairview Park Drive/ Tax Map Parcels 49-4 ((1)) 71, 73, 73A1, 73A2, 74A, and 74B
Nominator:	Elizabeth D. Baker
Supervisor District:	Providence
Planning Area:	Area I
Planning District:	Jefferson; Merrifield Suburban Center, portions of Sub-Units I1 and I2 and Land Unit J
Acreage:	86.5 acres
Current Plan Map/Text:	Sub-unit I1: Office/Office and retail uses; Sub-unit I2: Office, Public Park/ Residential use at 8-12 dwelling units per acre (du/ac) Land Unit J: Mixed-use/ mixed-use with option for 250 residential units
Proposed Amendment:	Mixed-use with an intensity range of 0.80 floor area ratio (FAR) to 1.0 FAR, which would include office, hotel, residential, retail, and other uses

Considerations:

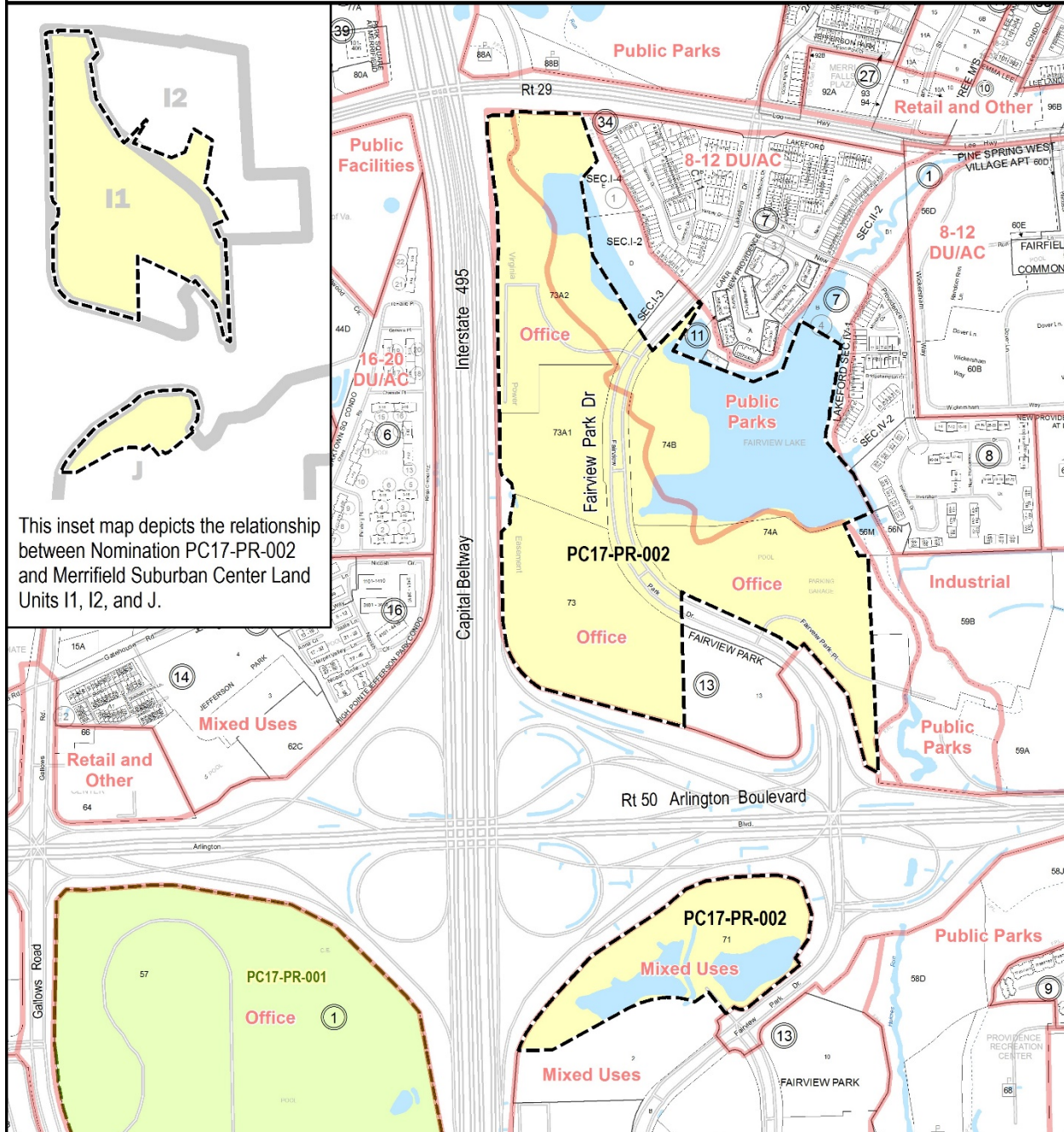
The subject area is located within the Merrifield Suburban Center, east of the Capital Beltway (Interstate-495), primarily between Lee Highway (Route 29) and Arlington Boulevard (Route 50) in Sub-units I1 and I2. This area is planned for and developed with office and accessory retail uses and Public Park. The remaining portion of the subject area, Parcel 71 is located Land Unit J, southeast of the intersection of Arlington Boulevard and the Capital Beltway. Undeveloped land, such as subject Parcel 71 is, is envisioned to develop with office uses. In general, the western portion of Land Unit J (including Parcel 71) is planned for an employment center with a mix of office, hotel, and support retail uses with an option for up to 250 residential units. The adopted Plan for the suburban center provides guidance for a high-quality office park east of the Capital Beltway. The proposed Plan amendment would substantially increase the planned development potential on the subject area [up to a total of 3.7 million square feet (SF)] with an additional mixture of land uses. This redevelopment may compete with available development potential that is closer to the transit station within the existing core areas and may 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 nomination proposes redevelopment to sustain and reinvigorate the office park. The geographic size of the subject area also may provide opportunities for community needs, such as schools and parks. The subject area is located to the north and east of the subject area of SSPA Nomination PC17-PR-001 (Inova/Exxon Mobil), which proposes redevelopment plans for up to five and 15 million SF.

Preliminary Staff Recommendation:

PC17-PR-002 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-001 due to the proximity. An existing conditions analysis should be conducted for the suburban center to understand current 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.

PC17-PR-002

Fairview Park



KEY **PC17-DR-002** **Other 2017 SSPA Nominations** **Baseline Plan Value**

600 FEET

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

Document Path: G:\projects\locp\pd\OTPA_GRAPHICS\S17_items\2017-18 Site Specific Plan Amendment Process\PC17-PR-002\PC17-PR-002 Baseline Map alt.mxd

