MOTION

Site Specific Plan Amendment (SSPA) 2018-I-1MS – Merrifield Suburban Center

Commissioner Phillip Niedzielski-Eichner, Providence District
Planning Commission Decision Only

September 19, 2019

Main Motion:

Therefore, Mr. Chairman, I move that the Planning Commission recommend to the Board of Supervisors the adoption of the recommended plan text for SSPA 2018-I-1MS to add an option for an academic and research campus up to an intensity of 0.7 FAR and a future expansion up to 1.0 FAR on the ICPH site in Land Unit K of the Merrifield Suburban Center, if certain conditions are met, and to add an option for mixed-use development on the Fairview Park in Sub-unit I1 with a maximum residential component of up to 840 units and a total square footage for the development option up to 1.6 million square feet. Retail use also would be recommended in addition to the planned office use in Sub-unit J. Conditions related to transportation, the environment, public facilities, and parks and recreation are associated with each of the development options. Minor editorial revisions are also proposed. This recommendation, based on the staff report addendum, is contained in my handout dated September 19, 2019.

(End of Motion)
Follow-on Motion 1: Merrifield Suburban Center Multimodal Transportation Opportunities

Due to the successful evolution of the Dunn Loring and Mosaic core areas of the Merrifield Suburban Center, the projected scale and scope of the Inova Center for Personalized Health, and the potential redevelopment of Fairview Park, there is an increasing need to improve mobility and accessibility within and through the Merrifield Suburban Center. Additionally, opportunities exist for the County to introduce innovative technologies to assist in mitigating the growth in traffic in the area.

**Motion:** Therefore, Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors direct staff to conduct a comprehensive study of multimodal transportation opportunities in and around the Merrifield Suburban Center, with a focus on the Gallows Road corridor from Tysons to greater Annandale and parallel roadways, such as Eskridge Road to the west and Fairview Park Drive to the east, including evaluating how the County may be able to use innovative and evolving technologies to enhance mobility and accessibility, and that the Board provide funding for this analysis; and further, Mr. Chairman, that staff be directed to engage stakeholders throughout the conduct of this study.

Follow-on Motion 2: Merrifield Suburban Center East-West Connectivity

Since the Capital Beltway (I-495) bifurcates the Merrifield Suburban Center, to address future growth around the Inova campus, Fairview Park, and the Merrifield Suburban Center, it would be advantageous to understand how the areas east and west of I-495 can be better connected.

**Motion:** Therefore, Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors direct staff to study the barriers to connectivity in the Merrifield Suburban Center created by Interstate-495, opportunities to mitigate the barriers, and options for improved multimodal mobility between the planned land uses on the east and west-sides of the interstate, and that the Board provide funding for this analysis; and further, Mr. Chairman, that staff be directed to engage stakeholders throughout the conduct of this study.

Follow-on Motion 3: Merrifield Suburban Center Transportation Funding Plan

Implementation of the transportation improvements proposed in the Comprehensive Plan is critical to the health and success of the Merrifield Suburban Center. The traditional method of funding these transportation improvements include federal, state, regional, and county sources; however, some combination of public and private sector funding may be necessary to cover the costs associated with these improvements and to expedite implementation.
FOLLOW-ON MOTIONS

Site Specific Plan Amendment (SSPA) 2018-I-1MS – Merrifield Suburban Center

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Planning Commission Decision Only

September 19, 2019

Motion: Due to the complexity of issues involved, Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors direct staff to develop a funding plan for the transportation infrastructure improvements recommended in the Merrifield Suburban Center Comprehensive Plan, in an effort to expeditiously advance the projects. These improvements can provide benefits in advance of the implementation of additional development. The funding plan should include strategies for financing the public share of infrastructure improvements and facilitating cooperative funding arrangements with the private sector. This effort should specifically address as a priority the pedestrian and bicycle bridge and include the I-495 braided ramps in regional transportation planning and programming documents, such as the Northern Virginia Transportation Authority’s TransAction Plan & the Transportation Planning Board’s Constrained Long Range Plan. In preparing the funding plan, staff should include funding for the recommendations of the multimodal studies requested in Follow-On Motions #1 & #2.

Follow-On Motion 4: Merrifield Suburban Center Transportation Management Association

The Merrifield Suburban Center Comprehensive Plan Areawide Recommendations recognizes the need for Public/Private cooperation to identify, fund, and promote alternatives that reduce single-occupancy auto trips in the area. The nominators have committed to participating in this type of coordination, which is reflected in the recommended Plan text. I believe Inova understands the benefits of forming a Merrifield Suburban Center Transportation Management Association and will certainly need to be the catalyst for forming these partnerships.

Motion: Therefore, Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors direct staff to work with the nominators, other property owners, and the surrounding commercial, retail, and residential communities to form a transportation management association to facilitate strategies to reduce single-occupancy auto trip demand within the Merrifield Suburban Center, including the implementation of a circulator system. In considering the development of a circulator system, consideration should be given to potential destinations surrounding the Merrifield Suburban Center.

Follow-On Motion #5: Merrifield Areawide Schools Assessment

A number of schools serve the Merrifield Suburban Center - Falls Church, Marshall, and Woodson High Schools; Luther Jackson, Kilmer, and Frost Middle Schools, and Shrevewood, Fairhill, Camelot, Pine Spring, Mantua, Stenwood, and Westlawn Elementary Schools. During the SSPA analysis, it was recognized that future projections for School Year 2023-2024 show deficits at Falls Church, Woodson, Kilmer, Shrevewood, Mantua, and Pine Spring. The current plan for the Merrifield Suburban Center recommends that the school capacity is anticipated to be met through the planned expansion of current school facilities; however, Fairfax County Public Schools have limited sites in the Merrifield Suburban Center on which to expand. Other
solutions to address school capacity beyond program changes, temporary or modular classrooms, building additions may need to include new school construction, boundary changes, or more innovative solutions.

**Motion:** In order to understand future capacity projections, capacity needs, and their land use and Comprehensive Planning implications, I move that the Planning Commission recommend that Board of Supervisors direct staff from the Department of Planning and Development to coordinate with staff from Fairfax County Public School Office of Facilities Planning Services on an evaluation of future build-out of the Merrifield Suburban Center Plan that would determine anticipated student membership and school capacity needs, and whether the recommendations in the Plan would adequately address the capacity need in the future or whether alternative guidance is needed.

(End of Follow-on Motions)