



FAIRFAX COUNTY  
 SITE-SPECIFIC PLAN AMENDMENT PROCESS  
 COUNTYWIDE

SCREENING  
 CPN22-PR-006  
 ALLIANCE CENTER  
 CONDOMINIUMS

Address/Tax Map Parcels: 2929 and 2931 Eskridge Road  
 Tax Map 049 ((34)) 2929 - Parcels: A, B, C, D, E, F, G, H, J, K, L, M, N, S, T, and U and Tax Map 049 ((34)) 2931 - Parcels: A, B, C, D, E, F, G, and H

Nominator: Steve Teets (agent for the Alliance Center Condominium owners)

Supervisor District: Providence  
 Planning Area: Area I  
 Planning District: Jefferson Planning District, Merrifield Suburban Center, Sub-Unit F2, Merrifield Community Revitalization Area

Acreage: 3.2 acres

Current Plan Map/Text: Baseline: Industrial and office uses up to 0.50 Floor Area Ratio (FAR);  
 Two Plan options for higher intensities contributing to the Town Center Area vision: Option 1 - Office and Retail uses up to 0.65 FAR, or Option 2 – Residential mixed-use up to 1.2 FAR.

Nomination: Residential mixed-use up to 3.0 FAR as multifamily residential with ground floor commercial use.

Comprehensive Plan Considerations:

The subject site is located on Eskridge Road, south of Lee Highway (Route 29), and is developed with the Alliance Center, which consists of two two-story buildings constructed in 1976 and divided into a 24-unit commercial condominium complex. The adjacent parcel to the north is a Cox Communications cable telecommunications facility developed with service buildings, a telecommunications tower, several dishes, and related infrastructure. The area to the east is developed with the Mosaic District, a mixed-use center planned under the same sub-unit recommendation as the subject site that contains mid-rise multifamily and retail uses. The rear of a structured parking garage serving a six-story multifamily building abuts the nominated property across Penny Lane. The area to the south is planned for and developed with single-family attached townhomes, and areas to the west, across Eskridge Road, are planned under the baseline plan and developed with offices, the Northern Virginia Regional Post Office facility, and surface parking.

The Concept for Future Development notes that the area is located in the Merrifield Suburban Center. Suburban Centers are employment centers located along major arterials, and area evolving to include mixed-use cores that are more urban in character. The core areas are generally surrounded by transitional areas of lesser intensity. Within Suburban Centers generally, a complementary mix of office, retail, and residential use are encouraged in a cohesive moderate to high-intensity setting. The Merrifield Suburban Center plan is based on the development of two core areas, one focused on a Town Center (subunit F2) generally comprising the subject site and the surrounding Mosaic District, and the other focused near the Dunn Loring Metrorail Station. These core areas are envisioned to be more pedestrian-oriented and relatively urban in character.

The nomination proposes residential mixed-use up to 3.0 FAR, consisting of two multifamily buildings, with ground floor space that could potentially include office and service uses similar to those currently operated by the existing condominium owners. The nomination’s illustrative concept plan shows two mirrored seven-story buildings that would have a two-story structured parking incorporated into the buildings, and a central landscaped plaza to provide open space amenities for on-site residents and employees. The nomination states that higher intensity on the subject site would result in a built form that is similar to and compatible with existing development in the Town Center Core and balance of the land unit.

The adopted Plan also sets guidelines for infill development proposals to demonstrate how, smaller individual sites can be integrated with previously approved development applications that met consolidation goals with compatible architectural and urban design elements, inter-parcel circulation, streetscape improvements, and other planning objectives intended to establish and advance the Town Center concept. However, because there are no other parcels available to achieve consolidation at a larger scale, the land use pattern, building forms, streetscape, pedestrian connections, and other essential elements of the subject site must demonstrate compatibility with the high-quality urban design characteristics established on other sites throughout the adjacent Mosaic District. Furthermore, any proposal would have to demonstrate that development on the subject site would not negatively impact the current balance of open space, amenities, and facilities required to serve land uses within the Town Center core area.

