

This sheet contains a list of significant highlights from staff's recommended Comprehensive Plan text for the nomination site but does not include all topics or policies contained in the recommendation. For a full description of the proposed plan text please refer to the staff report:

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/comp-planamend/merrifieldsubctr/staff-report-sspa-2018-i-1ms.pdf>



VISION

- o Mixed-use research, academic, office, and clinical campus centered on whole health (physical, social, and mental health), innovation, and environmental stewardship
- o Development option to be added above the baseline plan for office use
- o Tree Preservation and public access as top priority - 55 acres of open space in the eastern wooded area, including 34 acres of preserved trees, park spaces with active programming, all open to the public



LAND USE

- o 0.7 FAR development level/3,570,000 million square feet of total gross floor area, 1.0 FAR/5,000,000 million square feet ultimate campus expansion predicated on achievement of plan recommendations under the 0.7 FAR level and availability of supporting infrastructure, including transportation improvements
- o 90,000 square feet of retail and service uses
- o Up to 705,000 square feet of residential uses and other accommodations (e.g. assisted living facilities) not to exceed 705 residential units under 0.7 FAR development level (940,000 square feet/1,000 units under 1.0 FAR development level) inclusive of affordable housing and associated bonus density
- o Hotel use of approximately 120,000 square feet at 0.7 FAR and up to 340,000 square feet at 1.0 FAR development level



DESIGN & CONNECTIVITY

- o Variety of streetscapes, including a Cycletrack and large tree preservation areas and plantings along much of Gallows Road, urban plazas and amenity areas at key intersections
- o Taller buildings concentrated in the northern portion of the land unit and internal to the site (increased maximum planned height from 180' to 230'), with tapered heights along Gallows Road near the Amberleigh community
- o Concentrated development plan with new buildings on the western portion of the campus



ENVIRONMENT

- o Stormwater performance standards – 1-inch retention for all new development and as existing buildings undergo future major renovations, good forested conditions detention for inadequate outfalls, or superior Countywide standards that are developed in the future



PHASING & PUBLIC FACILITIES

- o Phasing of development with adequate and timely provision of infrastructure and public facilities
- o Fair share commitment toward site acquisition or building repurposing to address school impacts

Additional Modifications to Areawide Recommendations are also proposed

SSPA 2018-I-1MS: Merrifield Suburban Center Study

We also encourage you to subscribe to our email updates regarding the study at: www.fairfaxcounty.gov/email/lists/

For more information please visit the project website below:

www.fairfaxcounty.gov/planning-development/plan-amendments/merrifield-subctr-study

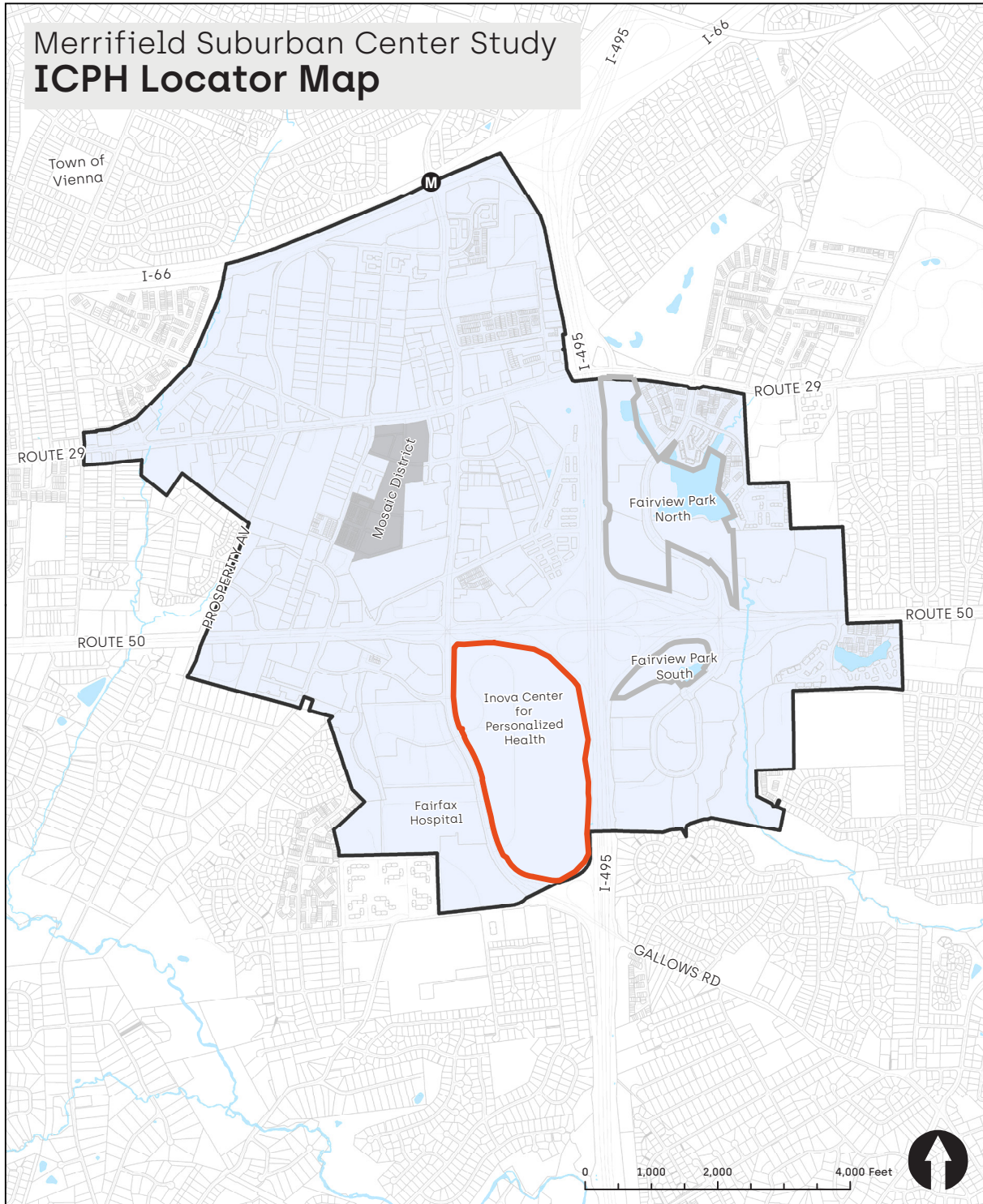
Updated - August 27, 2019



TRANSPORTATION

- o Focus on enhancing multimodal circulation, including new and expanded transit, bicycle and pedestrian connections, Transportation Demand Management, formation of a Transportation Management Association, and provision for a planned bicycle and pedestrian bridge over the Beltway
- o Roadway improvements to support each development level [Gallows Road improvements, removal of weave/merge on the Beltway, auxiliary lane on the Beltway, Gallows Road bridge expansion, etc.]

Additional Modifications to Areawide Recommendations are also proposed



To request information in an alternative format, please call the Planning Division, 703-324-1380 TTY 711 [Virginia Relay]

