

Fairview Park

Proposed Plan Text Highlights

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 Economically and environmentally sustainable mixed-use neighborhood
- o Development option to be added as an alternative to planned office use



LAND USE

- o Maximum 0.65 FAR development level/2.4 million square feet of total gross floor area [2.1m square feet on Sub-unit I1, 300,000 square feet on Land Unit J]
- o Development north of Route 50 [2.1 million sf, 40% non-residential including up to 90,000 square feet retail and service uses and 1060 multifamily units] and development south of Route 50 [300,000 square feet, recommendation for retail as part of planned office use]
- o 1,060 multifamily units inclusive of affordable housing and associated bonus density



DESIGN & CONNECTIVITY

- o Integrated system of trails, sidewalks, and park spaces to enhance connectivity between built and natural environment
- o Tallest buildings concentrated near Arlington Boulevard and Capital Beltway interchange
- o No building on the peninsula under the option [land east of Fairview Park Drive and west of Fairview Lake]
- o Streetscape along Fairview Park Drive focused on the pedestrian experience, with wide landscape panels, urban and natural park spaces, and groupings of mature trees
- o Central plaza with ground floor retail/services constructed with the initial phase



ENVIRONMENT

- o Tree preservation in Resource Protection Areas along peninsula shoreline and Holmes Run tributaries, other areas to be indentified
- o Stormwater performance standards - 1-inch retention for new development under the option, good forested conditions detention, and 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

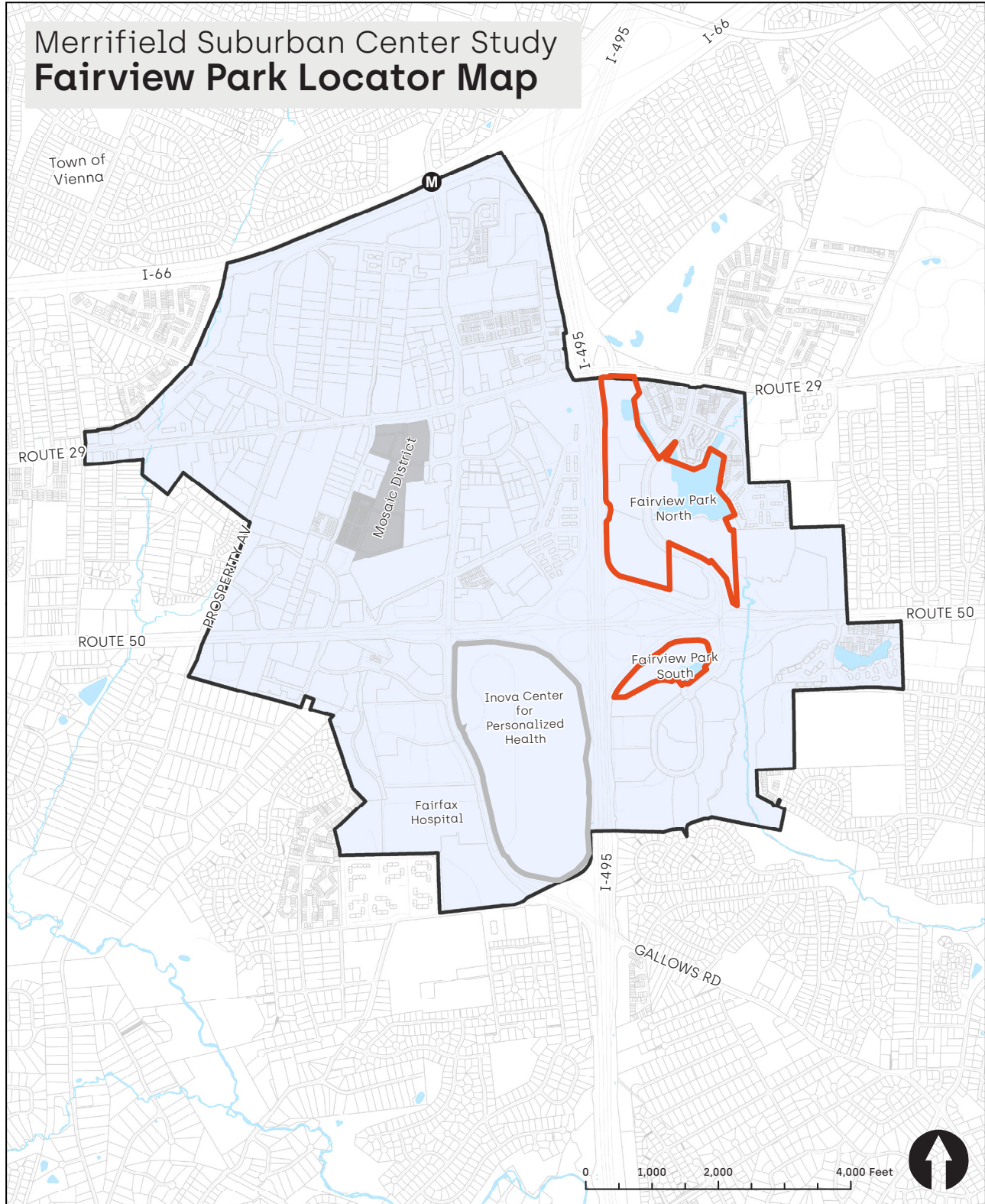
Updated - August 27, 2019



TRANSPORTATION

- o Emphasis on tying Fairview Park into the broader Merrifield area through multi-modal connections
- o Improvements to Yancey and New Providence Drives intersection operation in initial phase, which may include roundabout at HIIT building entrance, restriping and signing.

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)

