

Resources

Comprehensive Plan

Area 1—Merrifield Suburban Center

www.fairfaxcounty.gov/dpz/comprehensiveplan/

Overview of Planning & Zoning Process in CRD/CRAs

<http://www.fairfaxcounty.gov/dpz/revitalization/crdbrochure.pdf>

Area Business Report for Merrifield

http://www.fairfaxcountypeda.org/publications/abr_merrifield.pdf

Greater Merrifield Business Association

www.greatermerrifield.org
703.208.1161

Providence District Supervisor's Office

<http://www.fairfaxcounty.gov/providence>
703.560.6946

Office of Community Revitalization and Reinvestment

www.fcrevit.org
703.246.6500

Department of Planning and Zoning

www.fairfaxcounty.gov/dpz
Planning—703.324.1380
Zoning Evaluation—703.324.1290

Department of Public Works and Environmental Services

www.fairfaxcounty.gov/dpwes/



The Fairfax County Office of Community Revitalization and Reinvestment (OCRR) facilitates strategic redevelopment and investment opportunities within targeted commercial areas that align with the community's vision and that improve the economic vitality, appearance and function of those areas.

Greater Merrifield Business Association

GMBA is a non-profit organization dedicated to improving the greater Merrifield area by promoting better land use, transportation and economic development, while working to attract new businesses to the area. The organization coordinates with Fairfax County staff and public officials to forward revitalization goals for Merrifield.



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Office of Community Revitalization & Reinvestment
12055 Government Center Parkway
Suite 1048
Fairfax, Virginia 22035



Phone: 703.324.9300
Fax: 703.324.9317
TTY: 711

Merrifield

Commercial

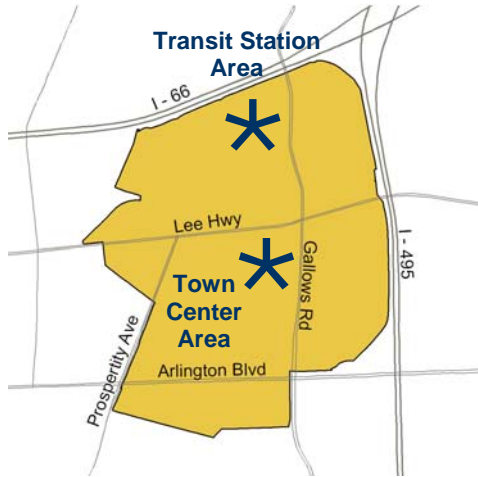
Revitalization Area

With the Dunn Loring-Merrifield Metro station and proximity to Interstates 495 and 66, Merrifield is one of the most centrally located and easily accessible areas in Fairfax County. Taking advantage of its location, Merrifield is planned to accommodate a new town center envisioned to be a thriving mixed-use area attracting new residents to Merrifield while also supporting the surrounding existing neighborhoods. This evolution is underway as recent mixed-use developments have brought additional residential, retail and office uses and have provided amenities such as improved pedestrian connections and open spaces, including Merrifield Park.



Office of Community Revitalization & Reinvestment
www.fcrevit.org

Merrifield Commercial Revitalization Area



Commercial Revitalization Area

In 1998, the Board of Supervisors designated a portion of the Merrifield Suburban Center as a Commercial Revitalization Area (CRA). This designation allows for facilitated administrative procedures for development review and concurrent Comprehensive Plan Amendments with zoning applications, as well as zoning ordinance provisions relating to area identification signage.



Vision for Merrifield Becoming Reality

The Greater Merrifield Business Association, property owners and other citizen groups worked with Fairfax County to define a vision for Merrifield that takes advantage of its location and emphasizes mixed-use development. The adopted Comprehensive Plan for Merrifield encourages a pedestrian-friendly, urban character for the area. The most intense development is concentrated in two core areas—the “Transit Station Area” adjacent to the Metro station and the “Town Center Area” to the southwest of the Gallows Road/ Lee Highway intersection. This urban development is balanced by retaining the existing warehouse and light industrial uses within the revitalization area.

This vision is becoming reality. New developments have been completed in the vicinity of the Metro station, and a mixed-use project and new park are open along Gallows Road. Additional redevelopment projects are in the pipeline with approved rezoning applications for the Mosaic at Merrifield in the Town Center Area, the second phase of the Halstead mixed-use development in the Transit Station Area, and the Trammell Crow mixed-use developed on the site currently developed with surface parking for the Metro. In addition, the Merrifield Streetscape Design Manual has been developed to guide the implementation of the pedestrian environment envisioned for the area (available online at www.fcerevit.org).

CRA Highlights

- County is negotiating its first Community Development Authority (CDA) and Tax Increment Financing (TIF) plan for the town center
- Greater Merrifield area is the fourth largest submarket in Fairfax County with 9.8 million square feet of space.
- INOVA Fairfax Hospital, the largest in Northern Virginia, is located along the southern boundary of the CRA. As a result, health care and social assistance are the largest sector of the area’s economic base.
- ExxonMobil’s headquarters for “downstream” operations including marketing, refining, government relations, research and engineering are also located on the southern boundary of the CRA.
- Other major employers in the greater Merrifield area include Lockheed Martin, ICF International, General Dynamics, and the U.S. Postal Service.

