



County of Fairfax, Virginia

MEMORANDUM

DATE: October 25, 2010

TO: John Friedman, Chief
Code Analysis Division, DPWES

FROM: Kevin J. Guinaw, Chief *K. Guinaw*
Special Projects/Applications Management Branch
Zoning Evaluation Division, DPZ

SUBJECT: Request for Reduction in Required Parking for Mosaic District – Phase 1
Merrifield Town Center, RZ/FDP 2005-PR-041
Parcels A, B and D, Tax Maps 49-3 ((1)) 80A pt., 80B, 80C, 80D, 81A, 82A,
& 82B, Providence District

REFERENCE: Letter of Request with Plan and Parking Study, dated June 7, 2010 prepared
by Wells + Associates; Parking Study

This is in response to your request for comments received October 1, 2010, regarding a parking reduction application for the approved mixed use development at the Merrifield Town Center site. The referenced site (Mosaic District – Phase 1) is an 11.39 acre portion (which is zoned PDC on Tax Maps 49-3 ((1)) 80A pt., 80B, 80C, 80D, 81A, 82A, & 82B) of the total 31.37 acre Merrifield Town Center site (which is zoned PDC and PRM on Tax Maps 49-3 ((1)) 80A, 80B, 80C, 81A, 82A & 82B).

The site is governed by the rezoning applications associated with the Merrifield Town Center development. Specifically, the site is governed by proffers accepted with RZ/FDP 2005-PR-041, which were approved by the Board of Supervisors (BOS) on October 15, 2007. The RZ/FDP applications rezoned 31.37 acres from the I-4 and I-5 Districts to the PDC (24.14 acres) and PRM (7.23 acres) Districts to create a mixed-use development consisting of a minimum of 500 residential units; a maximum 120,000 gross square feet (GSF) of theater use; and a minimum of 370,000 GSF of retail, office and hotel uses, with an overall maximum of 1,893,112 GSF equating to an FAR of 1.39 including bonus density associated ADU and Workforce housing, but excluding cellar space. A maximum of 1,442,712 GSF exclusive of cellar space is permitted in the PDC District and a maximum of 610,000 GSF exclusive of cellar space is permitted in the PRM District. Cellar space is limited to 175,000 square feet for all permitted uses except dwelling units, which are separately limited within the PRM District.

John Friedman
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In conjunction with the approved rezoning applications, Proffer II 2 through 9 provide an overview of the overall development of the permitted uses and the overall maximum floor area ratios. Proffer II 4 provides a more detailed Parcel Allocation Chart that lists the potential use density ranges per parcel. Proffer II 9 permits the build out of the property in phases provided that the maximum density is not exceeded and that the uses are consistent with the Parcel Allocation Chart and the CDP/FDP.

Proffer V 2 indicates that parking will be provided in accordance with the Parking Tabulations shown on the approved CDP/FDP, which was based on preliminary estimates of the proposed mix of uses, unit count and unit type listed in the parcel allocation chart. The final number of parking spaces would be determined at the time of each site plan approval based on the uses shown. Proffer V 3 permits future parking reductions or shared parking agreements pursuant to Article 11 of the Zoning Ordinance and as may be approved by the Board of Supervisors. Proffer V 5 indicates that the applicant may provide parallel parking spaces along Festival Street, North Street, Strawberry Lane and South Theatre Drive and may restrict those spaces that are not required to satisfy minimum parking requirements. Proffer IX established a Transportation Demand Management (TDM) program to encourage the use of transit (Metrorail and bus), other multiple occupant vehicle commuting modes, walking, biking and tele-working by employees, customers and residents who work and/or live in the buildings located on the property. The TDM Plan goal was to reduce residential trips by a minimum of 7% in Phase 1 (Pre-shuttle Phase) and 30% at Phase 4 (Post-shuttle Phase). Office trips would be reduced by a minimum of 9% in Phase 1 (Pre-build out) and 30% in Phase 2 (Post-build out). Copies of the proffers are attached to this memorandum.

According to the proposed parking reduction application, the applicant has submitted a site plan for the Mosaic District - Phase 1, which consists of 280,640 GSF of shopping center retail uses; 40,000 GSF of movie theatre use (1,800 seats); 65,000 GSF of office use; 43,400 GSF of eating establishment (restaurant uses) with 1,302 indoor seats (977 indoor table seats, 325 indoor counter seats) and 217 indoor employees. The Zoning Ordinance requires 2,457 parking spaces for the Phase 1 uses. The applicant is seeking a parking reduction of 19.8% with a total of 1,970 spaces, which is 487 fewer spaces than required, serving the Mosaic District – Phase 1 development. In addition, the applicant is seeking to allow outdoor seasonal seating throughout the Phase 1 development as part of their parking reduction request.

The rezoning proffers recognize the submission of a parking reduction application, subject to the approval of the Department of Public Works and Environmental Services (DPWES) and the Board of Supervisors.

Files on the governing zoning approvals are maintained by the Zoning Evaluation Division and are available for review. If you have any further questions, please contact William O'Donnell at 703-324-1290.

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cc: Regina C. Coyle, Director, Zoning Evaluation Division, DPZ
Ken Williams, Chief, Plan and Document Control, Land Development Service, DPWES
Angela Rodeheaver, Chief, Site Analysis, DOT
File: RZ/FDP 2005-PR-039, PCA/FDPA 88-P-030, MIS 0907 012, Imaging, Reading

561-PKS-001-1



WELLS + ASSOCIATES

June 7, 2010

Mr. Richard Hayes
Engineer II
Code Analysis Division
Department of Public Works & Environmental Services
12055 Government Center Parkway
Fairfax, Virginia 22035-5503

SUBJECT: Parking Code Reduction for Mosaic District – Phase I
RZ 2005-PR-041

RECEIVED
Department of Planning & Zoning

OCT 01 2010

Zoning Evaluation Division

Dear Mr. Hayes:

Herein is an executive summary of the “Mosaic District – Phase I” parking reduction submission. A check made payable to the County of Fairfax was submitted with this application in the amount of \$12,860.00. Separate plans from the approved CDP/FDP were included with the parking reduction study for Parcels A, B, and D. A compact disc is attached to the back cover of the reduction study that includes electronic copies of this letter, the reduction study, the site plans reference above, and the ULI 2nd edition spreadsheets. The subject mixed-use site [Tax Map 49-3 ((1)) 80A (Portion of), 80B, 80C, 80D, 81A, 82A, 82B] would be developed with a mix of uses on an approximate 11.9-acre property zoned Planned Development Commercial (PDC). The Mosaic District is located in the “Merrifield Commercial Revitalization Area” within ¾ miles from the Dunn Loring-Merrifield metrorail station. Specifically, the subject site is located on the south side of Lee Highway (Route 29), east of Eskridge Road, and is generally bisected by the future Strawberry Lane extension (east-west) and future Festival Drive (north-south) in the Providence Magisterial District.

This parking reduction assessment evaluates a plan with the following uses identified by parcel:

- 280,640 GSF shopping center retail uses; [Parcels A, B, and D]
- 40,100 GSF movie theatre (1,800 seats); [Parcel D]
- 65,000 GSF office uses; [Parcel A]
- 100,000 GSF hotel (150 guest rooms) with 2,000 GSF of meeting/banquet facilities (140 seats); [Parcel A]
- 43,400 GSF of eating establishment (restaurant uses) [Parcels A, B, and D]
 - 1,302 indoor seats (977 indoor table seats, 325 indoor counter seats)
 - 217 indoor employees

Non-Residential Parking Reduction. The code requirement for the proposed non-residential uses is 2,457 parking spaces. A non-residential parking reduction of **487 fewer parking spaces, or approximately 20.0% (19.8%),** was requested on behalf of the shopping center uses, movie theatre use, office uses, hotel uses, and restaurant uses for the site. The proposal would provide a minimum of 1,970 parking spaces to support the proposed non-residential uses at build out in both surface spaces and structured garages. Based on final design and layout of the garage space, the applicant would reserve the right to provide additional parking spaces beyond the requested required minimum. Any additional uses would be parked to code and these uses would not exceed the approved F.A.R.

Seasonal Outdoor Table Seats/Employees. This proposed parking reduction request includes 1,302 eating establishment restaurant seats. An additional 400 seats would be designated as seasonal outdoor table seats served by an additional 67 seasonal employees to support an enhanced urban experience during the warmer months (generally March through November). Based on the ULI, 2nd Edition analysis, the 20th-highest hour design period would occur during the month of December when outdoor seating would typically be offline. As demonstrated in the parking study, except for the month of December, the 1,970 parking spaces in the Phase I development is sufficient to accommodate all uses including seasonal seats and employees.

The minimum number of parking spaces on-site, at build out, would therefore total 1,970 parking spaces with approval of the requested reductions resulting in an overall site reduction of 19.8% or approximately 20.0% reduction from code.

In order to permit a reduction in the number of parking spaces, a parking reduction is hereby requested on behalf of the Mosaic District – Phase I.

Article 11, Section 102.4 provides for the requested reduction in the number of non-residential parking spaces.

Please contact me with any questions and/or comments you might have and thank you again for your assistance on this important project.

Sincerely,



Kevin R. Fellin
Senior Associate