

Rezoning/Site Plan Number (Status/Approval Date)	Merrifield CRD Development Activity	
1) FAIRFAX COUNTY WATER AUTHORITY SE-2018-PR-023 (Approved 9/14/18) 005221-SP-002-3 (Approved 10/5/2020) CONSTRUCTED (2023)	Redevelopment of site for the Central Distribution System Maintenance Facility includes two buildings for storage and facilities for vehicles and materials. Site to feature upgrade landscaping, and improved streetscape for Industry Lane.	
2) TRUSTEES OF FIRST BAPTIST CHURCH OF MERRIFIELD RZ 2014-PR-006 (Approved 11/18/14) APPROVED, NOT BUILT	Approval of a rezoning for the consolidation and expansion of the existing church and childcare facility on 1.69 acres. The new building will total 31,000 square feet. Enhanced streetscape is to be provided.	
3) INOVA HEALTH CARE SERVICES PCA/CDPA/FDPA 74-7-047-02-02 (Approved 10/15/19) APPROVED, NOT BUILT	Approval to amend the proffers, conceptual development plan and final development plan for RZ 74-7-047, previously approved for office development to permit a research, academic and clinical campus at a 0.70 FAR on 116.78 acres of land that is zoned PDC.	
4) ESKRIDGE II, LLC SE 2014-PR-022 (Approved 12/2/14) CONSTRUCTED (2018)	Adaptive reuse of an existing industrial building as an alcohol production facility and brewery, including beer production, restaurant and retail sales. The development includes new landscaping and streetscape improvements.	
5) DUNN LORING METRO, LLC RZ 2005-PR-039 (Approved 12/4/06) 0378-SP-002-3 (Approved 8/17/11) CONSTRUCTED (2015)	Construction of Phase I, including multi-family housing, retail, two Metro parking garages and a new road, is complete. Development includes 128,000 square feet of retail and 628 multi-family apartments, as well as a Harris Teeter grocery and 12 restaurants.	
6) INOVA HEALTH CARE SERVICES PCA 2008-PR-009-02 (Approved 9/10/13) SE 2013-PR-004 (Approved 10/29/13) APPROVED, NOT BUILT	Approved 258,000 sqft. expansion of the Fairfax Hospital campus includes a new Cancer Treatment and Research Center. Some infrastructure improvements have been completed, including new road connections & streetscape.	
7) MERRILEE VENTURES, L.C. RZ 2020 PR-004 (Approved 1/26/21) 003300-SP-006-1 (Under Review 6/24/2021) APPROVED, NOT BUILT	Application to rezone from I-4 to Planned Residential Mixed-Use District (PRM), as a 7-story mixed use development consisting of 239 multifamily dwelling units and 3,875 sqft. of retail space. The total gross floor area of the project; 235,235 sqft. with a 2.70 FAR, is achieved with a density bonus by providing up to 40 workforce development units.	

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<p>8) FAIRFAX COUNTY BOARD OF SUPERVISORS</p> <p>PCA 87-P-038-05 (Approved 7/26/11) 005544-SP-013-2 (Approved 5/31/2012)</p> <p>CONSTRUCTED (2014)</p>	<p>A Fairfax County human services facility with 160,000 square feet of office use and 37,000 square feet of cellar space located on the Inova Fairfax Hospital campus.</p>	
<p>9) EYA DEVELOPMENT, LLC</p> <p>RZ 2013-PR-007 (Approved 4/29/14) 0561-SP-010-2 (Approved 12/30/14)</p> <p>CONSTRUCTED (2015)</p>	<p>Now completed are 25 townhomes adjacent to the Mosaic District. The townhomes will be like those built previously by EYA Development within the Mosaic District.</p>	
<p>10) PROSPERITY METRO PLAZA OF VIRGINIA</p> <p>RZ/FDP 2012-PR-009 (Approved 10/16/12)</p> <p>APPROVED, NOT BUILT</p>	<p>Approval of a rezoning to expand existing office space in two buildings by 52,250 square feet.</p>	
<p>11) SQUARE 1400, L.C.</p> <p>RZ 2009-PR-002 (Approved 10/19/10) 7813-SP-003-2 (Approved 7/30/13)</p> <p>CONSTRUCTED (2013)</p>	<p>Construction of a ten-story tower, with 327 residential units and 3,000 square feet of non-residential use, was completed in 2013.</p>	
<p>12) FOUR SEASONS AT MOSAIC</p> <p>RZ 2016-PR-020 (Approved 10/24/2017) FDP 2016-PR-20 (Approved 10/19/2017) 0561-SP-014-3 (Approved)</p> <p>CONSTRUCTED (2019)</p>	<p>Approval of a rezoning for a mixed-use development of 285,000 SF, consisting of 40 single family townhouse units and 119 multi-family units in a 5-story structure with 16,040 SF of retail and service uses, including a child care center. Construction of townhouses complete. Multi-family parcel to be sold with multi-family entitlement.</p>	
<p>13) MERRIFIELD MIXED USE, LLC</p> <p>RZ 2005-PR-041 (Approved 7/12/12) PCA 2005-PR-041-03 (Approved 7/31/12) 0561-SP-011-2 (Approved 3/21/2016)</p> <p>CONSTRUCTED (2017)</p>	<p>All phases of the project are complete, encompassing 508,961 square feet of retail (including a 110,000 square foot anchor Target store), a 148-room hotel, 72,750 square feet of Class-A office, 112 townhomes and 1,004 apartments. A network of streets and public amenities, including a 1-acre park, has also been constructed.</p>	
<p>14) DFS/LONG METRO II, LLC</p> <p>RZ 2007-PR-001 (Approved 10/15/07) 024817-SP-001-2 (Approved 4/24/13)</p> <p>CONSTRUCTED (2016)</p>	<p>Halstead Square is a mixed-use development of 1,150 apartments and 101,700 square feet of retail space. Four buildings are complete and occupied with a variety of restaurants and community serving retail.</p>	

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<p>15) FAIRVIEW PARK SSPA 2018-I-1MS (Approved 9/24/19) APPROVED, NOT BUILT</p>	<p>Approval of a Site-Specific Plan Amendment north of Arlington Blvd. within Land Unit I, for office, hotel, and residential mixed-use development at an intensity of between 0.80 to 1.0 FAR in Fairview Park, increasing the sustainability of the existing office park by adding new amenities, including retail, civic uses, and housing.</p>	
<p>16) MADISON HIGHLAND LIVE WORK LLC RZ-2022-PR-00017 (Approved 6/27/23) SP-2023-00086 (Under review) UNDER REVIEW</p>	<p>Proposal to rezone from I-5 to PDC, to repurpose two existing office buildings: one with up to 210 live/work units and the other to accommodate up to 82 workforce housing dwelling units. Surface parking will be removed to accommodate three new park spaces with interconnecting walking paths and enhanced streetscapes.</p>	
<p>17) MAESBOY LLC RZ-2022-PR-00017 (Approved 1/23/24) APPROVED, NOT BUILT</p>	<p>Proposal to rezone from C-6 back to C-3 so that anticipated future uses, and redevelopment would be allowed by-right. While there is no definitive use or specific development proposal, the rezoning request outlines three different scenarios for future use which would include: (i) retention of the existing building in its current configuration; (ii) expansion of the existing building with the addition of two stories; and (iii) full redevelopment of the site. Each scenario would provide increasingly more extensive streetscape improvements, landscaping and open space.</p>	