



ENTIRE SITE LESS THAN
10 MINUTE WALK FROM
METRO STATION



May 28, 2026

Merrifield at Dunn Loring Station Apartments Community Meeting Presentation

Overview

Existing Site Conditions

Overview of current site conditions provides context for the redevelopment needs and project foundation.

Conceptual Plan and Vision

Presentation of the evolving mixed-use, transit-oriented community vision that guides redevelopment.

Parks and Open Spaces

Emphasis on parks and open spaces that enhance quality of life and improve community connectivity.

Resident Protections

Details on timing, sequencing, and resident options – considerations, communication, commitments

Site Overview and Context



Strategic Location and Accessibility

The site is a 35-acre property located within Sub-Unit B2 of the Merrifield Suburban Center, all within 1/3 of a mile of Dunn Loring Metro.

Historical Site Background

Originally developed as a garden apartment complex since 1968, the site includes 706 rentals within 59 apartment buildings.

Long Term Redevelopment Goals

The project aims to create a modern, sustainable community balancing density, design quality, and neighborhood compatibility.

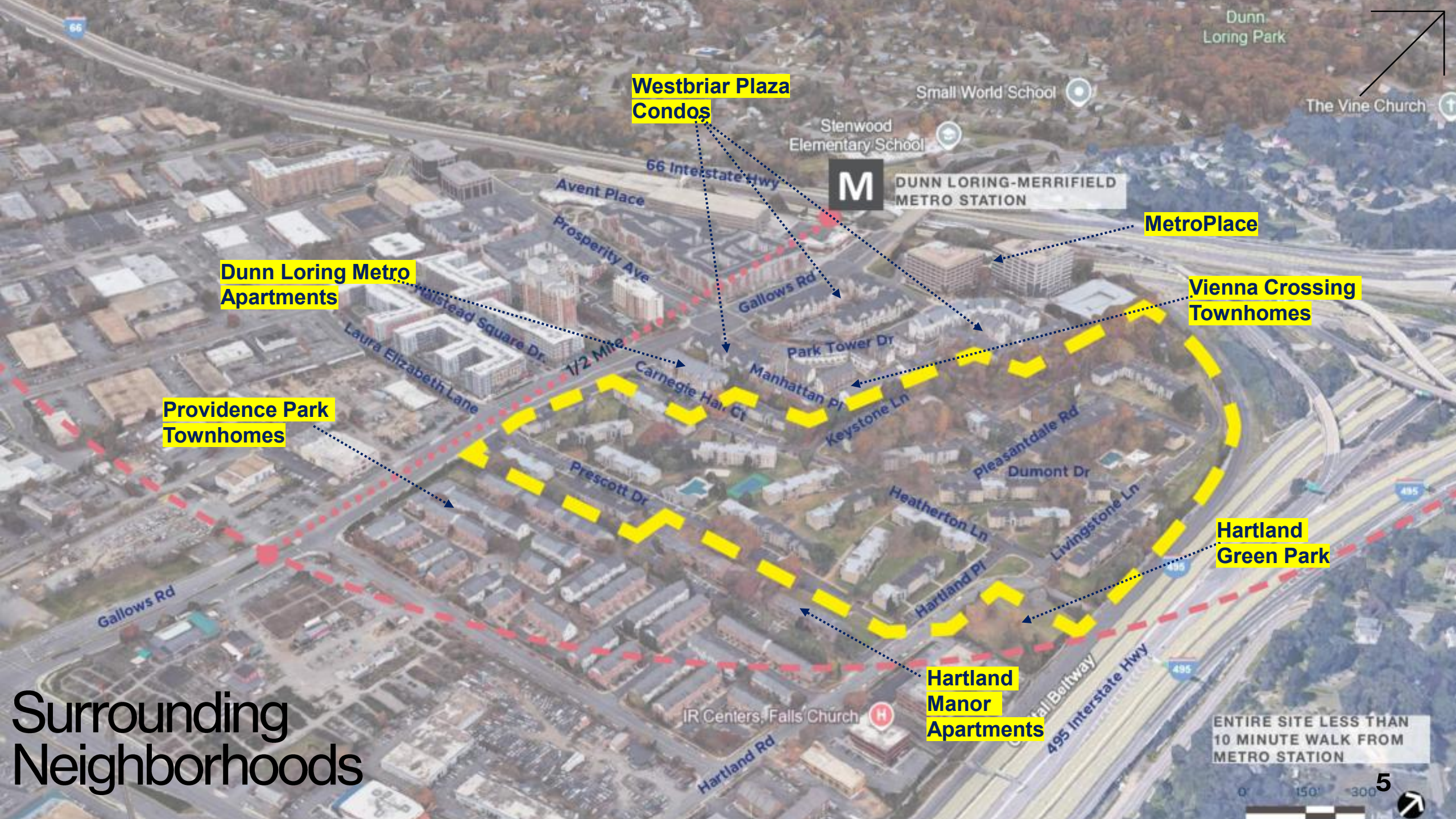
Integration with Regional Planning

Aligned with Fairfax County's goals for the Merrifield Suburban District, the project supports housing diversity, economic growth, and sustainable infrastructure improvements.

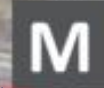
Existing Conditions

Merrifield at Dunn Loring
Station Apartments





**Westbriar Plaza
Condos**



**DUNN LORING-MERRIFIELD
METRO STATION**

MetroPlace

**Vienna Crossing
Townhomes**

**Dunn Loring Metro
Apartments**

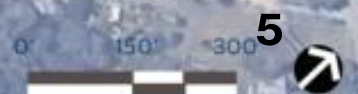
**Providence Park
Townhomes**

**Hartland
Green Park**

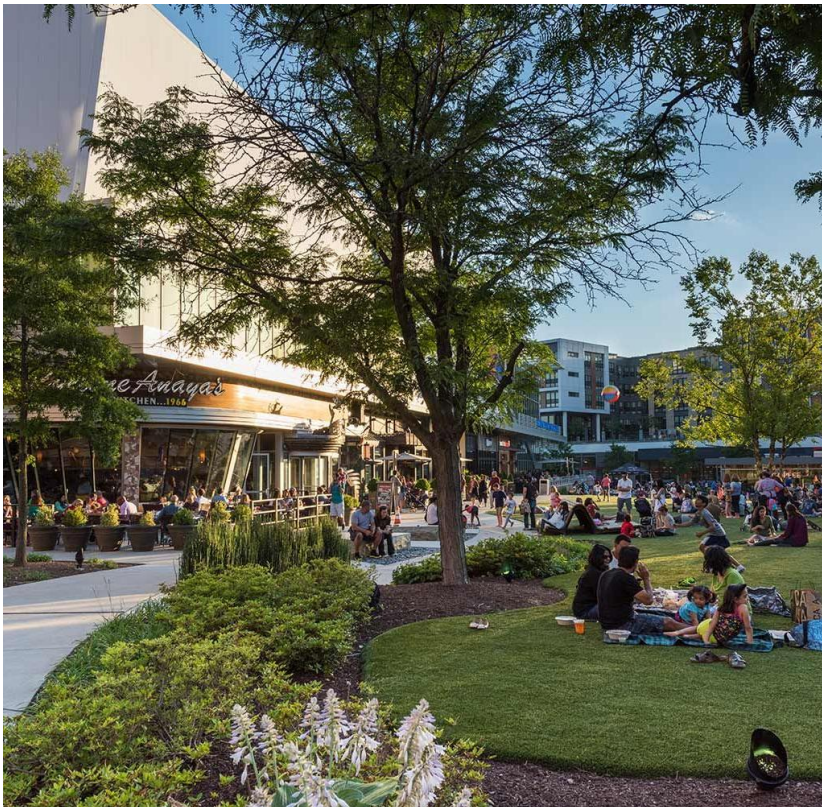
**Hartland
Manor
Apartments**

**Surrounding
Neighborhoods**

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Development Timeline Process Permits Extended Phasing



Phased Construction Approach - The project is designed to redevelop the site in phases over 12+ years from now - to reduce disruption and adapt to changing conditions. Development will occur in multiple phases over a market-dependent period, with many buildings and amenities remaining throughout the various stages.

Timeline and Approvals - Plan Amendment, Rezoning, Site Plan, and Building approvals are required before construction starts, with only first phase building expected to commence around 2030.

Plan Amendment – 2026

Rezoning – 2027

Site Plan – 2028 -2029

Building Permits – 2029

Phase I Development – 2030 – 2032

Future Phases – 2033 – 2038+

Roadways & Park Improvements - Early phases will provide roadway improvements and urban park development.

Communication - Clear notice of phasing and construction activities will be provided to existing residents to coordinate preferred relocation plans, including on- and off-site residential options.

Outreach to our Neighbors - Outreach and coordination with surrounding communities and neighboring properties will continue throughout.

Neighborhood Context and Connectivity

Mosaic District and Retail Hub

The Mosaic District, located just south, offers a vibrant mix of dining, shopping, and entertainment, anchoring the area as a walkable town center destination.

Transit and Regional Access

The Dunn Loring-Merrifield Metro station is within a 5-to-10-minute walk, with direct access to I-66, I-495, Gallows Road, and Route 29 connecting the site to the greater region.

Schools and Community Facilities

The area is served by highly rated Fairfax County public schools within the Marshall High School pyramid, along with parks, medical facilities including Inova Fairfax Hospital, and community resources.

Merrifield Revitalization Area

The site is part of the Merrifield Commercial Revitalization Area, a designated growth zone featuring mixed-use office, residential, and retail development.

Proposed Mixed-Use & Redevelopment Goals

Build Connections

Design human-scaled spaces, which foster interaction, strengthen neighborhood ties, and promote a vibrant, walkable community.

Connected Green Loop

Establish an integrated network of parks, plazas, and pedestrian-friendly corridors, which prioritize walkability, sustainability, and active lifestyles – while seamlessly linking to public transit.

Multi-Generational Design

Create adaptable, intergenerational housing, which evolves with the community and supports diverse demographic needs over time.

DEVELOPMENT SUMMARY

Site Acreage: 35 Acres

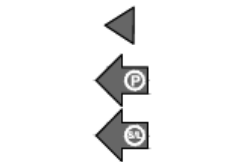
Proposed Floor Area Ratio 1.9 FAR

Retail	25,000 SF
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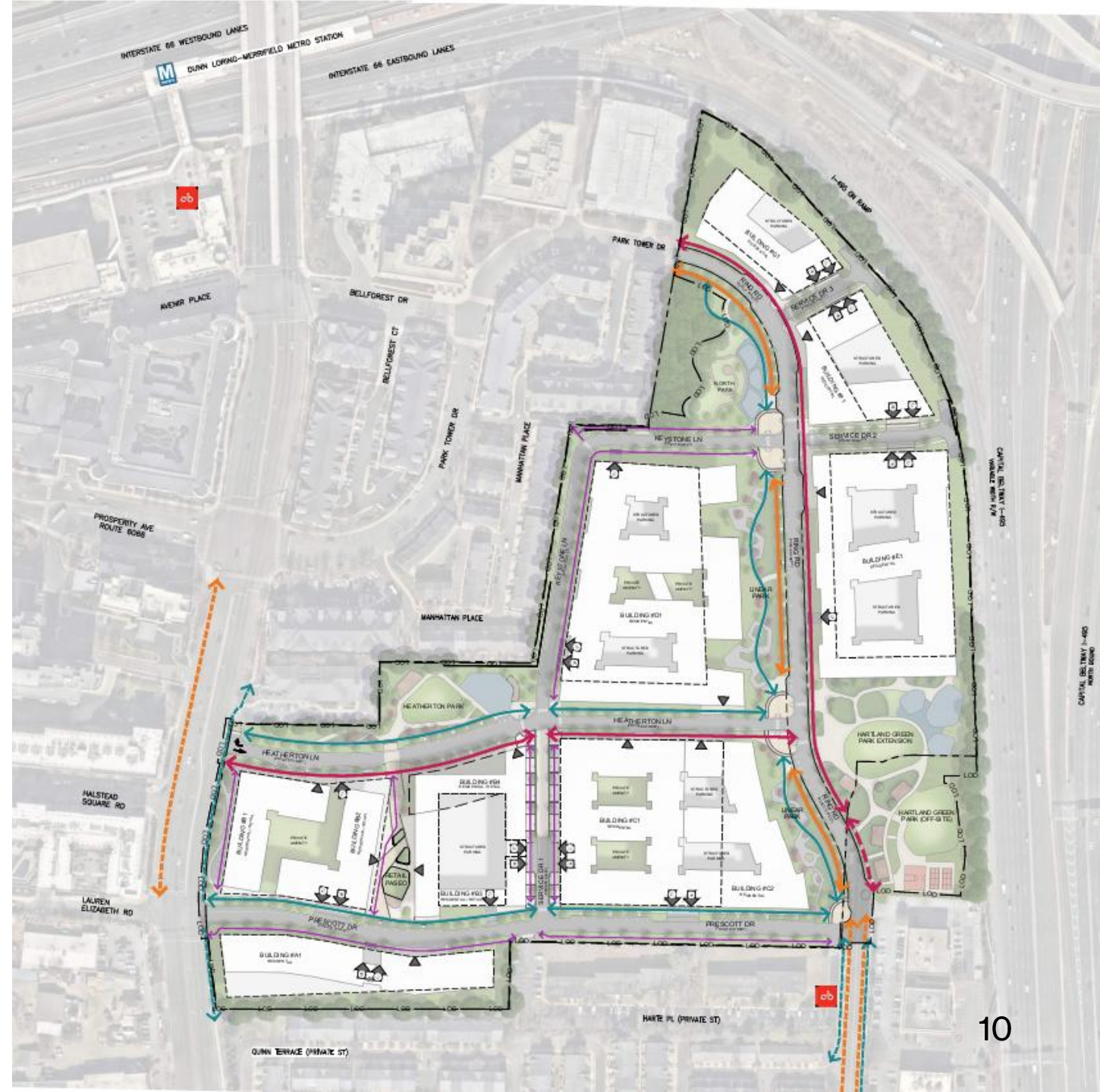
Circulation Plan

LEGEND



- POTENTIAL PRIMARY PEDESTRIAN ENTRANCE
- POTENTIAL VEHICULAR ENTRANCE (PARKING)
- POTENTIAL VEHICULAR ENTRANCE (SERVICE/LOADING)
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- LIMITS OF STRUCTURED / UNDERGROUND GARAGE
- EXISTING CAPITAL BIKESHARE STATION

- PRIMARY PEDESTRIAN CORRIDOR (ON SITE)
- PRIMARY PEDESTRIAN CORRIDOR (OFF SITE)
- SECONDARY PEDESTRIAN CORRIDOR (ON SITE)
- SECONDARY PEDESTRIAN CORRIDOR (OFF SITE)
- TERTIARY PEDESTRIAN CORRIDOR (ON SITE)
- TERTIARY PEDESTRIAN CORRIDOR (OFF SITE)
- CYCLE TRACK / BIKE TRAILS (ON SITE)
- CYCLE TRACK / BIKE TRAILS (OFF SITE)



Building Design

Urban Edge Along Gallows Road

Concentrating some buildings along Gallows Road creates a strong urban edge and optimizes access to transit services.

Gradual Height Transition

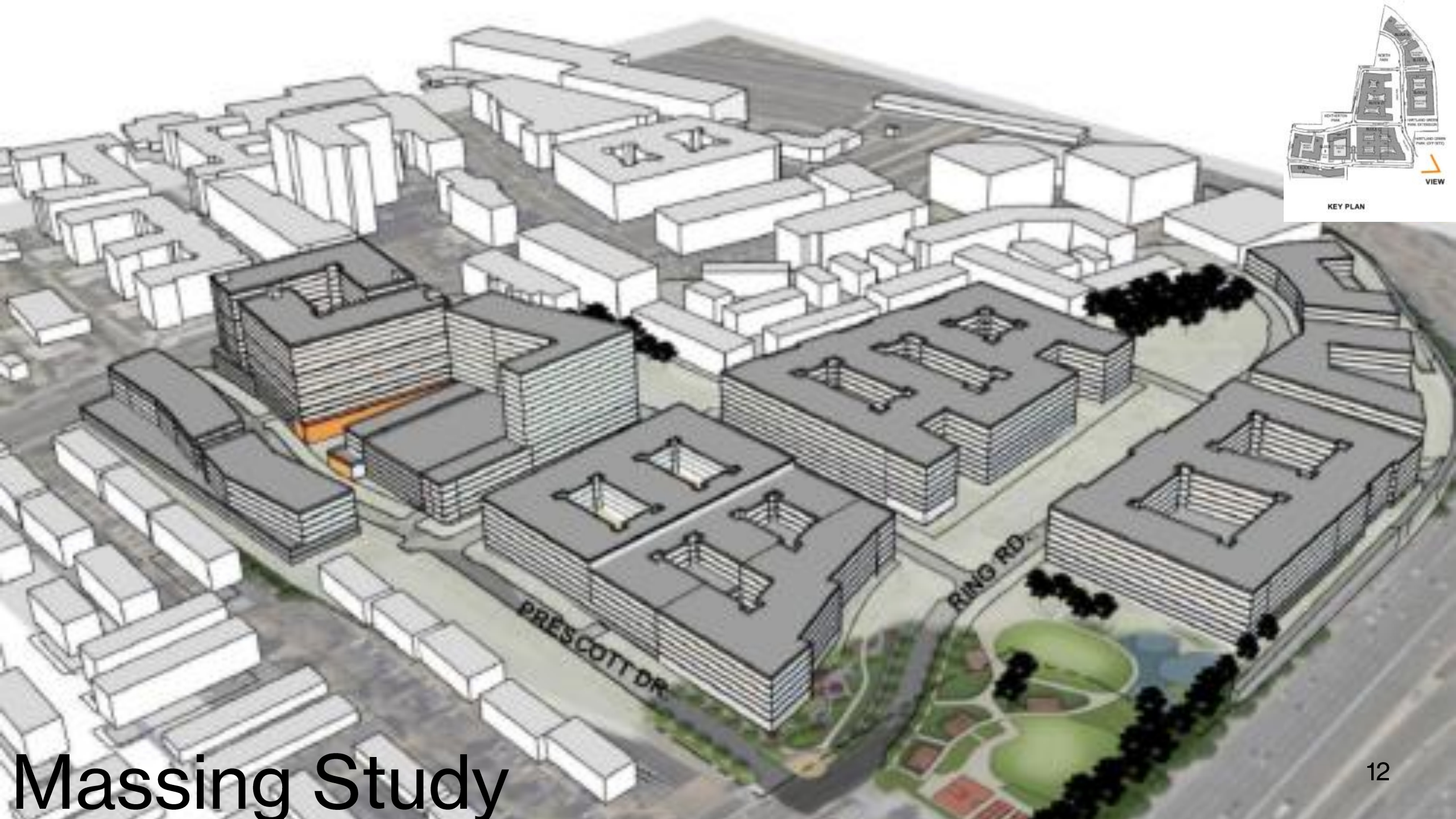
Building heights step down towards existing neighborhoods to provide a compatible and respectful transition in scale.

Mixed Housing Types

A variety of housing types including high-rise, mid-rise, and low-rise structures support diverse resident needs and architectural variety.

Sunlight and Open Space Integration

The design strategy carefully considers views, sunlight penetration, and integration of open spaces to enhance livability.



Massing Study

HIGH RISE BUILDING AND RETAIL CHARACTER IMAGERY



MID RISE BUILDING CHARACTER IMAGERY



LOW RISE BUILDING CHARACTER IMAGERY





Parks and Open Space

Urban Park and Community Amenities

Central Urban Park

A 2.3-acre urban park serves as a focal point for recreation and social interaction for both residents and the surrounding community.

Diverse Recreational Areas

Design includes active and passive amenities for varied recreational experiences.

Connected Green Spaces

Park spaces are located along Gallows Road, Heatherton Lane, and the Ring Road, creating visible, active public edges that enhance the pedestrian experience, strengthen connections to surrounding neighborhoods and trails, and contribute to a cohesive, park-oriented public realm accessible to both residents and the broader community.

Community Amenities and Sustainability

Smaller open spaces, plazas, and stormwater management features enhance community connectivity and environmental health.



INTEGRATED STORMWATER AMENITY



INTIMATE GATHERINGS



URBAN STREETSCAPE



LINEAR PARK



MULTI-USE LAWN

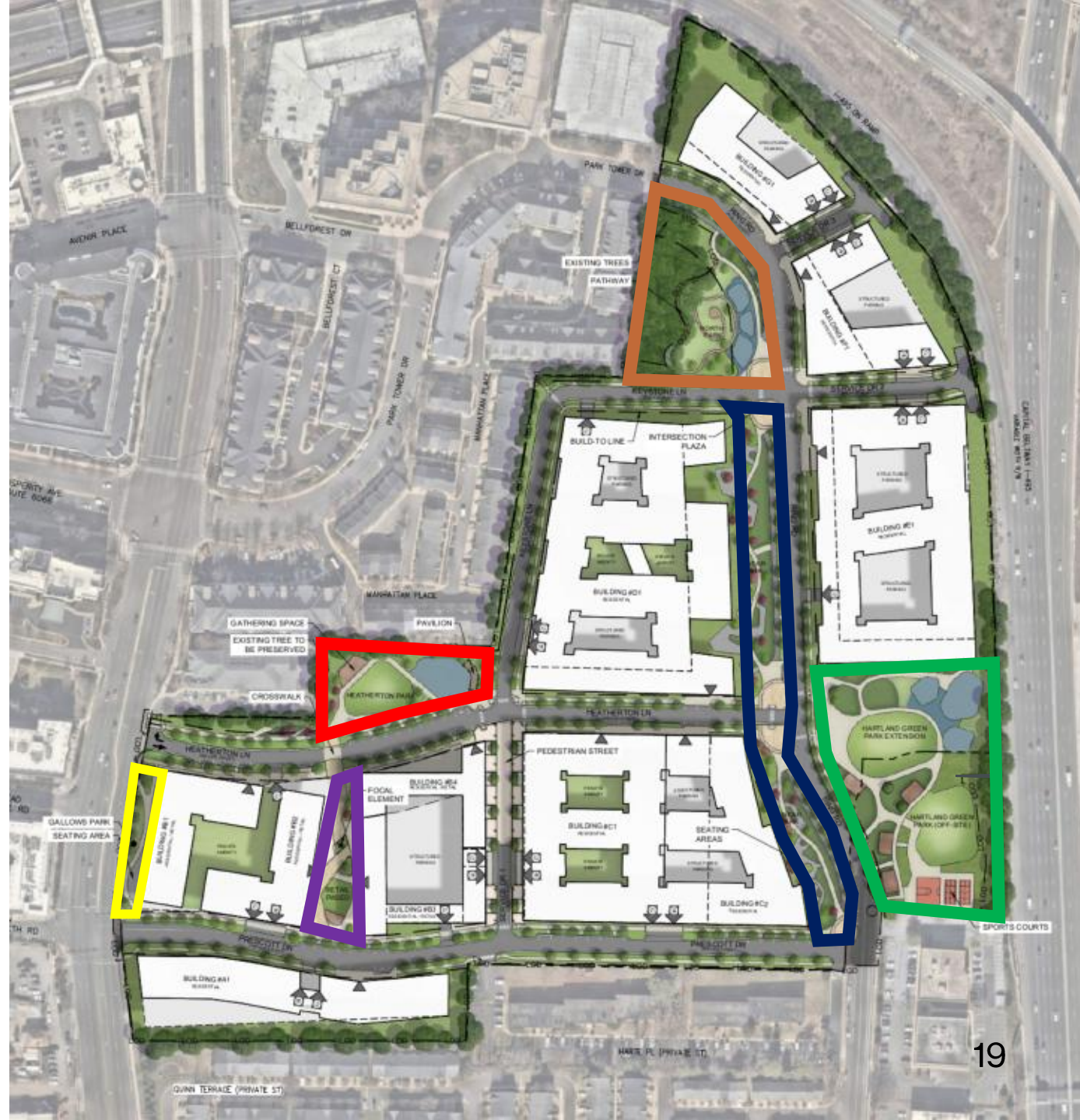


Urban Parks

Key:

	Gallows Park	0.20 acres
	Heatherton Park	1.03 acres
	Hartland Green Park Expansion	2.92 acres
	Linear Park	1.81 acres
	North Park	1.48 acres
	Retail/Pedestrian Alley	0.38 acres

Total: 7.82 acres



Gallows Park - Community Edge



Landscaped Transition Zone

Gallows Park acts as a landscaped buffer between redevelopment and transportation corridors, softening visual impact.

Pedestrian Friendly Design

The park encourages pedestrian activity by providing lawns, seating, and accessible pathways for relaxation and connectivity.

Community Boundary Definition

Gallows Park defines the community edge while enhancing the character and integrating the development with surroundings.

CHARACTER IMAGES



- GALLOWS PARK**
- (A) LANDSCAPED AREA
 - (B) CONCRETE PATH
 - (C) LAWN
 - (D) SEATING AREA



Heatherton Park – Neighborhood Park

Central Gathering Space

Heatherton Park serves as the central gathering spot, encouraging residents to socialize and enjoy outdoor activities.

Inclusive Recreational Amenities

The park features play areas and open lawns catering to all age groups in the community.

Sustainable Design Features

Integrated stormwater management and landscaping promote environmental sustainability and aesthetic appeal.

Enhancing Community Identity

Heatherton Park fosters community pride by being an accessible, vibrant neighborhood focal point.

CHARACTER IMAGES



Hartland Green – Community Park



Destination-Level Park

Hartland Green is a large, 2.92-acre destination-level park designed to serve the community and nearby neighborhoods.

Recreational Features

The park includes sports courts and versatile spaces for both organized and informal recreational activities.

Community Cohesion and Connectivity

Hartland Green enhances regional connectivity and fosters community cohesion through accessible green spaces.

Linear Park – Green Connector

Connectivity Through Green Spine

Linear Park connects multiple areas, improving movement and access within the development.

Active Transportation Support

Includes pedestrian paths and cycle tracks to encourage walking and biking for sustainable mobility.

Ecological and Visual Benefits

The park provides visual continuity and ecological advantages, unifying open spaces sustainably.

Community Health and Accessibility

Supports a healthy, accessible, and environmentally conscious community by integrating green open spaces.



LINEAR PARK

- (A) LANDSCAPED AREA
- (B) CONCRETE PATH
- (C) SPECIALTY PAVING
- (D) SEATING AREA
- (E) CYCLE TRACK
- (F) CORNER PLAZA

CHARACTER IMAGES



North Park – Quiet Green Space



Natural Environment Preservation

The park focuses on preserving trees and natural features to maintain a peaceful and sustainable green space.

Passive Recreation and Relaxation

Designed for quiet enjoyment, the park offers low-impact trails and spaces for reflection and solitude.

Balanced Open Space Design

The park complements active areas by offering a tranquil environment for residents seeking calm and connection with nature.

CHARACTER IMAGES



NORTH PARK

- (A) LANDSCAPED AREA
- (B) CONCRETE PATH
- (C) LAWN
- (D) CYCLE TRACK
- (E) MULCH PATH
- (F) SEATING AREA
- (G) TREE SAVE AREA
- (H) ACTIVITY AREA



Retail/Pedestrian Alley

Pedestrian-Oriented Design

The corridor prioritizes pedestrians by minimizing vehicle interference and enhancing walkability.

Social Interaction Spaces

Outdoor seating and landscaped gathering spots encourage socializing and community engagement.

Economic Vitality

The retail/pedestrian alley supports small businesses and creates a vibrant atmosphere to boost the local economy.

Urban Identity and Connectivity

Pedestrian-focused corridors – anchored by active ground-floor uses – connect residents to open spaces, retail, and neighborhood amenities.

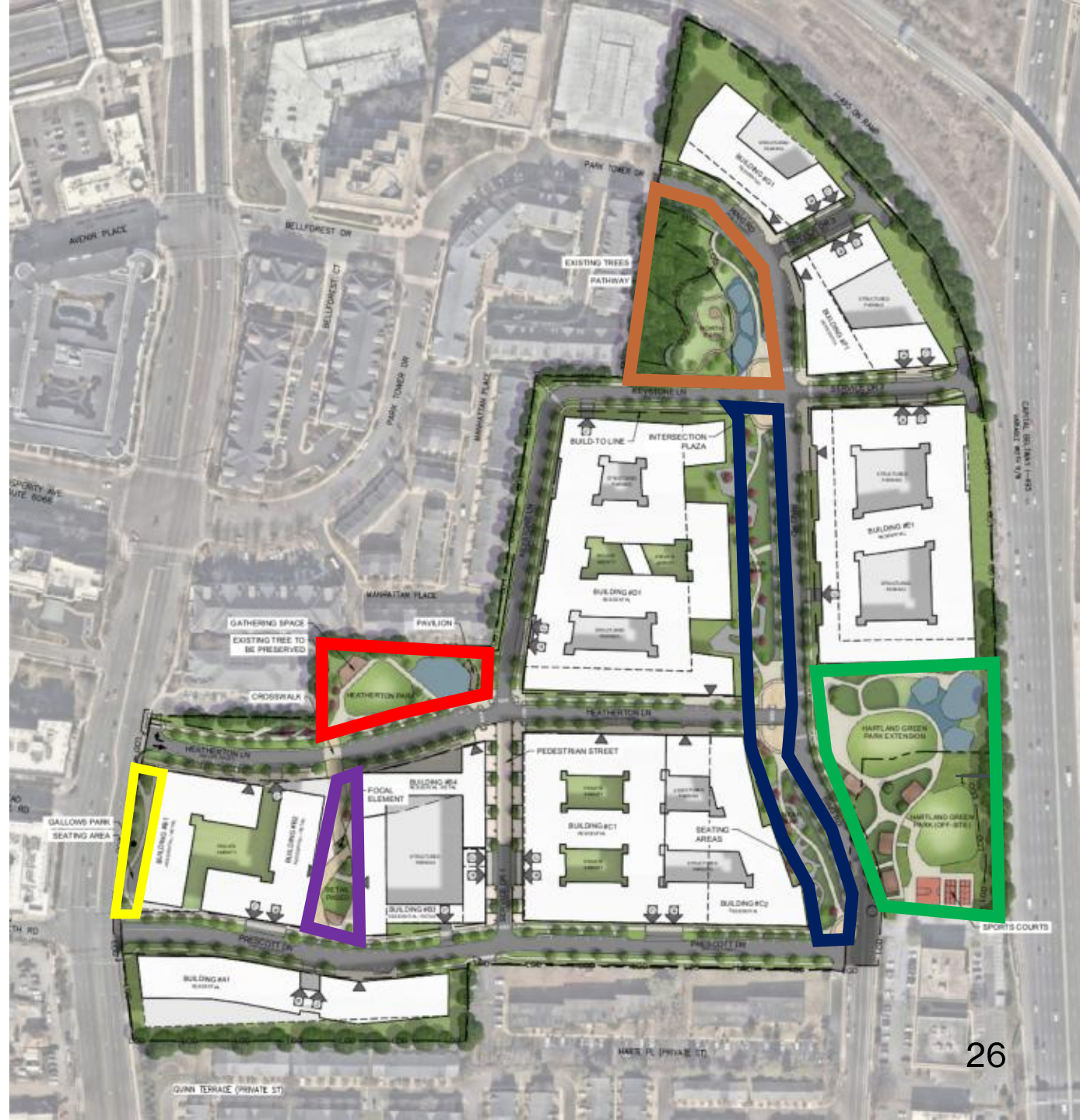
CHARACTER IMAGES



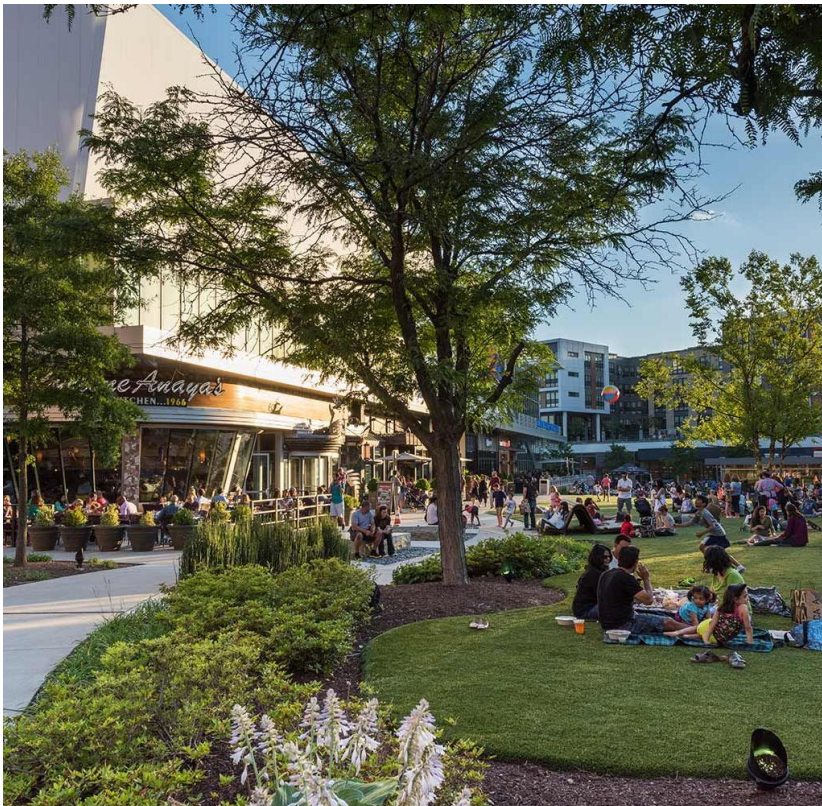
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Resident Considerations Communication Commitments



Phased Redevelopment Approach

Redevelopment will occur gradually in phases (likely over 10+ years from 2026), ensuring no immediate changes.

Advance Notice and Planning

Residents will receive clear and advanced notice of phasing and construction activities and timely notifications, allowing sufficient time for planning.

Transparency and Support

Relocation plans are actively being developed and will be refined, reviewed, and finalized through the rezoning process as part of a formal proffer commitment. Ongoing engagement through a series of resident meetings will ensure clear communication, transparency, and continued information flow.

Relocation Assistance Provided

Support and assistance will be provided throughout this 10+ year redevelopment.

On-Site Relocation Priority

Prioritize existing residents by offering those in early-phase buildings the opportunity to relocate to buildings scheduled for later phases – earliest 3+ years from now.

Opportunity to Return

Coordinate preferred relocation plans, including on- and off-site residential options. Residents can return to the redeveloped property, promoting community continuity.

Workforce Dwelling Unit Policy

8% of the total development (225+ apartments) will be provided as Workforce Dwelling Units to support housing affordability.



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