

## **HIGHLIGHTS OF DUNN LORING-MERRIFIELD METRO STATION JOINT DEVELOPMENT**

Trammell Crow Residential (TCR), in conjunction with the Washington Metropolitan Area Transit Administration (WMATA), proposes to create a mixed-use development with improved Metro parking and other facilities on the existing surface parking lot at the Dunn Loring-Merrifield Metro Station. TCR received zoning approval in December 2006 and has submitted zoning amendment application to Fairfax County for the proposed development. TCR is meeting with area community groups immediately adjacent to the property to present its plans and solicit feedback and input on the proposed amendments from the original approved zoning application.

Below are some of the highlights of the proposed mixed-use development:

- Separation of the Park-and-Ride, Kiss-and-Ride and Metrobus facilities in order to improve pedestrian and driver safety and circulation for those accessing the Metro facilities.
- Additional vehicle entrance points into the Metro Station area to better distribute vehicle trips entering and exiting the Metro facilities.
- Construction of new structured parking facilities for Metro patrons close to the station platform.
- Construction of a third travel lane along southbound Gallows Road, as well as new turn lanes at various locations.
- Improved pedestrian access to the Metro Station from all directions, including a covered walkway between the new parking structures and the Metro Station platform.
- Construction of a new boulevard-type road through the Metro Station area from Gallows Road to Prosperity Avenue and connecting with Merrilee Drive down to Lee Highway, creating an alternate route other than the heavily-traveled Gallows Road.
- Heavily landscaped pedestrian sidewalks, including planting strips, benches, tables and outdoor restaurant seating lining the development's primary internal roadways.
- 125,000 +/- square feet of community-serving retail services (small grocery, restaurants, convenience stores, etc.) in the ground floor of three new residential buildings containing approximately 630 new dwelling units.

These are just a few of the exciting improvements and benefits proposed by TCR. TCR's plans seek to implement the community's vision for the development of a new focal point at the Dunn Loring-Merrifield Metro Station, which will complement the surrounding community.

Come learn more about this exciting proposal on **Tuesday, April 29<sup>th</sup> at 7:30pm** at the **Courtyard Marriott** (2722 Gallows Road, Vienna, VA).