

MOSAIC DISTRICT

ABBY WAY

MERRIFIELD, VIRGINIA

OVERVIEW

- **Multi-use neighborhood** with retail, office, dining, film, and residential
- **Serves as Merrifield's town center** and offers the wider **Washington D.C. metro area residential, office, and commercial space**
- **Walkability, transit access, LEED (silver) certification and sustainability** were key goals and accomplishments



photo of the Mosaic District

SITE CONTEXT

- Nearby Route 50, I-66, the Capital Beltway, and Dunn Loring Metro Station
- Washington D.C. metropolitan - job boom, high average household income, low poverty
- Previously a brownfield site
- Nearby - schools, grocers, gyms, medical



1960 site picture



1990 site picture

TEAM

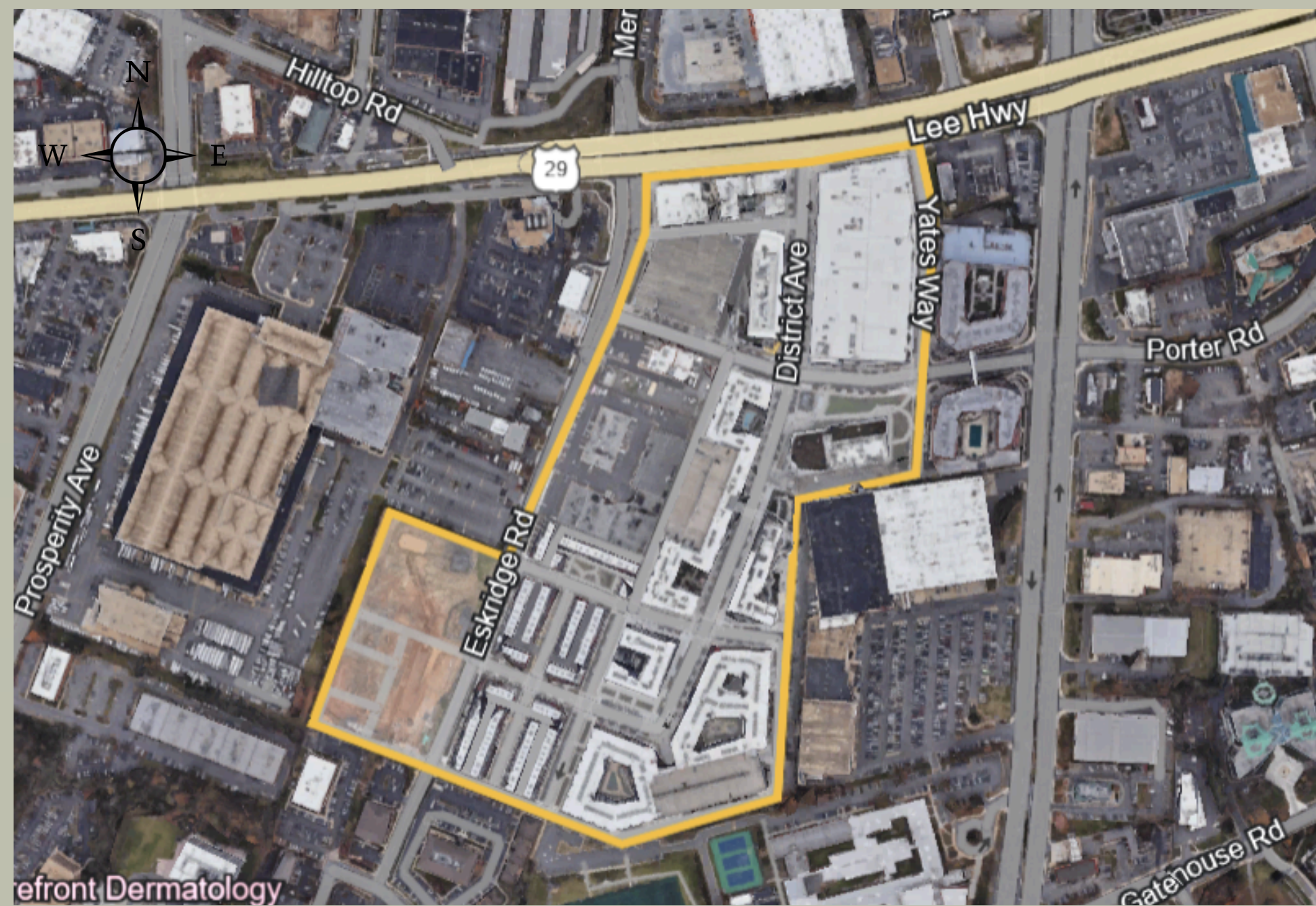
- EDENS - Developer and owner
- SKI+Architecture - Apartments
- EYA - Townhomes

PLANNING & ZONING

- Suburban center was a priority in comprehensive plans for years
- Planned residential and planned development commercial zoning for the site

FINANCE & PARTNERSHIPS

- \$542 Million public-private partnership that utilized tax-increment financing (TIF)
- First and only use of TIF in the county



Map of the Mosaic District

TAKEAWAYS

- Prioritizing multi-use developments in plans can benefit a community's social atmosphere and local economy
- Sustainability can go hand in hand with new developments; LEED Neighborhood Development Program started
- Transportation planning and walkability allow for a variety of people to access a site