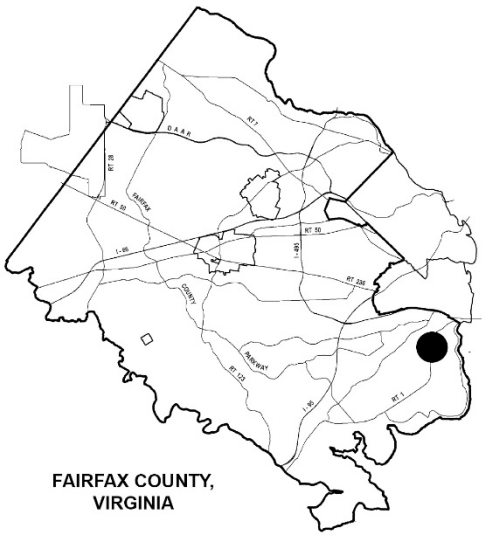


AN AMENDMENT TO

THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA 2013 EDITION

GENERAL LOCATION: East side of Richmond Highway and north of Fairview Drive.

PLANNING AREA AND DISTRICT: Area IV, Mount Vernon Planning District, Richmond Highway Corridor Area

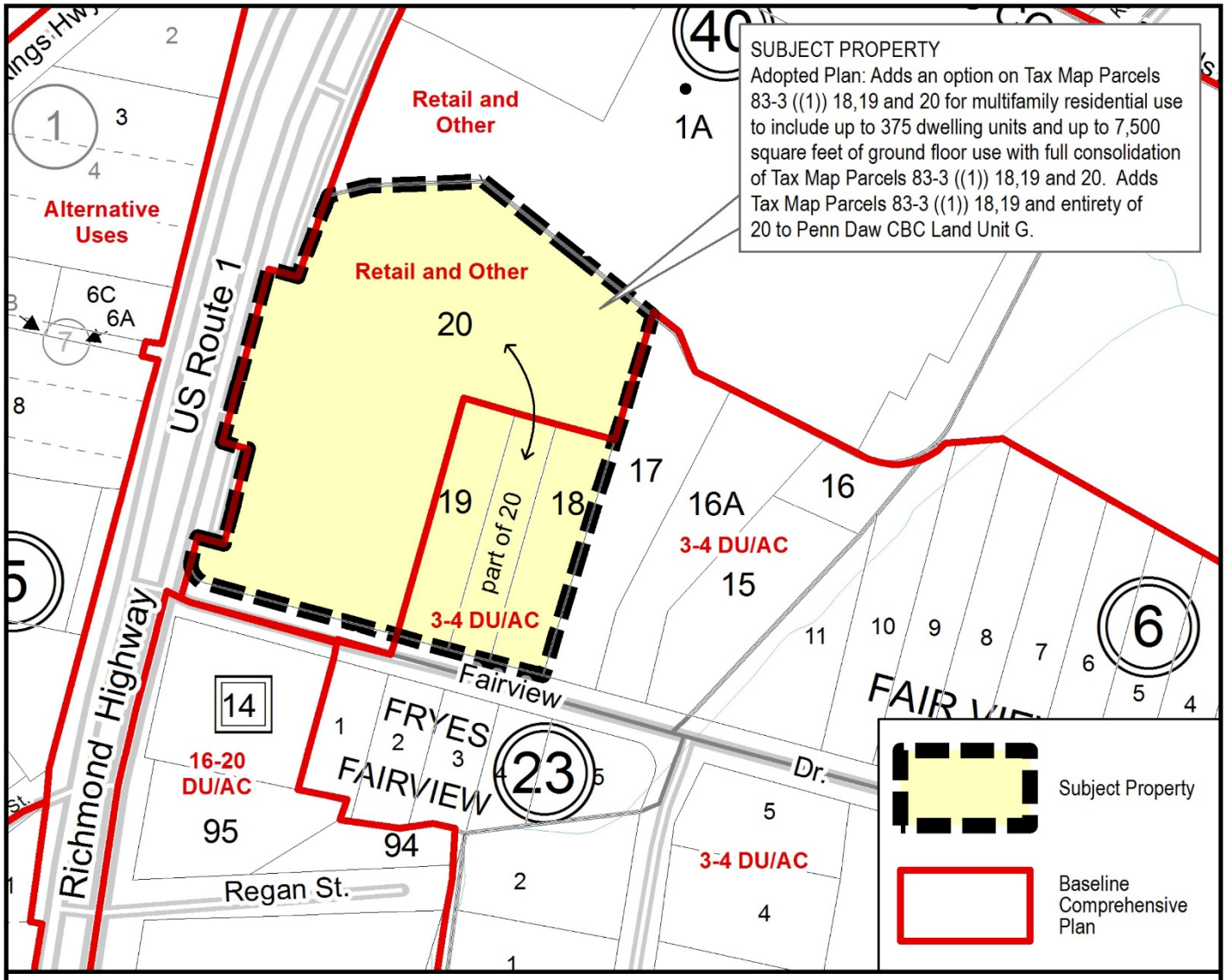
SUB-DISTRICT DESIGNATION: Penn Daw Community Business Center, Land Unit G and MV3 Greater Belle Haven Community Planning Sector

PARCEL LOCATION: 83-3 ((1)) 18,19 and 20

SUPERVISOR DISTRICT: Mount Vernon

ADOPTED: October 18, 2016 **ITEM NO.** 2015-IV-MV3

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



200 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO OCTOBER 2016
G:\projects\ocp\pd\OTPA_GRAPHICS - Penn Daw CBC Land Unit G (pt.)

AMENDMENT TO THE COMPREHENSIVE PLAN (2013 EDITION)

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown as underlined and deleted text is shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, amended through 9-20-2016, Richmond Highway Corridor Area, Penn Daw Community Business Center, Land Unit G, pages 42-43:

"**Land Unit G**

The area along the east side of Richmond Highway south of Shields Avenue to Fairview Drive is planned for community-serving retail use up to .50 FAR. Tax Map Parcel 83-3((1))24 is owned by the county. Steep slopes, streams and floodplains with their existing vegetation located on the property should be preserved as a public park. Where past practices have degraded these slopes and streams, bioengineering approaches should be followed to restore them to more natural conditions and functions.

~~As an option, Tax Map parcels 83-3((1))20 may be appropriate for redevelopment. The mix of use and intensity should be examined though a concurrent Comprehensive Plan amendment and zoning application. This approach is consistent with county policy that permits concurrent processing of Comprehensive Plan amendment and zoning applications in order to facilitate the review of development proposals in Commercial Revitalization Areas. Redevelopment under this option may consider consolidation with Tax Map parcels 83-3((1))19 and 18 in order to accommodate compatible land use transitions, building height tapering, and potential buffering to the adjacent, low density neighborhood.~~

As an option, midrise multifamily residential use with a maximum of 375 dwelling units with ground floor retail use or amenity space may be appropriate subject to the following conditions:

- Full consolidation of Tax Map Parcels 83-3((1))18,19 and 20 should be achieved.

- High-quality architecture, landscape design, and pedestrian amenities should be provided. Façade treatments, including windows, ground-floor unit entrances, building articulation, and distinctive architecture should be used on all four sides of the building to the extent possible,

- Building height and massing should taper, or other architectural elements such as balconies, or pitched rooflines should be employed to reduce the effect of the building height and bulk on the adjacent residential neighborhoods to the south and east.

- Adequate buffering and screening landscaped with year-round vegetation should be provided to minimize the visual impact of any development on the adjacent neighborhood.

- Well designed, publicly accessible urban plaza(s) or park(s) should be included to create a sense of place and provide recreational opportunities for residents and visitors, consistent with the Urban Parks Framework.

- Development should dedicate 89 feet from the centerline of Richmond Highway for planned transportation improvements.

- The walkability and multi-modal connectivity of the redevelopment should be enhanced through the addition of sidewalks, streetscaping, and bicycle facilities. Safe pedestrian and bicycle connections that provide access to nearby transit, amenities and retail uses should be provided.

- A public street should be accommodated, including the dedication of right-of way, to connect Fairview Drive to Tax Map Parcel 83-3((40))1A. The street is intended to link to a network of neighborhood streets that will be created with the future redevelopment of parcels 83-3((40))1A and 83-3 ((40)) 2A.

- Parking facilities should be designed to minimize adverse visual impacts to the streetscape and neighboring properties. Parking should be consolidated into an aesthetically appealing and functionally efficient structure that is integrated into the development using such features as architectural detailing and dwelling units that wrap the structure to improve the exterior of the building and screen the interior from view. Access to the parking structure should be from the new road that connects Fairview Drive to Tax Map Parcel 83-3((40))1A.

- Appropriate contributions should be provided for improvements and amenities that would offset the impacts generated by the development.

MODIFY FIGURES: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, as amended through 9-20-2016:

1) To expand the Penn Daw CBC boundary by adding Tax Map Parcels 83-3((1))18 and 19 to Land Unit G, for each of the following figures:

   - Figure 8, Richmond Highway Corridor, "Boundaries for North Gateway and Penn Daw Community Business Centers (CBCs) and Adjacent Route 1 Suburban Neighborhoods," page 32;

- Figure 9, "Boundaries for Beacon/Groveton Community Business Center (CBC) and Adjacent Route 1 Suburban Neighborhoods," page 49;

- Figure 13, "Transportation Recommendations North Gateway and Penn Daw CBCs and Adjacent Richmond Highway Suburban Neighborhoods", page 79;

- Figure 14, Richmond Highway Corridor, "Transportation Recommendations Beacon/Groveton CBC and Adjacent Richmond Highway Suburban Neighborhoods," page 80; and

- Figure 40, Richmond Highway Corridor, "MV3- Belle Haven Community Planning Sector Land Use Recommendations General Locator Map," page 143;

2) To add note, "Accommodate a public street connecting Fairview Drive to a future network of neighborhood streets. See Land Unit G recommendations for additional guidance," and arrow to the following figures:

   - Figure 13, Richmond Highway Corridor, "Transportation Recommendations North Gateway and Penn Daw CBCs and Adjacent Richmond Highway Suburban Neighborhoods", page 79;

   - Figure 43, MV3 Belle Haven Community Planning Sector, "Access Recommendations MV3 Belle Haven Community Planning Sector, page 146;

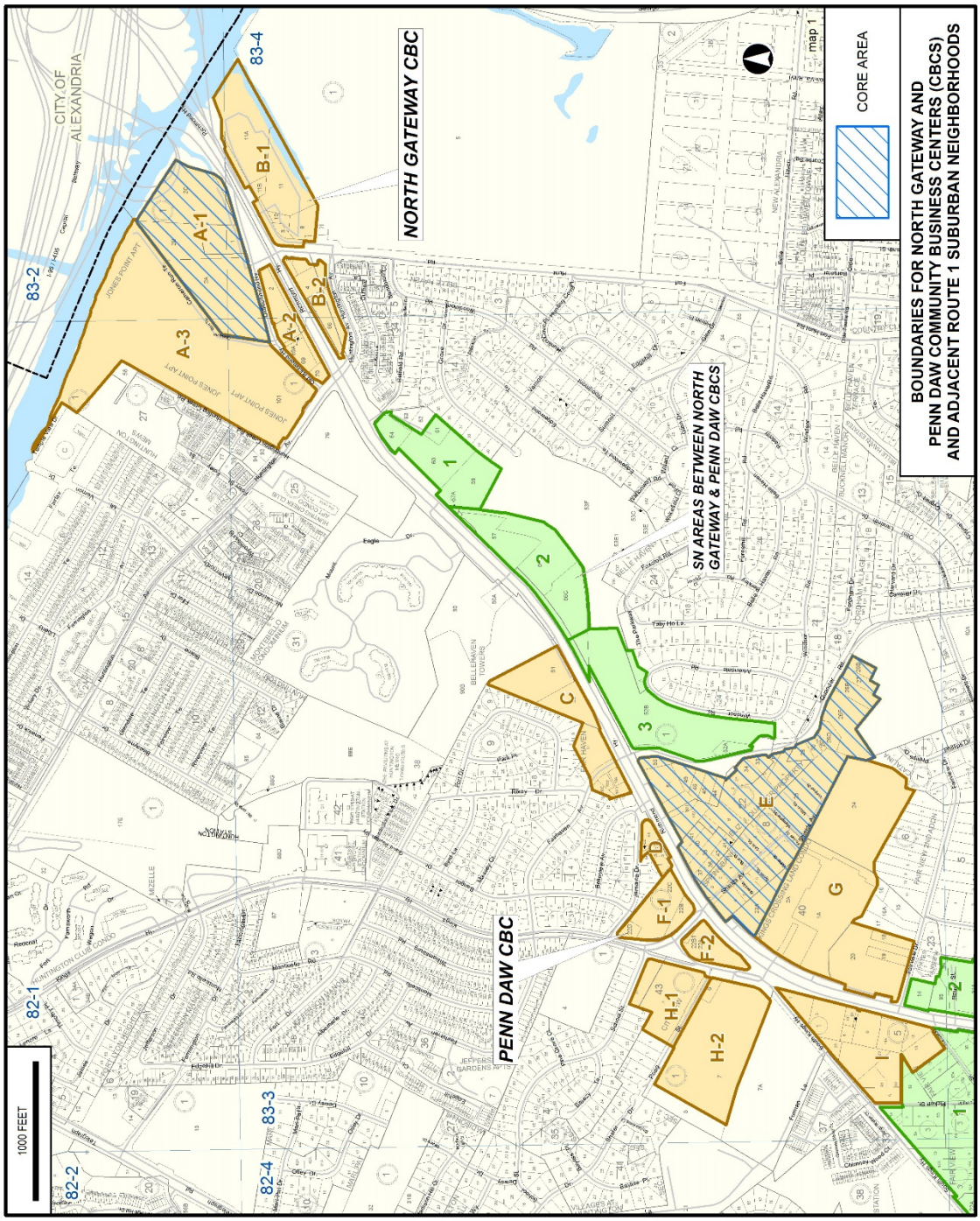

NORTH GATEWAY CBC
PENN DAW CBC
SN AREAS BETWEEN NORTH GATEWAY & PENN DAW CBCS
CORE AREA
BOUNDARIES FOR NORTH GATEWAY AND PENN DAW COMMUNITY BUSINESS CENTERS (CBCS) AND ADJACENT ROUTE 1 SUBURBAN NEIGHBORHOODS
CITY OF ALEXANDRIA
1000 FEET
A-1
A-2
A-3
B-1
B-2
C
D
E
F-1
F-2
G
H-1
H-2
1
2
3
82-1
82-2
82-4
83-2
83-3
83-4
map 1

FIGURE 8

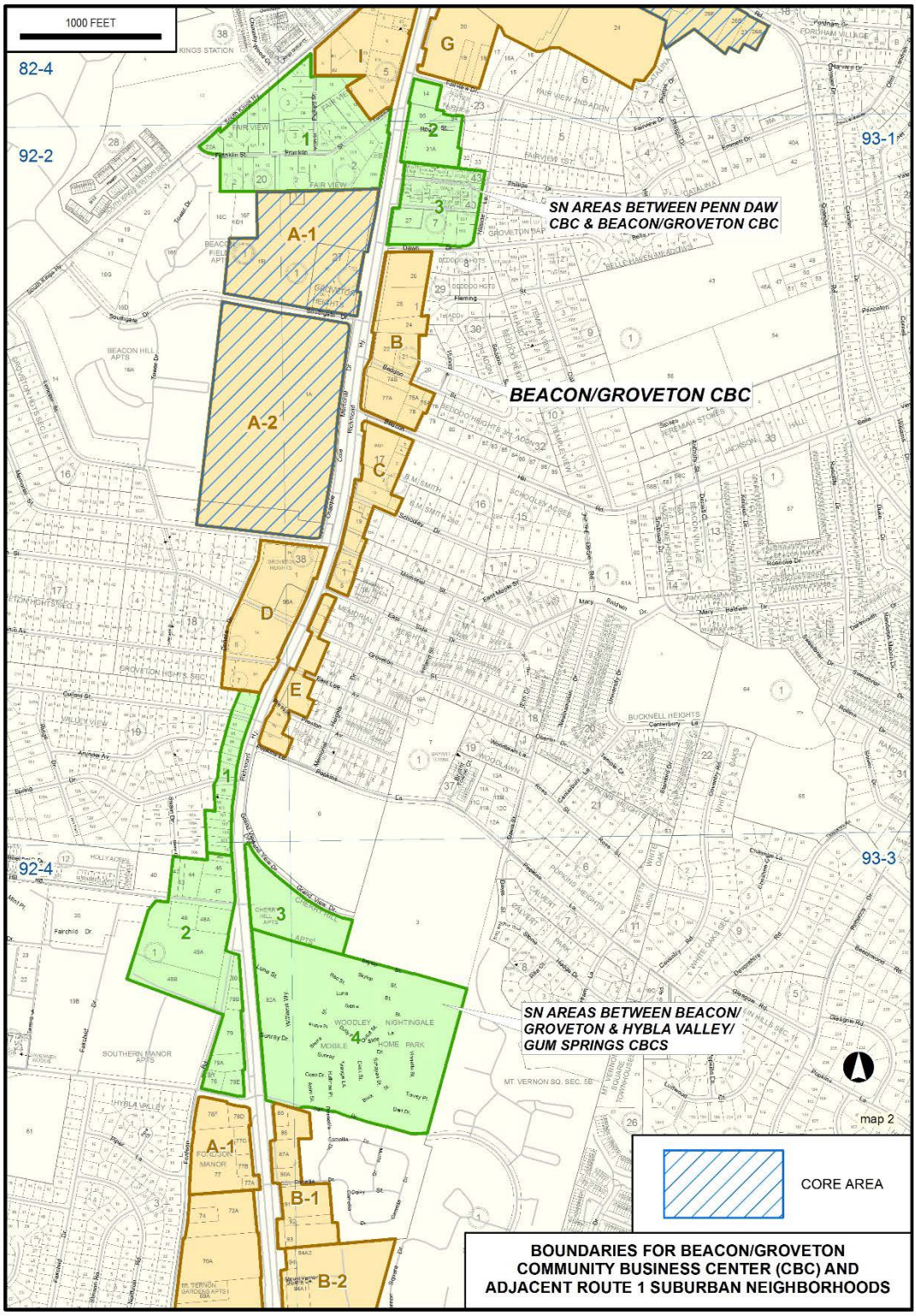
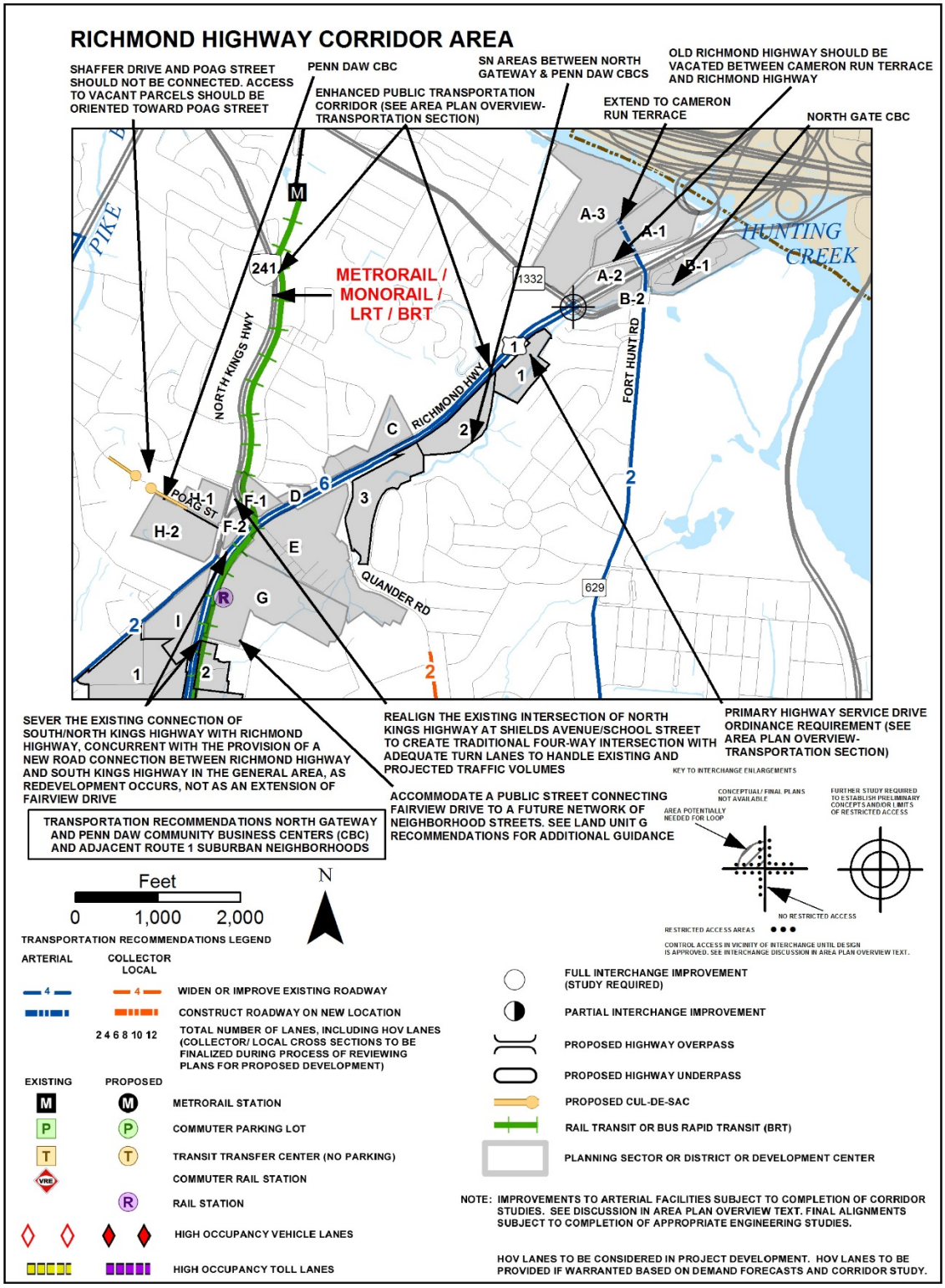
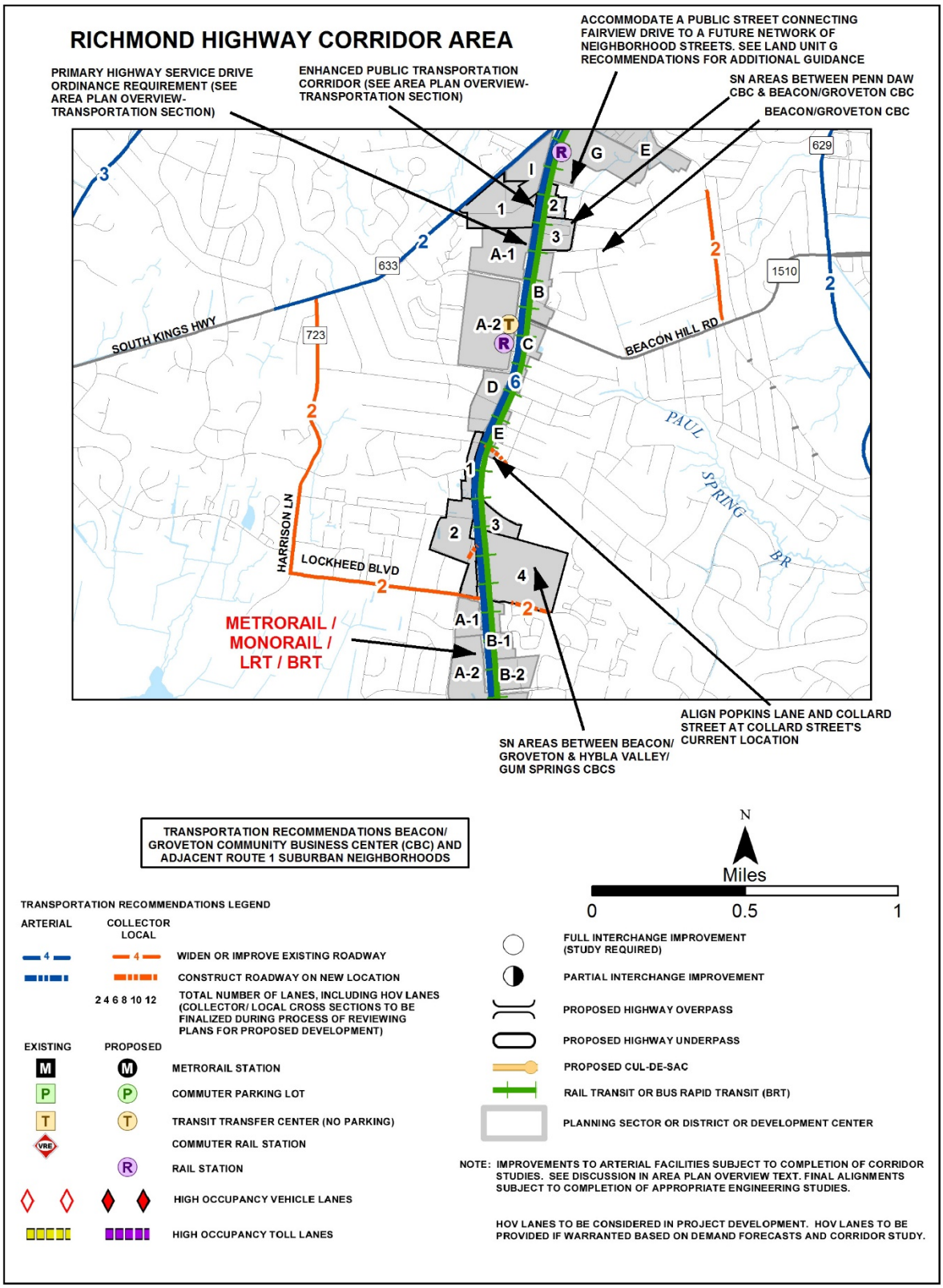

1000 FEET
82-4
92-2
93-1
92-4
93-3
SN AREAS BETWEEN PENN DAW CBC & BEACON/GROVETON CBC
BEACON/GROVETON CBC
SN AREAS BETWEEN BEACON/ GROVETON & HYBLA VALLEY/ GUM SPRINGS CBCS
A-1
A-2
B
C
D
E
G
I
B-1
B-2
map 2
CORE AREA
BOUNDARIES FOR BEACON/GROVETON COMMUNITY BUSINESS CENTER (CBC) AND ADJACENT ROUTE 1 SUBURBAN NEIGHBORHOODS

FIGURE 9



TRANSPORTATION RECOMMENDATIONS NORTH GATEWAY AND PENN DAW CBCS AND ADJACENT RICHMOND HIGHWAY SUBURBAN NEIGHBORHOODS **FIGURE 13**



TRANSPORTATION RECOMMENDATIONS BEACON/GROVETON CBC AND ADJACENT RICHMOND HIGHWAY SUBURBAN NEIGHBORHOODS **FIGURE 14**

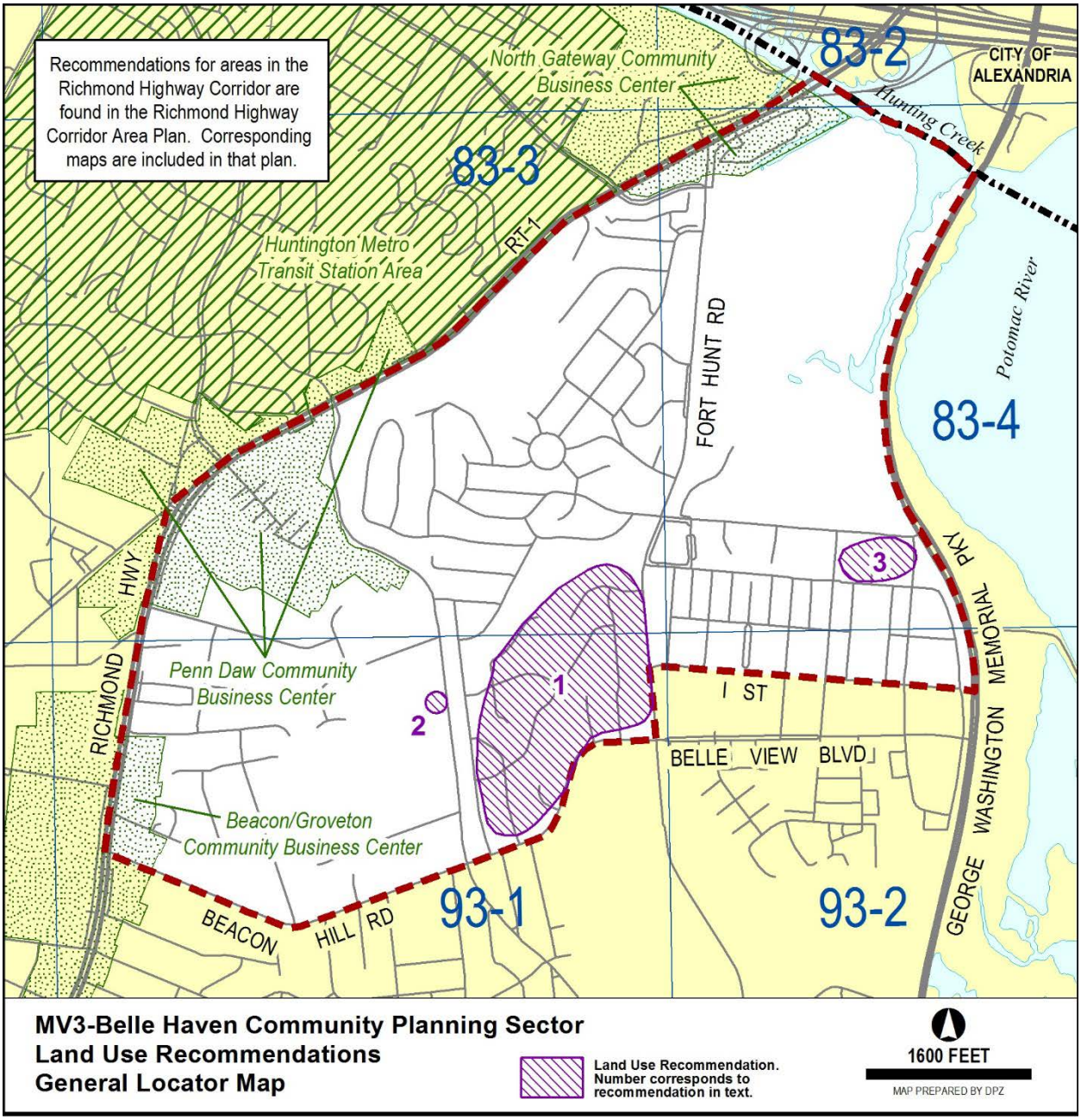
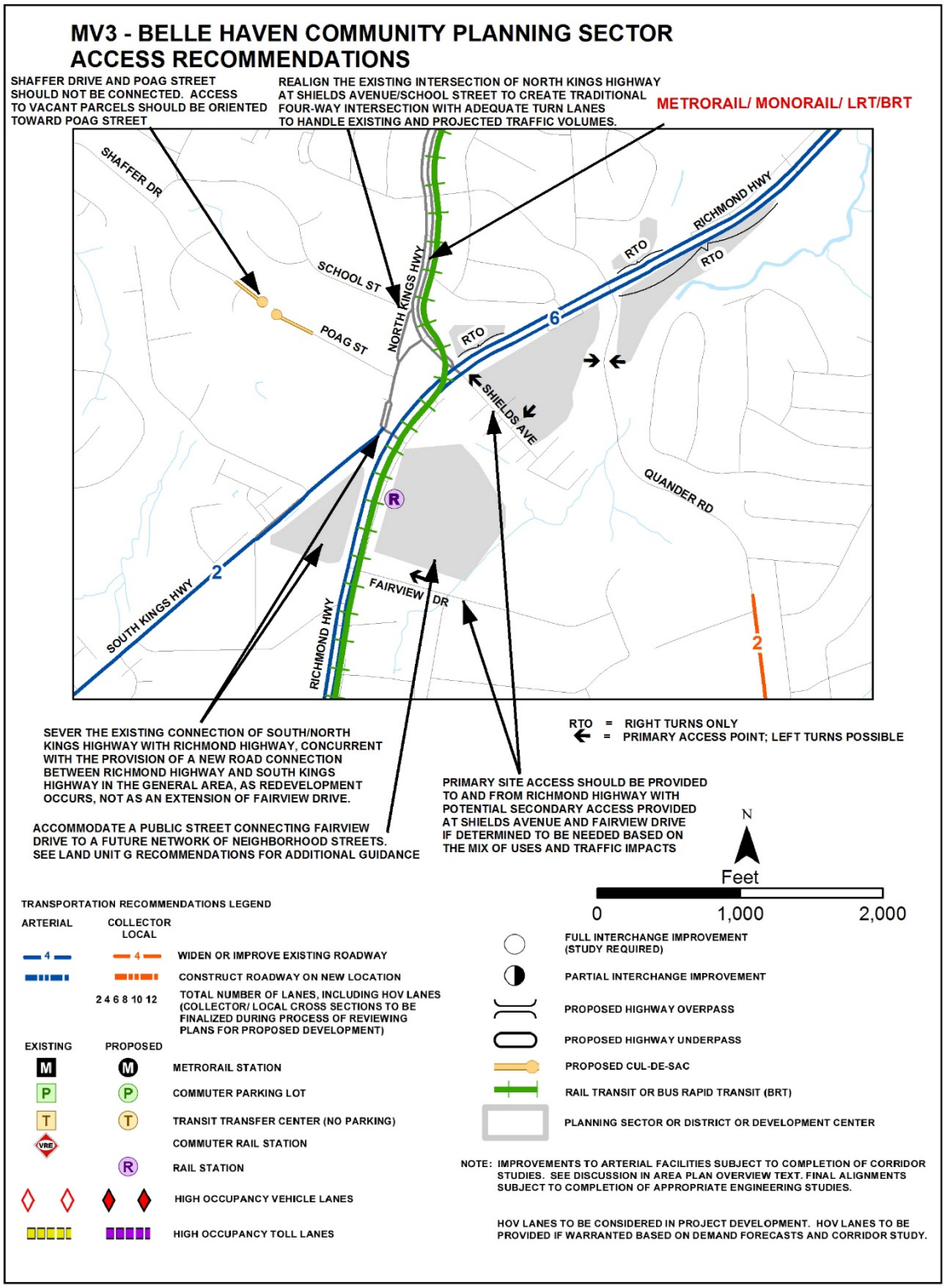

Recommendations for areas in the Richmond Highway Corridor are found in the Richmond Highway Corridor Area Plan. Corresponding maps are included in that plan.
North Gateway Community Business Center
83-2
CITY OF ALEXANDRIA
Hunting Creek
83-3
Huntington Metro Transit Station Area
RT-1
FORT HUNT RD
Potomac River
83-4
3
PKY
MEMORIAL
WASHINGTON
GEORGE
RICHMOND HWY
Penn Daw Community Business Center
1
2
I ST
BELLE VIEW BLVD
Beacon/Groveton Community Business Center
BEACON HILL RD
93-1
93-2
MV3-Belle Haven Community Planning Sector
Land Use Recommendations
General Locator Map
Land Use Recommendation. Number corresponds to recommendation in text.
1600 FEET
MAP PREPARED BY DPZ

FIGURE 40



ACCESS RECOMMENDATIONS **FIGURE 43**
MV3 BELLE HAVEN COMMUNITY PLANNING SECTOR

COMPREHENSIVE LAND USE PLAN MAP: The Comprehensive Plan Map will be modified to expand the Penn Daw CBC boundary to add Tax Map Parcels 83-3((1))18, 19 and part of 20 to Land Unit G.

TRANSPORTATION PLAN MAP: The Transportation Plan Map will not be modified.