

44. **REQUEST FOR A COMPREHENSIVE PLAN AMENDMENT FOR PROPERTIES ON HUNTINGTON AVENUE (MOUNT VERNON DISTRICT)** (8:02 p.m.)

Supervisor Hyland said that Tax Map 83-1 ((1)) 33, 45, and 45A, along Huntington Avenue near the Interstate-495 and Telegraph Road interchange are just outside of the Transit Development area within the Huntington Transit Station area, but within the half-mile radius of the Huntington Metrorail station platform. The parcels are almost entirely developed with impervious surfaces, including aging buildings and surface parking lots. They are planned for office use up to an intensity of 0.30 floor area ratio (FAR). Given the significant environmental characteristics on these properties with their adjacency to Cameron Run, redevelopment at higher intensity on these properties should be evaluated to understand if environmental benefits and continued revitalization of the area could result from redevelopment, if sited and designed properly.

Therefore, Supervisor Hyland moved that the Board authorize staff to consider a plan amendment for mixed-use redevelopment to include residential and/or hotel and office uses up to an intensity of 3.0 FAR on Tax Map 83-1 ((1)) 33, 45, and 45A, along Huntington Avenue within Land Unit G of the Huntington Transit Station area. The authorization would be subject to an analysis of impacts on the transportation network; parks and recreation; and public facilities, including schools, among other elements. Consideration should be given to consolidation of the properties to facilitate redevelopment that would serve to improve environmental features.

Given the intensity to be considered, the expansion of the Transit Development area to include these properties should also be evaluated. It is understood that resources committed to the Embark Richmond Highway Study and other planning activities in the Huntington area such as the Huntington Club Plan amendment will influence the timing of this Plan amendment. This motion should not be construed as a favorable recommendation on the proposed Plan amendment or any subsequent rezoning or other applications with respect to the property. Supervisor Foust seconded the motion and it carried by a vote of eight, Supervisor Frey and Supervisor Smyth being out of the room.

DET:det

45. **NO BOARD MATTERS FOR SUPERVISOR FREY (SULLY DISTRICT)** (8:05 p.m.)

Chairman Bulova announced that Supervisor Frey had no Board Matters to present today.