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Board Matter

March 30, 2009

Madam Chairman- With the Board's adoption of Transit Oriented Design guidelines in 2007 and an increasing desire to focus higher-density growth in proximity to the County's Transit Stations, we have been taking a closer look at how the areas around those transit stations are planned. With the additional factor of the BRAC movements to Fort Belvoir and the associated transportation network impacts, and after extensive discussions with the Jefferson Manor community, we think it is an appropriate time to look at an area near the Huntington metro station as a long-term planning study. The area of this study will be limited to the Lee Magisterial District.

As one of the metro stations closest to Fort Belvoir, certain areas north and east of the Huntington metro station have been studied for plan amendments in the BRAC APR process. Land Units L and M, which are located southwest of the metro property across North Kings Highway, have been examined in previous planning studies but no nomination for the area was submitted for the BRAC APR process.

Since this area is within the active Jefferson Manor Conservation District, amendment of the Conservation Plan may be required. Staff of the Department of Planning and Zoning should work with staff in the Department of Housing and Community Development to ensure proper coordination between any necessary amendments.

Therefore Madam Chairman- I move that the Board authorize the initiation of a Special Planning Study of Land Unit L and the adjoining properties in Land Unit M contained within the Huntington Transit Station Development area that will:

- consider a mix of uses at an appropriate intensity for Transit Oriented Development;
- determine if additional needs created by BRAC can be accommodated at this location;
- provide for input from residents of the Jefferson Manor Conservation area; and
- ensure safe and convenient pedestrian access to the Huntington metro station.