

Proposed Amendment: Section VIII C - Specific Regulations: Subsection 3; Regulations Applicable to Neighborhood Commercial and Institutional Facilities, Paragraph e of Proposed Amended Huntington Neighborhood Improvement Program and Conservation Plan

Amended Language Appears in **Bold and Underline**

1. Regulations Applicable to Mixed Use Neighborhood Commercial and Institutional Facilities

The intensity of land use for non-residential areas within the program boundaries is also that specified in the latest Official Zoning Map of Fairfax County in force at the time this Plan is adopted. Only those uses permitted in the commercial districts of the existing or proposed zoning ordinance or the Comprehensive Plan of Fairfax County will be permitted in the program area.

The following objectives shall be met by any new commercial development:

- a. The structures, signing, and lighting will be innovatively designed to be compatible in scale and character with the neighborhood, and
- b. The commercial and institutional uses will be arranged in such a manner that they will not adversely affect other uses. Small scale professional offices may be integrated within residential buildings as permitted under County law, zoning regulations and
- c. Surface parking lots of five spaces or more will be screened from a public road or street by walls or solid landscaping material at least five feet in height, and
- d. Adequate and safe pedestrian access will be available from within the community.
- e. **Not withstanding any other language in the Conservation Plan, the area bounded by Huntington Avenue, Biscayne Drive, Glendale Terrace and Blaine Drive is planned for transit oriented mixed use with an FAR up to a maximum of 3.0, incorporating approximately 75% residential, 20% office, and 5% retail uses with a significant portion of workforce housing. Building heights adjacent to Huntington Avenue closest to the Metro station should not exceed 120 feet, transitioning to lower building heights toward Glendale Terrace. High rise residential and office buildings along Huntington Avenue should incorporate street level community retail uses and a pedestrian friendly streetscape with convenient sidewalk access to the Metro station. Buildings along Glendale Terrace limited in height to 40 feet or less should be used as a transition to the adjacent neighborhood. Development along Glendale Terrace should be compatible in scale and architectural treatments to the surrounding residential neighborhood, incorporating sidewalk connections to the Metro and a pedestrian friendly streetscape. To encourage consolidation, portions may seek rezoning without the need for the entire block to be included at one time, provided that the applicant can demonstrate that any unconsolidated parcels would be able to develop in conformance with the Plan. Development within this area should also include the following:**

- **Creative stormwater management techniques;**
- **Green building design to meet the criteria for certification as LEED Silver;**
- **Integration of urban park features within the site; and**
- **Consistency with the Policy Plan, Parks and Recreation, Objective 6 Policies.**