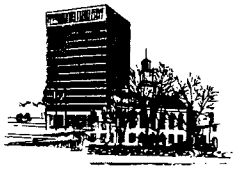
Attachment 5

huntington

NEIGHBORHOOD IMPROVEMENT PROGRAM AND CONSERVATION PLAN

As Amended in 2001



COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

FAIRFAX, VIRGINIA 22030

DEPARTMENT OF
HOUSING & COMMUNITY DEVELOPMENT
9001 BRADDOCK ROAD
SUITE 380
SPRINGFIELD, VIRGINIA 22151

703-978-6600

WALTER D. WEBDALE
DIRECTOR

Chairman John F. Herrity and
Members of the Board of Supervisors
Fairfax County, Virginia

Dear Chairman Herrity:

In August of 1975, the Redevelopment and Housing Authority, working through its Department of Housing and Community Development, began a program designed to improve living conditions and preserve the valuable features of the Huntington neighborhood of Fairfax County. Through the Fall and Winter of the past year, the Department worked closely with the Huntington Citizens Association to develop a plan that will guide the future of Huntington. The results of these efforts culminated in Board adoption of the proposed Huntington Neighborhood Improvement Program and Conservation Plan on March 30, 1976. The Program and Plan have been reprinted to reflect the changes that were made immediately prior to adoption. At this time, we are pleased to transmit to you the adopted version of the Huntington Neighborhood Improvement Program and Conservation Plan.

The community development process which produced the Program and Plan has just begun. The active partnership between the County government and the citizens of Huntington that evolved during the past year will continue so that the social, economic, and environmental goals of the program can be realized. Through the participation of the residents of Huntington and the sincere concern for their well-being on the part of the County, Huntington will become a better place to live.

Sincerely,

Gerald W. Hopkins, Chairman
Fairfax County Redevelopment and Housing Authority

foreword

The preservation of viable urban neighborhoods is the major goal of the federal Housing and Community Development Act of 1974. The Act encourages the conservation of established neighborhoods as resources of moderately priced housing. In response to the challenge issued by that Act, the Fairfax County Board of Supervisors adopted the Community Development Plan and Program for Fairfax County on February 26, 1975. This action established a new program in the County to provide grants of federal money for the elimination of blight and the improvement of community services and public facilities, principally in areas of low and moderate income. Huntington is such an area.

The Fairfax County Department of Housing and Community Development, under the auspices of the Redevelopment and Housing Authority, undertook a study of existing conditions in the Huntington area in the Fall of 1975 and concluded that the neighborhood was appropriate for preservation. Although the basic stock of duplex housing and apartment units in Huntington is sound, the community has deteriorated during recent years. A combination of economic, environmental, and transportation problems has caused the community to decline, and the Metro station that will be located immediately adjacent to Huntington poses a threat to neighborhood stability.

In order to reverse the trend toward deterioration and to preserve the assets of the Huntington neighborhood, the Fairfax County Redevelopment and Housing Authority approved the proposed Neighborhood Improvement Program and Conservation Plan for Huntington and forwarded it to the Board of Supervisors. At the conclusion of a public hearing on March 30, 1976, the Board adopted the Program and Plan.

The Program and Plan that are presented in the following pages were developed with valuable assistance from the people who live in Huntington and from Mount Vernon Supervisor, Warren Cikins. Without their continued support and interest in the future of the neighborhood, the conservation of Huntington would not be possible.

huntington

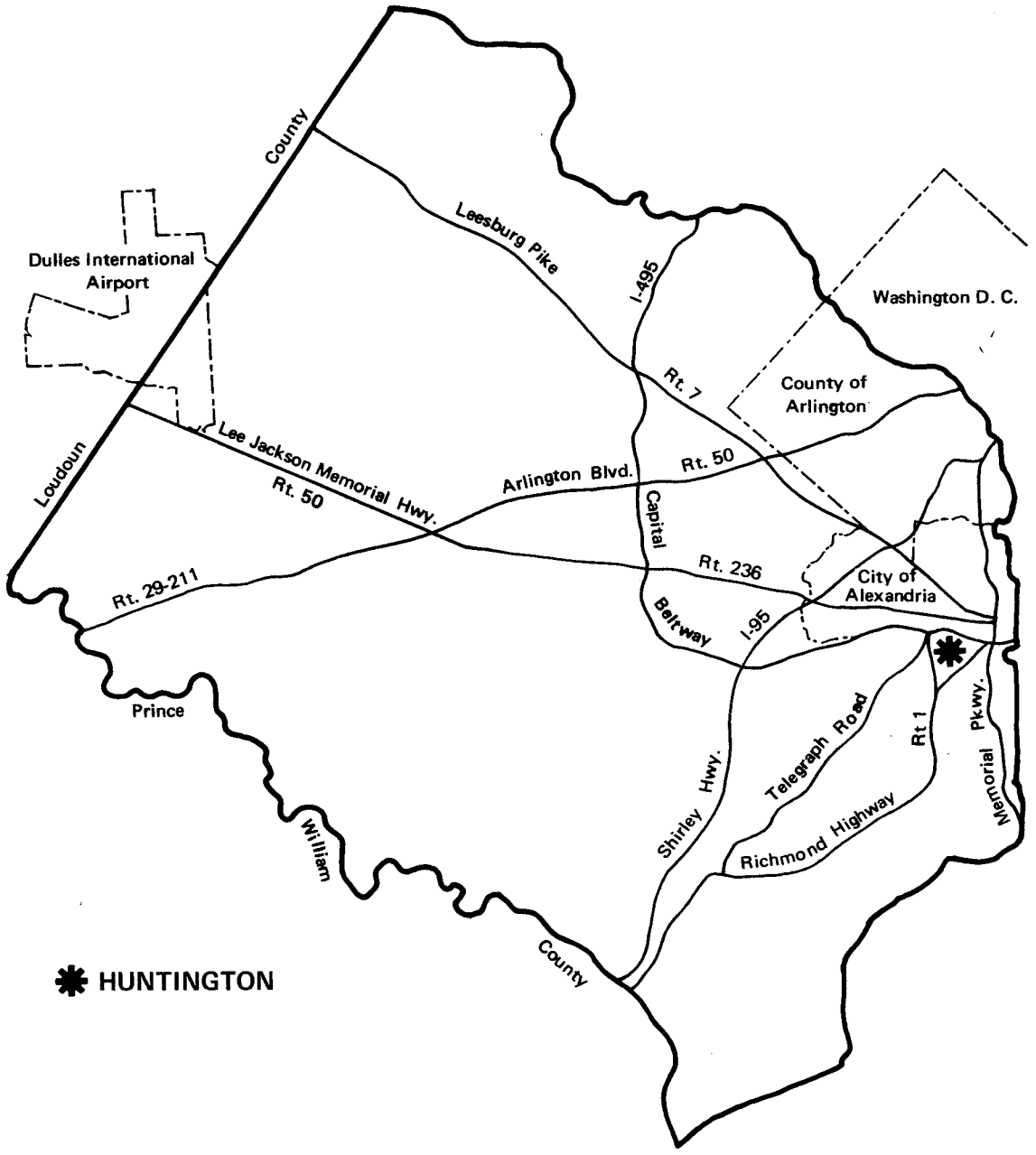
summary 1

neighborhood improvement program
7 BACKGROUND
7 Goals and Objectives
10 Recommendations
12 PUBLIC IMPROVEMENTS PROGRAM
12 Proposed Projects
17 First Year Neighborhood Improvement Program
19 Implementation
20 Coordination and Responsibilities of Public Agencies
21 HOUSING
22 Home Improvement Loan and Grant Program
22 Home Purchase Assistance Program

conservation plan
25 I. BOUNDARIES OF THE CONSERVATION AREA
26 II. EXISTING CONDITIONS
29 III. UNDERTAKINGS OF A CONSERVATION PLAN
30 IV. RELATIONSHIP TO LOCAL OBJECTIVES
31 V. PROPERTY ACQUISITION
32 VI. RELOCATION POLICY
33 VII. PROCEDURES FOR REHABILITATION
34 VIII. REGULATIONS AND STANDARDS
40 IX. PROCEDURE FOR PLAN AMENDMENT
40 X. TIME LIMITATIONS
40 XI. PROGRAM FUNDING

appendix
43 APPENDIX A
45 APPENDIX B

fairfax county, virginia



summary

Huntington, a community composed primarily of duplex and low-rise apartment units, lies between U.S. Route 1 and Telegraph Road, just south of the Beltway. The community is immediately adjacent to a future Metro station and the northern portion of the community falls within the 100-year floodplain of Cameron Run. In September, 1975, a questionnaire was distributed to residents of Huntington to elicit their evaluation of the problems in the community. Forty percent of the residents of the 578 duplex and single-family units responded and identified their concerns as follows:

- Insufficient parking and congested streets are serious problems in Huntington.
- Drainage problems are also considered serious, especially by residents of Lower Huntington. Sixty-four percent of these residents experience poor drainage on their property and occasional flooding in their houses.

- A number of residents feel that homes in Huntington are in need of repair, and nearly three-quarters of the resident homeowners indicated interest in improving their dwellings if low-interest financing were available.
- Seventy-eight percent of the residents own their homes. Of those who do not, about 60 percent would be interested in buying if a low-interest loan were available.
- A number of Huntington residents are retired, living on a fixed income.
- Forty-four percent of the children are six years old or under, and yet there are only limited tot lot facilities in Lower Huntington and none in Upper Huntington.
- Eighty-two percent of the residents would like to see improvements to the community building. The center is so poorly marked that some of the respondents did not know where the building is located.

In addition to the questionnaire, extensive meetings were held during the Fall and Winter of 1975 with committees of the Citizens Association. Frequently citizens mentioned the impact that the planned Metro station has had, and will continue to have, on their lives. They also demonstrated concern about the proposed widening of Huntington Avenue because it will further divide the community and increase the danger for children crossing the avenue. Environmental problems, especially the slippage soils which cause cracked foundations and twisted sidewalks, were identified by residents as being serious problems.

These conditions justify the establishment of a comprehensive Neighborhood Improvement Program and Conservation Plan to direct both public and private resources towards the improvement of the Huntington area. Huntington is not appropriate for the traditional type of urban renewal or redevelopment actions, but would best be served by the establishment of the area as a "Conservation Project" as defined by Virginia state law, and the preparation of a "Conservation Plan" within this framework. With guidance from the Fairfax County Board of Supervisors, the Department of Housing and Community Development prepared a Neighborhood Improvement Program and Conservation Plan. The Redevelopment and Housing Authority approved the Program and Plan on March 1, 1976, and forwarded it to the Board. After public hearing the Board adopted the Neighborhood Improvement Program and Conservation Plan for Huntington on March 30, 1976.

The basic goal of the Huntington Neighborhood Improvement Program is the conservation and development of a viable and sound residential community.

To realize this goal, it will be necessary for Huntington residents to undertake the upgrading of their own neighborhood concurrent with public improvement projects. Public activities will be designed to be supportive of these individual actions, and will include:

- implementing systematic improvements to the public facilities of the area;
- assisting property owners in improving the housing conditions through such tools as a Home Improvement Loan and Grant Program;
- implementing a home purchase program for residents who now rent but would like to buy their homes; and
- improving the delivery of the many public and social services available to the area.

Specifically, the Neighborhood Improvement Program lists a series of public improvement projects that will be necessary to improve the livability of Huntington. As a first priority, citizens have called for improvements to the outmoded community center. Other projects include updating the storm drainage system; making environmental improvements such as street lighting; street planting and park development; and improving pedestrian and vehicular circulation. Some of the projects included in the Neighborhood Improvement Program have been funded out of 1976 Community Development Block Grant monies, some will be funded from other governmental revenues, and still others will have to wait for future funding.

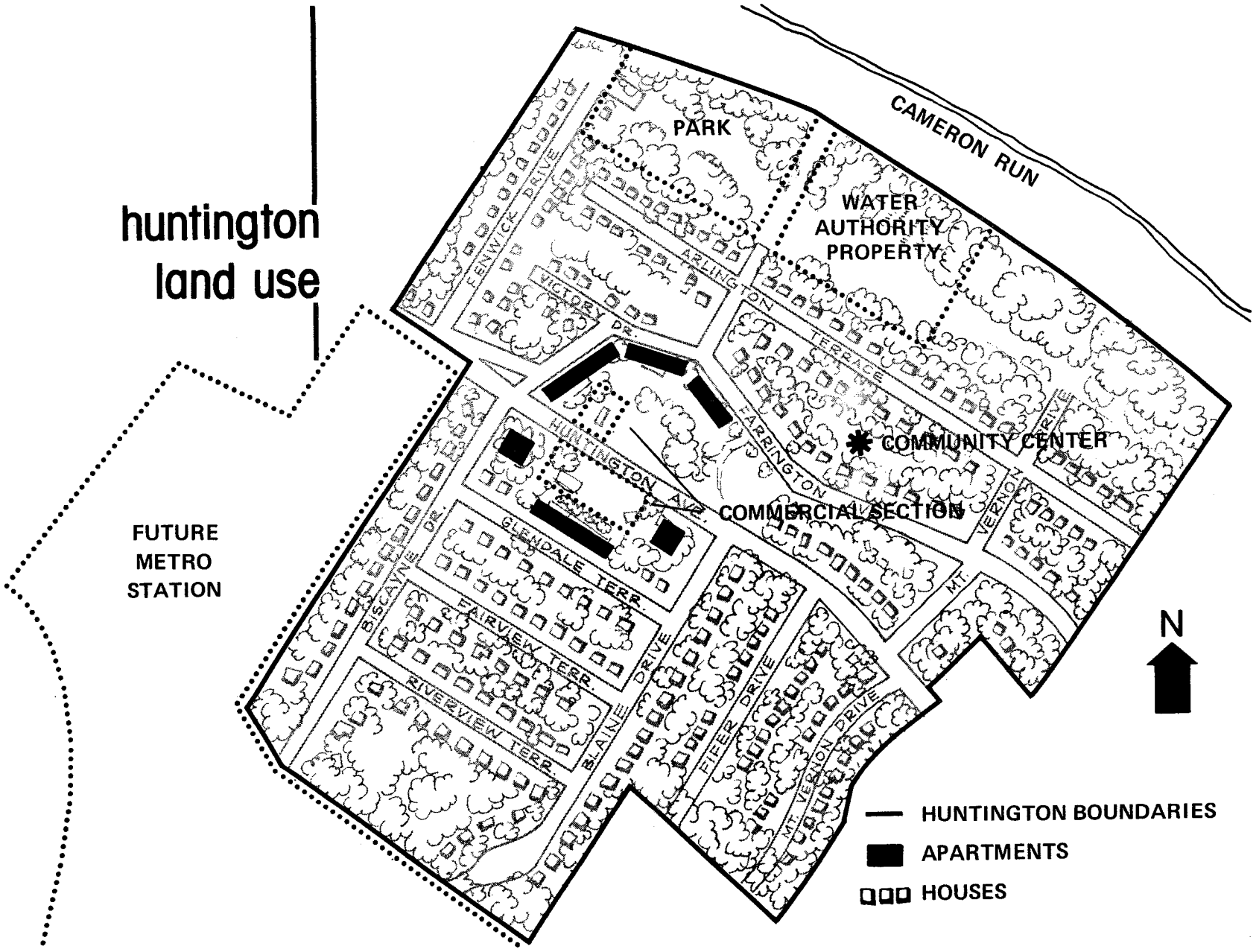
Another major component of the Neighborhood Improvement Program is the Home Improvement Loan and Grant Program. Under this program homeowners in Huntington will be eligible for low-interest loans and grants to carry out improvements and repairs to their homes including modernization of heating systems; painting and papering; and insulation. In the future another type of housing program will be initiated to assist renters in purchasing the home they are living in.

The Conservation Plan, the second part of the following document, provides the legal mechanisms for carrying out the activities of the Neighborhood Improvement Program; firmly establishes land use densities for the Conservation Area; and sets standards for future development and rehabilitation in the community. Many of the objectives of the Neighborhood Improvement Program can be achieved through the County's existing authority to provide public facilities. However, since the Board of Supervisors has adopted a Conservation Plan under Title 36 of the Code of Virginia, the Redevelopment and Housing Authority can now assist

in financing and granting home improvement loans and grants, financing a home purchase assistance plan, and providing public facilities not ordinarily the responsibility of the County, such as the provision of traffic signals. The Conservation Plan went into effect on March 30, 1976, when it was adopted by the Board of Supervisors.

neighborhood improvement program

huntington land use



background

Huntington is a community of duplex houses and apartments in the urbanized portion of Fairfax County, just south of Alexandria. The community lies between U. S. Route 1 and Telegraph Road, south of the Beltway and Cameron Run. Upper Huntington, or that part of the community south of Huntington Avenue, lies on the steep valley walls of Cameron Run. Lower Huntington, north of Huntington Avenue, is in the flat lowlands adjacent to the stream. Currently only the Huntington subdivision is included in the Neighborhood Improvement Program, but the boundaries might be expanded at a later date if residents of nearby areas wished to be included.

During the post World War II housing boom in the Washington area, several people bought land in the Huntington area and then subdivided into small lots for duplex housing and apartments. By 1947, George Ford and Joseph Bressler had subdivided most of the land in what is now known as Huntington. In 1948, development began in Lower Huntington and then was shifted to the steep slopes of Upper Huntington in the early fifties. The apartments on Farrington Avenue were not built until the mid-fifties and those on Glendale Terrace were completed in the early sixties.

GOALS AND OBJECTIVES

The primary goal of the Federal Housing and Community Development Act of 1974 is the development of viable urban communities by providing block grant money to localities to meet a series of objectives, including:

(1) the elimination and prevention of blighting influences and deterioration of property and neighborhoods;

(2) the elimination of conditions detrimental to health, safety and public welfare;

(3) the provision of decent housing and a suitable living environment;

(4) the expansion of economic opportunities;

(5) the expansion and improvement of the quantity and quality of community services and public facilities; and

(6) a more rational utilization of land and natural resources.

The activities undertaken to meet these objectives are to be concentrated primarily in areas of low and

moderate income households. Grant money can be spent for activities including the acquisition of property for rehabilitation or for public use, the construction of public facilities and utility systems, the provision of public services to a neighborhood, and planning and administration costs for community development activities.

Under this framework of eligible activities and general objectives set by the federal government, a more definitive set of goals and objectives has been developed for the Huntington community. This program proposes that the basic goal of the Huntington Neighborhood Improvement Program be the development in Huntington of a viable residential community. The specific objectives to meet this basic goal include:

1. The development of a Neighborhood Improvement Program and Conservation Plan for Huntington which is responsive to the needs of the community in light of the impacts of adjacent high intensity development and the planned Metro station.

   - Ensure that each new project within the community, whether public or private, supports the overall goals of the Neighborhood Improvement Program.

   - Develop standards for parking and environmental improvements designed to enhance the overall character of the neighborhood and strengthen neighborhood identity.

2. The improvement of the quality of life for the existing residents through the development of a Public Improvements Program.

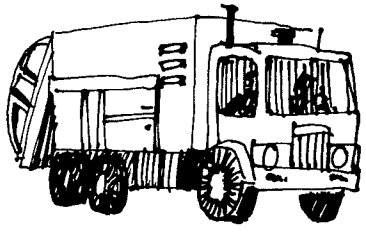
   - Improve the storm water drainage system to provide for the efficient removal of surface water from areas within Huntington.

   - Pursue means of alleviating flooding problems caused by the tidal flow of flood waters from the Potomac.

   - Provide more small parks and active recreational facilities.

   - Discourage trash dumping on vacant land, and provide for clean-up of littered areas.

   - Improve on-street and off-street parking systems to both increase parking capacity and alleviate the congestion of extremely narrow neighborhood streets.



- Consider such necessary improvements to the local streets as cul-de-sacs on dead-end streets, one-way street systems and other means of reducing street congestion.

- Work with the Virginia Department of Highways and Transportation (VDH&T) and Metro to ensure appropriate signalization and street markings to enable safe pedestrian movement between the two halves of the Huntington community.

3. The strengthening of the existing residential character of the community and creation of a positive, stable environment for family living.

   - Improve the community center to better serve the needs of the community and to be a focal point and symbol of Huntington's renewed stability and community pride.

   - Establish an environmental improvements plan and program to help mitigate the impacts of widened Huntington Avenue on the community as well as present immediate visual evidence of community renewal.

   - Ensure that development of convenience shopping facilities at the neighborhood level be compatible with the residential nature of the surroundings.

   - Establish a set of development and design standards to encourage a high level of quality in the provision of future improvements.

   - Provide additional street lighting to bring the existing system up to standard and thus reduce the incidence of traffic accidents and vandalism.

   - Encourage the better utilization of existing community service programs, and provide for the improvement of programs wherever they are deficient.

   - Investigage redistricting school boundaries so that children from Upper and Lower Huntington attend the same schools.

4. The improvement of the quality of the housing supply to provide all residents with the opportunity for a decent, safe, and sanitary dwelling unit within their income means.

- Provide low-interest home improvement loans and grants to property owners, especially those with modest incomes.

- Stimulate the private rehabilitation of existing dwellings, and ensure that the improvements are enduring and of high quality.

- Encourage housing opportunities for a range of income and age groups, but do so within a framework that generally maintains the County's irreplaceable resource of moderate cost housing.

- Encourage existing residents of the area to remain.

- Minimize the impact of the tax burden on residents of low or fixed income by encouraging all eligible citizens to utilize the tax relief program. Also investigate the possibility of a tax relief program for low-income residents.

- Buffer existing residential areas from objectionable non-residential uses, blighting influences, and any new development.

- Establish a program to inform all residents of the relationship between improper landscaping and slippage-prone soil damage to homes and walks.

- Promote programs to ensure the protection and safety of residents and their property.

- Investigate the preservation of existing apartment units in Huntington as healthful, safe and sanitary dwelling units for low and moderate income residents.

5. The encouragement of an ongoing process of citizen participation to ensure active community involvement and effective citizen-County cooperation in the planning process.

RECOMMENDATIONS

The Neighborhood Improvement Program and Conservation Plan were approved by the Redevelopment and Housing Authority on March 1, 1976, and adopted by the Board of Supervisors on March 30, 1976. The Authority and the Board previously adopted a cooperation agreement to expedite the implementation of programs such as these. To ensure that continued efforts to meet the goals of the Neighborhood Improvement Program are maintained, the following actions are necessary:

1. The adoption and provision of annual funding for programs to improve existing conditions in Huntington will be recommended to the Board of Supervisors. Portions of the Program have been funded for FY 77 from the County's federal Community Development entitlement. It is recommended that funds from all available sources be appropriated at the beginning of subsequent program years.

2. The investigation of a program to alleviate the impact of taxes on low and moderate income homeowners and renters as an incentive to participate in home improvement programs. Possible expansion of the current tax relief program for the elderly to include all low and moderate income families should be studied. A concerted effort to gain the full participation of elderly homeowners and renters in the program should be initiated.

The ultimate success of a Huntington Neighborhood Improvement Program and Conservation Plan will depend upon the extent of public and private investment and confidence in the community. Increased public expenditures for public improvements is being proposed as a concrete measure of government's support for the community. Increased investment by private enterprise (lending institutions) is needed as an expression of confidence in the future of the community. The Neighborhood Improvement Program and Conservation Plan will encourage this investment by:

- clarifying and removing any uncertainty about land use plans for the area, through the adoption of the Conservation Plan;

- providing public improvements which add to the attractiveness of the community and which reinforce a sense of community; and

- making available low-cost financing and other assistance which provides an incentive to home owners to improve their property.

Initially, the Neighborhood Improvement Program addresses physical improvements and housing programs. However, in future years, various social service programs will be considered for inclusion in the Improvement Program. Such social programs might be directed at senior citizens, the mentally and physically handicapped, and youths.

public improvements program

A major component of the Huntington Neighborhood Improvement Program is the program of public facilities construction. The Public Improvements Program has been developed with extensive participation from members of the Huntington Citizens Association who have helped identify community problems and the improvements needed to remedy these situations. The following discussion presents an analysis of the proposed improvement projects, the means of implementing these projects, and recommendations for funding during the first year of the Huntington Neighborhood Improvement Program.

PROPOSED PROJECTS

The description of projects set forth below represents an initial listing of all proposed improvement projects to be undertaken as funding becomes available throughout the life of the program. The full extent of community problems has not yet been studied to the point that it is possible to design the solutions and budget their costs in detail. As more information on community needs becomes known and as additional funding opportunities become available, the improvements program will be revised as necessary.

Some of the following projects have been planned and designed prior to the initiation of the County's Community Development Program and the money for them has already been budgeted from other governmental revenues. While block grant money will be used for some of the other projects listed below, there will be a need for additional public and private funding. It is not yet known how much money in addition to the block grant funds may be available for improvements in Huntington during future years.

A. Community Center Improvements

The community center will be improved to better serve the needs of the community and to be a focal point and symbol of Huntington's renewed stability and community pride. Immediate improvements to the community center will serve to stimulate private sector rehabilitation activity.

Currently, the community center building is hidden, the alley entrance unmarked, and the alley surface filled with potholes. On a recent visit, the Fire Marshall noted several conditions requiring immediate attention. The large open recreation area surrounding the building serves only an inefficient parking function and the building itself, surrounded by a dilapidated fence, is drab, uninviting and too small to adequately house many communal activities.

Access to the community center will be improved, including road resurfacing, lighting and signing. The recreation area will require some resurfacing as

well as landscaping. A plan for substantial rehabilitation of the building will be drawn up with the aid of the citizens, increasing the capacity and providing additional storage space. Modifications to the community center might include the addition of day care facilities. At present, there are no such facilities available in the community and the nearest school which might house day care activities is nearly two miles away.

Estimated Costs:

Site Work	$20,000
Building Rehabilitation	$80,000

B. Storm Drainage Improvements

Localized storm drainage problems in Huntington result from an inadequate system to deal with the runoff from Telegraph Hill. When this community was developed in the late 1940's, there were no County standards to guide the installation of a storm drainage system so the system does not adequately handle the runoff that flows down from Upper Huntington. A study is recommended to define solutions to the localized storm drainage problems (e.g., flooded sidewalks, malfunctioning storm drains, and poor drainage in private yards). Citizens have indicated that these problems are severe in both Upper and Lower Huntington. The study would develop alternative solutions and their costs for final consideration by the Authority. Upon completion of the study, Phase I of a construction program will be initiated to solve localized storm drainage problems. However, until the storm drainage study is complete, an appropriate level of funding for Phase II cannot be recommended.

Estimated Costs:

Engineering Study	$ 3,000
Construction, Phase I	$50,000
Construction, Phase II	Unknown

C. Flood Control

Flooding in Lower Huntington results from both the tidal flow of the Potomac and from the downstream flow of Cameron Run. Alternative solutions to this problem are currently being studied by the Fairfax County Department of Public Works and the U. S. Army Corps of Engineers. Among the remedies under consideration is the construction of an eight foot high dike in the floodplain of Cameron Run that would stretch from the Jones Point Apartments upstream approximately 5100 feet. However, this solution is extremely costly and no funds are currently allocated to pay for such a project.

As part of this ongoing effort by the County Department of Public Works and the federal Corps of Engineers, it is recommended that various alternative solutions to the flooding problem be analyzed, with particular emphasis on

the feasibility of a project that would be less costly and of smaller scale than the proposed dike.

A major problem resulting from flooding in Cameron Run has been sewage back-up into many houses on Arlington Terrace and Fenwick Drive. The Fairfax County Department of Public Works has recently completed construction of a new line to carry sewage from Huntington to the Jones Point pumping station. This new line will preclude the use of the pumping station near Huntington which was frequently out of service during storms, causing sewage to back up into homes.

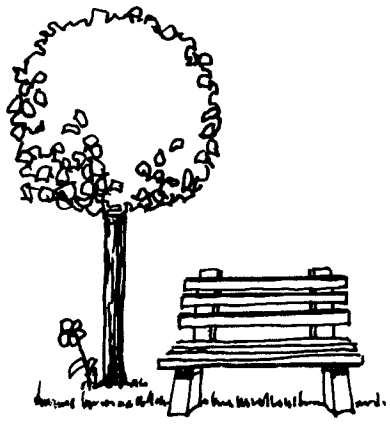
Estimated Cost: Unknown, funded from other sources

D. Environmental Improvements

An Environmental Improvements Plan will be developed for Huntington to ensure the provision of adequate recreation facilities, to reduce danger from vandalism, to correct and prevent damage from slippage soils, and to encourage a cohesive visual character for the neighborhood. The plan will recommend appropriate types of vegetation and their location for streets, the community center, new and existing parks, commercial areas, and the apartments. In addition to vegetation, the Environmental Improvements Plan will recommend the type and location of signs for the community center, the parks, and along Huntington Avenue; will recommend appropriate lighting of the community center and the entrances to it; and will design covered bus stops along Huntington Avenue. To achieve a more harmonious environment and to protect homeowners from the damage that could result from inappropriate planting,* the plan would establish incentives and standards for the type of trees and their location; the type, height and location of fencing; and the appropriate type of signs for use in public areas.

1. Parks and Open Space

A network of open spaces will be acquired and developed to meet two needs expressed by residents of Huntington. First, a series of small parcels will be purchased by the RHA and developed by the Park Authority to provide recreation space for small children. The precise location of these parks has not been determined, but it is recommended that a maximum of four tot lots be purchased and developed in Huntington and that the existing playground on Farrington Avenue be redeveloped so that



*Planting certain trees too close to a house built on slippage soils, for example, will cause the foundations to crack.

it is more usable. Second, residents of Huntington have expressed a need for improved, accessible facilities for older children and adults. To meet this need, the existing park in Lower Huntington should be improved with additional facilities and possibly expanded to adjacent unused land. In addition, the possibility of acquiring a large tract of vacant land near Upper Huntington should be investigated. Because of the heavy volume of traffic on Huntington Avenue, which will likely increase when the road is widened for Metro access, children in Upper Huntington are not allowed to cross over and use the park on the other side. Thus, there are no parks, either for small children, teenagers, or adults that are readily accessible from Upper Huntington. Planning should be undertaken to acquire and develop not only tot lots but also facilities for older children and adults.

Estimated Costs:

Acquisition of 4 Tot Lots	$ 8,000
Development of 5 Tot Lots	$36,000
Acquisition and Development of a Larger Park in Upper Huntington	Cost Unknown

2. Street Lighting

A complete inventory of existing street lighting in the program area has been undertaken. The addition of five fixtures and two additional poles will bring the system up to standard and help to reduce traffic accidents and vandalism.

Estimated Cost:

Installation of Poles	Up to $1,000

3. Planting

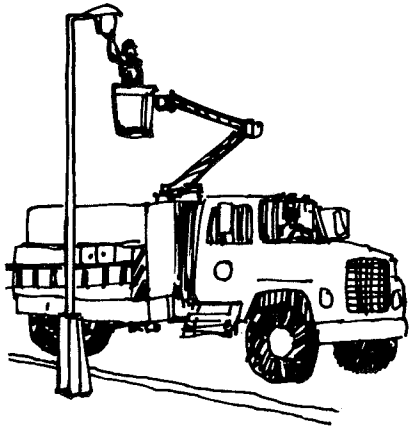
Once the Environmental Improvements Plan has been developed, a planting program will be initiated. Priorities in this program include landscaping new parks, the community center, and Huntington Avenue. Both the Environmental Improvements Plan and the planting program will seek the active participation of the residents of Huntington.

Estimated Costs:

Environmental Improvements Plan and Planting Program	$35,000

E. Parking and Circulation Improvements

During the first year of the Neighborhood Improvement Program, a Parking and Circulation Plan will be developed to guide the reduction of



street congestion while increasing parking capacity and convenience. To this end, the following alternatives will be studied as possible solutions, or partial solutions:

- improvement of existing on- and off-street parking,
- addition of new off-street parking,
- addition of community parking,
- one-way street designations, and
- provision for turning at the end of dead-end streets.

Even before this Plan is developed, it appears essential that a limited number of driveways, running along property lines, be constructed to begin to relieve the congestion, to provide an element of feedback for the proposed plan and to encourage private sector rehabilitation activity. The funding indicated below for Phase I will provide for the construction of 40 to 60 driveway entrances on a first-come, first-served basis (40 if they are all constructed on slippage-prone soil). A second phase of construction should be undertaken in subsequent years to carry out the recommendations of the adopted Parking and Circulation Plan.

A typical driveway extending up to the building line will cost from $400 to $1,100, the actual cost depending partly on the material used but primarily on the presence or absence of slippage-prone soils. Some driveways requiring retaining walls or modification of an existing walled yard will cost more. Subtracting the proposed $200 to $300 public portion (from the street through the sidewalk to the property line), the cost to an individual homeowner of constructing the remaining 30' x 8' driveway will approximate $200 to $800.

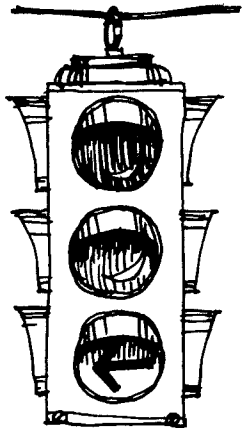
Estimated Costs:

Parking and Circulation Study	$ 8,000
Driveway Construction, Phase I	12,000
Driveway Construction, Phase II	Unknown

F. Huntington Avenue Crossing

With the widening of Huntington Avenue to four lanes and the coming of Metro, it is anticipated that one or more traffic signals will be required to aid left-turn traffic entering the Metro parking lot. The addition of two pedestrian-activated, push-button lights may be necessary to aid pedestrian crossing of Huntington Avenue. The community and the County must work with Metro and VHD&T to ensure that such signals would be located at points of greatest need. The traffic lights installed to serve the Metro station should be synchronized with other lights on Huntington Avenue and should be switched to flashing signals during hours when use of the Metro parking lot is light.

Estimated Cost: Installation $16,000



FIRST YEAR NEIGHBORHOOD IMPROVEMENT PROGRAM

The following projects are proposed for implementation in the first program year of the Huntington Neighborhood Improvement Program. The program year corresponds to Fairfax County's Fiscal Year 1977, running from July 1, 1976, to June 30, 1977. The listing below covers both regularly scheduled governmental projects as well as proposed projects of the Community Development Program. As a result of discussions with members of the Huntington Citizens Association the first four projects have been ranked in order of priority.

PROPOSED FIRST YEAR EXPENDITURES*

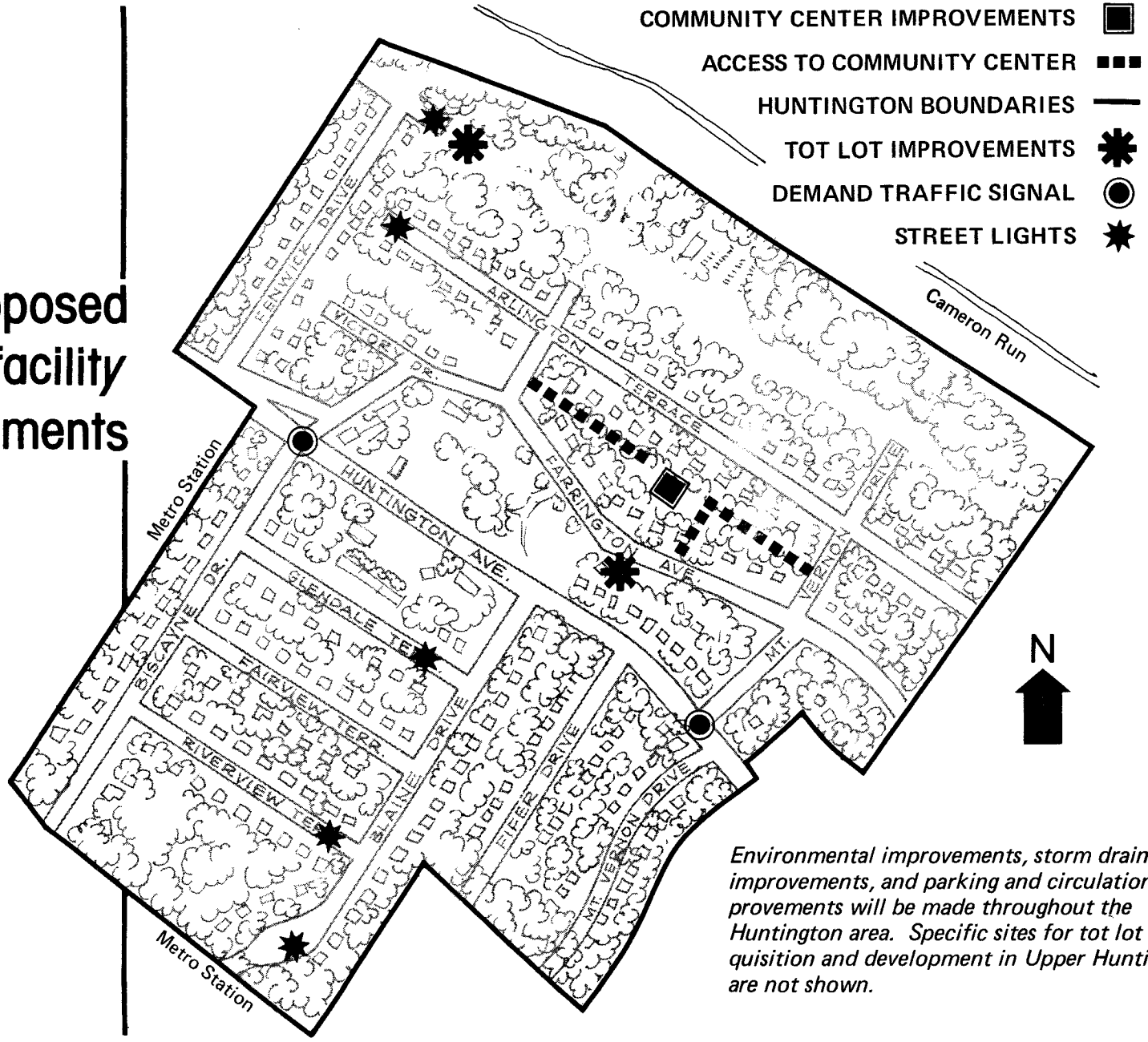
	Community Development Funds	Other Governmental Funds	Private Funding
Community Center Improvements			
Site Work	$20,000		
Building Rehabilitation, Phase I	$55,000		
Storm Drainage Improvements			
Engineering Study	3,000		
Construction, Phase I	45,000		
Environmental Improvements, Phase I			
Plan Development	5,000		
Acquisition, Design and Development of Two Tot Lots	16,000		
Street Lighting	1,000		
Planting Program	10,000		
Parking and Circulation Improvements			
Plan Development	8,000		
Driveway Construction, Phase I	12,000		
Huntington Avenue Widening Construction		$200,000**	
Demand-Activated Traffic Signals	16,000		
Home Improvement Loans and Grants***	50,000		$125,000
TOTAL	$241,000	$200,000	$125,000

*Funds for the Community Center, storm drainage, home improvement loans and grants, and some of the environmental improvements have been allocated for FY 77 out of federal Community Development funds. More money may become available during the course of the year from the same source to be applied to the remainder of the environmental improvements and to the parking and circulation improvements.

**The Commonwealth of Virginia has already allocated $920,000 for this project. Pending resolution of an agreement between the County and the Commonwealth, this money will also be spent during FY 77.

***These figures represent the approximate amount that will be available in Huntington for interest discounts, grants, and loans. The actual amount will depend on community demand for the loans.

proposed public facility improvements



Environmental improvements, storm drainage improvements, and parking and circulation improvements will be made throughout the Huntington area. Specific sites for tot lot acquisition and development in Upper Huntington are not shown.

IMPLEMENTATION

Cooperation between the County and the Authority will expand the financing options available to implement the Neighborhood Improvement Program. This will make it possible to increase the sources of financing for public improvements and extend credit to private property owners. One or more of the following sources of financing will be used to implement the projects described above:

- Federal and State grant funds, including Community Development Block Grant Funds;
- Bonds and notes issued by the Redevelopment and Housing Authority;
- Bonds and notes issued by the County in accordance with applicable laws; and
- Appropriation of County general revenues.

Through the provision of community facilities and home improvement loans, the area will be enhanced by the voluntary participation of its residents and the private market. Under the Conservation Plan, the Redevelopment and Housing Authority will not use eminent domain to acquire land for resale to developers as in traditional redevelopment projects. The use of eminent domain powers will be limited to acquiring properties designated for public uses as enumerated in the Conservation Plan. The Authority may buy and rehabilitate property offered to it by private owners, and then sell or lease the property. New development would, of course, be allowed to occur through normal actions of the private sector; but any development would take place within the framework of the Conservation Plan which would serve to insure that it be compatible with and beneficial to the whole community.

The primary role in the implementation of the program, however, will rest with individual citizens. It is essential that Huntington residents undertake the upgrading of their own neighborhoods concurrent with the public improvement projects. The activities of the County and the Authority will be designed to be supportive of individual actions, and to provide an impetus for continuing citizen involvement in the program. These public activities will be limited to the following:

1. The installation, construction or reconstruction of streets, utilities, parks, parking facilities, playgrounds, public buildings and other public facilities essential to the Neighborhood Improvement Program.

2. The provision of assistance to property owners or occupants within a Conservation Area to improve their property, by providing loans and grants directed toward the prevention and elimination of blight.

3. The acquisition of property for the purpose of rehabilitation or public use. Acquisition shall be limited by Section V of the Conservation Plan. Transactions between an owner and the Authority shall be on the basis of voluntary agreement. However, the Authority has the right of eminent domain for properties designated for public uses. All property owners or occupants will receive the full benefits of the Federal Uniform Relocation and Real Property Acquisition Act of 1970, including fair market value of all property acquired as established by two independent appraisals.

4. The disposition of land or improvements for the purpose of furthering the objectives of the Neighborhood Improvement Program.

5. The setting of standards for land use and any future development and rehabilitation in the Huntington area under the powers of the Conservation Plan.

COORDINATION AND RESPONSIBILITIES OF PUBLIC AGENCIES

The County and all of its agencies and public authorities shall cooperate with and assist the Redevelopment and Housing Authority in the implementation of the Huntington Neighborhood Improvement Program and Conservation Plan, as provided in Section III of the Conservation Plan. The County shall carry out those activities for which it is legally enabled and which constitute its usual function. All other activities called for in the Program and Plan which cannot be carried out by the County shall be the responsibility of the Redevelopment and Housing Authority. Overall coordination of the implementation of the Program, including coordination with the State and its agencies, shall be the responsibility of the County Executive and the Executive Secretary of the Redevelopment and Housing Authority. They shall work under the direction of the Board of Supervisors and the Redevelopment and Housing Authority through the Department of Housing and Community Development.

housing

Huntington is a residential community composed primarily of duplexes with some apartments and a few single-family detached houses. Housing in this community is generally smaller in size, older, and of lower appraised value than much of the housing in Fairfax County. Residents take pride in their community and are eager to maintain the quality of their neighborhoods. Some of the duplex housing is in need of minor repair and there are a few cases where major repairs are needed. Huntington represents a source of modest-cost housing which should be preserved to maintain a balance of housing types within the County.

HOME IMPROVEMENT LOAN AND GRANT PROGRAM

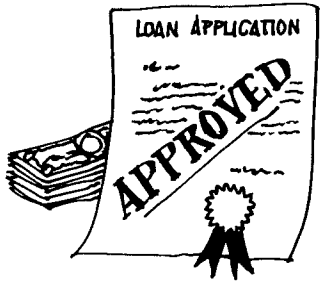
Housing rehabilitation is an essential part of maintaining neighborhoods as desirable residential communities. As a central part of the Huntington Neighborhood Improvement Program and Conservation Plan, the County and the Authority will work to upgrade and to stabilize the existing residential neighborhood through the provision of home improvement loans and grants. The loan program has been designed to provide for extensive improvements by:

- offering the loans at a rate which will be within reach of persons of modest income, or at a rate which will provide an incentive to participate; and

- enlisting the participation of private lending institutions in order to increase the amount of capital available.

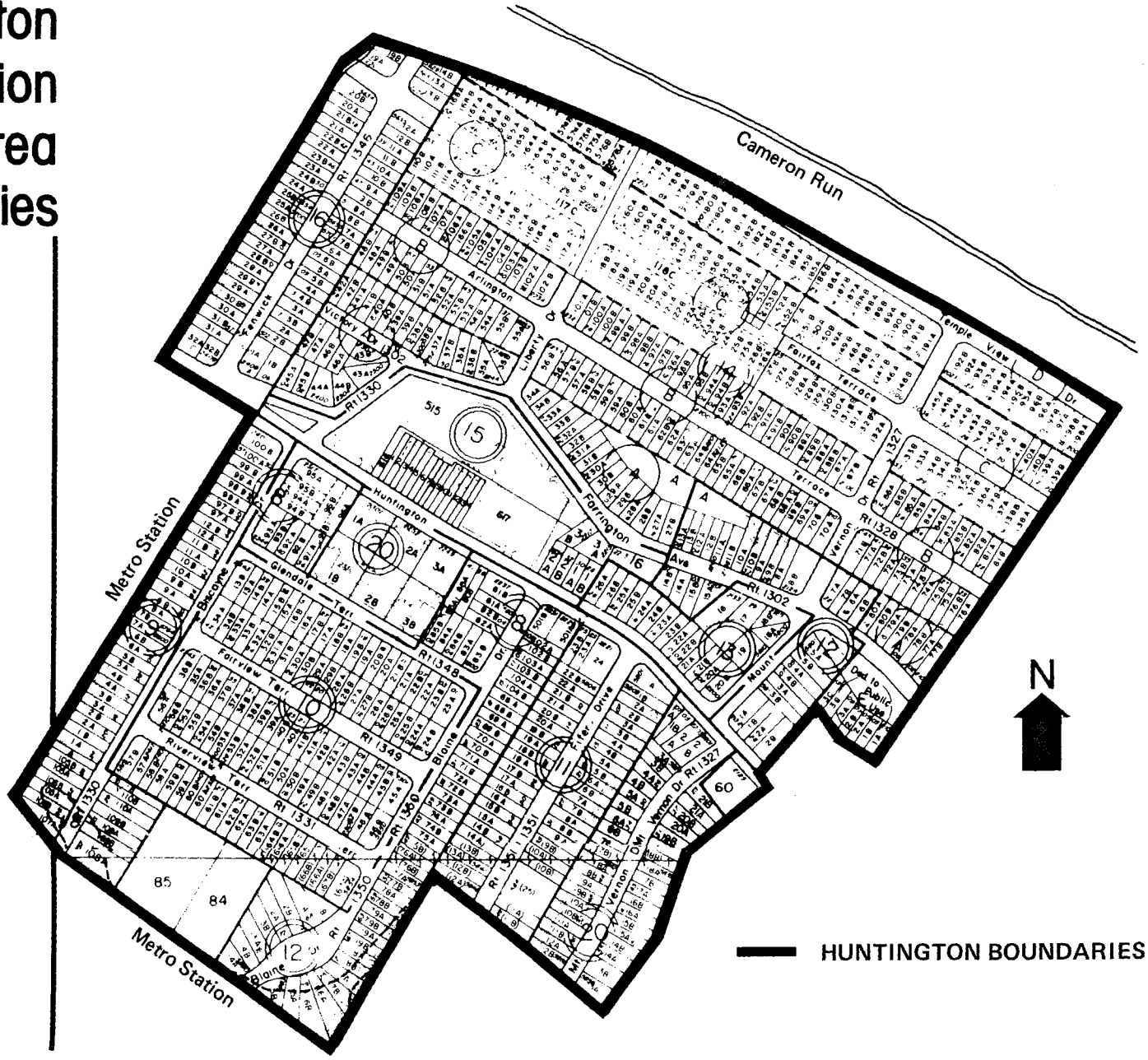
HOME PURCHASE ASSISTANCE PROGRAM

An essential program for the stabilization of the Huntington community and one which complements the Home Improvement Loan and Grant Program is the proposed Home Purchase Assistance Program. This proposed program, utilizing the low cost loans and subsidies of the Home Improvement Loan and Grant Program, is designed to assist the renters in Huntington who have indicated they would like to buy their house if low cost financing were available. This program will utilize the financial mechanisms of the Home Improvement Loan and Grant Program, and will be developed in more detail later. Applicable federal programs will be examined for possible use in Huntington to permit home purchase opportunities.



conservation plan

huntington conservation area boundaries



i. boundaries for conservation area

All lots and parcels of the Huntington and Annalane Terrace Subdivisions are included within the program area boundaries and are described in the land records of Fairfax County in the deeds beginning on pages noted below:

Huntington Subdivision -

Section 1	Deed Book 499, page 512
Section 2	Deed Book 504, page 216
Section 3	
Block A	Deed Book 513, page 168
Block B	Deed Book 527, page 72
Block C	Deed Book 527, page 78
Block D	Deed Book 527, page 84
Block E	Deed Book 549, page 182
Sections 4, 5 & 6	Deed Book 576, page 127
Section 7	Deed Book 602, page 537
Section 8	Deed Book 800, page 6
Section 9	Deed Book 798, page 345

Annalane Terrace Sub-Division - Deed Book 1414, page 289

The following individual parcels, described in said land records, are also included in the program area:

Parcel 83-1-01-60	Deed Book 3786, page 469
83-3-01-84	Deed Book 1237, page 256
83-3-01-85	Deed Book 794, page 452

The boundaries of these parcels and subdivisions, which are included in the Huntington Neighborhood Improvement Program Area, are described graphically on the accompanying property map.

ii. existing conditions

Several conditions have been identified which substantiate the fact that Huntington is physically deteriorating and in need of conservation through appropriate public action. The Fairfax County Board of Supervisors passed a resolution on October 20, 1975, requesting the Fairfax County Redevelopment and Housing Authority (hereinafter referred to as the Authority) to investigate the conditions in Huntington and, "if such investigation indicates that the conservation of the area is feasible, to delineate such area and prepare a Conservation Plan for the conservation thereof..." These conditions, which are in accordance with the standards set forth in Section 36-49.1 of Title 36 of the Code of Virginia, as amended, are outlined below and are covered more fully in the Conditions Report, submitted to the Board of Supervisors on October 10, 1975.

A. Community Economic Instability

Owing to the future location of a Metro Station immediately adjacent to Huntington, there has been considerable economic activity in the community in anticipation of a dramatic rise in the value of the duplexes or of potential redevelopment of the community. Increased buying and selling of units has not only added to community economic instability but has also fostered a relatively high percentage of absentee owners which often has led to deteriorated housing conditions.

B. Low Land and Improvement Values

An analysis of a representative sample of property and housing values within the Huntington study area revealed that both values are considerably lower than the County norm. The total appraised value of a typical house and lot is approximately $21,000 in Huntington, whereas the County average is about $60,000.

C. Environmental Problems

1. Drainage - Most of Huntington experiences localized storm drainage problems. Because the storm sewer system is old and inadequate, storm water runoff frequently overflows the system into backyards, over sidewalks, and sometimes into houses. Several residents complain that they have underground springs beneath their houses and have to have sump pumps running continuously to keep their basements dry.

2. Flooding - Because of its position within the 100-year floodplain of the tidal portion of Cameron Run, part of Huntington

is subject to periodic flooding. Seventy-six units are within the floodplain; not only do they experience flooding from the stream but they have received sewage back-up into their homes.

3. Slippage Soils - Much of Huntington was built on slippage-prone soils which, through the shrink-swell process, have caused twisted sidewalks, broken retaining walls and cracked foundations. Many of these problems could have been avoided at the time of construction if more had been known of the properties of slippage clays. To correct the damage now will often cause considerable expense and inconvenience to the homeowner.

4. Noise - Residents of Lower Huntington note that noise from I-495 adversely impacts them since there is now no barrier to the sound traveling across Cameron Run and the park. In addition, noise from Huntington Avenue affects the people living on that street. This problem will undoubtedly worsen when Huntington Avenue is widened.

D. Inadequate Public Facilities

1. Streets - The streets of Huntington are extremely narrow and lack adequate parking space. In some cases the streets are so congested that it is impossible for two cars to pass each other. Often there are not enough parking spaces for residents to park near their homes. Most dead-end streets do not have turn-around facilities and are so crowded that users must back out a distance of 500 feet or more. In two questionnaires distributed in September, 1975, more than one-third of the residents identified parking as their most serious community problem.

Some of the roads in Huntington are in poor condition. Several lack adequate curb and gutter, some have deteriorated surfaces, and the utility strip along many of the streets is full of ruts and mud holes where cars have jumped the curb to park in that strip.

Huntington Avenue is a heavily traveled street where traffic moves at a rapid pace. It has become a barrier between Upper and Lower Huntington because children are not allowed to cross the busy thoroughfare and adults are not encouraged to do so. There are

no stop lights or walkways to aid pedestrian crossing.

2. Parks and Open Space - The active recreation facilities in the community are exclusively in Lower Huntington, and even these facilities are inadequate. Residents identified the need for tot lots, particularly in Upper Huntington where there is no common open space. Although there is a tot lot on Farrington Avenue in Lower Huntington, it is poorly designed and therefore underused. Another recreation facility in Lower Huntington - a climbing apparatus - is designed for use by older children and is unsafe for toddlers.

   There also appears to be a lack of active recreation facilities for adults and older children. Again, the only existing facility, a ballfield, is in Lower Huntington and, therefore, not readily accessible to the entire community.

3. Community Center - There is a community center in Lower Huntington, accessible via an unpaved, overgrown alley. The center lacks adequate access and parking, it is not clearly marked (many residents do not know it exists), and it is poorly landscaped. The interior facilities are not designfor the current activities so there is not enough storage room and there is little space for interior recreation. Eighty percent of respondents to the September questionnaire would like to see improvements to that building.

E. Housing in Need of Repair

A windshield survey of housing conditions was conducted in the fall of 1975 and revealed that over fifty percent of the units exhibit some sign of deterioration. There are approximately 300 housing units in need of a housing rehabilitation program.

F. Low Income Levels

Many residents cannot afford to maintain or rehabilitate their homes through the use of conventional financing. In Census Tract 4019 over six percent of all families had incomes below the poverty level and thirty-seven percent received less than $10,000. In addition, there are a number of older, retired homeowners in Huntington living on fixed incomes.

iii. undertakings of a conservation plan

A. General Requirements

This Conservation Plan shall be initiated by the Authority after it is approved and adopted by the Board of Supervisors. The Authority and the Board shall each conduct a public hearing prior to approval of the Conservation Plan. All actions and undertakings under the power of eminent domain authorized in this Conservation Plan shall be deemed to be public uses as stipulated in Title 36 of the Code of Virginia, as amended. This Plan has been prepared in accordance with the requirements of the Code of Virginia.

B. Authorized Undertakings

Within the Conservation Project Area, the power of the Authority to carry out the work or undertaking as called for in the Conservation Plan includes the following:

1. Acquisition of property within the conservation area designated for public use, subject to Section V of the Conservation Plan;

2. Acquisition of other property through private purchase and the rehabilitation of property so acquired;

3. Provision for installation, construction or reconstruction of streets, utilities, parks, parking facilities, playgrounds, public buildings and other site improvements essential to the conservation or rehabilitation planned;

4. Disposition of acquired land or improvements through sale, lease, or other conveyance; and

5. Assistance to property owners or occupants within the Conservation Area in the improvement of their respective holdings, directed toward prevention and elimination of blight.

C. Cooperation with County Agencies

Fairfax County and local agencies and authorities shall aid and cooperate with the Authority under the powers of the Code of Virginia for the purpose of assisting the development and administration of the Conservation Plan.

iv. relationship to local objectives

The Conservation Plan is consistent with the goals and objectives set forth in the Planning and Land Use System (PLUS) Program as contained in the adopted Countywide and Area IV Plans. Both Plans recommend improvement and maintenance of housing and neighborhood quality. Specific objectives to attain this goal include:

- To initiate Community Development Programs in communities that indicate the need.
- To conserve and assure maintenance of existing moderate income neighborhoods.
- To prevent older declining structures and neighborhoods from becoming substandard.
- To improve physical community services (e.g., streets, sidewalks, lighting) in existing neighborhoods.
- To preserve existing residential neighborhoods in or immediately adjacent to the Huntington Metro area as stable resources.
- To ensure that economic pressure on these neighborhoods, which may be brought about by the presence of Metro, does not result in their deterioration as desirable residential communities.

It is intended that the Conservation Plan be consistent with all County codes and ordinances, and Virginia Department of Highways and Transportation plans. In the event that the Conservation Plan is more stringent than other applicable ordinances or plans, the Conservation Plan shall take precedence.

V. property acquisition

A. General Conditions and Limitations

Although substantial acquisition of property is not anticipated, the Authority is empowered to acquire properties within the Conservation Project by purchase, or eminent domain pursuant to law for a public use as designated by the Conservation Plan. All acquisitions under the Conservation Plan shall be carried out consistent with the regulations of the Federal Uniform Relocation and Real Property Acquisition Act of 1970, as amended, and Title 36 of the Code of Virginia, 1950, as amended.

B. Special Conditions for Acquisition of Undesignated Properties

The acquisition of property for the purpose of rehabilitation or public use may be undertaken when the owner offers such property for sale to the Authority at fair market value. Any units so purchased may be rehabilitated and then resold or leased.

C. Disposition of Acquired Properties

The Authority may dispose of land and improvements, which have been acquired under the conditions of the Code of Virginia, through sale, lease, or other conveyance. In order to insure the improvement of the area in accordance with the Plan, the purchasers or lessees of any Authority-acquired properties shall be subject to the following conditions for a period of twenty-five years from the date of disposition:

1. The installation or construction of any improvements of a permanent nature as specified in the Plan will commence within the time period fixed as reasonable by the Authority.

2. The sale, lease, or occupancy of all such properties will be executed without restrictions on the basis of race, color, creed, national origin, religion, sex, or marital status.

VI. relocation policy

It is not anticipated that there will be any displacement of persons or businesses located within the project boundaries. In the event that there is a need to acquire occupied properties, the Authority will institute and administer a relocation program which will provide all benefits and protections of the Federal Uniform Relocation and Real Property Acquisition Act. Persons will not be required to vacate these properties located within the project area until such time that decent, safe, and sanitary accommodation on suitable sites will be made available at rents or prices that are within their financial means. The Authority will advise all affected persons of those benefits to which they are entitled and will maintain close contact with them throughout the project period. There will be no discrimination on the basis of race, creed, color, national origin, religion, sex, or marital status in the relocation program, as is required by law. Every effort will be made to find relocation sites within the project area for any displacees.

VII. procedures for rehabilitation

A Home Improvement Loan and Grant Program will be instituted and administered by the Authority to assist owners of residential structures within the project area in upgrading their properties. The program will be financed by both public and private funds.

Every property owner in the Huntington area is eligible to receive a home improvement loan at a sliding scale interest rate based upon gross annual income. Property owners with low annual incomes will be further eligible for grants.

Property owners will be notified of their eligibility to receive a loan or grant by the Authority. The Home Improvement Loan and Grant Program will be restricted to single-family detached and attached housing. Funds will be made available at various rates to all property owners with acceptable credit histories, depending upon income and ability to make payments.

The Authority may acquire properties through private purchase which are offered to it by the owners. Upon acquisition of such property, the Authority may, at its option:

1. rehabilitate the structure(s) and then sell or lease them, or

2. dispose of such property under conditions obligating the purchaser to rehabilitate the property within a period of eighteen months after transfer of title.

In order to insure that the rehabilitation which is undertaken by private developers is completed and that the property will be used in a manner which is consistent with the objectives of this plan, the disposition documents shall contain the appropriate restrictions running with the land. Such restrictions shall be imposed as covenants running with the land for a period of twenty-five years from the date of disposition.

After rehabilitation, properties must be in compliance with Conservation Plan standards, HUD Property Rehabilitation Standards, and housing hygiene and building codes applicable in Fairfax County, unless waived as provided for in Section VIII, C, 2, b, of this Plan. The waivers shall apply only to recipients of home improvement loans and grants, and shall be used only in limited cases to allow for the economic rehabilitation of existing dwelling units without requiring unnecessary or excessive alterations or repairs.

VIII. regulations and standards

A. General Provisions

The following controls and regulations covering land use and building requirements provide guidelines for the project area. Maximum ingenuity and freedom of design consistent with the objectives of the Neighborhood Improvement Program is encouraged for any rehabilitation or new development. Unless otherwise stated below, all capital improvement projects will be constructed or improved in accordance with the Conservation Plan and with all applicable local and state ordinances and codes.

B. Development Review

Upon adoption of the Conservation Plan, all the following requests, plans, and proposals will be forwarded by the County to the Authority for review and comment. The Authority will follow all regulations, limitations, and time schedules of the County in reviewing and commenting on said documents. Working with a committee designated by the Huntington Citizens Association, the Authority will conduct all such reviews as called for in this section of the Conservation Plan.

1. Zoning Actions - The Authority, with the Committee, shall review and comment upon all new or pending zoning actions in the Neighborhood Conservation Project. All rezoning requests, special use permit requests, and special exception requests for properties that are wholly or partially within the program boundaries shall be submitted to the Authority at the same time they are submitted to the County of Fairfax. All such requests will be reviewed with respect to their conformance with the objectives of the Conservation Plan.

2. Development and Site Plans - The Authority, with the Committee, shall review and comment upon the developer's plans and working drawings particularly as they are concerned with, but not limited to, site planning, architectural layout, materials to be used in construction, landscaping, access, advertising and identification signs, streets and sidewalks.

   All proposed development and site plans for projects that are wholly or partially within the program boundaries shall be submitted to the Authority at the same time as they are submitted to the County of Fairfax.

3. Public Improvements - All public and quasi-public agencies which propose pro-

jects within the program area boundaries will be required to submit preliminary and final working drawings or site plans and building elevations in sufficient detail to show access, layout, landscaping, and construction to the Authority for review and comment with the Committee prior to the start of construction.

C. Specific Regulations

1. Regulations Applicable to All Properties

a. Statement of Purpose - A basic purpose of this plan, in promoting the rehabilitation and conservation within Huntington is to provide standards for improvements which will serve the goals and objectives of the community. All improvements shall reflect quality in design, materials, and techniques, and appropriate lighting shall be integrally designed to serve the entire project area. None of the regulations contained herein shall be construed to release any developer, owner, or other individual from required conformance to all applicable County regulations, controls, and ordinances.

b. Easements - No building shall be erected on or over any utility easement, unless expressly agreed to by all necessary parties.

c. Parking and Circulation - A Huntington Parking and Circulation Plan will be developed by the Authority and the designated representatives of the Huntington Citizens Association to address the following objectives:

i. adequate vehicular and pedestrian circulation through the project area,

ii. separation of pedestrian and vehicular traffic where feasible,

iii. provision of continuous sidewalks and bicycle paths along Huntington Avenue when that road is widened or improved,

iv. provision of two pedestrian-activated traffic signals on Huntington Avenue when that road is widened or improved. Prior to installation of these two lights, the possibility of placing four-way stop signs on Huntington Avenue as an interim measure should be investigated.

v. maximum opportunity for resident parking where appropriate,

vi. reasonable access to and egress from all land uses (particularly the Community Center) and parking lots in an efficient manner, and

vii. minimum obstruction to efficient traffic flow in the streets in the project area.

Upon adoption of the Huntington Parking and Circulation Plan by the Citizens Association and the Authority, all parking and circulation improvements to both public and private areas within the Conservation District will comply with the standards set forth in that Plan.

d. Environmental Improvements - An Environmental Improvements Plan will be developed for Huntington to address the following objectives:

i. adequate buffering between residential and commercial or institutional properties,

ii. adequate buffering between Huntington Avenue and all properties which abut it,

iii. adequate buffering between I-495 and the homes in Lower Huntington,

iv. maximum open space and recreation areas within the community,

v. appropriate aesthetic guidelines for exterior renovation of duplex units and apartments,

vi. appropriate types and location of vegetation and retaining walls to prevent further slippage of the marine clays which are present in much of the community,

vii. placing overhead utility lines underground wherever legally feasible, and

viii. a cohensive visual character for the community.

Upon adoption of the Huntington Environmental Improvements Plan by the Citizens Association and the Authority, all modifications and improvements to the terrain and landscape will comply with the provisions of that Plan.

e. Garbage and Rubbish - The following regulations shall

apply to the removal of garbage, rubbish and litter by property owners:

It shall be unlawful for the owner of any property, after having been notified by the Fairfax County Health Director, to fail to remove any and all garbage, rubbish, litter, or other substances which have caused the premise to become unclean, unsightly, insanitary, obnoxious or a blight to the community. When the County Health Director has determined that a violation exists, he shall notify the owner of the land or lot in accordance with Fairfax County code. If such garbage, rubbish, litter or other substances are not removed, the Fairfax County Director of Public Works shall cause removal and assess the cost and expenses against the owner of such property, as provided in the County code.

2. Regulations Applicable to Residential Areas

a. Land Use - The intensity of land use within the program area boundaries shall conform to that specified in the Official Zoning Map of Fairfax County in force at the time of adoption of this Conservation Plan. The designated densities shall apply to all renovation and future development within the program area. All uses shall be limited to and shall conform with regulations which are enumerated in the existing or proposed zoning ordinance of the Code of Fairfax County, Virginia, as amended.

b. Home Improvement Loan and Grant Recipients - Those property owners receiving loans or grants from the Authority for the rehabilitation of their properties will be required to upgrade such properties to conform with HUD Property Rehabilitation Standards unless waived by the Authority; and to conform with housing hygiene and building codes applicable in Fairfax County, unless waived by the appropriate County body pursuant to applicable laws and regulations. The Authority will assign a rehabilitation specialist to inspect and oversee all properties undergoing rehabilitation and insure compliance with rehabilitation standards. This person, or a duly authorized designee, will make periodic site visits and will be responsible for making reports to the Authority.

3. Regulations Applicable to Neighborhood Commercial and Institutional Facilities

The intensity of land use for non-residential areas within the program boundaries is also that specified in the 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 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, 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.

4. Regulations Applicable to Public and Quasi-Public Areas and Facilities

a. Park and Playground Development - Public open spaces shall be provided under the Conservation Plan for both active and passive use by all age groups. Only incidental structures to serve parks and recreational uses shall be permitted in areas designated for parks and playgrounds. Improvements may include, but are not necessarily limited to, rain shelters, permanent playground equipment, park furniture, and landscaping. Acquisition of necessary property for public open space shall be undertaken pursuant to Sections V and VIII of this Plan. All such property shall be turned over to the Park Authority for design, implementation, and maintenance.

b. Underground Utilities - At the time of alteration or street renovation, all overhead utility lines within 200

feet of the center line of Huntington Avenue will be placed underground, whenever legally feasible.

c. Sidewalks - Whenever legally feasible, a continuous sidewalk will be constructed on one or both sides of Huntington Avenue when that road is widened or improved.

D. Duration of Controls, Regulations and Standards

The controls set out above are compatible with existing County codes. Rehabilitation and new construction within the project area will be subject to these controls, regulations and standards, and to any more restrictive provisions which may be contained in this Plan. Any controls imposed in disposition documents relating to those properties acquired by the Authority will run for their stated time periods.

ix. procedure for plan amendment

All proposed amendments to the Conservation Plan shall be submitted to the Authority for the purpose of holding a public hearing to provide the opportunity for residents of the project area and all other affected parties to voice their views on the proposal. The Authority shall then submit the amendment along with its recommendations to the Board of Supervisors for consideration. Prior to taking final action on any amendment, the Board shall hold a public hearing. Any Conservation Plan amendments that require an amendment of the Comprehensive Plan shall further require the approval of the amendment and the Comprehensive Plan change by the Planning Commission.

x. time limitations

There is no stated limitation on the length of time within which the program activities must be completed.

xi. program funding

The Neighborhood Improvement Program and its annual appropriations shall be approved by the Fairfax County Redevelopment and Housing Authority and the Board of Supervisors for implementation of the Conservation Plan and Improvement Program prior to each program year. Funds from all sources allowable under Virginia law may be appropriated to be spent on approved program activities. Due to the fact that many project costs are estimated and since flexibility in such an undertaking is necessary, the County Executive shall have the authority to shift funding from one approved project to another as necessary during the program year.

appendix

appendix a

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on Tuesday, March 30, 1976, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS, past and current studies and analyses have documented the various problems and deteriorating conditions in the Huntington Neighborhood Area, including the need to upgrade housing, public facilities and services; and

WHEREAS, the County designated this area as a target area for planning and community development in its FY 1975 Application for Community Development Block Grant Funds under Title I of the Housing and Community Development Act of 1974, which Application was approved by the Board of Supervisors of Fairfax County, Virginia, on February 10, 1975; and

WHEREAS, on October 20, 1975, said Board of Supervisors requested by Resolution that the Fairfax County Redevelopment and Housing Authority (hereinafter called the "Authority") investigate the Huntington Neighborhood Area and, if feasible, to delineate such area and prepare a Conservation Plan in accordance with Section 36-49.1 of the Code of Virginia, as amended; and

WHEREAS, the Authority has investigated the Huntington Neighborhood Area and has found such an area feasible for conservation; such area being that described on page 31 of the Conservation Plan, as amended; and

WHEREAS, the Authority, after meeting with citizen groups, has prepared the Neighborhood Improvement Program and Conservation Plan for Huntington, dated February 19, 1976; and

WHEREAS, after its public hearing of March 1, 1976, the Authority duly approved by Resolution No. 188 transmittal of said Neighborhood Improvement and Conservation Plan for Huntington, as amended, to the Board of Supervisors for its consideration; and

WHEREAS, the Authority is specifically empowered to carry out the work or undertakings as called for in the Conservation Plan for Huntington under Section 36-49.1 of the Code of Virginia, as amended; and

WHEREAS, the Conservation Plan for Huntington has been prepared in accordance with the requirements of Section 36-49.1 of the Code of Virginia, as amended; and

WHEREAS, the Conservation Plan for Huntington is consistent with all other provisions of Title 36 of the Code of Virginia, as amended, and with the Cooperation Agreement of May 14, 1973, between the Fairfax County Board of Supervisors and the Redevelopment and Housing Authority, as amended; and

WHEREAS, the Board of Supervisors has considered said Neighborhood Improvement Program and Conservation Plan for Huntington, as amended;

NOW, THEREFORE, BE IT RESOLVED, that

1. The Board of Supervisors of Fairfax County, Virginia, does hereby approve and adopt said Neighborhood Improvement Program and Conservation Plan for Huntington, as amended, to be known as Neighborhood Improvement Program and Conservation Plan for Huntington; and

2. The Neighborhood Improvement Program and Conservation Plan for Huntington, as adopted, is applicable in that area as described on page 31 of such Plan; and

3. The Neighborhood Improvement Program and Conservation Plan for Huntington, as adopted, shall be implemented in accordance with the Cooperation Agreement of May 14, 1973, between the Fairfax County Board of Supervisors and the Redevelopment and Housing Authority, as amended; and

4. The County staff shall forward any and all requests, plans and proposals concerning zoning, subdivision and development, and public improvements within the Huntington Conservation Area to the Authority for its review and comment prior to final County agency action.

Ethel Wilcox Register,
Clerk to the Board

appendix b

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Walter D. Webdale, Director
Housing and Community Development

DATE March 31, 1976

FROM: Frederic Lee Ruck FLR
County Attorney

Ref. No.: 2890

FILE NO:

SUBJECT: Neighborhood Improvement Program and Conservation Plan for Huntington

REFERENCE:

I have reviewed the Neighborhood Improvement Program and Conservation Plan for Huntington, as adopted on March 30, 1976, by the Fairfax County Board of Supervisors. I find that in form and substance it is in accord with and meets the requirements of all applicable State and local laws and is consistent with the Cooperation Agreement of May 14, 1973, as amended, between the Fairfax County Board of Supervisors and the Redevelopment and Housing Authority.

FLR:MHB:cjc

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David W. Colby, Senior Planner

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Support Staff

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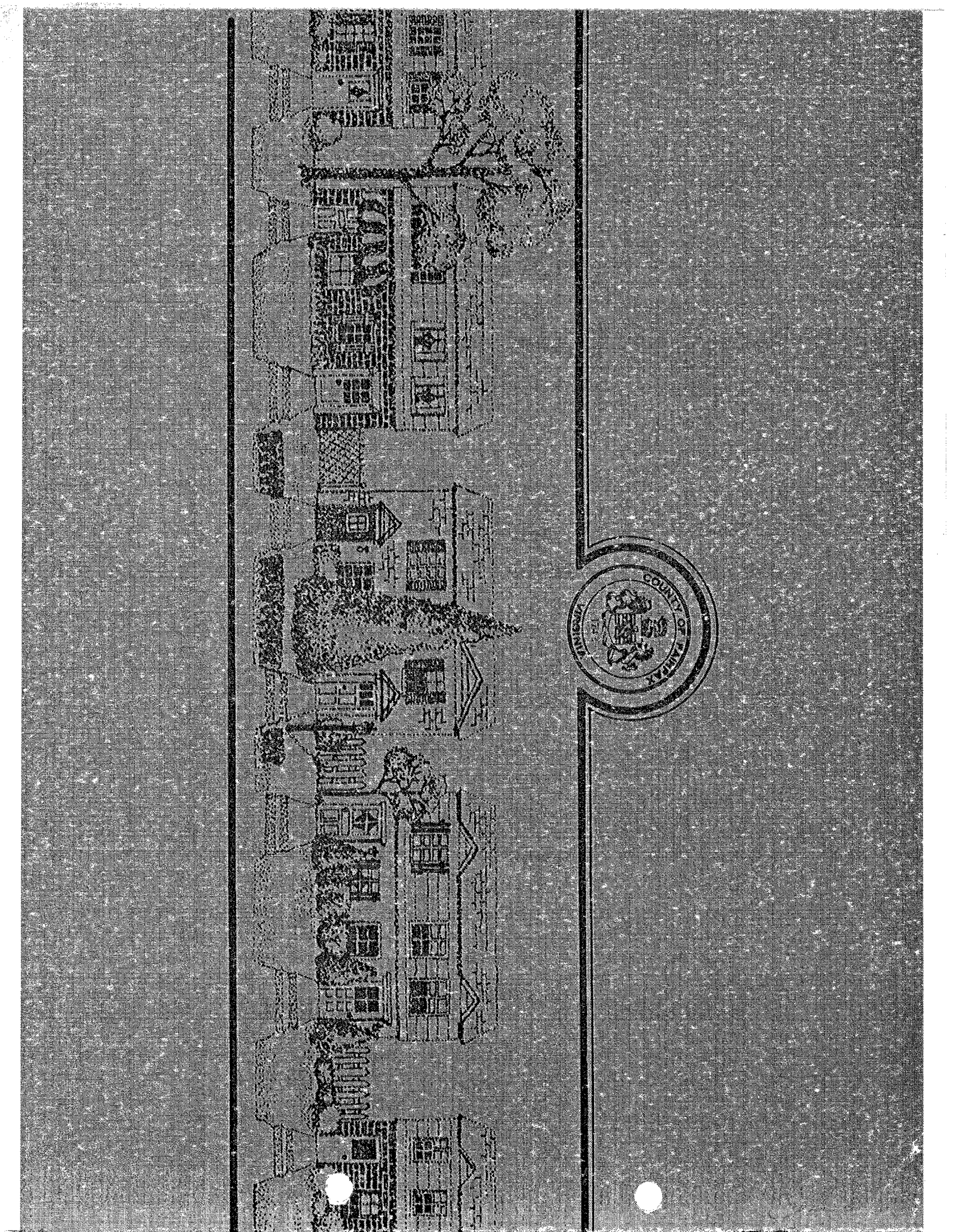
COUNTY OF FAIRFAX
VIRGINIA