

6100 Richmond Highway – CPN22-MV-007  
6100 and 6130 Richmond Hwy  
Penn Daw & Huntington Planning Study Task Force  
October 3, 2023 Kick-off Meeting

# Richmond Highway Corridor- 6100 Richmond Highway

## Richmond Highway Corridor Area

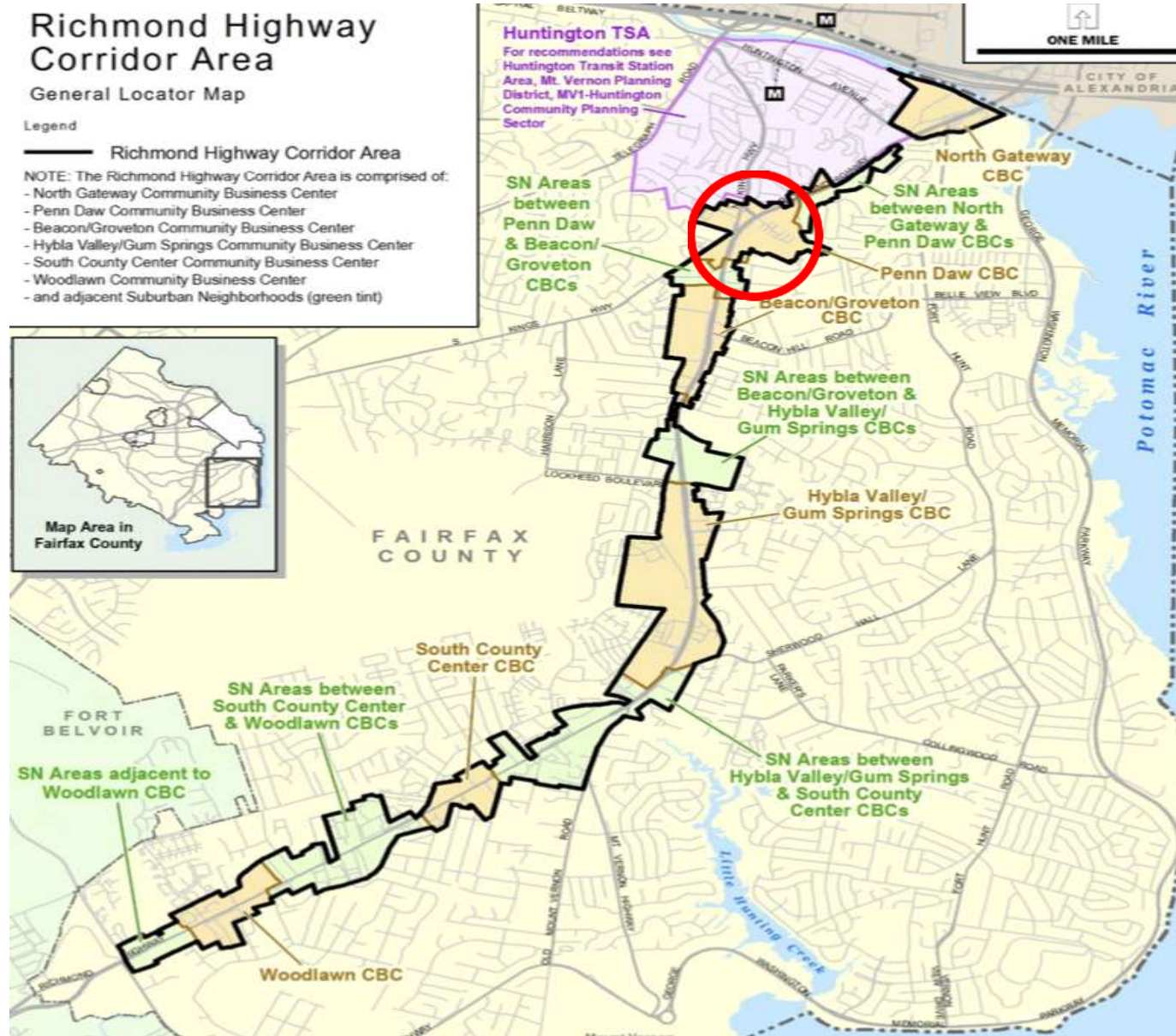
### General Locator Map

#### Legend

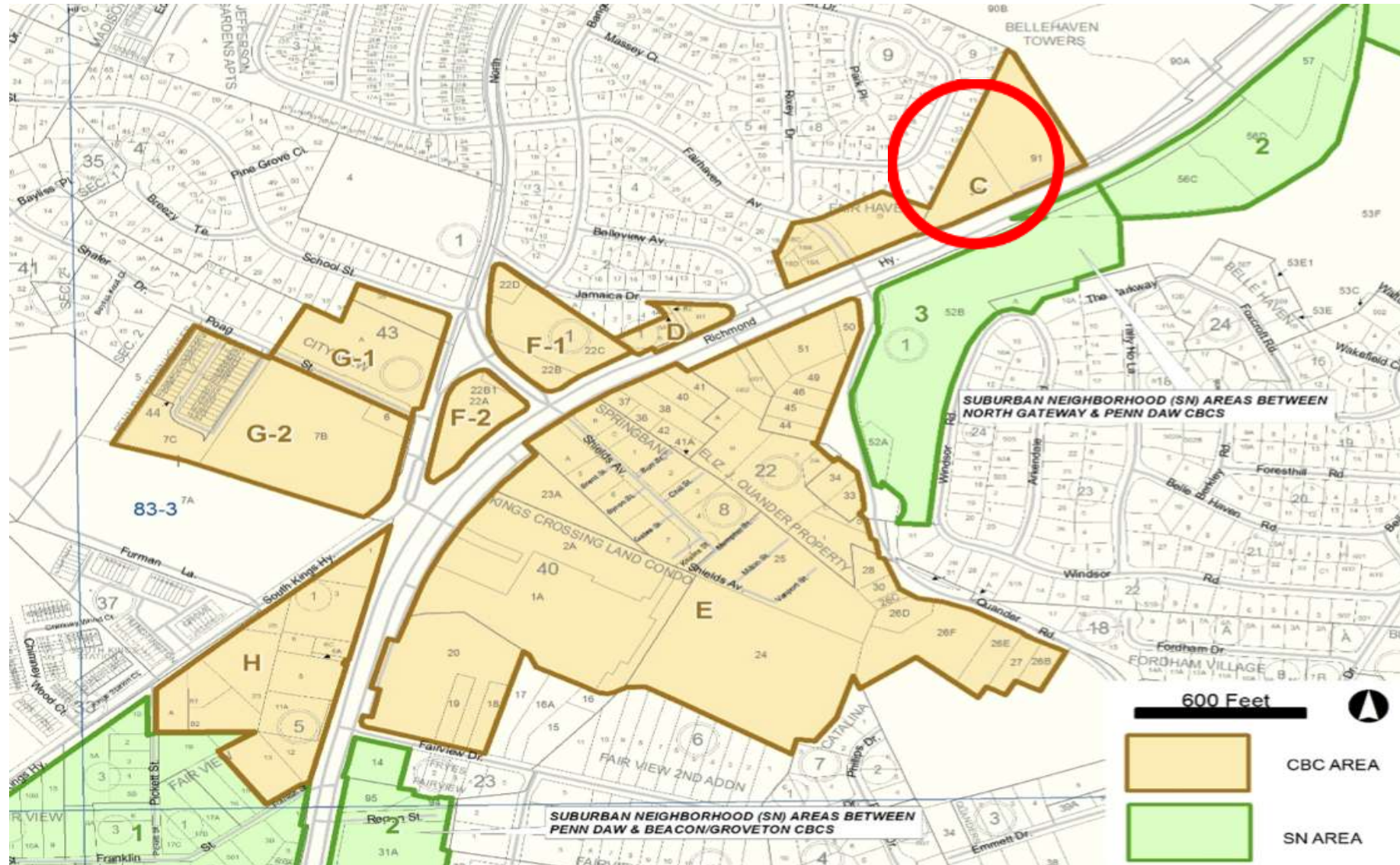
— Richmond Highway Corridor Area

NOTE: The Richmond Highway Corridor Area is comprised of:

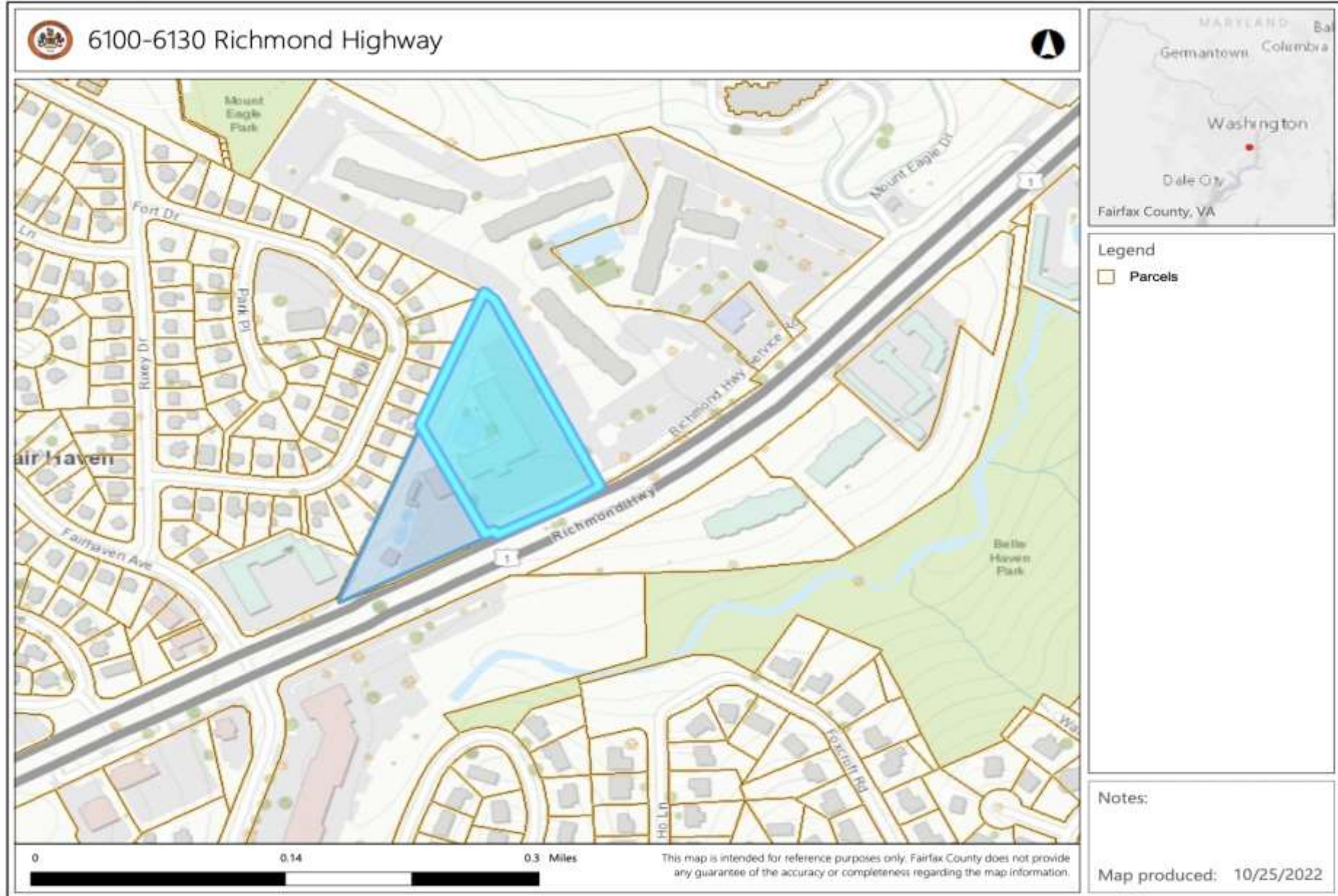
- North Gateway Community Business Center
- Penn Daw Community Business Center
- Beacon/Groveton Community Business Center
- Hybla Valley/Gum Springs Community Business Center
- South County Center Community Business Center
- Woodlawn Community Business Center
- and adjacent Suburban Neighborhoods (green tint)



# Penn Daw CBC - 6100 Richmond Highway



# Existing Conditions - 6100 Richmond Highway



 6100-6130 Richmond Highway



Legend  
 Parcels

Notes:

0 0.14 0.3 Miles

This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.

Map produced: 10/25/2022

# Existing Conditions - 6100 Richmond Highway

## Existing Conditions

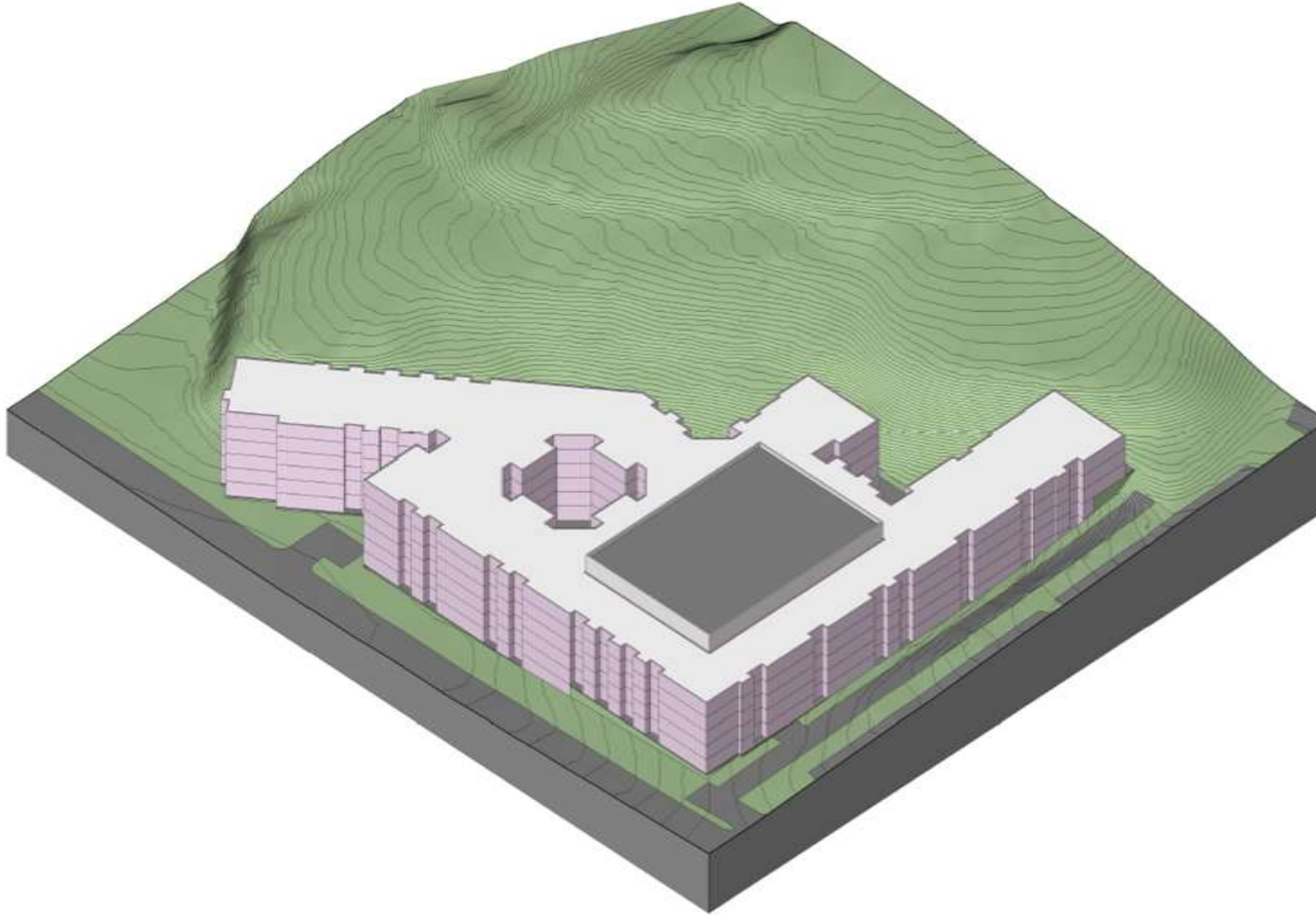
6100 Richmond Hwy - Fairfax County, VA



Existing Conditions - 6100 Richmond Highway  
Looking Southwest

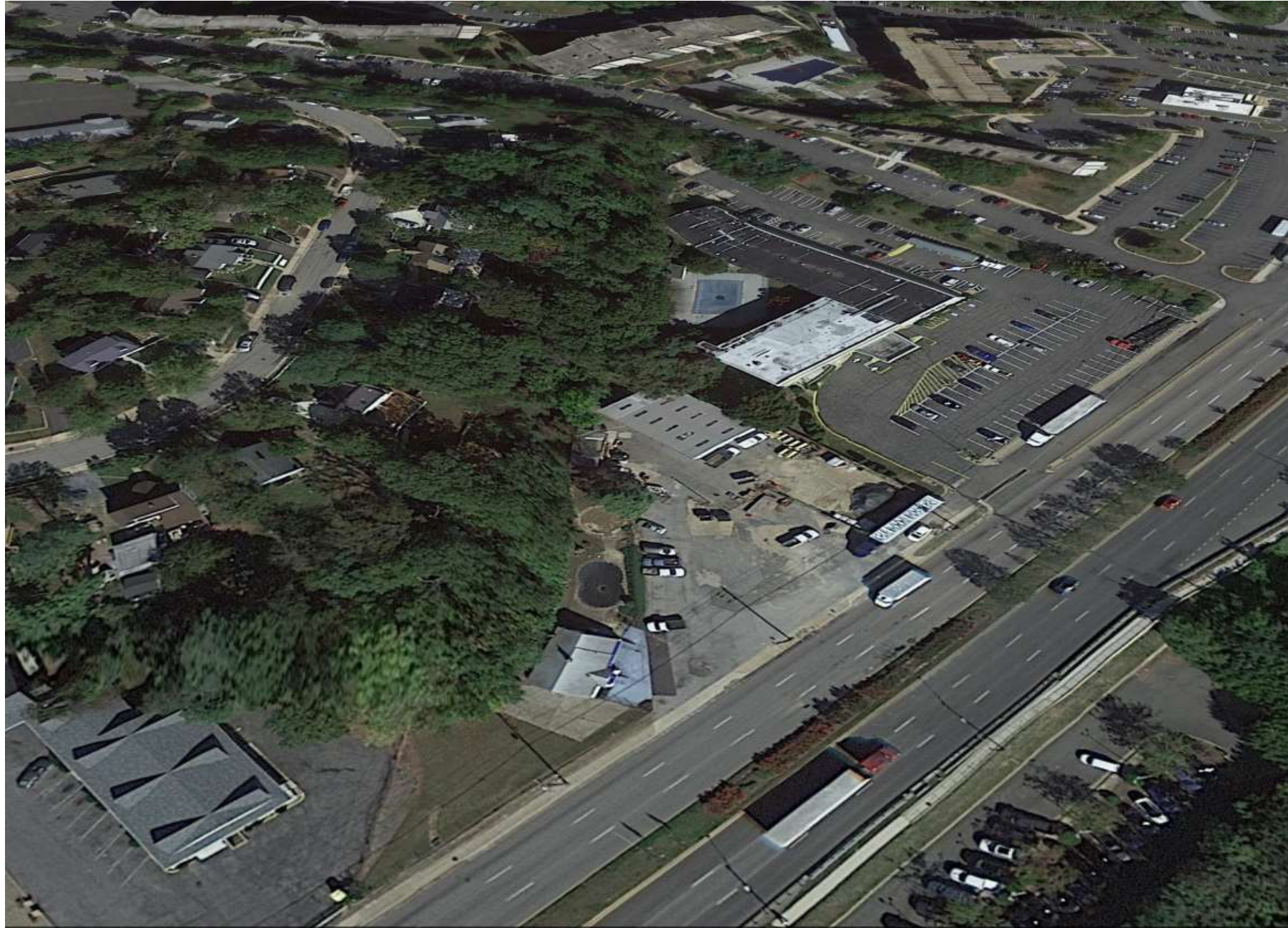


## Proposed Conditions - 6100 Richmond Highway



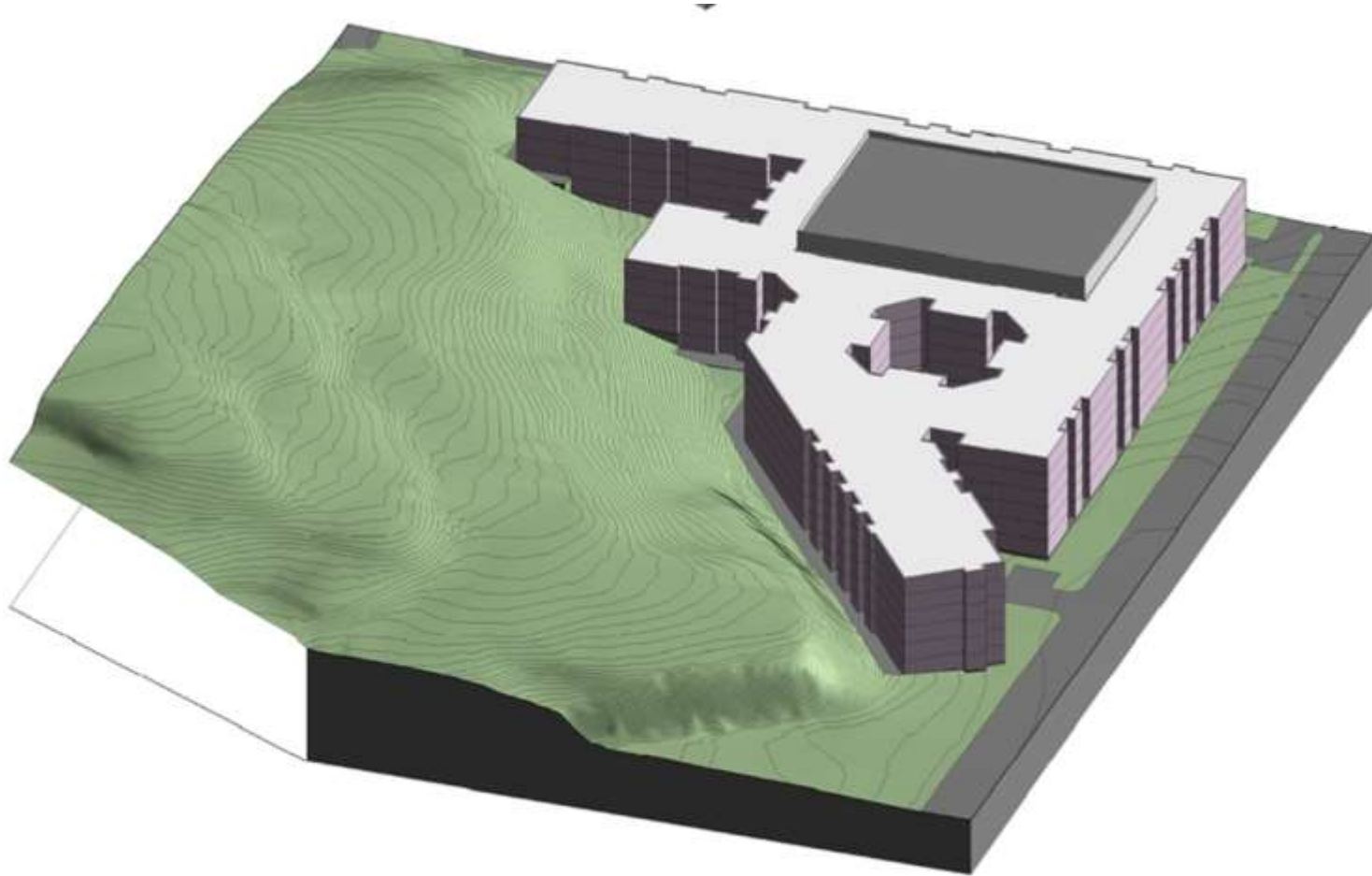
- Perspective – Looking southwest from Richmond Highway (foreground) to Fairhaven Community (background)
- High-quality multifamily residential development
- Internal structured parking facility
- Onsite amenities, including dog park
- Current design about 376 units (32 studio, 221 1 br and 123 2-br)
- Avg unit at approx. 887 nrsf
- Maximum building height of 5 stories
- Project design would evolve with community input as the comp plan amendment and future rezoning move forward.

Existing Conditions - 100 Richmond Highway  
Looking Northwest





## Proposed Conditions - 6100 Richmond Highway



- Perspective – Looking northwest from Richmond Highway (foreground) to Hunting Towers (background)
- High-quality multifamily residential development
- Internal structured parking facility
- Onsite amenities, including dog park
- Current design about 376 units (32 studio, 221 1 br and 123 2-br)
- Avg unit at approx. 887 nrsf
- Maximum building height of 5 stories
- Project design would evolve with community input as the comp plan amendment and future rezoning move forward.

# Proposal in a nutshell

- Comp Plan currently recommends:
  - 7-acre sub-unit includes commercially-zoned lots fronting on the west side of Richmond Highway, south of Belle Haven Towers between Richmond Highway and the Fairhaven neighborhood
    - Approx. 150,000 gross sq ft of office use
    - Maximum height of 50 ft
  - Buildings should be oriented toward Richmond Highway with parking in the rear
  - Substantial consolidation of lots, combined access points, and efficient internal circulation pattern
- What has changed?
  - Office market – Feb 2021 EDA Report – No foreseeable office market for 10+ years
  - Area Replanning/Infrastructure Projects
    - Embark Plan
    - BRT
    - Huntington Metro
- Proposed Comp Plan recommendation
  - High-quality multifamily residential development
    - Internal structured parking facility
    - Onsite amenities
  - Maximum density of 400 units (approx. 87.33 dus/ac)
  - Maximum building height of 5-6 stories