

# 2023 Mount Vernon District Task Force Kick-Off Meeting

2023 Comprehensive Plan Amendment  
Work Program Review

October 3, 2023



PLANNING & DEVELOPMENT

# AGENDA

1. Introduction
2. Task Force Procedures
3. Brief Overview of Comprehensive Planning
  - a. Overview of the SSPA Screening Process & Next Steps
4. Review of Local Plan Amendments and Discussion
  1. Cityside Huntington, 2023-IV-2MV (6034-6036 Richmond Highway)
  2. Penn Daw CBC, Land Unit C, Days Inn, 2023-IV-1MV (6100 – 6130 Richmond Highway)

Planning & Development  
Aaron Klibaner  
Lia Niebauer  
Graham Owen

# Task Force Procedures

- Purpose
- Task Force Elect Secretary
  - Recording votes on Task Force Report Form
- Decision Making Process
  - Deliberation
  - Voting
- Meetings
  - Agendas
  - Presentations
  - Public comment
- Schedule

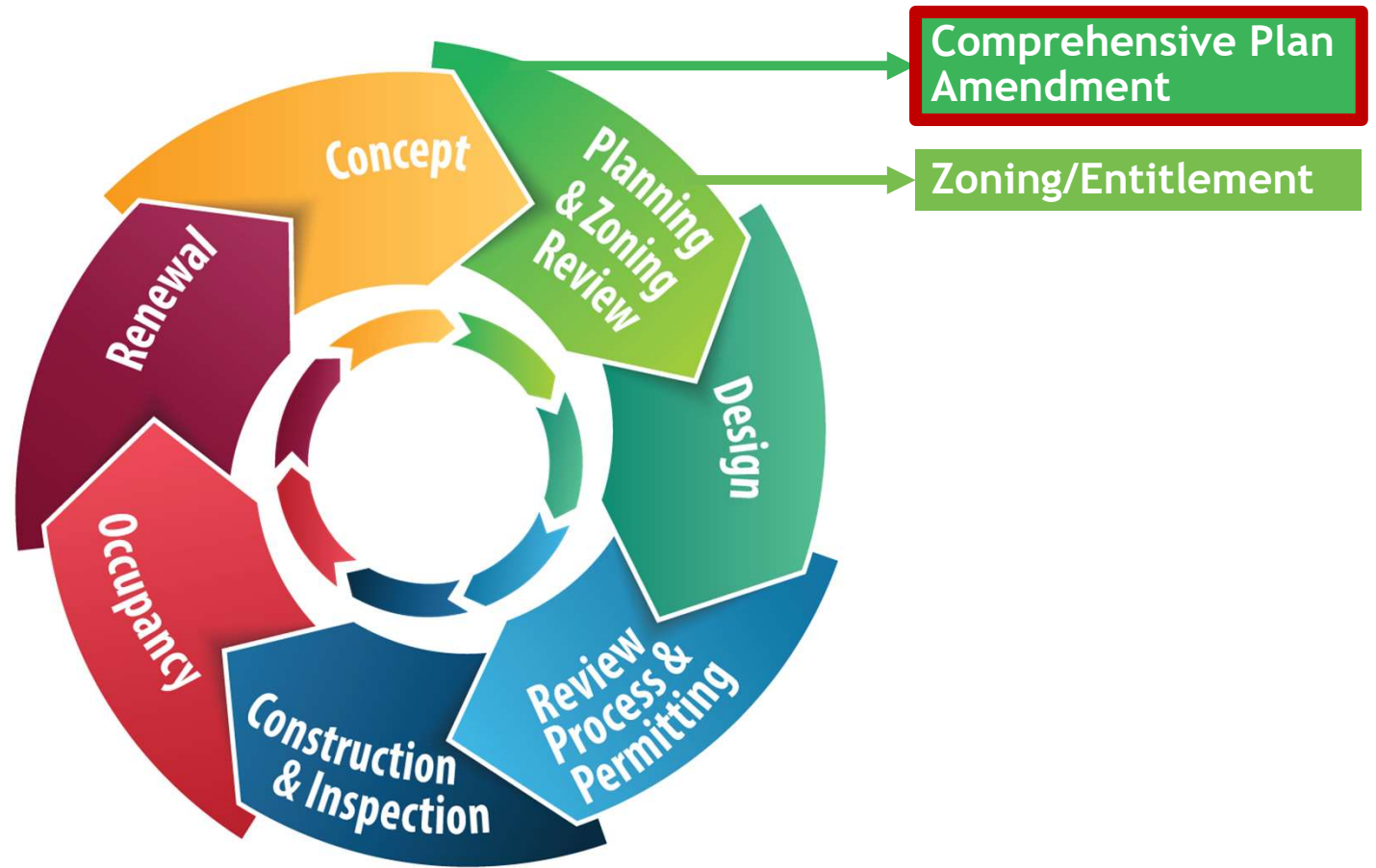
# Introduction to the Comprehensive Plan



PLANNING & DEVELOPMENT

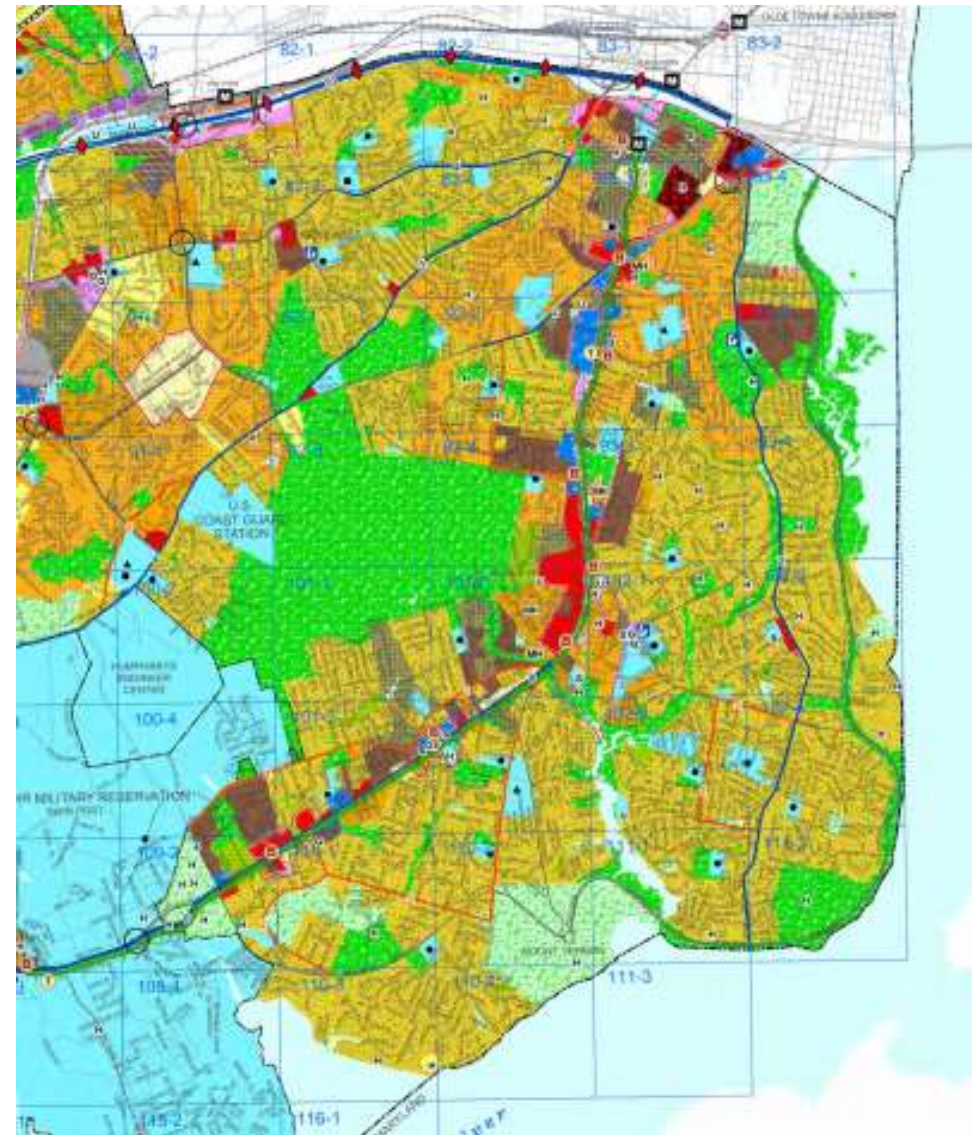
# Land Development in Fairfax County

The Land Development process covers the lifecycle of the built environment over many years.

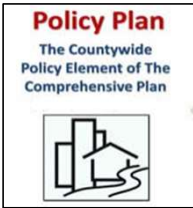


# Comprehensive Plan Main Ideas

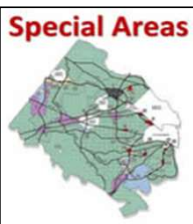
- The Comprehensive Plan is a guide that reflects the community's long-term land-use vision for the future.
- The Plan is used by the PC and Board to make decisions about changes in the use of property (zoning).
- The Plan is dynamic and is updated through amendments.
- The Plan amendment process involves extensive community engagement and many planning stakeholders.



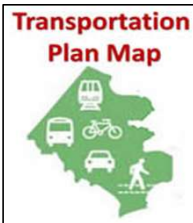
# Comprehensive Plan Components



Outlines objectives, policies and guidelines to guide planning and development review considerations toward implementing county goals.



Special Areas are described in the Concept For Future Development and identify key elements for implementing the Policy Plan's goals and objectives at more detailed Activity Center levels.



The Transportation Plan Map provides a detailed view of planned transportation improvements.



The Trails Plan Map provides a detailed view of planned trails and trail construction elements.



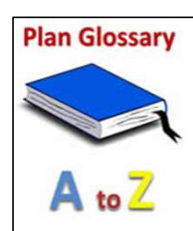
The four Area Plans (Area I, Area II, Area III and Area IV) identify key elements for implementing the Policy Plan's goals and objectives at more detailed Planning District and Community Planning Sector levels.



The Comprehensive Plan Map illustrates planned land uses, transportation improvements and public facilities.



The Bicycle Network Plan Map provides a detailed view of planned bicycle facility improvements.



The Plan Glossary contains an alphabetical listing defining terms as they are used in the context of the Comprehensive Plan.

# Concept For Future Development










## Community Business Center (CBC)

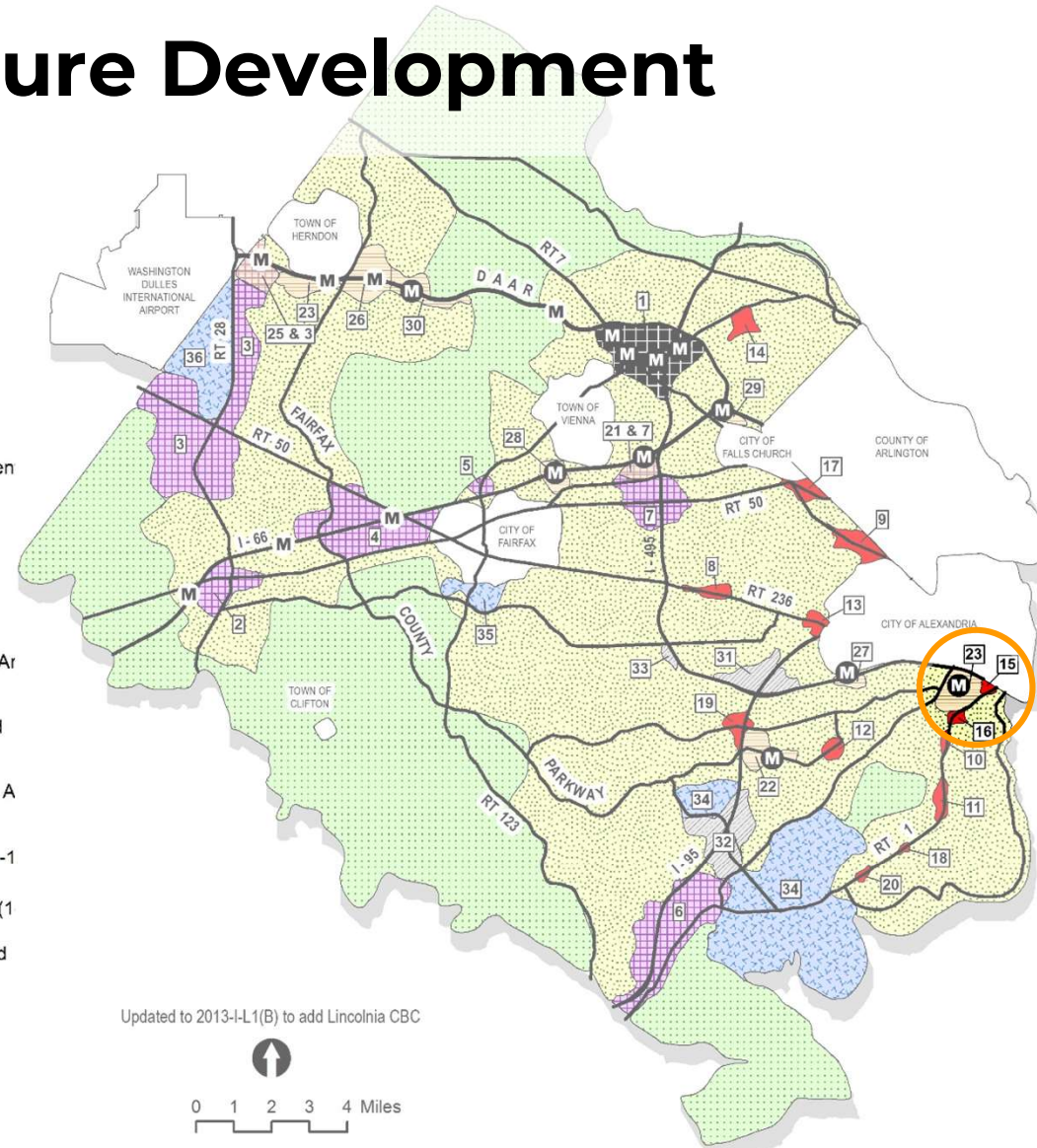
- Penn Daw CBC

## Transit Station Area (TSA)

- Cityside Huntington

### LEGEND

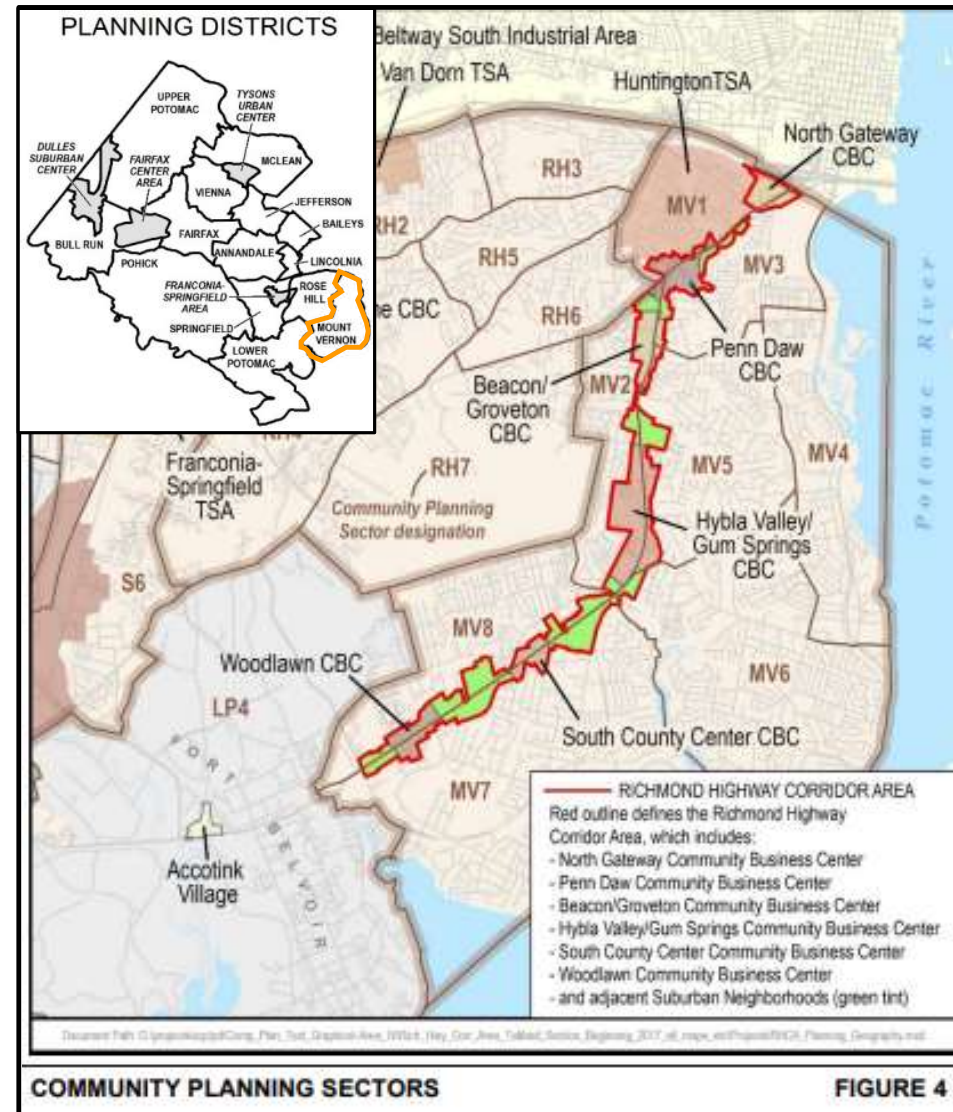
-  Tysons Urban Center
-  Suburban Center
-  Community Business Cen
-  Transit Station Area
-  Industrial Area
-  Large Institutional Land Ar
-  Suburban Neighborhood
-  Low Density Residential A
-  Major Road - Existing (1-1)
-  Metro Station - Existing (1)
-  Metro Station - Proposed





# Area Plan Geographies

Community Planning **Districts**  
Community Planning **Sectors**



“**How much**” development can be anticipated on a specific site or within a planned area?

## **Density, Intensity, and Floor Area Ratio (FAR)**





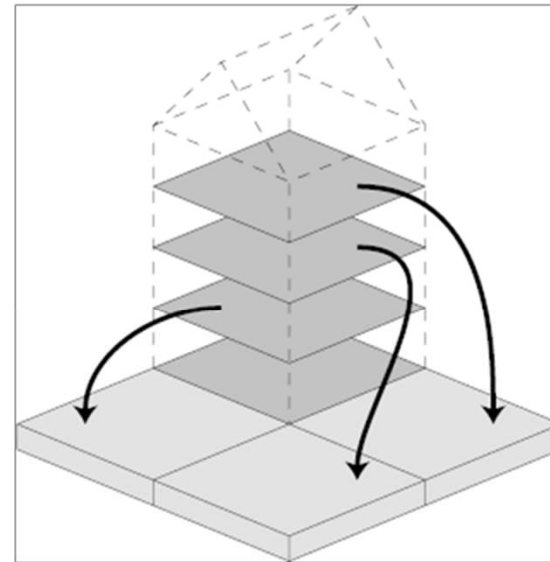
# Planning Terms – Intensity

Intensity typically expressed as Floor Area Ratio (FAR)

The floor area of the building is divided by the land area to calculate the FAR.

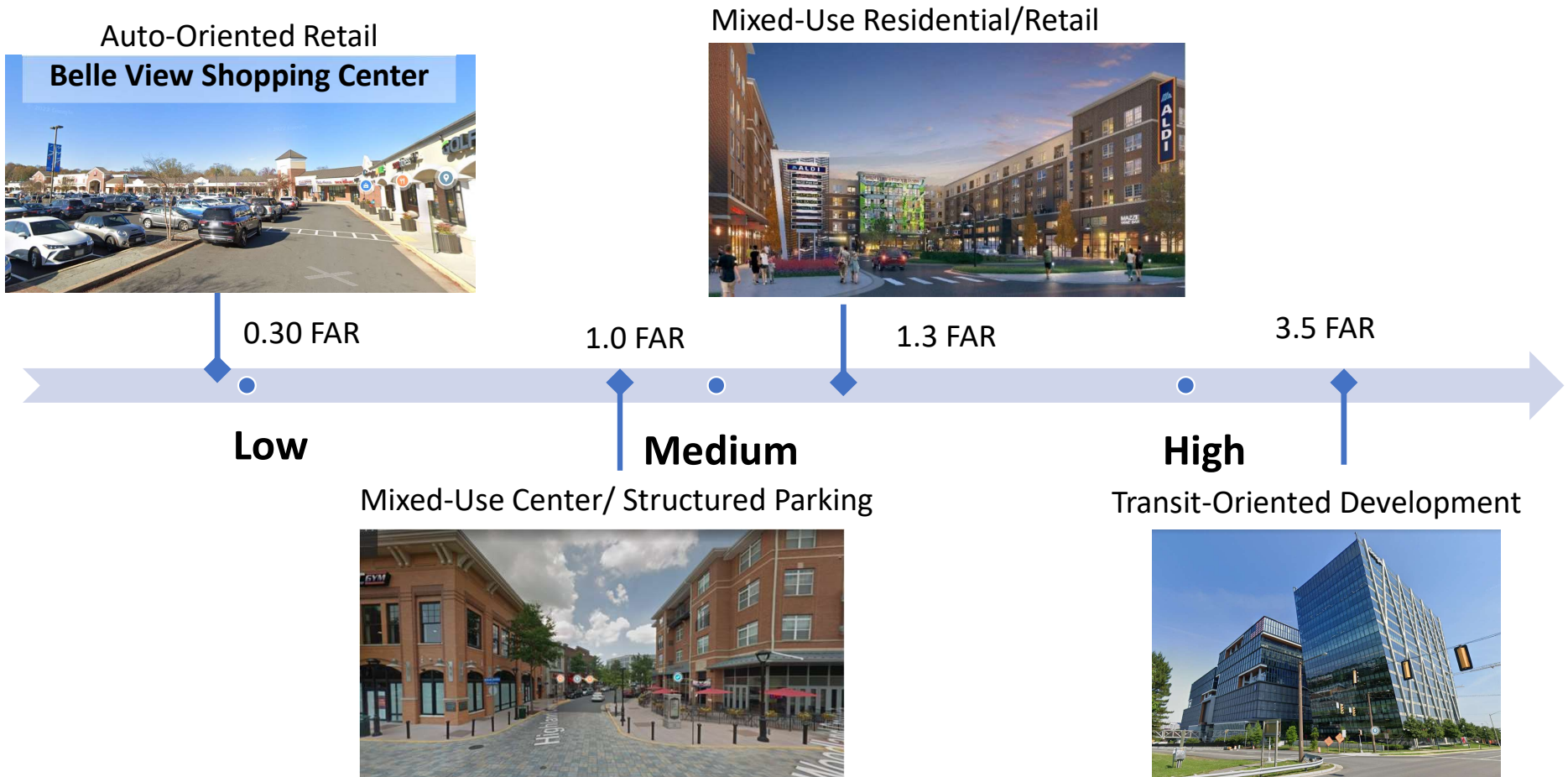
**EXAMPLE:**

$$\frac{100,000 \text{ sq. ft. of building}}{100,000 \text{ sq. ft. of land}} = 1.0 \text{ FAR}$$



# Non-Residential and Mixed-use Intensity

Floor Area Ratio (FAR)



# Comprehensive Plan vs. Zoning Ordinance

## Comprehensive Plan

- Guide: Goals & Recommendations
- Supplies general policies and text regarding land use, transportation, environmental protections, heritage resources, public facilities, parks, etc.
- Land use categories
- Density and Intensity (amount of development)

## Zoning Ordinance

- Law: Body of Regulations
- Implements the Plan
- Identifies use types and requirements such as setbacks, height, and open space
- Zoning Districts (ex. R-1, C-2, and PDC)

The Comprehensive Plan guides zoning and development review decisions.

# Public Engagement

- The Fairfax County Community is a Planning Partner
  - The public is invited to participate in changes to the Comprehensive Plan.
  - Staff actively seeks community comment during the amendment process.
  - Community members may sit on land use committees, task forces or other advisory groups.



# Where can I find a copy of the Comprehensive Plan?

## Department of Planning & Development Website

[www.fairfaxcounty.gov/planning-development/fairfax-county-comprehen](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehen) [www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)

## Fairfax County Comprehensive Plan

The Comprehensive Plan (the Plan) is required by state law to be used as a guide to decision-making about the natural and built environment by the county's Board of Supervisors, and others such as the Planning Commission and the Board of Zoning Appeals. It is also a guide for county staff and the public to use in the planning process. The Comprehensive Plan consists of the Policy Plan, four Area Plan volumes, and a Plan Map. The Policy Plan volume includes general countywide policy on land use, transportation, housing, the environment, heritage resources, economic development, and public facilities, including public parks, recreation and trails. The Area Plans contain detailed long-range planning recommendations organized by geographic areas of the county. The Plan recommends how land should be used, but not when development will occur. The Plan Map illustrates the recommended land use, but must be used with the Plan books to fully understand what is planned.

### COMPREHENSIVE PLAN DOCUMENTS

Sections of the Comprehensive Plan are updated periodically to incorporate [Plan amendments](#) adopted by the Board of Supervisors. The web edition of the Comprehensive Plan is the most up-to-date and can be accessed by clicking on the link below. The "Amended Through [date]" in each section header of The Plan, identifies when that section was last updated. For assistance with using the Comprehensive Plan on the web please visit the [Help](#) section.

[View Current & Historic Comprehensive Plan - 2017 Edition](#)

#### POLICY PLAN

The Policy Plan outlines the objectives, policies, and guidelines to guide planning and development review considerations toward implementing county

[View Policy Plan](#)

#### PLAN GLOSSARY

The glossary contains an alphabetical listing defining terms as they are used in the context of the Comprehensive Plan.

[View Plan Glossary](#)

#### PLAN MAPS



[View Plan Maps](#)

#### PLAN AREAS



[View Plan Areas](#)

#### PLAN DISTRICTS



[View Planning Districts](#)

#### SPECIAL AREAS



[View Special Plan Areas](#)



# Additional Resources

- COMPREHENSIVE PLAN  
[www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)
- LINK TO COMP PLAN GLOSSARY  
[www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/planglossary.pdf](http://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/planglossary.pdf)
- LINK TO COMP PLAN FAQ  
[www.fairfaxcounty.gov/planning-development/comprehensive-plan/faqs](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/faqs)
- LINK TO COUNTY EMAIL SUBSCRIPTIONS  
[www.fairfaxcounty.gov/maillinglist](http://www.fairfaxcounty.gov/maillinglist)  
(view the land use & development section for selections)
- LINK TO FB LAND USE PLANNING AND ZONING PAGE  
[www.facebook.com/fairfaxlanduse](http://www.facebook.com/fairfaxlanduse)
- SSPA FAQs & EDUCATION  
[www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/faqs](http://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/faqs)



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

## **2023 SITE-SPECIFIC PLAN AMENDMENT (SSPA) PROCESS**

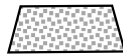
A countywide process for reviewing proposed changes to the long-range Comprehensive Plan for individual sites. Proposals include potential changes to land use recommendations.

# Comprehensive Plan Amendment Work Program

The Work Program is a list of Comprehensive Plan studies that county staff have been directed to evaluate by the Board of Supervisors.



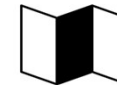
Countywide Policy



Areawide



Site-Specific

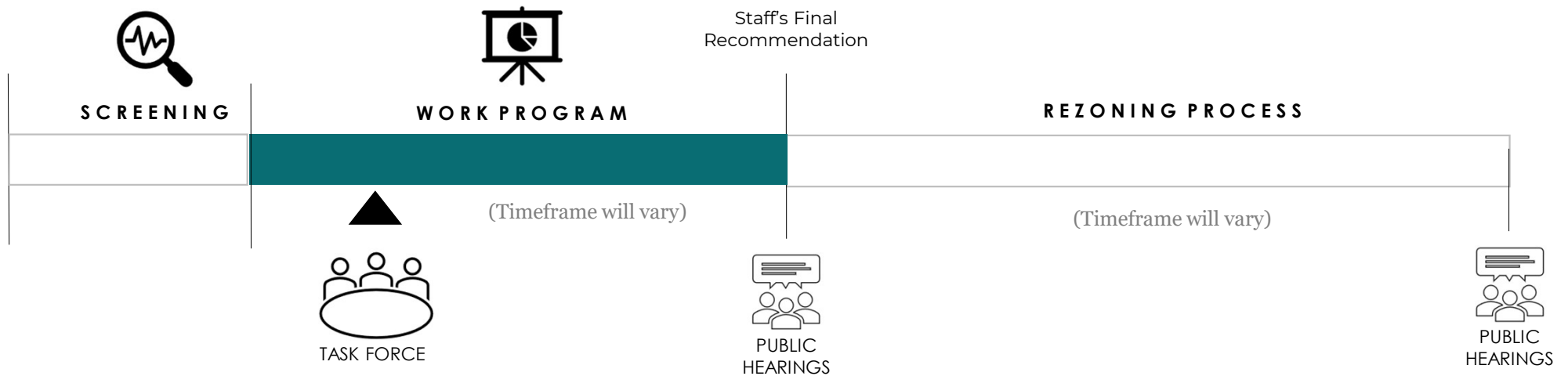


Other Board  
Authorizations

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*Types of Comprehensive Plan Amendments*

# REVIEW PROCESS FOR EACH PROPOSAL REQUIREING A PLAN AMENDMENT



The community will have the opportunity to participate in both the work program and the rezoning process.

- How should a site develop in the future?
- What are the benefits and impacts to the community?
- We plan to share these considerations at the upcoming meetings.



Land Use



Transportation &  
Access



Environment



Public Facilities



Open Space and  
Parks



Schools



Health and  
Human Services



Housing



Heritage  
Resources

## WORK PROGRAM TIMELINE

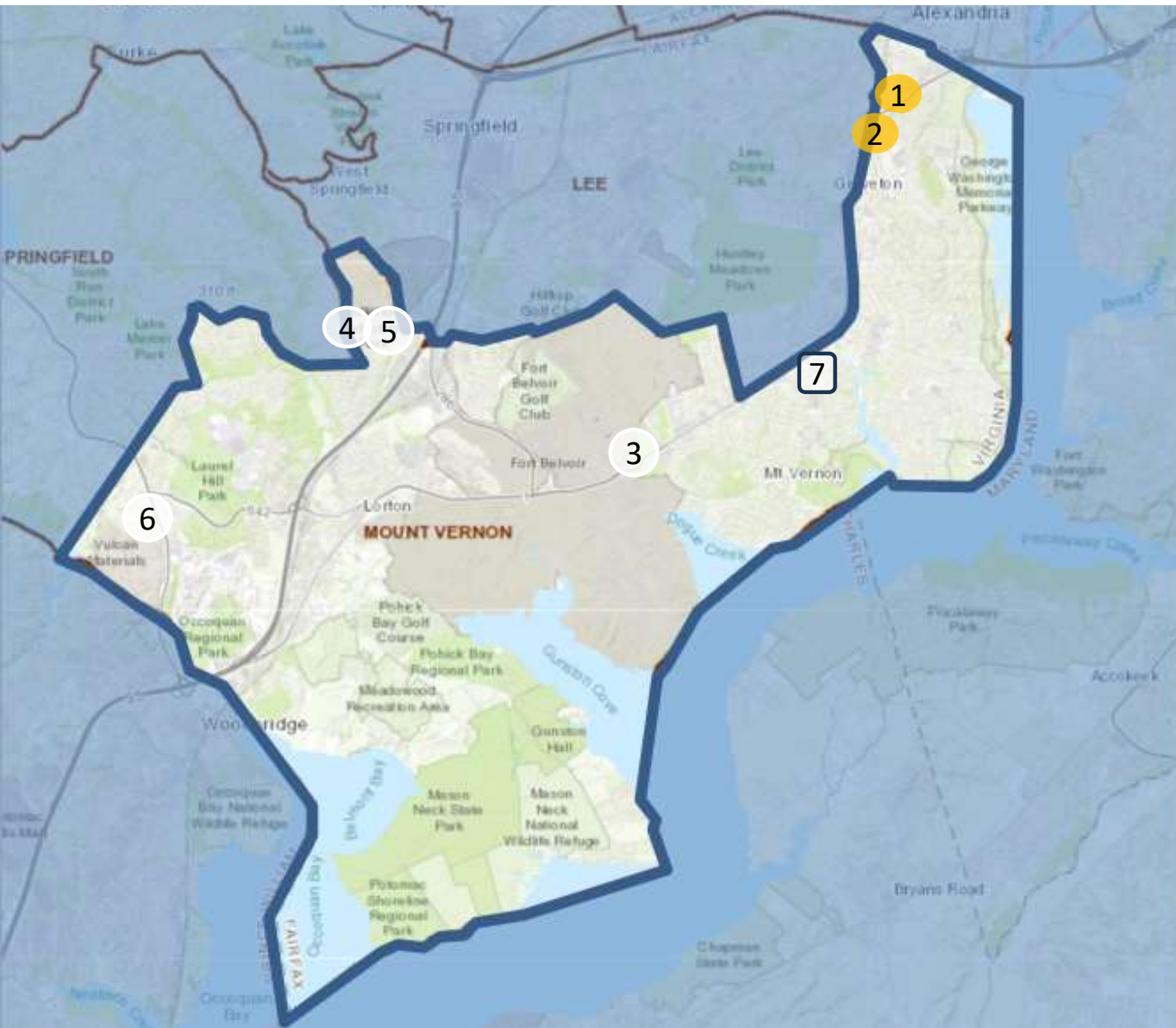
<p style="text-align: center;"><b><u>Task Force Kick-Off Meeting</u></b></p> <ul style="list-style-type: none"> <li>• Comprehensive Planning Overview</li> <li>• Existing Conditions/Proposed PA's</li> <li>• Authorized Study Scope</li> </ul>	October 3, 2023
<p style="text-align: center;"><b><u>Task Force Meeting #2</u></b></p> <ul style="list-style-type: none"> <li>• Impact Analyses</li> <li>• Community Feedback</li> </ul>	November 14, 2023
<p style="text-align: center;"><b><u>Task Force Meeting #3</u></b></p> <ul style="list-style-type: none"> <li>• Traffic Impact Analyses</li> <li>• Share draft Plan Recommendations</li> <li>• Community Feedback</li> </ul>	January 16, 2024
<p style="text-align: center;"><b><u>Community Meeting</u></b> Tentative on Cityside Huntington Plan amendment</p>	To Be Determined
<p style="text-align: center;"><b><u>Task Force Meeting #4</u></b></p> <ul style="list-style-type: none"> <li>• Vote on final recommendation</li> </ul>	February 6, 2024
Carryover Meeting (if necessary)	February 20, 2024
Publish Staff Report	March 12, 2024
Planning Commission public hearing	April 9, 2024
Board of Supervisors public hearing	May 7, 2024

- The schedule is subject to change.
- Please note that the proposal for the Cityside Huntington site may be determined to be consistent with the Board's Affordable Housing Preservation Policy, and if so determined, **a plan amendment would no longer be required.**
- The proposal would still require the review of a zoning application.

# Plan Amendments



PLANNING & DEVELOPMENT



## Mount Vernon District

1. **2023-IV-2MV** – Cityside Huntington
2. **2023-IV-1MV** – Penn Daw CBC, LU C
3. **2018-IV-MV2** – 8800 and 8850 Richmond Highway
4. **2023-IV-5S** – I-95 Industrial Corridor Area
5. **2023-IV-4S** – Costco – Boston Boulevard
6. **2023-III-1P** – Shoppes of Lorton Valley
- \*7. **2021-00004** – Mount Vernon Highway between Hybla Valley Gum Springs

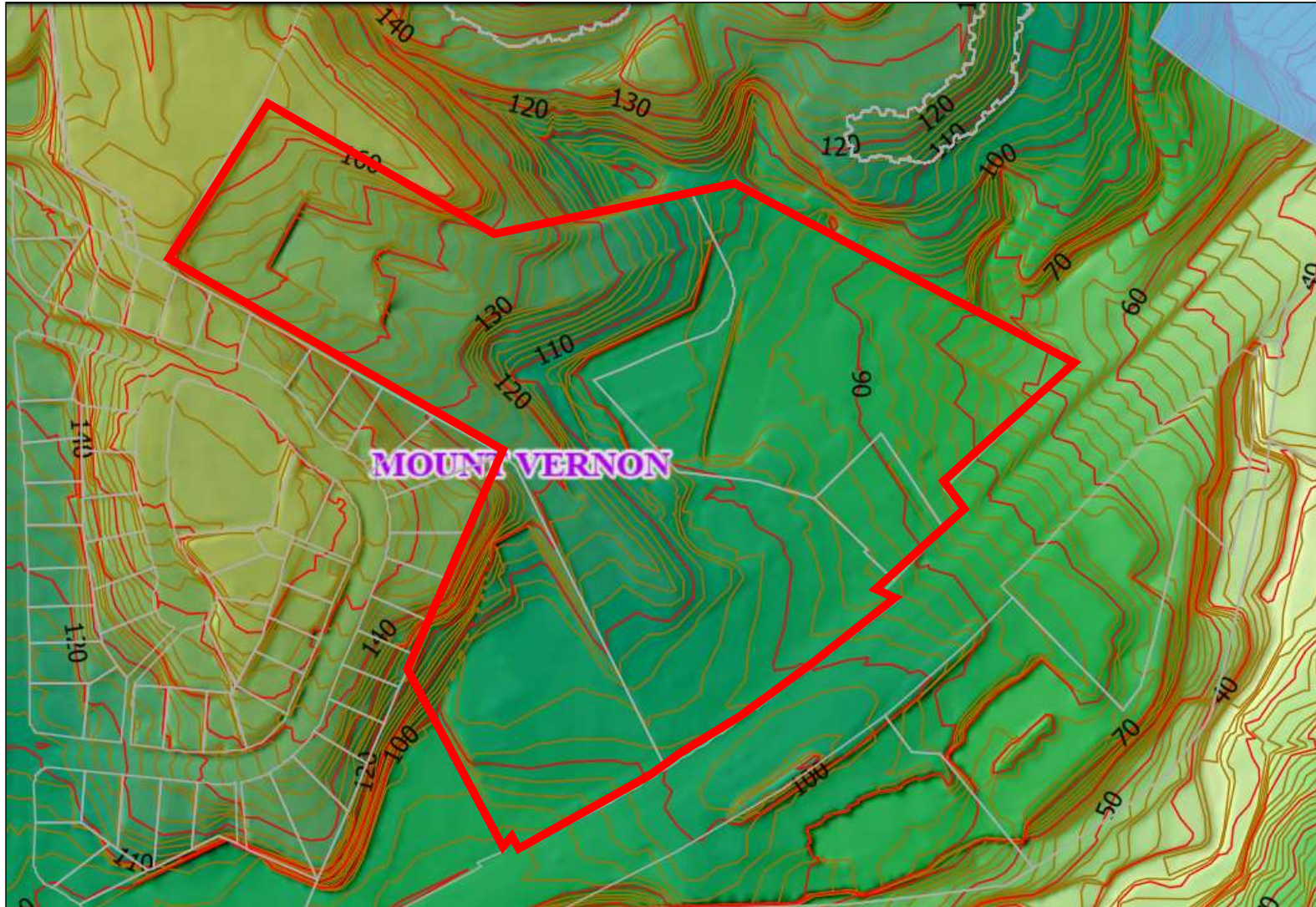


# Location

W. Side of Richmond Hwy. adjacent to  
Fairhaven Neighborhood  
Mount Vernon Supervisor District



# Topography

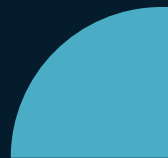
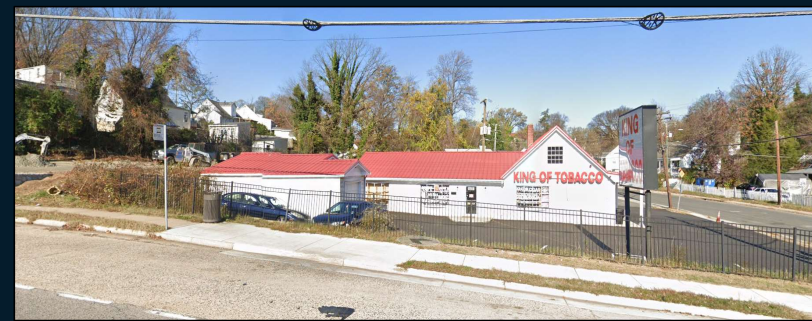


# Tree Coverage



# Existing Conditions

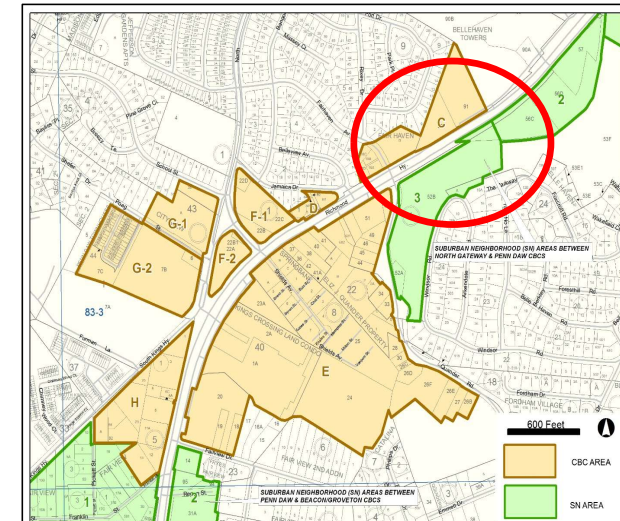
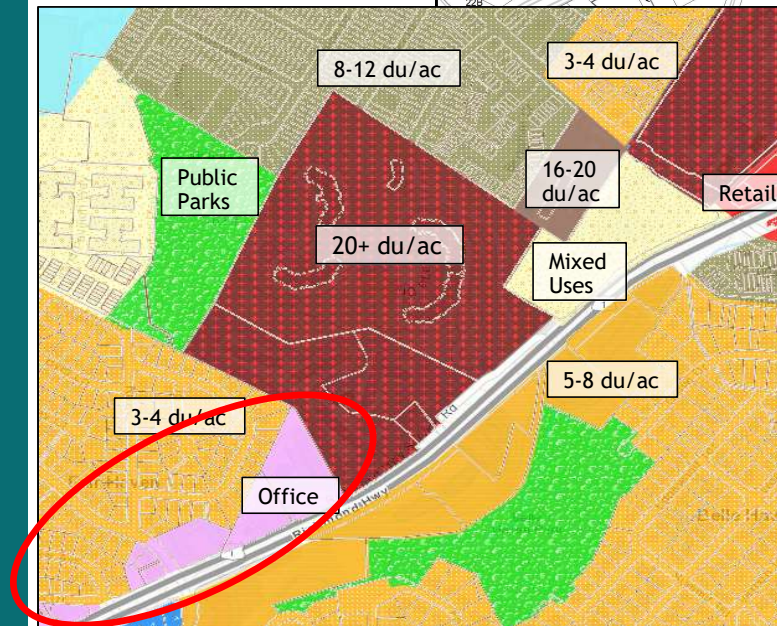
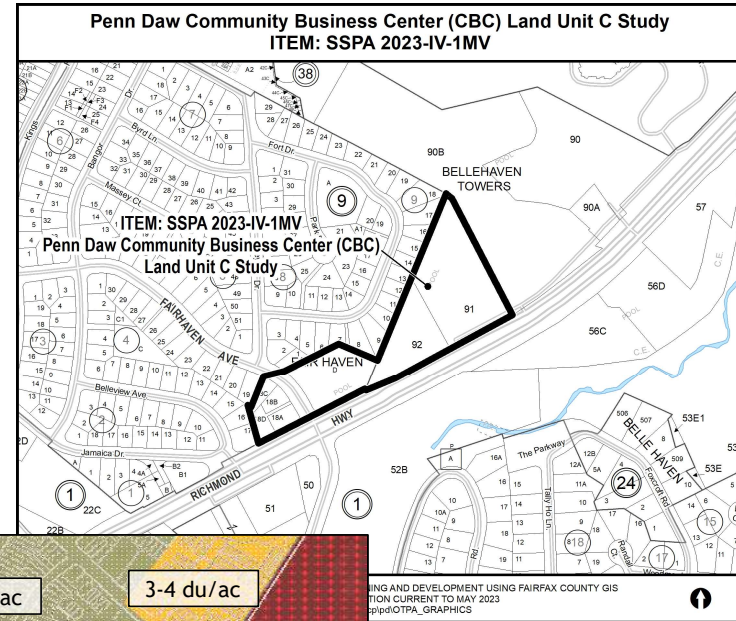
6.5 Acres  
Days Inn, Moon Inn,  
pool contractor,  
tobacco retail store,  
7-Eleven, vacant  
land



## Penn Daw Community Business Center, Land Unit C

# Adopted Comprehensive Plan

- Area IV
- Mount Vernon Planning District
- Penn Daw CBC, Land Unit C
- Plan Text: Office use up to 150,000 square feet



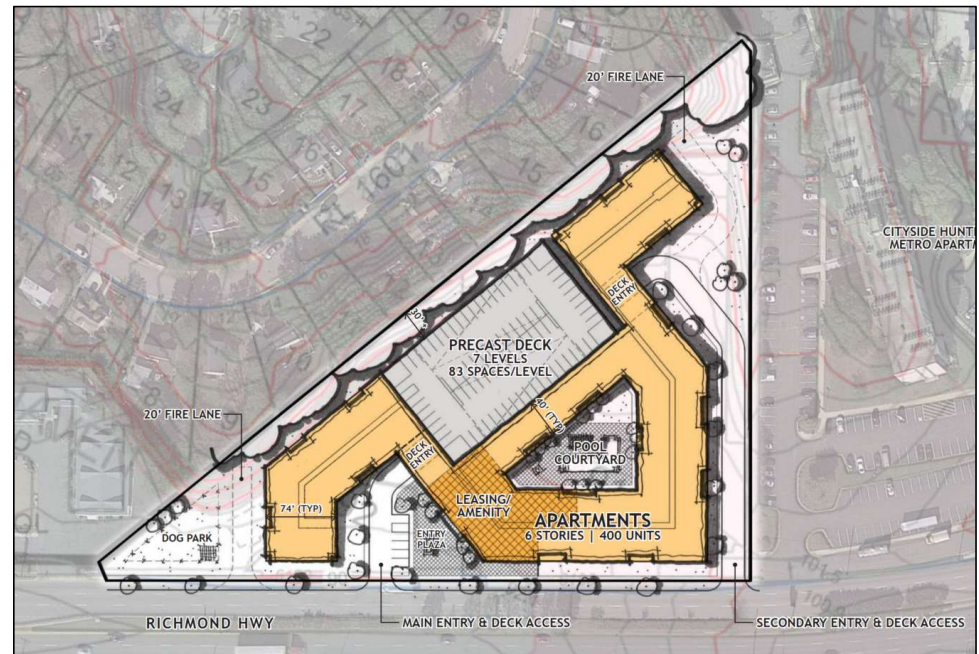
# Penn Daw Community Business Center, Land Unit C

## Board of Supervisors Authorization 2022-23 Site Specific Plan Amendment Cycle

Consider a Plan Amendment for Land Unit C of the Penn Daw Community Business Center with specific recommendations for land use mix and densities/intensities for study area.

## Proposed Plan

- Days Inn, Hawaiian Pools properties
- Option for up to 400 MF dwelling units
- Structured Parking



October 3, 2023  
Task Force Kickoff Meeting

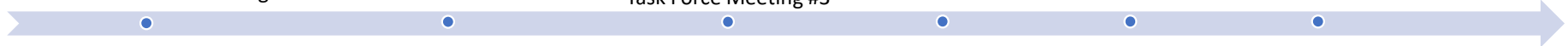
November 14, 2023  
Task Force Meeting #2

January, 2024  
Task Force Meeting #3

February, 2024  
Task Force Meeting #4

April 2024  
PC public hearing

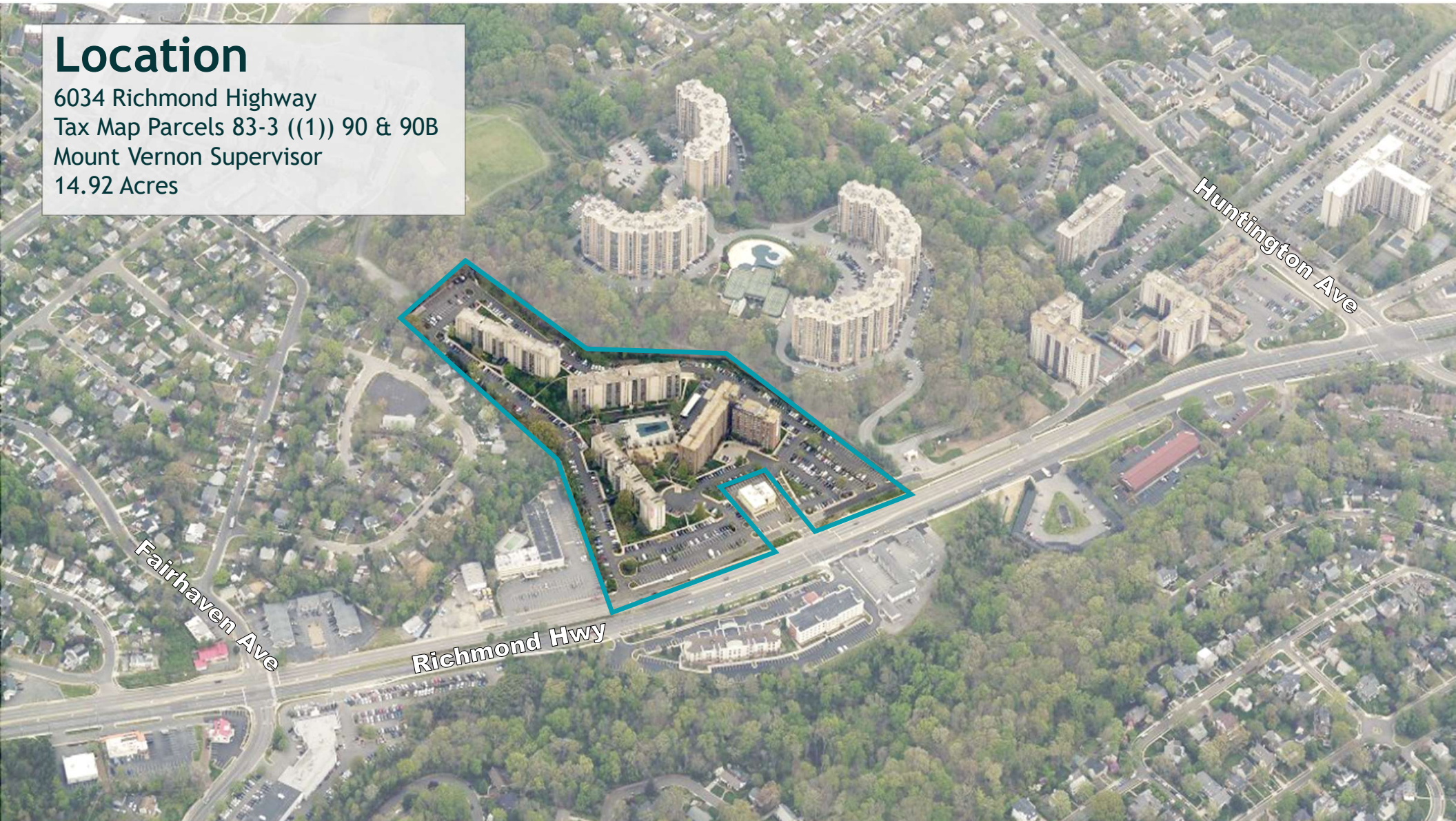
May 2024  
BOS public hearing



# Penn Daw Nominator Presentation

# Location

6034 Richmond Highway  
Tax Map Parcels 83-3 ((1)) 90 & 90B  
Mount Vernon Supervisor  
14.92 Acres





# Landmarks

Huntington Metro  
0.7 miles walking  
distance from the site

Mount Eagle Park

Montebello  
Condominiums

Fair Haven  
Community Center

Mount Eagle  
Elementary School

Penn Daw (CBC)  
SSPA 2023-IV-1MV

North Kings Hwy

Richmond Hwy

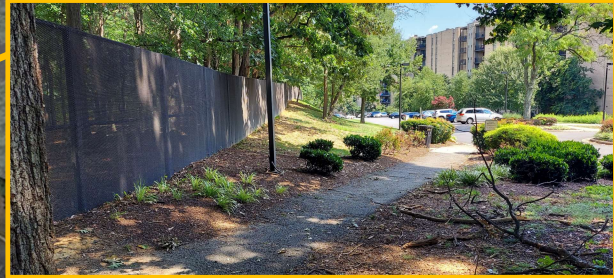
ALDI

Future BRT  
Station

Walmart  
Supercenter



# Existing

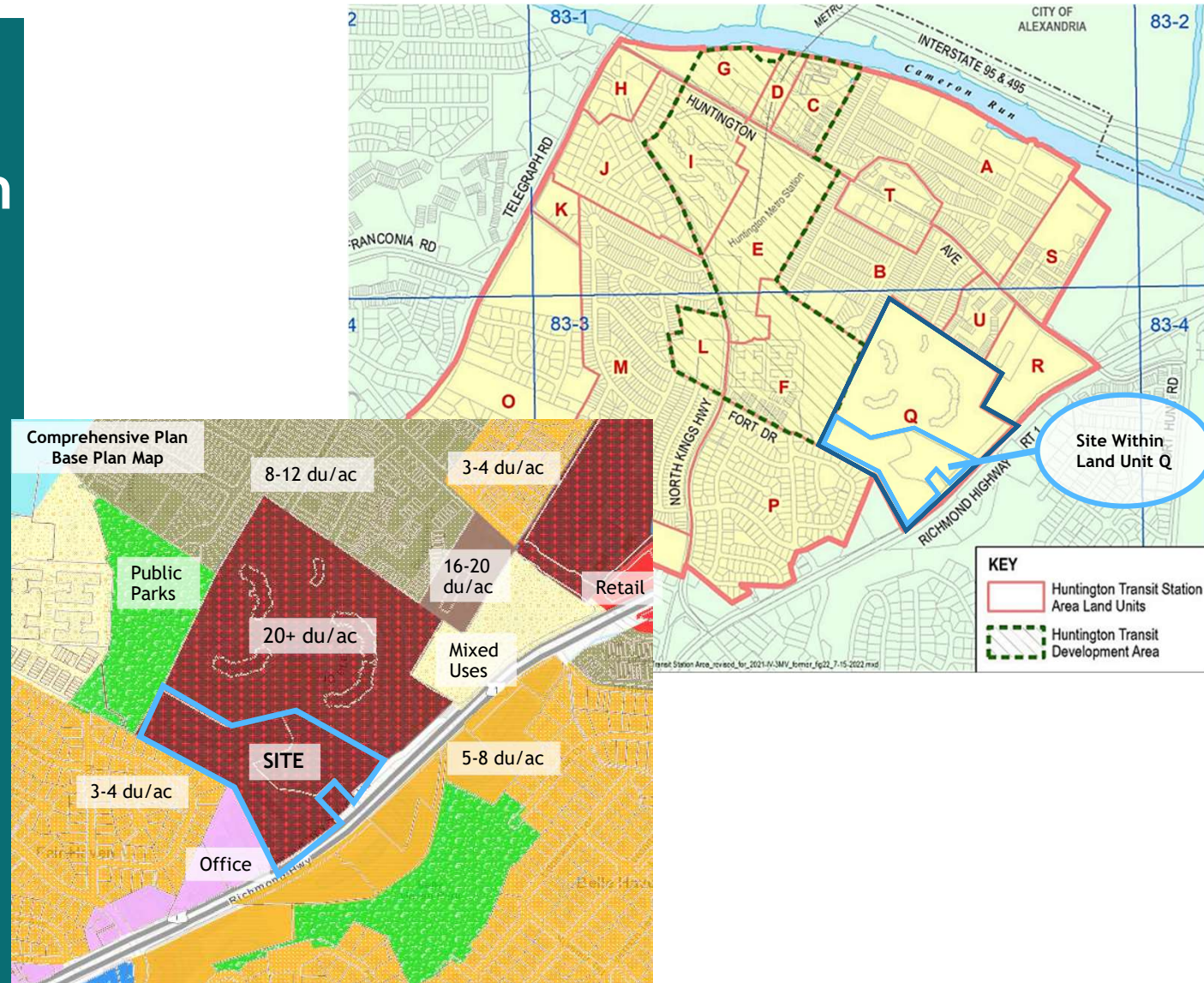


Richmond Hwy

## Cityside Huntington

# Adopted Comprehensive Plan

- Land Unit Q - Huntington Transit Station Area (TSA)
- Area IV in the Mount Vernon Planning District
  - MV-1 Huntington Community Planning Sector
- Residential use at 35-40 dwelling units/per acre (du/ac)
- Reflects the build-out of the Montebello and Cityside Huntington high-rise residential projects.



An aerial photograph of a residential development site. A blue outline highlights a specific area within the site, which includes several multi-story apartment buildings and parking lots. The surrounding area consists of a mix of residential buildings, trees, and roads.

## Board Authorization

- Authorized April 11, 2023
- The nomination was submitted as part of the 2022-2023 Site-Specific Plan Amendment (SSPA) process.
- Consider residential use at 50-65 du/ac
- The new units above the current plan are committed, long-term affordable housing.
  - Existing units will be retained and preserved

# Cityside Huntington Nominator Presentation



# Question and Discussion

Next Task Force Meeting

November 14, 2023

Topic: Impact Analysis

Contact Information

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