

# AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA 2017 EDITION

**GENERAL LOCATION:** North side of Huntington Avenue, south of Cameron Run, west of Metroview Parkway and east of Robinson Way.

**PLANNING AREA AND DISTRICT:**  
Area IV, Mount Vernon Planning District

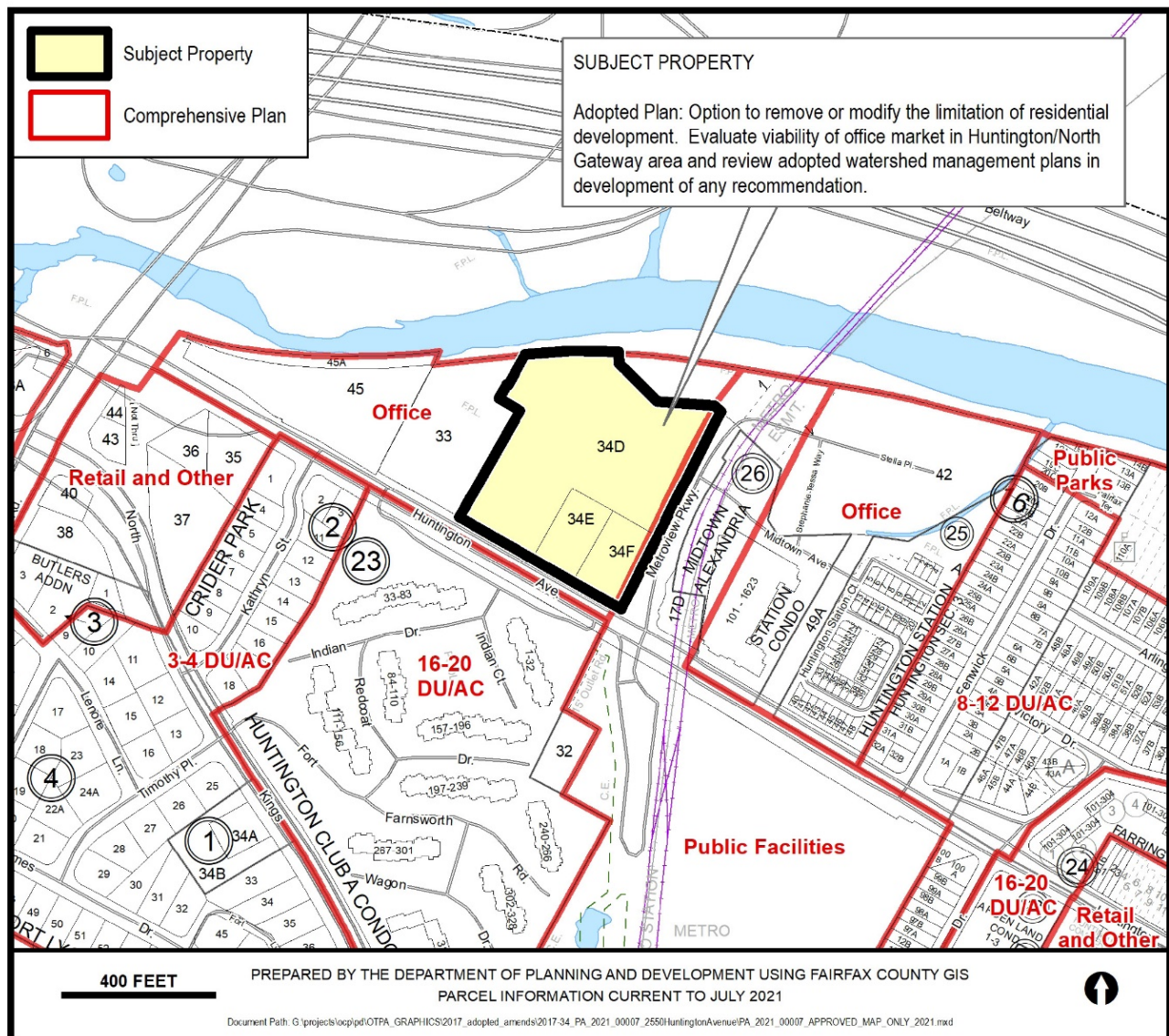
**SPECIAL PLANNING AREA:** Land Unit G, Huntington Transit Station Area MV-1 Huntington Community Planning Sector

**PARCEL LOCATION:** 83-1 ((1)) 34D, 34E and 34F

**SUPERVISOR DISTRICT:** Mount Vernon

**ADOPTED:** July 27, 2021 **ITEM NO.** SSPA 2021-00007

FOR ADDITIONAL INFORMATION CALL (703) 324-1380

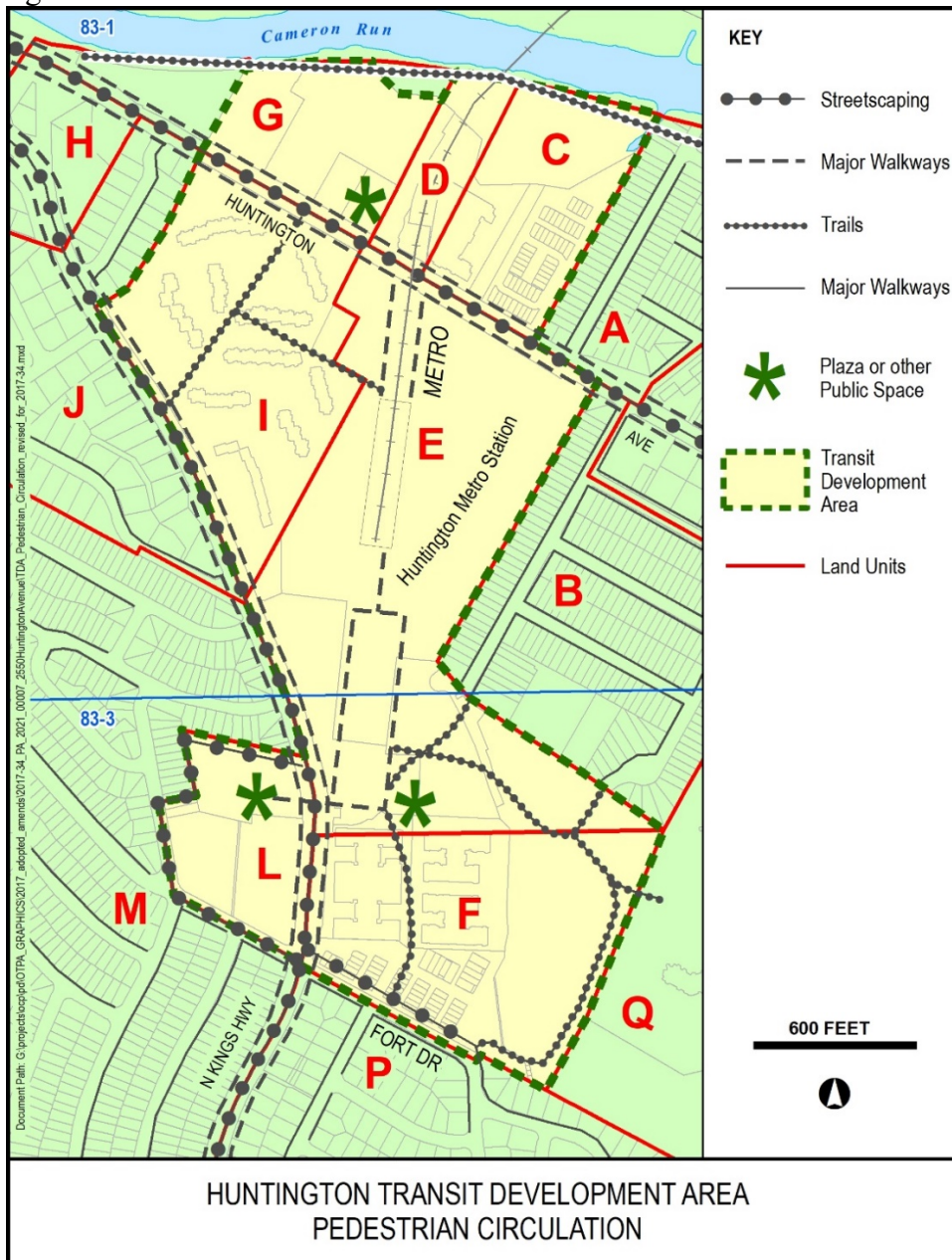


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**AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)**

The following changes to the Comprehensive Plan have adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~striketrough~~.

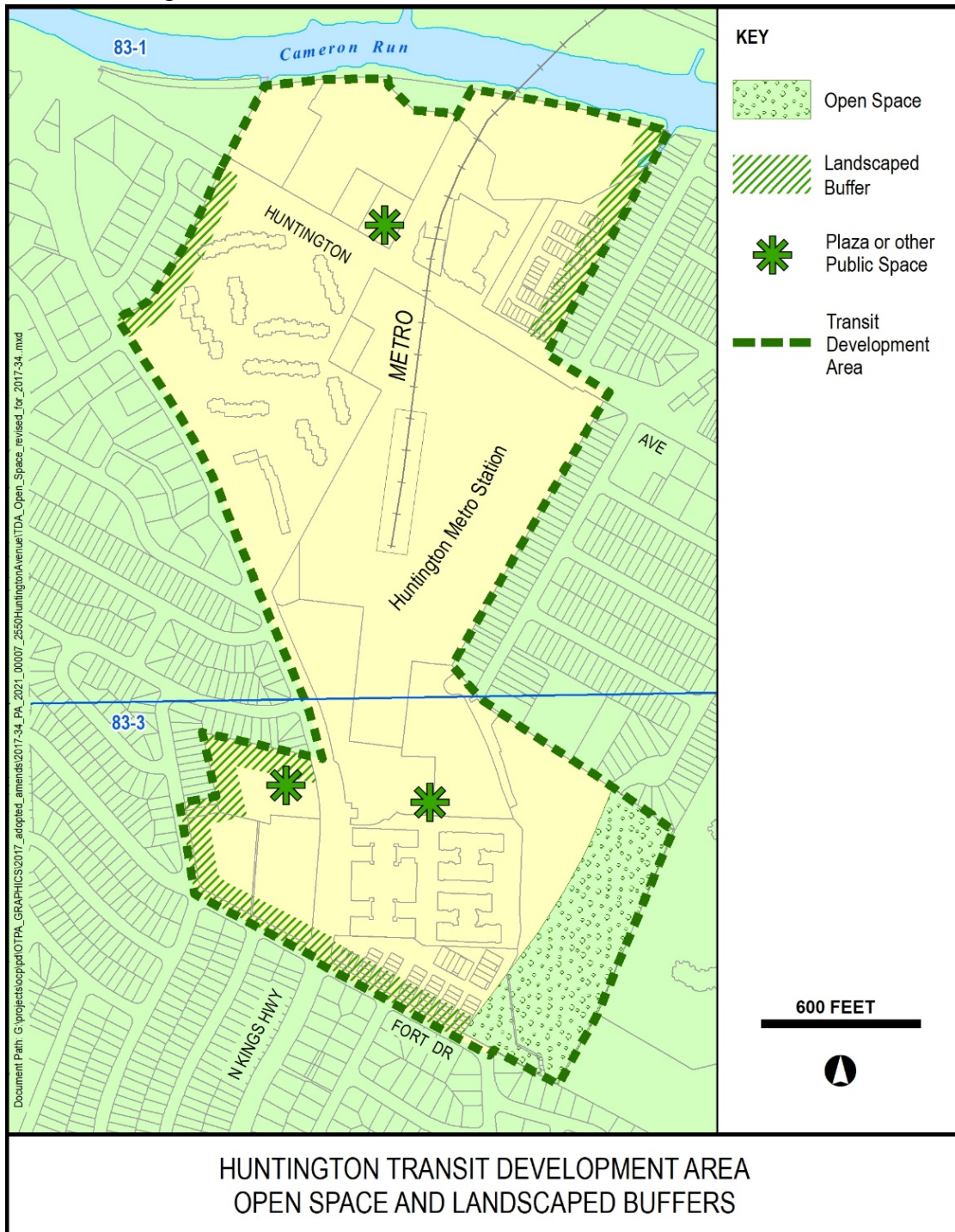
**MODIFY FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, Amended through 12-1-2020, MV-1 Huntington Community Planning Sector, page 28, Figure 11, Huntington Transit Development Area, Pedestrian Circulation. A Plaza or Other Public Space symbol should be added to the figure at the southeast corner of Land Unit G.





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**MODIFY FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, Amended through 12-1-2020, MV-1 Huntington Community Planning Sector, page 30, Figure 13, Huntington Transit Development Area, Open Space And Landscaped Buffers. A Plaza or Other Public Space symbol should be added to the figure at the southeast corner of Land Unit



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Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, amended through 4-13-2021, MV-1 Huntington Community Planning Sector, page 45.

## **Land Unit G**

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“Parcels 83-1 ((1))34D, 34E and 34F are planned for a mixture of residential, office and restaurant/retail uses at 2.0 to 3.0 FAR, and a maximum height of 165 feet. The residential component should be limited to approximately one-half of the total development. The design should include environmental elements including buildings designed to meet the criteria for LEED Silver green building certification.

In addition to the previous guidance, any redevelopment in Land Unit G should include, at a minimum, the following elements:

- Provision of high-quality architecture and pedestrian focused site design, which should include street-oriented building forms, and mitigation of visual impacts of structured parking;
- Provision of on-site affordable and workforce housing;
- Restoration and revegetation of the Resource Protection Area;
- Integration of an urban park as a wayside area along the planned Cameron Run Trail;
- Provision of integrated pedestrian and bicycle systems with features such as covered and secure bicycle storage facilities, walkways, trails and sidewalks, amenities such as street trees, benches, bus shelters, and adequate lighting;
- Buildings should be designed to accommodate telecommunications antennas and equipment cabinets in a way that is compatible with the building’s architecture and conceals the antennas and equipment from surrounding properties and roadways by flush mounting or screening antennas and concealing related equipment behind screen walls or building features;
- The impact on parks and recreation should be mitigated per policies contained in Objective 6 of the Parks and Recreation section of the Policy Plan,

- Adherence to the adopted Transit Oriented Development Guidelines contained in Appendix 11 of the Land Use section of the Policy Plan.

Residential uses may exceed one-half of the total development provided additional recommendations are met, as follows:

- The first floor, and, to the maximum extent feasible, the second floor of the new building should consist of retail or other community-serving uses to activate the pedestrian realm along the street and to provide amenities, services, and employment opportunities for the Huntington area in furtherance of the mixed-use vision for the TDA. Community-serving uses are intended to meet the daily needs of residents in the area, such as restaurants, salons, convenience stores, dentists, physical therapists, or fitness or life-style studios;
- Provide a portion of the residential units as universal designed units to accommodate different ages and abilities.
- Park and recreational space should be provided onsite in accordance with the Urban Parks Framework and can be coordinated with open spaces within adjacent development. An urban plaza of approximately one-quarter acre should be accommodated at the corner of Huntington Avenue and Metroview Parkway as a placemaking space that relates to the ground floor uses. The urban plaza/park should be large enough for a variety of activities that create a draw and provide a central gathering space for the Huntington area. Enhancements to the Cameron Run Trail also are encouraged.”

#### **COMPREHENSIVE LAND USE PLAN MAP:**

The Comprehensive Land Use Plan Map will not change.

#### **TRANSPORTATION PLAN MAP:**

The Countywide Transportation Plan Map will not change.