



Address/Tax Map Parcels: 8431, 8453, 8459, 8463, 8465, 8529, 8537, 8541 Richmond Highway; 8500 Greenleaf Street; 106, 222 Denfield Drive; 4116, 4117 Melon Street; 4115 Galen Street; 8537, 8543 Forest Place / Tax Map (TM) Parcels 101-3 ((1)) 28, 29B, 30B1, 30C, 31C, 32, 33; 101-3 ((9)) (1) 1, 2, 3, 4, 5, 500, 501, C1; 101-3 ((9)) (2) B

Nominator: Joe Francone  
Supervisor District: Mount Vernon  
Planning Area/District/Special Area: Area IV / Mount Vernon / Richmond Highway Corridor Area, Suburban Neighborhood Area (SNA) between South County Center and Woodlawn Community Business Centers (CBCs) (Land Use Recommendation #3)  
Acreage: 25.8 acres  
Current Plan Map/Text: Base: Residential use at a density of 5-8 dwelling units per acre (du/ac). Option: Mixed-use comprising 75% residential use at 16-20 du/ac and 25% retail and office use at an intensity of 0.5 floor area ratio (FAR) with substantial parcel consolidation and urban/town center design concept, among other conditions.  
Proposed Amendment: Revise adopted plan option for residential use to 20-30 du/ac with neighborhood retail and/or office use representing 5-10% of the total gross square footage, and without substantial parcel consolidation.

### Considerations:

The subject area is generally located on the southeast side of Richmond Highway, northeast of Forest Place. The subject area is planned within an SNA, an area predominantly planned for residential uses with some limited community-serving retail uses and redevelopment where appropriate. Infill development is recommended to be of compatible use, type, and intensity with the neighboring properties. The western half of the subject area is developed with two mobile home communities (Engleside Trailer Park and Ray's Mobile Home Colony) and small-scale retail uses. The eastern half is developed with retail uses and a house of worship.

The nearby properties along Richmond Highway are also located within the same SNA and planned and developed with primarily residential uses, smaller scale retail and commercial businesses, and open spaces. The adjacent area to the northeast of the subject area along the same side of Richmond Highway is planned for office and/or retail use up to 0.35 FAR, with building heights up to 40 feet, and developed with the Potomac Square Shopping Center. The adjacent area to the southwest along the same side of Richmond Highway is planned for residential uses at 5-8 du/ac, with an option for retail and/or office uses up to 0.35 FAR and is developed with the Washington Square Apartments and townhouses. Across Richmond Highway, east of Frye Road is planned for residential use at 16-20 du/ac with an option for mixed-use development up to 0.50 FAR with parcel consolidation, and is developed with the Woodlawn Garden Apartments. The area to the west of Frye Road is developed with townhouses with an option for residential uses at approximately 13 du/ac. The area directly to the south is outside of the Richmond Highway Corridor plan area and is planned and developed with low density residential uses at 2-3 du/ac and open space.

The nomination cites the need for affordable housing and proximity to transit to justify the proposed density. The proposed 20-30 du/ac would be the highest density in the SNA and only a portion of the site is located with a half-mile radius from the planned bus rapid transit located northeast of the site at South County Center, which is the maximum optimal distance for encouraging ridership and supporting increased density. The nomination also proposes to eliminate the parcel consolidation language from the adopted Plan text, leaving less assurance that the proposed increase in density would lead to a site design that is compatible with and would effectively transition to the surrounding uses or provide adequate space for supportive residential amenities. Corridor-wide recommendations encourage logical and sufficient parcel consolidation to ensure adequate site circulation, buffering, and reduced impacts on adjacent properties related to height and building mass, and to ensure that unconsolidated parcels can develop in conformance with the Plan. At the same time, the Comprehensive Plan notes that determining acceptable locations for higher density will be necessary as part of a strategy to provide more affordable units. Countywide policy also supports the retention of mobile homes as an important source of affordable housing; when site-specific plan recommendations include redevelopment, it should not adversely affect surrounding properties. Moreover, in such instances, accommodations for the mobile home residents should be made on-site, at adjacent sites, or through substantial relocation assistance.

### Preliminary Staff Recommendation:

PC19-MV-002 is recommended to be scheduled on the Comprehensive Plan Amendment Work program, with specific considerations for replacing the existing affordable residential units on-site in the redevelopment on a 1:1 basis. Furthermore, staff only recommends the consideration of a higher density option with full or nearly full consolidation of the land unit in order to ensure a logical planning area for future development and provide sufficient acreage to support the 1:1 replacement of existing affordable units, and does not support the consideration of removing the adopted plan guidance on consolidation.

