



PLANNING & DEVELOPMENT



Plan Amendment-2021-IV-2MV

Mount Vernon Highway between Hybla Valley & Gum Springs SNA

Existing Conditions/Visualizing Density



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Planning Division Team



Planner

Aaron Klibaner

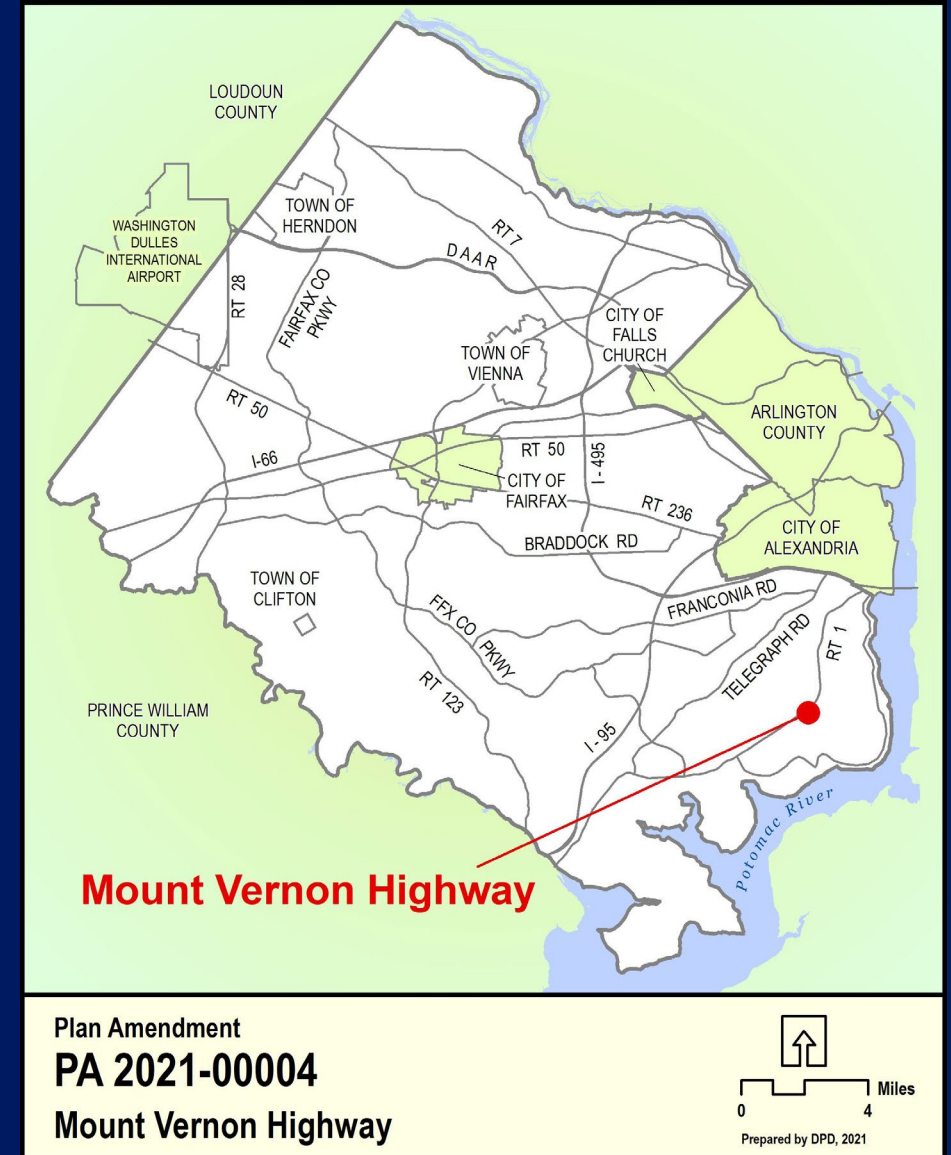
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Branch Chief

Meghan Van Dam

Agenda

- Board Authorization
- Schedule Update
- Site Conditions
- Adopted Plan Recommendations
- Preliminary Considerations



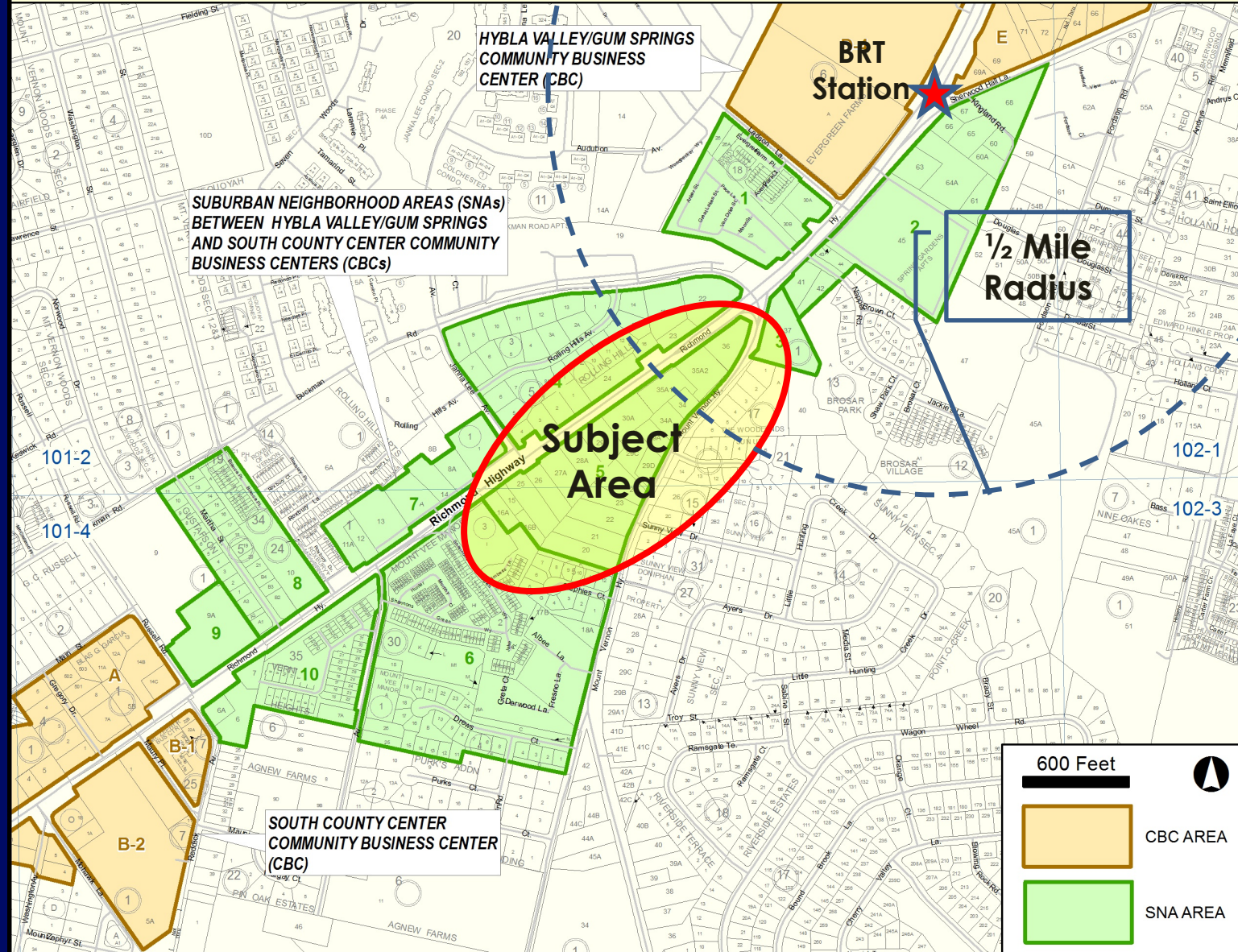
Board Authorization for Plan Amendment



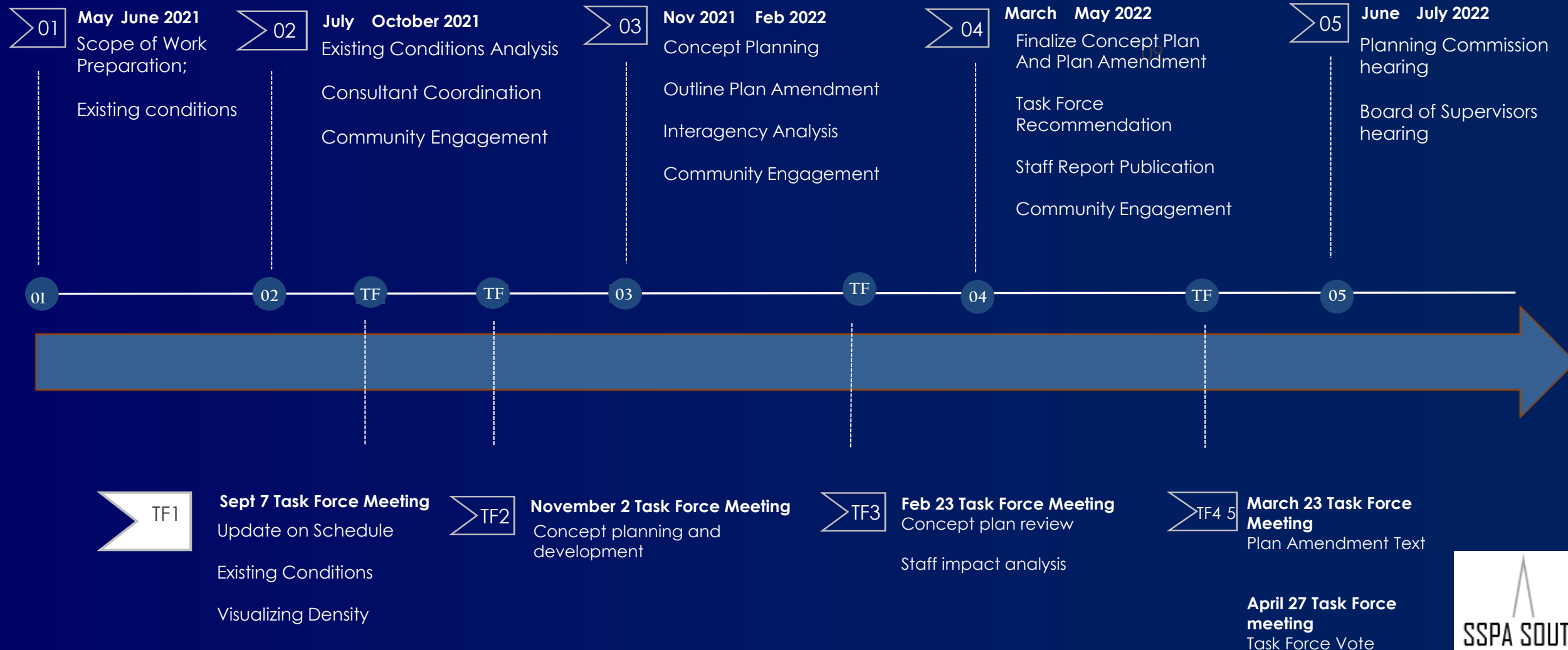
January 26, 2021

Consider an amendment that looks at the land use mix and density for the area south and west of intersection of Richmond Highway and Mount Vernon Highway (Suburban Neighborhood Area south of Hybla Valley/Gum Springs, Recommendation Area #5). Specific considerations should include an increase in the planned density of the residentially planned parcels fronting on Mount Vernon Highway from 2-3 du/ac to 5-8 du/ac. Additionally, the amendment should consider the potential for a mix of land uses within the area.

Suburban Neighborhood Areas (SNAs) between Hybla Valley/Gum Springs and South County Center Community Business Centers (CBCs) A part of the Richmond Highway Corridor



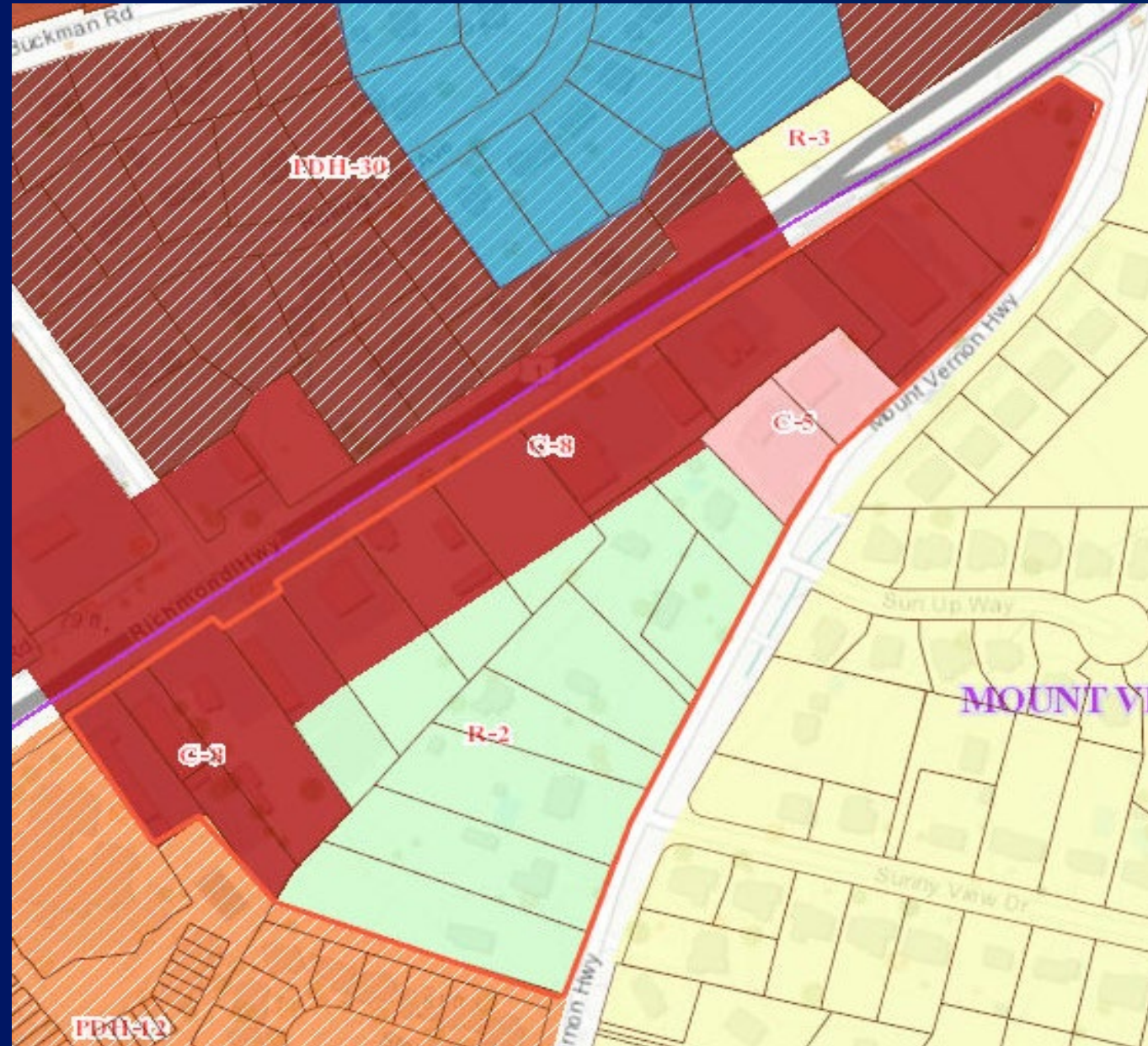
Mount Vernon Highway SNA Plan Amendment Schedule



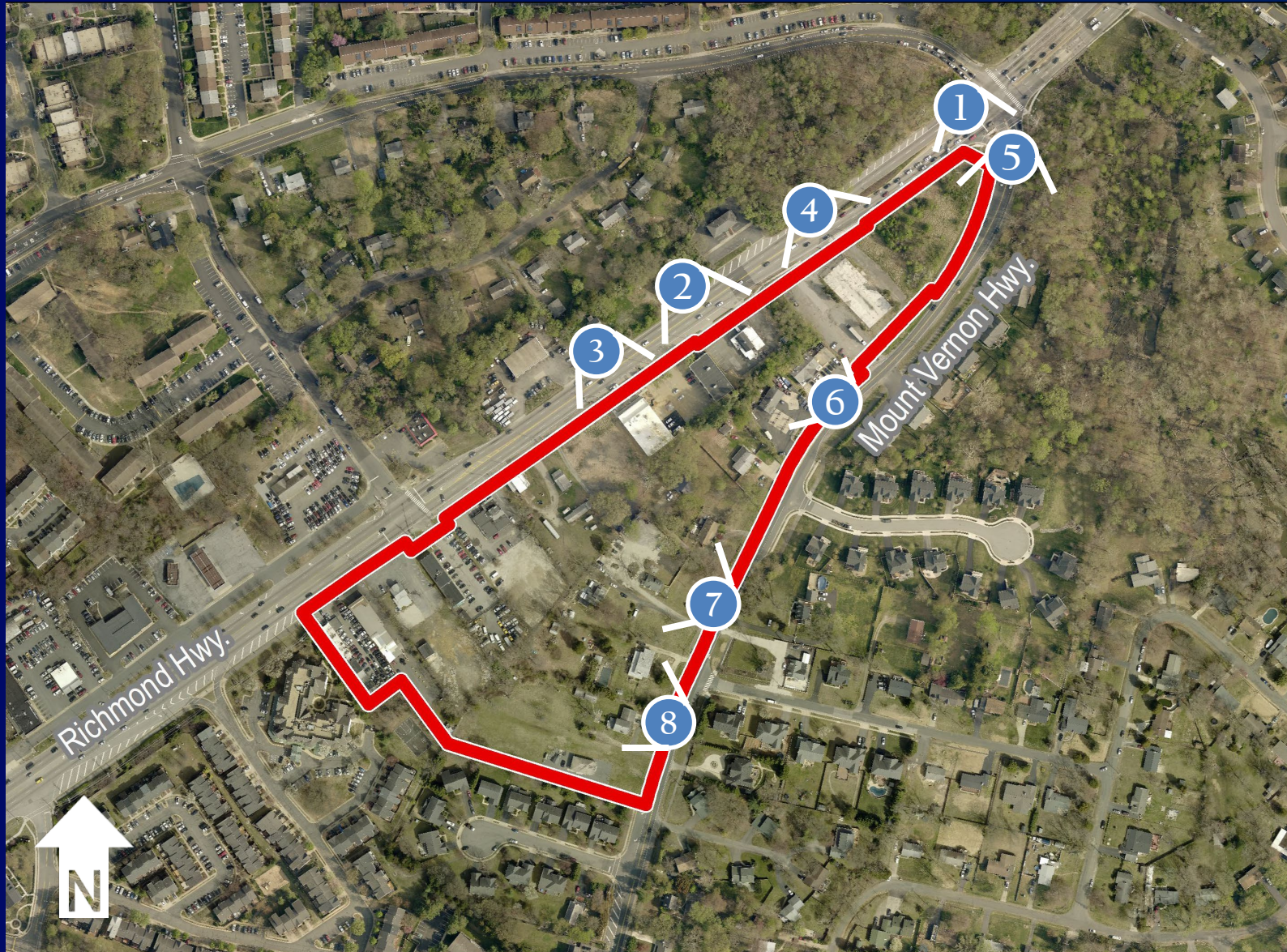
September 7, 2021

Current Site Conditions

- 17.7 Acres
- 23 Parcels
- Zoned R-2, C-5 and C-8
- Mount Vernon District (Lee District to north of site)
- Parcels along Richmond Highway
 - Commercial and other non-residential uses
- Mount Vernon Highway
 - Commercial Uses
 - Large-lot detached homes



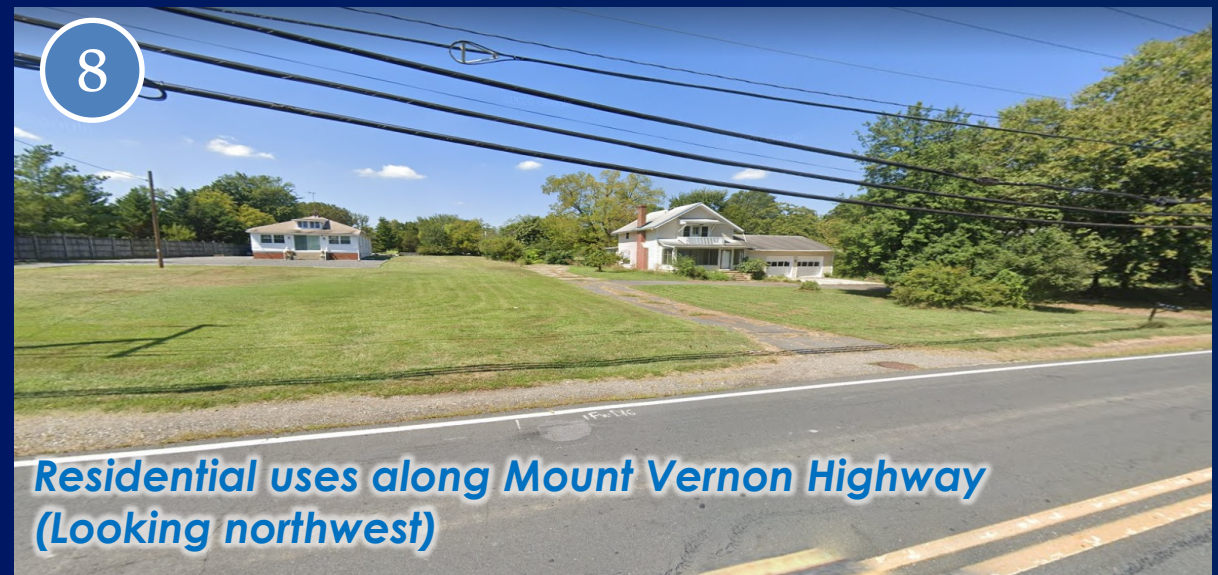
Virtual Walking Tour



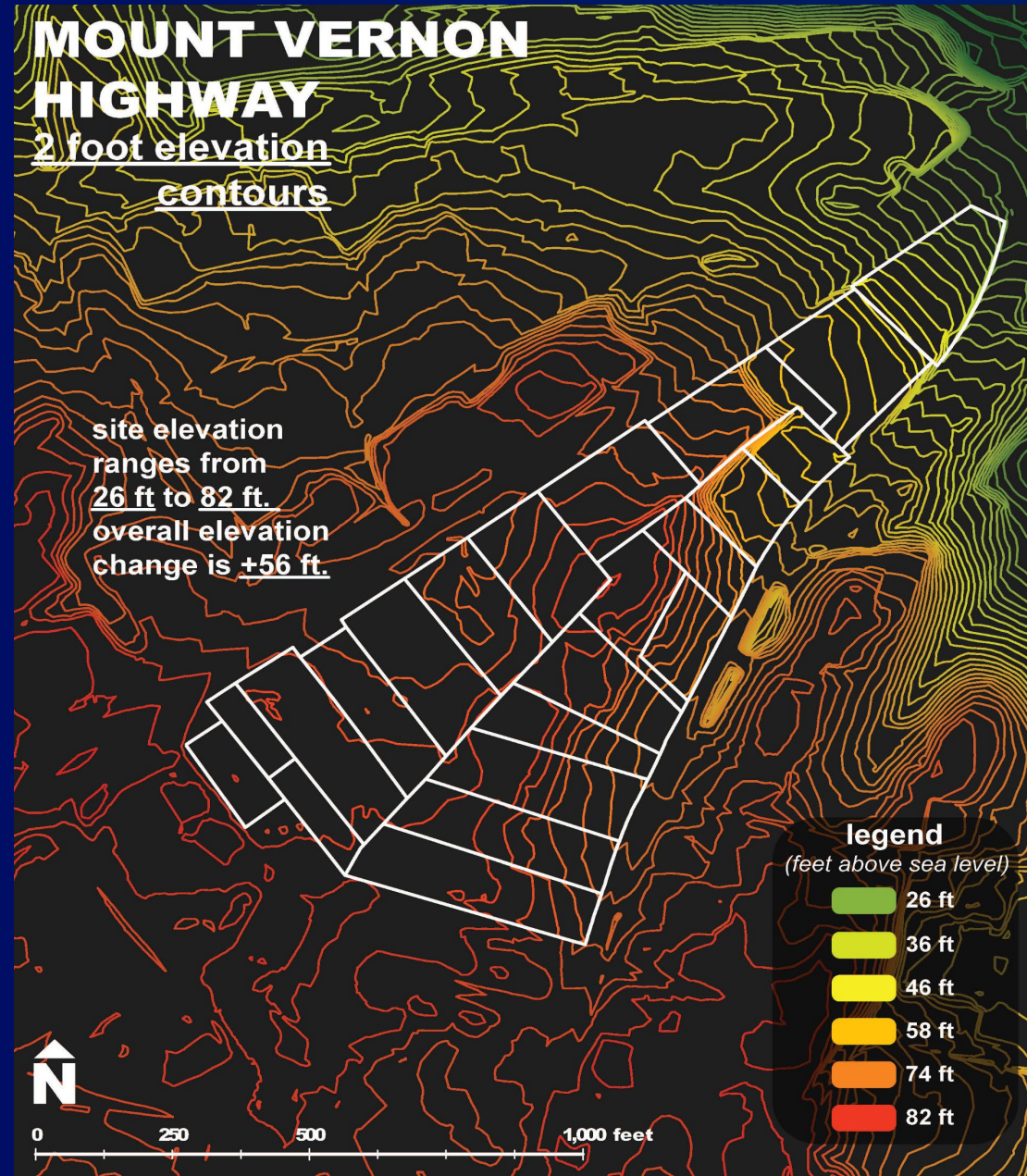
Views from Richmond Highway



Views from Mount Vernon Highway

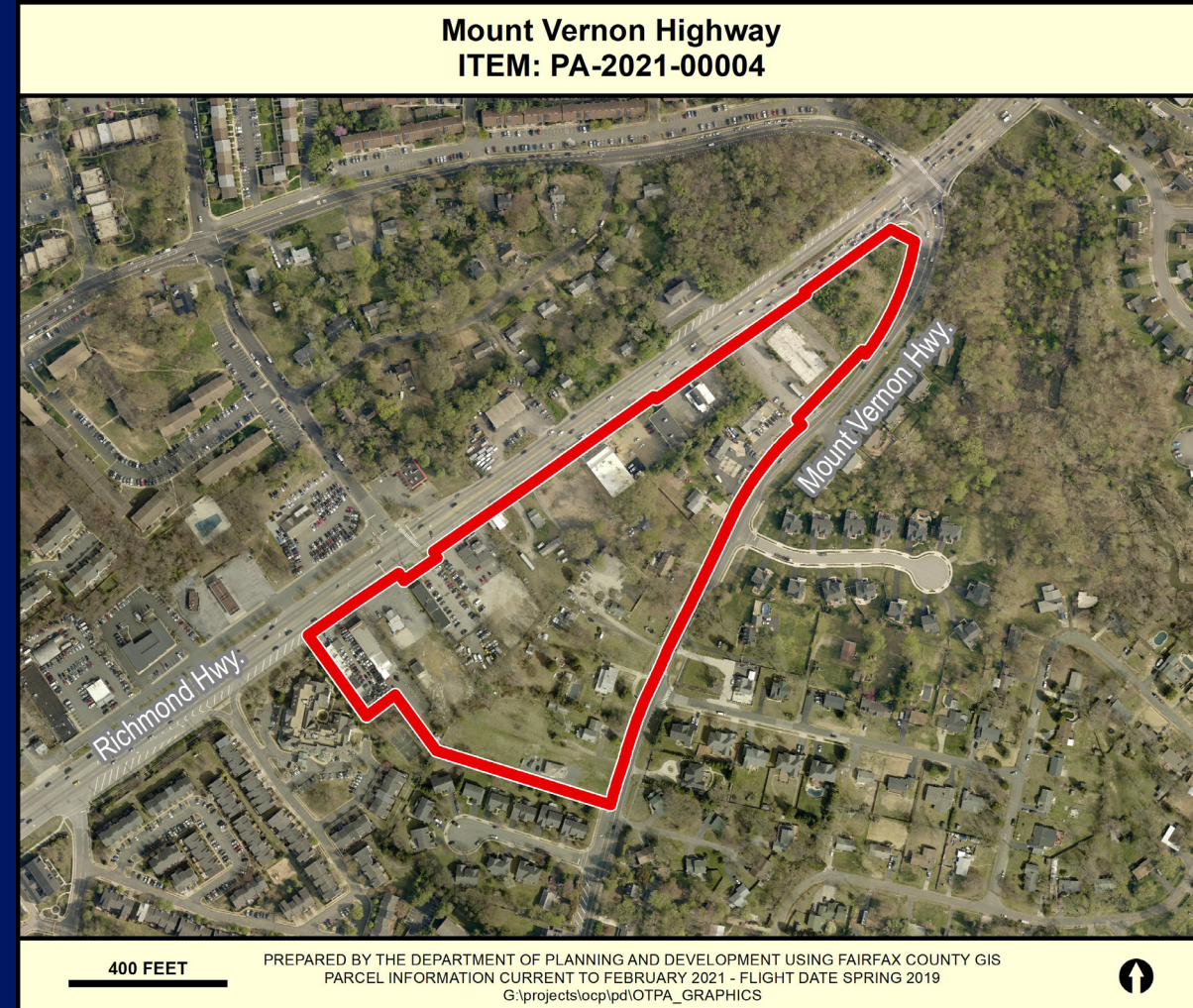


Current Site Conditions



Adopted Plan Recommendation

- Richmond Highway Corridor Area
- Suburban Neighborhood Area (SNA) between Hybla Valley/Gum Springs and South County Center Community Business Centers (CBCs)
- Residential use at a density of 5-8 du/ac
- Redevelopment option for residential use up to 8-12 du/ac
 - Substantial consolidation
 - The residential parcels fronting on Mt Vernon Hwy are planned specifically for 2-3 du/ac
- The parcels nearest the intersection are planned for retail and other commercial uses.



Adopted Land Use Plan

Major Objectives for Suburban Neighborhood Areas

- Richmond Highway Corridor-wide guidance for the SNAs states that they are to remain:
 - **Predominantly residential in character** and redevelopment should occur where appropriate.
 - **Infill development should be of a compatible use, type, and intensity** with the surrounding uses.
 - Recommends that **consolidations of land** for redevelopment occur in neighborhoods along the corridor **only when the site layout can** support reasonable and appropriate redevelopment and **establish effective transitions to stable neighborhoods** through compatible land use, intensity and scale. Effective transitions can occur through tapering density, building scale, and screening.

Surrounding Land Uses

North: vacant land and single family detached homes.

- Planned for the highest density for SNA: Residential use at 20 - 30 du/ac.
- 2005 Rezoning was approved and 2021 Rezoning submitted for northern portion;

West and southwest:

- Older, small-scale commercial uses and residential at 8-12 du/ac.

Southeast: detached units planned for residential at 2-3 du/ac.



Transportation Conditions



Road Network:

- Mount Vernon Hwy (Route 235)
 - Designated as a Major Collector
 - carries approximately 10,000 daily trips (2018) .
- Richmond Hwy (Route 1), which is an
 - Designated as a Other Principal Arterial
 - carries approximately 34,000 trips (2018) .
 - Signalized intersections exist at Richmond Hwy-Mount Vernon Hwy and Richmond Hwy-Janna Lee Ave.



Transit service:

- Fairfax Connector Routes 152 , 171 , and 308 .
- 3 bus stops within 1,200 feet of the site along Richmond Hwy
- 2 bus stops within 1,200 feet of the site along Mount Vernon Hwy
- Because of the large size of the site, the Richmond Hwy bus stops may not be accessible to pedestrians on the Mount Vernon Hwy side of the site and vice versa.

Transportation Conditions



Bicycle:

- Richmond Hwy lacks consistent off-road trail or sidewalk facilities along the site frontage. Mount Vernon Hwy has some trail and sidewalk facilities, but they are inconsistent and require users to cross Mount Vernon Hwy frequently.



Pedestrian:

- Richmond Hwy lacks consistent off-road trail or sidewalk facilities along the site frontage. Mount Vernon Hwy has some trail and sidewalk facilities, but they are inconsistent and require users to cross Mount Vernon Hwy frequently. This is a deficiency, especially on Richmond Hwy because of the high speed and volume of vehicle traffic.



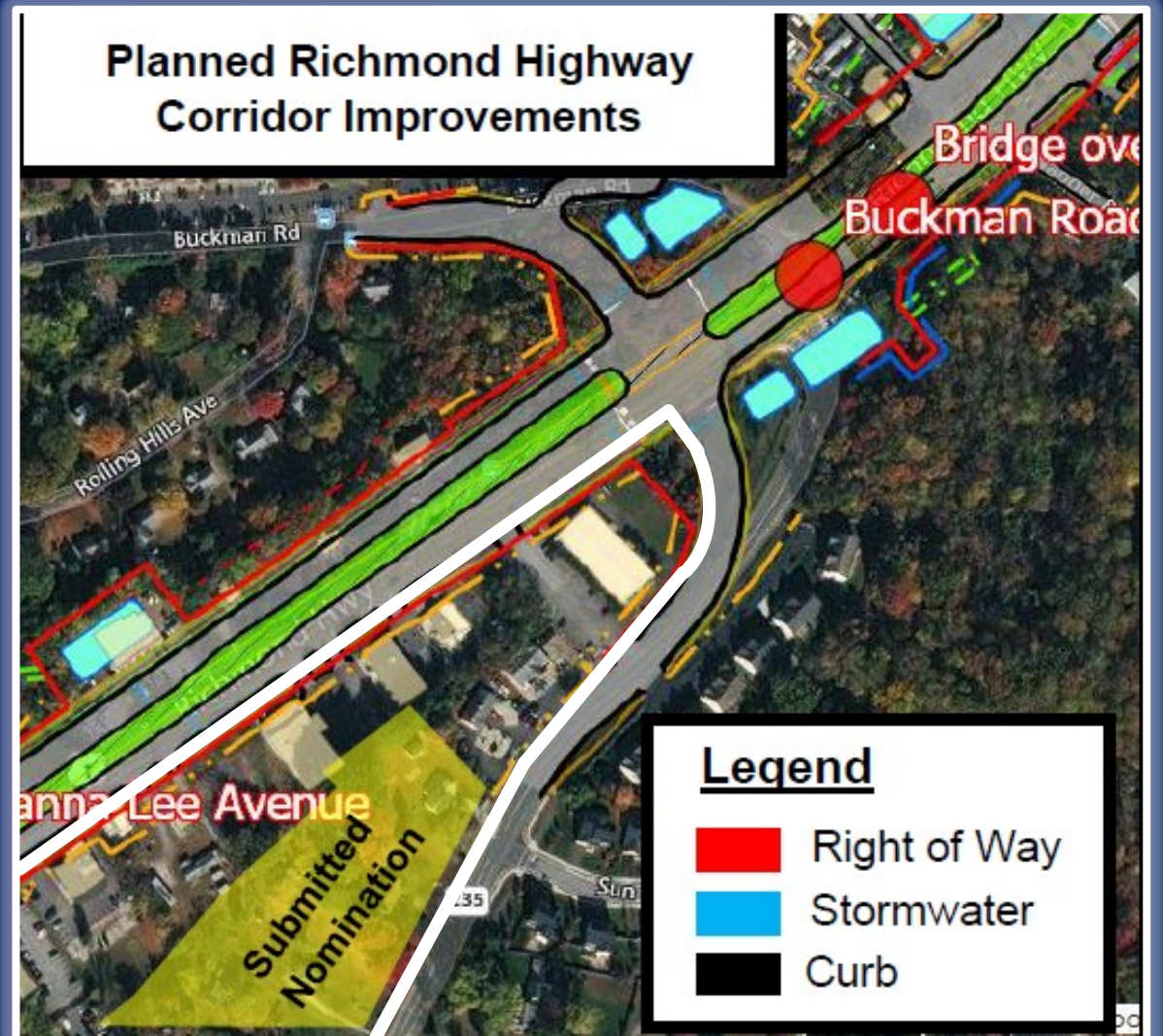
Safety

- Transportation safety policies and recommendations will be identified for this Plan amendment.

Transportation Considerations

Richmond Highway Corridor Improvement Project

- Proposes realignment of the intersection of Mount Vernon Highway and Richmond Highway southwest of its current location
- To include 3 travel lanes in each direction and turn lanes
- Median running Bus Rapid Transit
- Pedestrian and Bicycle (Cycle track) facilities



Environmental Conditions



Resource Protection Area to the north

- This RPA surrounds Little Hunting Creek which is east of Mt. Vernon Highway, and of which Martin Luther King Jr. Park is a part.



Presence of Mature Trees

- Perform important roles in stormwater management, carbon sequestration, and visual buffering.
- Protection and expansion, with redevelopment



Possible Contamination

- Several properties along Richmond Highway may have been used for truck, automobile, and materials storage and/or maintenance and fueling operations.
- Phase I Environmental Site Assessment (ESA) be completed for any parcels whose previous use involved the use contaminants, such as petrochemicals and solvents, to determine whether any contamination is present and to what degree, with redevelopment.



Traffic-generated Noise from Richmond Highway

Public Facilities Conditions



Parks

- There are 2 nearby public parks: Martin Luther King Jr. Park (185 acres/District) & Vernon Heights park (2.97 acre Local Park).
- No heritage or cultural resources of note.
- There is a deficit of 15 playgrounds and 8 sports district-wide throughout the Mount Vernon district.



Water

- Served by Fairfax Water to customers
- Future necessary system improvements were identified as part of the 2011 update to the System Master Plan



Wastewater

- Served by Alexandria Renew Enterprises (AlexRenew) plant.
- All sanitary sewers in the study area have adequate capacity for existing conditions.



Public Libraries

- There are three public libraries located nearby: Sherwood Regional Library, John Marshall Library (Community), and Martha Washington Library (community).
- The libraries range in distance from 1.1 miles , 5.5 miles, and 3.3 miles

Public Facilities Conditions



Schools

- Riverside ES
 - Membership (SY 2020-2021) 777 students
 - Capacity – 886 students (88% utilization)
 - SY 2019-2020 capacity utilization – 93%
 - Projected (2024-2025) capacity utilization 88%
- Whiteman MS
 - Membership (SY 2020-2021) 911 students
 - Capacity – 1,199 students (75% utilization)
 - SY 2019-2020 capacity utilization – 82%
 - Projected (2024-2025) capacity utilization 77%
- Mount Vernon HS
 - Membership (SY 2020-2021) 1,980 students
 - Capacity – 2,451 students (81% utilization)
 - SY 2019-2020 capacity utilization – 80%
 - Projected (2024-2025) capacity utilization 82%



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Plan Amendment-2021-00004

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