



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

**SCREENING**  
CPN22-MV-001  
Cityside Exchange LLC

Address/Tax Map Parcels: 6034 Richmond Highway  
Tax Map Parcels 83-3 ((1)) 90 and 90B

Nominator: Cityside Exchange, LLC (Affiliate of Lincoln Avenue Capital) (Brian Winterhalter, agent)

Supervisor District: Mount Vernon  
Planning Area: Area IV  
Planning District: Mount Vernon Planning District, MV-1 Huntington Community Planning Sector, Land Unit Q, Huntington Transit Station Area (TSA)

Acreage: 14.92 acres

Current Plan Map/Text: Map: Residential use at 20+ dwelling units per acre (DU/AC)/ Text: Residential use at 35-40 DU/AC.

Nomination: Residential use at 50-65 DU/AC provided that additional units above the current plan are committed, long-term affordable housing.

Comprehensive Plan Considerations:

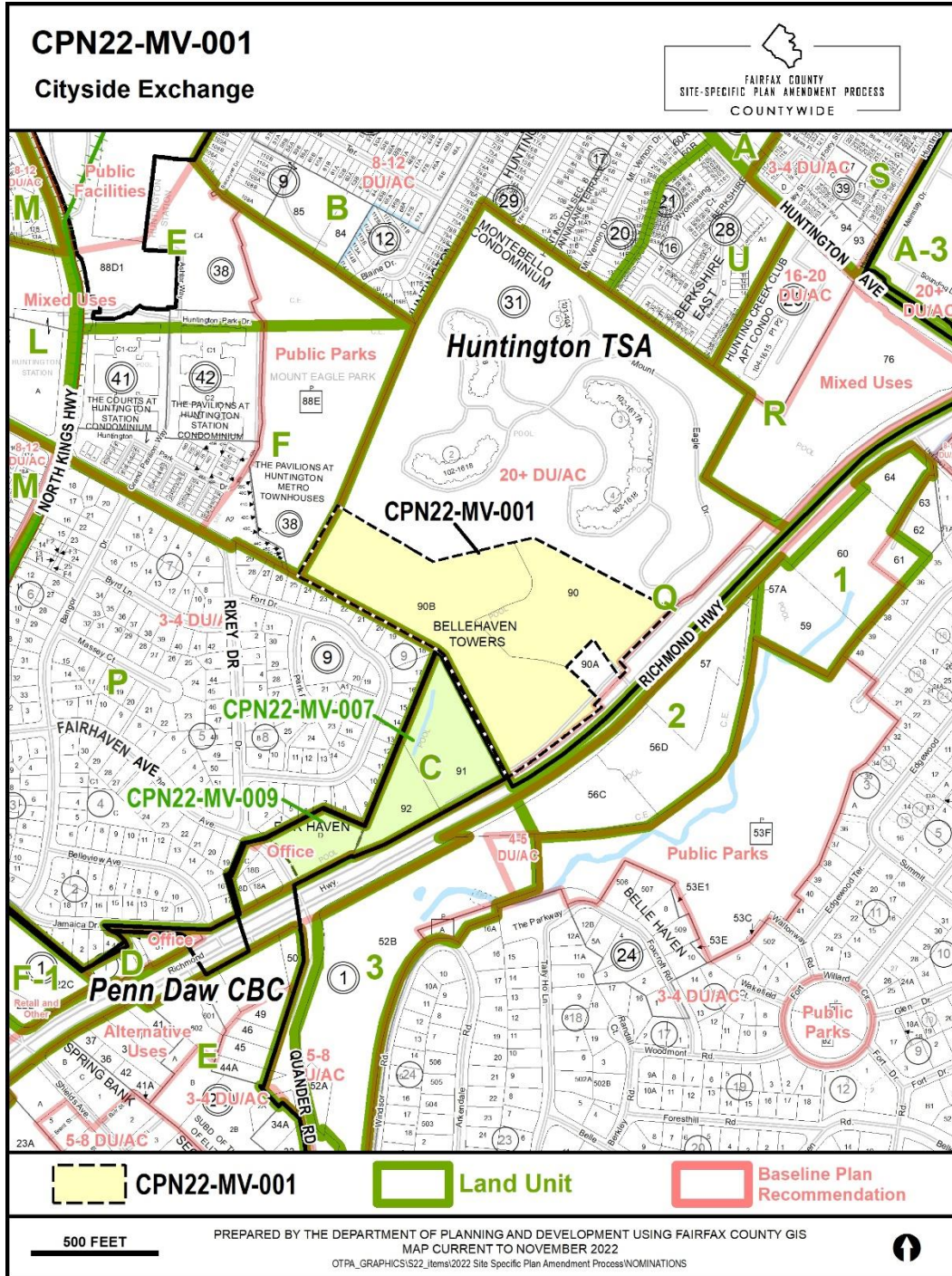
The subject site is located on the west side of Richmond Highway, south of Huntington Avenue and east of Mount Eagle Park and includes the Cityside at Huntington Metro Apartments. The western edge of the subject site is approximately a 1/3-mile walking distance to the Huntington Metrorail Station and a 1/2-mile walk to a future bus rapid transit station planned for the intersection of Richmond Highway and South Kings Highway. The site is bordered on the north by the Montebello Condominiums planned for residential use at 35-40 DU/AC; to the east across Richmond Highway by three hotels and a restaurant planned for residential use at 5-8 DU/AC; to the south by a hotel, restaurant and swimming pool business planned for office use, and to the west by Mount Eagle Park, which is planned for public parks. A 0.5-acre parcel, 83-3 ((1)) 90A, is surrounded by subject site property and contains the Androus office building. This parcel is planned in line with the subject site’s Plan recommendation for residential use at 35-40 DU/AC, is under separate ownership and was not included with the nomination.

The Concept for Future Development recommends the Huntington TSA as one of several mixed-use centers that are located around the fourteen Metrorail stations in Fairfax County. TSAs promote a land use pattern that supports Metrorail by encouraging a mix of uses in a compact, pedestrian-friendly urban form within walking distance of the Metrorail station and provide opportunities for non-automobile dependent development to occur in a manner that is compatible with and helps maintain the viability of the existing nearby land uses.

The nomination indicates that development could occur in two new mid-rise multifamily buildings, located in areas currently developed with surface parking lots along the Richmond Highway frontage, along with new open spaces and structured parking. Of note, the nomination proposed to provide and commit the proposed residential units at rents affordable to households earning 60% of the Area Median Income or below. The Community-Wide Housing Strategic Plan goals seek to provide a significant number of long-term, committed affordable dwelling units at this income level, especially in locations with access to transit and amenities.

An amendment to the Policy Plan that addresses the preservation of existing affordable multifamily housing is under development, in parallel to the Site-Specific Plan Amendment process, and is anticipated to be presented to the

Board of Supervisors for action in the Spring of 2023. As currently drafted<sup>1</sup>, projects that meet certain criteria related to existing income levels served that propose additional density on site with a commitment to preserve affordability may have the flexibility to consider that additional density without a Plan amendment. The nomination may qualify for this policy and if so, may not require review of a Plan amendment.



<sup>1</sup> PA 2021-CW-1CP – Affordable Housing Preservation (<https://www.fairfaxcounty.gov/planning-development/plan-amendments/affordable-housing-preservation>)