

**County of Fairfax, Virginia
Planning Commission Meeting
June 23, 2021
Verbatim Excerpt**

PA 2021-00007- 2550 HUNTINGTON AVENUE – Amendment to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This amendment concerns approx. 6.04 ac. generally located at 2550 Huntington Avenue, Alexandria, VA, 22303 located on the north side of Huntington Avenue, south of Cameron Run, west of Metroview Parkway and east of Robinson Way, Tax Map #s 83-1 ((1)) 34D, 34E and 34F in the Mount Vernon Supervisor District. The area is planned for a mixture of residential, office, retail and restaurant uses at 2.0 to 3.0 floor area ratio (FAR) and a maximum height of 165 feet. The residential component should be limited to approximately one-half of the total development. The amendment will consider an option to modify or remove the limitation on residential development. Recommendations relating to the transportation network may also be modified. (Mount Vernon District)

After Close of the Public Hearing

Commissioner Clarke: Thank you, Mr. Chairman. I'd like to thank everyone this evening for their participation, and especially staff. And thank the Mount Vernon Task Force for coming together and working very hard and—and thank you to Ms. Katherine Ward for presenting tonight. Also, the Huntington Community Association, also had provided a resolution on this and, subsequently, a letter in support of this development—of this plan amendment. And, so I would like to move forward with a motion tonight and the—the proposed plan amendment presents the opportunity, as we've heard already tonight, and create a needed housing and community-serving retail uses, as well as professional services, such as a dental office and learning centers and salons, as we talked about, within walking distance of the existing—new residents and the Huntington area. So, we've the slide and we've—have gotten a perspective of what that area will look like. So, the task force and the community has spoken that they do not want to completely do away with that second level—the first and second level of some type of office or retail there. So, I do offer this motion tonight, Sir, and the motion is—therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATIONS FOR PLAN AMENDMENT 2021-00007 WITH THE MODIFICATION, AS SHOWN IN MY HANDOUT DATED JUNE 23RD, 2021. THE AMENDMENT WOULD REMOVE THE LIMITATION ON RESIDENTIAL DEVELOPMENT WITH CONDITIONS RELATED TO FIRST AND SECOND FLOOR COMMUNITY-SERVING USES, FLEXIBILITY FOR THE INCLUSION OF UNIVERSAL DESIGN IN THE RESIDENTIAL UNITS, AND THE PROVISIONS OF URBAN PARK SPACE AND ADDITIONAL RECREATIONAL SPACE.

Commissioner Lagana: Second. Lagana

Chairman Murphy: Seconded by Commissioner Lagana. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that they adopt PA 2021-00007, 2550 Huntington Avenue, say aye.

Commission: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 11-0. Commissioner Bennett was absent from the meeting.

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**DRAFT MOTION
PLANNING COMMISSION**

Planning Commissioner Walter Clarke
Mount Vernon District

PLAN AMENDMENT 2021-00007

June 23, 2021

Motion:

The proposed Plan amendment presents an opportunity to create needed housing and community-serving retail uses and professional services such as dental offices, learning centers and salons within walking distance for existing and new residents in the Huntington area.

Therefore, Mr. Chairman, I move that the Planning Commission recommend to the Board of Supervisors the adoption of the staff recommendation for Plan Amendment 2021-00007 with modifications as shown in my handout dated June 23, 2021. The amendment would remove the limitation on residential development with conditions related to first and second floor community-serving uses, flexibility for the inclusion of universal design in the residential units, and provision of urban park space and additional recreational spaces.

End of Motion

**PROPOSED PLAN LANGUAGE
Plan Amendment 2021-00007**

Staff recommended modifications to the Comprehensive Plan are shown as underlined for text to be added and as ~~striketrough~~ as text to be deleted. Additional Planning Commission modifications to the staff recommendation are shown in double underline and ~~double strike-through~~ and **yellow highlight**.

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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;
- ~~Independent living and/or assisted living units are strongly encouraged in the new building; and,~~
- 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.”

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 31, Figure 12, 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.

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 33, Figure 14, 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 G.

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.