

To: Fairfax County Board of Supervisors

From: Dan Storck, Supervisor  
Mount Vernon District

Subject: **BOARD MATTERS for March 1, 2016**

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For your consideration, I submit the following Board Matters accompanied by a brief explanation. Your support will be appreciated.

**1. Transforming North Hill**

## 1. Transforming North Hill

### *Background*

As the Board knows, in June of 2015, the Board of Supervisors authorized Embark, a major study of the Richmond Highway Corridor, to consider Comprehensive Plan land use guidance supportive of a new multimodal transit system from the Huntington Metro Station to Accotink Village. The North Hill site, which I will ask the Board to authorize as a separate Comprehensive Plan amendment to allow a focused and expedited review, is located in the Richmond Highway Corridor study area north of Dart Drive.

The North Hill site is part of a 48-acre tract, formerly known as the Woodley Nightingale Mobile Home Park, which has been owned by the Fairfax County Redevelopment and Housing Authority (RHA) since 1981. In 1991, the RHA redeveloped a 15-acre portion of the tract for 115 mobile home pad sites, while removing pad sites from the 33-acre North Hill site principally in response to concerns about the stability of marine clay soils on steep slopes.

In the years since then, various proposals for re-use of North Hill have been discussed and by-right development of 11 acres of the land for 67 manufactured homes was being considered. But now, through a proposal received through the Public Private Education Facilities and Infrastructure Act of 2002, there appears to be an opportunity to provide affordable and market rate housing, support the further revitalization of Richmond Highway, and increase future transit use. With proper study and public input, I believe this potential development will complement recent residential projects and support the Embark study goal to create transit supportive uses near the highway.

### *Proposed Action*

Therefore, Madam Chairman, I move that the Board of Supervisors authorize a Comprehensive Plan amendment for the North Hill area, an area of approximately 33 acres east of Richmond Highway and north of Dart Drive to consider a mix of approximately 278 multifamily units and 195 townhouses, as well as limited community serving uses as may be appropriate. The study should evaluate approaches to:

- Provide housing affordable to a wide range of incomes;
- Mitigate transportation impacts;
- Use building form, height and orientation to create a vibrant and active community;

- Create a large public park accessible to all members of the community as well as private recreational amenities for the new residential community; and
- Address public facilities needs generated by new uses.

## **Attachment**