

Attachment 1 – Current Comprehensive Plan Language

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition AREA IV Mount Vernon Planning District, Amended through 1-26-2009 Richmond Highway Corridor Area Page 57 SOUTH COUNTY CENTER COMMUNITY BUSINESS CENTER

Figure 11 indicates the geographic location of this Community Business Center (CBC). The South County Center is the focal point of this CBC. The center provides space for the Community Health Center, the General District Court, the Juvenile Domestic Court and other service providers. Diverse land uses are located within the CBC and in addition to the South County Government Center, includes residential neighborhoods with retail and office uses located closeby.

Land Unit A

The area bordered by Russell Road, Main Street, Buckman Road and Richmond Highway is planned for office and/or retail and/or mixed use at an intensity of 0.70 FAR. Any development proposal should meet the following conditions:

- Effective buffering and screening to residential uses;
- Building heights are tapered down to provide an appropriate transition to the existing residential communities;
- Urban design elements such as streetscaping, public art and pedestrian plazas that will denote this area as a focal point should be provided. The urban design guidelines found at the end of this Plan are to be used as a guide.

Sub-unit B-1

Mount Zephyr Business Center is planned for office and/or retail use up to .35 FAR with maximum building heights of 40 feet.

Sub-unit B-2

The Old Mount Vernon High School located on the east side of Richmond Highway between Maury Place and Mohawk Lane is planned for public facilities use. The school should be retained in County ownership and preserved as a local historic site. The two parcels located at the northeast corner of Richmond Highway and Mohawk Street adjacent to the Old Mount Vernon High School are planned for institutional use. Any design and development plan should be compatible with the historic nature of the Old Mount Vernon High School. Uses of this site may include a community recreation center and a performing and visual arts center. These uses are consistent with the Richmond Highway revitalization goals and present an opportunity for a community activity center and adaptive reuse of the site.

Sub-unit B-3

This area includes properties located on the east side of Richmond Highway between Mohawk Lane and Radford Avenue and is planned for residential use at 5-8 dwelling units per acre. Substantial lot consolidation should be achieved and a landscaped open space buffer should be provided adjacent to the existing residential community. As an option, the area

from Mohawk Lane to and including Tax Map 101-3((1))20 may be appropriate for retail and/or office use at .35 FAR in order to create a gateway into the Mount Zephyr community. The design of the retail and/or office use should be compatible in scale and appearance with the residential neighborhood.

- Non-residential uses should be oriented to Richmond Highway and Mohawk Lane and building heights should be tapered down toward the existing single-family area;