

Attachment B Recommended Changes to Comprehensive Plan- Justice Snowden Farm

FAIRFAX COUNTY COMPREHENSIVE PLAN, AREA IV

Mount Vernon Planning District

MV-6-Fort Hunt Community Planning Sector

Development of government center/fire station use, mental health facilities and hospital facilities with related ancillary uses, including medical offices, may be appropriate if the impacts on the surrounding community are mitigated. Development is planned with an FAR up to .35 if the following conditions are met:

- Limit the height of buildings on the periphery of the site to minimum visual impacts on the community.
- Provide for substantial, usable open space. The entire complex should be visually screened for evergreen landscaping from the residentially planned and developed land fronting on Holland Road. However, landscaping along Holland Road should not be designed or located in a manner that interferes with the safe operation of the existing helistop.

The 11.3-acre Justice Snowden horse farm and stable at the southwest corner of Hinson Farm Road and Parkers Lane, adjacent to the hospital, tax map parcel 102-1((01))3c, is planned for a density of 5-8 dwelling units per acre and is zoned PDH-5. A portion of this site, approximately 4.4 acres, is not part of the approximately 7 acres of open space committed to Briary Farm subdivision. Should this tract be developed, the horse farm-related portion should be retained as open space, accessible to the entire Campus, including the hospital, with both active and passive recreational uses, and for senior housing at market rate on the 4.4-acre portion, consistent with the approved zoning. Surface parking on the grounds should be constructed with pervious material and should be sufficient to accommodate users to preclude overflow parking in adjacent neighborhoods. Any development of this site should also be subject to the recommendation of the Little Hunting Creek Watershed Management Plan.

As another option, the approximately 7 acres of open space could be conveyed or transferred to the County for incorporation into the "Mount Vernon District Campus" comprised of the government center/fire station, mental health facilities and hospital facilities, while the remaining 4.4 acre portion can be privately developed, as zoned, provided the existing covenant is lifted.