

LRSP-2009-02: KINGS CROSSING / PENN DAW

WHEREAS, the MVCCA is participating in the Area Plan Review 2009-2010,

WHEREAS, the Long Range and Strategic Planning Committee of the MVCCA has facilitated numerous charrettes and gathered input from community stakeholders and MVCCA members,

WHEREAS, nominations for the Area Plan Review Comprehensive Plan have been formulated,

WHEREAS, the Long Range and Strategic Planning Committee has spent the past several months reviewing the current Comprehensive Plan as applicable to the Mount Vernon Magisterial District and adjoining areas and has recommended a change nomination to that Plan for the Area Plan Review 2009-2010, such nomination containing the following features:

Kings Crossing / Penn Daw Nomination Overview

Nomination: Kings Crossing and Penn Daw CBC

Location: Kings Crossing and Penn Daw CBC plus homes on Quander Rd. Located along Richmond Highway, Quander Rd and North Kings Highway.

Land Units: E-1, E-2, E-3, F-2 and G (MV District) and Land Unit H (Lee District).

Vision Overview: To establish a well thought out and urban designed large mixed use development serving both Mount Vernon and Lee Districts within close proximity to the Huntington Metro's North Kings Highway Platform. This development will also contain a rapid transit bus station (similar to that which is located in Shirlington, Arlington Va).

This development will house retail, office, restaurants and residences.

Development Conditions Overview:

Increased FAR from .35 and .50 up to 1.5 on the Mount Vernon District side with land units E consolidated

- 14 acres approx.

Increased FAR from .35 and .50 up to 2.0 on the Mount Vernon District side with land units E and G consolidated

- 41 acres including the 8.3 acres of Quander Brook (Fairchild Property) Park

Increased FAR from .35 and .25 up to 1.5 on the Lee District side. Land unit H.

- 10.78 acres

Substantial consolidation of above mentioned land units within the Mount Vernon District side

Internal pedestrian, bike and vehicular circulation systems that are safe, functional and pleasing

Retail and restaurants on the ground level next to walking streets and urban plazas

Open spaces of varying sizes throughout area

Integrate the Fairchild Property, recently donated to the County, into the complex with land units E.

Traffic analysis and mitigation required. Traffic Demand Management Program to ensure no less than level of D service.

Reduced curb cuts onto Richmond Highway

LEED silver or higher encouraged

Innovative and industry best practices storm water management programs to be in place with low impact development (LID)

Offer a rapid bus transit station at Land Unit F-2

- Located at intersection of South Kings, North Kings and Richmond Highways
- Approx. 2.0 acres
- Handicapped parking and secure bike parking

THEREFORE BE IT RESOLVED, that the Co-Chairs of the MVCCA are hereby directed to prepare and submit a Comprehensive Plan change nomination which incorporates the foregoing features.