

Attachment #2 – Part 4 d.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition
Mount Vernon Planning District, Amended through 1-26-2009
Richmond Highway Corridor Area

Area IV
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PLANNING OBJECTIVES

Planning objectives in the Mount Vernon Planning District include the following:

- Preserve stable residential neighborhoods through appropriate infill development which is compatible in use, type and intensity with surrounding uses.
- Limit commercial encroachment into stable residential neighborhoods and establish well-defined edges between commercial and residential uses.
- Establish well-defined buffers, particularly for existing residential development adjacent to high density/intensity corridors, with appropriate pedestrian access between commercial and residential areas.
- Establish an appropriate mix of land uses and intensities in the Community Business Centers along Richmond Highway and provide transitions to adjacent Suburban Neighborhoods.
- Encourage pedestrian access to commercial areas and improve the appearance and image of Richmond Highway by addressing issues of functional efficiency, [pedestrian safety](#), aesthetics streetscaping, [tree cover](#), and design by using the urban design principles found in this section.
- Improve and upgrade existing commercial development within the Community Business Centers along the Richmond Highway Corridor to serve as the focus of office buildings, hotel, and other commercial development that encourages the growth of professional employment opportunities and promotes tourism and related activities.
- Encourage improved access to and increased ridership of the transit system.
- [Encourage new development and redevelopment to provide pedestrian and bicycle facilities to include trails, sidewalks, and street crossings.](#)
- Encourage transit ridership by encouraging appropriate economic development and redevelopment around the Huntington Metro Station.

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- Encourage the consolidation of small land parcels to provide for future development opportunities.
- Improve the public's perception and use of the environmental and heritage resources of the Mount Vernon area.
- Identify, preserve and promote awareness of heritage resources through research, survey and community involvement.
- Protect environmentally sensitive areas as recommended whenever and wherever a watershed management plan exists.
- Protect wetlands and environmental quality corridors.
- Encourage the conservation of existing urban forest assets.
- Utilize Low Impact Development (LID) practices in development and redevelopment projects as recommended whenever and wherever a watershed management plan exists.
- Encourage reductions in the amount of imperviousness as recommended whenever and wherever a watershed management plan exists.
- Discourage development or redevelopment in Resource Protection Areas (RPA's) and floodplains.

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| Environment

The Mount Vernon Planning District ~~includes substantial portions of is located within is located within the watersheds of watersheds of~~ Cameron Run, Belle Haven, Little Hunting Creek, and Dogue Creek ~~watersheds~~. In order to restore its streams, meet state and federal water quality standards, and its commitments to clean up the Chesapeake Bay, Fairfax County is developing watershed management plans to reduce pollution due to phosphorous, nitrogen, and sediment flowing into it is waterways. Plans for the Little Hunting Creek and Cameron Run watersheds are complete and have been adopted by the Board of Supervisors. Plans for the Belle Haven and Dogue Creek watersheds are nearing completion. The watershed plans include specific improvement in stormwater facilities and management, including low impact development practices (LID), projects to restore riparian buffers and streams, outreach and education to improve residents' activities that affect water quality, and recommended changes in Fairfax County policies to promote needed improvements. The plans should be consulted during rezoning and development review processes.

—The Potomac River shoreline, designated a critical environmental area by the State of Virginia, contains tidal wetlands and estuaries along the shores of Hunting Creek, Little Hunting Creek, and Dogue Creek. This Planning District is within the Coastal Plain geologic province. Consequently, soils are marginal for septic tank usage. Slippage-prone swelling clays underlie most of the district. Any development in areas with these conditions should be based on the latest technologies for stabilizing marine clays from soil slippage. Assurances which protect the County and affected properties should be provided.

The Potomac River shoreline which includes a broad floodplain, tidal wetlands and several small embayments is the most significant environmental feature in the district. Activities that require modifications to the shoreline are regulated by the Wetlands Board. [The Wetlands Board has adopted a policy favoring "living shorelines," as recommended in the approved watershed management plans.](#) The shoreline and adjacent tributaries are also protected by the regulations of the Chesapeake Bay Preservation Act.

As growth continues, it is expected that development of environmentally constrained lands will become economically feasible, although environmental constraints will limit their development potential. Future development in this district should also be encouraged to achieve environmental reclamation of degraded environmentally quality corridors and other sensitive features.

Older, developed portions of the County often have fair to poor surface water quality. This is due primarily to nonpoint source pollution in the form of runoff which contains high levels of fertilizers, pesticides, sediment and hydrocarbons. Older suburban areas such as the Mount Vernon Planning District do not have the benefit of state of the art water quality practices. Therefore, they are a particular challenge to the County's efforts to improve surface water quality and meet the spirit of the Chesapeake Bay Preservation Act.