

Attachment 2

Proposed Comprehensive Plan Recommendation – Smitty’s (Areas 3 and 6)

Smitty’s (Areas 3 & 6): This combined area includes the Engleside Trailer Park and Ray’s Mobile Colony north of the intersection of Forest Place and Richmond Highway and several commercial uses (mainly Hollywood and Vines Garden Center) fronting on Richmond Highway. This area is planned for residential use at 5-8 dwelling units per acre. If ~~full~~ substantial consolidation is achieved, this area may be appropriate for a mixed-use development – using an “urban/town center” design concept – with residential, office and retail uses. ~~At least~~ As much as seventy-five percent of the total development should be developed as residential at 8-12 16-20 dwelling units per acre with a component of up to 25 percent of the total site area developed with retail and office uses at an overall intensity of .35 FAR, with option to .50 via the substantial consolidation of both areas 3 & 6. Any redevelopment of this area is encouraged to comply with the County’s voluntary relocation guidelines.

If parcels within areas 3 & 6 are substantially consolidated, the proposed “urban/town center” concept’s site design should enable the creation of a cohesive and walkable environment. To achieve this goal, high-quality architecture should be provided. In addition, buildings should be oriented to internal/external streets and sidewalks, and sufficient open space should be interspersed with retail, residential and office uses to provide usable public gathering areas.

Also, the following conditions should be met:

- Building tapering, vegetative buffering and screening should be provided as needed on the periphery to create a transition to the surrounding areas. Lighting and sound from any development should be designed so that it is not intrusive to adjacent residential development;
- Any freestanding office building(s) is encouraged to meet at least U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) silver standards or other comparable programs with third party certification. Retail users are encouraged to meet applicable LEED standards, or other comparable programs, in design and construction to promote sustainable development. The impervious nature of hard surfaces should be offset through approaches such as providing vegetated planting strips in surface parking lots;
- Multi-story office buildings should include ground-floor retail use and other services where possible. To the extent possible, the new retail uses should be located in places that would encourage public usage, activate the town center, and reduce vehicular traffic. Such new retail uses should also be distributed throughout the site in the ground-floors of the residential buildings and at prominent entrance points to the town center;
- The residential units should be distributed in buildings across the site in a manner that is well-integrated into the town center. The residential uses also should have convenient access to open space, community-serving retail uses, and other services. Affordable and workforce housing should be provided through

- compliance with the Affordable Dwelling Unit Ordinance and other County policies;
- Internal roadways, trails, sidewalks and street crossings should connect buildings and open spaces, and link the site to adjoining communities. Streetscape treatments should include trees, landscaping, sidewalks, bicycle facilities, street furniture, and various paving textures, to the extent possible;
 - Occupancy is phased to transportation improvements so that an Approach Level of Service D is maintained at relevant intersections. If such improvement are not possible, other remedies – including reduced intensity and off-site improvements – should be considered;
 - Bus transit stops and accompanying shelters should be provided along Richmond Highway;
 - The impact of development on schools should be mitigated. The redevelopment should work with the community and Fairfax County Public Schools to identify the appropriate commitments to address projected impacts.
 - No access from this community should be provided into the Mount Zephyr Community.