



**The Mount Vernon Council of Citizens Associations, Inc.**

P.O. Box 203, Mount Vernon, VA 22121-9998

<http://www.mvcca.org>

Fairfax County Planning Commission  
12000 Government Center Parkway  
Suite 330  
Fairfax, VA 22035

Dear Commissioners

October 27, 2016

Subject: MVCCA's Resolutions Regarding the North Hill Site Development Project

On behalf of the Mount Vernon Council of Citizens' Associations (MVCCA) the attached resolutions are forwarded for your appropriate action and support. This resolution was approved and passed unanimously by the membership at their Oct 26, 2016 General Council Meeting.

They express the MVCCA's General Council's position regarding the changes to the comprehensive plan for the North Hill Site property.

*Katherine Ward*

Co-Chair  
MVCCA

Cc: Commissioner Earl Flanagan  
Supervisor Storck

Enclosed: MVCCA Resolution 2016-J05 (Plan Amendment Support for North Hill Site )

**MVCCA Joint Resolution 2016-J05 (Environment and Recreation, Planning and Zoning, and Transportation Committees)**

**SUPPORT FOR PLAN AMENDMENT 2016-IV-MV1 with RECOMMENDED CHANGES CONCERNING SEVERAL POINTS OF PUBLIC PARK ACCESS, COMMUNITY GATHERING SPACES AND WORKFORCE HOUSING: NORTH HILL**

**(1) WHEREAS**, Comprehensive Plan Amendment (PA) # PA 2016 -IV-MV1 is proposed for the North Hill property (the 35-acre northern portion of Tax Map Parcel 92-4 ((1)) 82A, located along the east side of Richmond Highway, north of Dart Drive in the Mount Vernon Planning District, Mount Vernon Supervisor District (the "Property"); and

**(2) WHEREAS**, the Property is part of a larger 48-6 acre tract owned by the Fairfax County Redevelopment and Housing Authority ("FCRHA"), which is proposed for redevelopment with a mixed multifamily and townhouse residential project and passive parkland, pursuant to public-private partnership (the "Proposed Project") with CHPPENN I, LLC (a partnership between Community Housing Partners and Penrose Development) (the "Developer");and

**(3) WHEREAS**, the current Fairfax County Comprehensive Plan supports only public park for passive recreational use for the Property and PA #2016-IV-MV1 adds an option for development of a residential community to accommodate a proposed redevelopment as an option; and

**(4) WHEREAS**, the Planning and Zoning Committee and Transportation Committee have recommended that the Mount Vernon Council of Citizens Associations ("MVCCA") supporting Comprehensive Plan Amendment (PA) # PA 2016 -IV-MV1 with the following noted changes:

*"As an option, the site may be appropriate for up to 279 workforce and affordable multifamily units, which may include affordable independent living units, and up to 196 townhomes with limited community serving uses with the retention of a significant contiguous portion of the site for a publicly accessible park. Any development should be supported by a geotechnical study that shows how slopes and problem soils will be addressed. In addition, the following conditions should be met:*

- *The residential development should be oriented to Richmond Highway and Dart Drive.*
- *Buildings facing Richmond Highway should provide pedestrian entrances and direct access to the Richmond Highway frontage to the extent feasible in consideration of site constraints, topography and/or the safety and welfare of residents. If parking structures are planned in the ground-floor of building, appropriate screening of parking should be achieved in order to avoid adverse impacts to the public realm.*
- *The walkability and multi-modal connectivity of the redevelopment should be enhanced through the addition of sidewalks, streetscape and bicycle facilities. Adequate right-of-way and streetscape improvements should be provided in line with the design guidance for the corridor, including secondary streets such as Dart Drive. Development should dedicate 89 feet from the centerline of Richmond Highway for planned transportation improvements. The right-of-way dedication along Dart Drive should be extended to the east property line to accommodate a future multimodal connection to Arlington Drive.*
- *On-site bicycle and pedestrian circulation should be provided and connect to offsite bicycle, pedestrian and transit facilities.*
- *~~One or more~~ Several points of access should be made to connect the public park with the planned community and the existing surrounding neighborhoods.*
- *Planned development of the property should include clean-up and restoration efforts focused on the portion of the site to remain as a public park so that it is safe for park visitors.*
- *Residential development should provide vehicular access and parking to serve the public park and should provide an ADA accessible route from the parking into the park.*

- *In addition to the public park, one or more ~~a~~ well-designed, publicly accessible community gathering areas ~~urban plaza~~ should be included to create a sense of place and provide recreational opportunities for residents and visitors, per the guidance of the Urban Parks Framework. The southwest corner of the property is well-suited for a civic plaza that would serve as a community gathering space for future residents and those waiting for a bus. Active recreation facilities should be provided onsite to meet the needs of future residents.*

Underline = Recommended Added Language

Strikethrough = Recommended Removed Language

**(5) WHEREAS**, the FCRHA and the Developer have agreed to continue coordination and discussions with MVCCA as the Proposed Project advances through additional development applications to address: a) compatibility with adjacent and nearby communities; b) preservation and improvement of a contiguous portion of the Property for a passive use public park with multiple points of public access and improved usability for adjacent communities; and c) environmental issues including tree cover, planting areas, bird friendly windows, stormwater, rain gardens, and other suggested improvements to the project that will provide for a high quality living experience for future residents and enhance the neighborhood;

**A. NOW THEREFORE BE IT RESOLVED** that the MVCCA supports this Comprehensive Plan Amendment with the changes noted above; and

**B. BE IT FURTHER RESOLVED** that the MVCCA recommends that the Mt. Vernon District Planning Commissioner and Mt. Vernon District Supervisor support the Comprehensive Plan Amendment with the changes noted above.

APPROVED BY THE MVCCA GENERAL COUNCIL OCT 26, 2016