



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

December 28, 2017

RE: Plan Amendment No. 2015-IV-MV1 (Embark Richmond Highway)
Jeff C. McKay, Supervisor, Lee District and Daniel G. Storck, Supervisor, Mount Vernon District

Dear Civic Association Representative:

In accordance with Board of Supervisors approved procedures, you are hereby notified of the scheduled public hearings on the above referenced proposed Plan Amendment at which time you may present either written or verbal comment. The Comprehensive Plan is required by state law and is used as a guide in decision-making for the physical development of the county.

The Fairfax County Planning Commission and the Fairfax County Board of Supervisors will hold public hearings on the proposed Plan Amendment in the Board Auditorium, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia as follows:

Planning Commission Public Hearing: Thursday, January 25, 2018 at 7:30 PM
Board of Supervisors Public Hearing: Tuesday, March 20, 2018 at 4:00 PM

If the Planning Commission or the Board of Supervisors subsequently defers, cancels or reschedules the public hearing on this item you will not be notified by mail. Please contact the Planning Commission and the Clerk to the Board of Supervisors at the phone numbers or through the websites listed on the following page to confirm the status of this Plan Amendment.

Plan Amendment #2015-IV-MV1 primarily involves the Plan recommendations for the Richmond Highway Corridor in the Lee and Mount Vernon Supervisor Districts and considers the land use and transportation recommendations for the areas within 1/2 -mile of potential Bus Rapid Transit stations along the corridor. The adopted Comprehensive Plan for 7.5-mile segment of Richmond Highway Corridor, south of Interstate 495 to Fort Belvoir, recommends higher intensity, mixed-use redevelopment concentrated in six Community Business Centers (CBCs) along the corridor. The interstitial areas between the CBCs are recommends to include predominantly low to moderate residential uses. The Plan for Huntington Transit Station Area, which surrounds the Huntington Metrorail station, recommends new development be directed to areas proximate to the station. The Plan for Accotink Village generally recommends residential and neighborhood-serving retail uses with limited options for redevelopment.

Department of Planning and Zoning

Planning Division

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PA 2015-IV-MV1 proposes to amend the Plan guidance for the Richmond Highway Corridor to enhance the vision for the corridor, supported by multi-modal improvements, including a Bus Rapid Transit system; pedestrian, bicycle, and roadway improvements; and ultimately, from Huntington to Hybla Valley, a three-mile extension of the Metrorail Yellow Line. The Plan amendment considers revisions the corridor-wide guidance, as well as the land use, urban design, transportation, parks and recreation recommendations within the Penn Daw, Beacon/Groveton, Hybla Valley/Gum Springs, and Woodlawn CBCs. Additional recommendations relating to the transportation, parks and recreation, environment, heritage resources, and public facilities may also be modified, including those within the Huntington TSA, Accotink Village, and surrounding areas.

Copies of the proposed Plan Amendment staff report may be obtained from the Department of Planning and Zoning, 7th Floor, Herrity Building, 12055 Government Center Parkway, Fairfax, Virginia or by visiting www.fairfaxcounty.gov/planning-zoning/staff-reports-proposed-comprehensive-plan-amendments-scheduled-public-hearing. If you have questions regarding this proposed Plan Amendment, you may direct them to the Department of Planning and Zoning at (703) 324-1380. If you desire to be placed on the list of speakers for the public hearing(s), please call the following numbers:

Planning Commission - (703) 324-2865
Board of Supervisors - (703) 324-3151

Or visit the websites:

Planning Commission: www.fairfaxcounty.gov/planningcommission/
Board of Supervisors: www.fairfaxcounty.gov/boardofsupervisors/board-supervisors-meetings

NOTE: You are receiving this letter because you are listed as a contact for your Civic Association in Fairfax County's List of Civic Associations. For changes or updates to Civic Associations contacts, please contact the Office of Public Affairs at (703) 324-7329, or go to www.fairfaxcounty.gov/publicaffairs/communityhomeowner-association-update



Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities. Reasonable accommodations will be provided upon request. For information, call (703) 324-2865 for the Planning Commission, (703) 324-3151 for the Board of Supervisors, or TTY 711 (Virginia Relay Center).

The Subject Area for Plan Amendment 2015-IV-MV1 Embark Richmond Highway consists of:

- The Huntington Transit Station Area (TSA);
- The Richmond Highway Corridor Area, which includes:
 - North Gateway Community Business Center (CBC),
 - Penn Daw Community Business Center,
 - Beacon/Groveton Community Business Center,
 - Hybla Valley/Gum Springs Community Business Center,
 - South County Center Community Business Center,
 - Woodlawn Community Business Center,
 - and all Suburban Neighborhoods (SN) adjacent to those CBCs;
- Accotink Village; and,
- Transportation recommendations for Richmond Highway/Route 1 to the Occoquan River.



