



Dan Storck

*Mount Vernon District Supervisor
Fairfax County Board of Supervisors
2511 Parkers Lane
Mount Vernon, VA 22306*



Telephone: (703) 780-7518 E-mail: mtvernon@fairfaxcounty.gov

**Request for Comprehensive Plan Amendment & Concurrent Processing
6001 Richmond Highway**

December 7, 2021

Evergreen Investment Company (“Evergreen”) is the contract purchaser of approximately 2.57 acres located on the east side of Richmond Highway and identified among the Fairfax County tax assessment records as 83-3 ((1)) 57A and 59, which I will refer to as the “Subject Property”. The Subject Property is zoned to the C-8 and the R-4 Districts. The property is planned for Residential use at 5-8 du/ac with an option for a public park in a Suburban Neighborhood Area between North Gateway and Penn Daw CBCs in the Richmond Highway Corridor.

Evergreen has discussed a proposed multi-family residential building on the Subject Property with Fairfax County staff and with the Planning and Zoning Committee of the Mount Vernon Council of Citizens Associations, Inc. (MVCCA). In order to redevelop the Subject Property with multi-family residential development, it will be necessary to amend the Comprehensive Plan.

Evergreen has prepared a concept plan for development that illustrates a multi-family residential building to be constructed within the existing disturbed area. Redevelopment of the Subject Property will replace a very run down hotel from the 1950’s with a residential development. Lastly, the proposal will add residential development to the Richmond Highway Corridor.

Evergreen plans to process a rezoning application concurrently with a Comprehensive Plan amendment, if authorized. The property has a substantial amount of unmapped floodplain and mapped Resource Protection Area on the rear of the site, as well as a potential Environmental Quality Corridor (EQC), which has been a major discussion point. Disturbances to EQCs should only be considered in extraordinary circumstances. Further evaluation, including the demonstration of any extraordinary circumstances

Commented [VDM1]: Deleted due to subjectivity of descriptions.

Commented [VDM2]: The site is ¾ mile + away from Penn Daw or more to Huntington, so not considered TOD/would not have routine/reliable BRT usage for walking, in same way development near transit will generate.

Commented [OL3]: This will need to be determined as part of the analysis/recommendations. Shouldn’t presume that this correct.

Commented [AK4]: This is from the Policy Plan. And also the standard by which we were looking at the first iteration of 8800.

meriting disturbance to these environmentally sensitive areas; mitigation/compensation measures that would result in clear and substantial net environmental benefits relating to most, if not all, of the EQC purposes, and overall benefits of redevelopment on this area, will be part of the review. In order to evaluate this, a higher level of design will be expected as part of the planning and development review process.

Therefore, I move that the Board of Supervisors authorize staff to evaluate an amendment to the Comprehensive Plan for a multi-family residential development on property identified as Tax Map Parcels 83-3 ((1)) 57A and 59, after a floodplain study and RPA delineation have been completed and approved by staff to locate the pre-development 100-year floodplain and RPA, respectively. The Plan Amendment will be reviewed concurrently with an application to rezone the property once such application is submitted.

This motion should not be construed as a favorable recommendation on these applications by the Board, and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. This action in no way prejudices the substantive review of the applications.