



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-MV-001
Supervisor District	Mount Vernon
Parcel ID Number(s)	83-3 ((1)) 90 and 90B
Parcel Address(es)	6034 and 6036 Richmond Hwy, Alexandria, VA 22303
Nominator	Cityside Exchange LLC (Agent: Brian Winterhalter)
Plan Map Designation	20+ DU/AC
Comprehensive Plan Recommendation for Nominated Property	Included in Supplemental Documents Section "The area south of Huntington Avenue and west of Richmond Highway is built out. Land Unit Q is designated for residential use at 35-40 dwelling units per acre, reflecting the build-out of the Montebello and Belle Haven Towers high-rise residential projects. The Berkshire townhouse developments which comprise Land Unit U have been built in conformance with the planned density of 8-12 dwelling units per acre."
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	Residential development at 50-65 dwelling units per acre, provided the additional residential development above the baseline of 35-40 dwelling units per acre consists of committed long-term affordable dwelling units

**CITYSIDE HUNTINGTON
SITE-SPECIFIC PLAN AMENDMENT
STATEMENT OF JUSTIFICATION**

October 19, 2022

I. Introduction

Cityside Exchange LLC, an affiliate of Lincoln Avenue Capital (the “Nominator”), is the owner of approximately 14.92 acres of land on the west side of Richmond Highway and identified on the Fairfax County Tax Map as parcels 83-3 ((1)) 90 & 90B (collectively, the “Property”). The Property is developed with four high-rise residential buildings consisting of 569 multi-family units and is known as the Cityside Huntington Metro Apartments.

The Nominator is a mission-driven affordable housing developer that specializes in providing communities with high-quality, sustainable, and affordable homes. The Nominator acquired the Property in December 2021 with financing that included an investment from the Amazon Housing Equity Fund. The intent of the Nominator’s partnership with Amazon is to ensure that the Property remains affordable with committed, long-term affordability requirements. The Nominator seeks an amendment to the Comprehensive Plan to expand the potential of the Property to provide additional, high-quality affordable housing in the community.

II. Comprehensive Plan Recommendations

The Property is located within Land Unit Q of the Mount Vernon Planning District’s Huntington Transit Station Area (“TSA”). Consistent with its designation as part of the Huntington TSA, the Property has a direct pedestrian connection to the Huntington Metro Station. The Comprehensive Plan currently designates Land Unit Q for residential use at 35-40 dwelling units per acre, which reflects the existing development at the Property and the adjacent Montebello condominium.

III. Proposed Comprehensive Plan Amendment

The Nominator seeks an amendment to the Comprehensive Plan to allow the redevelopment of surface parking lots on the Property with additional, high-quality affordable dwelling units. More specifically, the Nominator proposes to change the density recommendation for the Property to permit 50 – 65 dwelling units per acre (approximately a 1.2 – 1.5 FAR), subject to the condition that the additional residential units be provided as committed, long-term affordable housing.

IV. Site-Specific Plan Amendment Justification

The Nominator supports the policy goal in the Comprehensive Plan of increasing the supply of affordable housing in Fairfax County, and respectfully submits that the Property would be an ideal location to provide additional affordable housing opportunities. The proposed amendment to the Comprehensive Plan would allow the redevelopment of under-utilized surface parking lots with affordable dwelling units that have direct pedestrian access to the Huntington Metro Station.

With the establishment of bus rapid transit and the continuing revitalization of the Richmond Highway corridor, there will be increasing pressure on housing affordability in this area. The Nominator's proposal responds to this emerging community need by ensuring the provision of additional long-term, committed affordable housing in the community. The proposal advances numerous County policy objectives regarding the creation and conservation of affordable housing in the County.

The Nominator's proposed amendment to the Comprehensive Plan is consistent with Fairfax County's Community-Wide Housing Strategic Plan (the "Strategic Plan"), which identifies a clear dearth of affordable housing supply. According to the Strategic Plan, "between 2010 and 2015, the average rent in Fairfax County has increased 17 percent . . . Over the same period, the average household income in the County increased by only 10 percent and for many low-wage workers incomes did not increase at all." The Strategic Plan emphasizes that Fairfax County community faces a deficit of more than 31,000 affordable rental homes. The Strategic Plan states:

"To support sustainable population growth and bolster our economy, it is important to think about how we plan for price-appropriate housing to address the current housing gap and to meet the needs of the growing workforce. As our community grows—it will need to grow in order to ensure economic vitality and prosperity—the County will add workers and families all along the income spectrum . . . Fairfax County is not producing enough housing to close the existing housing gap and will not be able to meet future housing needs. The County would need to add 4,146 new units each year for 15 years to meet the 2032 target."

The Nominator's proposed amendment supports the County's efforts to fulfill the Community-Wide Housing Strategic Plan goals by providing a significant number of long-term, committed affordable dwelling units in an ideal location with access to transit and amenities. The Nominator intends to provide the proposed residential units at 60% of Area Median Income or below. The Property is conveniently walkable to transit with a direct pedestrian connection to the Huntington Metro Station. The Property is served by bus routes as well. In addition, the proposed residential buildings will be consistent and compatible with the scale of the existing residential buildings on the Property. The contemplated residential units will have new amenities, as well as access to existing amenities on the Property, such as the swimming pool, playground, and open spaces.

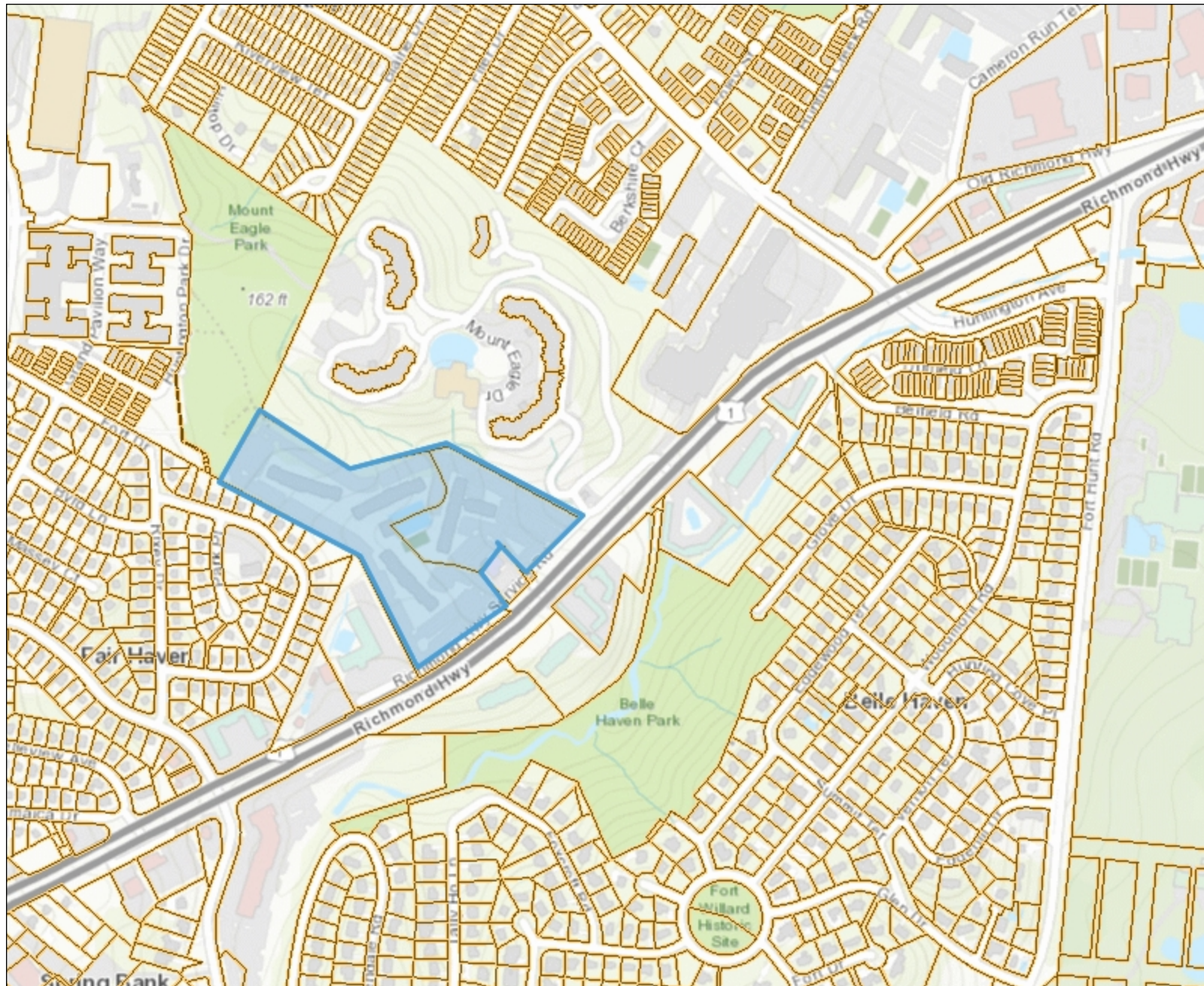
By designating the Property for additional affordable housing, the proposed Comprehensive Plan amendment will advance Fairfax County's paramount policy objective of increasing the supply of committed, long-term affordable housing in the County.

V. Conclusion

The Nominator respectfully requests Fairfax County's favorable consideration of the proposed amendment to the Comprehensive Plan, which will allow the redevelopment of under-utilized surface parking lots with affordable dwelling units that have convenient pedestrian access to the Huntington Metro Station. Further, the Nominator requests the ability to proceed with a concurrent rezoning application for the contemplated development, and would commence such an application as soon as possible, in the event Fairfax County is supportive of the Nominator's proposal to amend the Comprehensive Plan.



Map Title




0 0.28 0.6 Miles

This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.



Legend

 Parcels

Notes:

Map produced: 10/5/2022





DEVELOPMENT TABULATION:

Existing Development:
569 Multifamily units

Proposed Development:
225-375 New Multifamily units

LEGEND:

-  Existing Building
-  Proposed Building

NOTE: PLAN INFORMATION SHOULD BE CONSIDERED AS APPROXIMATE AS IT HAS BEEN TAKEN FROM RECORD INFORMATION AND IS NOT BASED ON A SURVEY.
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NOTE: THE DETAILS SHOWN ON THIS EXHIBIT ARE CONCEPTUAL AND SUBJECT TO CHANGE.

**SITE PLAN
CITYSIDE HUNTINGTON**



SCALE: 1" = 50'-0"
DATE: 2022.09.30

Agent Authorization Letter

October 24, 2022

Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035

RE: SSPA Nomination for: Tax Map Parcels 83-3 ((1)) 90 & 90B

To Whom it May Concern,

Cityside Exchange, LLC, an affiliate of Lincoln Avenue Capital, is the owner of real property known as Tax Map Parcels 83-3 ((1)) 90 & 90B (collectively the "Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. On behalf of Cityside Exchange, LLC, I have reviewed the subject nomination, consent to the Properties being submitted for consideration, and understand the expectations for the process. I authorize DLA Piper LLP (US) and its employees to act as agents for the nomination, including participation in the review, analysis, and community engagement, as needed.

Sincerely,



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Cityside Huntington Site-Specific Plan Amendment

Current Comprehensive Plan Language

The area south of Huntington Avenue and west of Richmond Highway is built out. Land Unit Q is designated for residential use at 35-40 dwelling units per acre, reflecting the build-out of the Montebello and Belle Haven Towers high-rise residential projects. The Berkshire townhouse developments which comprise Land Unit U have been built in conformance with the planned density of 8-12 dwelling units per acre.

Proposed Comprehensive Plan Language

The area south of Huntington Avenue and west of Richmond Highway is built out. Land Unit Q is designated for residential use at 35-40 dwelling units per acre, reflecting the existing build-out of the Montebello and Belle Haven Towers high-rise residential projects. **Parcels 83-3 ((1)) 90 & 90B may be developed with residential use at 50-65 dwelling units per acre, provided the additional residential development above the baseline of 35-40 dwelling units per acre consists of committed long-term affordable dwelling units.** The Berkshire townhouse developments which comprise Land Unit U have been built in conformance with the planned density of 8-12 dwelling units per acre.





AERIAL VIEW



VIEW 7