

# Huntington Conservation Plan Amendments

11 November 2008

## Objective

The basic goal of the Huntington Conservation District is the conservation and development of a viable and sound residential community. The Conservation Plan (Plan) outlines the objectives and goals of the residents, identifies needed improvements, and sets standards for future development and rehabilitation in the community.

## I. Boundaries for Conservation Area

All lots and parcels of the Huntington and Annalane Terrace Subdivisions are included within the program area boundaries and are described in the land records of Fairfax County in the deeds beginning on pages noted below:

Huntington Subdivision:

- Section 1 Deed Book 499, page 512
- Section 2 Deed Book 504, page 216
- Section 3 Block A Deed Book 513, page 168  
Block B Deed Book 527, page 72  
Block C Deed Book 527, page 78  
Block D Deed Book 527, page 84  
Block E Deed Book 549, page 182
- Sections 4, 5, 6 Deed Book 576, page 127
- Section 7 Deed Book 602, page 537
- Section 8 Deed Book 800, page 6
- Section 9 Deed Book 798, page 345

Annalane Terrace SubDivision:

- Deed Book 1414, page 289

The following individual parcels, described in said land records, are also included in the program area:

- Parcel 83-1-01-60 Deed Book 3786, page 469
- 83-3-01-84 Deed Book 1237, page 256
- 83-3-01-85 Deed Book 794, page 452

The boundaries of these parcels and subdivisions, which are included in the Huntington Neighborhood Improvement Program Area, are described graphically on the [accompanying property map.]

## II. Existing Conditions

Several conditions have been identified which substantiate the fact that Huntington is physically deteriorating and in need of conservation through appropriate public action. The Fairfax County Board of Supervisors passed a resolution on October 20, 1975, requesting the Fairfax County Redevelopment and Housing Authority (hereinafter referred to as the Authority) to investigate the conditions in Huntington and, "if such investigation indicates that the conservation of the area is feasible, to delineate such area and prepare a Conservation Plan for the conservation thereof..." These conditions, which are in accordance with the standards set forth in Section 36-49.1 of Title 36 of the Code of Virginia, as amended, are outlined below and are covered more fully in the Conditions Report, submitted to the Board of Supervisors on October 10, 1975.

A Neighborhood Improvement Program was implemented in 1975 that included expenditure of public funds for public improvement projects and home improvement loan programs that were identified in the 1975 Conservation Plan. This program was successful in correcting most of the physical deficiencies in the neighborhood. Thirty years later, however, some of the residents' original concerns remain. The following areas of concern were identified in the 1976 Plan.

### A. Community Economic Instability

The proximity of the Metro station and relatively inexpensive property values makes Huntington a target for higher density redevelopment. Residents are concerned about preserving the essential nature of the residential neighborhood, and believe that high-rise development will change the neighborhood character if adequate protections are not in place.

### B. Low Land and Improvement Values

A quick investigation of representative sample property and housing values within the Huntington area reveals that both values are considerably lower than the County norm.

### C. Environmental Problems

1. Drainage - Storm system upgrades under the Neighborhood Improvement Plan have improved and corrected drainage problems in most areas. Several minor drainage problems persist that include minor street flooding in heavy rains and erosion of silt onto public walks after heavy rains.

2. Flooding - The flooding problems have not been solved and are worse today than ever before. The silting of Cameron Run, continuing development

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without runoff control upstream, and the lack of maintenance of the stream have all caused more frequent and severe flooding and increased the reach of the flood plain. Almost one third of the duplex houses are now effected by flooding of Cameron Run on a recurring basis.

Repeated flooding has lead residents to forego property maintenance, significantly contributing to the degradation of housing, and has made these areas undesirable.

Further information is presented in the Appendix.

3. Slippage Soils - Much of Huntington was built on slippage prone clay soils which create problems through the shrink-swell process. Many of these problems could have been avoided at the time of construction if more had been known about the properties of slippage clays. The problems are major for some homeowners since cost for repairs has been a minimum of \$10,000, There is also damage to site features such as twisted sidewalks, broken retaining walls and cracked foundations.

4. Noise – As part of the widening of the Beltway I-495, a sound barrier wall was constructed and provides some protection from sound traveling across Cameron Run to the park and nearby residents.

### **D. Housing in Need of Repair**

Many units in Huntington continue to show signs of deterioration due to poor maintenance. A high percentage of absentee owners has also often led to deteriorated housing conditions.

### **E. Low Income Levels**

Anecdotally, it is believed that the current income levels of the neighborhood have improved from those thirty years ago and are not an impediment to providing responses to community needs.

### **F. Additional Conditions**

The current residents of Huntington have identified additional issues affecting the quality of life that were not areas of concern when the Conservation Plan was originally adopted. Some of these were listed in the Neighborhood Improvement Plan, and are now included within the Conservation Plan.

1. Insufficient Parking - The original problem essentially related to a lack of on-site parking for residents. This was addressed through construction of curb cuts and driveways. The issue today is with Metro commuter parking,

boarding houses with multiple cars, and visitors' pass abuse. Some Huntington residents with parking passes will drive and park on the streets nearest the Metro station, filling street parking residents near the station rely on. The increase of boarding houses with multiple families in the neighborhood has increased the number of vehicles parking on streets and front yards. Some residents have been known to obtain and sell residential parking and visitor passes to commuters who park on the streets nearest the Metro station.

2. Congested Residential Streets – The additional vehicles that are parking on both sides of the narrower public streets make it difficult to navigate, especially for larger emergency vehicles. The problem is compounded by the neighborhood's many dead-end streets.

3. Lack of Recreational Opportunities – Although Huntington Park and a tot-lot on Farrington Avenue exist, there are no public parks or tot-lots on the south side of Huntington Avenue. In addition, the existing parks offer little or no recreational opportunities for adults in the neighborhood, who now comprise the majority of residents.

4. Inadequate Maintenance of Public Facilities – Although public facilities such as sidewalks, storm drains, and parks have been upgraded since the adoption of the Conservation Plan, there has been a need for further maintenance of these facilities. The Parks Authority has informed Huntington that trash receptacles are being removed from the parks, leaving users nowhere to deposit trash. In addition, public areas such as planted street medians in the center of the community are no longer mowed by public works agencies, creating a seedy overgrown appearance to the neighborhood. Local residents have taken to performing this task when possible. Catch basins, drainage systems, and vegetation in the county-owned public alleys are not maintained. Alley locations include but are not limited to Glendale Terrace/Fairview Terrace, Fairview Terrace/Riverview Terrace, Riverview Terrace, and Arlington Terrace/Farrington Avenue.

5. Lax Enforcement of Zoning and Health Regulations – Local government has been slow to enforce zoning, health, automobile, property maintenance (especially with regard to non-owner-occupied and vacant homes), and fire code regulations, as well as noise nuisances. This has a negative impact on the physical appearance of the neighborhood, safety, and the quality of life for residents.

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6. Vagrancy – Vagrants congregating in the neighborhood commercial establishments, parks, and woods have created a safety and health hazard (feces, broken bottles, excess trash, and condoms.)

7. Poor Safety Along Huntington Avenue - Unsafe vehicle speeds on Huntington Avenue pose hazards for pedestrians and for vehicles turning on Huntington Avenue along residential side street intersections.

8. Lack of Ownership of Problem Properties – There is a need to establish ownership of two properties in the neighborhood: the parcel along Farrington Avenue behind the Huntington Center shopping center; and Cameron Run. No maintenance is being performed on these properties and their condition has degraded, yet owners cannot be identified to be held responsible.

9. Lack of Appropriate Neighborhood Commercial Establishments – The existing commercial establishments in Huntington are neighborhood-oriented and serve the community's population. However, there are other types of neighborhood commercial establishments that are needed but not found in Huntington, creating an inconvenience to residents who must travel outside the area to conduct business.

10. Elimination of the Neighborhood Tree Cover – The neighborhood is losing mature trees, which are valuable assets in environmental control and visual appeal. Many mature trees have been removed, while others remaining are not being maintained or are improperly maintained.

### III. Undertakings of a Conservation Plan

#### A. General Requirements

This Conservation Plan shall be initiated by the Authority after it is approved and adopted by the Board of Supervisors. The Authority and the Board shall each conduct a public hearing prior to approval of the Conservation Plan. All actions and undertakings under the power of eminent domain authorized in this Conservation Plan shall be deemed to be public uses as stipulated in Title 36 of the Code of Virginia, as amended. This Plan has been prepared in accordance with the requirements of the Code, of Virginia.

#### B. Authorized Undertaking

Within the Conservation Project Area, the power of the Authority to carry out the work or undertaking as called for in the Conservation Plan includes the following:

1. Acquisition of property within the conservation area designated for public use, subject to Section Y of the Conservation Plan;
2. Acquisition of other property through private purchase and the rehabilitation of property so acquired;
3. Provision for installation, construction or reconstruction of streets, utilities, parks, parking facilities, playgrounds, public buildings and other site improvements essential to the conservation or rehabilitation planned;
4. Disposition of acquired land or improvements through sale, lease, or other conveyance; and
5. Assistance to property owners or occupants within the Conservation Area in the improvement of their respective holdings, directed toward prevention and elimination of blight.

#### C. Cooperation with County Agencies

Fairfax County and local agencies and authorities shall aid and cooperate with the Authority under the powers of the Code of Virginia for the purpose of assisting the development and administration of the Conservation Plan.

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### IV. Local Objectives

#### A. Relationship to Local Objectives

The Conservation Plan is consistent with the goals and objectives set forth in the Planning and Land Use System (PLUS) Program as contained in the adopted Countywide and Area IV Plans. Both Plans recommend improvement and maintenance of housing and neighborhood quality. Specific objectives to attain this goal include:

1. To initiate Community Development Programs in communities that indicate the need.
2. To conserve and assure maintenance of existing moderate income neighborhoods.
3. To prevent older declining structures and neighborhoods from becoming substandard.
4. To improve physical community services (e.g., streets, sidewalks, lighting) in existing neighborhoods.
5. To preserve existing residential neighborhoods in or immediately adjacent to the Huntington Metro area as stable resources.
6. To ensure that economic pressure on these neighborhoods, which may be brought about by the presence of Metro, does not result in their deterioration as desirable residential communities.

It is intended that the Conservation Plan be consistent with all County codes and ordinances, and Virginia Department of Highways and Transportation plans. In the event that the Conservation Plan is more stringent than other applicable ordinances or plans, the Conservation Plan shall take precedence.

#### B. Local Citizen Objectives

1. Continue the Conservation Plan for Huntington which is responsive to the needs of the community in light of impact of adjacent high intensity development and the existing metro station:
  - Ensure that each new project within the community, whether public or private, supports the overall goals of the Conservation Plan.
  - Develop standards for parking and environmental improvements designed to enhance the overall character of the neighborhood and strengthen neighborhood identity.
2. Construction of flood protection along Cameron Run:
  - Provide permanent protection from Cameron Run flooding caused by the riverine flow of Cameron Run and the tidal flow of the Potomac. Further information is presented in the Appendix.

3. Improve the quality of life for the existing residents through public programs.
  - Aggressively enforce existing zoning, health, property maintenance regulations, as well a regulations regarding nuisances.
  - Improve maintenance of public facilities – sidewalks, drainage, utilities, parks.
  - Eliminate vagrancy issues that threaten health and safety of residents.
  - Improve stormwater drainage to provide for the efficient removal of surface water from areas accumulating after moderate rains.
  - Provide more small parks for tots and active recreational facilities for adults.
  - Discourage trash dumping on vacant land, and encourage and support clean-ups of public areas.
  - Improve traffic flow taking into account congestion of extremely narrow neighborhood streets.
  - Consider such necessary improvements to the local streets as one-way streets and one-side street parking as means of reducing street congestion.
  - Apply the latest solutions and initiatives with the Virginia Department of Transportation (VDOT) and Fairfax Department of Transportation and Metro to ensure appropriate and safe pedestrian movement between the two halves of the Huntington community at each side of Huntington Avenue.
  - Provide programs to reduce speed on Huntington Avenue to provide safe transport for pedestrians and neighborhood vehicles alike.
4. Strengthen the existing residential character of the community and create a positive, stable environment for family living.
  - Improve and continue the community center services to better serve the needs of the community and to be a focal point and symbol of Huntington's stability and community pride.
  - Encourage home ownership in order to promote property upkeep and long term stability.
  - Beautify public areas to identify and unify the neighborhood.
  - Encourage commercial and retail establishments catering to the neighborhood's needs.
  - Ensure that development of convenient shopping facilities at the neighborhood level be compatible with the residential nature of the surroundings.
  - Work with planning professionals to establish a set of development standards to encourage a high level of quality in the provision of future improvements and development prior to approval of developments and zoning revisions.

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- Provide appropriate street lighting sufficient to promote pedestrian and vehicular safety to prevent vandalism, accidents, and crime.
  - Encourage the better utilization of existing community service programs, and provide for the improvement of programs where they are deficient.
  - Promote programs to encourage preservation of the tree canopy.
  - Continue attention to community by Fairfax and Metro Police.
  - Resolve disputed ownership of Cameron Run to assign responsibility for maintenance. Identify the owner of the property along Farrington Avenue behind the Huntington Shopping Center to determine property maintenance responsibilities.
  - Work to preserve and improve the current duplex housing stock.
5. Improve the quality of the housing supply to provide all residents with the opportunity for a decent, safe, and sanitary dwelling unit.
- Reinststitute low-interest home improvement loans and grants to property owners, especially those with modest incomes.
  - Stimulate the private rehabilitation of existing dwellings and ensure that the improvements are enduring and of high quality.
  - Encourage and pursue housing opportunities for a range of income and age groups.
  - Encourage existing residents of the area to remain.
  - Minimize the impact of the tax burden on residents of low or fixed income by encouraging all eligible citizens to utilize the tax relief program.
  - Buffer existing residential areas from objectionable uses, blighted influences, and any new development.
  - Establish a program to inform all residents of the relationship between improper landscaping and site structure and slippage-prone soil damage to homes and walks.
  - Promote programs to ensure the protection and safety of residents and their property.
6. Encourage an ongoing process of citizen participation to ensure active community involvement and effective citizen-County cooperation in the planning process meet the objectives of the community.

## V. Property Acquisition

### A. General Conditions and Limitation

Although substantial acquisition of property is not anticipated, the Authority is empowered to acquire properties within the Conservation Project by purchase, or eminent domain pursuant to law for a public use as designated by the Conservation Plan. All acquisitions under the Conservation Plan shall be carried out consistent with the regulations of the Federal Uniform Relocation and Real Property Acquisition Act of 1970, as amended, and Title 36 of the Code of Virginia, 1950, as amended.

### B. Special Conditions for Acquisition of Undesignated Properties

The acquisition of property for the purpose of rehabilitation or public use may be undertaken when the owner offers such property for sale to the Authority at fair market value. Any units so purchased may be rehabilitated and then resold or leased.

### C. Disposition of Acquired Properties

The Authority may dispose of land and improvements, which have been acquired under the conditions of the Code of Virginia, through sale, lease, or other conveyance.

In order to insure the improvement of the area in accordance with the Plan, the purchasers or lessees of any Authority-acquired properties shall be subject to the following conditions for a period of twenty-five years from the date of disposition:

1. The installation or construction of any improvements of a permanent nature as specified in the Plan will commence within the time period fixed as reasonable by the Authority.
2. The sale, lease, or occupancy of all such properties will be executed without restrictions on the basis of race, color, creed, national origin, religion, sex, or marital status.

## **VI. Relocation Policy**

It is not anticipated that there will be any displacement of persons or businesses located within the project boundaries. In the event that there is a need to acquire occupied properties, the Authority will institute and administer a relocation program which will provide all benefits and protections of the Federal Uniform Relocation and Real Property Acquisition Act. Persons will not be required to vacate these properties located within the project area until such time that decent, safe, and sanitary accommodation on suitable sites will be made available at rents or prices that are within their financial means. The Authority will advise all affected persons of those benefits to which they are entitled and will maintain close contact with them throughout the project period. There will be no discrimination on the basis of race, creed, color, national origin, religion, sex, or marital status in the relocation program, as is required by law. Every effort will be made to find relocation sites within the project area for any displacees.

## **VII. Procedures for Rehabilitation**

A Home Improvement Loan and Grant Program will be instituted and administered by the Authority to assist owners of residential structures within the project area in upgrading their properties. The program will be financed by both public and private funds.

Every property owner in the Huntington area is eligible to receive a home improvement loan at a sliding scale interest rate based upon gross annual income. Property owners with low annual incomes will be further eligible for grants.

Property owners will be notified of their eligibility to receive a loan or grant by the Authority. The Home Improvement Loan and Grant Program will be restricted to single family detached and attached housing. Funds will be made available at various rates to all property owners with acceptable credit histories, depending upon income and ability to make payments.

The Authority may acquire properties through private purchase which are offered to it by the owners. Upon acquisition of such property, the Authority may, at its option:

1. rehabilitate the structure(s) and then sell or lease them, or
2. dispose of such property under conditions obligating the purchaser to rehabilitate the property within a period of eighteen months after transfer of title.

In order to insure that the rehabilitation which is undertaken by Private developers is completed and that the property will be used in a manner which is consistent with the objectives of this plan, the disposition documents shall contain the appropriate restrictions running with the land. Such restrictions shall be imposed as covenants running with the land for a period of twenty-five years from the date of disposition.

After rehabilitation, properties must be in compliance with Conservation Plan standards, HUD Property Rehabilitation Standards, and housing hygiene and building codes applicable in Fairfax County, unless waived as provided for in Section VIII, C, 2, b, of this Plan. The waivers shall apply only to recipients of home improvement loans and grants, and shall be used only in limited cases to allow for the economic rehabilitation of existing dwelling units without requiring unnecessary or excessive alterations or repairs.

## **VIII. Regulations and Standards**

### **A. General Provision**

The following controls and regulations covering land use and building requirements provide guidelines for the project area. Maximum ingenuity and freedom of design in meeting the community's objectives are encouraged for any rehabilitation or new development. Unless otherwise stated below, all capital improvement projects will be constructed or improved in accordance with the Conservation Plan and with all applicable local and state ordinances and codes in effect.

### **B. Development Review**

Upon adoption of the Conservation Plan, all the following requests, plans, and proposals will be forwarded by the County to the Authority for review and comment. The Authority will follow all regulations, limitations, and time schedules of the County in reviewing and commenting on said documents. Working with a committee designated by the Huntington Citizens Association, the Authority will conduct all such reviews as called for in this section of the Conservation Plan. Proposals will be evaluated as to their conformance with the objectives and goals outlined in the Conservation Plan.

1. Zoning Actions - The Authority, with the Committee, shall review and comment upon all new or pending zoning actions in the Conservation District. All rezoning requests, special use permit requests, and special exception requests for properties that are wholly or partially within the program boundaries shall be submitted to the Authority at the same time as or before they are submitted to the County of Fairfax. All such requests will be reviewed with respect to their conformance with the objectives of the Conservation Plan.

2. Development and Site Plans - The Authority, with the Committee, shall review and comment upon the developer's preliminary plans and working drawings particularly as they are concerned with, but not limited to, site planning, architectural layout, materials to be used in construction, landscaping, access, advertising and identification signs, parking, vehicular circulation, streets and sidewalks.

All proposed development and site plans for projects that are wholly or partially within the program boundaries shall be submitted to the Authority at the same time as or before they are submitted to the County of Fairfax.

3. Public Improvements - All public and quasi-public agencies which propose projects within the program area boundaries will be required to submit preliminary designs and final working drawings or site plans and building plans in sufficient detail to show access, layout, landscaping, and construction to the Authority for review and comment with the Committee prior to government approval and prior to the start of construction.

### **C. Specific Regulations**

#### **1. Regulations Applicable to All Properties**

a. Statement of Purpose - A basic purpose of this Plan, in promoting the rehabilitation and conservation within Huntington, is to provide standards for improvements which will serve the goals and objectives of the community. All improvements shall reflect quality of design, materials, and techniques, and appropriate lighting shall be integrally designed to serve the entire project area. None of the regulations contained herein shall be construed to release any developer, owner, or other individual from required conformance to all applicable County regulations, controls, and ordinances.

b. Easements - No building shall be erected on or over any utility easement, unless expressly agreed to by all necessary parties.

c. Parking and Circulation - Huntington Parking and Circulation Plan will be developed by the Authority and the designated representatives of the Huntington Citizens Association to address the following objectives:

- adequate vehicular and pedestrian circulation through the project area.
- separation of pedestrian and vehicular traffic where feasible.
- provision of continuous sidewalks and bicycle paths along Huntington Avenue when that road is widened or improved.
- provision of two pedestrian-activated traffic signals on Huntington Avenue when that road is widened or improved. Prior to installation of these two lights, the possibility of placing four-way stop signs on Huntington Avenue as an interim measure should be investigated.
- maximum opportunity for resident parking where appropriate.
- reasonable access to and egress from all land uses (particularly the Community Center) and parking lots in an efficient manner.
- minimum obstruction to efficient traffic flow in the streets in the project area.

Upon adoption of the Huntington Parking and Circulation Plan by the Citizens Association and the Authority, all parking and circulation improvements to both public and private areas within the Conservation District will comply with the standards set forth in that Plan.

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- d. Environmental Improvements - An Environmental Improvements Plan will be developed for Huntington to address the following objectives:
- adequate buffering between residential and commercial or institutional properties.
  - adequate buffering between Huntington Avenue and all properties which abut it.
  - adequate buffering between I-495 and the homes in Lower Huntington.
  - maximum open space and recreation areas within the community.
  - appropriate aesthetic guidelines for exterior renovation of duplex units and apartments.
  - appropriate types and location of vegetation and retaining walls to prevent further slippage of the marine clays which are present in much of the community.
  - placing overhead utility lines underground wherever legally feasible.
  - a cohesive visual character for the community.

Upon adoption of the Huntington Environmental Improvements Plan by the Citizens Association and the Authority, all modifications and improvements to the terrain and landscape will comply with the provisions of that Plan.

- e. Garbage and Rubbish - The following regulations shall apply to the removal of garbage, rubbish and litter by property owners:

It shall be unlawful for the owner of any property, after having been notified by the Fairfax County Health Director, to fail to remove any and all garbage, rubbish, litter, or other substances which have caused the premise to become unclean, unsightly, unsanitary, obnoxious or a blight to the community. When the County Health Director has determined that a violation exists, he shall notify the owner of the land or lot in accordance with Fairfax County code. If such garbage, rubbish, litter or other substances are not removed, the Fairfax County Director of Public Works shall cause removal and assess the cost and expenses against the owner of such property, as provided in the County code.

- f. Waivers – No building or project shall be granted administrative waivers of construction requirements by the county's public works, zoning, or planning agencies for previously approved features, designs, or contributions without the approval of the Huntington community and the Authority. Such waivers include but are not limited to:
- requirements for trails, sidewalks, site amenities, signage, and lighting
  - requirements for stormwater drainage and systems
  - limitations on building height, site location
  - parking requirements, vehicular access and configuration

## 2. Regulations Applicable to Residential Areas

a. Land Use - The intensity of land use within the program area boundaries shall conform to that specified in the latest Official Zoning Map of Fairfax County in effect. The designated densities shall apply to all renovation and future development within the program area. All uses shall be limited to and shall conform with regulations which are enumerated in the existing zoning ordinance of the Code of Fairfax County, Virginia, as amended.

b. Home Improvement Loan and Grant Recipients - Those property owners receiving loans or grants from the Authority for the rehabilitation of their properties will be required to upgrade such properties to conform with HUD Property Rehabilitation Standards unless waived by the Authority, and to conform with housing hygiene and building codes applicable in Fairfax County, unless waived by the appropriate County body pursuant to applicable laws and regulations. The Authority will assign a rehabilitation specialist to inspect and oversee all properties undergoing rehabilitation and insure compliance with rehabilitation standards. This person, or a duly authorized designee, will make periodic site visits and will be responsible for making reports to the Authority.

c. Multi-family residential redevelopment will be limited to areas within one block north and one block south of Huntington Avenue between the Metro station and Blaine Drive. This area will be expanded to include all areas north of Huntington Avenue to Cameron Run if flood protection is not provided for this area by dates and timelines outlined in the Plan's Time Limitations.

## 3. Regulations Applicable to Neighborhood Commercial and Institutional Facilities

The intensity of land use for nonresidential areas within the program boundaries is also that specified in the latest Official Zoning Map of Fairfax County. Only those uses permitted in the commercial districts of the existing or proposed zoning ordinance or the Comprehensive Plan of Fairfax County will be permitted in the program area.

The following objectives shall be met by any new commercial development:

- a The structures, signing, and lighting will be innovatively designed to be compatible in scale and character with the neighborhood.
- b The commercial and institutional uses will be arranged in such a manner that they will not adversely affect other uses. Small scale professional offices may be integrated within residential buildings as permitted under County zoning regulations.



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- c Surface parking lots of five spaces or more will be screened from a public road or street by walls or solid landscaping material at least five feet in height.
- d Vehicular access to parking and loading areas will be limited to Huntington Avenue and streets immediately feeding into Huntington Avenue.
- e Pedestrian access along Huntington Avenue will be improved through streetscaping (trees, site furniture), wider sidewalks, and building entrances oriented to the sidewalk.
- f Any development will be limited to a height of 120-feet as measured from the grade sidewalk along Huntington Avenue. Development along interior streets parallel to Huntington Avenue containing existing duplex residential structures will be limited to a height of 40-feet as measured from the sidewalk along that street and will contain front yard setbacks compatible to setbacks along these streets. A shadow study as a component of any plans shall be submitted to the Authority and the Association for review and approval. Subsequent development will limit shadows blocking direct sunlight onto adjacent residential duplex units.
- g Public use space will be required in new development on the south side of Huntington Avenue or any such place that serves the residents of the Huntington Community.
- h Configuration and location of exterior site lighting fixtures will not shine directly onto any existing residential duplex unit.
- i Construction activities will be limited to the hours of operation 8:00AM to 5:00PM, Monday through Friday. Construction debris will be contained within the construction sites. Access to construction activities will not be allowed from residential streets except those directly intersecting with Huntington Avenue. Construction activities will be monitored and documented to prevent damage to existing surrounding residences.

#### 4. Regulations Applicable to Public and Quasi-Public Areas and Facilities

- a Park and Playground Development - Public open spaces shall be provided under the Conservation Plan for both active and passive use by all age groups. Only incidental structures to serve parks and recreational uses shall be permitted in areas designated for parks and playgrounds. Improvements may include, but are not necessarily limited to, rain shelters, permanent playground equipment, park furniture, and landscaping. Acquisition of necessary property for public open space shall be undertaken pursuant to Sections V and YIII of this Plan. All such property shall be turned over to the Park Authority for design, implementation, and maintenance.

- b Underground Utilities - At the time of alteration or street renovation, all overhead utility lines within 200 feet of the center line of Huntington Avenue will be placed underground, whenever feasible.

#### D. Duration of Controls, Regulations, and Standards

The controls set out above are compatible with existing County zoning codes. Rehabilitation and new construction within the project area will be subject to these controls, regulations and standards, and to any more restrictive provisions which may be contained in the Plan.

##### 1. Flood Protection Timeline

In order to facilitate an assessment of progress towards providing flood protection, the County and/or the US Army Corps of Engineers shall provide a written status report to the Huntington Community Association on at least a semiannual basis, including progress towards the milestones noted in the Appendix. Reports after the initial report shall indicate the progress since the prior report.

##### 2. Failure to Progress Toward Providing Flood Protection

This Plan provides a contingency in the event that permanent flood protection for the residential areas north of Huntington Avenue is not implemented by 2013. Permanent flood protection is defined as flood protection meeting Federal standards for protection from a one-percent-annual chance flood event (thereby enabling the Federal Emergency Management Agency to consider properties north of Huntington Avenue to be out of the floodplain for insurance purposes.) If flood protection is not implemented by 2013, the Conservation Plan will allow redevelopment of the residential properties on the north side of Huntington Avenue to higher densities, uses, heights, and in a manner conforming to the regulations for the commercial zone along Huntington Avenue.

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### **IX. Procedure for Plan Amendment**

All proposed amendments to the Conservation Plan shall be submitted to the Authority for the purpose of holding a public hearing to provide the opportunity for residents of the project area and all other affected parties to voice their views on the proposal. The Authority shall then submit the amendment along with its recommendations to the Board of Supervisors for consideration. Prior to taking final action on any amendment, the Board shall hold a public hearing. Any Conservation Plan amendments that require an amendment of the Comprehensive Plan shall further require the approval of the amendment and the Comprehensive Plan change by the Planning Commission.

### **X. Time Limitations**

There is no stated limitation on the length of time within which the program activities must be completed.

### **XI. Program Funding**

The Neighborhood Improvement Program and its annual appropriations shall be approved by the Fairfax County Redevelopment and Housing Authority and the Board of Supervisors for implementation of the Conservation Plan and Improvement Program prior to each program year. Funds from all sources allowable under Virginia law may be appropriated to be spent on approved program activities. Due to the fact that many project costs are estimated and since flexibility in such an undertaking is necessary, the County Executive shall have the authority to shift funding from one approved project to another as necessary during the program year.

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### Appendix

#### A. Continued Flooding in Huntington

Severe flooding that occurred in June 2006 represents a hallmark event from which the community is still attempting to recover. Since then, Huntington has continued to experience flooding in storm events that in past years would not have threatened Huntington properties and residents.

Without permanent protection, the constant threat of flooding adversely affects property maintenance greatly diminishes the quality of life for residents and increases the likelihood of blight. Residents outside the floodplain will continue to face a resulting downward pressure on their home and neighborhood desirability until flood protection is provided.

According to a study funded by Fairfax County and undertaken by the US Army Corps of Engineers (Corps), the flooding risk from Cameron Run exists from both riverine and tidal flows. According to the Corps, the primary cause of an increased risk of flooding in the Huntington community is unabated sedimentation in Cameron Run. During significant rainfall this sedimentation alters the natural outflow of Cameron Run into the Potomac. The increased sedimentation, as compared to data from 1965 and later dates, results from substantial upstream development. Other contributors to flooding identified by the Corps include the Route 1 interchange construction of the Woodrow Wilson Bridge project and the Jones Point development. The present-day Telegraph Road interchange construction of the Woodrow Wilson Bridge project, which was not included in the Corps study, may reasonably be included as an additional source of sedimentation that will contribute to flooding.

#### Possible Flood Prevention Solutions

Preliminary concept plans and concept-level designs of six alternatives have been prepared by the Corps. The most promising alternatives identified by the Corps are a levee, and a combination of a levee with dredging, with estimated costs of \$19.1 million and \$24.2 million respectively. Either would provide a 98 percent probability of protecting Huntington from a 100-year storm event.

Milestones that have been identified by the County and Corps include:

- Completion in early 2009 of a 65 percent design by the Corps of preferred alternatives selected by the County.
- Selection of an alternative and completion of a final design.
- Identification of the scope and cost of construction.

- Reaching agreement on the construction and obtaining required permits.
- Constructing the selected solution.
- Identifying and obtaining funding for each step as needed