Comprehensive Plan Amendment (PA) 2022-CW-1CP (Manufactured Housing)
Summary of DRAFT Policy Revisions
July 1, 2025

Background

On October 11, 2022, the Board of Supervisors authorized consideration of a Comprehensive Plan amendment for the Housing and Land Use elements of the Policy Plan, the Comprehensive Plan Glossary, Comprehensive Land Use Plan Map, and for specific guidance in the Area Plans volumes related to Manufactured Housing based on the recommendations of the Manufactured Housing Task Force (MHTF). The Board authorization for the amendment states the following:

Consideration of a one-for-one replacement policy for manufactured housing units being redeveloped, as well as strengthening existing manufactured housing language in the Plan, identifying inconsistencies in manufactured housing policies, and assessing the Area Plans to determine if changes are needed for existing recommendations for the manufactured housing communities in the County.

This document contains a summary of the draft policy revisions, which are contained in Appendix 1.

Introduction

Fairfax County is home to seven Manufactured Home Communities (MHCs), containing approximately 1,750 units. Unlike traditional homeownership, where the land and home are owned by a single entity, residents of manufactured homes typically own the home but rent the land from a separate entity. Five of the MHCs are located along the Richmond Highway corridor; one is located near the Government Center on Route 29, and one is located near the intersection of Route 50 and Route 28 near Dulles airport. MHCs face multifaceted challenges, including escalating land values, regulatory constraints, pad rent increases, redevelopment threat, and vulnerability to environmental hazards such as flooding, storms, and extreme heat. Residents of MHCs are disproportionately impacted by these challenges due to limited economic capacity, physical location in environmentally hazardous areas, and linguistic isolation.

In August 2021, the Board of Supervisors established the Manufactured Housing Task Force (MHTF) for the purpose of developing a set of strategic recommendations to preserve the affordable housing opportunities that exist in the county's manufactured housing communities. The MHTF included a diverse array of manufactured housing residents, community owners, and housing advocates. The task force established 34 recommendations that addressed the unique challenges experienced by residents of the MHCs. Three of the MHTF's recommendations relate to the Comprehensive Plan, which are shown below.

- Recommendation D1: Define manufactured housing communities on the Comprehensive Land Use Plan Map in recognition of the fact that MH communities are an important source of affordable housing. Currently, these communities are shown on the map with a

"MH" symbol at each location. A description of the MH land use category and symbol locations should be added to the Comprehensive Plan Map legend.

- Recommendation D2: Review and clarify Comprehensive Plan (Area Plan) recommendations for manufactured housing communities to add description of manufactured housing communities and Plan guidance about preservation explicitly or, if redevelopment is planned, replacement of units on a one for one basis.

- Recommendation D3: Strengthen Comprehensive Plan (Policy Plan) language for manufactured housing communities with the same protection as any other single family residential community.

Summary of DRAFT revisions to the Policy Plan

MHTF Recommendation D3: Strengthen Comprehensive Plan (Policy Plan) language for manufactured housing communities with the same protection as any other single family residential community.

The draft Comprehensive Plan amendment updates guidance related to the importance of maintaining manufactured housing as an affordable housing option in the Housing and Land Use elements. The adopted Comprehensive Plan provides recommendations for MHCs at the countywide level in the Policy Plan Land Use Element Appendix 10: Guidelines for Mobile Home Retention, which notes that MHCs are an important alternative sources of affordable housing, however, in many instances the underlying zoning and plan recommendations for the MHC sites are in conflict, which can lead to the MHCs redeveloping to other uses, leading to displacement. Per Appendix 10, if an existing MHC is to be displaced due to redevelopment, every effort should be made to accommodate the displaced units (pads) on adjacent property, however the appendix lacks guidance on preservation strategies. Appendix 10 recommends further study to determine whether it is appropriate to replan these sites to continue their use for MHCs. The Area Plan recommendations vary by MHC and may be planned to remain as an MHC, for residential use, or for mixed use redevelopment. Appendix 10 also contains guidance for the establishment of new manufactured housing communities under the R-MHP zoning district, such as screening and buffering, relocation assistance, and ensuring significant portions of new pad sites remain affordable.

The proposed revisions would remove Appendix 10, Guidelines for Mobile Home Retention, from the Land Use element of the Policy Plan and replace it with a new Objective 7 and related policies within the Housing element in the Policy Plan. Appendix 10 currently does not include preservation strategies for incentivizing existing MHCs to make a commitment to affordability levels, or (where redevelopment is planned), supporting a goal of no loss of affordable units. A new Objective and the policies that follow are better suited to be located under the Housing element to recognize *manufactured housing and MHCs as an integral part of housing in the county.* Affordable housing options, such as manufactured housing, are critical to support a high quality of life for residents, better health and educational outcomes and economic prosperity.

The proposed Objective 7 and the policies that follow create strategies to preserve existing MHCs as affordable housing through facilitating potential investments in exchange for commitments to affordability, encourage rezoning to the R-MHP district to allow for additional on-site density to assist with preserving affordability levels, and support for community members to purchase the MHC to promote affordable homeownership opportunities. If redevelopment is proposed, policies include preserving affordable units with goals of one-for-one replacement of affordability and relocating community members on-site, if possible, and emphasizing that developers should conduct an affordability analysis and relocation plan in consultation with the Department of Housing and Community Development (HCD). The last policy aims to identify land to support relocation and preservation of the affordability of MHCs when redevelopment of environmental hazards warrant relocation, with the understanding that existing sites for new MHCs are very limited. The policy references new Manufactured Housing Relocation Guidelines, which are separate from the Comprehensive Plan and would play an important role in redevelopment scenarios.

Editorial and other minor related changes are proposed to better define how preservation should be achieved and align to the countywide policy in the Policy Plan of the Comprehensive Plan, consistent with Plan Forward principles.

Summary of DRAFT revisions to the Area Plans

MHTF Recommendation D2: Review and clarify Comprehensive Plan (Area Plan) recommendations for manufactured housing communities, and Plan guidance about preservation explicitly or, if redevelopment is planned, a strategy for achieving the goal of no net loss through replacement considerations.

The revisions to the Area Plan volumes provide guidance for each of the seven MHCs in the County, recognizing that each MHC faces unique and different challenges. The description of each MHC in the appropriate Area Plan guidance was updated, along with specific recommendations regarding varying preservation strategies, as appropriate. Preservation can occur in a variety of ways, with the overarching goal of preserving housing affordability and supporting existing residents. The tables below categorize the seven existing MHCs under different preservation strategies, depending on current zoning and adopted Comprehensive Plan language.

<u>MHCs Zoned R-MHP</u>

Waples Mills, Woodley Hills Estates, and Audubon Estates are currently zoned R-MHP (Residential, Manufactured Home Park District), and the proposed revisions would replan these sites for manufactured housing use, rather than the adopted residential use recommendations with densities of 1-2 dwelling units per acre and 5-8 dwelling units per acre. This would align the Comprehensive Plan recommendations with the existing zoning district. New plan language has been included to allow for additional on-site density, where feasible, to assist with preserving affordability levels or commitments of affordability under R-MHP zoning regulations.

Manufactured Housing Communities	Current Zoning	Existing Density	Adopted Comp Plan Language	Proposed Plan Map *reflect existing density	Proposed Plan
Waples Mills	R-MHP	5.9 du/ac 152 units	Residential use at 1-2 du/ac The MHC should remain located in this area.	Residential use at 5-8 du/ac	<u>Base Plan:</u> Manufactured housing use Where feasible, additional density under the current R-MHP zoning may be considered for additional affordable housing. *Audubon Estates: Homes currently located in the floodplain should be elevated above the flood elevation or relocated. Relocation assistance should be provided.
Woodley Hills Estates Mobile Home Park	R-MHP	8.4 du/ac 115 units	Residential use at 5-8 du/ac	Residential use at 8-12 du/ac	
***Audubon Estates**	R-MHP	8.36 du/ac 700 units	Residential at 5-8 du/ac	Residential use at 8-12 du/ac	

<u>MHC Zoned Industrial with No Planned Redevelopment Option</u>

Meadows of Chantilly is zoned I-3, but the adopted Comprehensive Plan supports this neighborhood as a suitable residential area and the MHC should be protected. The current land use map designation is for industrial use, as part of the larger industrial area and is superseded by the specific Plan text. Similar to the other MHCs, to better align and strengthen preservation efforts with the adopted language, the proposed revisions would remap the site to the existing residential density for manufactured housing consistent with the Plan text, and plan text will retain and update language for this established MHC to remain and be maintained, consistent with other MHCs planned to remain. Majority of this neighborhood is currently within the DNL 60-65 dBA noise contour associated with operations at Dulles Airport, which is appropriate for residential use per Objective 4 of the Environmental element within the Policy Plan. Therefore, updated plan language encourages rezoning to R-MHP, and where feasible, to allow for additional on-site density to assist with preserving affordability levels or commitments of affordability. Any redevelopment of the MHC should be in accordance with Objective 7 of the Housing element of the Policy Plan to include relocation assistance to the residents of the community in accordance with the Manufactured Housing Relocation Guidelines.

Manufactured Housing Communities	Current Zoning	Existing Density	Adopted Comp Plan Language	Proposed Plan Map *reflect existing density	Proposed Plan
Meadows of Chantilly	I-3	6.2 du/ac 500 units	This neighborhood is a suitable residential area, and the MHC should be protected. Land Use Map: Industrial Use	Residential use at 5-8 du/ac	Base Plan: Manufactured housing use Encourage rezoning to R-MHP; where feasible, additional densities on-site in exchange for commitments to affordability. If redeveloped, preserve units with the goal of one-for-one replacement to preserve or increase the affordability levels. Relocation assistance should be provided.

MHCs with Redevelopment Options

Penn Daw Terrace, Harmony Place Mobile Home Park, and Alexandria Mobile Home Park have redevelopment options in the adopted plan language. In these instances, proposed plan text references Objective 7 of the Housing element of the Policy Plan to recognize preservation goals of one-for-one replacement of affordable units in redevelopment and relocation assistance to the residents of the community in accordance with the Manufactured Housing Relocation Guidelines. Similar to the other MHCs, the proposed revisions update plan recommendations to reflect these established communities to be planned and developed as a manufactured housing use at the base plan level.

Manufactured Housing Communities	Current Zoning	Existing Density	Adopted Comp Plan Language	Proposed Plan Map *reflect existing density	Proposed Plan
Penn Daw Terrace	C-8	13 du/ac 91 units	Penn Daw Community Business Center (CBC) Base Plan: Residential use at 5-8 du/ac Redevelopment Option: Mixed use up to 9 to 15 story buildings	Residential use at 12-16 du/ac	Base Plan: Manufactured housing use Redevelopment Option: Retain redevelopment option. If redeveloped, preserve units with the goal of one-for-one replacement to preserve or increase the affordability levels. Relocation assistance should be provided.

Harmony Place Mobile Home Park*	C-8	12.9 du/ac 17.3 du/ac (with RVs) 68 MH units 23 RVs	**Outside of Floodplain and EQC:** <u>Base Plan</u>: Residential use at 5-8 du/ac <u>Option</u>**:** Residential use at 8-12 du/ac • Portions of Harmony Place within EQC should be preserved for open space. Mobile homes located in the floodplain should be relocated into any areas planned for mobile home park.	Residential use at 12-16 du/ac	<u>Base Plan:</u> Manufactured housing use outside of the floodplain. Zoned for commercial uses, if redeveloped, relocation assistance should be provided *Homes currently located in the floodplain should be elevated above the flood elevation or relocated. Relocation assistance should be provided.
Alexandria Mobile Home Park (Formally Engleside Trailer Park and Ray's Mobile Home Colony	C-8	9.71 du/ac 119 units	<u>Base Plan:</u> Residential use at 5-8 du/ac <u>Option:</u> Mixed use at 16-20 du/ac	Residential use at 8-12 du/ac	<u>Base Plan</u>: Manufactured housing use <u>Redevelopment Option</u>: If redeveloped, preserve units with the goal of one-for-one replacement to preserve or increase the affordability levels. Relocation assistance should be provided.

Summary of DRAFT revisions to the Glossary and Comprehensive Land Use Plan Map

MHTF Recommendation D1: Define manufactured housing communities on the Comprehensive Land Use Plan Map in recognition of the fact that MHCs are an important source of affordable housing.

The existing Manufactured Housing Communities will be remapped to colors that represent the existing residential density for each community. The proposed Glossary definition for MHC will be added to the legend represented by the "MH" symbol, under the Residential Use categories.

> **MANUFACTURED HOME (MH):**
> A housing unit built in a factory in accordance with the U.S. Department of Housing and Urban Development (HUD) standards and transported to a site for occupancy and installed on a permanent or temporary foundation.
>
> **MANUFACTURED HOUSING COMMUNITY (MHC):**
> A manufactured housing community (MHC), also known as a mobile home park, is a planned residential area where homes are primarily manufactured off-site and then transported to individual lots within the community. These communities often provide a range of amenities and services, contributing to the county's affordable housing stock

APPENDIX 1

AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)

Staff recommends the Comprehensive Plan be modified as shown in the following section. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~. Text to be replaced is noted as such.

SECTIONS:

POLICY PLAN:

- **I. LAND USE ELEMENT OF THE POLICY PLAN - Page 9**
- **II. HOUSING ELEMENT OF THE POLICY PLAN – Page 10-12**

AREA III:

- **I. DULLES SUBURBAN CENTER – Page 13-14**
- **II. FAIRFAX CENTER AREA - Page 15**

AREA IV

- **I. RICHMOND HIGHWAY CORRIDOR – Page 16-19**
- **II. MOUNT VERNON PLANNING DISTRICT OVERVIEW – Page 20**
- **III. MV2 – HYBLA VALLEY COMMUNITY PLANNING SECTOR – Page 21-23**
- **IV. MV3 – BELLE HAVEN COMMUNITY PLANNING SECTOR – Page 24**
- **V. MV5 – GROVETON COMMUNITY PLANNING SECTOR – Page 25-27**
- **VI. MV7 – MOUNT VERNON COMMUNITY PLANNING SECTOR – Page 28**

GLOSSARY TO THE COMPREHENSIVE PLAN – Page 29

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PROPOSED REVISIONS:

LAND USE ELEMENT OF THE POLICY PLAN

DELETE: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Land Use Element, as amended through September 10, 2024, remove Appendix 10 and renumber all subsequent appendices accordingly:

"~~APPENDIX 10~~

~~GUIDELINES FOR MOBILE HOME RETENTION~~

~~Mobile homes provide an important alternative source of housing affordable to low and moderate-income households. In Fairfax County this is a relatively small but important segment of the housing inventory. However, in many cases the existing Plan designation and the underlying zoning are in conflict. Further, many of these mobile home parks can be redeveloped in other uses as a matter of right, leading to a loss of affordable housing and the displacement of residents. It is recommended that this issue be studied further to determine whether it is appropriate to replan these sites to continue their use for mobile home parks.~~

~~In the interim, if an existing mobile home park is to be displaced due to redevelopment of the property under the existing zoning prior to the adoption of revised Area Plans, every effort should be made by the property owner to accommodate the displaced units (pads) on adjacent property if such property exists and can be developed in a manner that does not thwart the achievement of sound land use planning objectives. The Board of Supervisors should exercise the flexibility to consider overriding site-specific land use recommendations on a case-by-case basis as a means to achieve the affordable housing objectives through retention of mobile home parks.~~

~~Redevelopment of parcels of land for mobile home park use should only be permitted if it can be accomplished in a manner that does not adversely affect surrounding properties by creating an environment for change in land use, or adversely affect the adequacy and availability of public utilities and services or water quality. Any such project should be effectively screened and buffered from existing or planned residential development and should be sensitive to the environment. The applicant should file a rezoning application on the subject property to R-MHP, for consideration of such a proposal. Further, assistance substantially offsetting the costs of relocation for displaced residents should be provided by the property owner and a significant portion of any new pads created under this provision should remain affordable.~~"

PROPOSED REVISIONS:

HOUSING ELEMENT OF THE POLICY PLAN

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing Element, as amended through September 10, 2024:

"HOUSING NEEDS

…

In addition to the foregoing, the following critical housing challenges must be addressed by the goal, objectives, and policies set forth in the Housing Element:

- There continues to be an insufficient supply of price-appropriate rental and for-sale housing in Fairfax County for all income levels, including, in particular, affordable housing for persons with low- and moderate-incomes;
- Demolition, renovation, and repositioning of market affordable rental properties, ~~and~~ expiration of committed affordable units, and redevelopment of Manufactured Housing Communities for another use threaten the supply of existing affordable housing;
- Federal support has not increased at the same rate as the need, which makes it more difficult to meet the housing needs of households with low- and moderate-incomes;
- The expanding employment base in the county with a forecasted rate of job growth that is higher than that for future housing production puts pressure on the housing market and an imbalance between demand and available units;
- Achieve a harmonious and attractive residential pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses ~~Preserving established residential neighborhoods~~ remains an important goal;
- There is a limited supply of housing for certain populations, such as people with intellectual, developmental, and physical disabilities, families and individuals who are/were unhoused, and seniors with low-income; and,
- There has been and continues to be a shortage of available land to develop for affordable housing."

…

"COUNTYWIDE OBJECTIVES AND POLICIES

Increasing the supply of housing in the county in appropriate locations while preserving existing residential communities will respond to the housing goal and challenges in the county. It is essential for Fairfax County to indicate a numerical production goal and a preservation goal to signify the commitment to having price-appropriate housing that is affordable at all income levels throughout the county. This production goal, as noted in Objective 1, and the preservation goals, as noted in Objectives 6 and 7, below and as further described in the *Communitywide*

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Housing Strategic Plan, should be communicated broadly and intentionally to increase public awareness regarding the need for housing affordability and to stimulate public, private and non-profit efforts to create more housing options and opportunities at all affordability levels. These metrics should be used to assess the performance of the entire community in responding to this critical need for economic success.

…

The following objectives and policies ~~are essential to realize the Board of Supervisors' housing goal. These objectives~~, along with the Affordable Dwelling Unit (ADU) Program as set forth in the Zoning Ordinance, the Workforce Dwelling Unit (WDU) Policies as set forth in Appendix 1, the Guidelines for Multifamily Affordable Housing Preservation in Appendix 2, are essential to realize the Board of Supervisors' housing goal. ~~to the Housing Element, and the county's broader a~~ Affordable housing development and financing efforts will guide the ~~continued development~~ creation of vibrant, resilient communities ~~throughout the county while encouraging development of housing affordability~~ for all income levels and further~~ing~~ the One Fairfax Policy."

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing Element, as amended through September 10, 2024, Countywide Objectives and Policies:

"Objective 3: The county should enhance ~~conserve~~ established neighborhoods and encourage rehabilitation and other initiatives that will help revitalize older neighborhoods.

…

Policy c. Facilitate improvement and maintenance of existing neighborhoods by initiating community development programs, in communities where needed, including Manufactured Housing Communities (MHCs), with as little displacement as possible; and incorporating affordable housing units, including universally designed units, as part of all major housing rehabilitation efforts."

…

Policy e. ~~Facilitate the retention of existing mobile home parks which are identified in the Area Plans as appropriate for mobile home park use. For additional guidance, refer to the Guidelines for Mobile Home retention contained in the Appendix to Countywide Land Use.~~

"Policy e. Facilitate the preservation of MHCs as an important source of affordable housing in accordance with Objective 7 and the County's Relocation Guidelines for Manufactured Housing Communities."

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ADD: **Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing Element, as amended through September 10, 2024, Countywide Objectives and Policies:**

"**Objective 7: Preserve Manufactured Housing Communities (MHCs) as affordable housing, and where redevelopment is planned, support a goal of no loss of affordable units.**

Policy a. Explore and facilitate potential investments to improve the health, safety, and sustainability of the existing MHCs through infrastructure upgrades and improving physical community facilities (e.g., streets, sidewalks, lighting, playgrounds) in exchange for commitments to affordability.

Policy b. Encourage MHCs to rezone to R-MHP District, where applicable, or seek a special exception, to allow for additional on-site density to assist with preserving affordability levels or commitments to affordability in existing MHCs.

Policy c. Preserve affordable units with a goal of a one-for-one replacement if redevelopment is proposed.

Policy d. If redevelopment is proposed, encourage developers to provide community members with replacement housing with the goal of relocating them on-site to the extent feasible and/or significant relocation support in accordance with the County's Relocation Guidelines for Manufactured Housing Communities.

Policy e. Conduct an affordability analysis of any proposed redevelopment of existing MHCs seeking a Comprehensive Plan amendment or rezoning application in accordance with the County's Relocation Guidelines for Manufactured Housing Communities, in consultation with the Department of Housing and Community Development (HCD)

Policy f. Promote affordable homeownership opportunities and support for community members to purchase the MHCs.

Policy g. Identify land to support relocation and preservation of the affordability of MHCs when redevelopment or environmental hazards warrant relocation."

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AREA III PROPOSED REVISIONS

DULLES SUBURBAN CENTER

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, Dulles Suburban Center Land Unit Recommendations, Land Unit H, as amended through 9-10-2024, page 117:

"LAND UNIT H

CHARACTER

…

Land Unit H also contains the Meadows of Chantilly, a Manufactured Housing Community ~~Mobile Home Park~~, located on Tax Map Parcel 34-3((1))21. The community consists of manufactured homes and ~~mobile home park~~ provides an important source of ~~affordable~~ housing; a minor portion of this community is located within the DNL 65-70 dBA noise contour associated with ~~projected~~ operations at Dulles Airport.

…

RECOMMENDATIONS

Land Use

1. Land Unit H is planned for industrial, research and development, and industrial/flex uses at an intensity up to a maximum of .35 FAR, per the Comprehensive Plan Land Use Map.

2. An auto park may be appropriate as an optional use on Parcels 33-2((1))6, 33-2((5)) B, C, D, E, F, J and 33-4((5))A.G,H if the conditions listed below are met. An auto park is defined as a large tract of land that accommodates two or more dealers engaged in automobile sales and service, as well as related ancillary services.

   Conditions:

   - The primary uses in the auto sales park are all related to vehicle sales and service. Ancillary uses to serve customers may also be considered;
   - Substantial setbacks and a landscaped berm should be provided along Route 50 to screen view of the use from the road. A single freestanding sign to identify the auto park may be visible from Route 50; and
   - Development should be oriented to Stonecroft Boulevard, preferably with building placement designed to screen outside display and storage facilities from Route 50.
   - Substantial setbacks, screening and landscaping should be provided along Stonecroft Boulevard to establish a campus-style setting. Signage at the auto park entrance(s) may be appropriate.

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3. Public and/or private recreational uses to serve the local community and employees may be appropriate optional uses in this land unit.

4. The Meadows of Chantilly, located on Tax Map Parcel 34-3((1))21, ~~Mobile Home Park~~ is ~~a viable residential area.~~ planned for manufactured housing use and developed as a Manufactured Housing Community. ~~This residential neighborhood~~ The community should be maintained and preserved for residential use ~~protected~~; transitional screening requirements on adjacent industrially planned parcels should neither be waived nor modified. The MHC is zoned for industrial uses. Rezoning to R-MHP District or special exception for manufactured housing use may be considered. Where feasible, additional density may be considered in exchange for preserving affordability levels or commitments to affordability. If the manufactured housing community ~~Mobile Home Park~~ is redeveloped to another use, the redevelopment should be in accordance with Objective 7 of the Housing element in the Policy Plan. ~~relocation assistance to the tenants of the park should be provided in accord with the Policy Plan~~

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AREA III PROPOSED REVISIONS

FAIRFAX CENTER AREA

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, Land Use Recommendations – Suburban Neighborhoods and Low Density Residential Area, as amended through 9-10-2024, page 87 - 88:

"LAND UNIT W

CHARACTER

This land unit is located south of Lee Highway on either side of Shirley Gate Road. The planned intensities are greatest to the north and then taper down to the south where the area is planned for low density residential use in conformance with the findings of the Occoquan Basin Study. There are a variety of land uses in this land unit including retail, warehousing, housing, a Manufactured Housing Community ~~mobile home park~~, and a Fairfax County Boys' Probation Home.

RECOMMENDATIONS

Land Use

…

Sub-unit W2

Baseline: Office use up to .15 FAR; retail use up to .15 FAR; residential use at .1 dwelling unit per acre; residential use at 1 dwelling unit per acre
Overlay: Office use up to .25 FAR; retail use up to .35 FAR; residential use at .2 dwelling unit per acre; residential use at 3 dwelling units per acre

This area contains the Fairfax Centre shopping center, the Waples Mills Estates, which is a Manufactured Housing Community ~~Mobile Home Park~~, a self-storage facility, and several single-family homes.

Waples Mills Estates ~~The mobile home park~~, located on Tax Map Parcel 56-2((1))46, is planned and zoned for manufactured housing use. The community should remain located in this area~~, in accordance with the Guidelines for Mobile Home Retention in Land Use Appendix 10 of the Policy Plan~~. Where feasible, additional density under the R-MHP zoning may be considered to promote additional affordable housing in the area, per Objective 7 of the Housing element of the Policy Plan."

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AREA IV PROPOSED REVISIONS

RICHMOND HIGHWAY CORRIDOR AREA

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, Introduction, page 1:

"LOCATION AND CHARACTER

…

Richmond Highway, generally a north-south oriented transportation route, serves a dual purpose. It functions as a through-commuter roadway connecting the southern part of Fairfax County and counties to the south to the City of Alexandria, Arlington County and Washington, D.C. to the north. It also functions as a "Main Street" that serves the many commercial uses and residential communities located on or near the corridor.

There are six Community Business Centers (CBC) in the Richmond Highway Corridor. From the north to south, they are: North Gateway, Penn Daw, Beacon/Groveton, Hybla Valley/Gum Springs, South County Center, and Woodlawn. In 2017, many of the CBCs were characterized by community shopping centers.

The areas between the CBCs, referred to as Suburban Neighborhood Areas (SNAs), contain a number of smaller scale retail and commercial businesses of various types and sizes, such as gas stations, restaurants, motels, banks, plant nurseries and auto-related businesses. Residential communities along and adjacent to the corridor consist of a variety of housing types, including single-family detached homes, townhomes, garden-style apartments, mid-rise units, and <u>five Manufactured</u> ~~mobile homes~~ <u>Housing Communities</u>.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, Community Business Centers, as amended through 9-10-2024, page 103:

<u>Land Unit E (formerly Land Units E and G)</u>
This approximately 53-acre land unit is the largest in the Penn Daw CBC, comprising the land area east of Richmond Highway from Quander Road to Fairview Drive.

Base Plan

As delineated on the Comprehensive Land Use Plan Map, properties fronting on the east side of Richmond Highway to include Tax Map Parcels 83-3((1))23A and 83-3((8))A and parcels between Quander Road and Shields Avenue are planned for neighborhood-serving office and/or retail uses up to 0.50 FAR with a maximum height of 50 feet. The Penn Daw ~~Trailer Park~~ <u>Terrace Mobile Home Park, located on Tax Map Parcel 83-3((8))2, 3, 5,6, and 7,</u> is planned <u>for manufactured housing use</u> and developed as <u>a Manufactured Housing Community.</u> ~~mobile home park at a density of 5-8 dwelling units per acre. Any redevelopment of the mobile homes should comply with the county's voluntary relocation guidelines.~~ Properties located along the south side of Quander Road between Richmond Highway and Quander Road School are planned for residential use at 3-4 dwelling units per acre.

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The area south of Shields Avenue to Fairview Drive is planned for community-serving retail use up to 0.50 FAR. Tax Map parcels 83-3((1))24 and 83-3((1))26F are owned by the county and planned as a public park. Where past storm water management practices have degraded these slopes and streams, current bioengineering approaches should be followed to restore them to more natural conditions and functions. The remainder of Land Unit E is planned for retail use at an intensity up to 0.50 FAR.

Redevelopment Option

Residential use at a density of 5-8 dwelling units per acre may be appropriate with complete parcel consolidation of the properties along Quander Road. The homes should be clustered to minimize impacts on steep slopes in the area. Vehicular access points should be consolidated and/or limited in order to reduce congestion within the Richmond Highway and Quander Road corridors and their intersections.

The remainder of Land Unit E is envisioned to be the focal point of the Penn Daw CBC and is recommended for up to 1,600 dwelling units and 700,000 square feet of non-residential uses to create a mixed use environment. Development proposals should reflect a single integrated project or a project that allows for future coordination with other projects and should meet the following conditions in addition to the general CBC and corridor-wide guidance:

- Substantial consolidation of parcels should be achieved. Where consolidation of parcels is not achieved, existing uses should be integrated into the site design by providing interparcel vehicular and pedestrian access. Redevelopment on a portion of the land unit should not preclude the remainder of the land unit from redeveloping under the plan's redevelopment option in the future;

- Consolidated access for redevelopment along Quander Road should be provided to reduce congestion near the Richmond Highway/Quander Road intersection.

- Any redevelopment of the Penn Daw Terrace Mobile Home Park should be in accordance with Objective 7 of the Housing element of the Policy Plan.

Midrise multifamily residential redevelopment up to approximately 375 dwelling units with ground-floor retail use or amenity space is planned and approved for the area south of Shields Avenue to Fairview Drive should achieve full consolidation of Tax Map Parcels 83-3((1))18, 19 and 20. A public street should be accommodated, including the dedication of right-of way, to connect Fairview Drive to Tax Map Parcel 83-3((40))1A. The street is intended to link to the Penn Daw CBC grid of streets that will be created with the future redevelopment of parcels 83-3((40))1A and 83-3 ((40)) 2A.

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MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, Community Business Centers, Hybla Valley/ Gum Springs Community Business Center (CBC), as amended through 9-10-2024, page 143:

"Sub-unit B-1
This approximately 7-acre area is located on the east side of Richmond Highway, adjacent to the Woodley Hills Estates, a Manufactured Housing Community. ~~Mobile Home Park~~."

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, Community Business Centers, Hybla Valley/ Gum Springs Community Business Center (CBC), as amended through 9-10-2024, page 176:

"

4. The North Hill, a part of the former Woodley Nightingale Redevelopment Area (approximately 33 acres) located on the eastern side of Richmond Highway north of the Hybla Valley/Gum Springs Community Business Center and the Woodley Hills Estates, a Manufactured Housing Community ~~Mobile Home Park~~, is planned for public park for passive recreational use. 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 and the retention of a significant, contiguous portion of approximately 11 acres 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:"

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, Community Business Centers, as amended through 9-10-2024, page 178:

"Suburban Neighborhood Areas between Hybla Valley/Gum Springs and South County Center CBCs

1. The area bounded by Ladson Lane on the north, Richmond Highway on the east, Audubon Estates ~~Mobile Home Park~~ on the west and Little Hunting Creek on the south is planned for residential use at a density of 5-8 dwelling units per acre with an option for 8-12 dwelling units per acre. Substantial parcel consolidation should be accomplished to allow for a well-designed project. Access points should be consolidated and oriented toward Ladson Lane. Tax Map Parcel 101-2((6))25 is the current location of Harmony Place Mobile Home Park ~~Trailer Park~~ is planned for manufactured housing use, developed as a Manufactured Housing Community, and zoned for commercial use. ~~much~~ More than half of the community ~~of which~~ has been developed in the Little Hunting Creek flood plain~~.~~ and the manufactured ~~Mobile~~ homes currently located in the flood plain should be elevated above flood elevation per the Zoning Ordinance's flood plain regulations or relocated into any areas planned or zoned for manufactured housing use.

~~for mobile home park~~ ~~Any redevelopment of this area encouraged to comply with the county's voluntary relocation guidelines.~~ Relocation assistance for the community members should be provided in accordance with the Manufactured Housing Relocation Guidelines. The environmental quality corridor located on Tax Map Parcel 101-2((6))25 should be preserved for open space.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, Suburban Neighborhood Areas, as amended through 9-10-2024, page 184 - 185:

"Suburban Neighborhood Areas between South County Center and Woodlawn CBCs

…

3. This area is bounded by Richmond Highway, Potomac Square Shops & Offices and Forest Place, and includes Alexandria Mobile Home Park (formerly the Engleside Trailer Park and Ray's Mobile Home Colony), located on Tax Map Parcel 101-3((1))32, 3 and 101-3((09))01 1, 2 , 3, 4. The Alexandria Mobile Home Park is planned for manufactured housing use, developed as a Manufactured Housing Community, and should remain and be maintained. ~~This~~ The remainder of the area is planned for residential use at 5-8 dwelling units per acre. Residential uses should be designed to provide for a transition to the adjacent single-family residential neighborhood by providing the required buffering, fencing, and/or screening to adjacent neighborhoods. Any redevelopment of this area is encouraged to comply with the county's voluntary relocation guidelines. No access should be provided to any proposed development from the Mount Zephyr or Mount Vernon Manor communities.

   If substantial consolidation is achieved, this area may be appropriate for a mixed-use development using an urban/town center design concept with residential, office and retail uses. Based on the size of the land area, approximately 75 percent of the total development is planned for residential use at a density of 16-20 du/ac, with 25 percent of the development planned for retail and office uses at an intensity of 0.50 FAR.

   In addition, the following conditions should be met:

   - Any redevelopment of the Alexandria Mobile Home Park should be in accordance with Objective 7 of the Housing element of the Policy Plan.
   - The proposed "urban/town center" concept's site design should enable the creation of a cohesive and walkable environment.
   - High-quality architecture should be provided.
   - Buildings should be oriented to internal/external streets and sidewalks, and sufficient open space should be interspersed with retail, residential, and office uses to provide usable public gathering areas."

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MOUNT VERNON PLANNING DISTRICT OVERVIEW

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, Mount Vernon Planning District Overview, amended through 9-10-2024, page 1:

"MOUNT VERNON PLANNING DISTRICT OVERVIEW

…

The Mount Vernon Planning District has a diverse character. The Huntington Metrorail station is located in the north portion of the district and Fort Belvoir is located in the south. The district is bisected by Richmond Highway (Route 1), a major north-south oriented highway which serves local and through traffic. Single-family detached units in stable neighborhoods are the predominant land use in the Mount Vernon Planning District. Higher density residential developments, including townhouses, duplexes, garden apartments, high-rise apartments and manufactured housing communities ~~mobile home parks~~ are located along Richmond Highway and sometimes provide transitions between single-family detached residential neighborhoods and commercial areas."

DRAFT

MV2 HYBLA VALLEY COMMUNITY PLANNING SECTOR

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, MV2-Hybla Valley Community Planning Sector, amended through 9-10-2024, page 61-64:

"MV2 HYBLA VALLEY COMMUNITY PLANNING SECTOR

CHARACTER

…

Residential land use predominates in this planning sector. There are stable, single-family subdivisions like Groveton Heights, Valley View, and Hybla Valley. There are also concentrations of apartments such as Beacon Hill Apartments, several condominiums and some privately-owned recreation sites.

Two ~~Three~~ of Fairfax County's Manufactured Housing Communities ~~mobile home parks~~ are located in this planning sector. ~~There is a large variation in quality and extent of accommodations among these mobile home parks~~. Audubon Estates, located at Tax Map Parcel 101-2((01)13, is the largest Manufactured Housing Community within Fairfax County and is zoned for manufactured housing use. ~~At least one park has provided wide streets with curb and gutter, open space between units, landscaping, on-site security personnel, and a generally attractive appearance. Other older parks do not meet minimum mobile home park standards.~~ The Little Hunting Creek floodplain extends into the park. Harmony Place Mobile Home Park, located at Tax Map Parcel 101-2((6)) 25, is the smallest manufactured housing community within Fairfax County, and the majority of the community is within the Little Hunting Creek floodplain. Recommendations for Harmony Place are provided in the Richmond Highway Corridor Area plan.

This planning sector contains heritage resources listed in the Fairfax County Inventory of Historic Sites. A list and map of these heritage resources are included in the Mount Vernon Planning District Overview section, Figures 3 and 4.

…

RECOMMENDATIONS

Land Use

The Hybla Valley Community Planning Sector contains stable residential neighborhoods. Infill development within this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

DRAFT

…

Outside Richmond Highway Corridor

Figure 21 indicates the geographic location of land use recommendations for this sector.

…

7. Audubon Estates is developed as a Manufactured Housing Community and planned to remain and zoned as manufactured housing uses. Manufactured homes currently located in the Little Hunting Creek flood plain should be elevated above flood elevation per the Zoning Ordinance's floodplain regulations or relocated into any areas planned or zoned for manufactured housing use. Outside of the floodplain, where feasible, additional density under the R-MHP zoning may be considered to promote additional affordable housing in the area, per Objective 7 of the Housing element of the Policy Plan."

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MODIFY FIGURE 21: **Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, MV5-Groveton Community Planning Sector, amended through 9-10-2024, page 85; <u>to add and highlight the Audubon Estates recommendation as number seven (7) on the MV-2 Hybla Valley Community Planning Sector Land Use Recommendations General Locator Map</u>:**

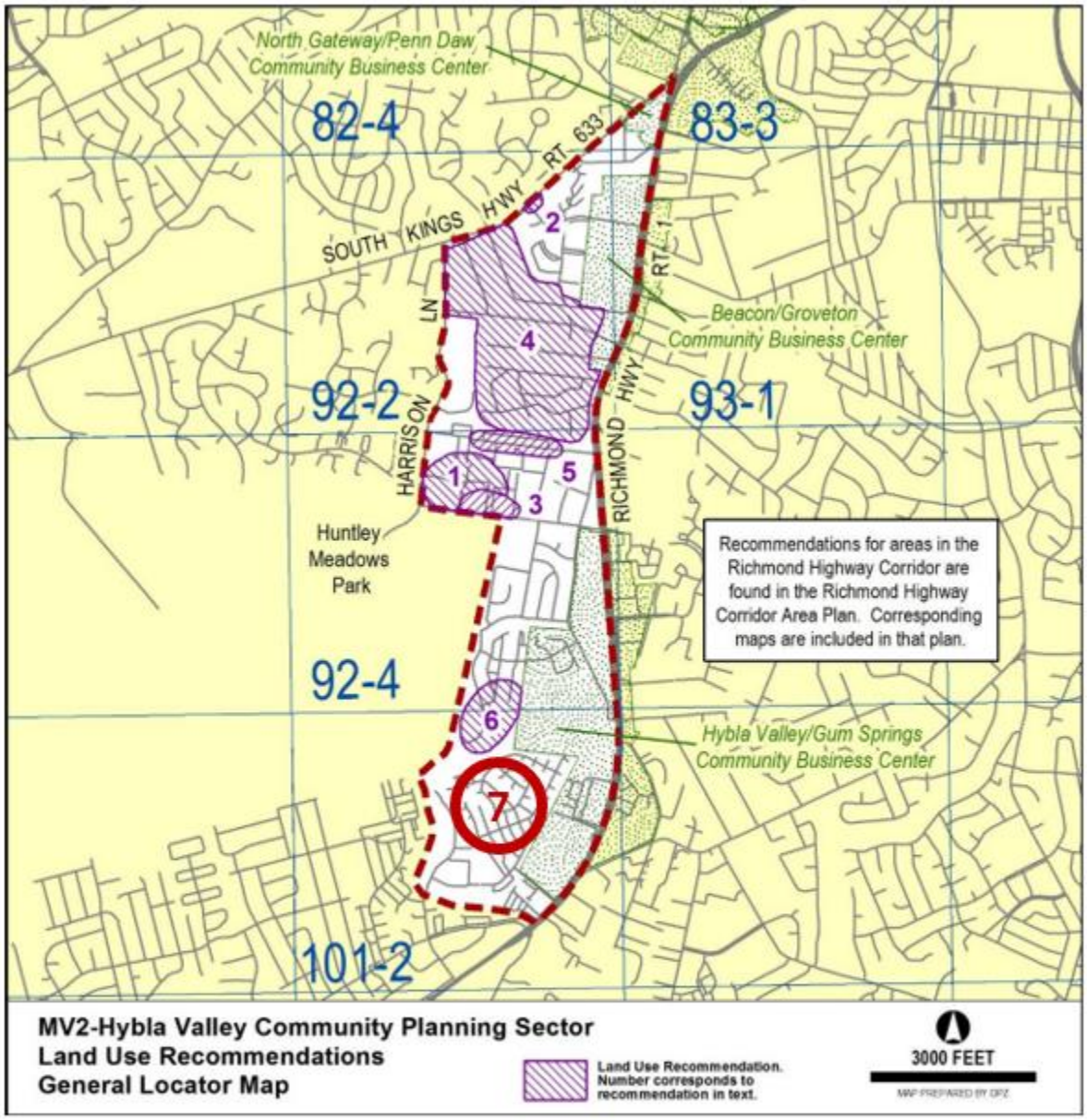

FIGURE 21

MV3 – BELLE HAVEN COMMUNITY PLANNING SECTOR

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, MV3-Belle Haven Community Planning Sector, amended through 9-10-2024, page 69:

"MV3 BELLE HAVEN COMMUNITY PLANNING SECTOR CHARACTER

…

The predominant land use in this planning sector is residential. The planning sector includes a range of housing types. Single-family detached units in stable neighborhoods comprise the majority of residential development. Townhouses are located at the intersection of Richmond Highway and Fort Hunt Road and at the intersection of Fort Hunt Road and Belle Haven Road. Two apartment and condominium complexes are located in the Richmond Highway area. In addition, a Manufactured Housing Community ~~mobile home park~~, is located along Shields Avenue near Richmond Highway."

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MV5 – GROVETON COMMUNITY PLANNING SECTOR

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, MV5-Groveton Community Planning Sector, amended through 9-10-2024, page 83:

"**MV5 GROVETON COMMUNITY PLANNING SECTOR CHARACTER**

…

Single-family detached units represent the major land use within this planning sector. A sizable Manufactured Housing Community ~~mobile home park~~ and a large apartment development are located in this planning sector as well. The planning sector also contains Mount Vernon District Park. There is an urgent need for community parkland in the western portion of the sector.

…

Woodley Hills Estates Redevelopment Area

A redevelopment plan for the Woodley Nightingale Mobile Home Park was adopted by the Board of Supervisors on February 26, 1979. The primary goal of that document was to provide a reconstructed mobile home park which meets modern design standards and is of adequate size to accommodate residents of the existing park who wish to remain in the area, and to preserve the park as an affordable housing resource.

The redevelopment plan was amended by the Board of Supervisors on October 25, 1993, changing the name to 'Woodley Hills Estates Redevelopment Plan' and reducing the Plan Area boundary to contain only that area occupied by the Woodley Hills Estates, a Manufactured Housing Community. ~~Mobile Home Park~~."

DRAFT

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, MV5-Groveton Community Planning Sector, amended through 9-10-2024, page 84:

"**Outside of Richmond Highway Corridor**

Figure 33 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. Residential infill in Memorial Heights is planned for 3-4 dwelling units per acre. Additional guidance for Tax Map 93-1((18))(D)130 pt. and 138 is included in Land Unit E of the Beacon/Groveton Community Business Center within the Richmond Highway Corridor.

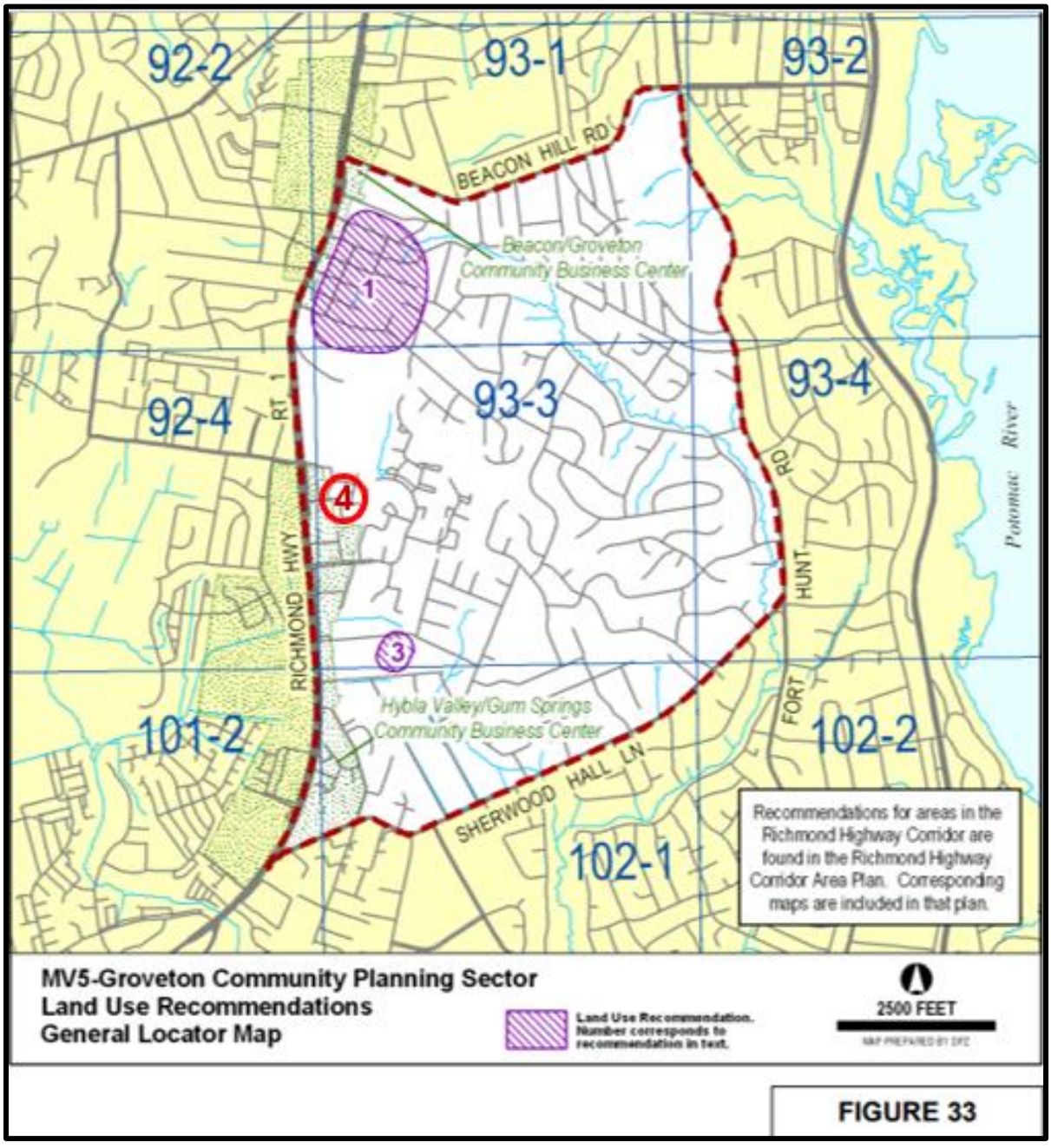
2. Development is planned to conform with the recommendations cited in the Gum Springs Conservation Plan and Redevelopment Plan as adopted by the Board of Supervisors. [Not shown.]

3. The vacant lots located between Hybla Valley Farms and Milway Meadows are planned for residential use at 2-3 dwelling units per acre.

4. The Woodley Hills Estates, located at Tax Map Parcel 93-3((31))6, is planned and zoned for manufactured housing use and developed as a Manufactured Housing Community. The community is planned to remain and be preserved as affordable housing. Where feasible, additional density under the R-MHP zoning may be considered to promote additional affordable housing in the area, per Objective 7 of the Housing element of the Policy Plan."

DRAFT

MODIFY FIGURE 33: **Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, MV5-Groveton Community Planning Sector, amended through 9-10-2024, page 85; to add and highlight the Woodley Hills Estates recommendation as number four (4) on the MV5-Groveton Community Planning Sector Land Use Recommendations General Locator Map:**



MV7 – MOUNT VERNON COMMUNITY PLANNING SECTOR

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, MV7-Mount Vernon Community Planning Sector, amended through 9-10-2024, page 98:

"MV7 MOUNT VERNON COMMUNITY PLANNING SECTOR CHARACTER

…

Single-family detached units predominate east of the Richmond Highway Corridor and many are oriented toward the natural amenities provided by the Potomac River and George Washington Parkway. Some garden apartments, townhouses, and a Manufactured Housing Community ~~two small mobile home parks~~ also represent the residential segment of the Mount Vernon Community Planning Sector. A private country club with an 18-hole golf course occupies 42 acres."

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PROPOSED REVISIONS:

GLOSSARY TO THE COMPREHENSIVE PLAN

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Glossary, as amended through March 21, 2023

"**MANUFACTURED HOME:**
A housing unit built in a factory in accordance with the U.S. Department of Housing and Urban Development (HUD) standards and transported to a site for occupancy and installed on a permanent or temporary foundation.

"**MANUFACTURED HOUSING COMMUNITY:**
A Manufactured Housing Community (MHC), also known as a mobile home park, is a planned residential area where homes are primarily manufactured off-site and then transported to individual lots within the community. These communities often provide a range of amenities and services, contributing to the county's affordable housing stock."

COMPREHENSIVE LAND USE PLAN MAP:

1. The proposed Glossary definition for Manufactured Housing Community will be added to the "MH" symbol on the Comprehensive Land Use Plan legend, under the Residential Use categories.

2. The existing Manufactured Housing Communities will be remapped to colors that represent the existing residential density for each community. This includes modifying:
    a. Audubon Estates will be amended from a Plan Map recommendation of residential use at 5-8 du/ac to 8-12 du/ac.
    b. Harmony Place Mobile Home Park, recommendation of residential use at 5-8 du/ac to 12-16 du/ac. No changes will be made to the existing public park Plan Map recommendation.
    c. Alexandria Mobile Home Park will be amended from a Plan Map recommendation of 5-8 du/ac to 8-12 du/ac.
    d. Woodley Hills Estates will be amended from a Plan Map recommendation of 5-8 du/ac to 8-12 du/ac.
    e. Penn Daw Terrace Mobile Home Park will be amended from a Plan Map recommendation of 5-8 du/ac to 12-16 du/ac.
    f. Waples Mills Estates will be amended from a Plan Map recommendation of 1-2 du/ac to 5-8 du/ac.
    g. Meadows of Chantilly will be amended from a Plan Map recommendation of industrial use to residential use at 5-8 du/ac.

COUNTYWIDE TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.

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