

Planning Commission Meeting  
January 24, 2013  
Verbatim Excerpt

APR 09-IV-2MV AND APR 09-IV-27MV – HUNTINGTON CLUB AREA PLANS REVIEW ITEMS  
(NEAR HUNTINGTON METRO STATION)

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. Flanagan.

Commissioner Flanagan: Thank you, Mr. Chairman. This has been a long time coming. And I'd like to compliment Mr. Irwin for his endurance and the endurance of all of you who came out tonight on this very cold evening and with some black ice out there. I hope you haven't had any sliding around, but I do appreciate your coming out and supporting Mr. Irwin in this manner. So I'm prepared to offer the revised motion that I transmitted earlier. First I would like to say, though, that I'd like to enter into the record the resolution that was distributed earlier to the Commissioners from the President of the Mount Vernon Council in support of this application.

Chairman Murphy: Without objection.

Commissioner Flanagan: And I'd like to also note a departure from previous resolutions. This one does not - doesn't say, "not opposed." It says, "support the resolution." You'll notice there's a change in the - significant change in the way they're passing their resolutions now.

Commissioner Sargeant: We'll need that bronzed.

Commissioner Flanagan: Anyway –

Chairman Murphy: With a big billboard on Route 1.

Commissioner Flanagan: Anyway, Mr. Chairman, I move that the South County APR Items 09-IV-2MV and 09-IV-27MV, the Huntington Transit Area, Land Use I (*sic*), located south of Huntington Avenue, east of North Kings Highway, and west of the Huntington Metro Station, be adopted. As staff has stated - - in their alternate amendment they recommended that would generally support the nomination, providing an opportunity for transit-oriented redevelopment west of and adjacent to the Huntington Metro Station. The alternate amendment would add an option for mixed-use redevelopment up to an intensity of 3.0 FAR to Land Unit I, which would include approximately 75 percent residential use and 25 percent office use, with ground floor retail use. Approximately 120,000 square feet of office use may be converted to hotel use. Additionally, the transit development area would be expanded to include Land Use I (*sic*). Given the proximity to the Huntington Metrorail Station, a substantial TDM program is recommended to reduce single-occupancy vehicle trips traveling to and from the site. A direct pedestrian and bicycle connection to the Metro would be provided, and pedestrian orientation is emphasized with guidance related to streetscape and internal connectivity. Guidance related to the building height, urban plazas and parks, affordable housing, and provisions of stormwater quality (*sic*)

and quality control measures is also included in my motion. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE NOMINATION BE ADOPTED AS AMENDED AND SHOWN ON PAGES 16-26 OF THE STAFF REPORT DATED OCTOBER 26, 2012.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt the Plan Amendment, as articulated by Mr. Flanagan, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Flanagan: I ALSO MOVE, Mr. Chairman –

Chairman Murphy: Go ahead.

Commissioner Flanagan: – AS A FOLLOW-ON MOTION THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS - additionally it is recommended that the small - THAT AN AFFECTED AREA TRANSPORTATION STUDY BE AUTHORIZED TO MORE COMPREHENSIVELY ASSESS TRANSPORTATION NEEDS, EVALUATE FEASIBILITY OF POTENTIAL CHANGES TO TRAFFIC PATTERNS, AND DETERMINE POTENTIAL SMALL- AND LARGE-SCALE MULTIMODAL SOLUTIONS TO ADDRESS TRANSPORTATION ISSUES IN THE HUNTINGTON TRANSIT STATION AREA.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motions carried unanimously with Commissioner Hart having recused himself from the vote; Commissioners de la Fe and Migliaccio absent from the meeting.)

JN