



December 14, 2021

Huntington Metro Station

SSPA Task Force

Meeting #8

Washington Metropolitan Area Transit Authority

Stout & Teague

Hord Coplan Macht

Kimley-Horn

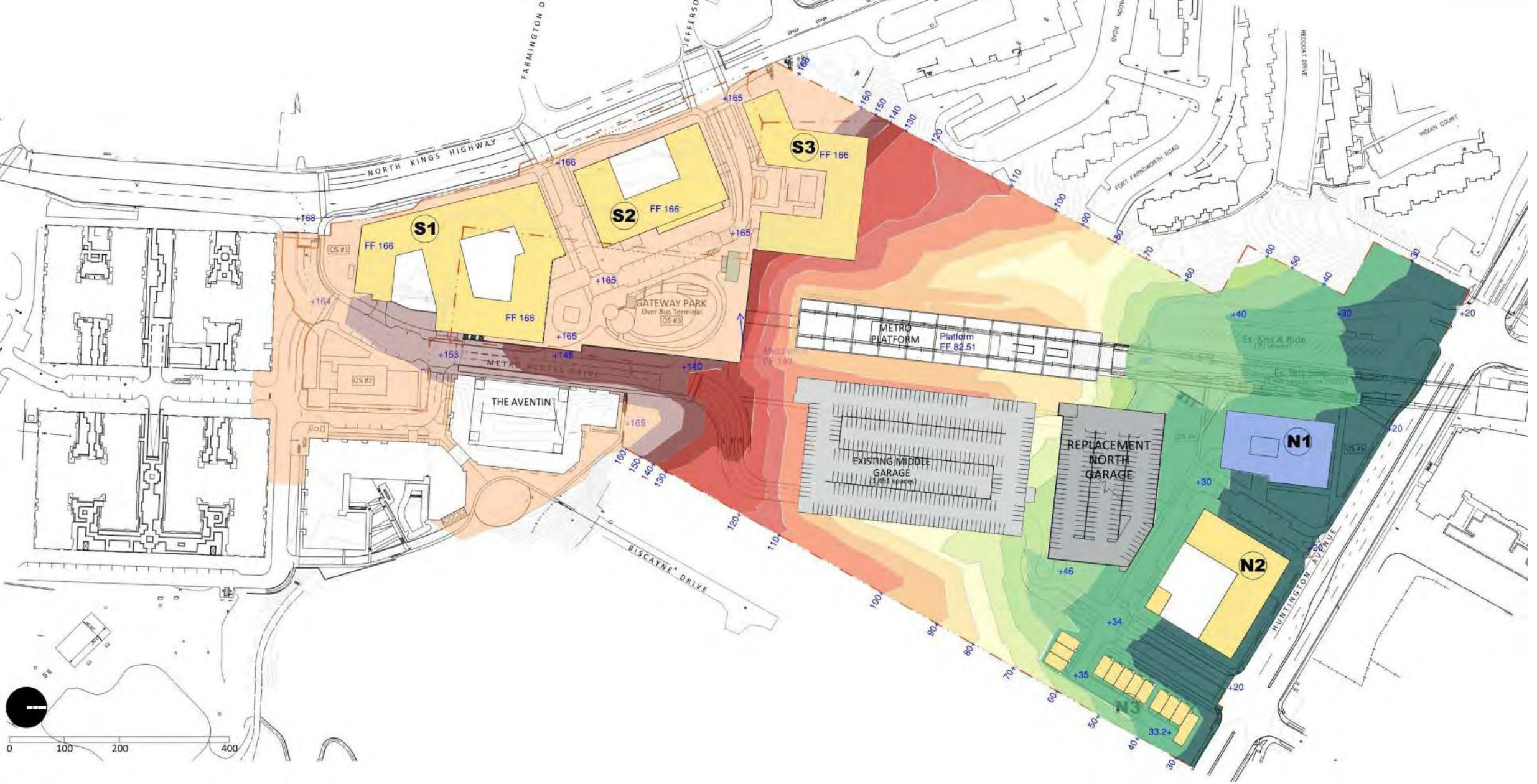
VIKA

AGENDA

- 01 Analysis and Constraints
- 02 Framework Diagrams
- 03 Density Discussion
- 04 Open Space Review

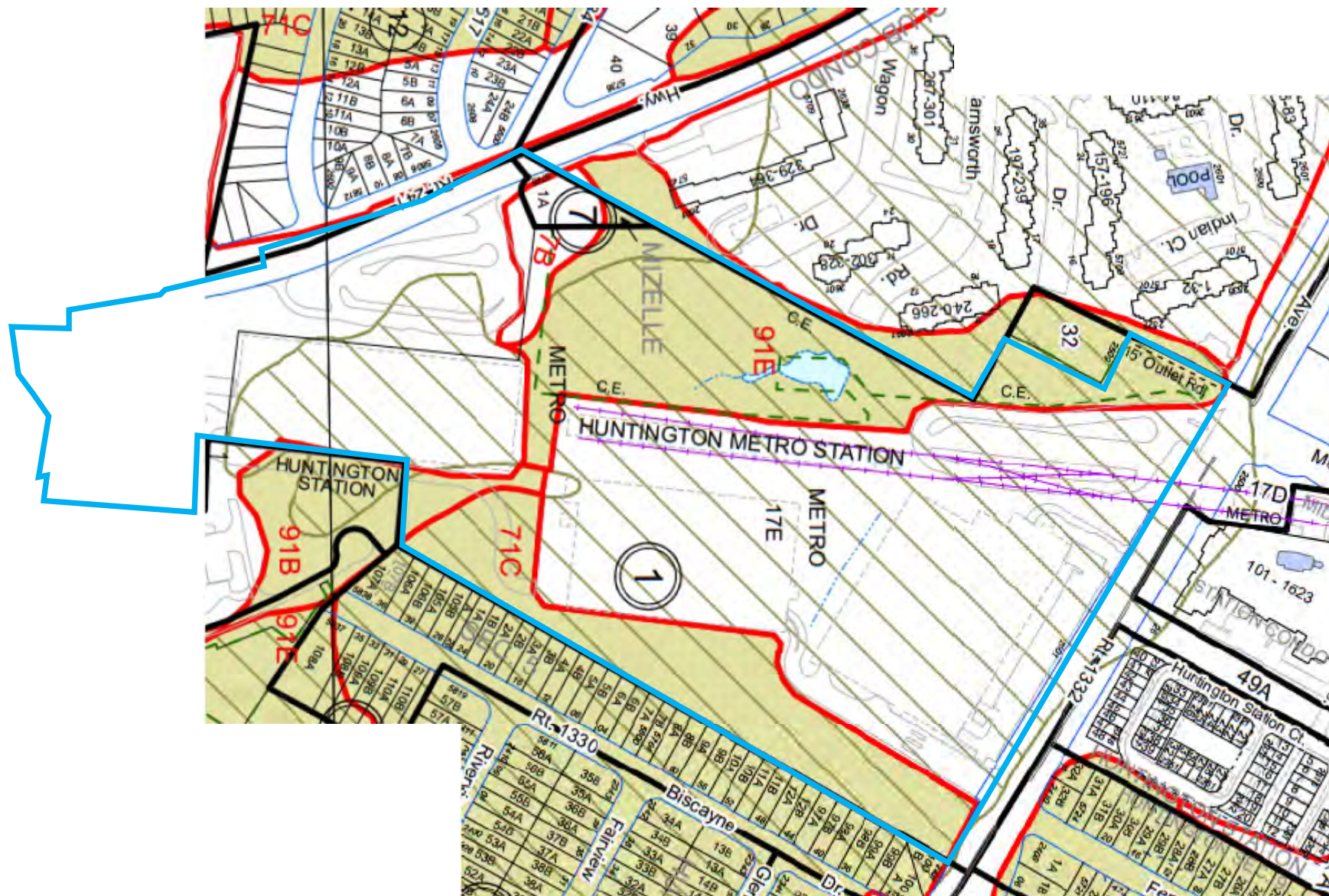
SITE CONSTRAINTS





SITE CONSTRAINT: STEEP SLOPES

Huntington Metro Station | December 14, 2021



Note: The highlighted area in the map is Marumsco Soil consisting of bands of highly plastic marine clay having high shrink-swell capacity and low shear strength potential.

Source: 12/18/2019 ECS Geotechnical Report

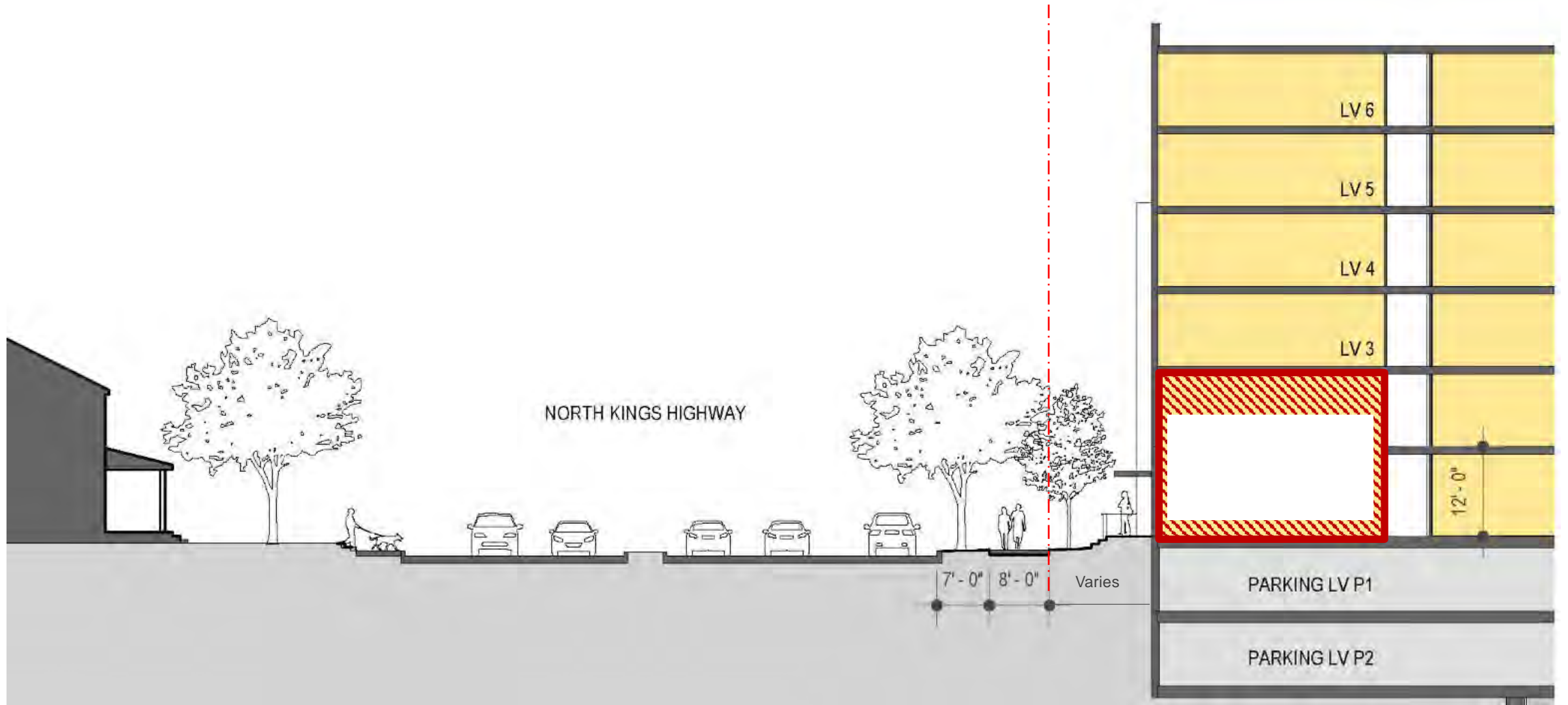
SITE CONSTRAINT: MARINE CLAY

Huntington Metro Station | December 14, 2021



SITE CONSTRAINT: TRACK INFLUENCE ZONE

Huntington Metro Station | December 14, 2021



SITE CONSTRAINT: NEIGHBORING PROPERTY

Huntington Metro Station | December 14, 2021

Huntington/North Gateway

	Retail		Office	
Existing Huntington/North Gateway	163,000	SF	248,038	SF
Demand per EDA Study (2021 -2032)	50,000	SF	400,000	SF

Huntington Transit Development Area

Current Comprehensive Plan	Retail		Office	
Huntington Club	40,000	SF	235,000	SF
2550 Huntington Avenue	6,000	SF	254,000	SF
Huntington Station (Dwoskin)	85,000	SF	-	
The Arden	-		7,500	SF
WMATA*	30,000	SF	250,000	SF
Total	161,000	SF	746,500	SF

** SSPA proposes increase by 80,000 sf of non-residential space*

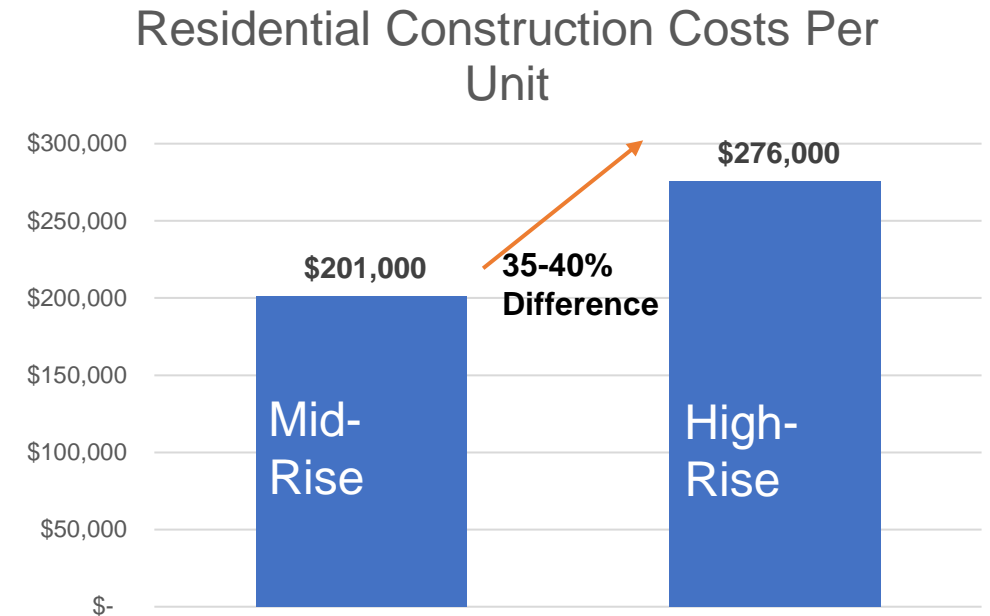
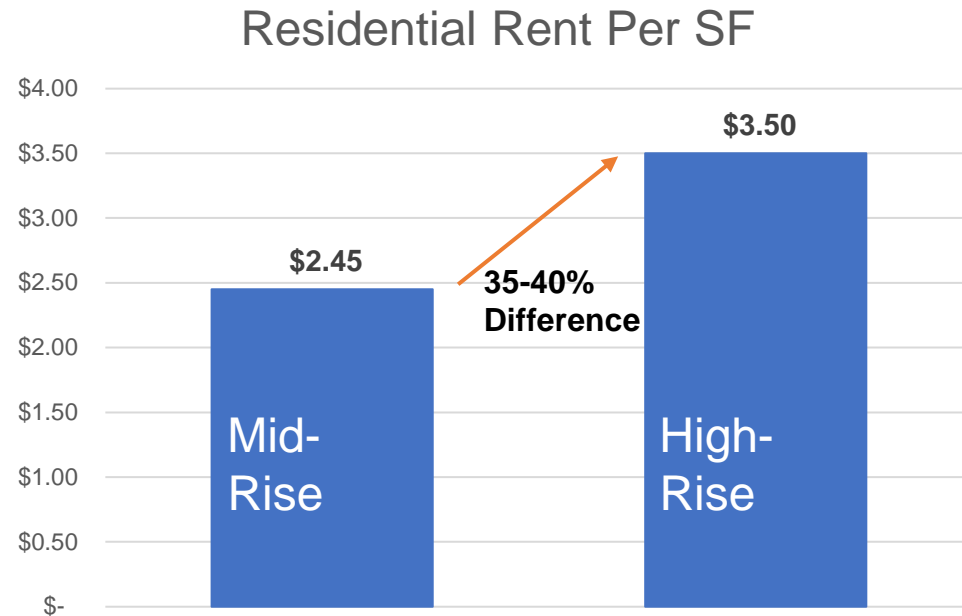
Source: Richmond Highway Market Assessment Study, Fairfax County Economic Development Authority, Feb 8, 2021

Retail: The County should be cautious about incentivizing retail development and requiring inclusion of retail space in future housing developments.

Office: Development of major new office buildings in the corridor is unlikely over the next 5-10 years.

ECONOMIC CONSTRAINT: SUPPLY AND DEMAND FOR OFFICE / RETAIL USES

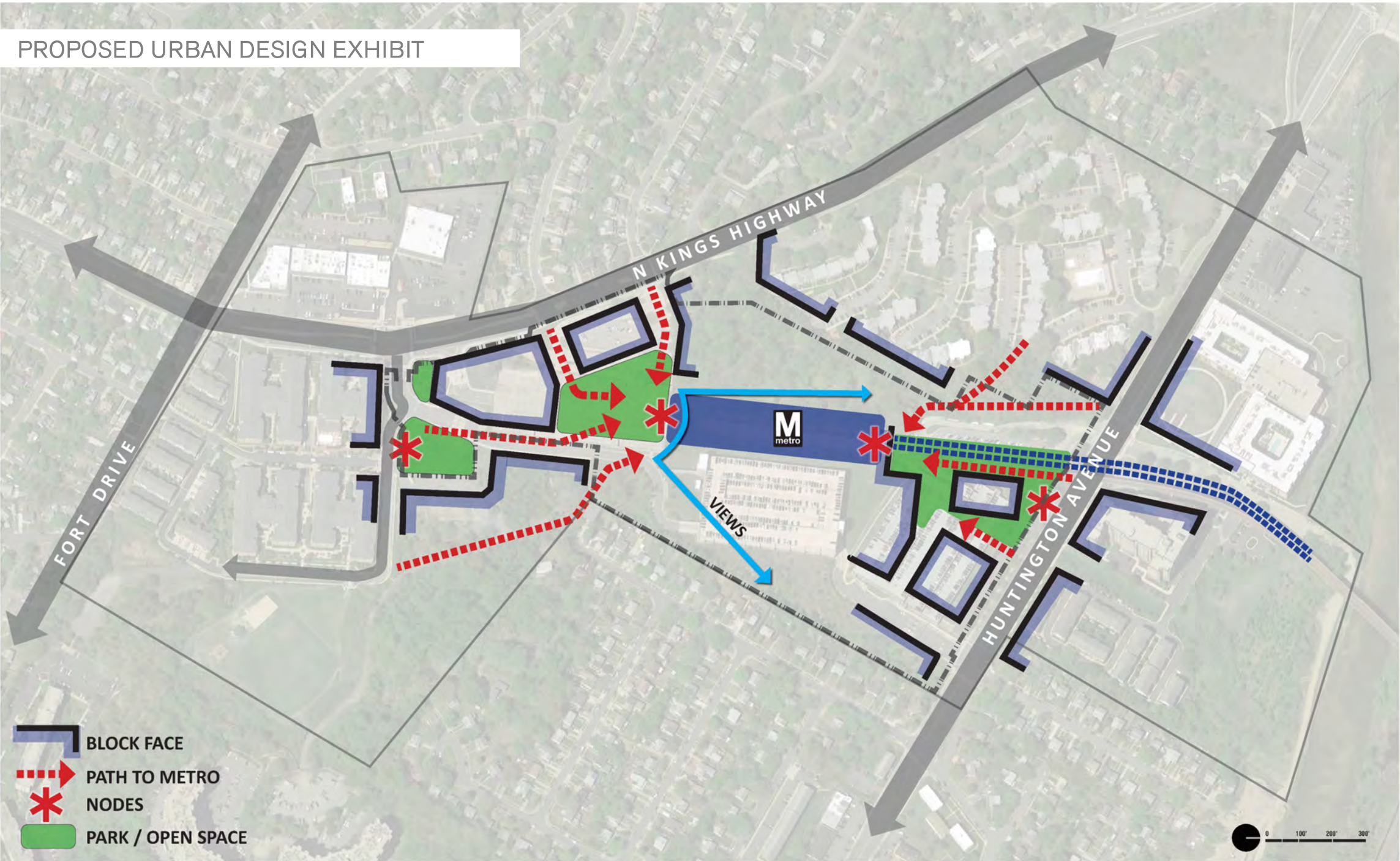
- High-rise construction requires concrete and steel
 - Mid-rise construction requires wood
 - High-rise construction is 35-40% more expensive per SF than mid-rise construction
-
- Current market residential rents are in the \$2.40-2.50/SF in the Huntington submarket
 - \$3.50/SF is the market rent threshold that local developers use for high rise construction to be feasible



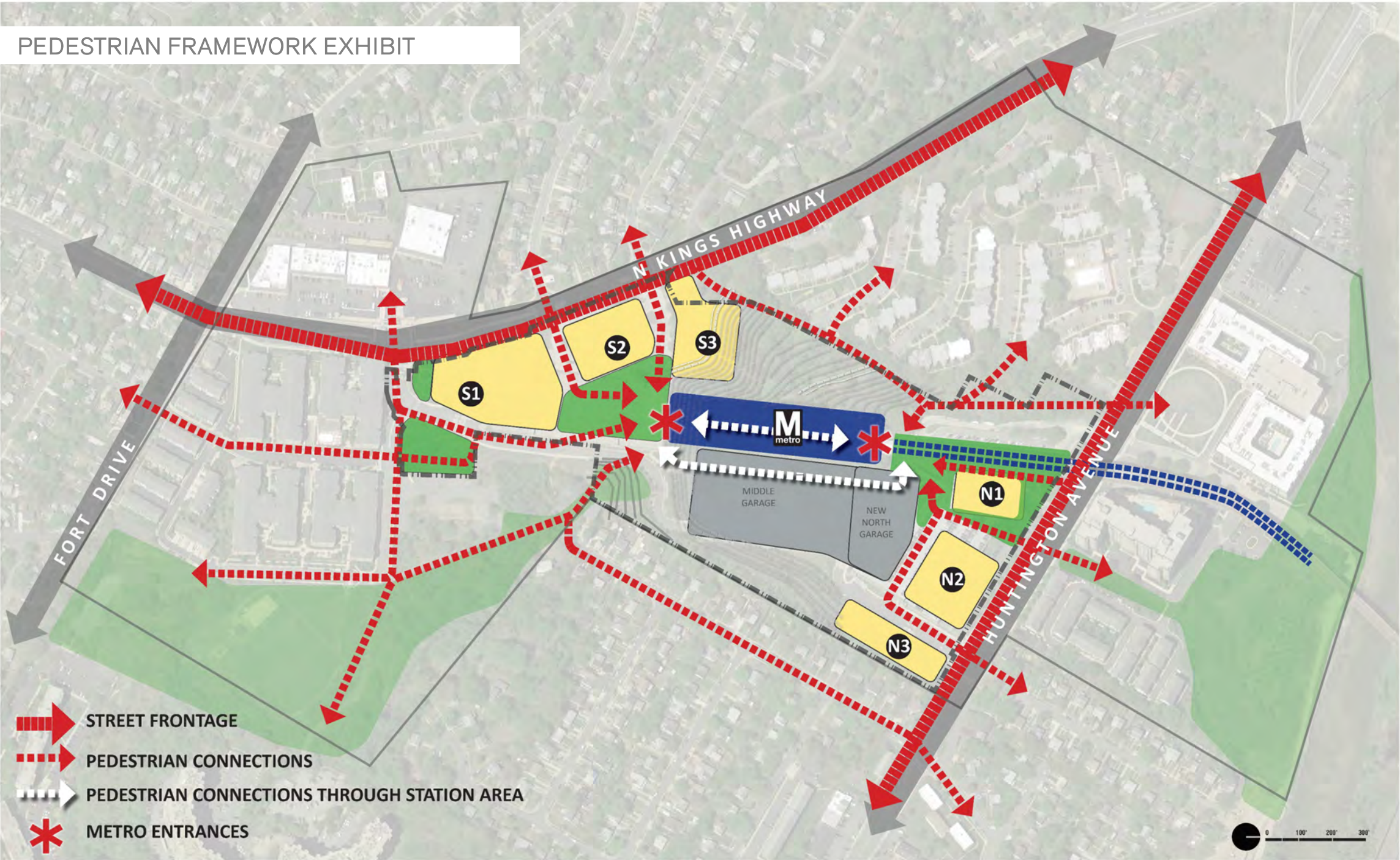
ECONOMIC CONSTRAINT: HIGH-RISE CONSTRUCTION COSTS

Huntington Metro Station | December 14, 2021

PROPOSED URBAN DESIGN EXHIBIT



PEDESTRIAN FRAMEWORK EXHIBIT

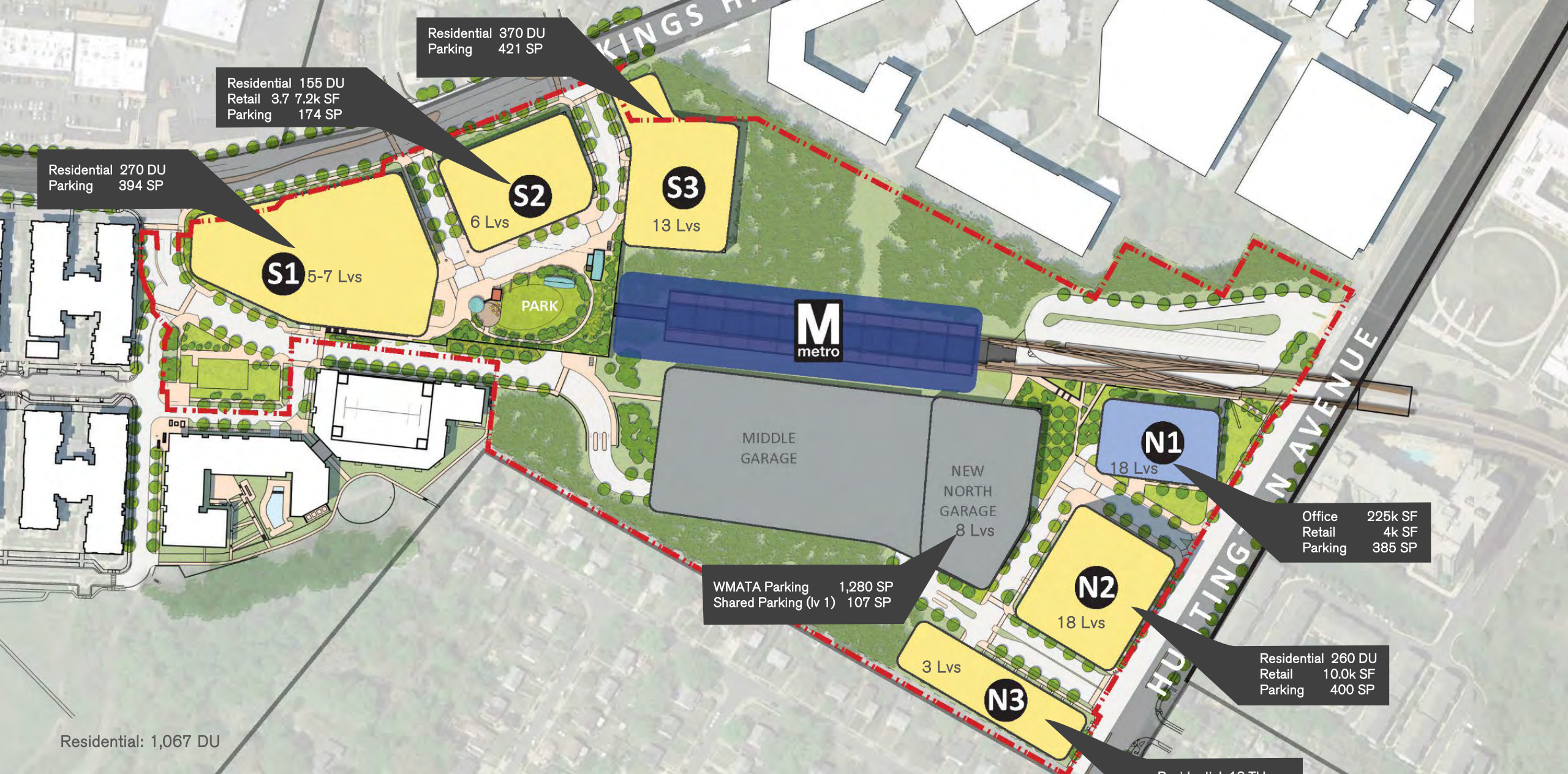


WMATA CONCEPT PLAN: LAND USE



WMATA CONCEPT PLAN





WMATA CONCEPT PLAN

Huntington Metro Station | December 14, 2021

DENSITY ALTERNATIVE CONCEPT A



DEVELOPMENT SUMMARY

SOUTH

Residential	1,016,000 GSF
Non-Residential	63,000 GSF
TOTAL	1,079,000 GSF

NORTH

Residential	474,000 GSF
Non-Residential	239,000 GSF
TOTAL	713,000 GSF

TOTAL

Residential	1,490,000 GSF	1.17 FAR	(82.2%)
Non-Residential	302,000 GSF	0.24 FAR	(16.8%)
TOTAL	1,792,000 GSF	1.41 FAR	

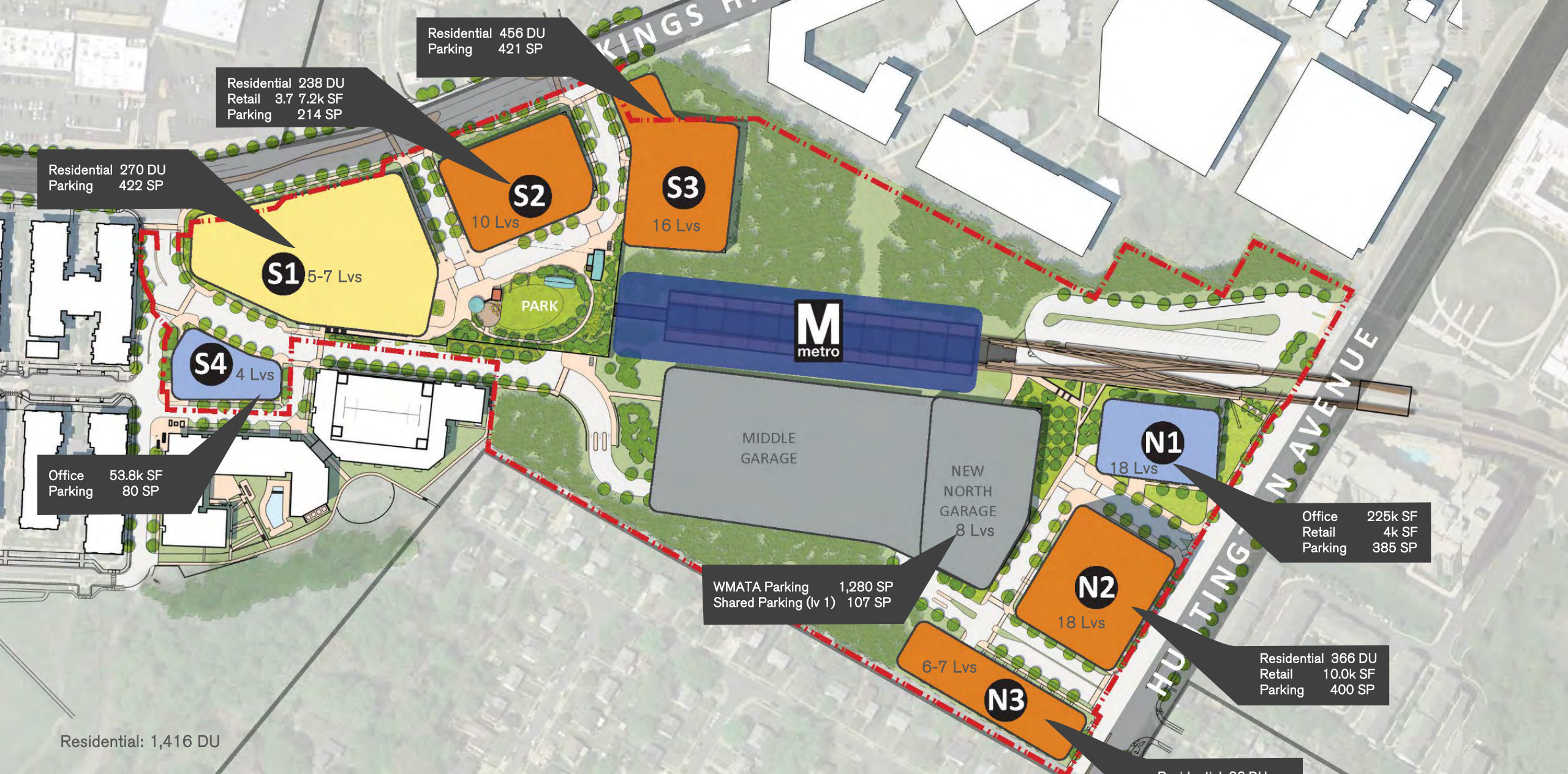
Total Residential Units 1,400- 1,500 DU

SOUTH SIDE

1. Increase building height on Blocks S2 and S3
2. Replace open space for New Block S4

NORTH SIDE

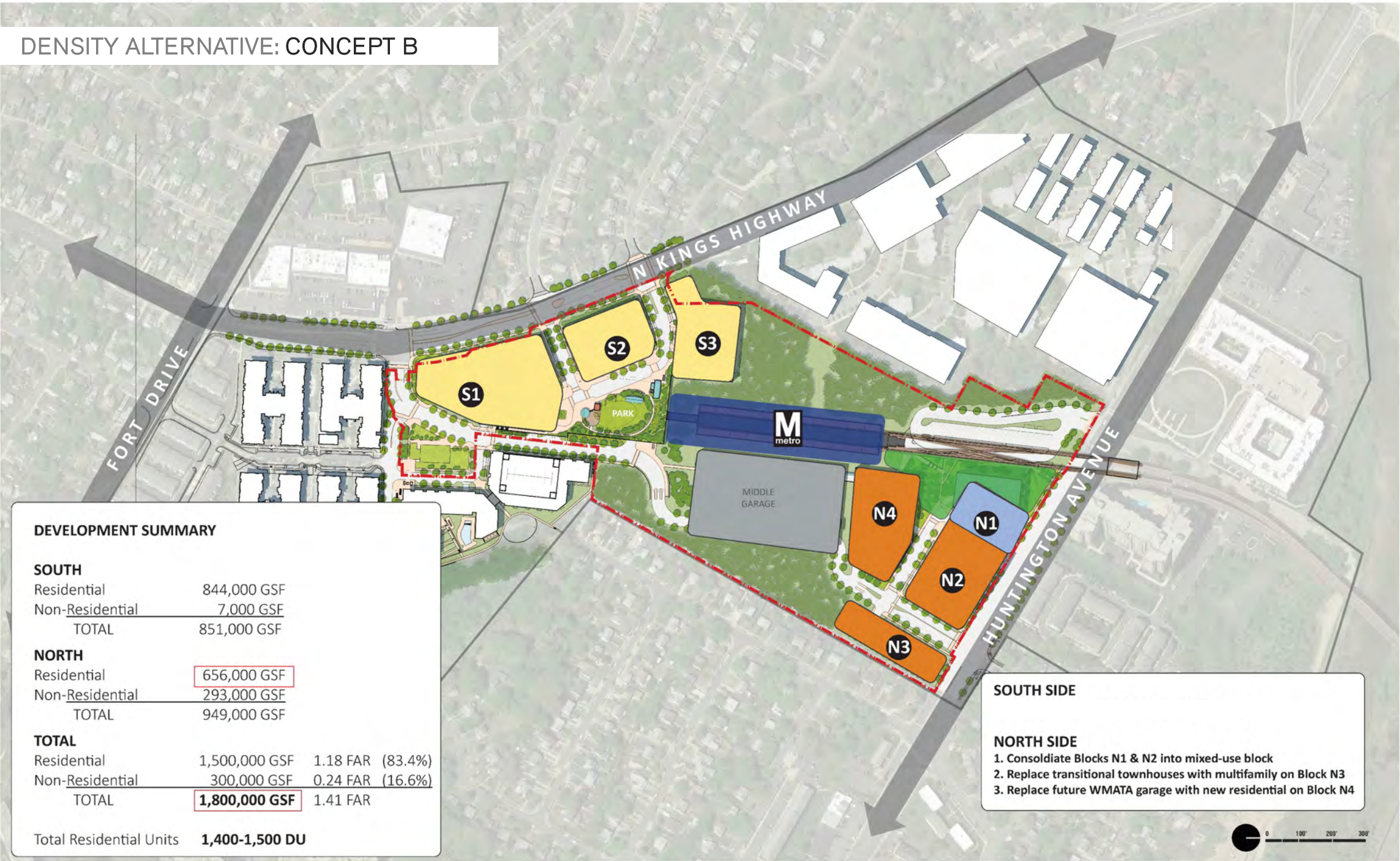
1. Added building height to Block N2 into mixed-use development
2. Replace transitional townhouses with multifamily on Block N3

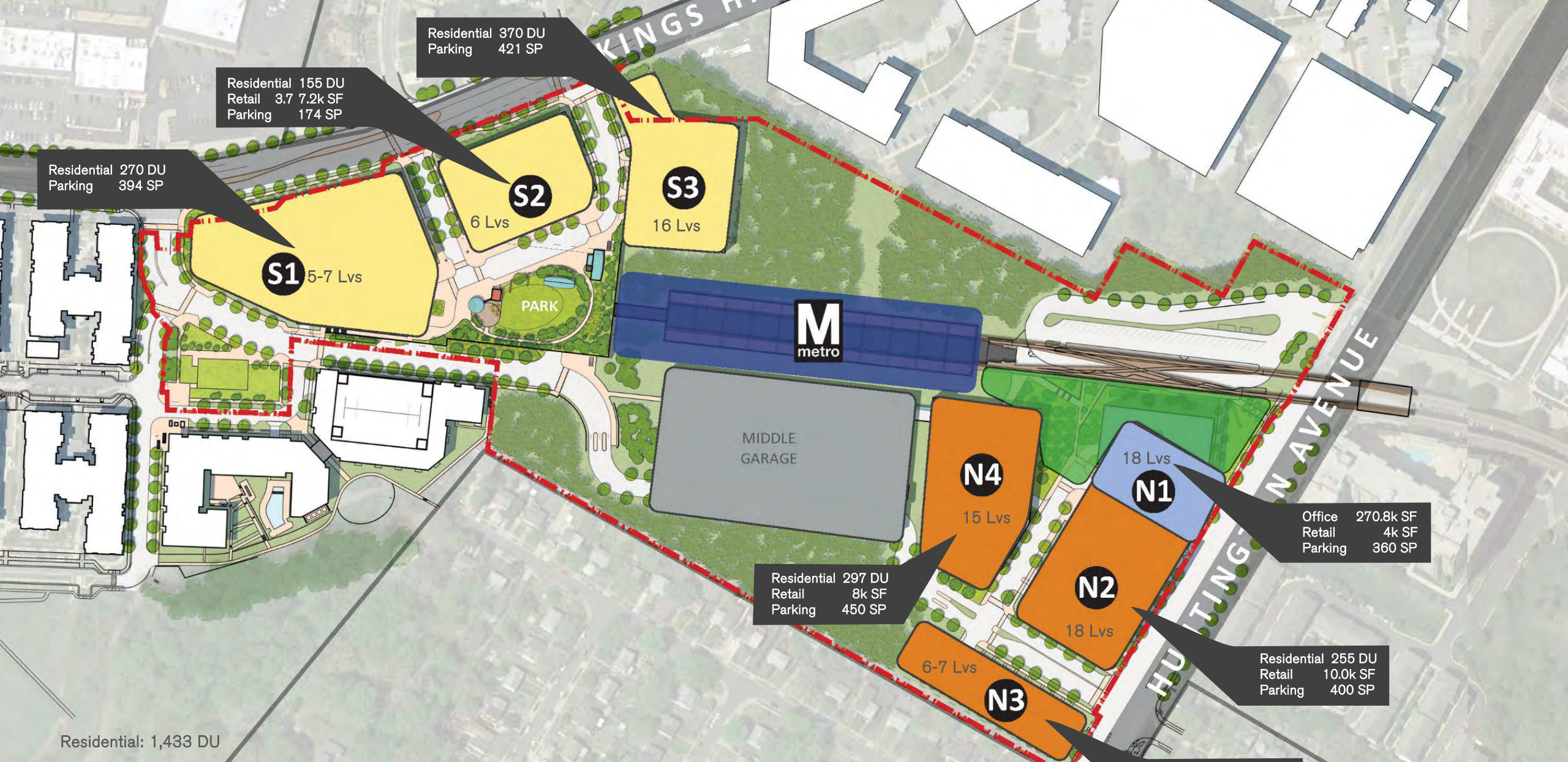


DENSITY ALTERNATIVE: CONCEPT A

Huntington Metro Station | December 14, 2021

DENSITY ALTERNATIVE: CONCEPT B





DENSITY ALTERNATIVE: CONCEPT B

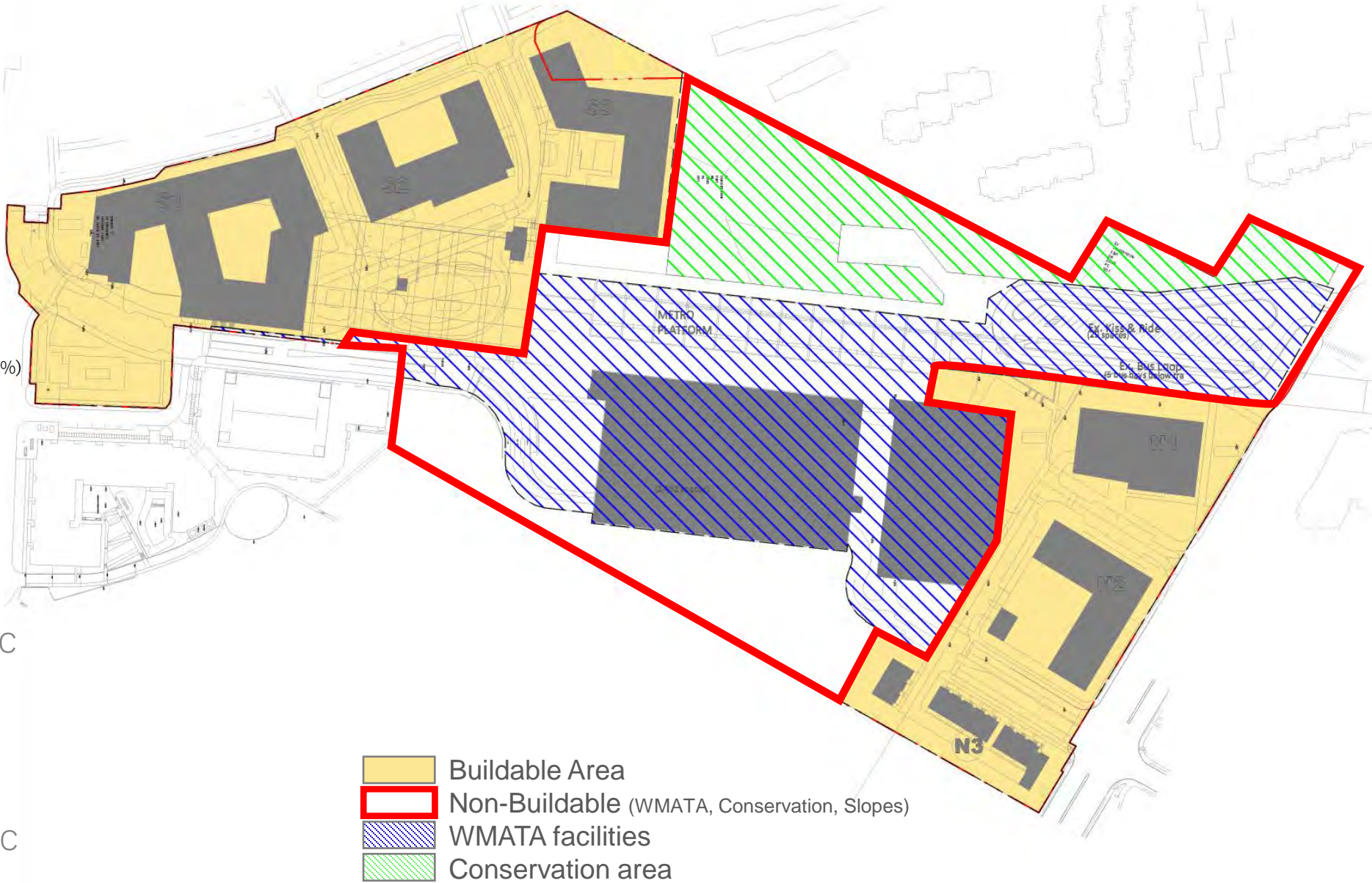
Huntington Metro Station | December 14, 2021

Gross Land Area: 29.57 AC
WMATA: -7.84 AC
Conservation Area: -4.25 AC
Steep Slopes: -2.00 AC
Net Land Area: 13.74 AC

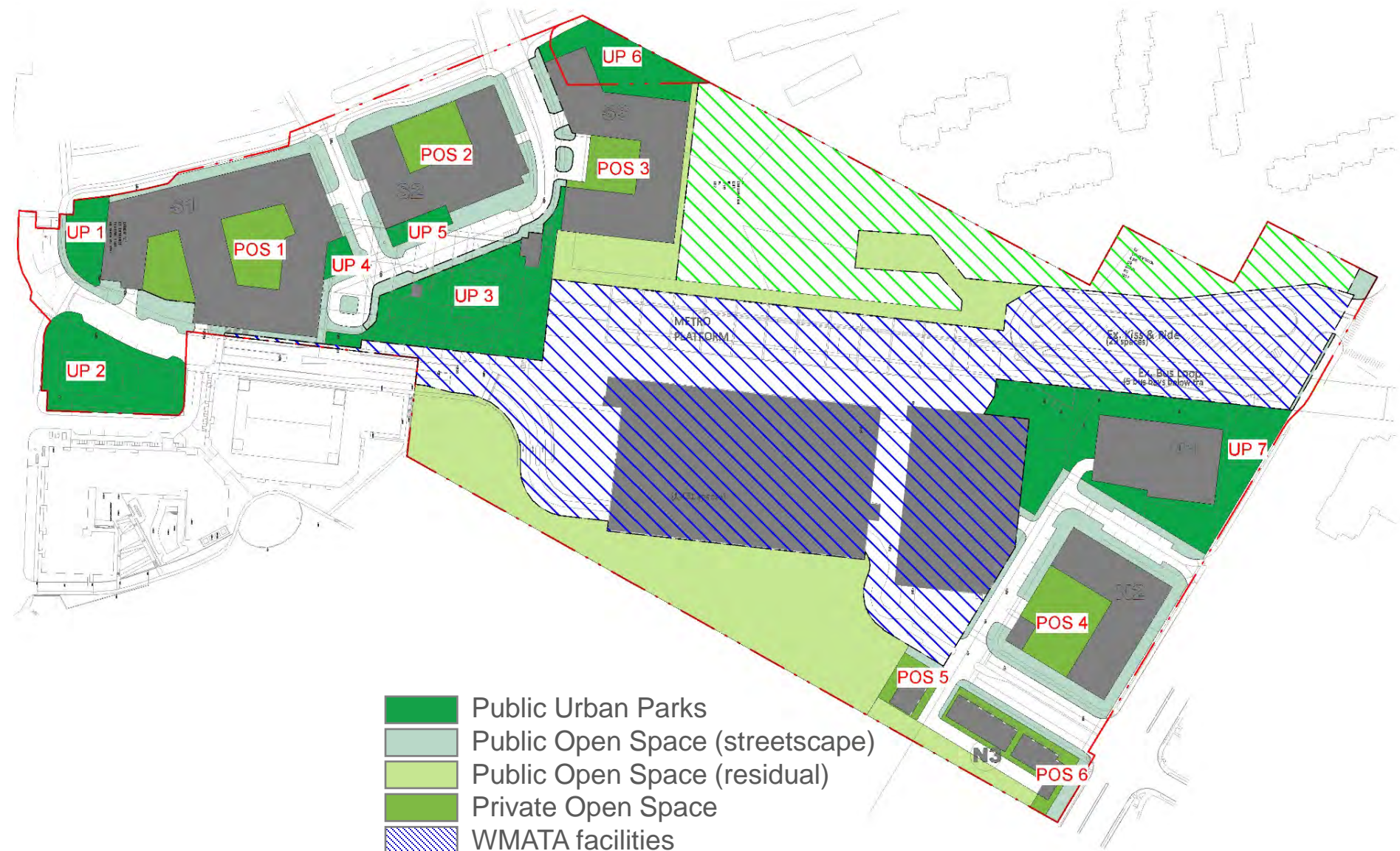
BUILDABLE LAND AREA
South Buildable Area: 8.64 AC
North Buildable Area: 5.11 AC
Total: 13.74 AC (46%)
598,514 SF

WMATA CONCEPT PLAN
Floor Area: 1,389,000 GSF
Net FAR: 2.32 FAR
Residential Units: 1,150 DU
Net Density: 83.7 DU/AC

DENSITY PLAN A
Floor Area: 1,792,000 GSF
Net FAR: 2.99 FAR
Residential Units: 1,413 DU
Net Density: 102.8 DU/AC



Gross Land Area: 29.57 AC



WMATA CONCEPT PLAN

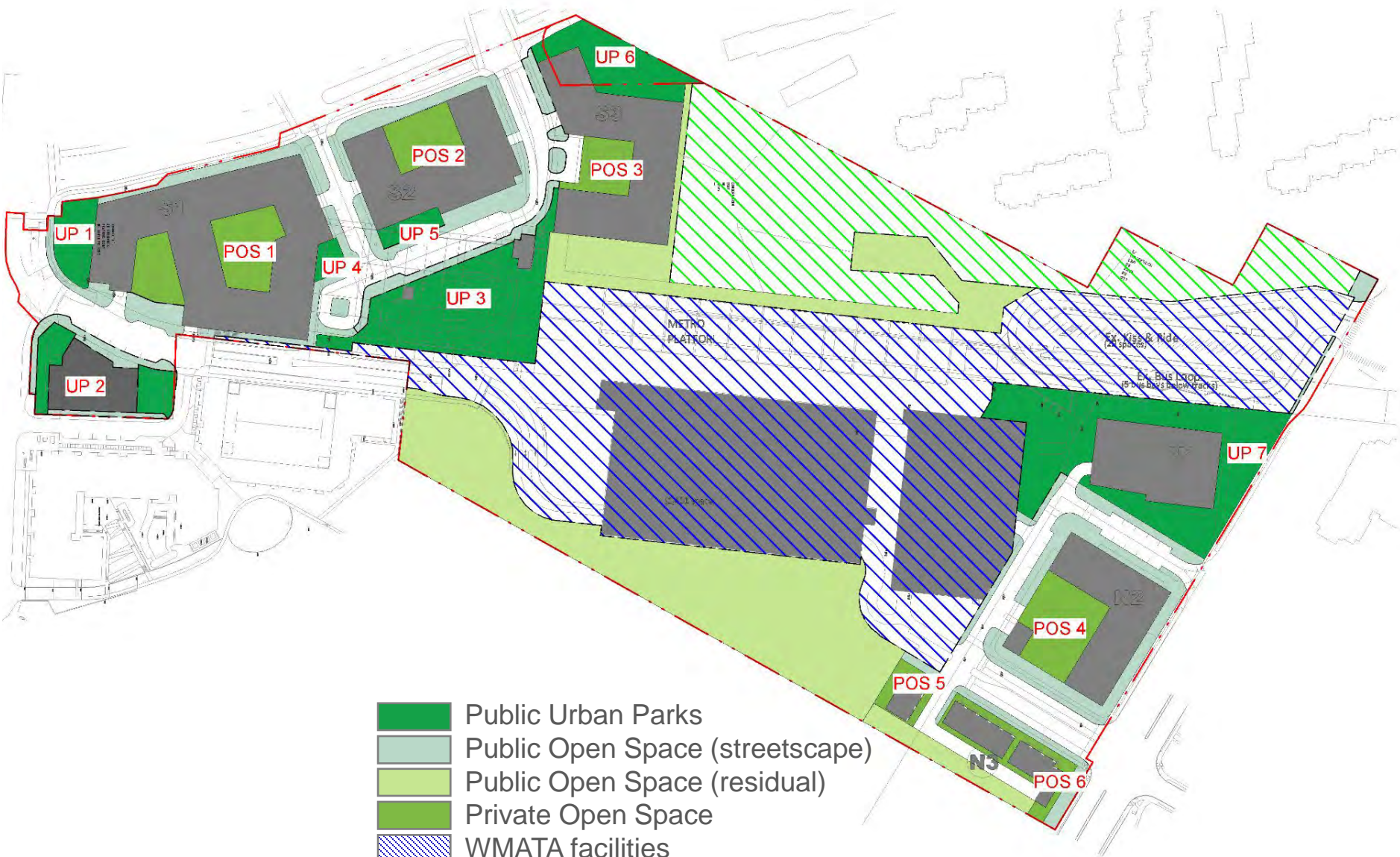
Required Urban Park:	3.06 AC
Provided	
Public Urban Park:	3.37 AC
Public Open Space:	8.59 AC
Private Open Space:	1.33 AC
Total:	13.29 AC (44.9% of Gross Land Area)

- Public Urban Parks
- Public Open Space (streetscape)
- Public Open Space (residual)
- Private Open Space
- WMATA facilities
- Conservation area

URBAN PARK and OPEN SPACE

Huntington Metro Station | December 14, 2021

Gross Land Area: 29.57 AC



DENSITY PLAN A

Required Urban Park:	4.03 AC
Provided	
Public Urban Park:	2.94 AC
Public Open Space:	8.68 AC
Private Open Space:	1.33 AC
Total:	12.95 AC (43.8% of Gross Land Area)

- Public Urban Parks
- Public Open Space (streetscape)
- Public Open Space (residual)
- Private Open Space
- WMATA facilities
- Conservation area

URBAN PARK and OPEN SPACE

Huntington Metro Station | December 14, 2021