

Address/Tax Map Parcels:	2550 Huntington Avenue; Tax Map Parcels 83-1 ((1)) 34D, 34E, and 34F
Nominator:	Lynne Strobel, Walsh, Colucci, Lubeley & Walsh, P.C.
Supervisor District:	Mount Vernon
Planning Area:	Area IV
Planning District/Special Area:	Mount Vernon District / MV-1 Huntington Community Planning Sector / Huntington Transit Station Area (TSA) and Transit Development Area (TDA), Land Unit G
Acreage:	6.04 acres
Current Plan Map/Text:	Mix of residential, office, and restaurant/retail uses at an intensity of 2.0 - 3.0 Floor Area Ratio (FAR) and a maximum height of 165 feet. Residential use component limited to one-half of the total development.
Proposed Amendment:	Option to remove the limitation on residential development and recommend up to 100% residential development. Potential for senior housing or assisted living facilities. Proposed to potentially develop in coordination with office use on adjacent Parcel 83-1 ((1)) 33, located to the west of the nomination site.



Considerations:

The subject parcels include an existing multifamily residential development (The Parker) and a temporary park space planned and approved for office and other non-residential uses located on the north side of Huntington Avenue. The site is situated to the north of the Huntington Metrorail station and a planned Bus Rapid Transit station. Cameron Run abuts the site to the north, an office building abuts to the west, and the elevated Yellow Line Metrorail track abuts to the east across Metroview Parkway.

The site is planned within Land Unit G of the Huntington TSA and TDA. The Comprehensive Plan recommendations for the Huntington TSA are based on the concept of concentrating redevelopment to a limited area (the TDA) within a 5 to 7-minute walk of the Metrorail station. The TDA is considered the most proximate area to the Metrorail station and offers the most viable opportunities for development and redevelopment; the area is, therefore, recommended for the highest densities of mixed-use development to optimize transit ridership. The county's Guidelines for Transit-Oriented Development (TOD) endorse higher intensities close to rail transit stations in order to help meet county goals related to the production of affordable housing and employment opportunities, urban streetscape design and connectivity, and the provision of transportation alternatives to single occupancy vehicles. Both the adopted Huntington plan and the TOD Guidelines recommend that development projects within the TSA provide a balanced mix of uses in order to encourage a critical mass of pedestrian activity, accommodate future residential and employment growth, and mitigate vehicular traffic by encouraging off-peak and reverse commuting patterns.

The adjacent Huntington Club Condominiums property to the south was subject to a plan amendment that provided a transit-oriented mixed-use redevelopment option up to 3.5 FAR [Plan Amendment (PA) Adopted No. 2017-05]. The office development to the west was subject to Plan amendment providing a mixed-use redevelopment up to 3.0 FAR (PA Adopted No. 2017-04). Both properties have frontage of Huntington Avenue, similar to the subject property, and the redevelopment options that were adopted include residential and non-residential mixed-use to support the critical mass of office uses and provide housing options in the area. Sites nearest to Metrorail stations are considered the best positioned to support the County goals of effectively leveraging mixed-use development, including office use, to create jobs and housing near high frequency transit and increase transit ridership.

Preliminary Staff Recommendation:

PC19-MV-011 is not recommended to be added to the Comprehensive Plan Amendment Work Program. The nomination would create the potential for a residential-only use option, or limited commercial uses on the subject parcels, which would be counter to the goal of providing a balanced mix of residential and nonresidential uses with development projects within the TSA. Given these considerations, the adopted plan recommendation on the site remains appropriate.

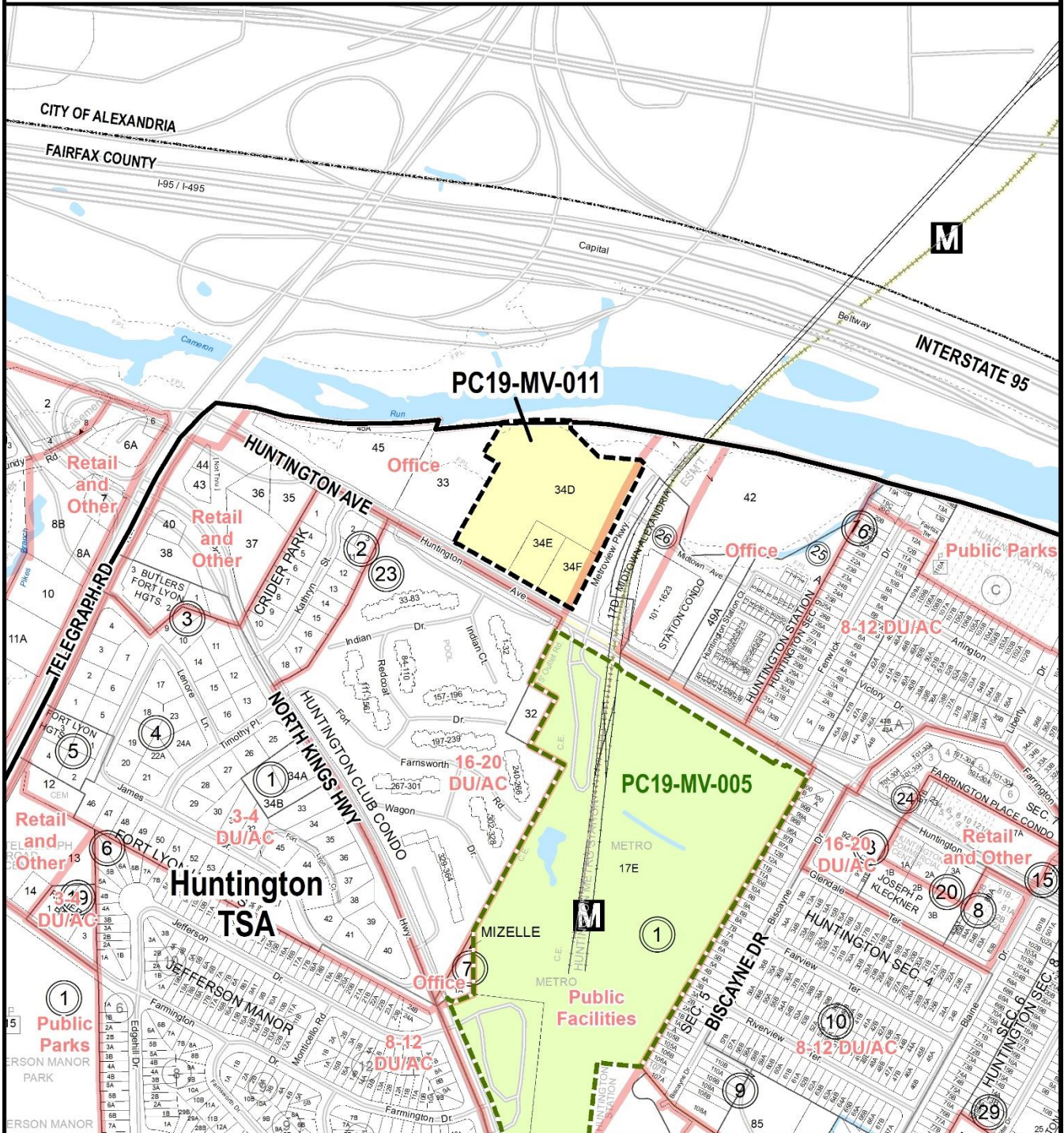
PC19-MV-011

2550 Huntington Avenue



SITE-SPECIFIC PLAN AMENDMENT PROCESS
SOUTH COUNTY

2019-2020



 **PC19-MV-011**  **Other 2019 SSPA Nominations**  **Baseline Plan Recommendation**

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
MAP CURRENT TO FEBRUARY 2020

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