

Mount Vernon District SSPA Process
Task Force Meeting #1
August 11, 2020

Huntington Metro Station – PC19-MV-005

AGENDA

- 01 Background
- 02 Concepts
- 03 Timeline
- 04 Community Outreach / Next Steps

An aerial photograph of a suburban neighborhood. In the center, there is a large, rectangular blue text box with a thin blue border. The text '01 Background' is written in a large, blue, sans-serif font. The background shows a mix of residential houses, parking lots, and a road. A large, multi-story building is visible in the lower right quadrant, and a baseball field is in the upper right. The overall scene is a typical suburban landscape.

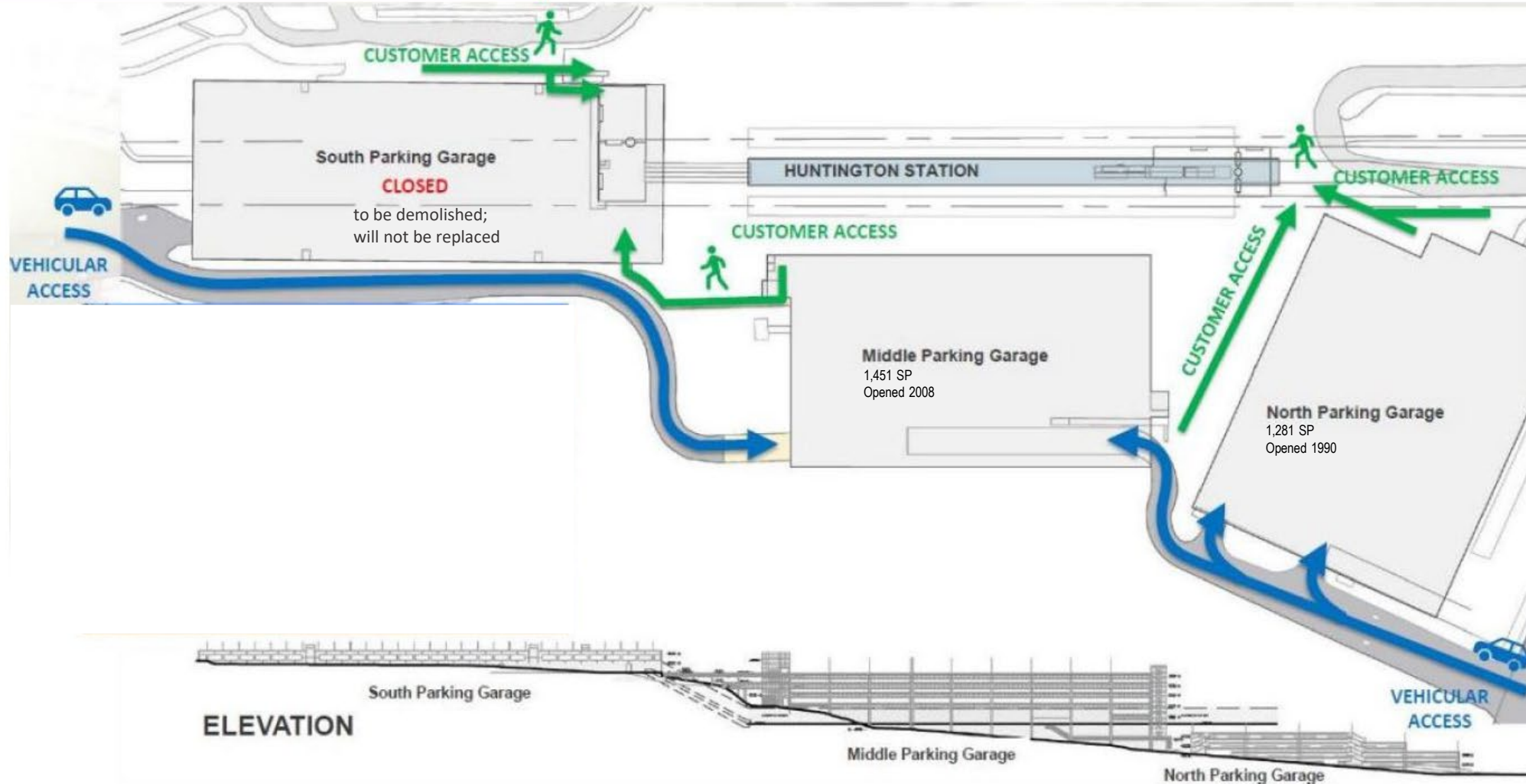
01 Background

CONTEXT



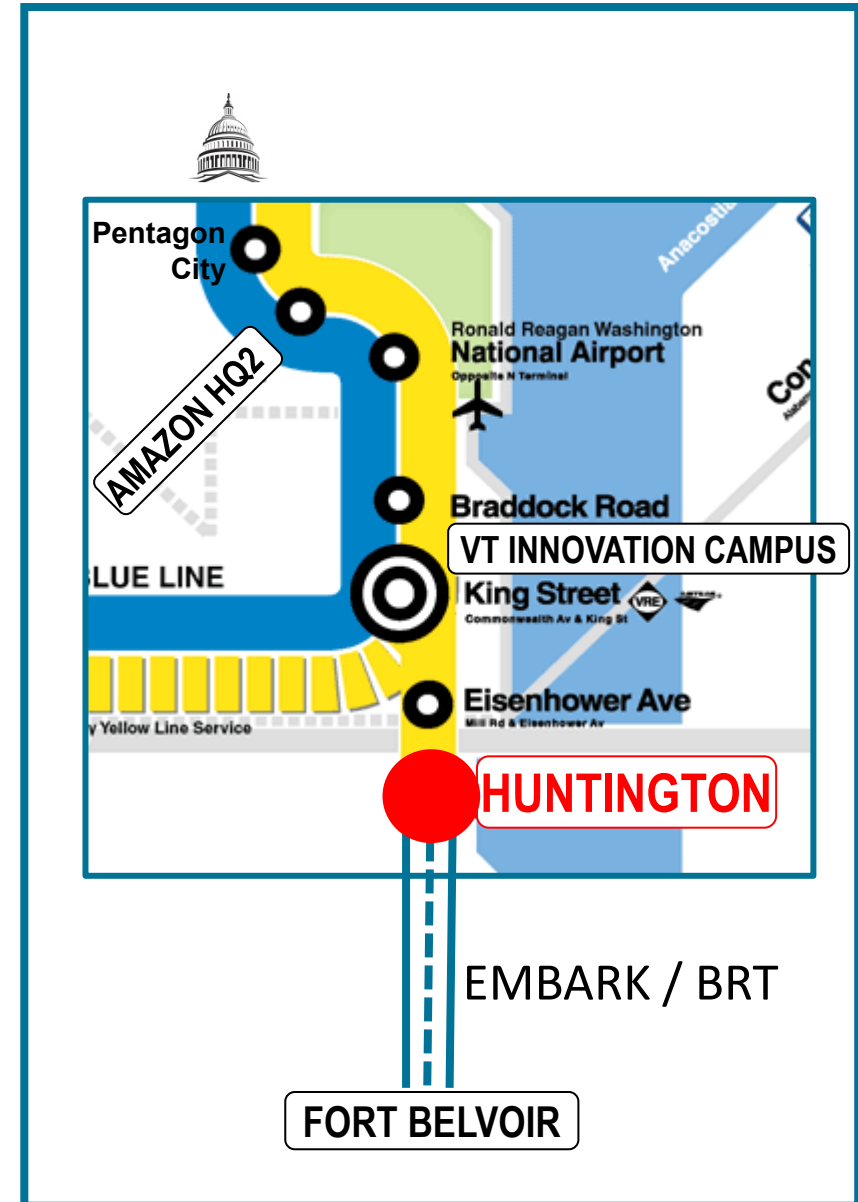
USER EXPERIENCE

Major grade change across site (+/- 135') presents significant challenges for development and circulation.



HUNTINGTON METRO WILL BE THE HUB OF AN ENERGIZED CORRIDOR

- Amazon HQ2 at National Landing
 - 6.5 million gsf
- Virginia Tech Innovation Campus
 - 1 million gsf
- EMBARK Richmond Highway
 - 8.7 million gsf in 6 Community Business Centers, 18,000 DUs
- Fort Belvoir
 - 35,000 jobs and the Army Museum



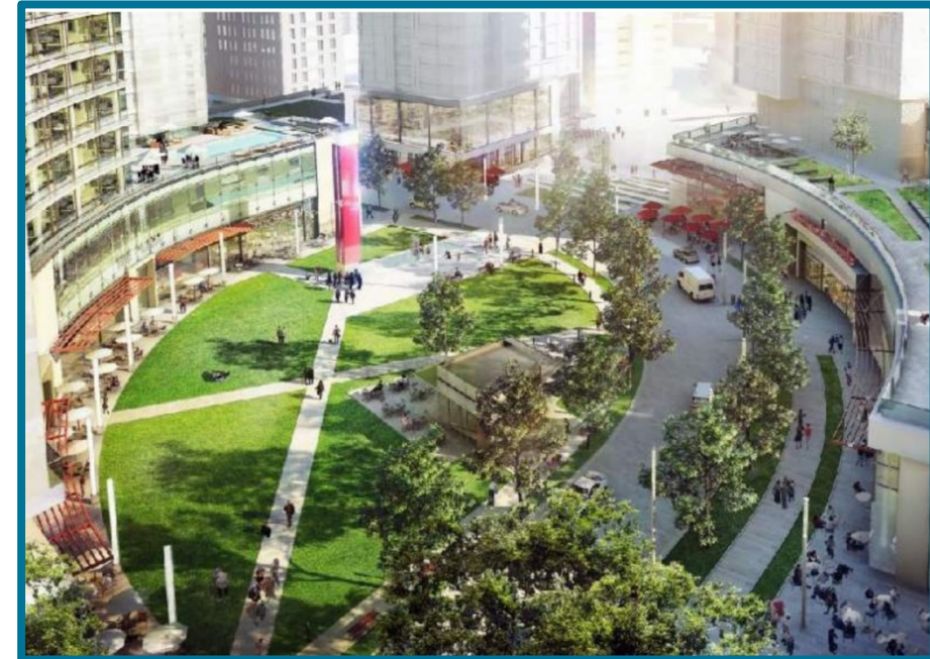
PROPOSED PLAN AMENDMENT



ELEMENT	EXISTING COMP PLAN	PROPOSED AMENDMENT
Max GSF	N/A	1,800,000
Residential (DU)	N/A	1,400-1,500
Office (GSF)	250,000	360,000
Retail (GSF)	30,000	Embedded in Office
FAR	0.2	1.5
Max Heights (ft)	50 – 200	50 - 200

JUSTIFICATION FOR PROJECT TO BE ADDED TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM

- Fulfill the vision of this station as the transportation hub for Southeast Fairfax County
- Prepare and enhance the transformative impact of BRT and EMBARK Richmond Highway Revitalization
 - Enhance the BRT/Metro connection through placemaking
- Respond to planned development of adjacent sites
- Address emerging community need for housing at a transit site
- Create a walkable, live/work/play community at the heart of a vibrant community and important node in the region's transportation system
- Site hasn't been replanned since 2000



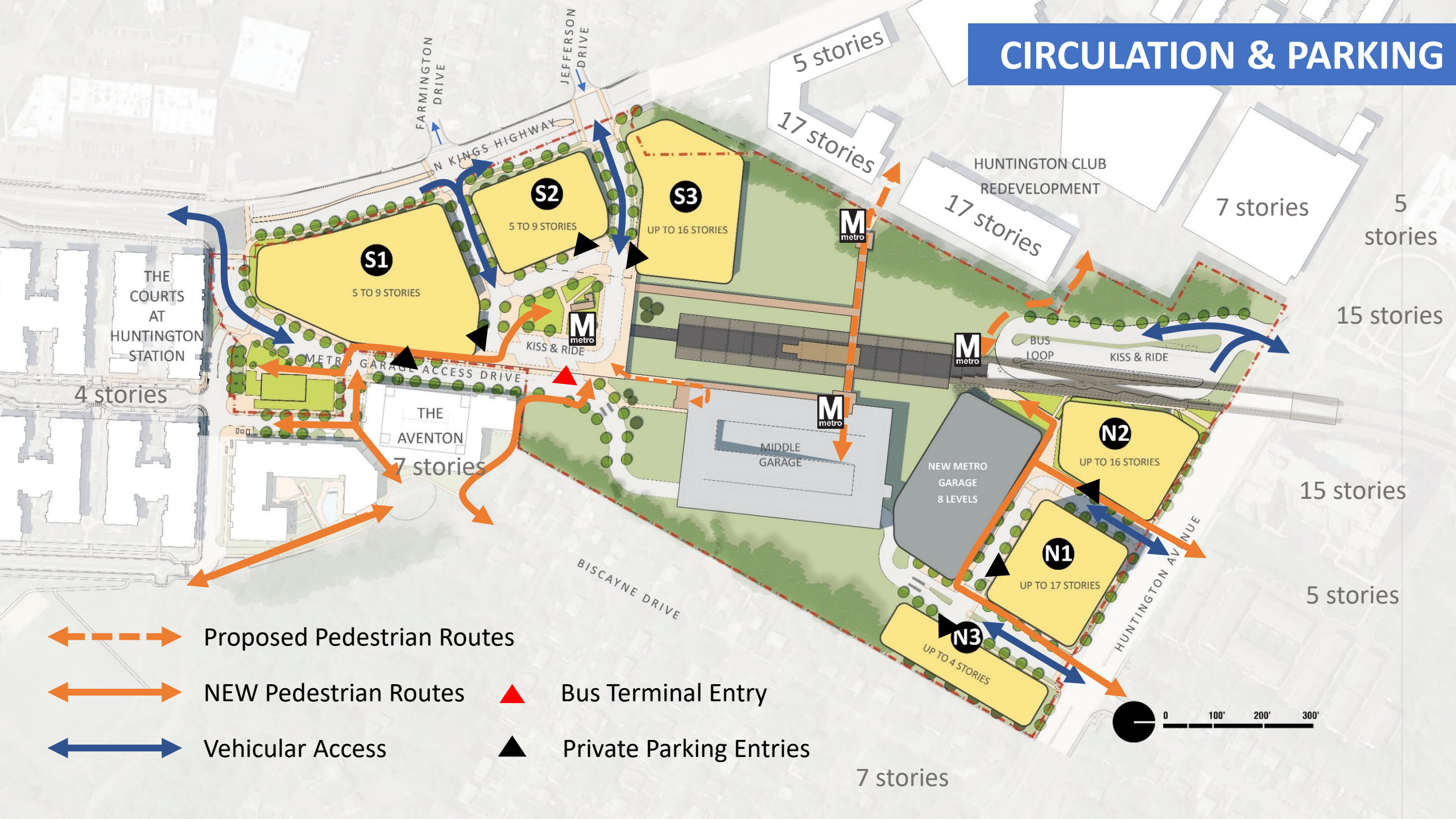
An aerial photograph of a suburban neighborhood. In the upper left, a semi-transparent blue rectangle contains the text '02 Concepts' in a large, blue, sans-serif font. The background shows a mix of residential streets, houses, parking lots, and a large wooded area. A multi-lane road runs diagonally from the bottom left towards the center. To the right, there are several large, rectangular buildings, possibly schools or community centers, surrounded by parking areas. The overall scene is a typical suburban landscape with a mix of built and natural environments.

02 Concepts

HUNTINGTON STATION CONCEPTS



CIRCULATION & PARKING



OPEN SPACE





VIEW LOOKING EAST

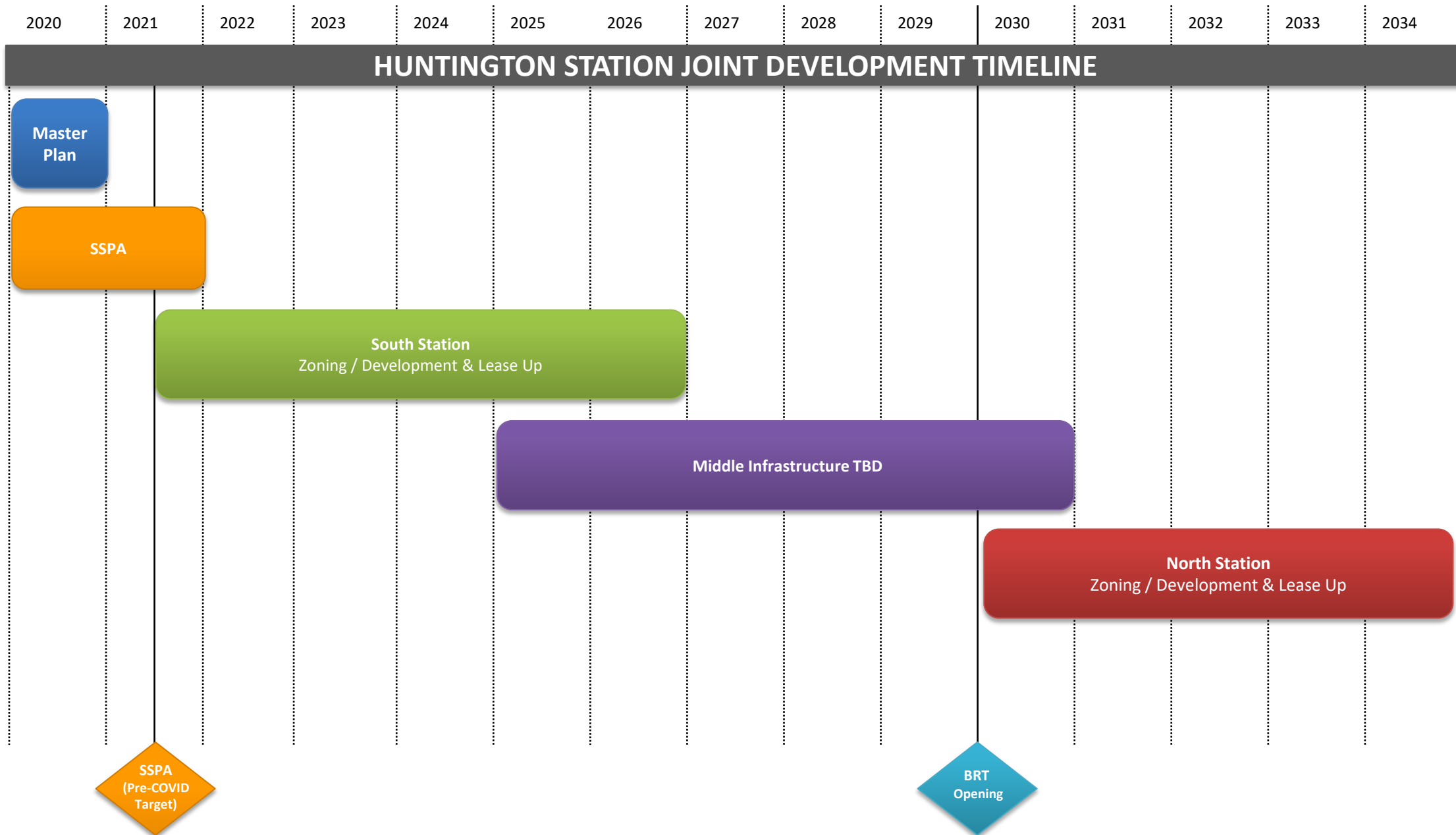


VIEW LOOKING SOUTHWEST

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An aerial photograph of a suburban neighborhood. In the upper left, a large blue rectangular box with a thin white border contains the text '03 Timeline' in a bold, blue, sans-serif font. The background shows a mix of residential houses, parking lots, and a road. A large, multi-story building with a flat roof is visible in the lower right, surrounded by trees and other structures. The overall scene is a typical suburban landscape.

03 Timeline



An aerial photograph of a city street intersection. A large blue rectangular box is overlaid on the top half of the image, containing white text. The text reads "04 Community Outreach / Next Steps". The background shows a multi-lane road, parking lots, and surrounding urban development.

04 Community Outreach / Next Steps

COMMUNITY OUTREACH / NEXT STEPS

Community Outreach:

• January-March 2020

- Huntington
- Huntington Club
- Montebello
- Fair Haven
- Pavilions at Huntington
- Fort Lyon
- Jefferson Manor

• July 2020

- MVCCA – Planning & Zoning /Transportation
- MVCCA – Environment & Recreation

County Outreach – Jan – May 2020

- FCDOT/BRT – Multiple Meetings
- FCPD – Charette

Next Steps

- SSPA Task Force
- Ongoing coordination with FCDOT/BRT Team
- Other suggested community contacts?