

# **CAPITAL INVESTMENT ADVISORS**

**2550 HUNTINGTON AVENUE**

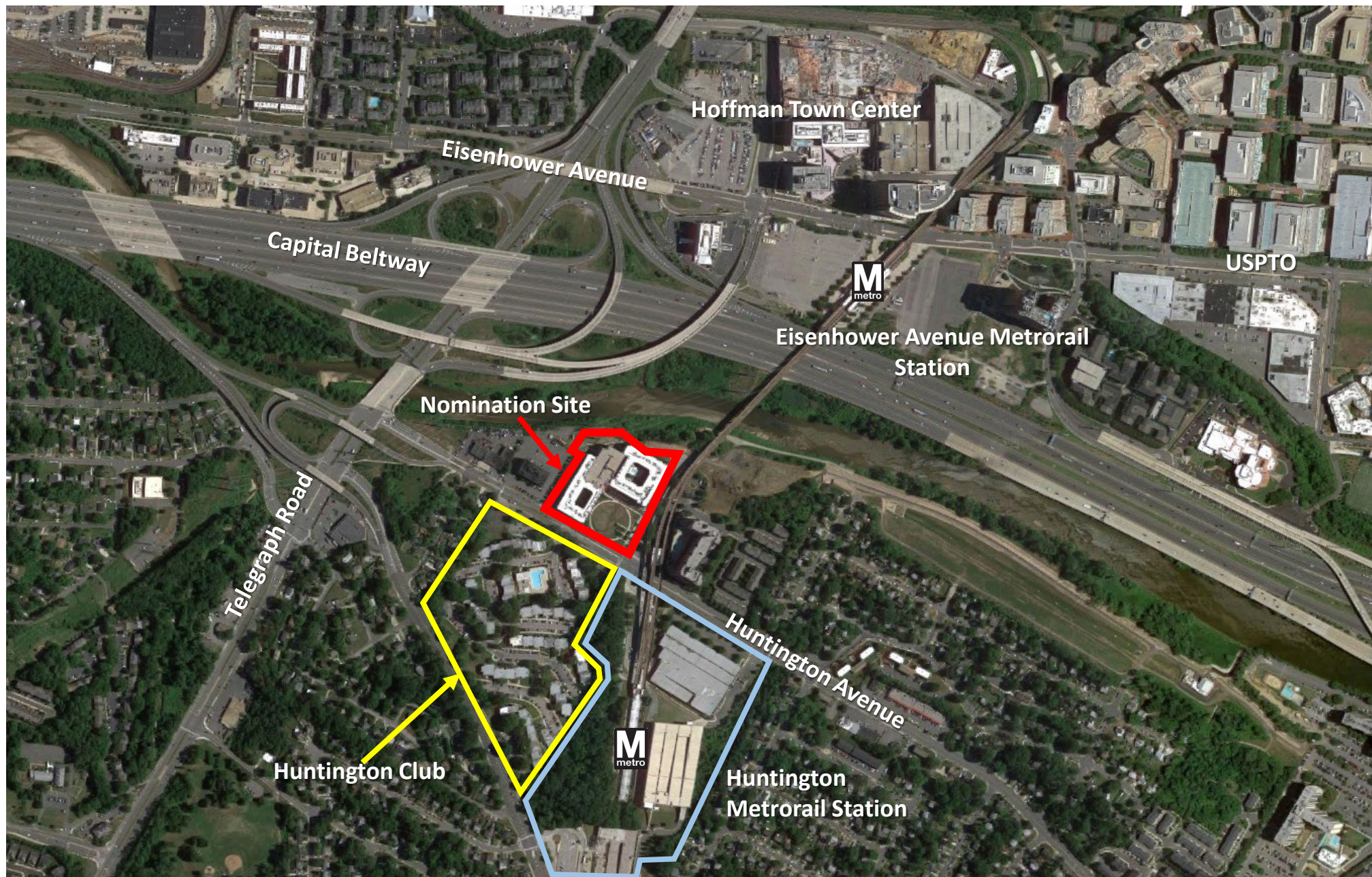
**PC19-MV-011**

Mount Vernon Task Force

August 11, 2020









## **SURROUNDING PLANNED USES**

### **Huntington Metrorail Station (Land Units E and F)**

- 250,000 square feet of office
- 30,000 square feet of retail
- 600 dwelling units
- 200 room hotel with conference facilities  
(or 250 dwelling units)

### **Plan Nomination (Up to 1.5 FAR)**

360,000 square feet of office/residential  
Up to 1,500 dwelling units  
Optional Hotel

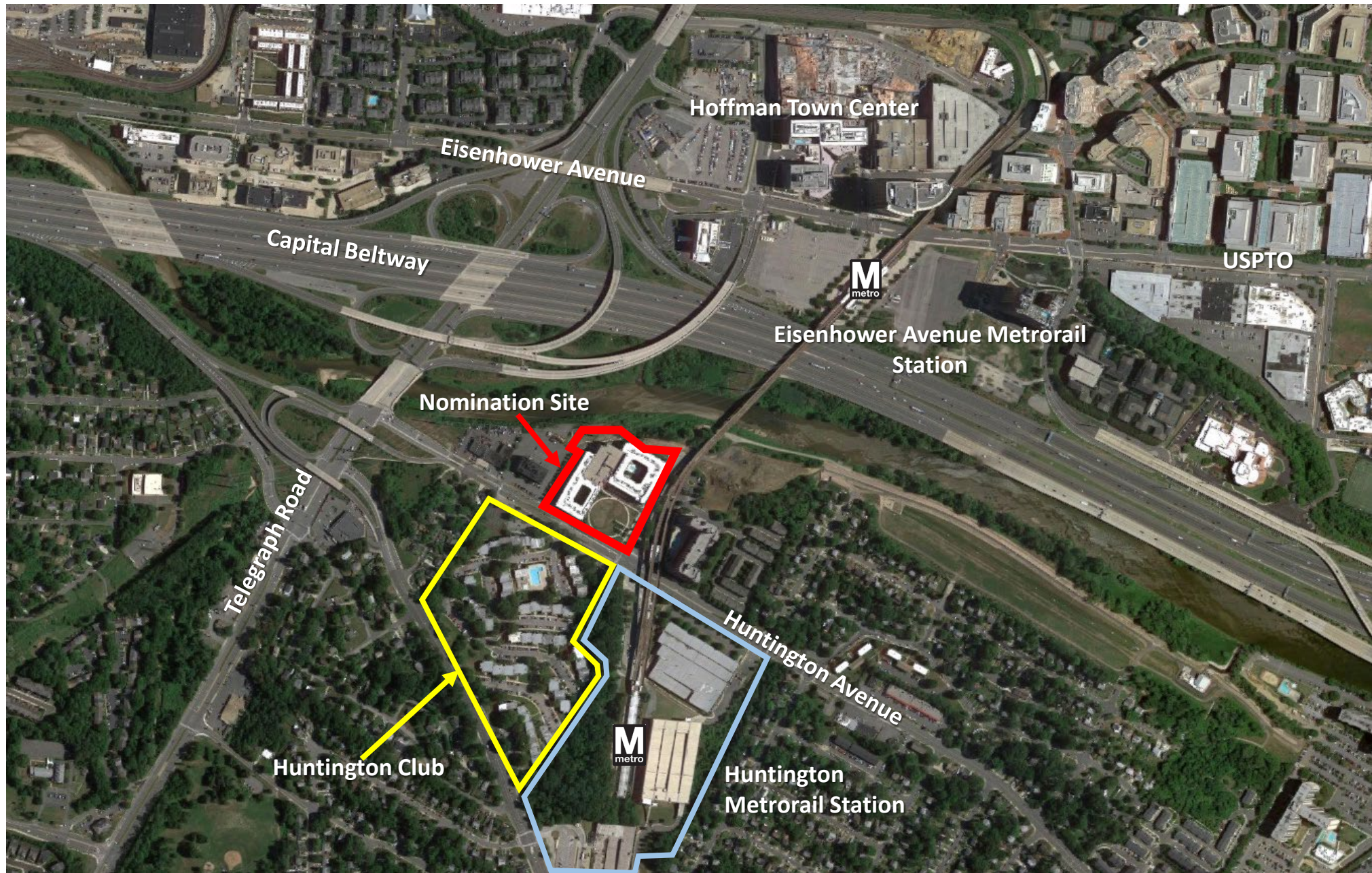
### **Huntington Club – Comprehensive Plan (Up to 3.5 FAR)**

- 80% residential
- 20% office

### **Huntington Club-Proposed Development (3.23 FAR)**

- Up to 1,827 residential units
- Up to 550,000 square feet office
- Up to 130,000 square feet of hotel
- Up to 42,400 square feet of retail/4,500 square feet of restaurant





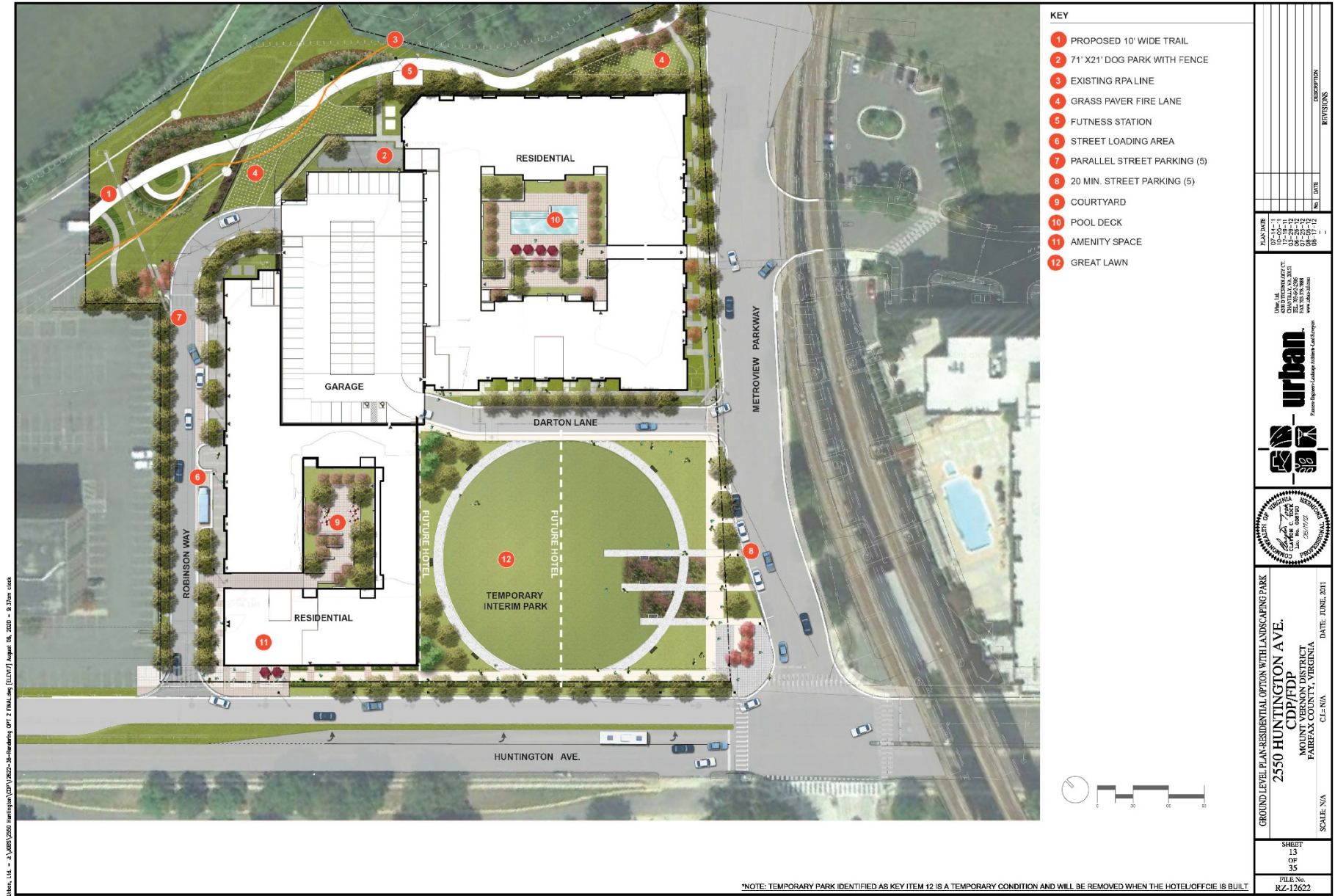


# **THE PARKER**

## **RZ 2011-MV-031**

- 6.03 Acres
- PRM
- 390 Residential Units – 5 stories (75 feet)
- 254,000 square feet of Office – 15 Stories (165 feet)
- 110,000 square feet of Hotel (200 rooms) – 11 stories (120 feet)
- 6,000 square feet of Retail

# APPROVED CDP/FDP REFLECTING EXISTING CONDITIONS





# APPROVED CDP/FDP – ULTIMATE CONDITION



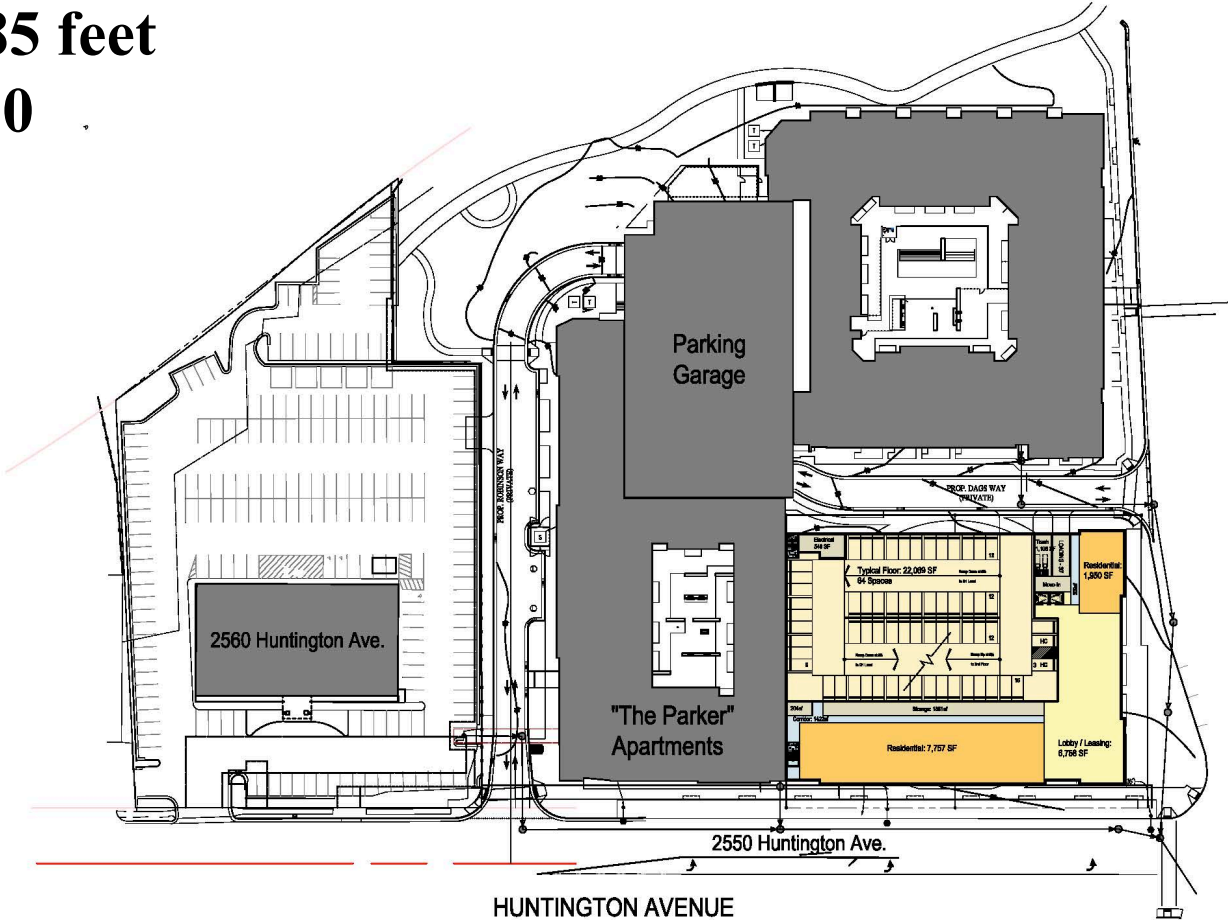


**APPROVED CDP/FDP – ULTIMATE CONDITION (ALTERNATIVE)**



# PROPOSED NOMINATION

Height: ±85 feet  
Units: ±210



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ARCHITECTURE

**Huntington Metro** | Fairfax County, VA  
Huntington Phase 2 & 3 | Ground Floor Plan

August 1, 2020 | A.01

0' 40' 80' 160'

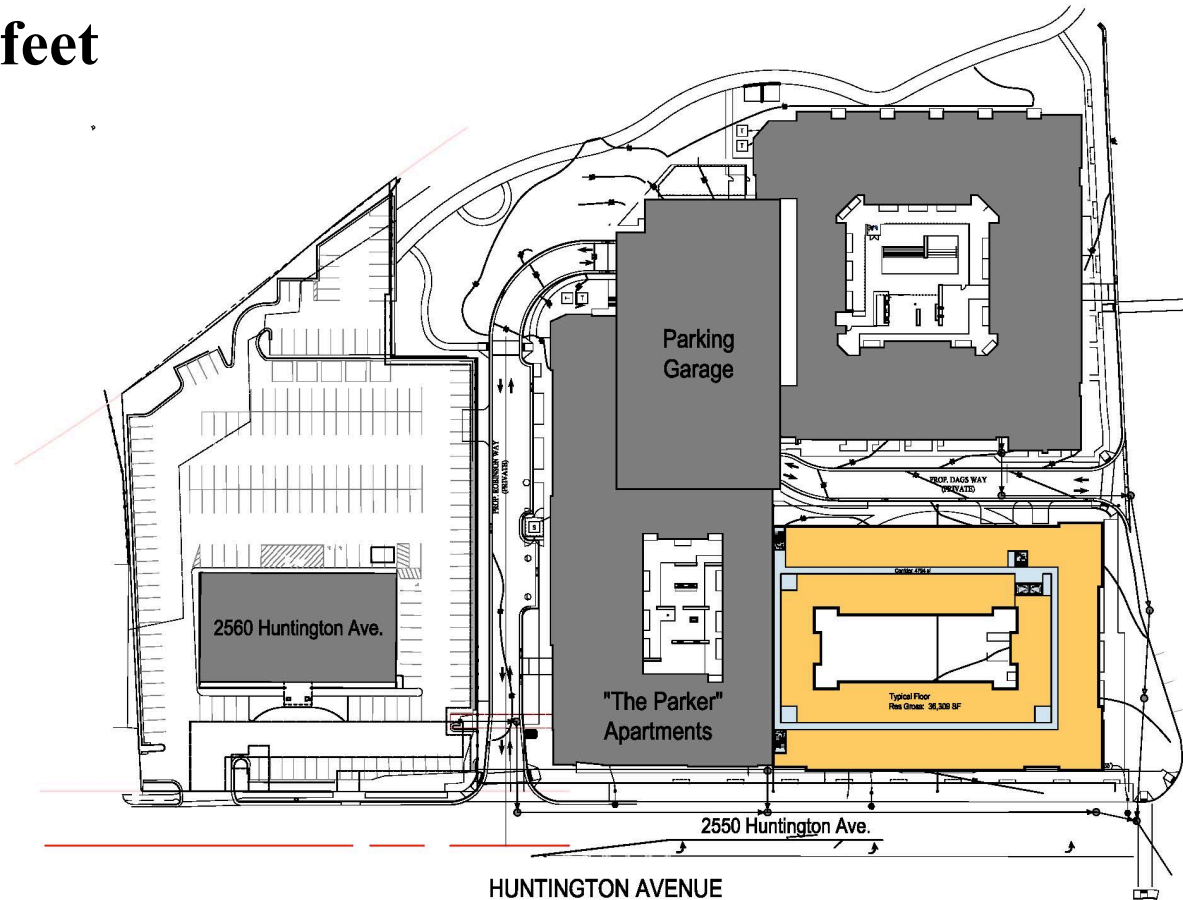




# PROPOSED NOMINATION

Height:  $\pm 85$  feet

Units:  $\pm 210$



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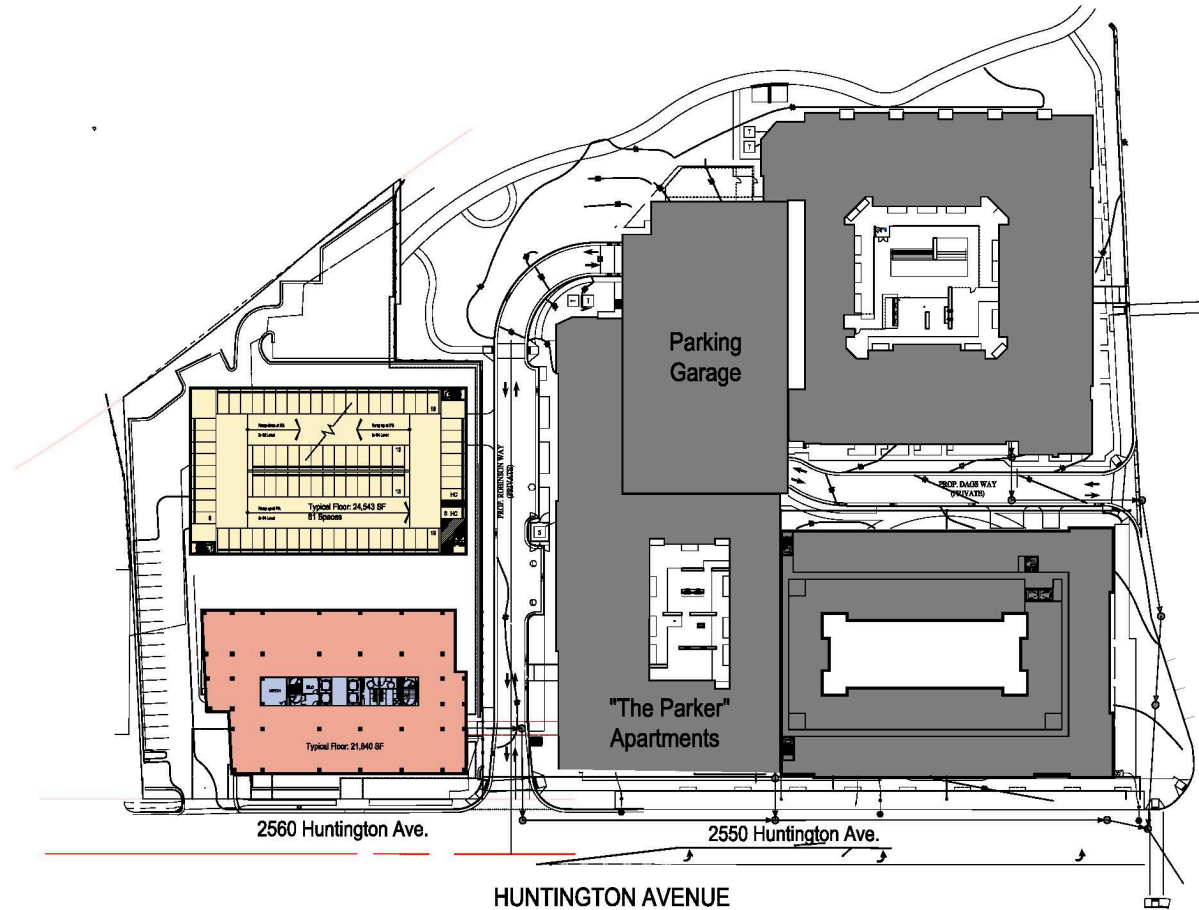
4th / 5th / 6th Floor Plan

August 1, 2020 | **A.04**

0' 40' 80' 160'



# POSSIBLE COORDINATED DEVELOPMENT



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**Huntington Metro** | Fairfax County, VA  
Ground Floor Plan

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0' 40' 80' 160'





# **QUESTIONS/DISCUSSION**