

2550 Huntington Avenue Additional Considerations

EDA Richmond Highway Corridor Study

- Shifts away from single-use, suburban-style office parks to mixed-use environments with
 - Attract and retain employees
 - Amenitized areas – access to retail, restaurants, places to run errands, urban parks
 - Transit access especially Metro access
- High-quality urban open spaces attract customers

Need For Additional Nonresidential Uses:

EDA Richmond Highway Corridor Study

- Space for neighborhood serving businesses
- Doctors, dentists, accountants, insurance agents, physical therapists attorneys.
- Good access to area's residential customer base
- Better market equilibrium for office by 2026 due to HQ2 spillover and BRT

Huntington Area

- Access to Metro, BRT, local bus lines
- Goods and services within walking distance – car-free life-style
- Activated streetscape along Huntington Avenue
- Distribute retail, office, other residential-supportive services within developments throughout Huntington, along Huntington Avenue to increase accessibility

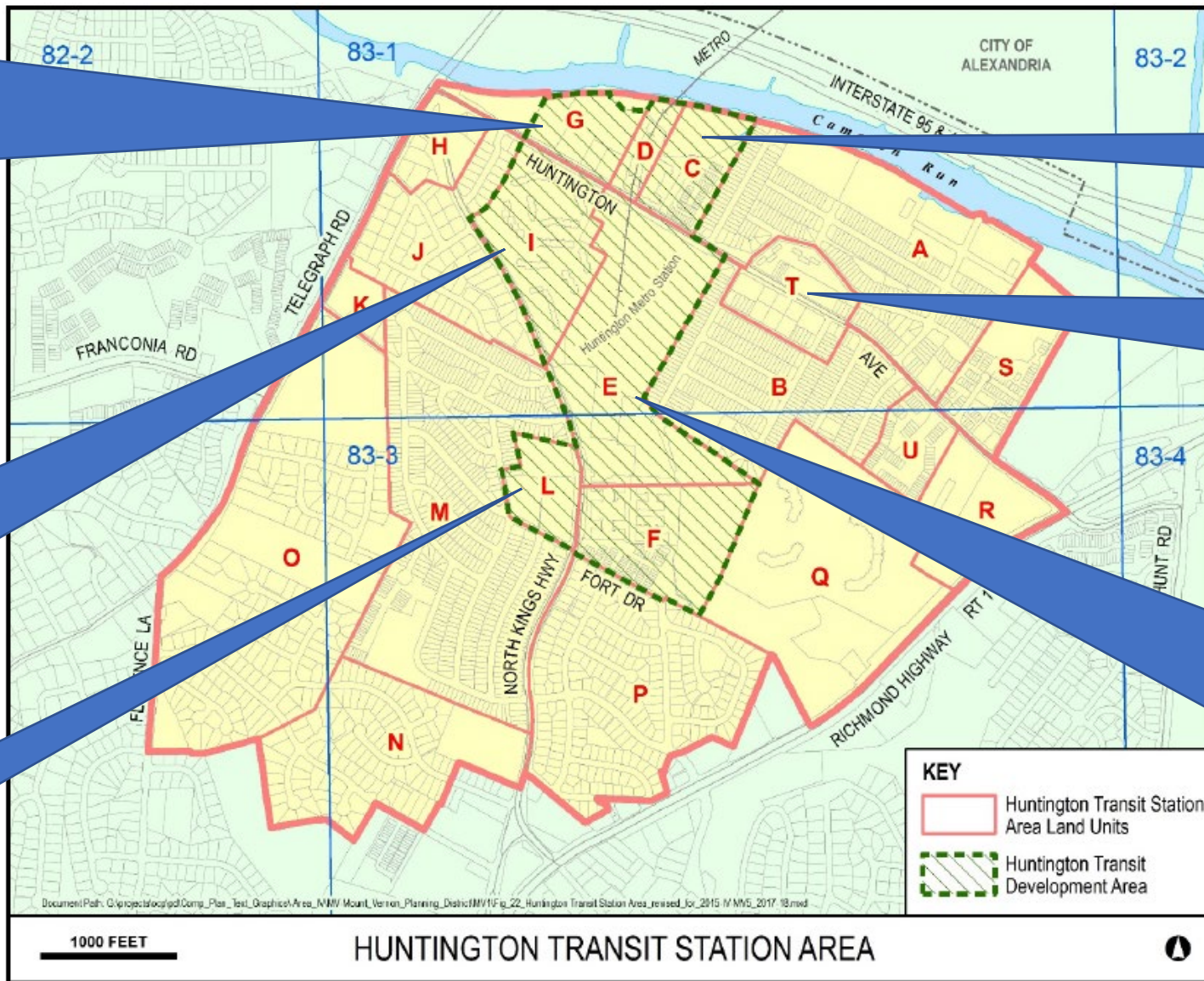
Potential New Residents and Mixed-use Planning in Huntington

Land Unit G Plan:
2560 Huntington
Planned: 360 units and
400,000 SF non-res'd use

Remainder:
275 units
(585 new residents)
Or mixed-use

Huntington Club Plan:
1,471 units
(3,133 new residents)
& 600,000 SF
office/hotel/retail

Jefferson Manor S.C. Plan:
600 units
(1,278 new residents) &
85,000 SF non-res'd use



NRP: 62 units
(app. 150 new residents)

Land Unit T Plan:
627 units
(1,335 new residents) &
170,000 SF non-res'dl use

Land Unit E/F-WMATA
Plan:
850 units total
(Aventon~ 500 new
residents)
250,000 SF add'l office

First and Second Floor Retail and Services



Fairfax Corner



Hilltop Village Center

Urban Parks and Recreational Space for New Residents

- 210 to 360 new units will result in app. 450 to 800 new residents
- Signature, corner plaza
 - placemaking feature at entry point to Huntington
 - complementary of commercial uses
 - Main Street concept along Huntington Avenue
- Additional active, recreation space, such as:
 - Sport courts
 - Dog parks
 - Playgrounds
- Options:
 - On-site locations - Provide additional recreational space/facilities along Cameron Run
 - Coordinate with property (TMP 33, 45, 45A) to west - also has redevelopment option