

CAPITAL INVESTMENT ADVISORS

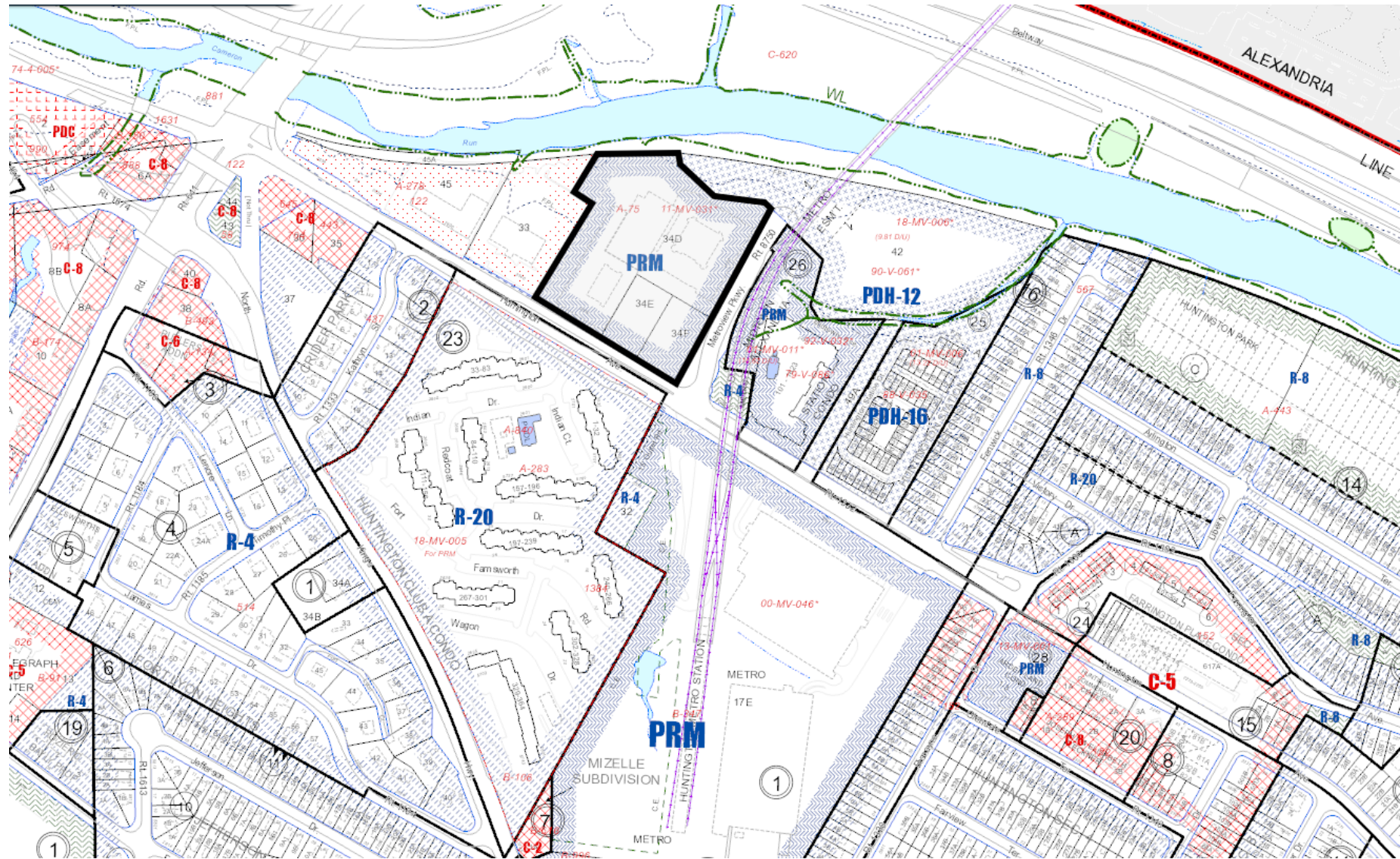
2550 HUNTINGTON AVENUE

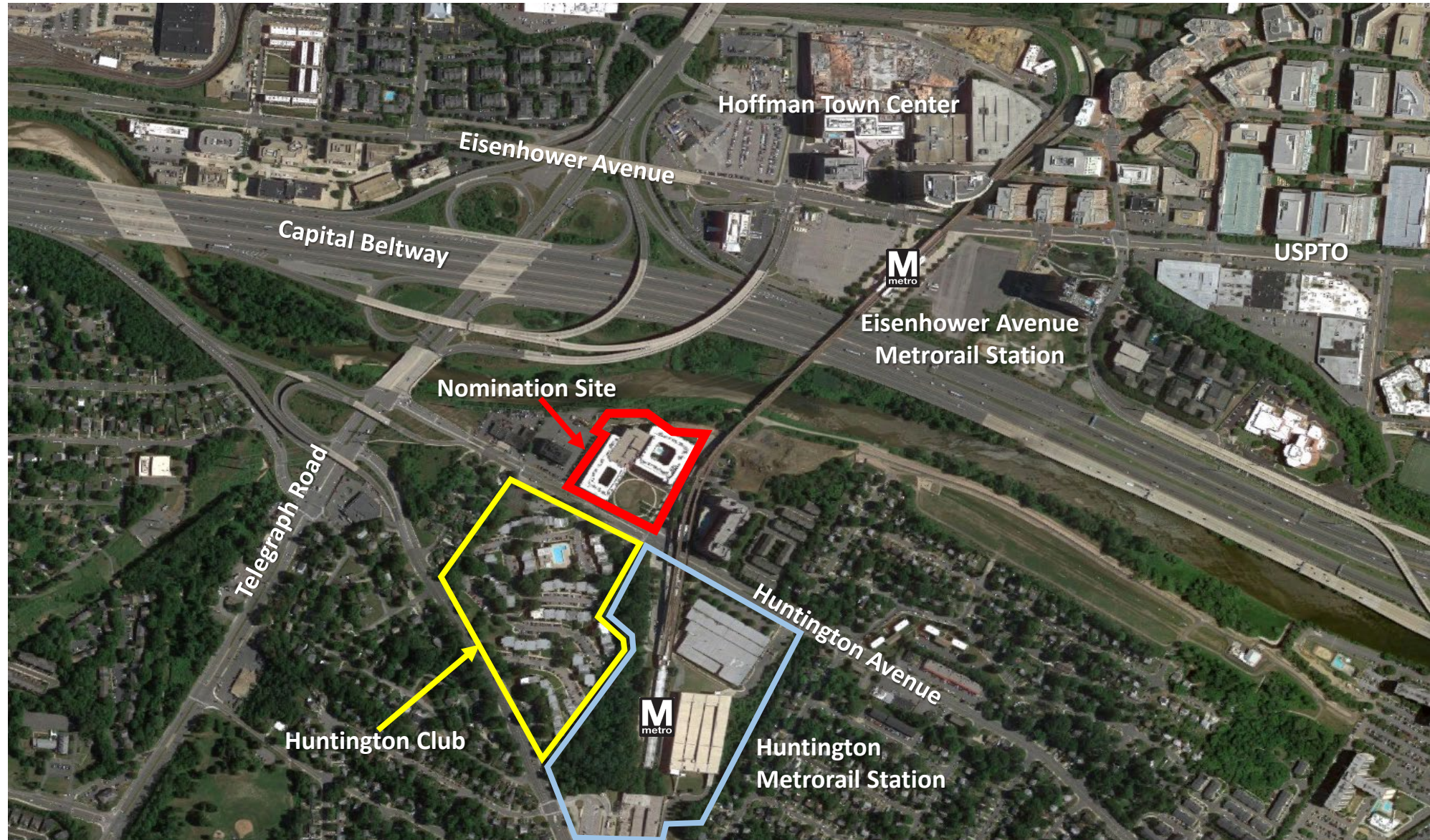
SSPA 2021-00007

Mount Vernon District Task Force

March 23, 2021

SUBJECT PROPERTY





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)

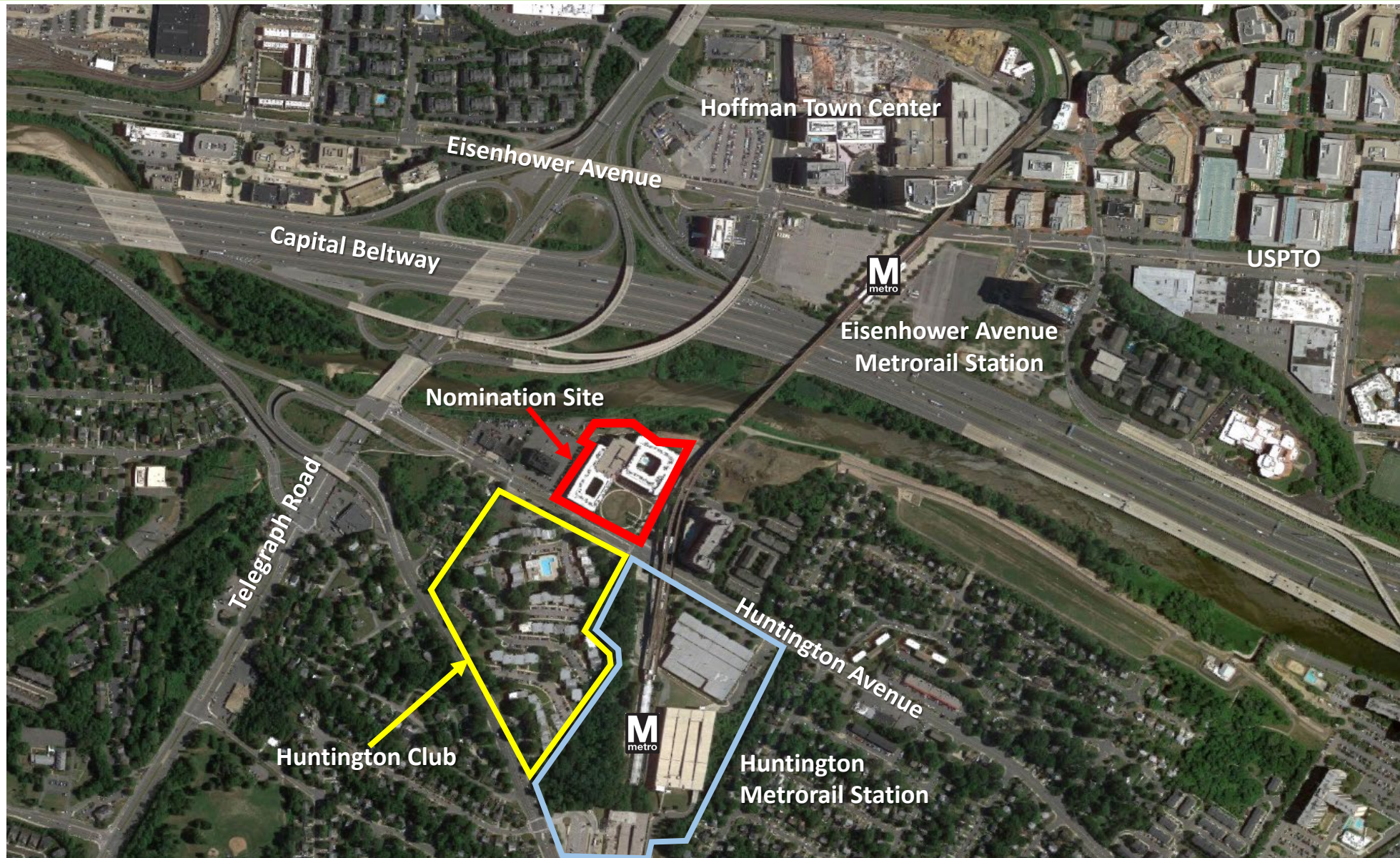
360,000 square feet of office/residential
Up to 1,500 new dwelling units
Optional Hotel

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
APPROVED: NOVEMBER 20, 2012

- 6.03 Acres zoned PRM (2.81 FAR)
- Constructed:
 - 390 Residential Units – 5 stories (75 feet)
- Approved But Not Constructed:
 - 254,000 square feet of Office – 15 Stories (165 feet)
 - 110,000 square feet of Hotel – 11 stories (120 feet)
 - 6,000 square feet of Retail

APPROVED CDP/FDP REFLECTING EXISTING CONDITIONS



GROUND LEVEL PLAN WITH AMENITY KEY
2550 HUNTINGTON AVE.
CDP/FDP
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
CJA-NA
DATE: JUNE, 2011
SCALE: N/A

1 PROPOSED 10' WIDE TRAIL
2 71' X 21' DOG PARK WITH FENCE
3 EXISTING RPA LINE
4 GRASS PAVER FIRE LANE
5 FITNESS STATION
6 STREET LOADING AREA
7 PARALLEL STREET PARKING (5)
8 20 MIN. STREET PARKING (5)
9 COURTYARD
10 POOL DECK
11 AMENITY SPACE
12 LOBBY
13 OUTDOOR RETAIL SPACE
14 POWERLINE EASEMENT

0 50 100

PROPOSED DEVELOPMENT – FIRST FLOOR

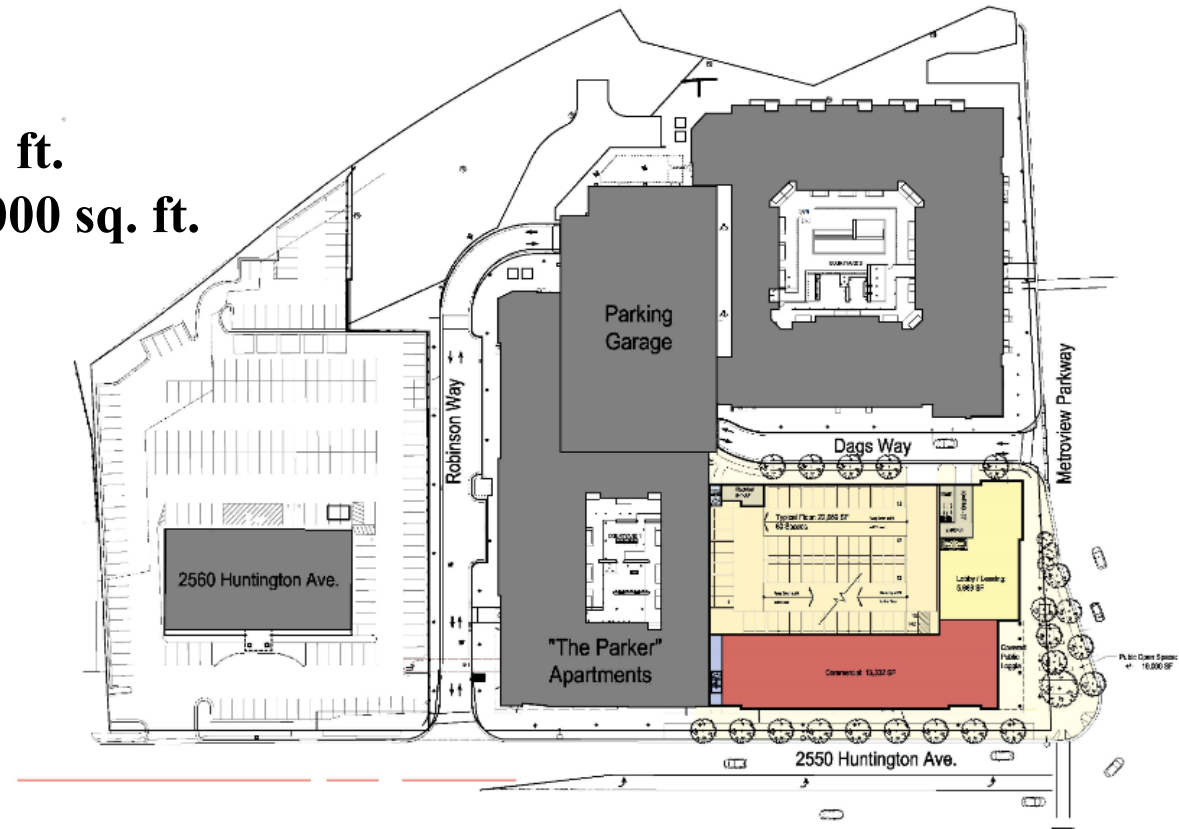
Height: ± 85 feet

Units: ± 210

Commercial: ± 13,332 sq. ft.

Public Open Space: ± 19,000 sq. ft.

Parking Garage

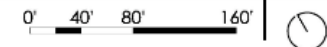


SK+I
ARCHITECTURE

Huntington Metro | Fairfax County, VA

2550 Huntington Avenue | Ground Floor Plan

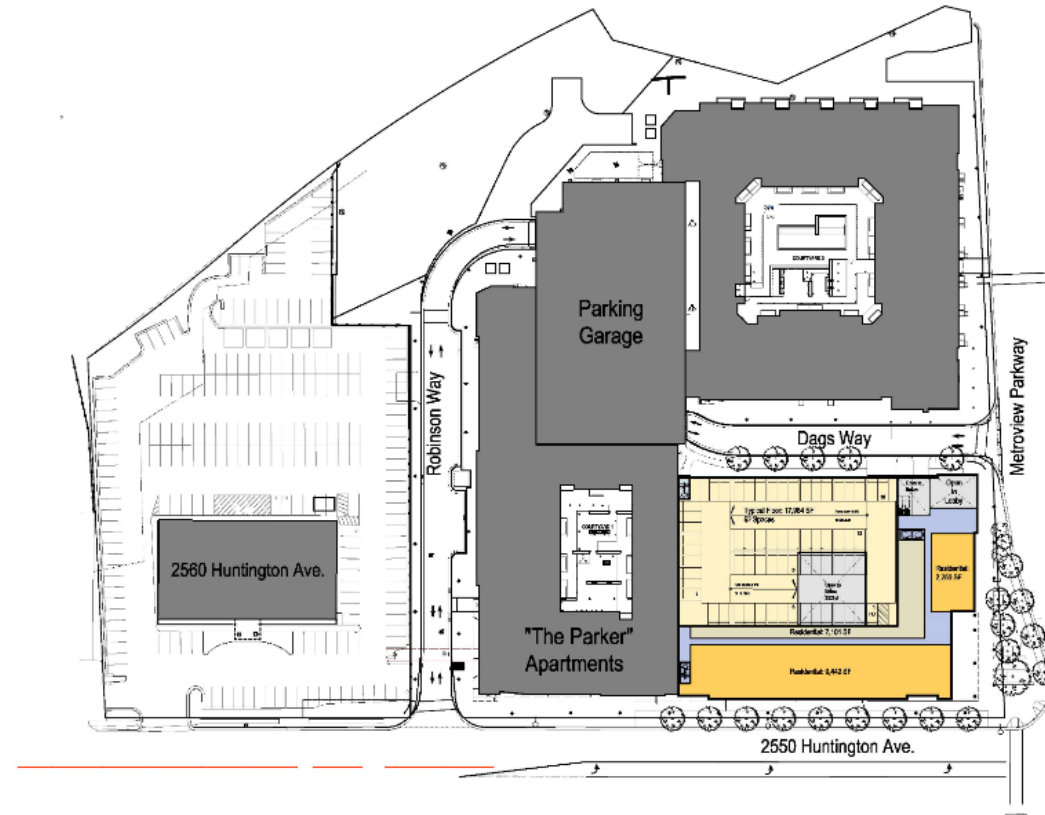
March 19, 2021 | **A.01**



PROPOSED DEVELOPMENT – SECOND FLOOR

Height: ± 85 feet

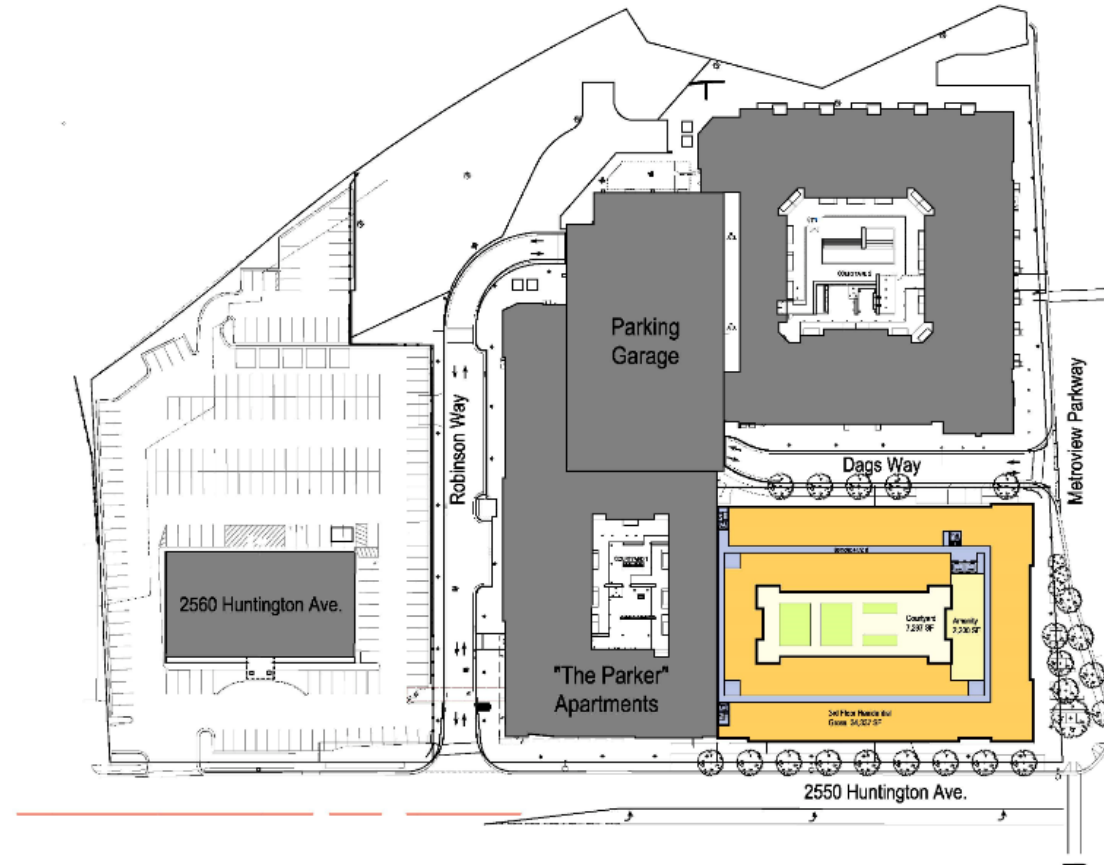
Units: ± 210



PROPOSED DEVELOPMENT – THIRD FLOOR

Height: ± 85 feet

Units: ± 210



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ARCHITECTURE

Huntington Metro | Fairfax County, VA
2550 Huntington Avenue | 3rd Floor Plan

March 19, 2021 | **A.03**

0' 40' 80' 160'



- Opportunity to develop vacant land proximate to Huntington Metro Station.
- Residential use to include options for independent living and assisted living developments.
- Incorporation of non-residential uses (office or retail) on the first floor.
- Inclusion of a public plaza at the corner of Huntington Avenue and Metroview Parkway.

QUESTIONS