

Draft Staff-Recommended Plan Language for PA 2021-00007 (2550 Huntington Avenue)

Draft April 8, 2021

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~. Text shown to be replaced is noted as such.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, Amended through 12-1-2020, MV-1 Huntington Community Planning Sector, page 48.

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“Parcels 83-1 ((1))34D, 34E and 34F are planned for a mixture of residential, office and restaurant/retail uses at 2.0 to 3.0 FAR, and a maximum height of 165 feet. The residential component should be limited to approximately one-half of the total development. The design should include environmental elements including buildings designed to meet the criteria for LEED Silver green building certification.

In addition to the previous guidance, any redevelopment in Land Unit G should include, at a minimum, the following elements:

- Provision of high-quality architecture and pedestrian focused site design, which should include street-oriented building forms, and mitigation of visual impacts of structured parking;
- Provision of on-site affordable and workforce housing;
- Restoration and revegetation of the Resource Protection Area;
- Integration of an urban park as a wayside area along the planned Cameron Run Trail;
- Provision of integrated pedestrian and bicycle systems with features such as covered and secure bicycle storage facilities, walkways, trails and sidewalks, amenities such as street trees, benches, bus shelters, and adequate lighting;
- Buildings should be designed to accommodate telecommunications antennas and equipment cabinets in a way that is compatible with the building’s architecture and conceals the antennas and equipment from surrounding properties and roadways by flush mounting or screening antennas and concealing related equipment behind screen walls or building features;
- The impact on parks and recreation should be mitigated per policies contained in Objective 6 of the Parks and Recreation section of the Policy Plan,
- Adherence to the adopted Transit Oriented Development Guidelines contained in Appendix 11 of the Land Use section of the Policy Plan.”

As a second option, residential uses may exceed one-half of the total development if retail or other community-serving uses are provided on the first and second floors of the new building in order to activate the pedestrian realm along the street and provide amenities and employment opportunities for the Huntington area in furtherance of the mixed-use vision for the TDA. Community-serving uses are intended to meet the daily needs of residents in the area, such as restaurants, salons, convenience stores, dentists, physical therapists, or fitness or life-style studios. Independent living and/or assisted living units are strongly encouraged to be provided in the remainder of the building. Under the option, an urban plaza of approximately one-quarter acre should be provided at the corner of Huntington Avenue and Metroview Parkway as a placemaking space that relates to the ground floor uses. The urban plaza/park should be large enough for a variety of activities that create a draw and provide a central gathering space for the Huntington area. Recreational uses and amenities for area residents may be provided onsite or through coordination with adjacent development. Enhancements to the Cameron Run Trail should be considered to provide recreational opportunities and open space for area residents. The design of any recreational and open spaces should meet the Urban Parks Framework.

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, Amended through 12-1-2020, MV-1 Huntington Community Planning Sector, page 31, Figure 12, Huntington Transit Development Area, Pedestrian Circulation. A Plaza or Other Public Space symbol should be added to the figure at the southeast corner of Land Unit G.

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, Amended through 12-1-2020, MV-1 Huntington Community Planning Sector, page 33, Figure 14, Huntington Transit Development Area, Open Space And Landscaped Buffers. A Plaza or Other Public Space symbol should be added to the figure at the southeast corner of Land Unit G.

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Plan Land Use Map will not change.