

Address/Tax Map Parcels: 5801 North Kings Highway
Tax Map Parcels 83-3 ((1)) 88D and 83-1 ((1)) 17E
Nominator: Mark Viani, Bean, Kinney, & Korman, P.C.
Supervisor District: Mount Vernon
Planning Area: Area IV
Planning District/Special Area: Mount Vernon District / MV-1 Huntington Community Planning Sector / Huntington Transit Station Area (TSA) and Transit Development Area (TDA) (Land Unit E)
Acreage: 29.2 acres



Current Plan Map/Text: Public facilities on Huntington Metrorail Station area (Parcel 17E) and office, residential, retail, and/or hotel mixed-use on Parcel 88D, planned as part of a larger development with areas to the south and east. Air rights over the Metrorail station are recognized as having long-term development potential.

Proposed Amendment: Mixed-use up to 1.5 Floor Area Ratio (FAR)[1.8 million square feet (sf)], including: public facilities for Huntington Metrorail Station, 360,000 sf office/retail use, and 2,250-2,350 dwelling units on subject parcels in low, mid, and high-rise buildings between 55 and 200 feet in height.

Considerations:

The subject parcels include the Huntington Metrorail station and planned Bus Rapid Transit station, along with associated surface and structured parking and vacant land immediately surrounding the station, east of North Kings Highway and south of Huntington Avenue. A portion of Parcel 88D is approved for a 250,000 sf office building under the current plan recommendation and has yet to be constructed. The subject parcels are located in Land Unit E of the Huntington Community Planning Sector and Huntington Transit Station Area (TSA), which is planned in conjunction with Land Unit F for a total development potential of office use at 250,000 sf, retail use at 30,000 sf, residential use at 600 units, hotel use with 200 rooms or 250 additional dwelling units. The areas to the south are developed with multifamily residential units under this development plan, and areas to the west across North Kings Highway and to the east are developed with detached homes. The shopping center to the southwest is planned for transit-oriented mixed-use redevelopment up to 2.15 FAR. The adjacent Huntington Club Condominiums to the northwest is planned for transit-oriented mixed-use redevelopment up to 3.5 FAR.

The Comprehensive Plan recommendations for the Huntington TSA are based on the concept of concentrating redevelopment to a limited area (the TDA) within a 5 to 7-minute walk of the Metrorail station. The TDA is considered the most proximate area to the Metrorail station and offers the most viable opportunities for development and redevelopment; the area is, therefore, recommended for the highest densities of mixed-use development to optimize transit ridership. The county's Guidelines for Transit-Oriented Development (TOD) endorse higher intensities close to rail transit stations, and where feasible, above rail transit stations, in order to help meet county goals related to the production of affordable housing and employment opportunities, urban streetscape design and connectivity, and the provision of transportation alternatives to single occupancy vehicles. Both the adopted Huntington plan and the TOD Guidelines recommend that development projects within the TSA provide a balanced mix of uses in order to encourage a critical mass of pedestrian activity, accommodate future residential and employment growth, and mitigate vehicular traffic by encouraging off-peak and reverse commuting patterns.

Preliminary Staff Recommendation:

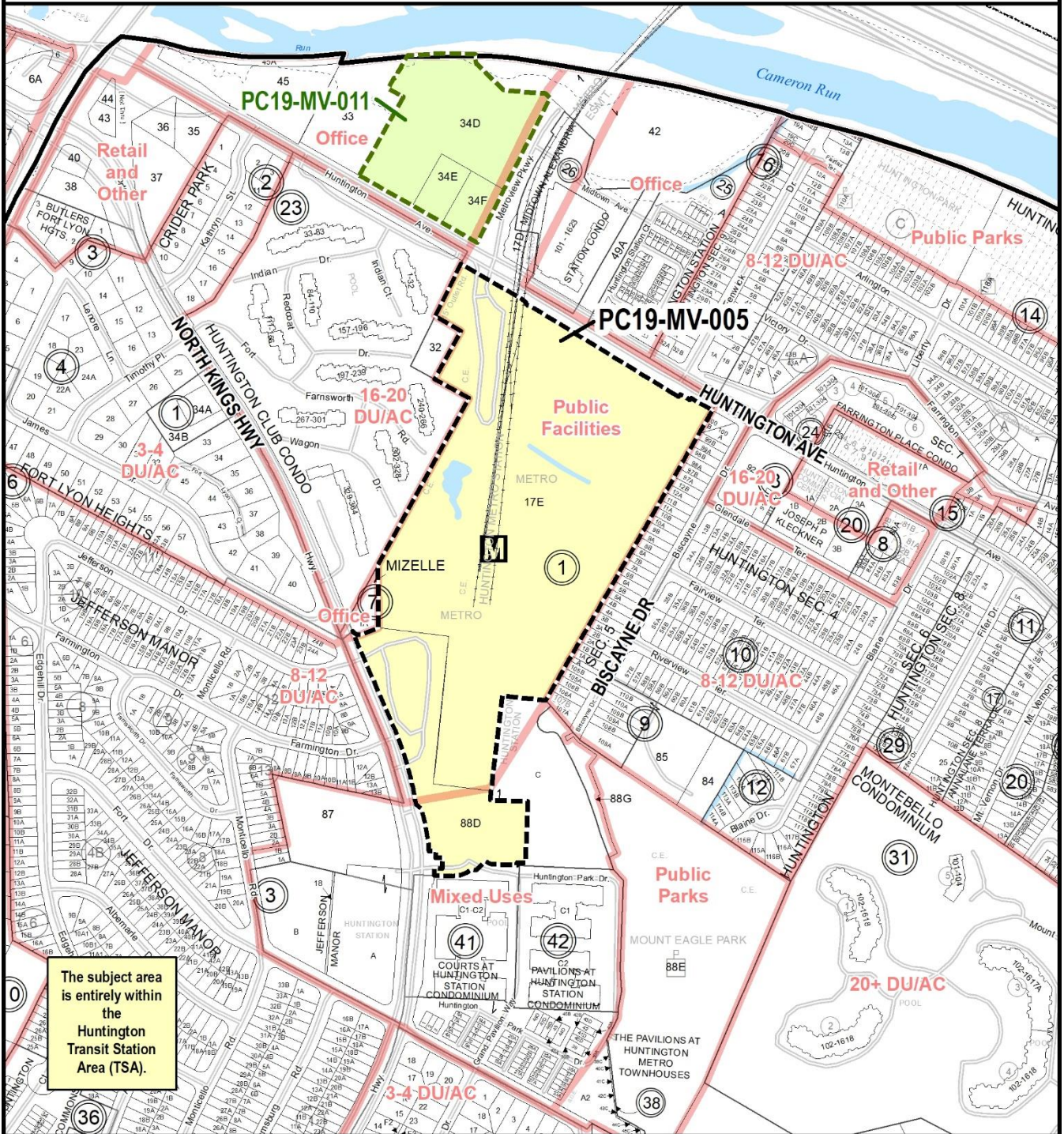
PC19-MV-005 is recommended to be added to the Comprehensive Plan Amendment Work Program. The nomination aligns in concept with the principles of higher intensity, mixed-use development proximate to transit and warrants further study. The nomination should be evaluated relative to the Huntington TSA and countywide goals, such as TOD, affordable housing, and mitigation of transportation impacts.

PC19-MV-005

Huntington Metro Station

SITE-SPECIFIC PLAN AMENDMENT PROCESS
SOUTH COUNTY

2019-2020



The subject area is entirely within the Huntington Transit Station Area (TSA).

PC19-MV-005

Other 2019 SSPA Nominations

Baseline Plan Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
MAP CURRENT TO FEBRUARY 2020

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