

An aerial photograph of a city district, likely Mount Vernon, showing a mix of residential and commercial buildings, parking lots, and a road network. A semi-transparent blue overlay covers the left side of the image, containing white text. The text is arranged in three lines: the first line is 'Mount Vernon District SSPA Process', the second is 'Task Force Meeting #1', and the third is 'August 11, 2020'. Below these lines is a large white title 'Huntington Metro Station - PC19-MV-005'.

Mount Vernon District SSPA Process
Task Force Meeting #1
August 11, 2020

Huntington Metro Station – PC19-MV-005

AGENDA

- 01 Background
- 02 Concepts
- 03 Timeline
- 04 Community Outreach / Next Steps

01 Background

An aerial photograph of a campus featuring several large, multi-story buildings, parking lots, and roads. A semi-transparent blue rectangular box is overlaid on the top-left portion of the image, containing the text '01 Background' in a bold, blue, sans-serif font.

CONTEXT



HUNTINGTON CLUB REDEVELOPMENT

THE PARKER

N. KINGS HIGHWAY

WESTERN PARCEL

METRO RAIL LINE

MIDTOWN ALEXANDRIA STATION CONDOMINIUMS

HUNTINGTON CROSSING SITE

USPS

M metro

NORTH

SITE MIDDLE
PRM Zone +/- 29 Acres

SOUTH

RETAIL CENTER

FENWICK DRIVE

FORT DRIVE

THE COURTS AT HUNTINGTON STATION

THE AVENTION

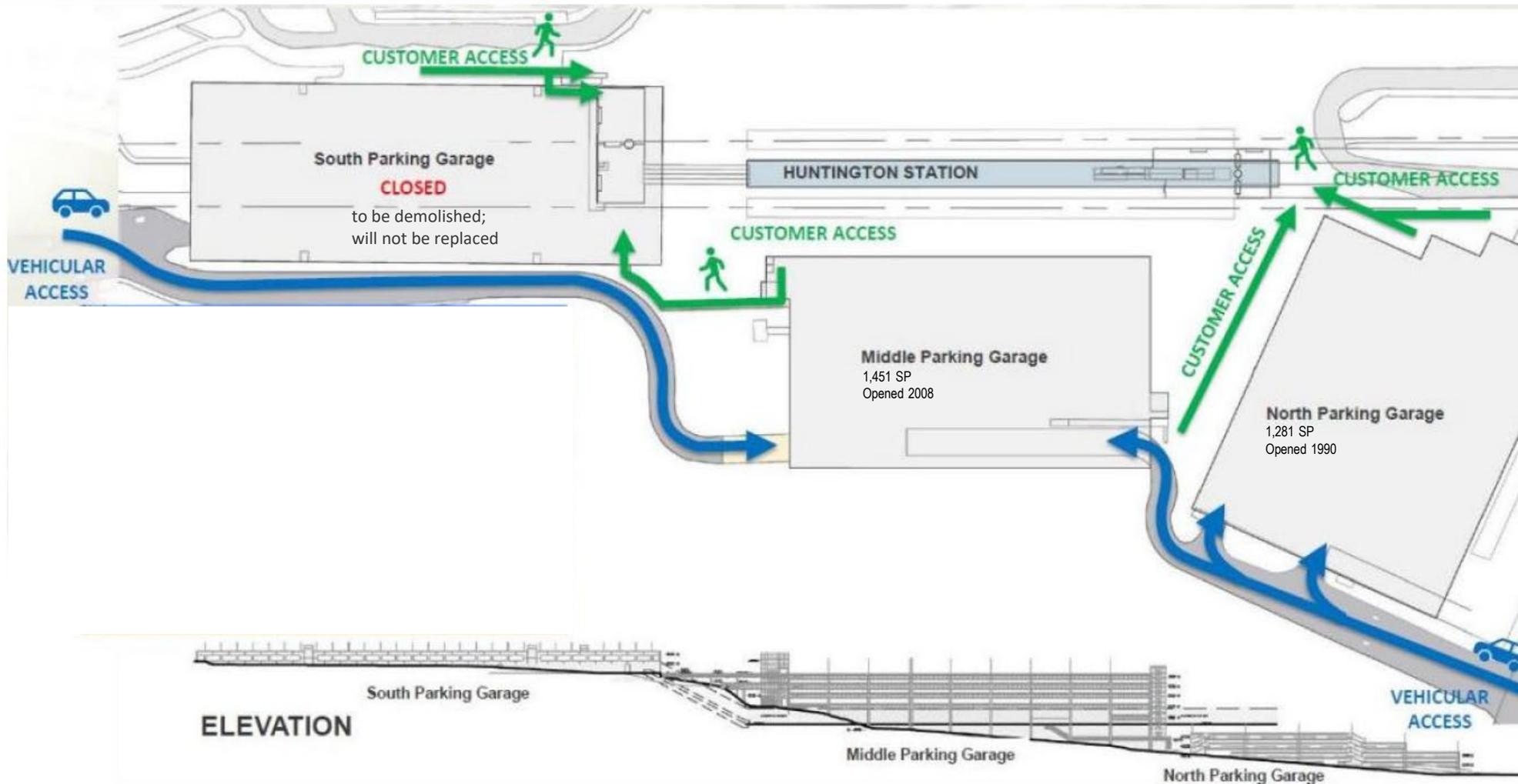
BISCAYNE DRIVE

THE ARDEN SITE

HUNTINGTON AVENUE

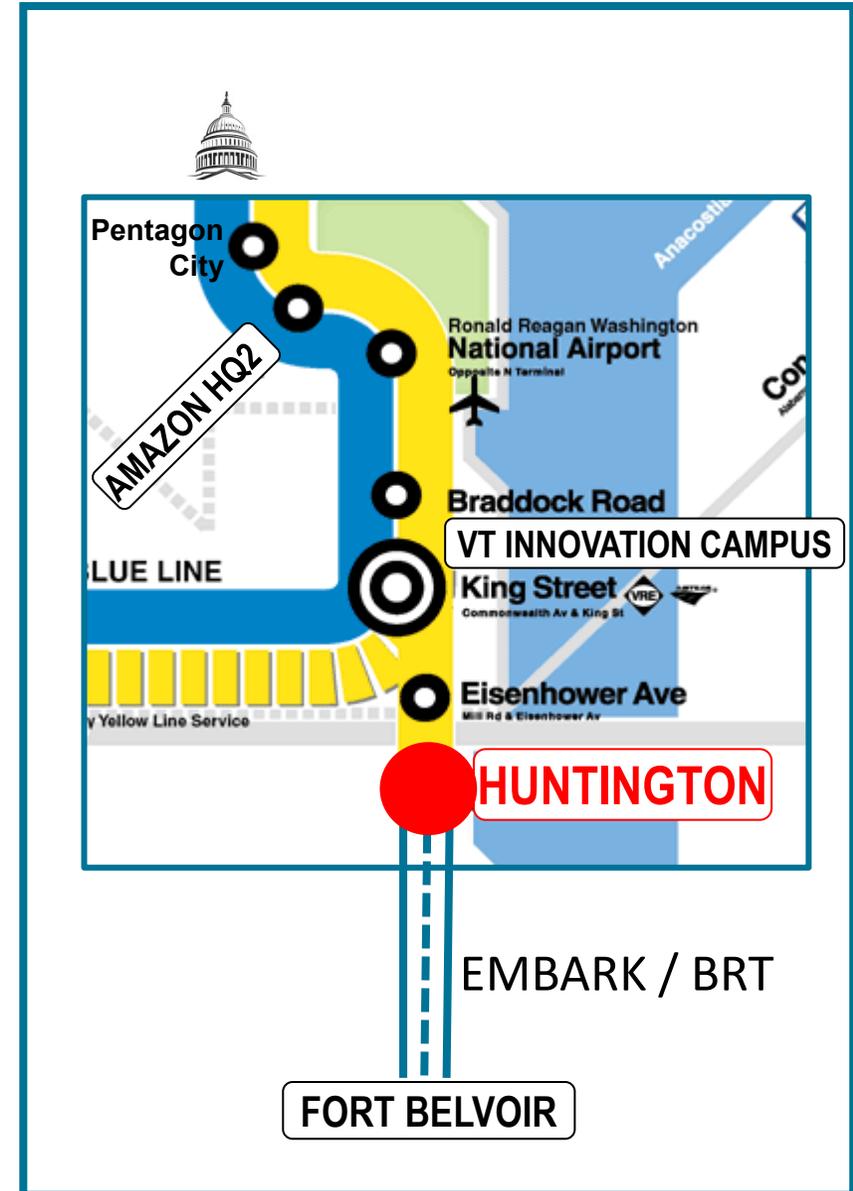
USER EXPERIENCE

Major grade change across site (+/- 135') presents significant challenges for development and circulation.



HUNTINGTON METRO WILL BE THE HUB OF AN ENERGIZED CORRIDOR

- Amazon HQ2 at National Landing
 - 6.5 million gsf
- Virginia Tech Innovation Campus
 - 1 million gsf
- EMBARK Richmond Highway
 - 8.7 million gsf in 6 Community Business Centers, 18,000 DUs
- Fort Belvoir
 - 35,000 jobs and the Army Museum



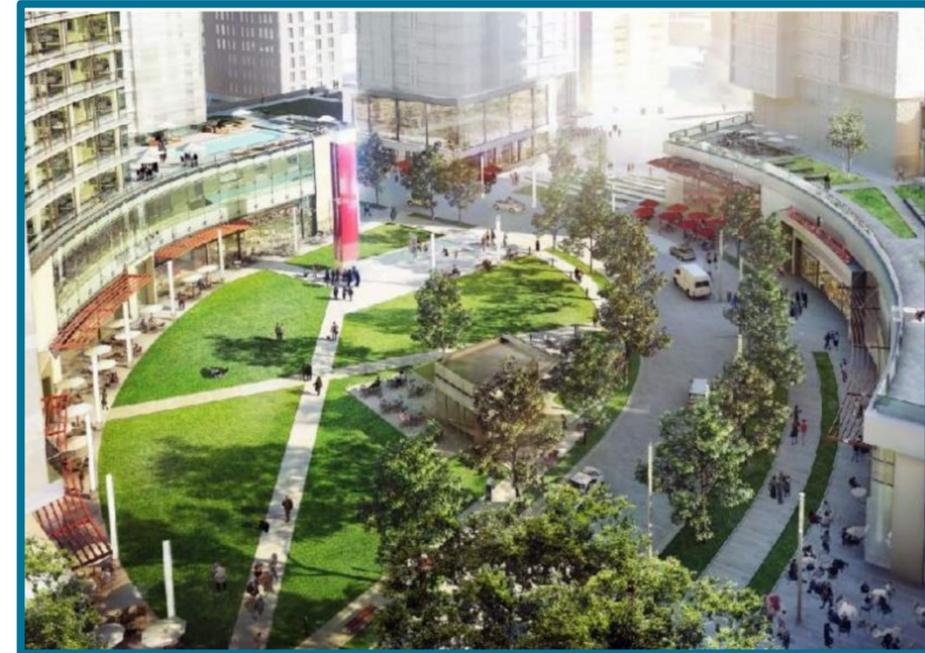
PROPOSED PLAN AMENDMENT



ELEMENT	EXISTING COMP PLAN	PROPOSED AMENDMENT
Max GSF	N/A	1,800,000
Residential (DU)	N/A	1,400-1,500
Office (GSF)	250,000	360,000
Retail (GSF)	30,000	Embedded in Office
FAR	0.2	1.5
Max Heights (ft)	50 – 200	50 - 200

JUSTIFICATION FOR PROJECT TO BE ADDED TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM

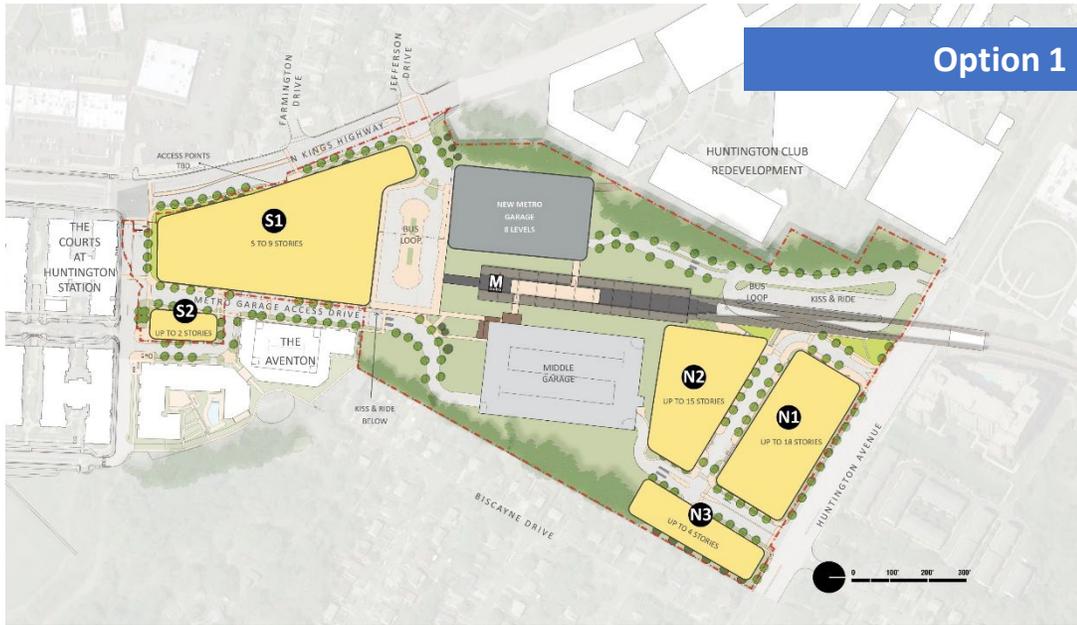
- Fulfill the vision of this station as the transportation hub for Southeast Fairfax County
- Prepare and enhance the transformative impact of BRT and EMBARK Richmond Highway Revitalization
 - Enhance the BRT/Metro connection through placemaking
- Respond to planned development of adjacent sites
- Address emerging community need for housing at a transit site
- Create a walkable, live/work/play community at the heart of a vibrant community and important node in the region's transportation system
- Site hasn't been replanned since 2000



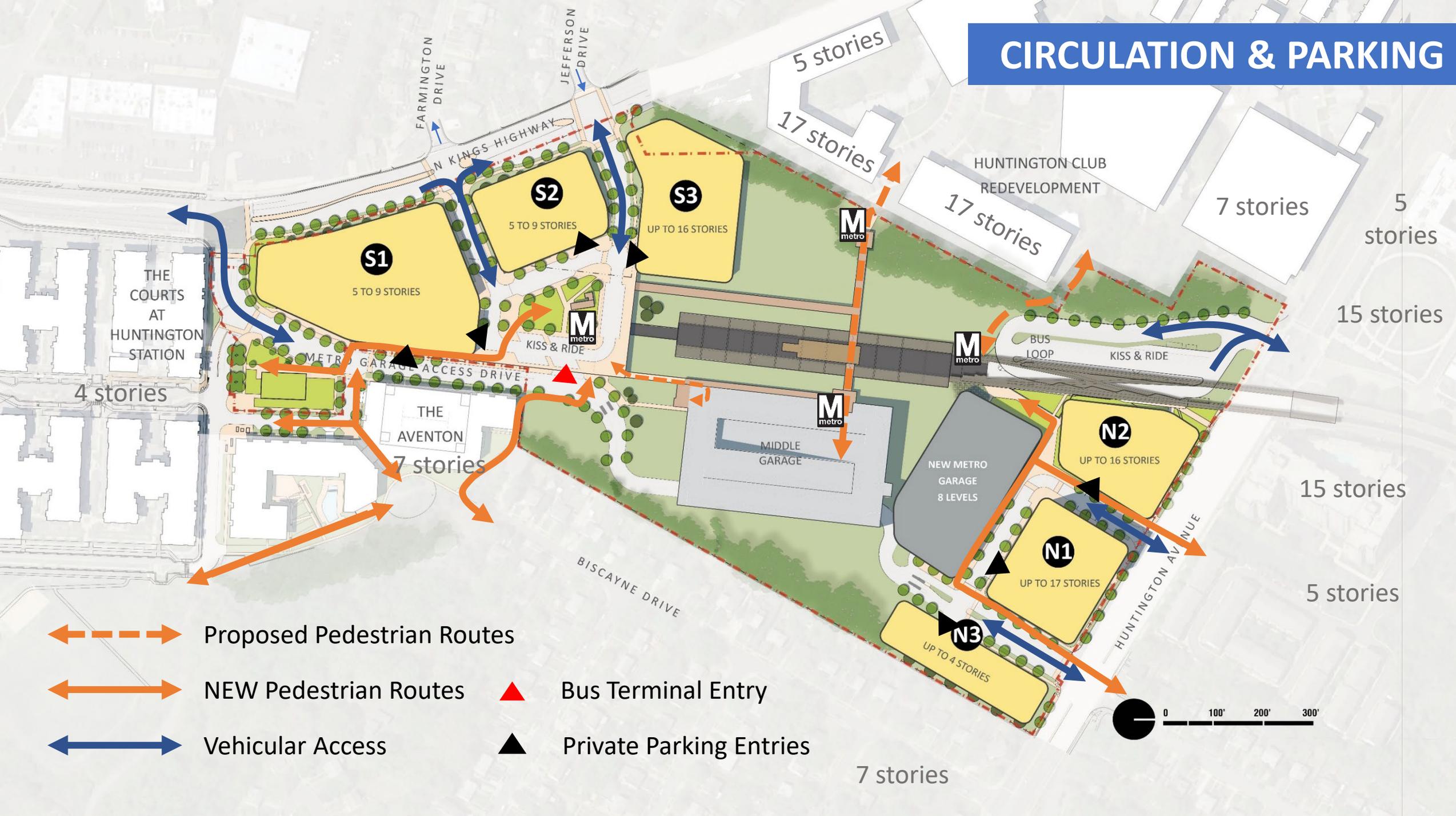
02 Concepts

An aerial photograph of a campus featuring several large, multi-story buildings, parking lots, and roads. A semi-transparent blue rectangular box is overlaid on the top-left portion of the image, containing the text '02 Concepts' in a bold, blue, sans-serif font.

HUNTINGTON STATION CONCEPTS



CIRCULATION & PARKING



OPEN SPACE





VIEW LOOKING EAST



Biscayne Drive

Huntington Avenue

VIEW LOOKING SOUTHWEST

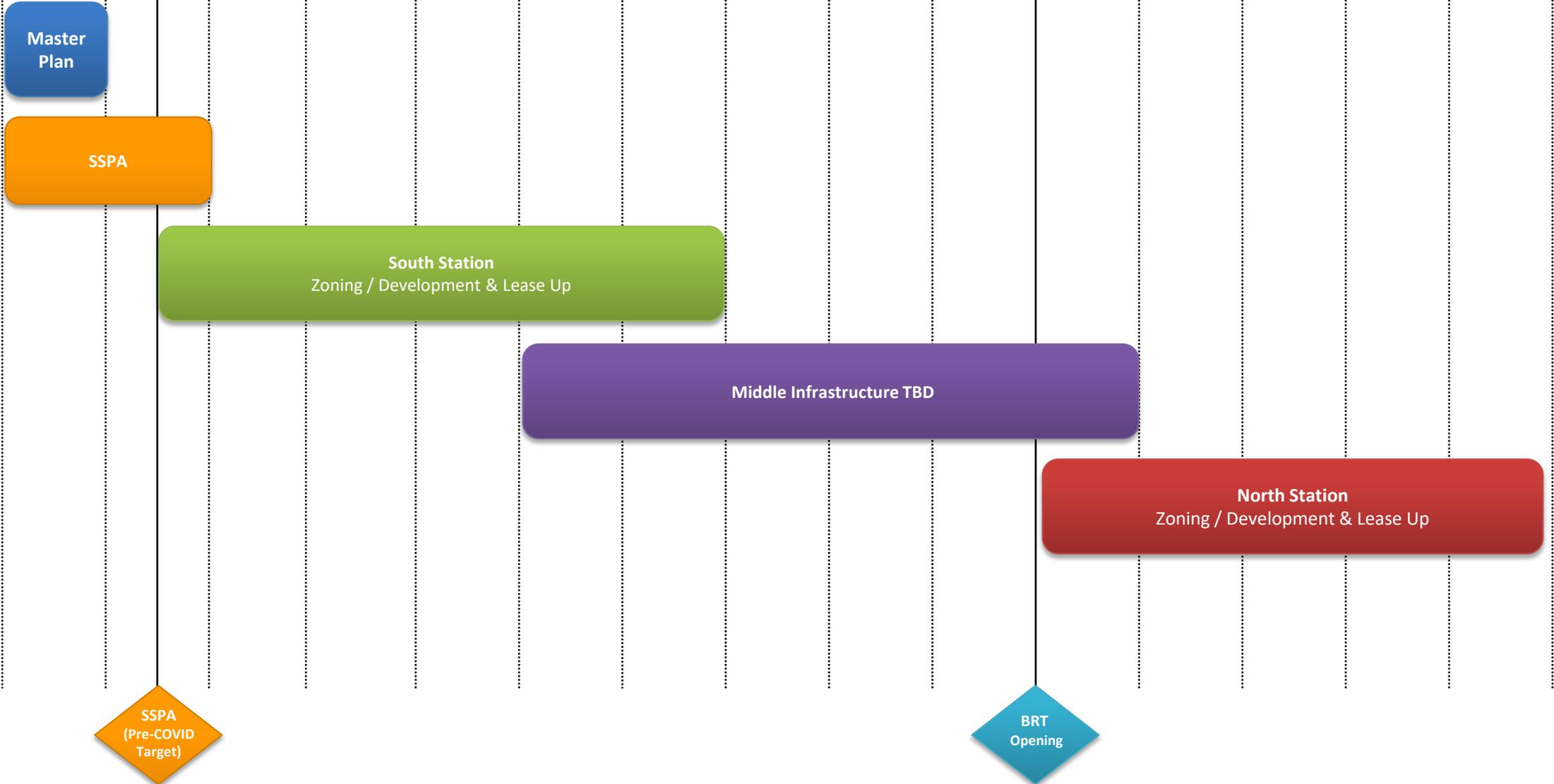
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An aerial photograph of a campus featuring several large, multi-story buildings, parking lots, and roads. A semi-transparent blue rectangular box is overlaid on the top-left portion of the image, containing the text '03 Timeline'.

03 Timeline

2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034

HUNTINGTON STATION JOINT DEVELOPMENT TIMELINE



An aerial photograph of a campus featuring a large, multi-story building with a grid-like facade, several parking lots, and surrounding residential or commercial buildings. A semi-transparent blue rectangular box is overlaid on the top half of the image, containing white text.

04 Community Outreach / Next Steps

COMMUNITY OUTREACH / NEXT STEPS

Community Outreach:

• January-March 2020

- Huntington
- Huntington Club
- Montebello
- Fair Haven
- Pavilions at Huntington
- Fort Lyon
- Jefferson Manor

• July 2020

- MVCCA – Planning & Zoning /Transportation
- MVCCA – Environment & Recreation

County Outreach – Jan – May 2020

- FCDOT/BRT – Multiple Meetings
- FCPD – Charette

Next Steps

- SSPA Task Force
- Ongoing coordination with FCDOT/BRT Team
- Other suggested community contacts?