

**FAIRFAX COUNTY PLANNING COMMISSION  
HUNTINGTON METRO SITE VISIT  
THURSDAY, NOVEMBER 10, 2022**

**PRESENT:** Timothy J. Sargeant, Secretary, Commission At-Large  
Julie M. Strandlie, Parliamentarian, Mason District  
Mary D. Cortina, Braddock District  
John A. Carter, Hunter Mill District  
Daniel G. Lagana, Lee District  
Walter C. Clarke, Mount Vernon District  
Phillip A. Niedzielski-Eichner, Providence District  
Evelyn S. Spain, Sully District

**ABSENT:** Peter F. Murphy, Chairman, Springfield District  
John C. Ulfelder, Vice Chairman, Dranesville District  
Candice Bennett, Commissioner At-Large  
Andres Jimenez, Commissioner At-Large

**OTHERS:** Jacob Caporaletti, Clerk, Planning Commission  
Graham Owen, Planning Division (PD), Department of Planning and  
Development (DPD)  
Meghan Van Dam, PD, DPD  
JoAnne Fiebe, Revitalization Project Manager, DPD  
Robert Pikora, Transportation Planning Division, Fairfax County Department  
Of Transportation  
B. Lynn Pascoe, Co-Chair, Mount Vernon Council of Citizens Association  
(MVCCA)  
Peter Sitnik, MVCCA  
Nicholas Rinehart, Mount Vernon Supervisors Office  
Mark Rogers, Vice President, Huntington Association  
Jason Zaragoza  
Steven Sergerlin, Washington Metropolitan Area Transit Authority (WMATA)  
Ellen Young, Task Force  
Miguel Traola, WMATA  
Mark Viani, Agent of the Applicant  
Ray Houitske  
Neel Teague, WMATA  
Thomas Rickert

**ATTACHMENTS:**

- A. Huntington Metro Station Site Map and Presentation
- B. Huntington Metro Zoning Building Heights Handout

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Acting Chairman Walter C. Clarke called the site visit to order at 12:10 p.m. at the Huntington Metro Station, located at 2501 Huntington Avenue, Alexandria, VA, 2501.

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Acting Chairman Clarke made a brief statement to introduce the Commissioners, the local residents, the County staff, the members of the Task Force, and the representatives of the nominator for Site Specific Plan Amendment, SSPA 2021-IV-3MV, Huntington Metro Station. He then explained that the purpose of the site visit was to tour various areas around the subject property, respond to questions or concerns raised during the public hearing at the October 19, 2022 Planning Commission meeting, and obtain additional information about the development options presented in the proposed amendment.

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Graham Owen, Planning Division (PD), Department of Planning and Development (DPD), gave a presentation on the development on each of the stops that would be covered during the site visit, a copy of which is included in Attachment A.

There was a discussion between Mr. Owen; Mark Viani, Agent of the Applicant; and multiple Commissioners on the following:

- Clarification on the location of the proposed townhome development on the site;
- The portions of the subject property that would remain unchanged under the proposed development options;
- Clarification on the pedestrian paths that would access the subject property; and
- Confirmation that pedestrians would not be able to access the pedestrian paths through the property when the Metro station was closed.

The site visit proceeded to the first stop located along Biscayne Drive.

There was a discussion between Mr. Owen, Mr. Viani, and multiple Commissioners on the following:

- The visibility of the parking garage for the Metro station from Biscayne Drive;
- Clarification on the building heights for various existing and proposed structures throughout the area;
- Clarification on the landscaping provisions and the location of the existing buffer between the subject property and the neighboring residential development;
- Confirmation that there would be a direct pedestrian connection to the neighboring Metro station that existing and future residents could access; and
- Clarification on the location of existing trails and conservation easements.

The site visit proceeded to the second stop of the site visit located along Huntington Avenue.

There was a discussion between Mr. Owen, Mr. Viani, and multiple Commissioners on the following:

- The location and potential development options for Huntington Avenue under the proposed amendment;

- Clarification on the phases of development under the proposed development options;
- Clarification on the lifespan of the existing parking garages near the Metro station, the location of a future replacement parking garage, and the building heights of existing and planned structures;
- The design of the existing and planned replacement garage under the proposal; and
- Clarification on the design flexibility for the development options under the proposal.

The site visit proceeded to the third stop of the site visit located within the Huntington Metro Station.

A discussion followed between Mr. Owen; Mr. Viani; Meghan Van Dam, PD, DPD; Robert Pikora, Fairfax County Department of Transportation; and multiple Commissioners on the following:

- A general overview of existing pedestrian connections and the pedestrian experience for those accessing the Metro station;
- Explanation of future pedestrian connections to the Metro station and how those connections would integrate with existing paths;
- Clarification on the location of the existing conservation easement that abutted the Metro station;
- The visual impact from the platform within the main platform of the Metro station;
- Clarification on how residents from the existing Huntington Club development accessed the Metro station;
- The logistical challenges associated with connecting future pedestrian paths with existing paths to facilitate access to the Metro station;
- The financing issues associated with the construction of additional pedestrian paths to access the Metro station;
- Confirmation that the existing southern parking garage for the Metro station would be demolished and replaced;
- Clarification on the location of the planned bus rapid transit (BRT) station that would be installed under the proposed amendment;
- Clarification on the location of a future plaza that would be installed along with the BRT station under the proposed amendment;
- Confirmation that the development options under the proposed amendment would integrate with the goals of the EMBARK Richmond Highway initiative;
- Clarification on future bus routes that would utilize the planned BRT station under the proposed amendment;
- Clarification on the location of the existing residential development and parking garages to the south and east of the subject property;
- Clarification on the location and status of ongoing redevelopment projects located near the subject property;
- Clarification on the location of planned bus terminals under the proposed amendment;
- Clarification on the phasing, financing, and landscaping provisions of the plaza that would be implemented under the proposed amendment;

- Clarification on the building heights, tree preservation goals, environmental issues, and topography of the southeastern portion of the development options under the proposed amendment;
- Clarification on the status of a potential pedestrian bridge to access the Metro station and the various issues associated with that feature;
- Clarification on the pedestrian circulation throughout the subject property;
- Clarification on the status of ongoing studies of traffic and pedestrian circulation throughout the area, and the impact of future retail development;
- Clarification on the location of pedestrian access points to the Metro station and the expected usage of those points under the proposed amendments; and
- Clarification on other potential pedestrian path connections that would occur beyond those referenced in the proposed amendment.

The site visit continued to fourth stop of the site visit located near the conservation easement abutting the Metro station.

There was a discussion between Mr. Owen, Ms. Van Dam, Mr. Viani, and multiple Commissioners on the following:

- Clarification on the location of the property lines and the boundary of the conservation easement;
- Clarification on the possibility of further consolidating other parcels with the development options outlined in the proposed amendment;
- Clarification of the building heights of the structures within the proposed development and the visual impact of those structures from pedestrians utilizing the nearby paths;
- Clarification on the extent of the building height tapering that would be utilized under the proposed development options;
- Clarification on the measures for mitigating the impact of light pollution generated by a development under the proposed amendment during the rezoning phase; and
- Concerns regarding the extent to which development under the proposed amendment included adequate placemaking provisions.

At the conclusion of the site visit, Acting Chairman Clarke thanked everyone for attending and adjourned the meeting.

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The site visit concluded at 1:47 p.m.  
Walter C. Clarke, Acting Chairman  
Timothy J. Sargeant, Secretary

Minutes by: Jacob Caporaletti

Approved: February 1, 2023

*Jacob Caporaletti*

Jacob Caporaletti, Clerk  
Fairfax County Planning Commission

County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 9 day of February, 2023, by

*[Handwritten Signature]*

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

