

Request to Be Placed on the Agenda

To be placed on a Mount Vernon Council committee agenda, please provide the information below, as pertinent, and email this form and supporting documents to the chair of the appropriate committee. Visit the Council's Board of Directors web page (www.mvcca.org/board.html) for the current contact information, including email addresses.

Committee: Transportation Planning & Zoning Environment & Recreation
 Public Safety Consumer Affairs Health & Human Services
 Education Budget & Finance (County) Affordable & Workforce Housing

- 1) The application number (RZ, SEA, PCA, etc.) [South County APR nomination PC 2009-004](#)
The name of the staff coordinator: [Lindsay Mason, Fairfax County DPZ](#)
- 2) The street address of the property, including city and ZIP code. If several parcels are being consolidated, send the address of a central parcel so the project can be located on a map:
[2601 Indian Dr., Alexandria VA 22303](#)
- 3) The tax map reference number(s):
[0831-23-0001 through 0831-23-0364](#)
- 4) The name(s) of the presenters and their relationship (attorney, owner, designer, etc.):
[Rossman P. Irwin III, Ph.D., nominator and member of Huntington Club's Board of Directors; Evan Pritchard, Attorney, Walsh Colucci Lubeley Emrich and Walsh](#)
- 5) The specific request of the application (for example rezoning from R-2 to PDH-5 with a net density of 4.7 DU/AC or fill 123 cubic yards in a floodplain or permit the use of gas station with mini-mart):
[Comprehensive Plan amendment allowing a mixed-use redevelopment to include residential, office, retail, and possibly hotel uses. Residential, office, and hotel buildings up to 15 stories, some including first-floor retail; central plaza; all buildings located on top of fully landscaped, multi-story parking decks; average residential unit size 1,000 sq. ft. FAR 3.0, total gross square feet 2,500,000, with 25-75% residential \(625-1875 units\), 25-75% office, and up to 25% retail uses.](#)
- 6) A one-paragraph summary of the project describing the scope of the project, why the project is desirable, the product proposed, product pricing, and anything else deemed important to understanding the project. *This paragraph will be the basis for the descriptive text in the agenda:*
[Huntington Club, A Condominium Unit Owners' Association, Inc., proposes a redevelopment of its condominium property adjacent to the Huntington Metro Station. This nomination satisfies multiple objectives of the Comprehensive Plan by proposing a mixed-use, transit-oriented redevelopment for the property, which abuts the western edge of Huntington Metro Station. The existing Comprehensive Plan recommendations preclude such a redevelopment and therefore represent a gross underutilization of this strategically located property. Furthermore, the development rights requested in this nomination are consistent with those that have already been granted to similarly situated properties near the Station and at other transit station areas within Fairfax County and the region. The property is owned by the Huntington Club condominium, which consists of 364 units within ten garden-style buildings that are spread over the Property's nineteen \(19\) acres for an intensity of approximately nineteen \(19\) dwelling units per acre. The existing buildings were constructed in 1967, years before the Huntington Station was completed in 1983, so the Property was not designed or developed to maximize the benefits of its close proximity to the Station. The Huntington Club owners seek to create a vibrant, mixed-use community with new residential buildings, office buildings, community-serving retail, and possibly a hotel, all oriented to the Station to maximize ridership and better integrate with the other properties surrounding the Station.](#)
- 7) The Statement of Justification in electronic form is attached
- 8) The most current site plan or development plan (digital) is attached
- 9) A copy of the staff report is attached or
Staff report link: [Staff report not yet completed](#)
- 10) A copy of the proffers statement is attached.
- 11) Planning Commission date: [Not yet scheduled](#)
Board of Supervisors date: [Not yet scheduled](#)

12) **Modifications Proffer*** NO YES Will also explain/discuss at committee meeting

Do you agree to a development condition or proffer that if the application is approved by the Board of Supervisors or the Board of Zoning Appeals, from that day forward every request for a change will be sent by the developer to the Mount Vernon District Supervisor and the District Planning Commissioner, and that the Supervisor has a minimum of two weeks to inform you whether the change is not significant and can proceed according to normal County procedures, or the change is significant and will be reviewed by persons of the Supervisor's choosing. Plan changes that are covered by this proffer include:

- * the size, quantity, height, orientation, or exterior appearance of a building or buildings
- * the size, orientation, or characteristics of an open space, tree save area, or recreation area
- * the size, capacity, or design of any stormwater management facility, any increase in the amount of impervious surface, any change in drainage, or any new or increased fill or encroachment into an RPA
- * any increase in the area included within the limits of clearing and grading, the addition of or increase in height of any retaining wall, or more than a 5% increase in soil filling
- * any change in the infrastructure including roadways, sidewalks, lighting, utility lines, buffering / screening, or landscaping.

* The modifications proffer does not modify or replace any regulation or county dictated process for requesting a change to approved plans. The proffer is to provide opportunity for the community to learn of plan changes before they are submitted for County approval. The Planning Commissioner and the Supervisor do not grant approval of the change; rather, they only determine whether the requested change warrants review by the community. The majority of requested changes are considered "not significant" and the Supervisor will be able to respond in a day or two and not cause any delay in the development schedule.