



The Mount Vernon Council of Citizens Associations, Inc.

P.O. Box 203, Mount Vernon, VA 22121-9998

<http://www.mvcca.org>

September 29, 2015

Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330
Fairfax, VA 22035

Subject: OUT-OF-TURN PLAN AMENDMENT TO REMOVE THE OFFICE COMPONENT OF THE HUNTINGTON CLUB CONDOMINIUMS REDEVELOPMENT PROJECT

Dear Commissioners:

On behalf of the Mount Vernon Council of Citizens' Associations (MVCCA) the enclosed resolution in forwarded for your consideration.

On September 23, 2015, the membership of the MVCCA's General Council voted to support the attached resolution. Thus, "not oppose" was deleted and the word "support(s)" was inserted instead. With this change, the resolution was passed unanimously. The MVCCA membership urges you to support the application for this out-of-turn plan amendment.

If you have questions, please feel free to contact me.

Respectfully,

[Digitally Signed]

Diane L. Donley
Co-Chair, MVCCA
202-255-9100 cell

Cc: Commissioner Earl Flanigan
Commissioner Tim Sargeant
Supervisor Gerry Hyland

MVCCA RESOLUTION (P&Z) 2015-05: RESOLUTION TO SUPPORT THE OUT-OF-TURN PLAN AMENDMENT TO REMOVE THE OFFICE COMPONENT OF THE HUNTINGTON CLUB CONDOMINIUMS REDEVELOPMENT PROJECT

1. **Whereas** the Comprehensive Plan language (Plan) for the parcels including the Huntington Club Condominiums calls for a mixed use of approximately 75% residential and 25% office with the option of some retail use, and;
2. **Whereas** the Plan specifies a maximum Floor-Area-Ratio (FAR) of 3.0, and;
3. **Whereas** the Plan specifies a maximum building heights of 55 feet for the exterior buildings and 200 feet for the interior buildings, and;
4. **Whereas** the property has a significant drop in elevation from the North Kings Highway side to the Huntington Avenue side, and this elevation change affects the net building height across the project, and;
5. **Whereas** there is currently little to no market for office space in the vicinity of the Huntington Metro station, as evidenced by empty office buildings and undeveloped sites planned for office use nearby, and;
6. **Whereas** the redevelopment of the Huntington Club Condominiums is not financially possible if they are required to include the office component as the cost to build the office space is not offset by any market value of the office space, resulting in the Condominium members having to carry the cost at zero which reduces their asset base by 25%, and;
7. **Whereas** removing the office component will reduce the overall size of the redevelopment from the maximum Plan amount of 3.0 FAR down to 2.25 FAR with a substantial reduction in the project traffic that would have been generated by the office space, and;
8. **Whereas** the combination of steep gradient and maximum building heights creates a zig zag skyline which will be fixed by raising the maximum building height of one of the interior buildings from 55 feet to 200 feet;

Now, therefore be it resolved that the Mount Vernon Council of Citizens' Associations supports the Out-of-Turn Plan Amendment seeking to remove the office component from the Huntington Club parcels and to change the maximum building heights of an interior building to make the skyline more uniform.

Approved by the MVCCA General Council on September 23, 2015