



The Mount Vernon Council of Citizens Associations, Inc.

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

<http://www.mvcca.org>

Supervisor Dan Storck
Commissioner Walter C. Clarke

June 2, 2020

Dear Supervisor Dan Storck and Planning Commissioner Clarke

The MVCCA supports the phase III development of the Huntington Metro area proposed rezoning by Avention-Huntington Holdings I, LLC. Our resolution is attached and forwarded for your support and appropriate action.

Katherine Ward

Katherine Ward
Co-Chair
MVCCA

Enclosed: MVCCA Resolution JT2020-J01 Avention-Huntington Holdings I, LLC Rezoning Application PCA/CDPA/FDPA 2000-MV-046

cc:

Fairfax County Planning Staff
Fairfax County Board of Supervisors
Fairfax County Planning Commission

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS'S (MVCCA) JOINT
RESOLUTION (TRANSPORTATION, PLANNING & ZONING and ENVIRONMENT &
RECREATION) JT2020-J01
AVENTON-HUNTINGTON HOLDINGS I, LLC, REZONING APPLICATION, 5919 NORTH
KINGS HIGHWAY PCA/CDPA/FDPA 2000-MV-046

1. **Whereas:** This is Phase III of the rezoning at the south end of Huntington Metro station that produced the Courts at Huntington Station (Phase II) and the Pavilions at Huntington Metro (Phase I), and;
2. **Whereas:** This current vacant land lies north of North Kings Highway, immediately east of the now closed south (upper) Huntington Metro parking garage and west of Mount Eagle Park, and;
3. **Whereas:** The proposed two seven-story buildings would provide 379 multifamily units. The development is intended to be a high quality, modern structure with brick façade and urban design elements over a wood frame, and;
4. **Whereas:** The residential parts of the building will wrap around three sides of a multi-story garage with subdued entry and include an enclosed area for trash collection, and;
5. **Whereas:** Landscaping will facilitate public access to the Metro Station, including improved Montebello shuttle bus access and lighted pedestrian pathways along the eastern and northern perimeter of the property. This intended to provide a safe and more attractive access to Mount Eagle Park and existing residential neighborhoods to the north and north east, and;
6. **Whereas:** Walking surfaces will be improved and invasive plant species now dominating the Applicant's property will be removed. The steep grade from the building site down to the park and neighboring communities will be accommodated by re-grading the site as approved by Fairfax County, and;
7. **Whereas:** The applicant has met with the neighboring communities and the MVCCA committees of Transportation, Planning and Zoning and Environment and Recreation to understand community concerns and gather support for the project, and;
8. **Whereas:** To address concerns raised about existing conditions, the Applicants have agreed;
 - 1) To keep the eastern pedestrian pathways and fire lane in a safe well-lit and well-maintained manner, with the emphasis on access during all weather conditions, including snow removal.
 - 2) To keep the sidewalks on Metro Access Drive, Huntington Park Drive and the interior private road network in a safe and well-maintained manner.
 - 3) To work with the courts of Huntington on an agreement to ensure that the portion of Huntington Park Drive between the two properties is kept clear of obstructions, including snow removal.
 - 4) To work with Montebello to ensure the adequate and safe provision of the new bus and emergency vehicle path alignment prior to construction of the residential community or as otherwise agreed with Montebello.
 - 5) To ensure that the abandoned road portion is converted to permeable land, and;
 - 6) To implement bird-friendly building design to minimize collisions including no mirrored or reflective surfaces among other features.

THEREFORE, BE IT RESOLVED, the MVCCA supports the Aventon-Huntington Holdings I, LLC application (PCA/CDPA/FDPA 2000-MV-046) provided that the Applicant fully addresses the issue noted above including any associated legal agreements.

Resolution approved at General Council meeting on May 27, 2020.