



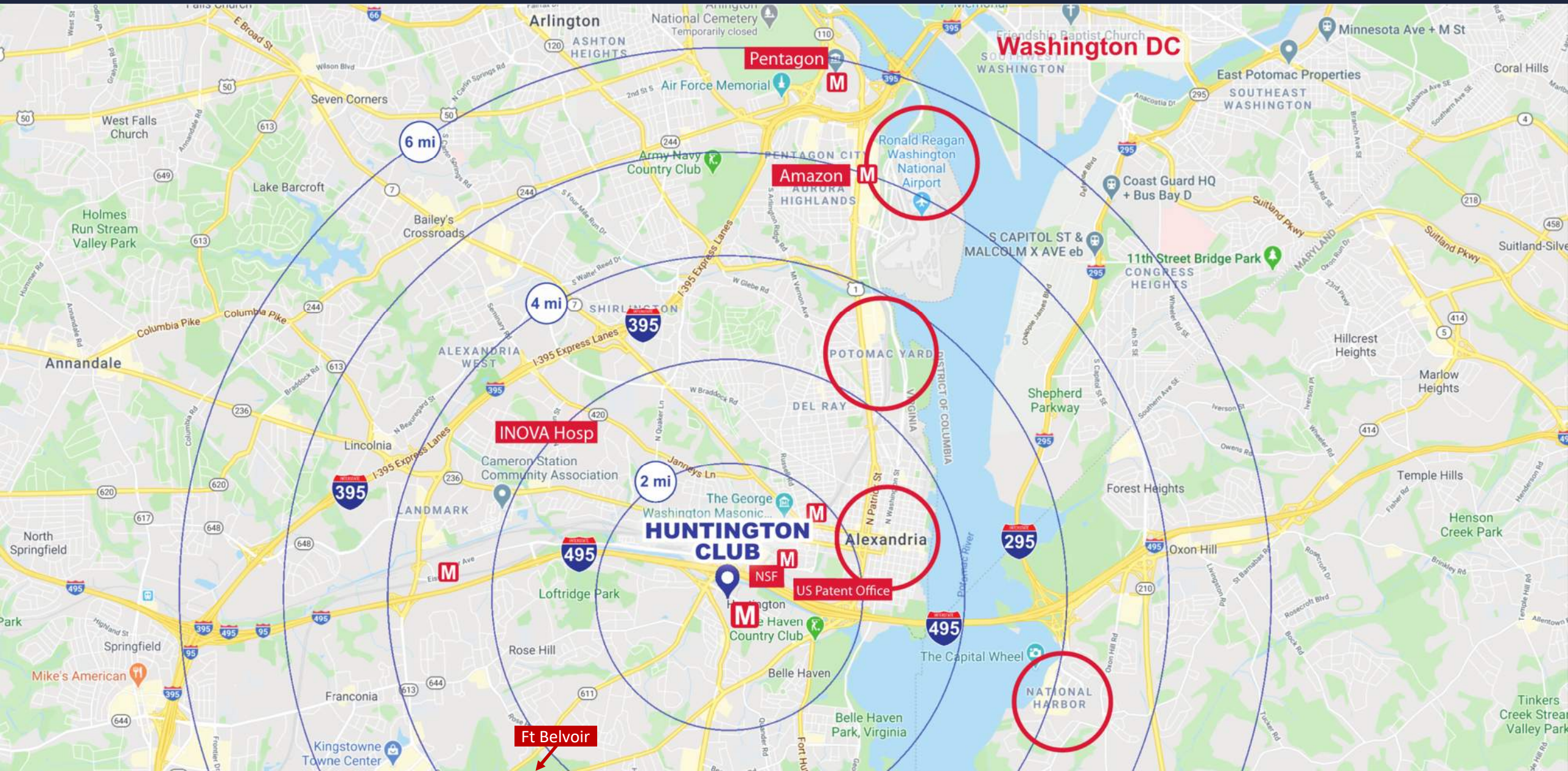
IDI Huntington, L.C.  
2101 Wilson Boulevard  
Suite 1200  
Arlington VA 22209

# *Huntington Club Redevelopment*

Urban Land Institute / June 16, 2022



# Proximity Map





## Redevelopment Site: Existing Conditions



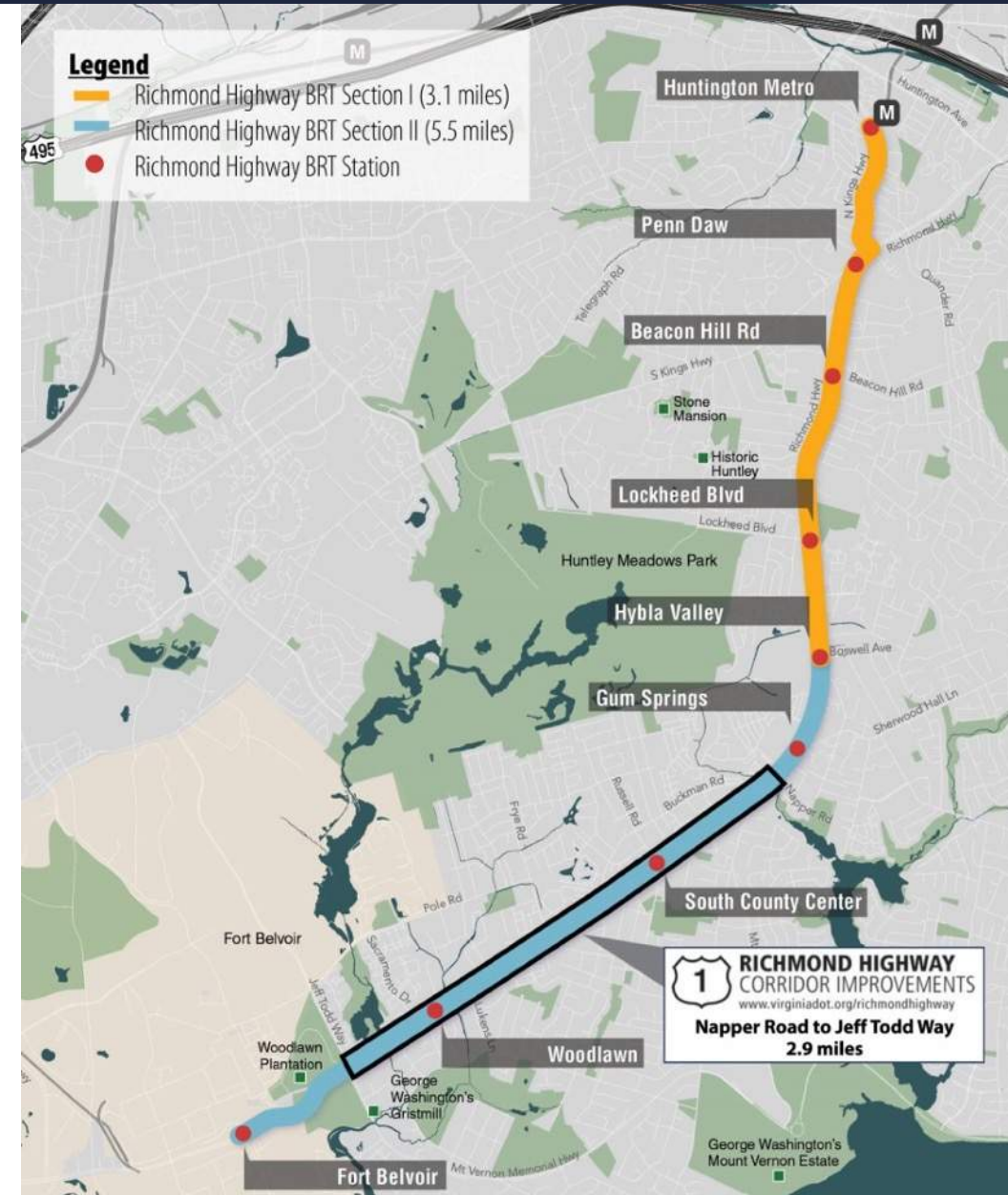


# Strategic Importance of Huntington Club Redevelopment

- Huntington TSA serves as the transportation hub from the DMV Metro area to the Embark BRT route along Richmond Highway to Ft. Belvoir
- Huntington Club redevelopment is important to ignite the future growth of mixed-use development nodes along the Embark BRT

## Huntington Club Contribution to Area Revitalization

Embark Growth	HCCA
Residential & Office sf 16,200,000	15%





# Significant Benefits through Transit-Oriented Development

The Huntington Club Redevelopment is of unique importance to Fairfax County's economic development goals.

- The project is a *one-time, community-led opportunity* to redevelop 19 acres adjacent to Huntington Metro Station in South Fairfax County.

- 364 Existing 1960s Garden-style Condominiums
- Redevelopment Plan  
2.5M sf of Mixed-use Space





# Economic and Master Plan Benefits to Fairfax County



- World Class TOD mixed-use development
- Densification in conformance with Comprehensive Plan
- Multimodal transportation options and pedestrian-friendly connections that attract Millennials and Employers
- Creation of public parks, recreation facilities and trails
- Diverse housing options
  - Market rate and Affordable for-sale and rental units
- Increase ridership on Metro and other public transportation
- Catalyst for the Embark BRT along Route 1
- Placemaking and transformative development for Mount Vernon District
- Jobs creation
- Unlock \$930 Million in private investment in highly visible area of County





## *Redevelopment: Roles*

- Huntington Club Condominium Association is the redeveloper of its own property
- Contracted with IDI to act as its Master Developer
  - Obtain rezoning approvals and public infrastructure site plan
  - Oversee sales of Phase 1 land bays and land development of Land Bays A, C & D for out sales to third party builders
  - Manage construction of public infrastructure
  - Joint venture on Land Bays E and F



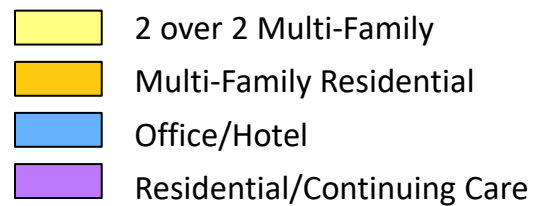
## *Redevelopment: Issues to Resolve*

- Complexity of termination
- Changing market conditions
- Challenging topography
- Marine clay soil
- Phased development while maintaining access and services to remaining association



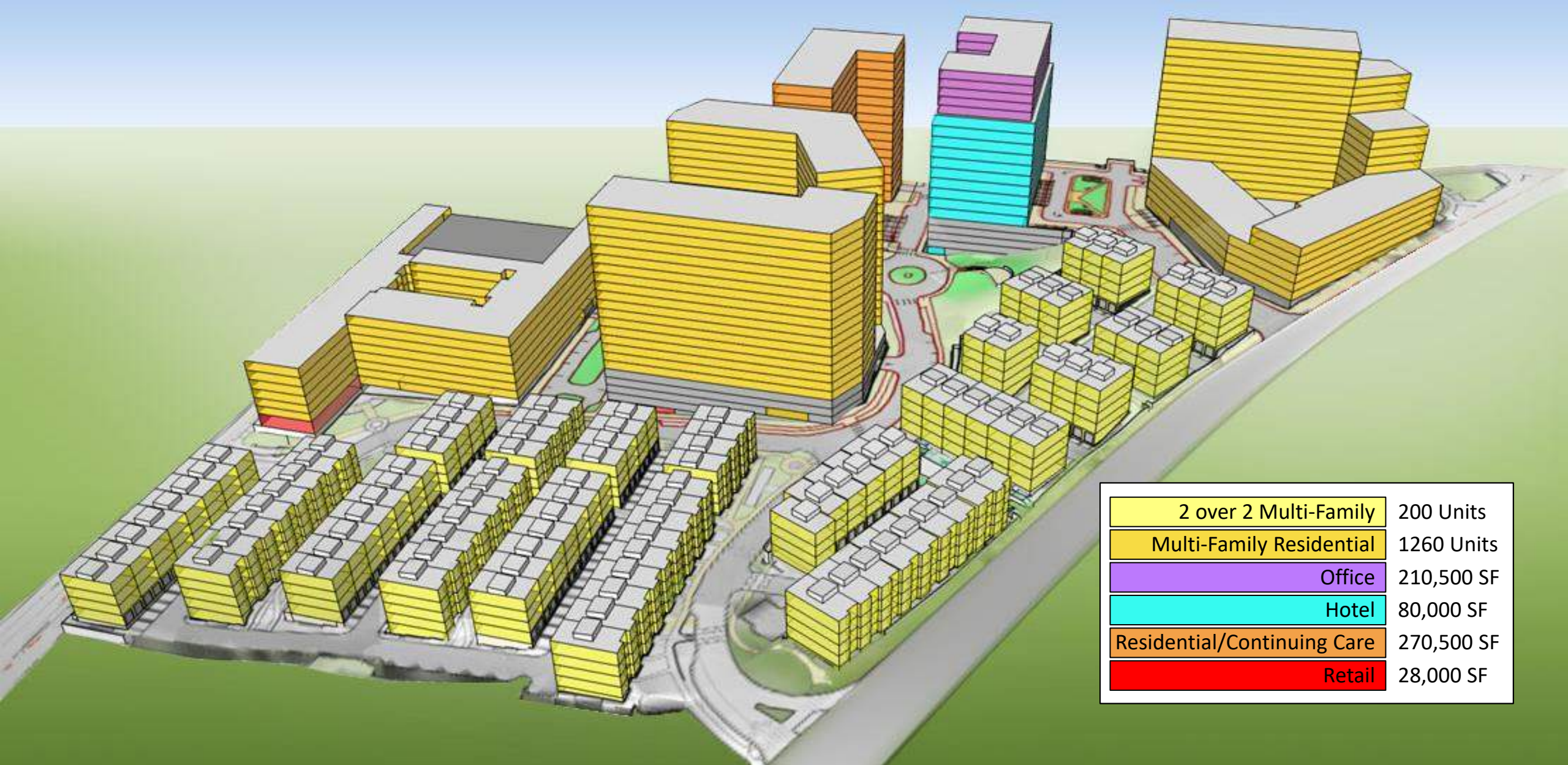
# Conceptual Development Plan Approved December 2021

- Urban Form
- Connectivity
- Distinctive Public Spaces
- 2.5M sf Mixed-Use Space
- 4 Acres Park Space





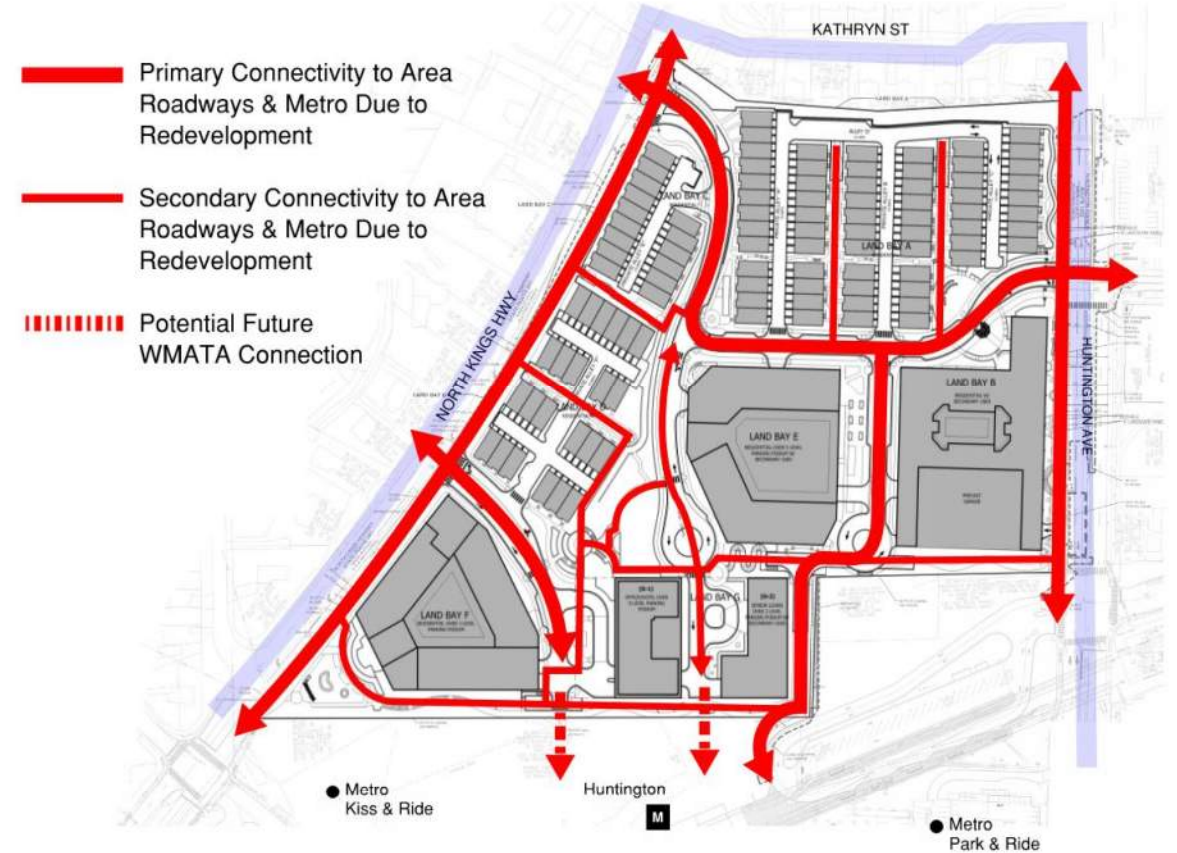
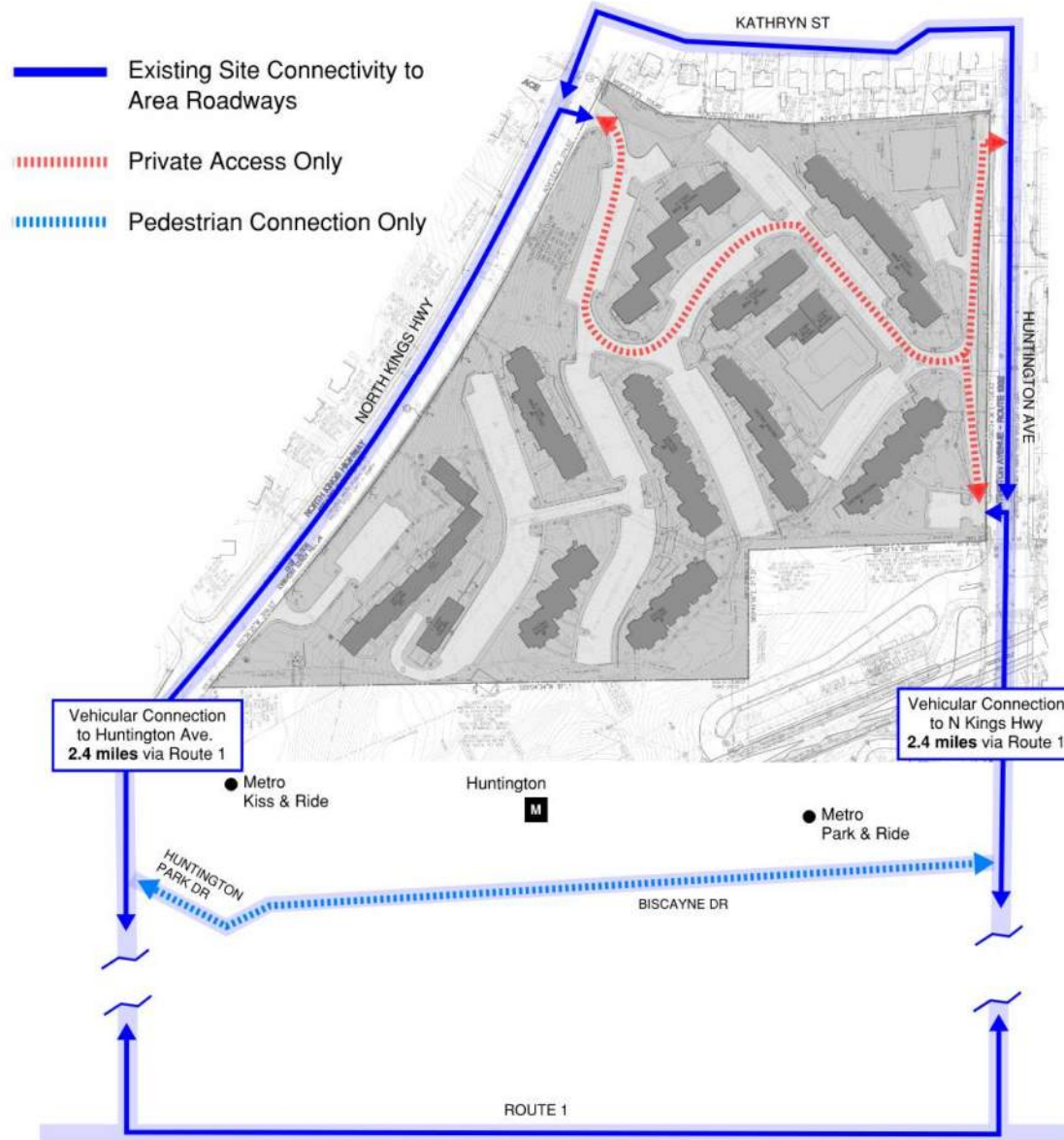
# Overall Massing



2 over 2 Multi-Family	200 Units
Multi-Family Residential	1260 Units
Office	210,500 SF
Hotel	80,000 SF
Residential/Continuing Care	270,500 SF
Retail	28,000 SF



# Connectivity: Existing Conditions vs Redevelopment Plan



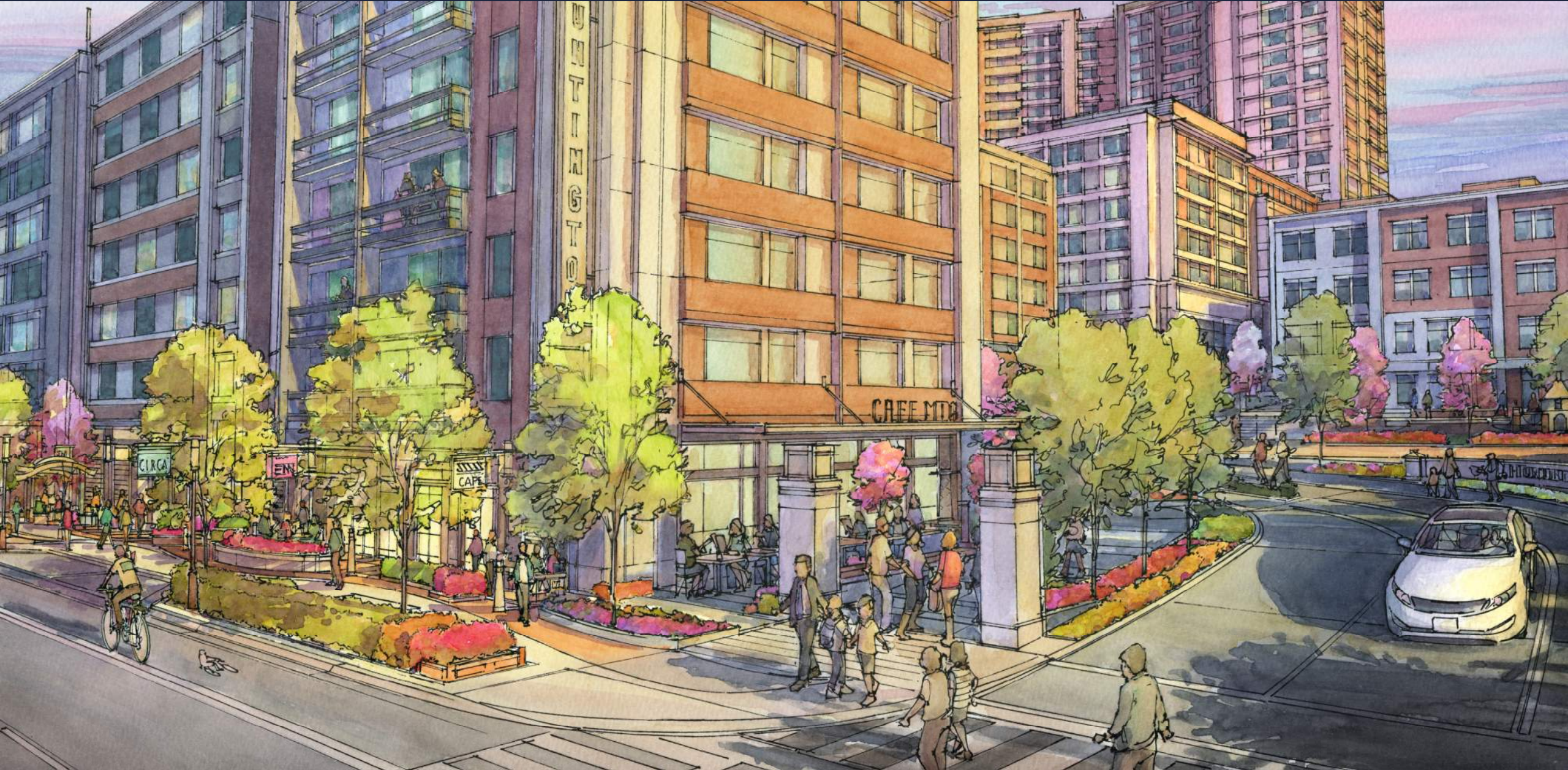


# *Huntington Club Redevelopment: Aerial View of the Community*





## *The Esplanade: Retail Zone*





## *Huntington Steps: View at Bottom of Steps*





## *Huntington Steps: View at Top of Steps*





# *Huntington Club Redevelopment as viewed from the Metro*



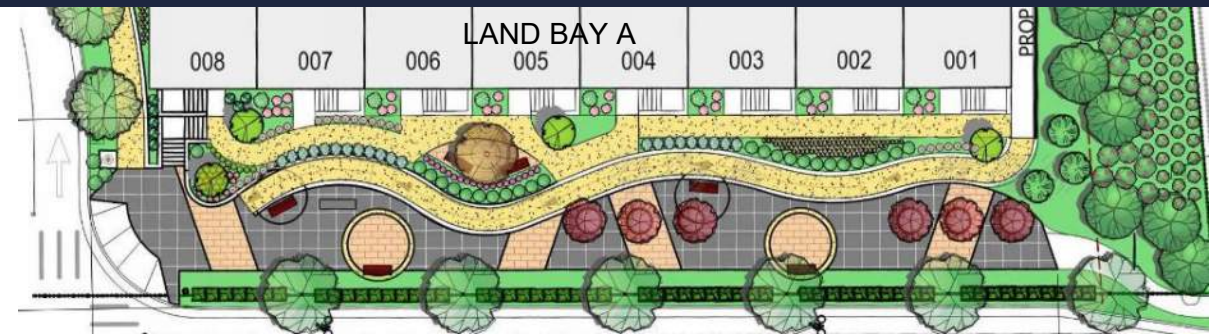


# Distinctive Parks, Public Spaces and Landscape





# The Esplanade Retail Zone



HUNTINGTON AVENUE



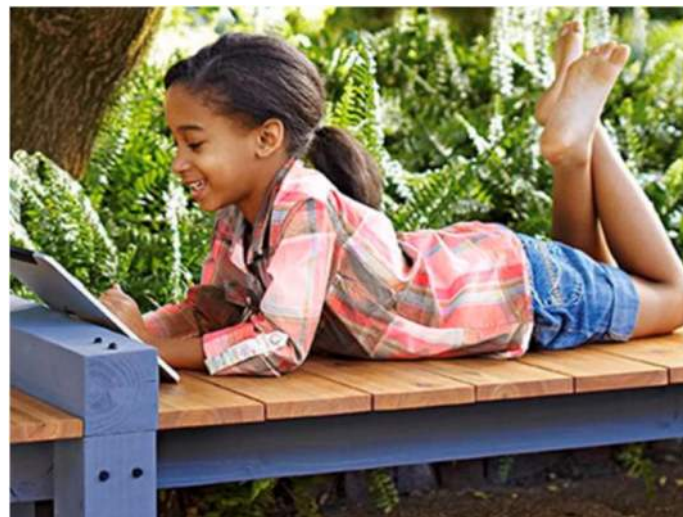
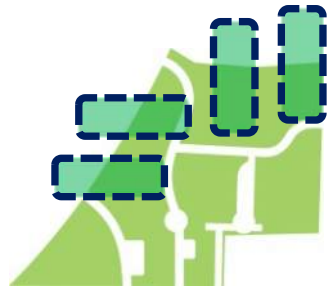
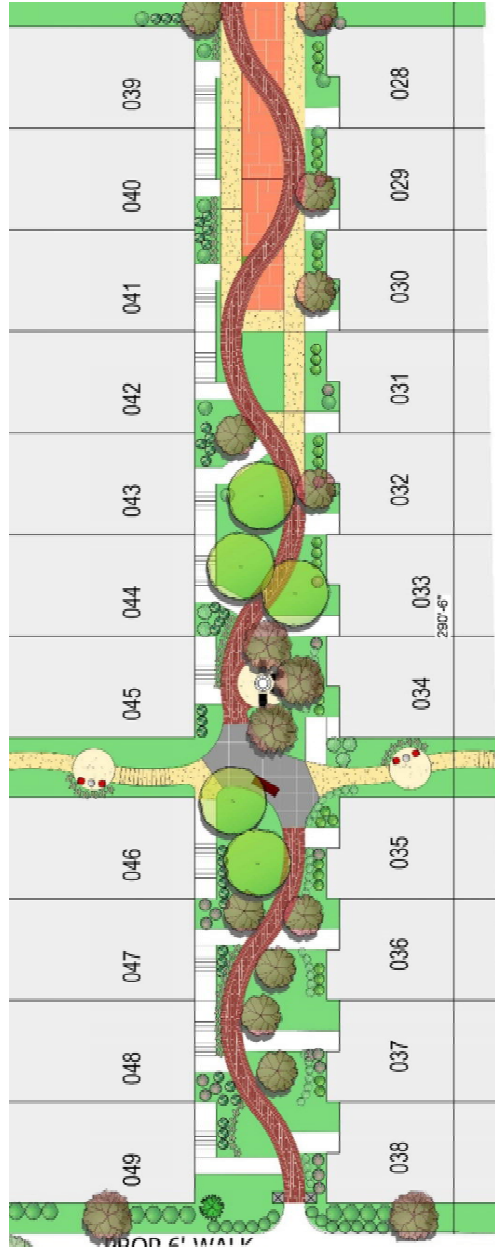


# Gateway Park



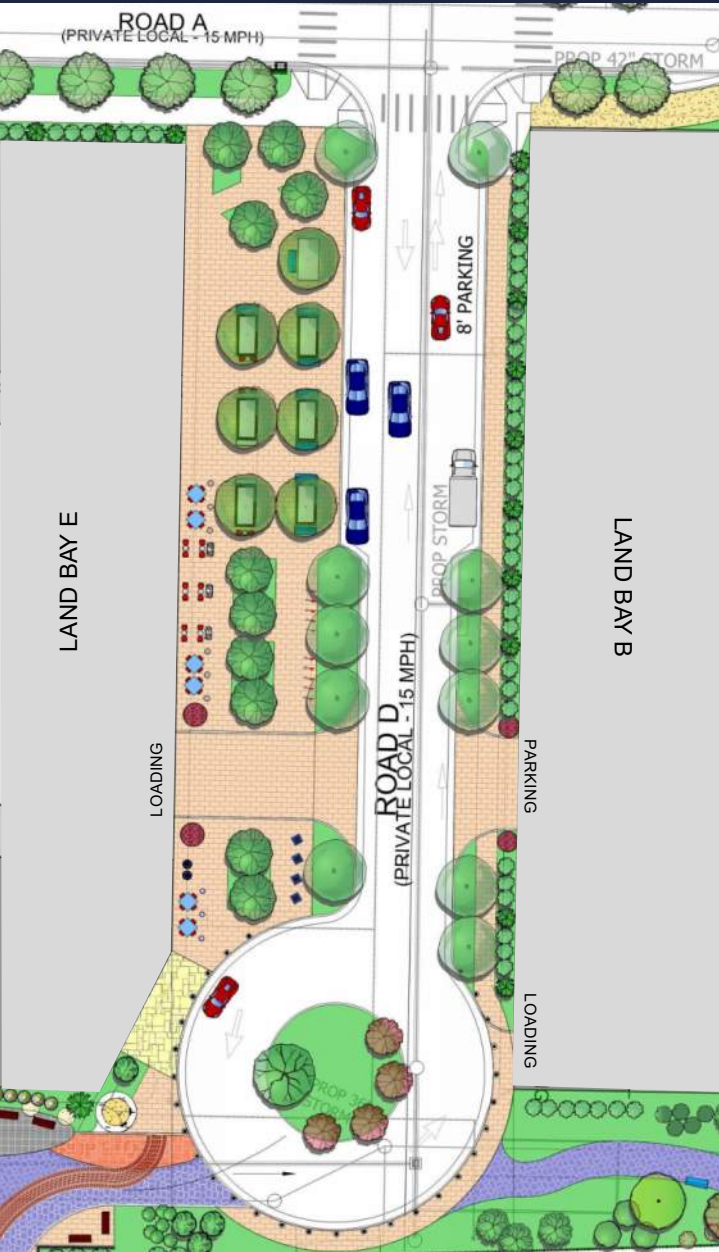


# The Mews at Land Bays A, C and D



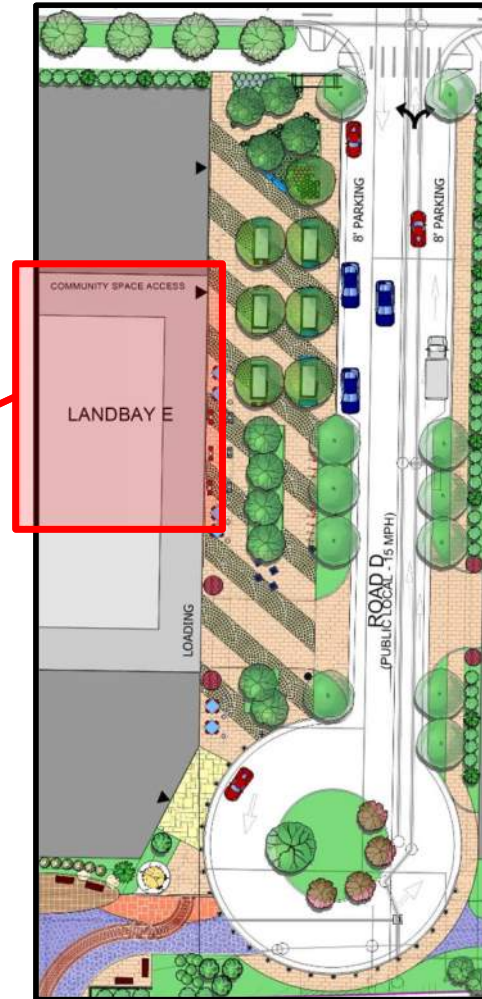
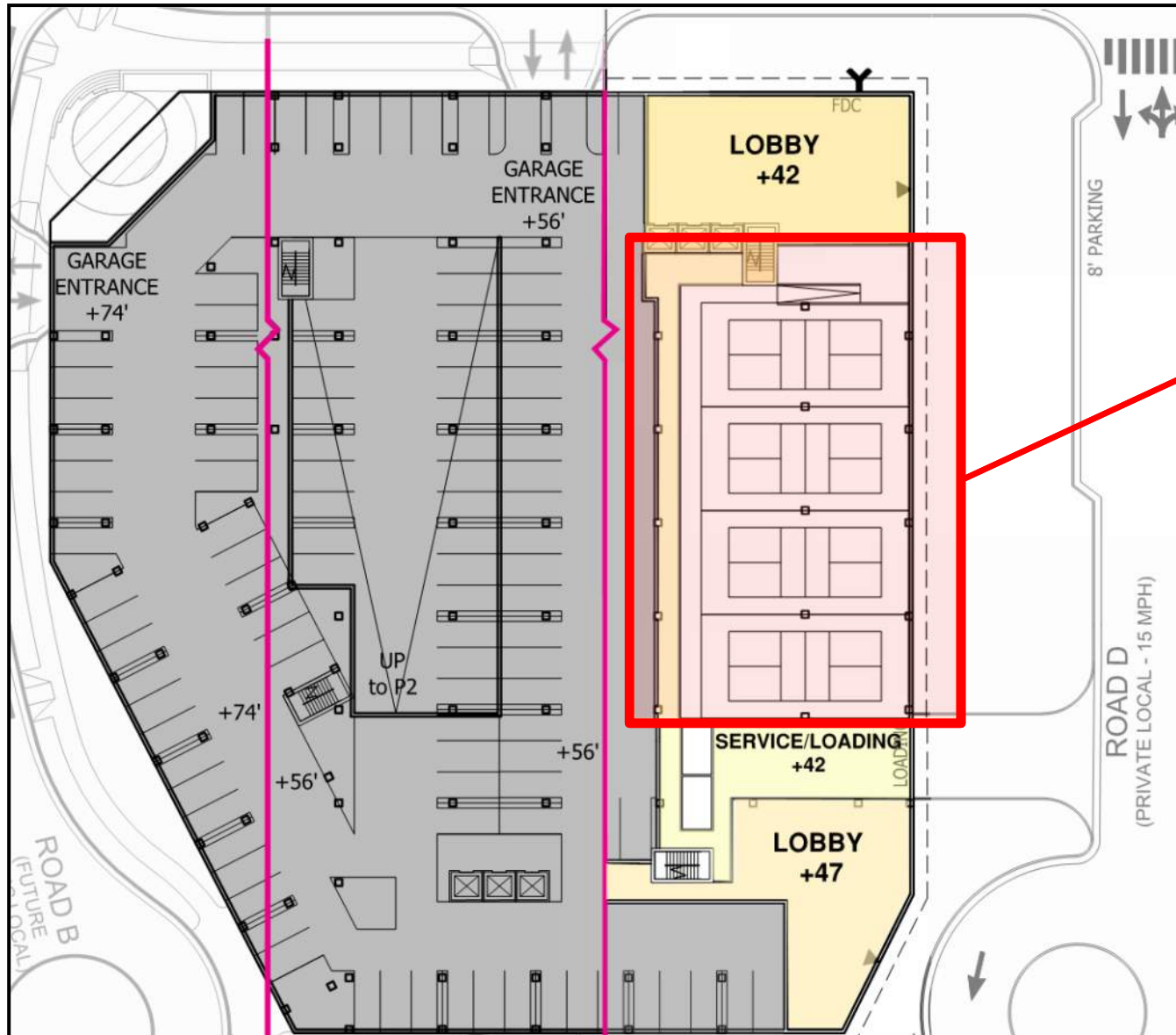


# Central Place: Route to Metro & Multi-Use Park





## Central Place: Pickle Ball Courts as a Potential Indoor Amenity





# Twin Corners Park



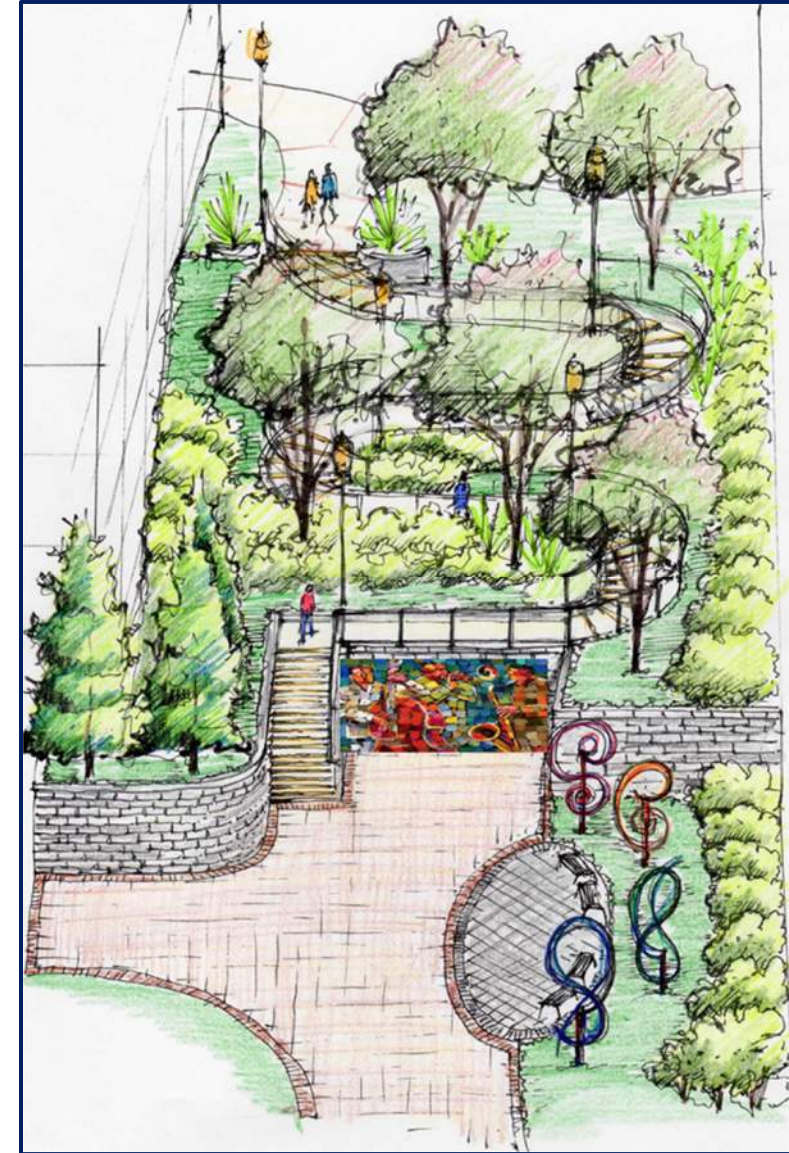


# *The Huntington Steps: Focal Area with Activities for All Ages*



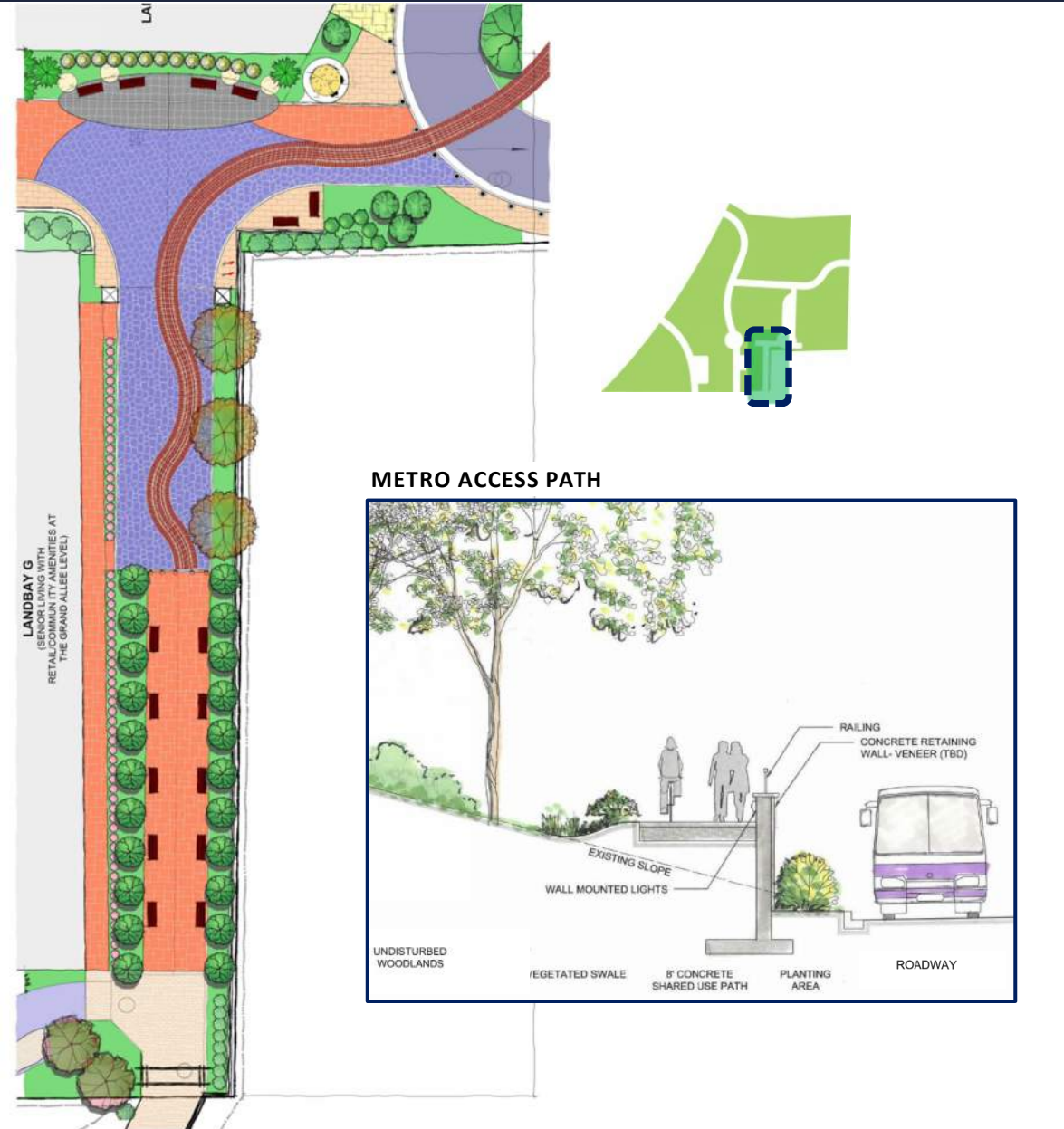


## Lombard Steps





# Grande Allée: Route to Metro Access





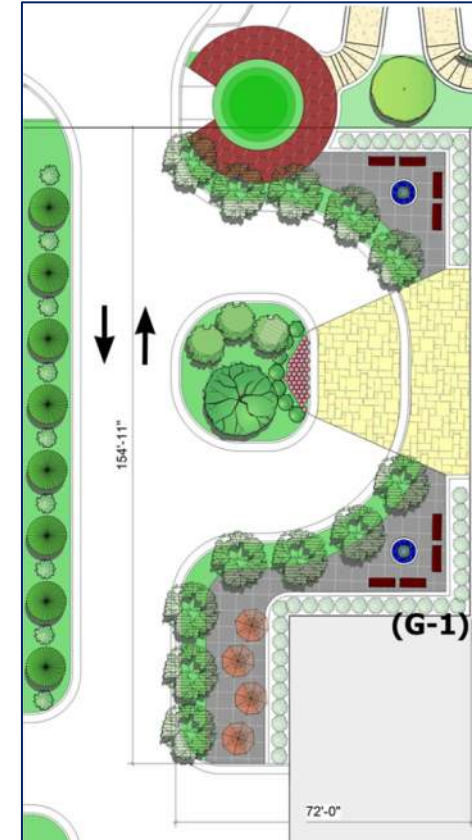
# Pocket Parks at Land Bay G: Commercial Park and Social Court



COMMERCIAL PARK – G-1

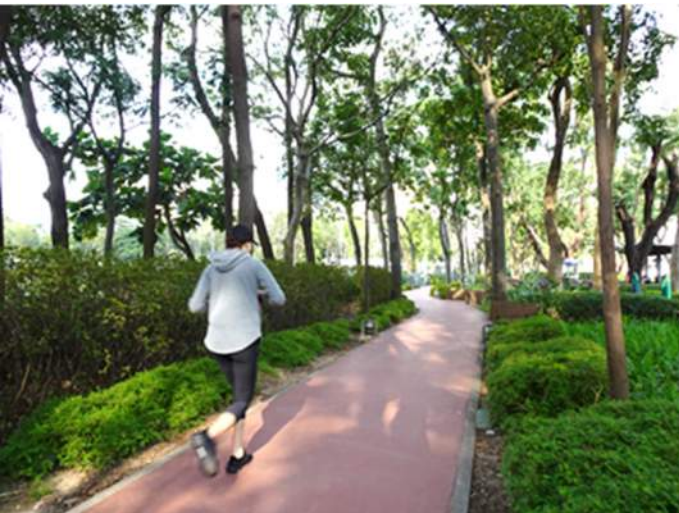


SOCIAL COURT – G-2



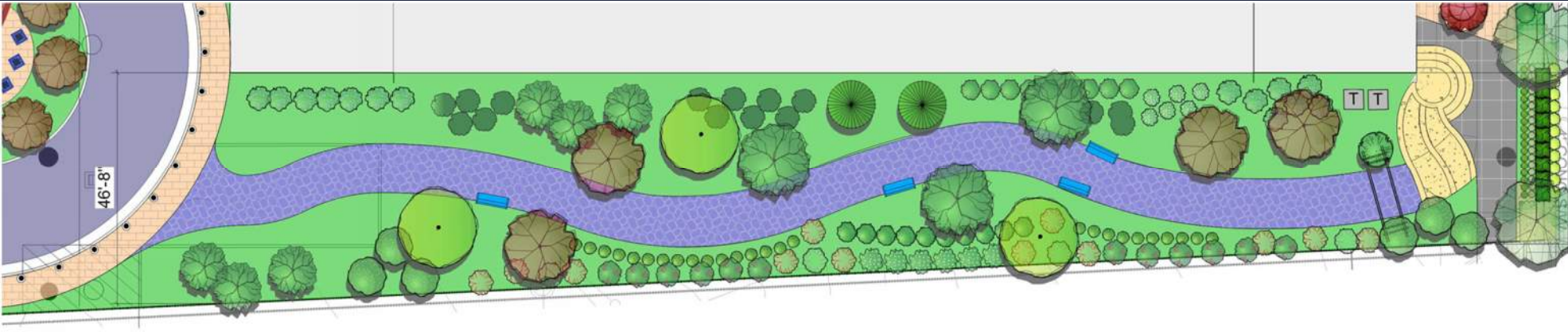


# Rocky Run Fitness Trail





# Arboretum Trail





# Hound's Hill: Dog Park





A watercolor illustration of a city skyline. On the left, a tall, modern building with a grid-like facade of windows and balconies stands prominently. A light rail train with two cars is traveling along an elevated track that runs diagonally across the middle of the scene. To the right of the track, there are several other buildings of varying heights, some with greenery on their roofs. In the foreground, there's a parking lot with a few cars and a row of trees. The sky is painted with soft, blended colors of pink, purple, and blue, suggesting a sunset or sunrise. The overall style is artistic and illustrative.

# *Questions*