

ANNANDALE CIVIC SPACE

“ANNANDALE PARK/CIVIC SPACE”

INFORMATION ITEM BRIEFING

10/27/2020

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For Info/Updates: <https://www.fcrevite.org/annandale-park-civic-space>

7200 COLUMBIA PIKE – LOCATION ORIENTATION MAP



SITE

- County-owned property - former Annandale Elementary School
- Buildings and a portion of the grounds licensed to the Annandale Christian Community for Action (ACCA) Child Development Center (CDC)
- Target underutilized existing open space for design enhancements and establish official park use

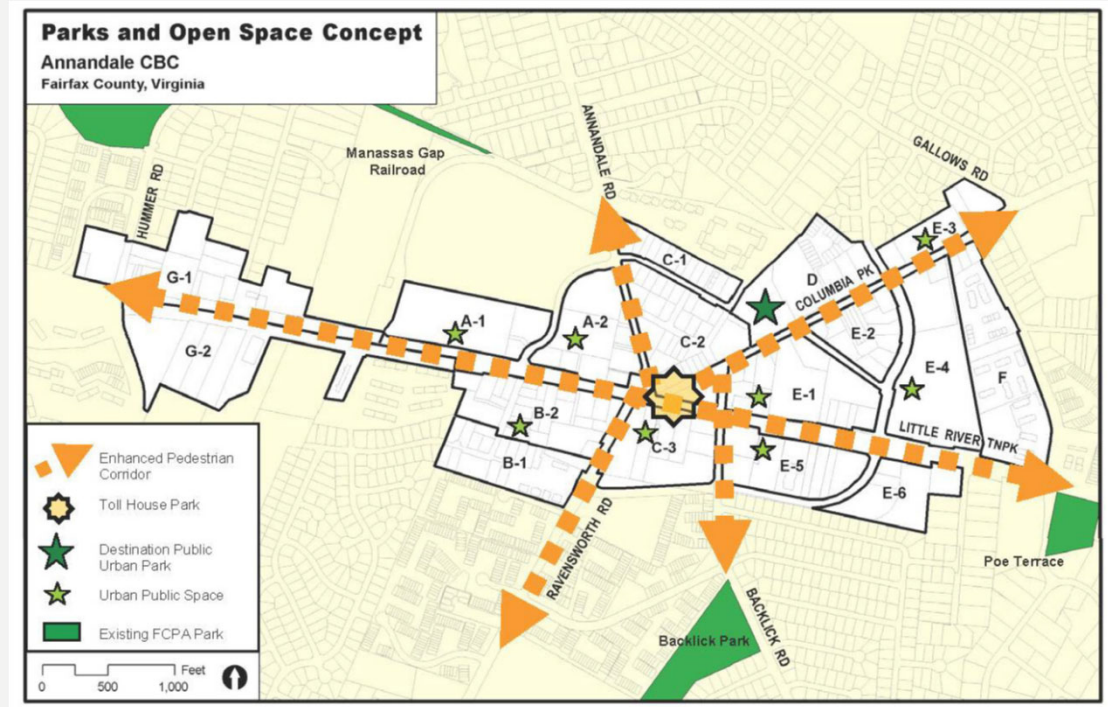


2232 REVIEW

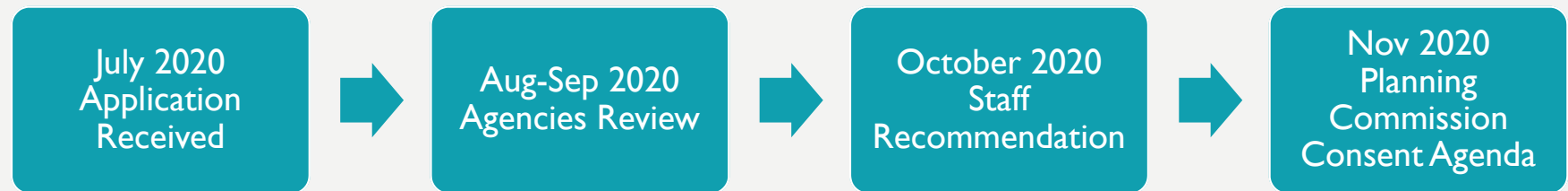
- The term derives from a requirement under Section 15.2-2232 of the Code of Virginia.
- The County's 2232 Review Process determines if a proposed public facility is in substantial accord with the Comprehensive Plan; specifically, the location, character, and extent.
- There are three general categories of 2232 Review: feature shown, public hearing, 2232 Reviews with a special exception or other zoning approvals – Staff determines the category of review in consultation with the district's Planning Commissioner.

COMPREHENSIVE PLAN

- Annandale CBC Parks and Open Space Concept in the Comprehensive Plan identifies a Destination Urban Park at the subject property.
- The Plan text for Annandale CBC, Land Unit D, also supports a “destination public park”.



REVIEW TIMELINE



SITE PHOTOS



SITE PHOTOS



Photo 2: View of 7200 Columbia Pike building from Columbia Pike (east entrance)

Photo 3: Parking lot to right of 7200 Columbia Pike building with elevated seating area in the background



SITE PHOTOS



Photo 5: Sidewalk to open space area

Photo 4: Elevated seating area with 2019 temporary installation of tables, chairs and outdoor piano



SITE PHOTOS



Photo 6: Stairs up to open space area



Photo 7: View looking north toward Daniels Avenue of open space area, sidewalk, and old basketball court

SITE PHOTOS



Photo 8: View from the open space area looking west toward the second building (4175 Daniels Avenue) on the property



Photo 9: View from the eastern boundary of the open space area looking toward the northern boundary with Daniels Avenue beyond

SITE PHOTOS



Photo 10: View of the stairs and open space area from near the second building (4175 Daniels Avenue) on the property



Photo 11: View of the property from Daniels Avenue



VISIONING PROCESS

GENESIS: 2016 ANNANDALE ULI TAP “POP-UP” PLAZA

- The creative use of existing assets can provide temporary or interim civic gathering spaces in places which lack permanent infrastructure

Example | The Boro, Tysons



TECHNICAL ASSISTANCE PANEL REPORT

Revitalization Strategies for Annandale

Annandale, VA

SPONSORED BY:
The Fairfax County Office of Community Revitalization
July 20-21, 2016

ULI Urban Land
Institute
Washington

2016 TASTE OF ANNANDALE HOST “POP-UP PARK”



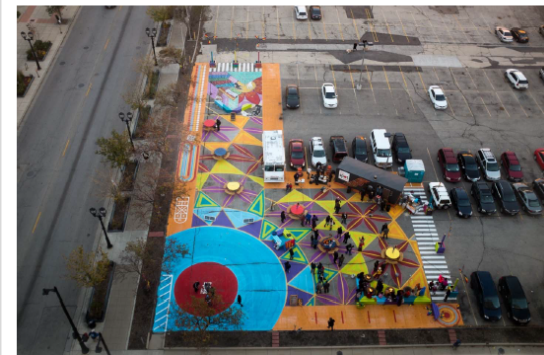
2017 ACCA CDC EXPANSION DEVELOPMENT CONDITION



Figure 1: Subject Property and Surrounding Area (Source: Fairfax County Pictometry)

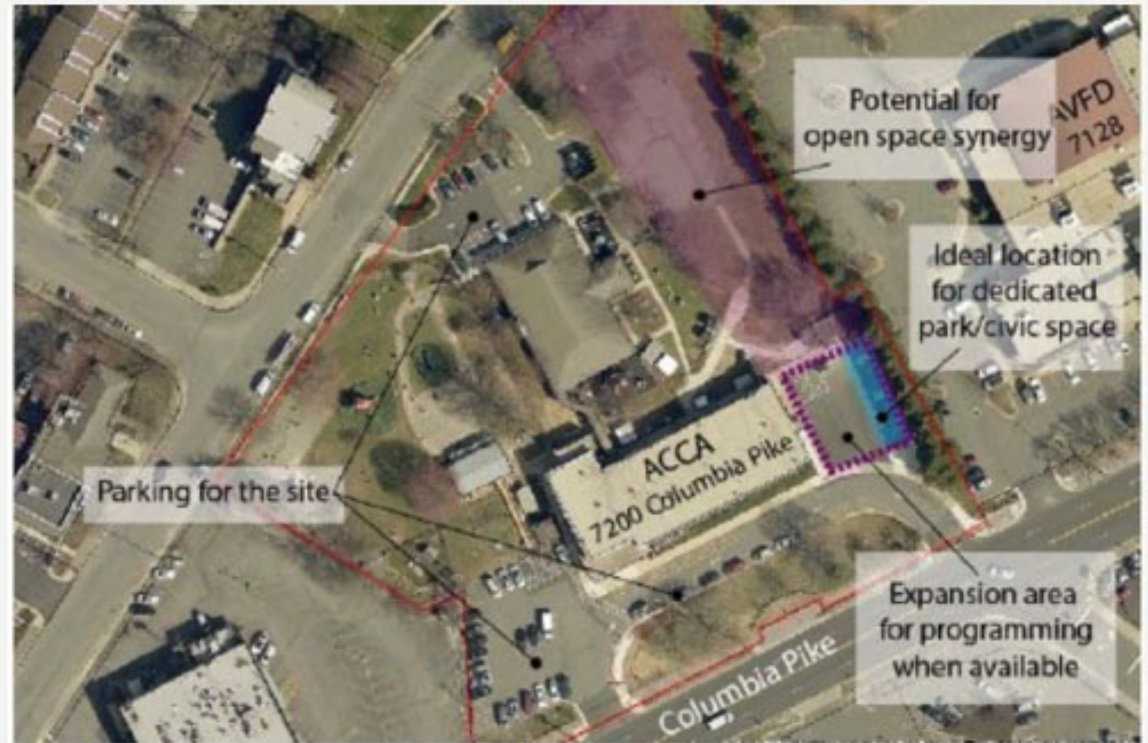
7. Temporary pop-up uses are permitted within the parking lots of the subject property, as long as such use does not impact the required amount of parking spaces. No permanent fixtures shall be permitted, although demarcation with paint on the ground and/or signage are permitted. The pop-up space(s) may be used for temporary events and/or programming intended for the enjoyment of facility users and/or for the larger Annandale community, and shall be accessible to the public.

An example of pop-up space in a parking lot - The Spot 4MKE, Milwaukee, Wisconsin:



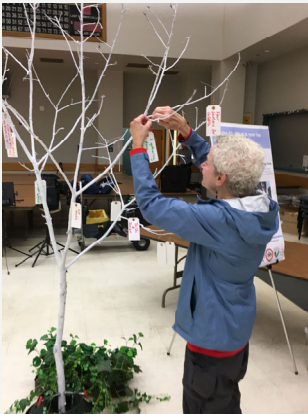
ANNANDALE PARK/CIVIC SPACE INITIATIVE

Outreach process began in spring 2018; started by asking for ideas and community vision for the space.



Original

SPRING DEMONSTRATION PARK



Context Map

Exercise #4: Build Your Own Park!

Directions

The parking lot for the proposed Annandale park/civic space is shown to the right.

Remember, it consists of a dedicated area that would provide a compact community amenity during the day (outlined). This area is approximately 1,200 SF or 8 parking spaces in size.

When the ACCA facility is closed, such as on weekends or evenings, then the usable space could expand to host intermittent "pop-up" programming activities and special events. This area is approximately 5,300 SF in size.

Think about:

- How would you lay it out?
- What would it look like?
- What would make it special?

Choose from park elements like tables, chairs, shade, planters, art, lighting and other special features.

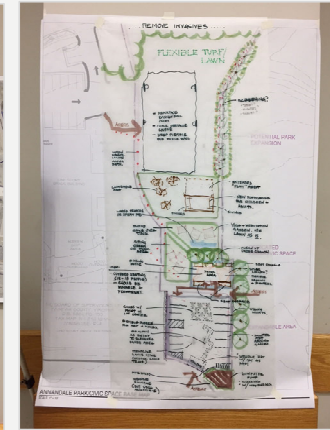
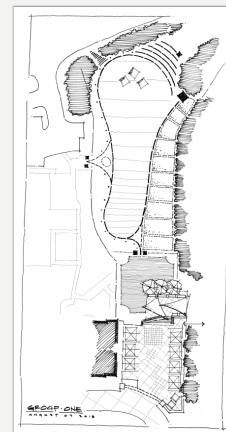
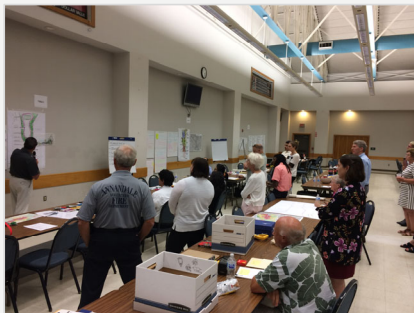
Use your colored pencils and show us how you would design the proposed park/civic space!

Site Notes and Guidance

- The asphalt parking lot cannot be removed.
- The park elements should be moveable to maintain the flexibility of the space.
- The park should be visible from Columbia Pike.

- Input collected at Demonstration Park event and via Online Survey

SUMMER CHARRETTE



Round 1



Round 2

FALL DEMONSTRATION PARK



DRAFT CONCEPT 1

Concept 1: "Natural Simplicity"

Review the concept and then cast your vote!

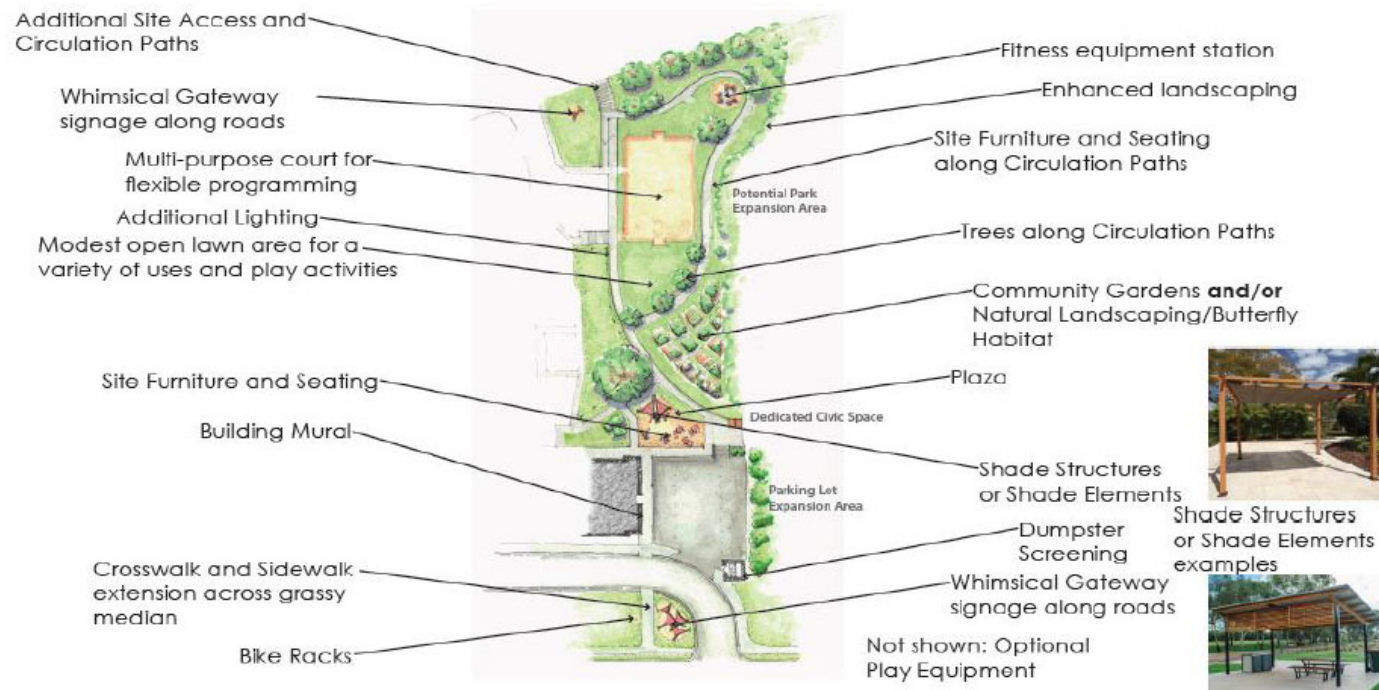


Community was asked to vote for their favorite concept...

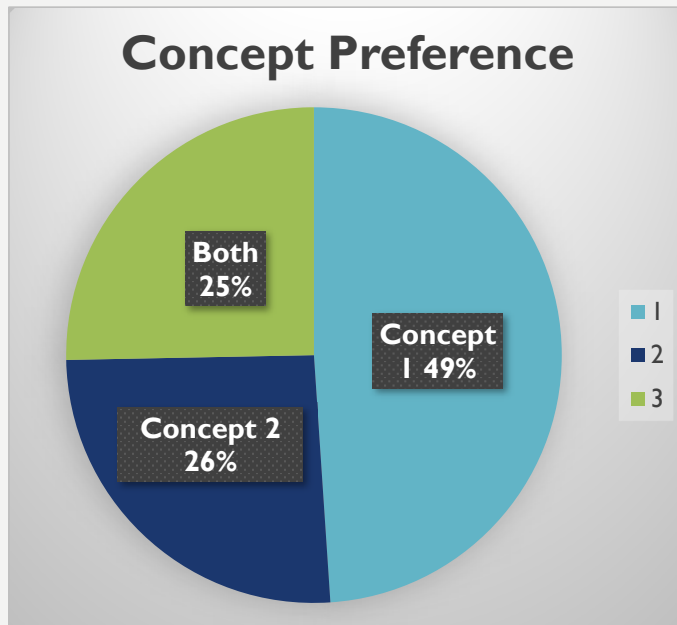
DRAFT CONCEPT 2

Concept 2: "Community Rooms"

Review the concept and then cast your vote!



PREFERENCE RESULTS



- Votes collected at Demonstration Park event and via Online Survey
- Both voting blocks favored Concept 1 overall
- Interest in a space that is natural/green, flexible, relaxing, and gives people an opportunity to connect



**ANNANDALE
CIVIC SPACE
DESIGN**

VISION FOR
FUTURE
ENHANCEMENTS



DESIGN

- Focus Areas:
 - Parking Lot
 - Plaza Seating Area
 - Children's Educational Garden
 - Great Lawn



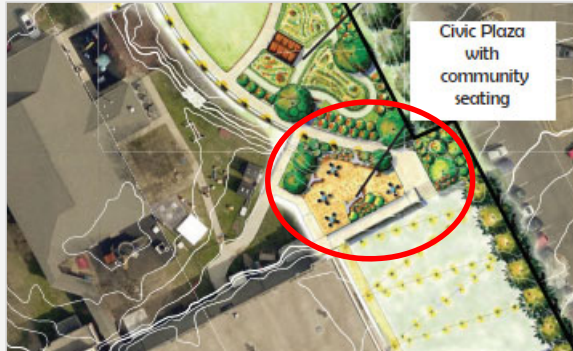
PARKING LOT



- Enhancements
 - Mural
 - Ambient Lighting
 - Dumpster Screening or Treatment
- Can be closed to host pop-up programming



PLAZA WITH SEATING



- Enhancements
 - Tables
 - Seating
 - Landscaping
 - ADA-accessible path into park



CHILDREN'S EDUCATIONAL GARDEN



- Enhancements
 - Shed
 - Garden Path
 - Benches
 - Native Landscaping and Trees



GREAT LAWN



- Enhancements

- Flexible Lawn Area for Active and Passive Uses
- Topography Play Area
- Walking Path
- Benches
- Trees



OTHER DESIGN HIGHLIGHTS



NEXT STEPS

- Process the 2232 to establish the park use
- Conduct technical site analysis to produce engineered drawings, etc.
- Identify additional sources of funding for construction
 - County sources, philanthropic sponsorships and/or contributions, etc.

QUESTIONS?

