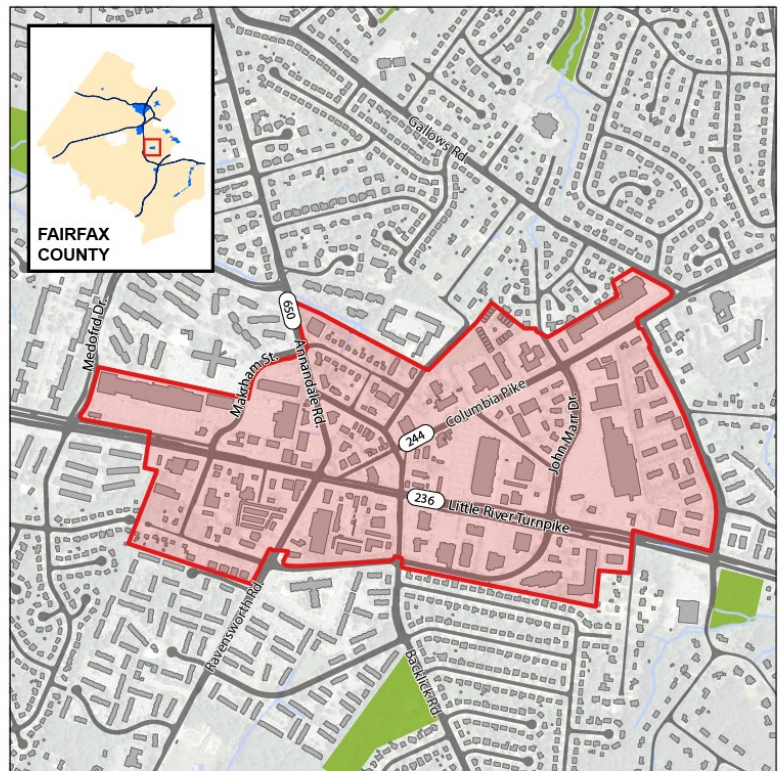


ANNANDALE REVITALIZATION REPORT

August 2015



Tollhouse Park



ANNANDALE OVERVIEW

The 195 acre Annandale Commercial Revitalization District (CRD) is located within the 237 acre Annandale Community Business Center (CBC). The CRD is centered around the intersection of Columbia Pike and Route 236, and contains a wide variety of community serving office, retail and business uses bounded by stable residential neighborhoods.

In 2010, the Board adopted an amendment to the Annandale CBC Comprehensive Plan (Plan) that incorporated a form-based planning approach to provide development flexibility by using building types, building heights and urban design guidance instead of Floor Area Ratio (FAR) to guide and shape development.

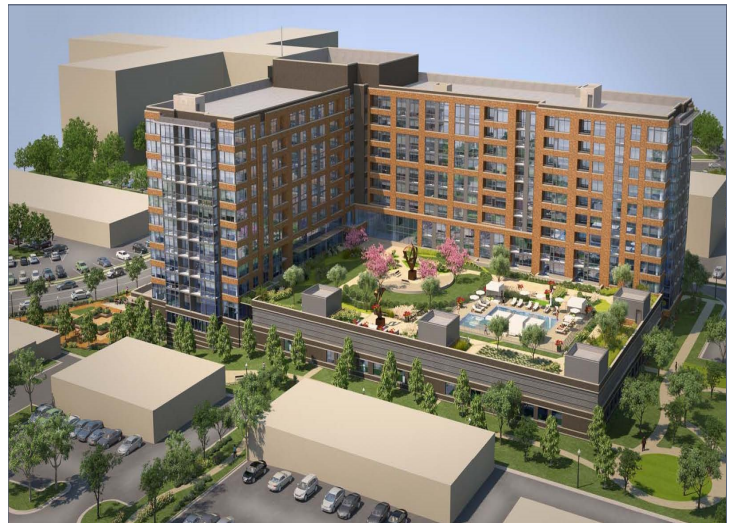
The Plan emphasizes innovative urban design, streetscapes, placemaking and context-sensitive design principles that will contribute to and establish a cohesive and unique identity for Annandale. This includes a network of public urban plazas and parks at a variety of scales and functions. To encourage redevelopment, the Plan provides an "Incentive Development Option" that offers an increase in building height and density in exchange for certain public benefits.

The goals of the Plan are to contribute to and establish a cohesive and unique identity for Annandale; encourage redevelopment that will increase the residential population; promote high quality, pedestrian-oriented development; create a vibrant mix of land uses that will significantly enhance the quality of life for residents; and, enable businesses to prosper and actively contribute to the economic and social vitality of Annandale. By encouraging the highest quality development, the full potential of the area can be attained, while protecting and strengthening the surrounding stable residential communities.

The Annandale Urban Design Guidelines provide guidance to enhance the visual quality of the Annandale CBC that are based upon the two elements of the Plan's urban design concept: 1) Building and Site Design, and 2) Streetscape Design. In addition to projects that go through the public hearing process, by-right development projects are also encouraged to use the Guidelines to assist in implementing the vision of the Plan.

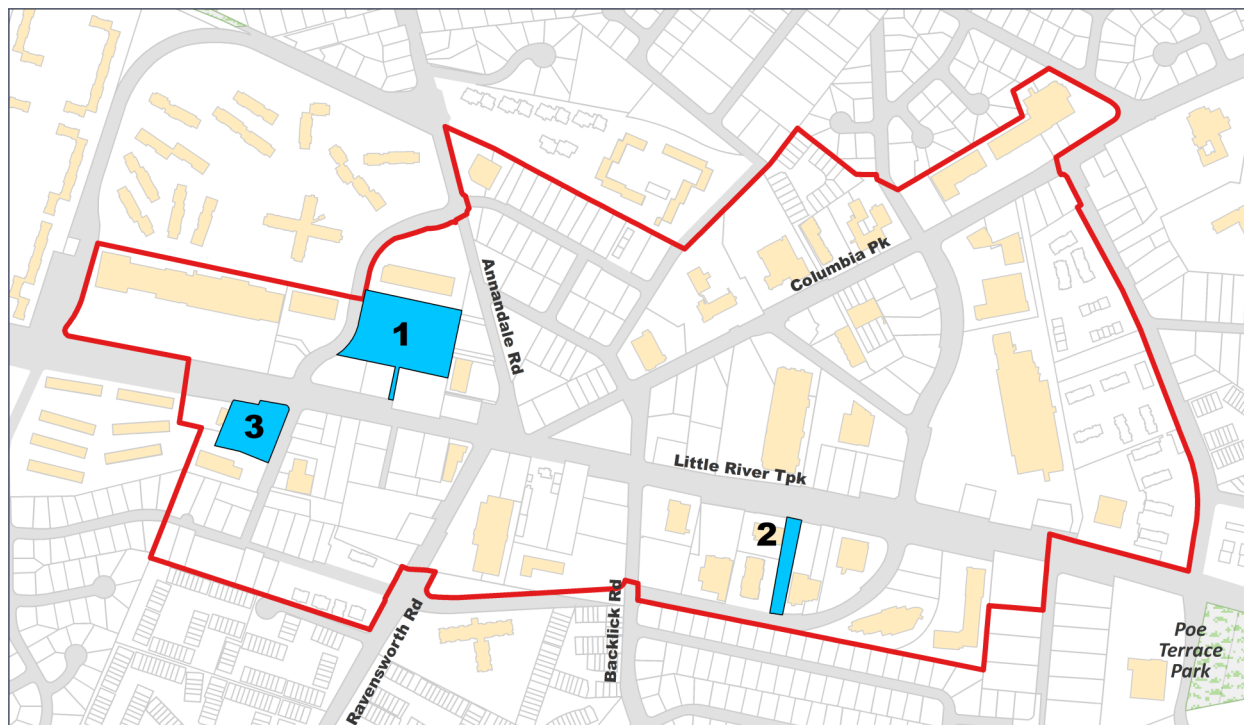


Markham Place: Placemaking and Streetscape



Markham Place: Urban Design

DEVELOPMENT ACTIVITY



Annandale CRD Development Activity Map

In 2015, the Annandale CRD has approximately 1,995,000 square feet (SF) of existing development. Of this amount, 1,867,000 SF, or 94%, is commercial development, which include rental apartments, and 50,000 SF, or 3%, is non-apartment residential development. More information on each development can be obtained through the County's Land Development System, found online at: <http://ldsnet.fairfaxcounty.gov/ldsnet>

Rezoning/Site Plan Number (Approval Date/Status)	Annandale CRD Development Activity
1) Markham Place LLC RZ 2014-MA-003 FDP 2013-0355 (approved 12/2/14)	Approval to rezone a 3.44 acre site near the intersection of Markham Street and Little River Turnpike from the PDC District to the PRM District. The project is the first development approved under the new Plan and will consist of a 12-story, 310 unit, 349,330 square foot residential building, 6,000 SF of non-residential use, 566 parking spaces, and 25 percent open space, at a total FAR of 2.42.
2) Palace Plaza 004765-SP-004-1 (under review)	A site plan for an approximately 6,000 SF non-residential use by-right project is under review. The 0.6 acre site is currently vacant.
3) Hana Plaza 005187-MSP-001-1 (under review)	A site plan for a building improvement to an existing shopping center with approximately 3,000 SF of financial institutional use is under review. The adjacent parcel, which contains an existing animal hospital, is included in this site plan. Streetscape improvements are proposed to improve walkability, including possibly closing existing curb cuts and planting street trees along Little River Turnpike.

INFRASTRUCTURE IMPROVEMENT PROJECT

Columbia Pike Streetscape

The Columbia Pike streetscape project comprised of 925 linear feet of brick paver sidewalk, street trees, curb and gutter, storm drainage items, and acorn style streetlights was completed along the north side of Columbia Pike from Maple Place to Tom Davis Drive in the fall of 2014. Benches and trash cans, consistent with the Annandale Design Guidelines, will be installed in late 2015 as the final stage of this project.



Creating a sense of place with street trees, pedestrian scale lighting and brick paver sidewalks.



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