

FAIRFAX COUNTY, VIRGINIA  
2005 SOUTH COUNTY AREA PLANS REVIEW  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

<b>Staff Use Only</b>
Date Received: <u>9/21/05</u>
Date Accepted: _____
Planning District: _____
Special Area: _____

**SECTION 1: NOMINATOR/AGENT INFORMATION**

Name: Clara Quintero Johnson, Fairfax County DPZ Daytime Phone: 1-703-324-1380

Address: 12055 Government Center Parkway, Suite 730, Fairfax, Virginia, 22035

Nominator E-mail Address: clara.quintero@fairfaxcounty.gov

Signature of Nominator (NOTE: There can be only one nominator per nomination):

— 

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

n/a

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

n/a

**SECTION 2: GENERAL INFORMATION**

Check appropriate supervisor district:  Braddock  Lee  Mason  Mount Vernon  Springfield

Total number of parcels nominated: 60

Total aggregate size of all nominated parcels (in acres and square feet): 1,764,180 sq. ft. 40.5 acres

Is the nomination a Neighborhood Consolidation Proposal:  Yes  No

**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**

*See Attachment V*

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

*See Attachment IV*

**SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS**

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

**Use the Plan on the Web for your citation. It is the most up-to-date. Link: [www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/). Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District, as amended through 12-6-2004, Annandale Community Planning Sector, Land Unit Recommendations, Sub-Units A-2, C-2 and E-1. See Attachment III.**

Current Plan Map Designation: Retail and Other

Proposed Comprehensive Plan Designation: Modify Sub-units A-2, C-2 and E-1 by increasing flexibility for higher intensity by removing the condition that a cinema or hotel needs to be a part of developmet proposals above 1.0 FAR.

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
<b>TOTAL</b>	<b>100%</b>
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

**SECTION 5: MAP OF SUBJECT PROPERTY**

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches. Maps in color will not be accepted.

*See Attachment II*

**SECTION 6: JUSTIFICATION**

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

*See Attachment I*

- The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office  
 Government Center Building, Suite 330  
 12000 Government Center Parkway  
 Fairfax, Virginia 22035-5505

Specific Information Table

PIN	OWNER	Address	Mailing_Address	Area_Acres
0711 04 0001A	PELEKIDIS SAMAHA JOINT VENTURE	VACATED PORTION OF 12 FOOT ALLEY ANNANDALE SUBD	6305 SUMMERDAY CT, BURKE VA 22015,	0.02
0711 04 0013A	PADIOTIS GEORGE	VACATED PRTION OF 12 FOOT ALLEY ANNANDALE SUBD	6305 SUMMERDAY CT, BURKE VA 22015,	0.04
0711 04 0018A	BEJANI LEO H BEJANI REUBEN	ANNANDALE PT LTS 18 19 20 SEC 1 9884 586	4216 ANNANDALE RD, ANNANDALE VA 22003,	0.05
0711 04 0018B	ANNANDALE SURPLUS REAL ESTATES INC	VACATED PORTION OF PINE STREET	4220 ANNANDALE RD, ANNANDALE VA 22003,	0.09
0711 04 0013B	PADIOTIS GEORGE	VACATED PORTION OF PINE STREET	6305 SUMMERDAY CT, BURKE VA 22015,	0.09
0711 04 0091B	KASSABIAN ALBERT I AND CHARLES J CARIDI	4201 ANNANDALE RD	4201 ANNANDALE RD, ANNANDALE VA 22003,	0.12
0711 04 0038	MAPLE STREET ASSOCIATES LP	7224 COLUMBIA PI	7224 COLUMBIA PI, ANNANDALE VA 22003,	0.14
0711 04 0032	FROM O LEONARD JR AND BETTY W	7236 COLUMBIA PI	1346 S COLUMBUS ST, ARLINGTON VA 22204,	0.14
0711 04 0034	CEC LLC	7232 COLUMBIA PI	4305 BACKLICK RD, C/O ELIAS FRANCIS, ANNANDALE VA 22003	0.14
0711 04 0036	JEONG GEUM Y	7228 COLUMBIA PI	7228 COLUMBIA PI, ANNANDALE VA 22003,	0.14
0711 01 0094	HAN KEE C HAN AE Y	7201 COLUMBIA PI	10565 CANTERBERRY RD, FAIRFAX STATION VA 22039,	0.16
0711 04 0052	VALIANT INVESTMENTS LC	7251 MAPLE PL	4220 N VALIANT CT, ANNANDALE VA 22003,	0.17
0711 04 0054	SHAPIRO PATRICIA C	7259 MAPLE PL	8202 TOLL HOUSE RD, ANNANDALE VA 22003,	0.18
0711 04 0053	LEE JOHN Y LEE GILJA	7257 MAPLE PL	2117 ROBIN WAY CT, VIENNA VA 22182,	0.18
0711 04 0055	KWON ROCK W KWON YOUNG S	7261 MAPLE PL	7261 MAPLE PL, ANNANDALE VA 22003,	0.20

PIN	OWNER	Address	Mailing_Address	Area_Acres
0711 01 0112	RIESETT DONALD F AND PATRICIA A	7134 LITTLE RIVER TP	110 CONNORS CI , CARY NC 27511,	0.23
0711 04 0022	TALLIA IV LP	7262 COLUMBIA PI	3512 MORNINGSIDE DR , FAIRFAX VA 22031,	0.24
0711 04 X	AMERICAN LEGION BICENTENNIAL	4206 DANIELS AV	POST 1976 INC, ANNANDALE VA 22003	0.25
0711 04 0021	BEJANI LEO H BEJANI REUBEN	4216 ANNANDALE RD	4216 ANNANDALE RD , ANNANDALE VA 22003,	0.26
0711 04 0091A	KASSABIAN ALBERT I AND CHARLES J CARIDI	7223 POPLAR ST	4201 ANNANDALE RD , ANNANDALE VA 22003,	0.27
0711 04 P	SERVICOURCE INC	7217 POPLAR ST	6295 EDSALL RD STE 175, ALEXANDRIA VA 22312,	0.27
0711 04 O	HONDROS SAM HADEED SYLVIA	7219 POPLAR ST	6228 LAKEVIEW DR , FALLS CHURCH VA 22041,	0.27
0711 04 R	HUSSAR TED W AND SUSAN V	7215 POPLAR ST	7215 POPLAR ST , ANNANDALE VA 22003,	0.27
0711 04 S	BERUBE RICHARD BERUBE GEORGE	7213 POPLAR ST	7213 POPLAR ST , ANNANDALE VA 22003,	0.27
0711 04 E	KIM D H ENTERPRISES INC	7300 MAPLE PL	7735 HUNTSMAN BV , SPRINGFIELD VA 22153,	0.28
0711 04 0056	CASTNER NELSON L TR	7263 MAPLE PL	7263 MAPLE PL STE 100, ANNANDALE VA 22003,	0.29
0711 04 U	MINNICK ASSOCIATES LLC	4201 MARTIN AV	4201 MARTIN AV , ANNANDALE VA 22003,	0.29
0711 04 T	CASEY CLUB ASSOCIATION INCORPORATED	4200 MARTIN AV	P O BOX 1827, ANNANDALE VA 22003,	0.29
0711 04 G1	LLUNG JOHN	7254 MAPLE PL	7254 MAPLE PL , ANNANDALE VA 22003,	0.30
0711 04 H1	AMERICAN LEGION BICENTENNIAL POST 1976	7250 MAPLE PL	DEPARTMENT OF VA, 4206 DANIELS AV, ANNANDALE VA 22003	0.32
0711 04 F1	LEE JUNG C TR LEE SOONKU TR	7258 MAPLE PL	2034 GEORGE WASHINGTON RD , VIENNA VA 22182,	0.33

PIN	OWNER	Address	Mailing_Address	Area_Acres
0711 01 0092C	KAYBAR ASSOC LP	7219 COLUMBIA PI	3855 PICKETT RD , FAIRFAX VA 22031,	0.33
0711 01 0111	RIESETT DONALD F AND PATRICIA A	7130 LITTLE RIVER TP	110 CONNORS CI , CARY NC 27511,	0.40
0711 01 0092A	PMIG 1010 LLC	7206 LITTLE RIVER TP	11350 RANDOM HILLS RD STE 800, FAIRFAX VA 22030,	0.42
0711 01 0092	NOVA ENTERPRISES	4301 BACKLICK RD	CARE LUBE INC, 112 ELDEN ST SUITE S, HERNDON VA 20170	0.44
0711 01 0110	RIESETT DONALD F AND PATRICIA A	7120 LITTLE RIVER TP	110 CONNORS CI , CARY NC 27511,	0.45
0711 20 0001B	CARLYN PROPERTIES LLC	7334 LITTLE RIVER TP	4733 BETHESDA AV SUITE 650, C/O FINMARC MANAGEMENT, INC., BETHESDA MD 20814	0.46
0711 04 0001	PELEKIDIS SAMAHA JOINT VENTURE	7320 LITTLE RIVER TP	6305 SUMMERDAY CT , BURKE VA 22015,	0.47
0711 04 0018	ANNANDALE SURPLUS REAL ESTATES INC	4220 ANNANDALE RD	4220 ANNANDALE RD , ANNANDALE VA 22003,	0.48
0711 04 0025	POVICH DORIS L FERBER SANDRA L	7250 COLUMBIA PI	6105 PLAINVIEW RD , BETHESDA MD 20817,	0.49
0711 04 W	AMERICAN HEART ASSN VIRGINIA AFFILIATE INC	7203 POPLAR ST	4217 PARK PL , GLEN ALLEN VA 23060,	0.50
0711 04 A	THOMPSON JOHN P AND E M MONK TRS	4209 ANNANDALE RD	CARE SOUTHLAND CORP, P O BOX 711, DALLAS TX 75221	0.51
0711 04 C	PARK JAE SHIN	7306 MAPLE PL	7306 MAPLE PL , ANNANDALE VA 22003,	0.52
0711 01 0109	HESS REALTY CORP CARE AMERADA HESS CORP	7100 LITTLE RIVER TP	PROPERTY TAX DEPT 46216, 1 HESS PLAZA WB-9, WOODBRIIDGE NJ 07095	0.61
0711 04 0057	PLAIN EAST LP GENERAL ACCOUNTING	4235 ANNANDALE RD	WACHOVIA CORP TAX NC 5568, 401 SOUTH TRYON ST, CHARLOTTE NC 28288	0.65
0711 01 0114	VIRGINIA ALCOHOLIC BEVERAGE CONTROL BOARD	7200 LITTLE RIVER TP	104 S PITT ST , ALEXANDRIA VA 22314,	0.69
0711 01 0092B	CEC LLC	4305 BACKLICK RD	4305 BACKLICK RD , ANNANDALE VA 22003,	0.71

PIN	OWNER	Address	Mailing_Address	Area Acres
0711 20 0001A	EXXON CORP	7336 LITTLE RIVER TP	TAX DEPT NO 5467, P O BOX 53, HOUSTON TX 77001	0.71
0711 01 0093	HAN KEE C HAN AE Y	DUNN PT LT 6 7 8 9	10565 CANTERBERRY RD , FAIRFAX STATION VA 22039,	0.84
0711 04 0013	PADIOTIS GEORGE	4230 ANNANDALE RD	6305 SUMMERDAY CT , BURKE VA 22015,	0.89
0711 04 0060	FORTY TWO HUNDRED PROPERTIES LLC	ANNANDALE LTS 60 61 62 63 SEC 1	C/O DAVID H MOONEY, PO BOX 4, ANNANDALE VA 22003	0.95
0711 01 0080	CHANG JAMES CHANG HYUN J	7326 LITTLE RIVER TP	8550 GEORGETOWN PI , MCLEAN VA 22102,	0.98
0711 01 0113A	KIM YOUNG H TR KIM WULSOON TR	7133A COLUMBIA PI	13736 CHARISMATIC WY , GAINESVILLE VA 20155,	1.20
0711 04 0118	KRAMER RONA E TR	4300 BACKLICK RD	CARE KRAMER ENTERPRISES, 49 RANDOLPH RD, SILVER SPRING MD 20904	1.31
0711 04 0040	7220 COLUMBIA PIKE LLC	7220 COLUMBIA PI	2007 BIRTHDAY CT , BROOKEVILLE MD 20833,	1.43
0711 01 0095	UNITED STATES POSTAL SERVICE HEADQUARTERS	4270 JOHN MARR DR	475 L ENFANT PZ W SW , WASHINGTON DC 20260,	2.92
0711 20 0003	CHOI SANG Y LC CHOI BOG N LC	4231 MARKHAM E CNTR	7510 LEE CHAPEL RD , FAIRFAX STATION VA 22039,	3.13
0711 20 0002	WEBB JOHN C TR C/O AMF BOWLING	4245 MARKHAM ST	REAL ESTATE DEPT, 8100 AMF DR, MECHANICSVILLE VA 23111	3.44
0711 04 0109A1	BOARD OF SUPERVISORS FAIRFAX COUNTY	7200 COLUMBIA PI	12000 GOVERNMENT CNTR PW SUITE 533, FAIRFAX VA 22035,	3.68
0711 01 0113	RA ANNANDALE LLC	7138 LITTLE RIVER TP	1385 HANCOCK ST , CARE THE STOP & SHOP COMPANIES R E TAX DEPT, QUINCY MA 02169	4.57

## Statement of Justification

The purpose of this nomination is to encourage housing as a part of mixed use development in the town center portion of Sub-units A-2, C-2 and E-1. Currently, a cinema or hotel is a required component to achieve the higher intensity option. The following proposed Plan text adds flexibility for higher intensity by removing the condition that a cinema or hotel needs to be a part of the development proposal.

The potential for change with this Plan amendment could be mixed use, with residential, that exceeds an intensity of 1.0 FAR. Mixed use with residential could include one or more other uses such as office or retail.

A parameter that is proposed to remain in the Plan guidance is that peak-hour vehicular trip generation for proposed development should be no greater than that for office at .70 FAR. In terms of multifamily residential development, it is estimated that 55-65 du/ac may generate approximately the same vehicular trips as office at an intensity of .7 FAR.

REPLACE: Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District, as amended through 12-6-2004, Annandale Community Planning Sector, Land Unit Recommendations, Sub-Unit A-2:

~~Under this town center option, intensity up to 1.0 FAR may be considered if the above conditions are met and if a residential component is included. If a cinema and/or hotel is incorporated as part of the mixed use development, an intensity exceeding 1.0 FAR may be considered provided that peak-hour vehicular trip generation is determined to be no greater than that for office use at .70 FAR. A housing component, such as Senior Independent Living or Working Singles residences as offered by the Fairfax County Redevelopment and Housing Authority, may also be considered subject to the same traffic generation limitation.~~

Under this town center option, if a cinema, hotel or residential component is incorporated as part of the mixed use development, an intensity exceeding 1.0 FAR may be considered provided that peak-hour vehicular trip generation is determined to be no greater than that for office use at .70 FAR. A housing component, such as Senior Independent Living or Working Singles residences as offered by the Fairfax County Redevelopment and Housing Authority may also be considered subject to the same traffic generation limitation.

REPLACE: Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District, as amended through 12-6-2004, Annandale Community Planning Sector, Land Unit Recommendations, Sub-Unit C-2:

~~*Higher Intensity Options* Higher intensity retail/office/residential mixed use up to 1.0 FAR may be considered provided that a cinema and/or hotel is included as part of the mixed use and that peak-hour vehicular trip generation is determined to be no greater than that for office use at .70 FAR.~~

~~Intensity exceeding 1.0 FAR may be considered if one or more of the following additional conditions are met:~~

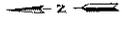
- ~~• A housing component, such as Senior Independent Living, or Working Singles residences as offered by the Fairfax County Redevelopment and Housing Authority, is included;~~
- ~~• A public park or open space at least one-half acre is provided; and~~
- ~~• Peak-hour vehicular trip generation is determined to be no greater than that for office use at .70 FAR.~~

~~Under this option, if a cinema, hotel or residential component is incorporated as part of the mixed use development, an intensity exceeding 1.0 FAR may be considered provided that peak-hour vehicular trip generation is determined to be no greater than that for office use at .70 FAR. A housing component, such as Senior Independent Living or Working Singles residences as offered by the Fairfax County Redevelopment and Housing Authority, or a public park or open space of at least one-half acre, may also be considered subject to the same traffic generation limitation.~~

REPLACE: Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District, as amended through 12-6-2004, Annandale Community Planning Sector, Land Unit Recommendations, Sub-Unit E-1:

~~Intensity up to 1.0 FAR may be considered if a residential component is included. With the incorporation of a cinema as part of the mixed use, an intensity exceeding 1.0 FAR may be considered provided that peak hour vehicular trip generation is determined to be no greater than that for office use up to .70 FAR. The provision of structured parking shared with adjacent uses should be encouraged.~~

~~Under this town center option, if a cinema, hotel or residential component is incorporated as part of the mixed use development, an intensity exceeding 1.0 FAR may be considered provided that peak-hour vehicular trip generation is determined to be no greater than that for office use at .70 FAR. A housing component, such as Senior Independent Living or Working Singles residences as offered by the Fairfax County Redevelopment and Housing Authority may also be considered subject to the same traffic generation limitation.~~



**SCALE**  
 1" = 50'  
**FEET**

Map file: 05-I-11A-11A-0001.dwg  
 Date: 05/11/11  
 Author: [illegible]  
 Project: [illegible]

**GENERAL NOTES**

**ZONING**  
 The use or development of the property shall conform to the zoning ordinance as amended, and no use or development shall be permitted which is prohibited by the zoning ordinance.

**Administrative Index**  
 59-4 16-3 16-4  
 70-2 71-2  
 70-4 71-3 71-4

**PROPERTY MA ZONING**  
 71-1  
 Revised to: 01/01/10

**ADMINISTRATIVE INDEX**

**SHEET INDEX**

**PROPERTY MA ZONING**  
 71-1  
 Revised to: 01/01/10

**ADMINISTRATIVE INDEX**

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**PROPERTY MA ZONING**  
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**PROPERTY MA ZONING**  
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 Revised to: 01/01/10

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**PROPERTY MA ZONING**  
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 Revised to: 01/01/10

**ADMINISTRATIVE INDEX**

**SHEET INDEX**

**PROPERTY MA ZONING**  
 71-1  
 Revised to: 01/01/10

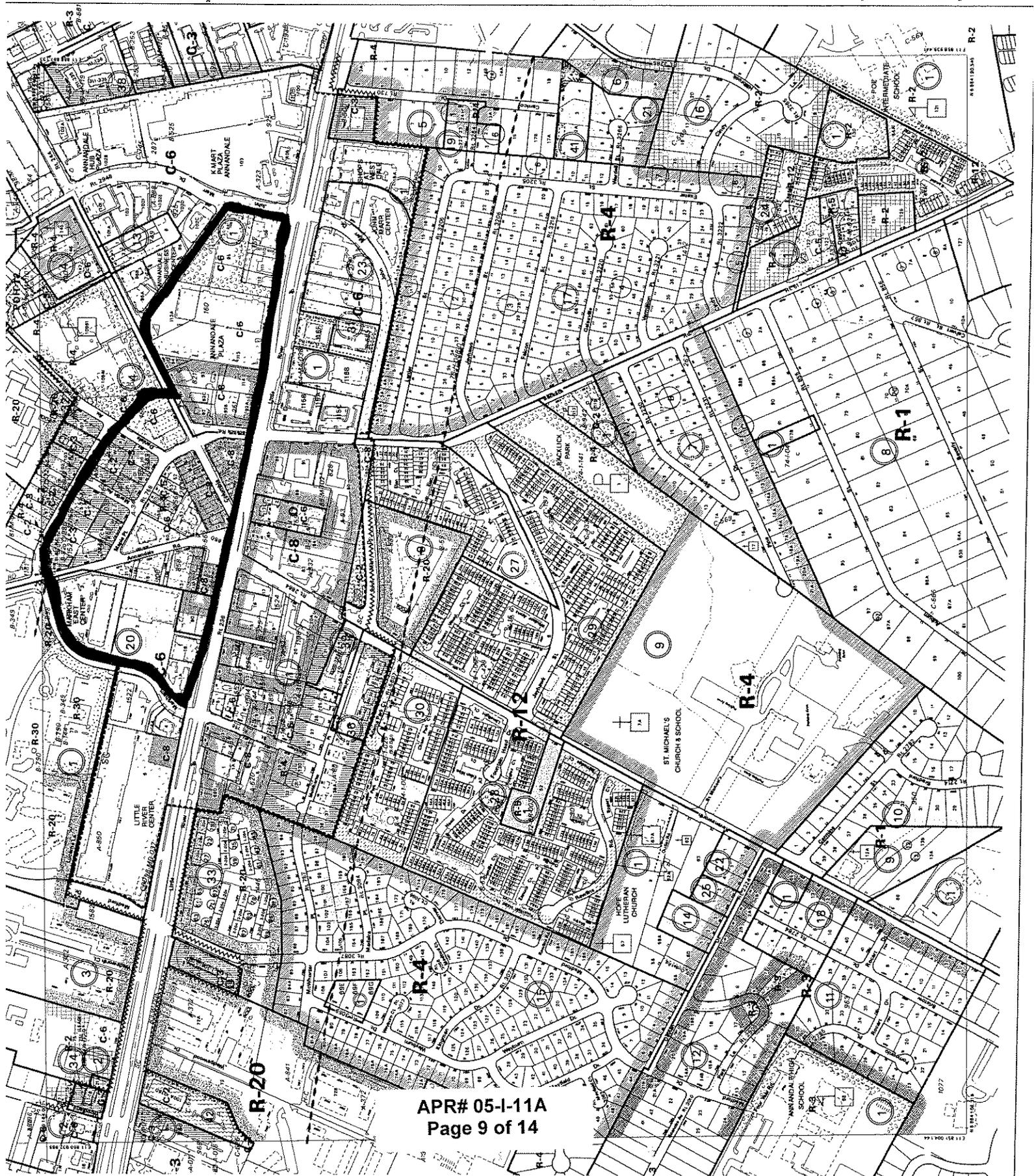
**ADMINISTRATIVE INDEX**

**SHEET INDEX**

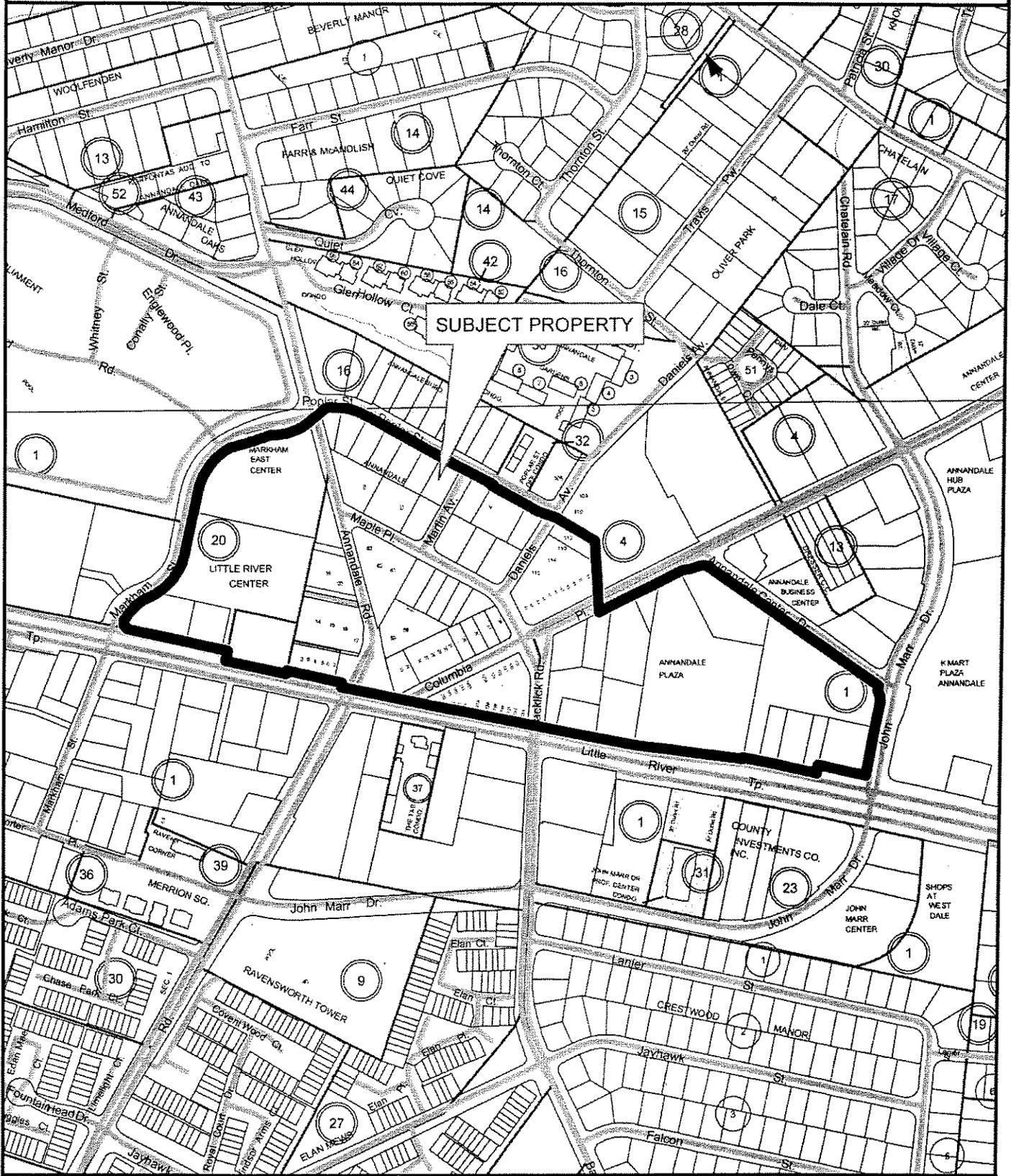
**PROPERTY MA ZONING**  
 71-1  
 Revised to: 01/01/10

**ADMINISTRATIVE INDEX**

**SHEET INDEX**



# SUBJECT PROPERTY



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
PARCEL INFORMATION CURRENT TO AUGUST 2005



## Adopted Comprehensive Plan Text

Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District, as amended through 12-6-2004, Annandale Community Planning Sector, Land Unit Recommendations, Sub-Unit A-2:

### Sub-Unit A-2

*Higher-Intensity Option, Town Center Area*--The eastern and southern portions of Sub-Unit A-2, which are oriented to the intersection of Annandale Road and Little River Turnpike, are within the Annandale CBC Town Center area. Redevelopment in this area should provide for a variety of day and evening uses and a more urban, pedestrian oriented character than the remainder of the CBC. Structured parking as well as pedestrian amenities should be provided. To achieve this special character for this portion of the sub-unit, higher-intensity retail/office/residential mixed use up to .70 FAR may be considered provided that the following additional conditions are met:

- Parcel consolidation of at least two acres occurs;
- Building height is limited to 60 feet, or 75 feet if the top story is incorporated into a decorative roof element;
- Parking is located to the rear or below grade with the primary building facades facing Little River Turnpike and/or Annandale Road;
- A primary entrance should be provided from Annandale Road opposite Maple Place, if appropriate to the site;
- Retail uses are located on the ground floor with direct public access and display windows oriented to the street;
- Articulated rooflines and/or building corner features, such as entries or towers, are provided; and
- Streetscape treatments and pedestrian amenities, such as outdoor seating areas, works of art, or water features, are provided.

Under this town center option, intensity up to 1.0 FAR may be considered if the above conditions are met and if a residential component is included. If a cinema and/or hotel is incorporated as part of the mixed use development, an intensity exceeding 1.0 FAR may be considered provided that peak-hour vehicular trip generation is determined to be no greater than that for office use at .70 FAR. A housing component, such as Senior Independent Living or Working Singles residences as offered by the Fairfax County Redevelopment and Housing Authority, may also be considered subject to the same traffic generation limitation.

Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District, as amended through 12-6-2004, Annandale Community Planning Sector, Land Unit Recommendations, Sub-Unit C-2:

**Sub-Unit C-2**

Sub-Unit C-2 includes over twelve acres and is located within the planned Annandale CBC Town Center area. The sub-unit is planned to serve as a focal point for the Annandale CBC--an identifiable place near the geographic center where people can gather, where pedestrian ways converge, where there are a variety of uses, and where there is day, evening and weekend activity. To achieve this vision, mixed-use or multi-use projects combining retail, residential, and office components should be encouraged if they include urban design features supportive of the objectives for this sub-unit. In particular, attractive, well-designed residential development, compatible in character and scale to that planned for Sub-Unit C-1, should be encouraged. Also within this sub-unit, Poplar Street, Maple Place, Martin Avenue, and Columbia Pike are planned for both vehicular and pedestrian use and with ground-level retail uses to encourage pedestrian activity. Because of this, primary building facades and entrances should be designed to face the street with shared parking lots or structures to the rear or beneath buildings. Automobile-oriented commercial uses having high trip generation potential and drive-through facilities should be discouraged in this sub-unit.

Upon the completion of the Poplar Street improvement between Annandale Road and Columbia Pike, and the realignment of Columbia Pike to Backlick Road, streets within this land unit may be realigned or reoriented to improve site access and circulation. The portion of Columbia Pike west of Backlick Road should be closed after its realignment with Backlick Road. A primary entrance to the land unit should be provided as a one-way street extending north from Annandale Road to the planned traffic circle at the intersection of Maple Place and Martin Avenue. The intersections of Annandale Road/Poplar Street and Columbia Pike/Maple Place should be improved to eliminate offsets and improve geometrics. Streets should have a pedestrian orientation and non-arterial streets should provide for on-street parking.

Structured above- or below-grade parking should be encouraged as well as the provision of pedestrian amenities. To achieve this character, higher-intensity retail/office mixed use up to .70 FAR may be considered provided that the following conditions are met:

- Parcel consolidation of at least two acres occurs;
- Building height is limited to 60 feet with a potential of 75 feet for a top story incorporated into an architectural roof element;
- Parking is located to the rear or below grade with the primary building facades facing Poplar Street, Maple Place, Martin Avenue, Annandale Road, and Columbia Pike;

- Retail uses are located on the ground floor with direct public access and display windows oriented to the street;
- Articulated rooflines and/or building corner features, such as entries or towers, are provided; and
- Streetscape treatments and pedestrian amenities, such as outdoor seating areas, works of art, or water features, are provided.

*Higher-Intensity Options*—Higher-intensity retail/office/residential mixed use up to 1.0 FAR may be considered provided that a cinema and/or hotel is included as part of the mixed use and that peak-hour vehicular trip generation is determined to be no greater than that for office use at .70 FAR. Intensity exceeding 1.0 FAR may be considered if one or more of the following additional conditions are met:

- A housing component, such as Senior Independent Living, or Working Singles residences as offered by the Fairfax County Redevelopment and Housing Authority, is included;
- A public park or open space at least one-half acre is provided; and
- Peak-hour vehicular trip generation is determined to be no greater than that for office use at .70 FAR.

Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District, as amended through 12-6-2004, Annandale Community Planning Sector, Land Unit Recommendations, Sub-Units E-1:

#### **Sub-Unit E-1**

Sub-Unit E-1 includes nearly fourteen acres and is bounded by Little River Turnpike on the south, Columbia Pike and Annandale Center Drive on the north, Backlick Road on the west, and John Marr Drive on the east. It is currently developed with several smaller automobile oriented, business service, and retail uses plus the newly remodeled Annandale Plaza Shopping Center and the new Annandale Post Office. This sub-unit is planned for community-serving retail use at up to .35 FAR with streetscape and parking area landscaping. This sub-unit is at the visual heart of the Annandale CBC and includes a portion of the Annandale CBC town center area. Because of this, development of any additional retail uses adjacent to Little River Turnpike, Backlick Road, or Columbia Pike should present a primary facade to that street and provide sidewalk access and landscaping complementary to streetscape improvements for the area. Vehicular access should be consolidated with adjacent uses, particularly along Little River Turnpike and Columbia Pike.

*Higher-Intensity Options, Town Center Area*--The western portion of Sub-Unit E-1, parcels 71-1((1))92-94 and 114, is oriented to the intersection of Columbia Pike, Backlick Road, and Little River Turnpike and considered to be within the CBC town center area. This area includes approximately three and one-half acres. Redevelopment in this area should provide for a variety of day and evening uses and a more urban, pedestrian oriented character than the remainder of the CBC. Structured parking as well as pedestrian amenities should be provided. To achieve this character for this portion of the sub-unit, higher-intensity retail/office mixed use up to .70 FAR may be considered provided that the following additional conditions are met:

- Parcel consolidation of at least two acres occurs;
- Building height is limited to 60 feet with a potential of 75 feet for a top story incorporated into an architectural roof element;
- Parking is located to the rear or underground with vehicular access limited to Columbia Pike and Little river Turnpike;
- Primary building facades face Little River Turnpike, Backlick Road, and Columbia Pike;
- Retail uses are located on the ground floor with direct public access and display windows oriented to the street;
- Articulated rooflines and/or building corner features, such as entries or towers, are provided; and
- Streetscape treatments and pedestrian amenities--such as outdoor seating areas, works of art, ornamental planting, or water features-are provided.

Intensity up to 1.0 FAR may be considered if a residential component is included. With the incorporation of a cinema as part of the mixed use, an intensity exceeding 1.0 FAR may be considered provided that peak-hour vehicular trip generation is determined to be no greater than that for office use up to .70 FAR. The provision of structured parking shared with adjacent uses should be encouraged.

Under options for the town center portion of Sub-Unit E-1, access and circulation to this redevelopment area may be substantially improved by including the abutting parcels to the east (Tax Map 71-1((1))113 and 113A). As an incentive to encourage more coordinated site design, redevelopment of these parcels in conjunction with the town center area may be considered at an intensity up to .50 FAR.