

ANNANDALE PLANNING DISTRICT

Planning District Overview and Character

The Annandale Planning District is located in the central eastern portion of Fairfax County. The District is bounded by Gallows Road and Holmes Run Stream Valley to the north, Indian Run Stream Valley and I-395 to the east, the Southern Railroad right-of-way to the south, and Guinea Road, Olley Lane and Rolling Road to the west. The District includes both suburban land use patterns (single-family detached dwelling subdivisions with a handful of retail shopping centers) as well as the more urbanized Annandale Community Business Center. The District is located in both the Mason and



Braddock Supervisory Districts. The boundary of these districts generally follows the Capital Beltway (I-495). The Annandale Planning District contains land in two watersheds — Accotink Creek and Cameron Run. Although the majority of the Park Authority land area is within the Accotink Creek watershed, the park parcels are fairly evenly distributed across the planning district, to include both watersheds. Both of these streams have somewhat urban watersheds with few to no stormwater controls and severe degradation from excessive runoff, despite the relatively diffuse development in portions of the planning district.

The character of the District is both suburban and urban. The eastern portion is urbanized in a manner similar to the Baileys and Lincolnia planning districts. The eastern portion of the District with the higher density was settled in the middle twentieth century. The western part of the District has a lower intensity of development and there are some large tracts of open space where suburban development occurred in the later quarter of the last century. Annandale has an above-average population density compared with the rest of Fairfax County. The character of the Annandale parks reflects the urban/suburban density bifurcation that follows the Capital Beltway (I-495).

The Annandale Community Business Center (CBC) is located in the central portion of the planning district. The CBC is an older, suburban commercial area that is designated as a County Commercial Revitalization District to encourage commercial revitalization in central Annandale.

In 2004, 70,422 people resided in the Annandale Planning District. That number is projected to grow to 73,170 by the year 2015, as shown in Table 1. Annandale currently has the smallest population increase in the county. This area of the County has retained a stable population level because the District has been largely developed since the 1970s. As countywide housing costs have risen, Annandale's have decreased to a point where the District is considered a somewhat affordable area of the County. Its location has the benefit of having close proximity to the Nation's Capital and an extensive public transit system, including Metrobus and the Fairfax Connector. Older multi-family housing stock is also located in Annandale that provides more affordable dwelling opportunities than other areas of the county.

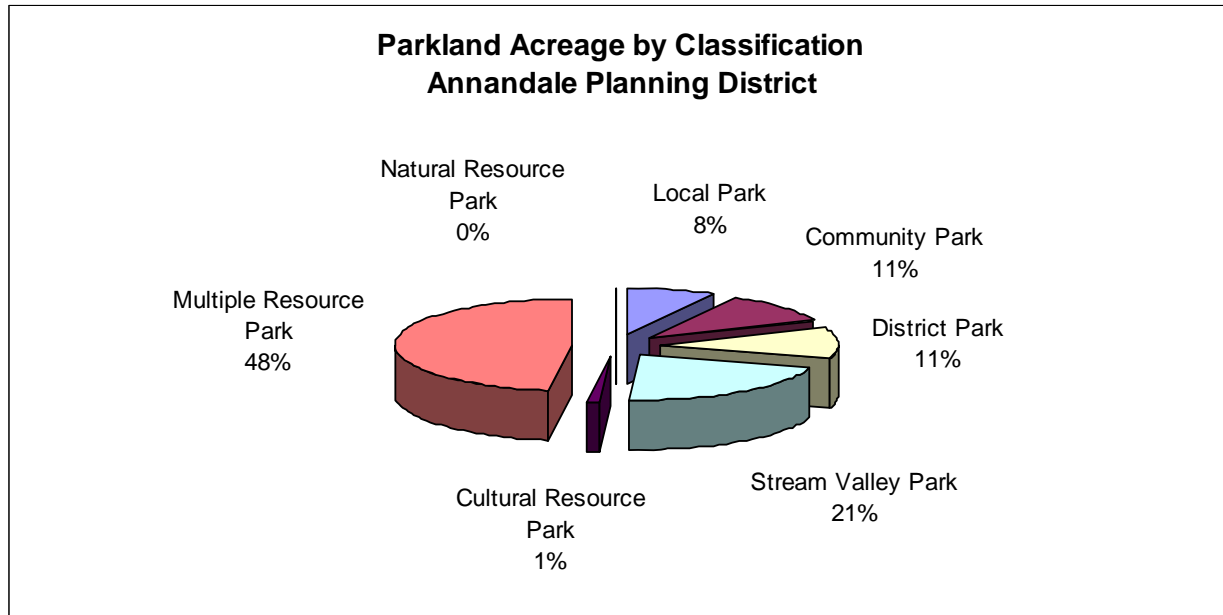
The ethnic diversity of the District population since the early settlement of the 1970s has increased significantly. About 30 percent of the population is foreign-born. Significant minority populations include Hispanic, Indian, Korean, and Vietnamese. The Asian population in Annandale is the second-highest in the county. Besides English, the most significant languages spoken in Annandale include Spanish, Vietnamese, Hindi, Urdu, Punjabi, and Korean.

Table 1: Demographic Indicators for Annandale

Annandale Demographic Data			
	Annandale	Fairfax County	District Rank
Total Population			
1980 Population	66,466	596,901	4 of 14
2005 Population	70,981	1,041,242	5 of 14
2004 Population Density	7.0 per acre	4.5 per acre	9 of 14
Median Market Housing Value	\$378,811	\$349,000	6 of 14
Housing Units 2005	66,256	384,683	6 of 14
Nonresidential Structure Gross Floor Area 2004	48,074,880	229,527,736	8 of 14
2000 Households (HH)	56,903	348,714	6 of 14
w/o Children	59%	63%	10 of 14
w Children under 18	41%	37%	5 of 14
Total Population in 2000	162,010	969,749	5 of 14
White	73.8%	69.9%	8 of 14
Black	6.8%	8.6%	12 of 14
Asian & Pacific Islander	11.7%	13.1%	2 of 14
Other or Two or More	7.7%	8.5%	7 of 14
Hispanic (can be of any race)	9.8%	11.0%	6 of 14

Park System Overview

The Annandale planning district has ten community planning sectors and a total land area of 11,947 acres. The Fairfax County Park Authority currently maintains 12.4 percent of the land in the District as public parkland. A majority of the park land use is forested (60.7 percent), with treed areas not in forests at 15 percent and managed areas comprising 13.7 percent. This planning district is in Park Authority Maintenance Areas 2 and 4.



There are a total of 42 public parks in this District. The majority of the parkland in the area was acquired in the 1960's, when more open space was available. Since then, an almost complete build-out of the district has occurred. While a majority of parkland in this District is forested, these parcels of undeveloped land are not contiguous and do not provide the connected green infrastructure necessary for habitat and/or trail use.

Park locations are shown by Community Planning Sectors on Map 1. Table 2 lists individual public parks, their acreage, classification and master plan approval date, if any, for each Community Planning Sector.

Map 1: Park and Recreation Lands in the Annandale Planning District

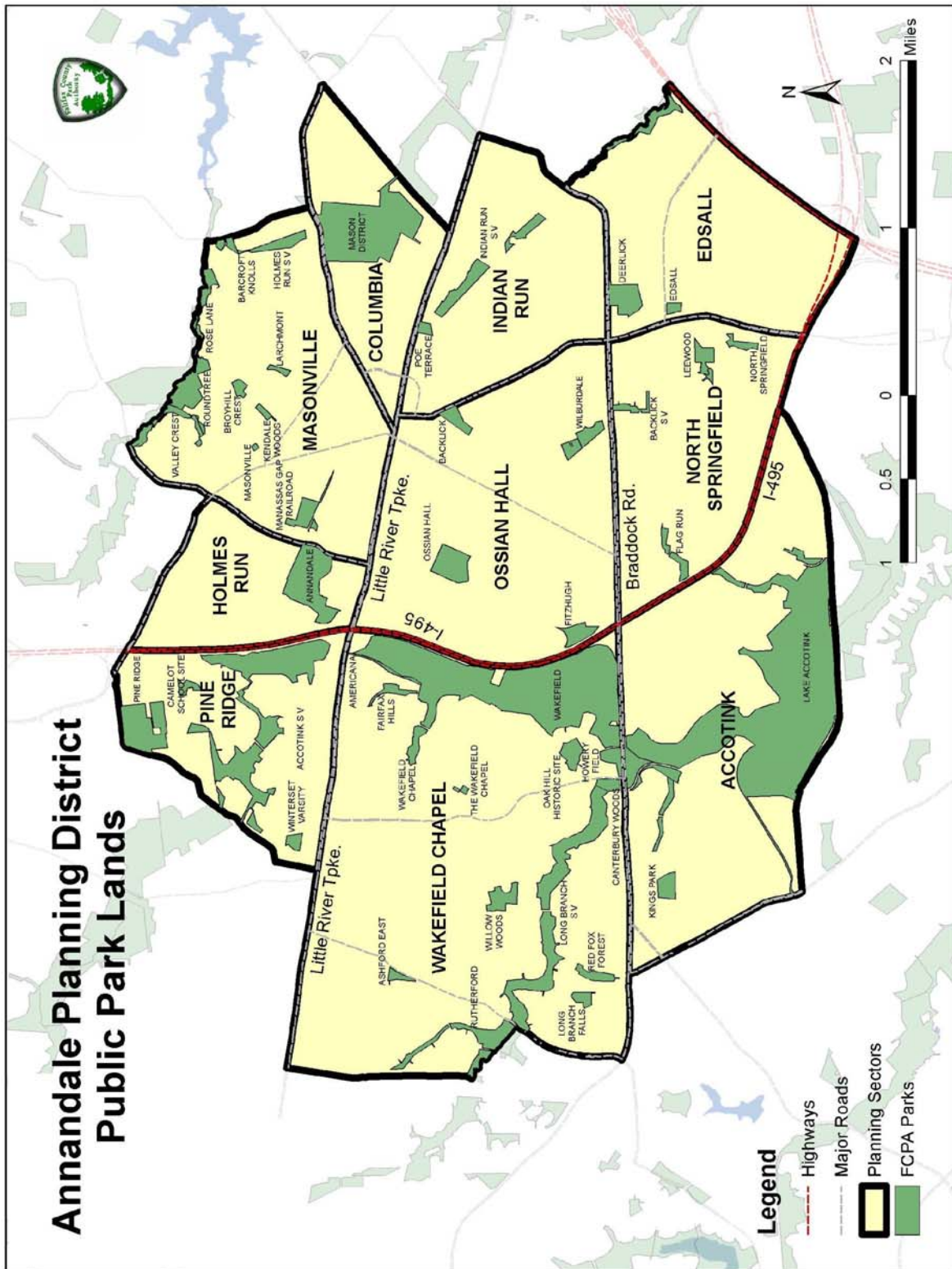


Table 2: Parks by Planning Sector in the Annandale Planning District

SECTOR	Park Name	Park Class	Acres	Master Plan Date
A1 MASONVILLE	BARCROFT KNOLLS	Neighborhood	0.46	
	BROYHILL CREST	Neighborhood	3.96	1978
	HOLMES RUN STREAM VALLEY	Stream Valley	28.34	
	KENDALE WOODS	Neighborhood	2.40	1984
	LARCHMONT	Neighborhood	2.45	1978
	MANASSAS GAP RAILROAD	Cultural	13.24	not sure
	MASONVILLE	Neighborhood	0.69	1978
	ROSE LANE	Neighborhood	1.18	1989
	ROUNDTREE	Community	22.06	1971
	VALLEY CREST	Neighborhood	6.18	1983
A2 COLUMBIA	MASON DISTRICT	District	120.18	2002
A3 INDIAN RUN	INDIAN RUN STREAM VALLEY	Stream Valley	25.05	
	POE TERRACE	Neighborhood	3.41	1984
A4 EDSALL	INDIAN RUN STREAM VALLEY	Stream Valley	11.13	
	DEERLICK	Community	19.31	1985
	EDSALL	Community	3.36	1971
A5 NORTH SPRINGFIELD	BACKLICK STREAM VALLEY	Stream Valley	7.35	
	FLAG RUN	Neighborhood	8.65	1977
	LEEWOOD	Neighborhood	9.11	1975
	NORTH SPRINGFIELD	Neighborhood	5.06	
A6 ACCOTINK	ACCOTINK STREAM VALLEY	Stream Valley	19.08	
	KINGS PARK	Community	9.24	1967
	LAKE ACCOTINK	Natural Resource	438.07	1993
	LONG BRANCH STREAM VALLEY	Stream Valley	1.28	
A7 WAKEFIELD CHAPEL	AMERICANA	Community	3.89	
	ASHFORD EAST	Neighborhood	3.83	
	CANTERBURY WOODS	Neighborhood	5.71	1985
	FAIRFAX HILLS	Neighborhood	5.99	
	HOWERY FIELD	Community	7.65	1985
	LONG BRANCH FALLS	Neighborhood	5.14	

	LONG BRANCH STREAM VALLEY	Stream Valley	99.38	
	RED FOX FOREST	Neighborhood	7.23	
	RUTHERFORD	Community	16.96	1971
	THE WAKEFIELD CHAPEL	Cultural Resource	1.50	
	WAKEFIELD	Multiple Resource	287.90	2002
	WAKEFIELD CHAPEL	Neighborhood	7.72	
	WILLOW WOODS	Neighborhood	12.45	
A8 PINE RIDGE	ACCOTINK STREAM VALLEY	Stream Valley	123.09	
	PINE RIDGE	Community	41.63	2007
	WINTERSET VARSITY	Community	4.69	
A9 HOLMES RUN	ANNANDALE	District	51.88	1997
A10 OSSIAN HALL	BACKLICK	Neighborhood	8.53	1978
	BACKLICK STREAM VALLEY	Stream Valley	5.49	
	FITZHUGH	Neighborhood	10.67	1984
	OSSIAN HALL	Community	22.64	2004
	WILBURDALE	Community	8.12	1964
TOTAL			1503.33	

The Park Authority provides for the Annandale planning district a range of recreation facilities at parks in all classification categories, as shown in Table 3. The character of the park system varies greatly from the eastern to the western portion of the Planning District. While the eastern area inside the Beltway has smaller local parks embedded in older subdivisions that contain recreational facilities, the western portion of Annandale contains some of the largest contiguous open space in the County where significant natural resources are protected. Map 2 depicts the distribution of parks by classification within the district. Recreational facilities vary greatly, reflecting the dual mission of the Park Authority of balancing the need for public recreational facilities with preservation of natural and cultural resources. The parks include small neighborhood parks with tot lots and open play areas; a stream valley with a natural surface trail; and a large multiple resource park with a RECenter, trails and athletic fields. Neighborhoods on the periphery of the district are often served by parks located in adjacent planning districts.

Map 2: Parkland Classification in the Annandale Planning District

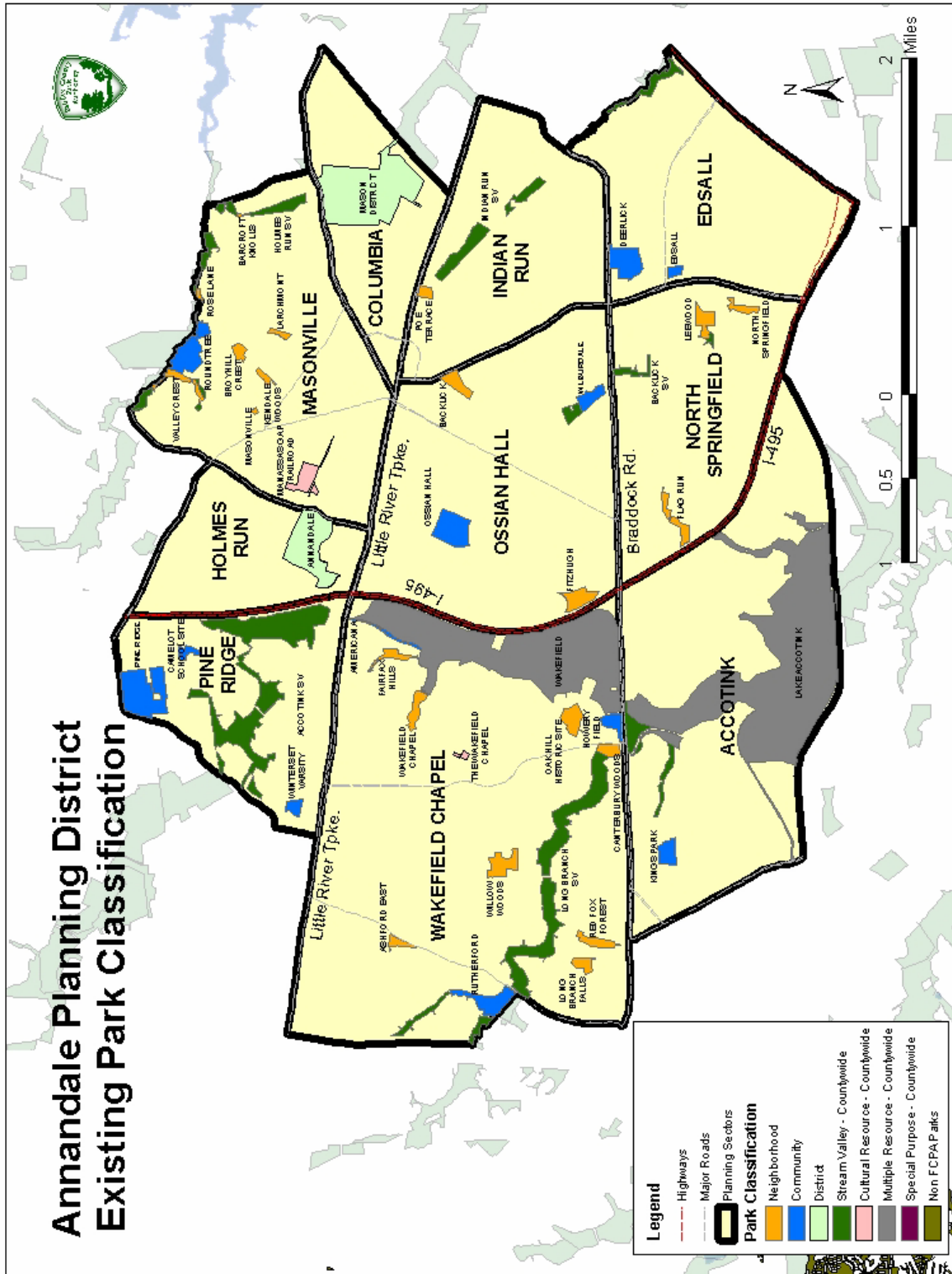


Table 3: Park Facilities provided by PARK AUTHORITY in Annandale Planning District

PARK NAME	Restrooms	GOLF	Mini Golf	TRAILS	PICNIC SHELTERS	Picnic Tables	PLAYGROUNDS	RECTANGLE FIELDS	DIAMOND FIELDS	Sand Volleyball Courts	TENNIS	MULTI-USE COURTS	RECenter	Garden Plots	HISTORIC FEATURE	WATER ACTIVITIES	Nature Center	Dog Park	SPECIALTY FEATURES
ACCOTINK STREAM VALLEY				●											●				
AMERICANA									●										
ANNANDALE	●			●	●	●	●	P	●		●	●			●		●		
ASHFORD EAST																			
BACKLICK				●		●	●				●	●							
BACKLICK STREAM VALLEY																			
BARCROFT KNOLLS																			
BROYHILL CREST				●			P				P	P		●					
CAMELOT SCHOOL SITE											●								
CANTERBURY WOODS				●		P	P				●	●							
DEERLICK				●		P	P				●	P			●				
EDSALL				P		●	●												
FAIRFAX HILLS																			
FITZHUGH				●			●					●			●				
FLAG RUN																			
HOLMES RUN STREAM VALLEY				●															
HOWERY FIELD	P			●			P	●	●										
INDIAN RUN STREAM VALLEY				●											●				
KENDALE WOODS						●	●				●	●							
KINGS PARK				●		●	●		●		●	●							
LAKE ACCOTINK	●		●	●	●	●	●			●					●	●			●
LARCHMONT				P															
LEEWOOD				●															
LONG BRANCH FALLS																			
LONG BRANCH STREAM VALLEY				●															
MANASSAS GAP RAILROAD				●											●				
MASON DISTRICT	●			●	●	●	●	●	●		●	●			●		●	●	
MASONVILLE				P		●													
NORTH SPRINGFIELD																			
OAK HILL HISTORIC SITE				●	P			P											
OSSIAN HALL				●		●	●		●		●	●							
PINE RIDGE				●				●	●					●	●				
POE TERRACE						P									●				
RED FOX FOREST																			
ROSE LANE				●	●	●	●					●							
ROUNDTREE	●			●	●	●	●	●	●		●	●							
RUTHERFORD	P			●		●	●		●		●	●							
THE WAKEFIELD CHAPEL	●														●				
VALLEY CREST				●											●				
WAKEFIELD	●			●		●	●	●	●	P	●	●	●	●	●				●
WAKEFIELD CHAPEL																			
WILBURDALE						●	●		●			●							
WILLOW WOODS				●		P	P												
WINTERSET VARSITY						●	●	●											

Facilities Exist ●
Facilities Planned P

Summary of Major Parks and Facilities

Park Authority Parks and Facilities

The Park Authority provides a range of recreation facilities at 42 parks and golf courses in all park classifications. Wakefield Chapel, the Manassas Gap Railroad Park and Oak Hill Historic Site provide significant cultural resources and are discussed in the Summary of Cultural Resources section of the report. Hidden Oaks Nature Center is one of the county's premier facilities for teaching the public about the area's natural resources.

The Accotink Stream Valley Park straddles both the Annandale and Fairfax Planning Districts, with approximately 142 acres located in Annandale. This Stream Valley Park serves as a significant thoroughfare for The Cross County Trail, as well as one of the few contiguous natural areas in the eastern section of the county. This park forms the northern boundary of the Accotink Creek stream valley in the Annandale planning district, which runs south into Wakefield and Lake Accotink parks.

Wakefield Park is located just south of Accotink Stream Valley Park at the intersection of I-495 and Braddock Road. It is the second largest park in Annandale. It contains a variety of recreational features for those seeking athletic, natural resource and cultural resource-oriented activities. Unique recreational facilities not included in Table 3 include those for fishing, orienteeing, geocaching and mountain biking. The Audrey Moore RECenter is located in this park and provides a natatorium, fitness center, racquetball and squash courts, gymnasium and program space. Just outside of the RECenter is Fairfax County's only Skate Park. Wakefield also has many kinds of trails ranging from wide, paved areas for strolling to single track trails for mountain bikers to natural surface trails along the Cross-County Trail. The Wakefield Farmer's Market brings local vendors to the park every Wednesday from May through October. Wakefield also contains a synthetic-turf rectangle field, and six diamond fields. All fields are lighted to provide evening use.

Lake Accotink Park is a 493-acre natural area just minutes from the Springfield Interchange and the Franconia-Springfield Metro Station. The park's 50-acre lake, wetlands and streams offer abundant opportunities for boating, fishing, bird watching, photography and more. Additional facilities include a snack bar, picnic areas with grills, a playground, extensive hiking and biking trails, and a Visitors Center with interpretive exhibits. For a fee, visitors may play on the Lucky Duck Miniature Golf course, ride the park's antique carousel, take a cruise on the pontoon tour boat, or rent pedal boats, canoes, rowboats or bikes. A 3.75-mile biking and hiking trail loops around the lake and is part of the contiguous forty-mile Cross-County Trail, which links

trail users to other parks and recreation centers. Offshoots from the loop trail and the CCT connect to the surrounding neighborhoods, providing access to people who can walk or bike to and through the park. On the western side of the park, mountain bikers have created single-track trails off of the main trail loop.

When combined, Lake Accotink and Wakefield create one of the largest tracts of contiguous parkland in the County. Their combined acreage is over 700 acres and they provide an extensive habitat for a diverse group of animal, bird, plant and aquatic species. This parkland also provides recreational facilities that require large tracts of land, such as mountain biking, orienteering, and geocaching. There are also natural and cultural resource-based activities at both parks, including nature programs and interpretive exhibits. Other area jurisdictions are often unable to provide these natural resources and recreational facilities so these parks are often used by visitors who live outside of Fairfax County.

Mason District Park includes two lighted diamond fields, two rectangular fields (one of which is synthetic turf and lighted), six tennis courts, an off-leash dog area (maintained by the Mason District Dog Opportunity Group, two basketball courts, a large natural area, a hiking trail, playground and a tot lot. It also has an amphitheatre that hosts seasonal programming activities, such as Arts in the Parks, a free children's entertainment series held Saturday mornings, and the Spotlight by Starlight series.

Ossian Hall Park has recently been master-planned and Phase 1 of planned development including a trail network and entrance features is complete. This park, which utilizes design concepts of a more urban-style park, currently contains two lighted diamond fields, formal pedestrian entrances, a playground, lighted multi-use and tennis courts, parking and a trail system designed to open the park up to surrounding neighborhoods. Future development will include a plaza, a rectangular field, picnic shelters, a managed woodland area, expanded parking and a lit multi-use area.

Pine Ridge Park serves a large part of Annandale's athletic needs with three diamond fields and three rectangular fields that are planned to be lit. Gardeners also benefit from this park that includes 159 garden plots, and a seasonal mulching operation. There is also a natural area with trail, and connections to The Cross County Trail.

The Cross County Trail, which is over 40 miles long, extends from the northern to the southern boundary of the County and serves as the primary north-south trail corridor. The Cross County Trail runs south from through the Accotink Creek Stream Valley Park in the central portion of the planning district.

Hidden Oaks Nature Center is located in Annandale Park and contains natural and cultural history exhibits, a library, and an auditorium. A naturalist is always available during operating hours to provide information. Annandale Park provides a nature trail, a playground, picnic shelter, ballfields, and the Fred M. Packard Center, a cooperative gallery for local artists and headquarters for the Fairfax County Council on the Arts.

Future facilities planned but not yet built in Annandale include rectangular fields at Ossian Hall, Annandale and Rutherford parks; picnic shelters at Ossian Hall and Annandale parks; gymnasium expansion, Skate Park expansion, parking lot expansion, and a roller hockey facility at Audrey Moore RECenter; and basketball courts at Deerlick park.

Parks and Facilities Provided by Other Entities

As shown in Table 1, the Fairfax County Park Authority owns and manages approximately 1,484 acres of public parkland in the Annandale Planning District. No other public entities provide significant public park and recreation opportunities in the district. However, the Northern Virginia Community College (NVCC), is a large land owner in this planning district and it provides some open space, including a small pond and rectangular field. The open space is located along Little River Turnpike (Route 236) with easy access.

The Fairfax Sportsplex is a privately-owned indoor recreational facility located in the Shirley Industrial Complex near I-395. It has over an acre of indoor, synthetic-turf athletic fields for organized sports activities such as soccer and lacrosse. Space is available to the public for a rental fee.

Summary of Natural Resources

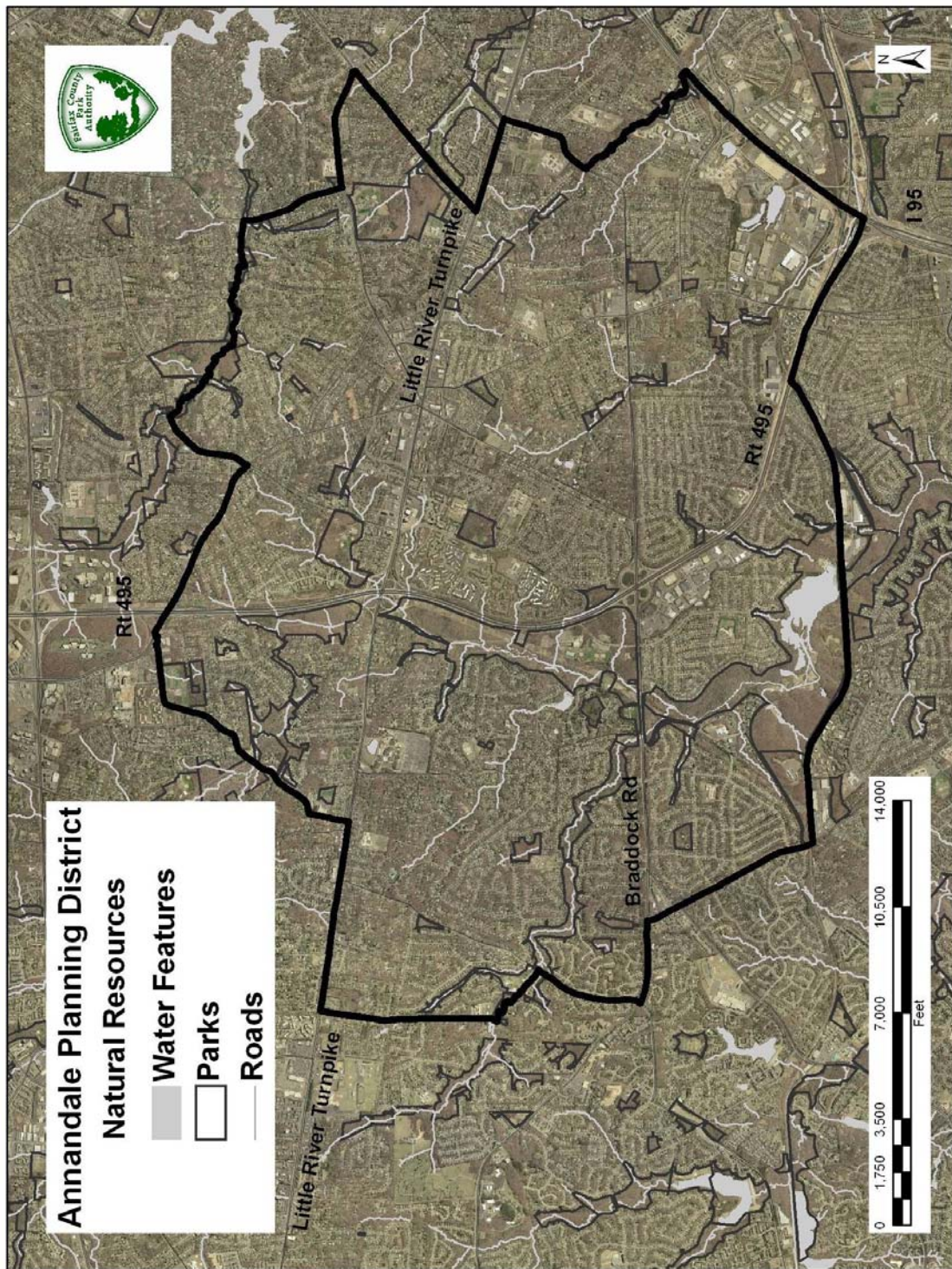
The majority of the natural areas in the district are under Park Authority ownership, though many smaller natural areas are under a mix of owners including corporate and private holdings. In many areas, the connectivity in the stream valley corridors is tenuous due to many private parcels in those areas with no permanent protection. In addition, most of the uplands are developed thus limiting available upland habitat. The aerial photo in Map 3 shows parkland in a landscape context with streams.

Coordinated assessment, research and documentation of natural resources on public and private properties are lacking. Natural resource inventories have been completed for only one of the parks in the Annandale Planning District.

The larger parks in the Annandale District, including portions of Accotink Stream Valley Park, Lake Accotink Park, Wakefield Park and the Mason District Park, are not completely connected by stream corridors. They are surrounded

by intense development that produces significant encroachments. These parks contain high-quality resources, but remain under stress due to human activity, non-native invasive plant species and deer herbivory. Several sites such as Lake Accotink Park and Wakefield Park contain high quality upland vegetative stands. The stream corridors in the Accotink watershed provide relatively good connectivity within this highly developed suburban/urban watershed.

Map 3: Aerial Photo of Annandale Planning District with Streams



Summary of Cultural Resources

The Annandale Planning District does not contain any Historic Overlay Districts, but does contain many important cultural resources. The most important of these are Civil War features, including the Manassas Gap Railroad (unfinished railroad started in 1852, and never completed). In addition, this District includes, a number of 18th and 19th century mills, as well as many Native American sites. These Native American sites exist in abundance in the undeveloped portions of our park lands. Sites types include Native American campsites, hunting stations and stone quarries. The Native Americans used outcrops of quartz and cobbles available in streams for the manufacture of many types of tools, including spears, knives, arrow points, scrapers, axes and awls. The District contains Native American sites that date from the earliest known occupations in the county, some 12,000 years ago up to European contact.

During the Civil War, this area was in close proximity to the Union troops' Defenses of Washington as well as the Confederate fortifications, batteries, and forts were located nearby. The proximity of this region to Alexandria and the District during the Civil War allowed for the Union forces to utilize the high grounds for the Defense of Washington. This region is rich in Civil War era resources as a result. The County is fortunate to have many Civil War era remnants that are protected on park sites.

The most important of these are 18th and 19th century features. The Manassas Gap Railroad which was begun in 1852 and never completed), fell victim to the Civil War. Several segments of what remains of the Manassas Gap Railroad can be found on Park Authority property. Oak Hill Historic Site, a Fitzhugh family home, was constructed in 1790 on part of the Ravensworth tract. The Park Authority owns an easement on Oak Hill that allows public access to the site on a very limited basis. Wakefield Chapel was built in 1899 and the church and its associated cemetery are on Park Authority land. The chapel is available for event rental. There are also significant Native American cultural sites spread throughout the planning district.

Park Accessibility and Connectivity

The Annandale Planning District is one of the most accessible areas of the County by public transit. Major bus routes run east-west along Columbia Pike (Route 244), Little River Turnpike (Route 236) and Braddock Road (Route 620). This is reflected in the high number of parks linked to this network. Major parks located within ¼ mile of a bus stop include:

- Ossian Hall Park
- Annandale Park
- Mason District Park

- Wakefield Park
- Cross-County Trail (accessible via Wakefield Park)
- Canterbury Woods Park/Howery Field Park/Long Branch Stream Valley

Trails

The trail system in Annandale is extensive even though the existing transportation system is challenging due to congestion and outdated traffic infrastructure. The main trail corridors include a section of the Cross-County Trail, which runs along the Accotink Creek Stream Valley. Other significant trail routes include Little River Turnpike (Route 236), Ravensworth/Annandale Road, and Braddock Road. The Indian Run Trail, which begins in the Lincolnia Planning District, has the ability to expand through Annandale and into the Annandale Community Business Center. The Holmes Run Stream Valley Trail links Fairfax County to Alexandria, providing a critical link to for extended urban trail use.

Major Anticipated Land Use and Demographic Changes

The past 20 years in Annandale have seen significant changes in demographics and land use. Townhouse and multi-family complexes have been added to the mix of single-family detached housing stock. The ethnicity of the population has changed from predominantly Caucasian to multiple ethnicities.

Most of this planning district is now built out so there are few areas that are currently experiencing or are planned to have any major shifts in land use. As shown on Table 4, this District has experienced the slowest growth in the County in recent years, a trend that is expected to continue in the coming years. The only area with the potential for significant land use changes is located in the Annandale CBC, which is under study by the Urban Land Institute (ULI) as a revitalization focal point.

Primarily a commercial area, the CBC lacks any public parks and has only one open space, Toll House Park. Much of the proposed re-development involves commercial facilities or the introduction of multi-use facilities. This area has seen significant changes to demographics in the past, most significantly in the form of Korean immigration to the area and Korean business development in the CBC. This trend is anticipated to continue.

In addition to the planned redevelopment of the CBC, Annandale will be impacted by the widening of the Capital Beltway (I-495). Construction of this major road improvement where High Occupancy Toll (HOT) lanes for toll traffic will be added may have a significant impact on parkland directly adjacent to

the highway. There may be construction encroachments beyond the right-of-way on public parkland and its natural resources.

From a park perspective, the lack of any major demographic or land use changes on the horizon highlights community stability in this District, which is similar to the other planning districts in the Mason Supervisory District, Baileys and Lincolnia.

Without increases in stormwater management, control of human activities and encroachments, and population control of white-tailed deer and non-native invasive species, the quality of preserved parkland is threatened.

Table 4: Growth Rates for the Annandale Planning District

Annandale Planning District			
	Annandale	Fairfax County	Rank
Total Population			
Forecast 2005	70,891	1,041,242	5 of 14
Forecast 2015	73,170	1,179,258	7 of 14
Growth Rate 1980-2005	7%	174%	14 of 14
Growth Rate 2005-2015	3%	113%	14 of 14
Housing Units			
Forecast 2005	25,772	384,683	6 of 14
Forecast 2015	26,545	436,436	7 of 14
Growth Rate 1980-2005	9%	78%	14 of 14
Growth Rate 2005-2015	3%	13%	13 of 14