

**Draft Staff-Recommended Plan Language for PA 2021-00009
(4312 and 4316 Ravensworth Road)**

Draft April 9, 2021

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~striketrough~~. Text shown to be replaced is noted as such.

MODIFY:

Fairfax County Comprehensive Plan, 2017 Edition, Area I, Annandale Community Business Center, Sub-unit B1, Land Unit Recommendations, page 33, as amended through 9-24-2019:

“Sub-unit B-2

This sub-unit is planned for residential, commercial, or mixed-use development. The tallest buildings should be located along Little River Turnpike. New streets and pedestrian corridors should be utilized to create separate blocks within the sub-unit. Communal surface or structured parking should be considered to address parking needs. Parcel consolidation for redevelopment is highly recommended. Ground floor commercial uses are recommended, with residential, office or mixed-use above.

Under the incentive development option, a minimum consolidation of approximately three acres is recommended. Under this option, a majority of any abutting street frontage should be consolidated to address access management issues, especially along Little River Turnpike and Markham Street. No parcels should be isolated from consolidation so as to preclude development in accordance with the Comprehensive Plan. An urban park should be located in the sub-unit. This park should be located to provide for utilization by the residents of both Sub-units B-1 and B-2. Sub-unit C-1 This sub-unit is planned for residential and office development.

Parcels 71-1 ((1)) 20 and 20A are located on the eastern part of the Sub-Unit along Ravensworth Road and are developed with a self-storage facility and service station. To encourage redevelopment that advances Annandale CBC objectives, as an option, mixed-use development that includes multi-story self-storage and other uses planned for the sub-unit may be appropriate under the following conditions:

- At a minimum, there should be consolidation of parcels 71-1 ((1)) 20 and 20A that enables a single, coordinated development;
- Mixed use development should, at a minimum, include ground floor uses that activate the street frontage and enhance the pedestrian realm, such as retail, office, and/or community serving uses;
- Interparcel mid-block connections should be provided, specifically pedestrian and bicycle facilities on the northern and western sides of the development; and
- Building design should achieve the architectural quality desired for the Annandale CBC including a strong, interactive ground floor relationship with the street, and a building form, character and façade treatment that blends into the community fabric as a commercial use versus visually distinguishes itself as a prototypical

storage facility. Building and site should be designed consistent with District Design Guidelines for Annandale.