

LITTLE RIVER

MASTERPLAN CONCEPT | ANNANDALE, VIRGINIA
08.12.2019



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EXISTING | SITE PLAN

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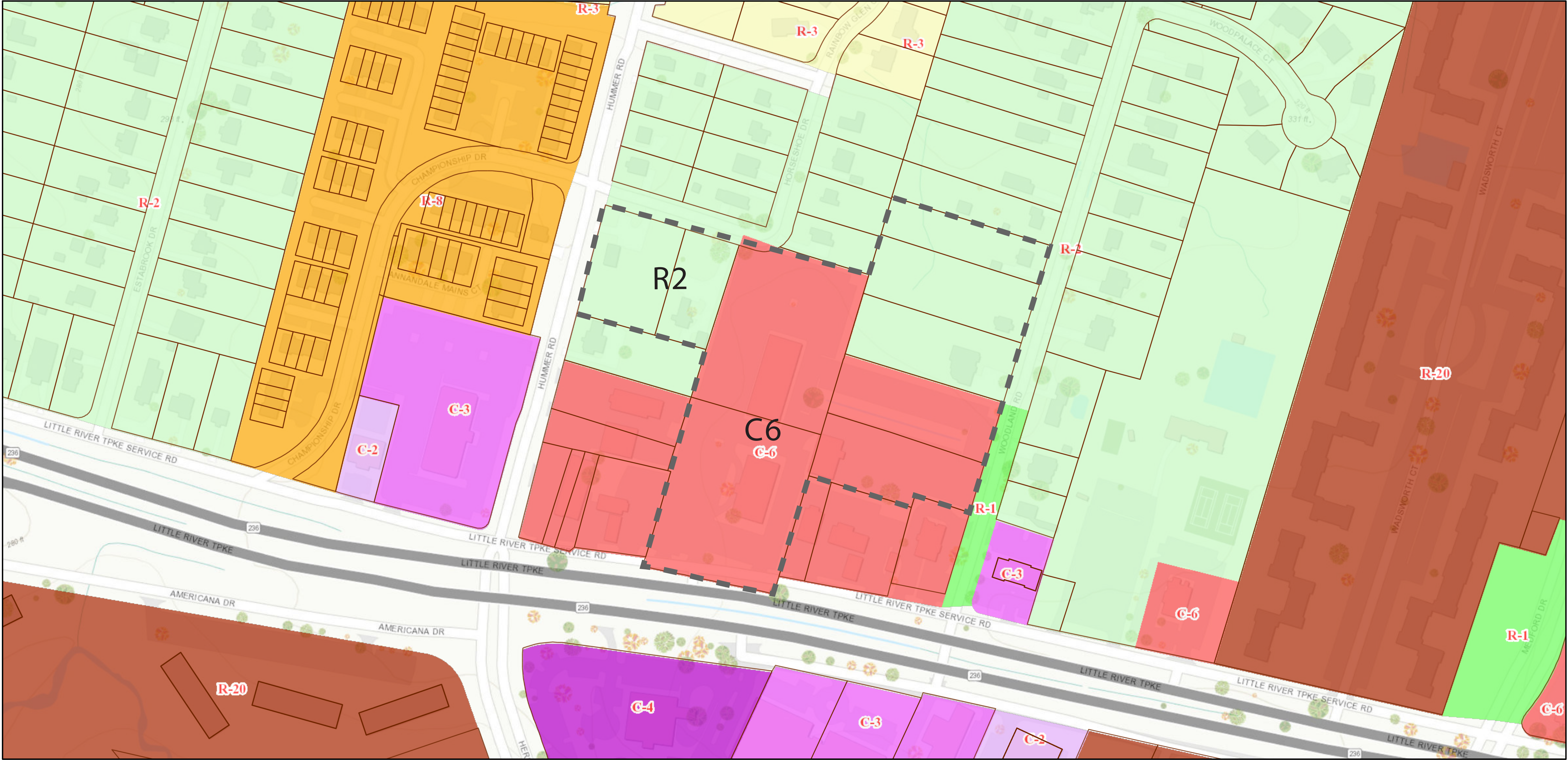
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Annandale Community Business Center Comprehensive Plan

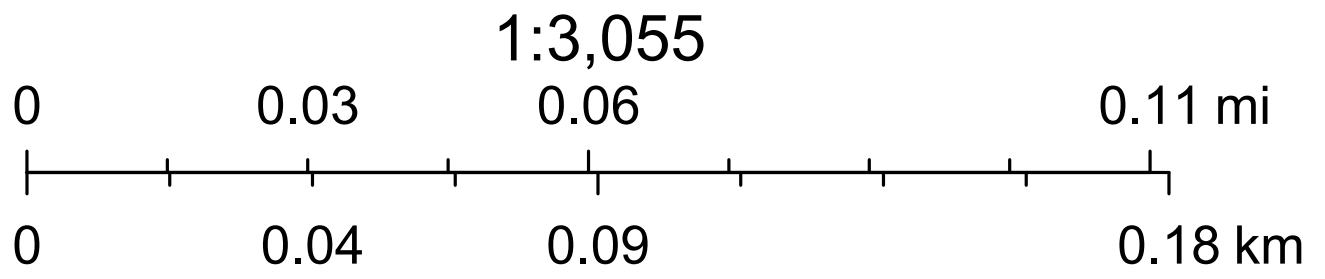
- Promotes Mixed Use, Live Work Play, with great streets, public spaces, streetscape and pedestrian connections
- Emphasizes Form Instead of FAR, based on building heights, building types, and design guidelines
- Maximum Annandale CBC of 7.111 Million Square Feet, first come, first served allocation
- Our site G-1 has 8 story base building height, (figure 12, page 26) and encourages Midrise with structured parking
- Heights increase towards the front turnpike and are lower at the residential buffer transition to the neighborhood
- 12% Affordable Housing Requirements
- Noise abatement towards the turnpike will need to be mitigated if residential is included
- Parking decks should have facades or be wrapped with other uses. Surface parking is discouraged.
- fairfaxcounty.gov/planning-zoning/zoning-ordinance

Base Zoning - C6 Community Retail Commerical District	Base Zoning - Residential Land Zoned R2
<div>-Generally, the ultimate size of a C-6 District in a given location in the County should not exceed an aggregate gross floor area of 400,000 square feet or an aggregate site size of forty (40) acres.</div> <div>-Maximum building height: 40 feet, subject to increase as may be permitted by the<ul style="list-style-type: none">A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feetB. Side yard: No RequirementC. Rear yard: 20 feet</div> <div>-15% of the gross site area shall be landscaped open space</div> <div>-Parking requirements</div> <div>-Multiple Family: (1.6) spaces per unit</div> <div>-Independent Living Facility (1) space per four (4) dwelling units</div> <div>-Restaurant: (1) (10) spaces per 1000 square feet of gross floor area for restaurants with a gross floor area of less than 5000 square feet</div> <div>-Office (unless otherwise provided for in this Section):<ul style="list-style-type: none">A. 50,000 square feet of gross floor area or less: (3.6) spaces per 1000 square feetB. Greater than 50,000 but less than 125,000 square feet of gross floor area: (3.0) spaces per 1000C. 125,000 square feet of gross floor area or more: (2.6) spaces per 1000 square feet</div>	<div>-Min lot size 18,000 SF</div> <div>-35’ Height Limit,</div> <div>-Setbacks: Front 35’, Side 15’, Rear 25’</div>



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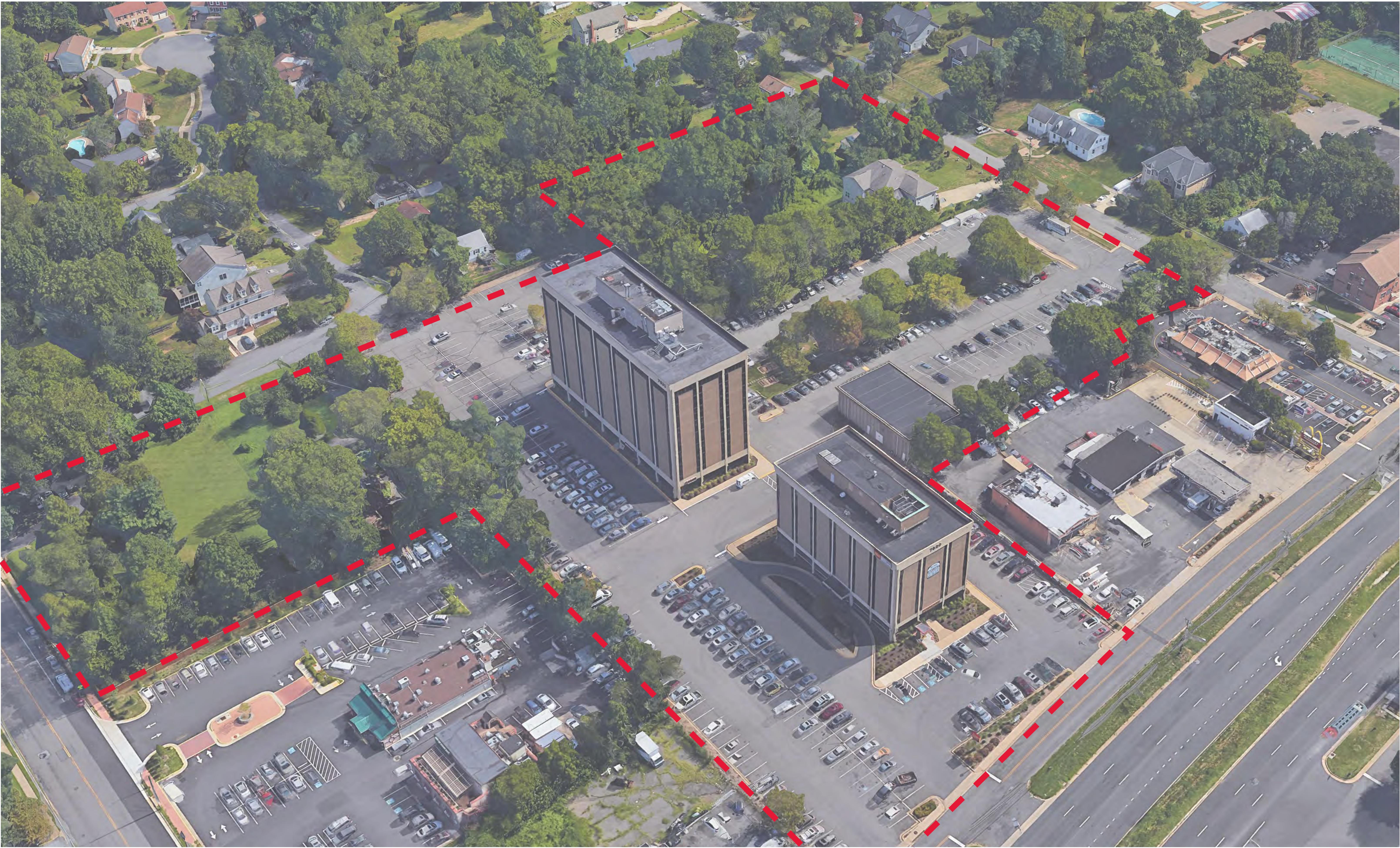
Fairfax County Parcels	C-5	I-2	PDC	PDH-4	PDH-20	R-A	R-2	R-12
Zoning Districts	C-6	I-3	PTC	PDH-5	PDH-30	R-P	R-3	R-16
C-1	C-7	I-4	PDH-1	PDH-8	PDH-40	R-C	R-4	R-20
C-2	C-8	I-5	PDH-2	PDH-12	PRM	R-E	R-5	R-30
C-3	I-1	I-6	PDH-3	PDH-16	PRC	R-1	R-8	R-MHP
C-4								

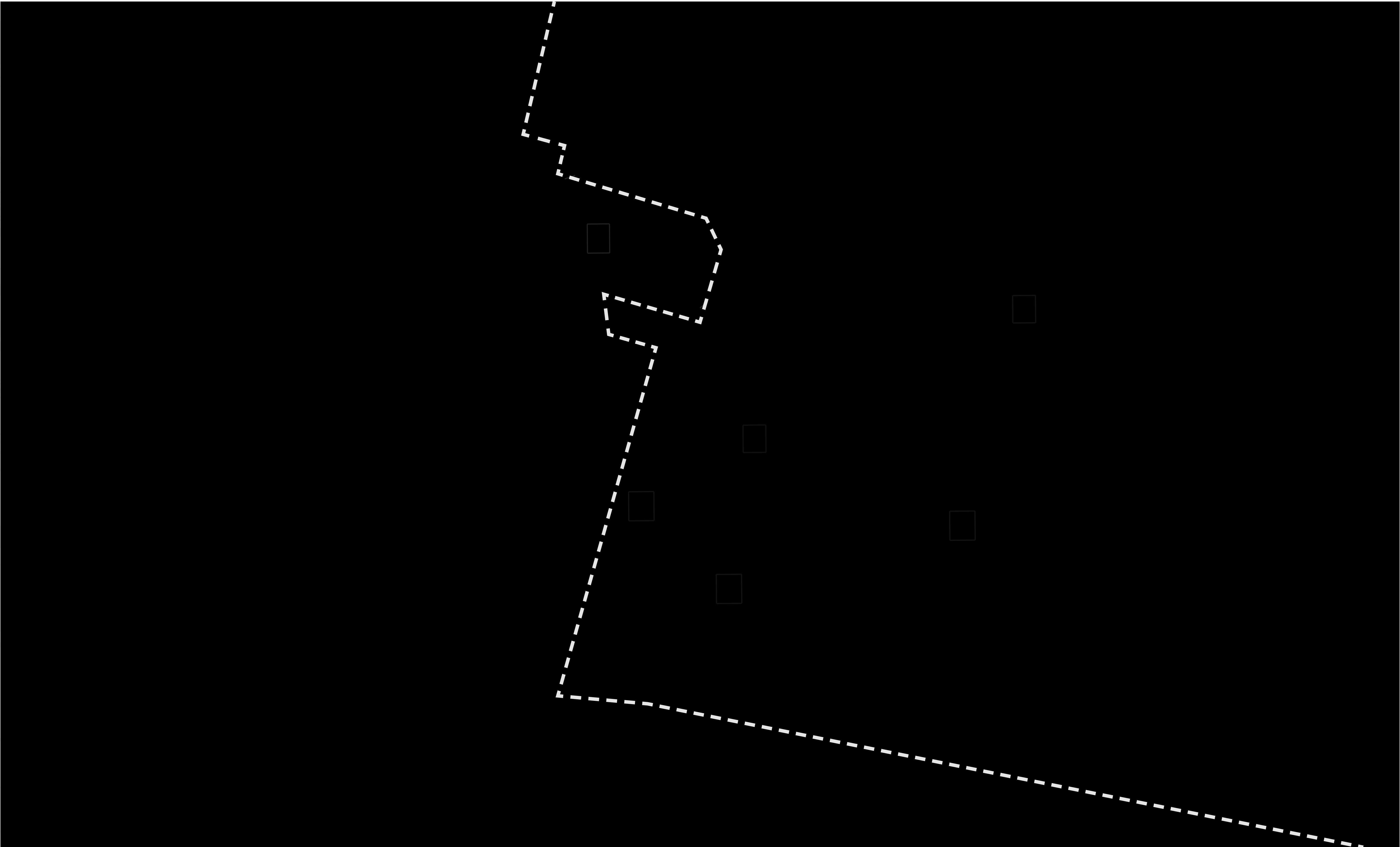


County of Fairfax, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Fairfax County, Virginia; Department of Planning and Zoning
County of Fairfax, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | The data set was created by Analytical Surveys Incorporated (ASI) and Landata under contract to Fairfax County. Quality control checks were performed by Engineering Systems Incorporated and Dewberry and Davis. Staff from the GIS







MASTERPLAN | LOWER LEVEL @ HUMMER ROAD

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RETAIL/FOOD
& BEVERAGE

ANCHOR

RESIDENTIAL

OFFICE

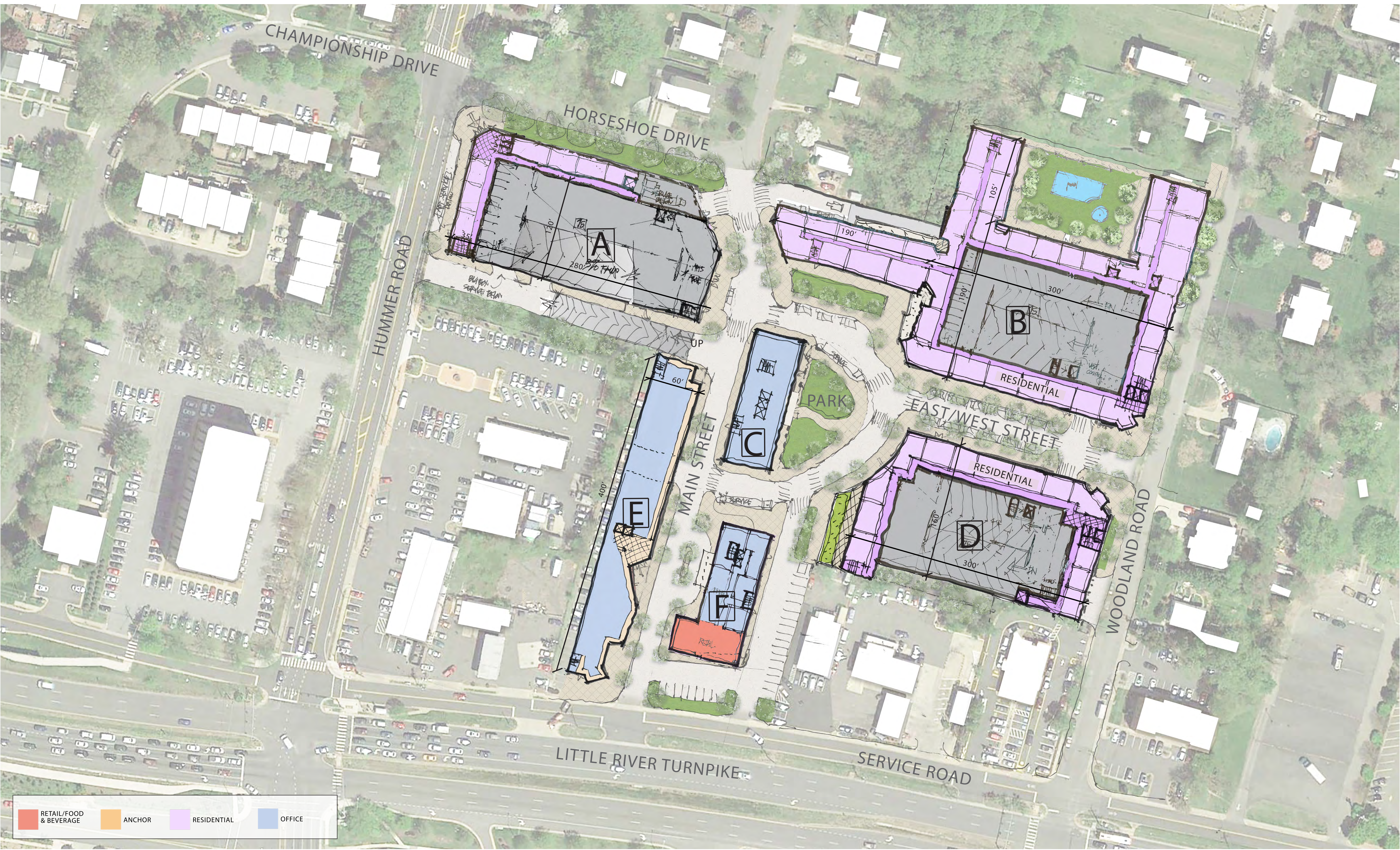
MASTERPLAN | UPPER GROUND LEVEL

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RETAIL/FOOD & BEVERAGE

ANCHOR

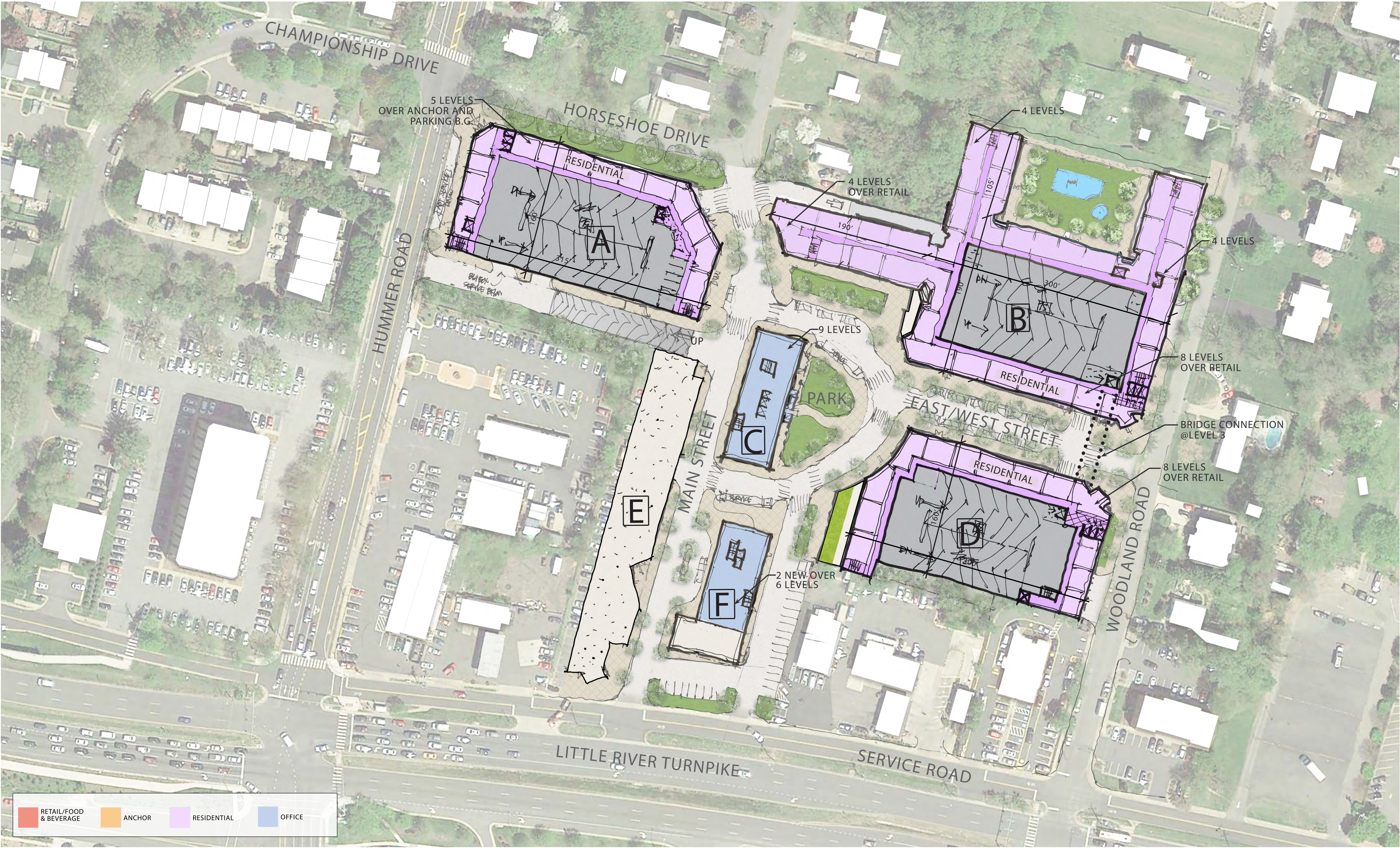
RESIDENTIAL

OFFICE

MASTERPLAN | LEVEL 2

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MASTERPLAN | TYPICAL UPPER LEVEL

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IMAGERY | STREETSCAPE AND PLAZAS

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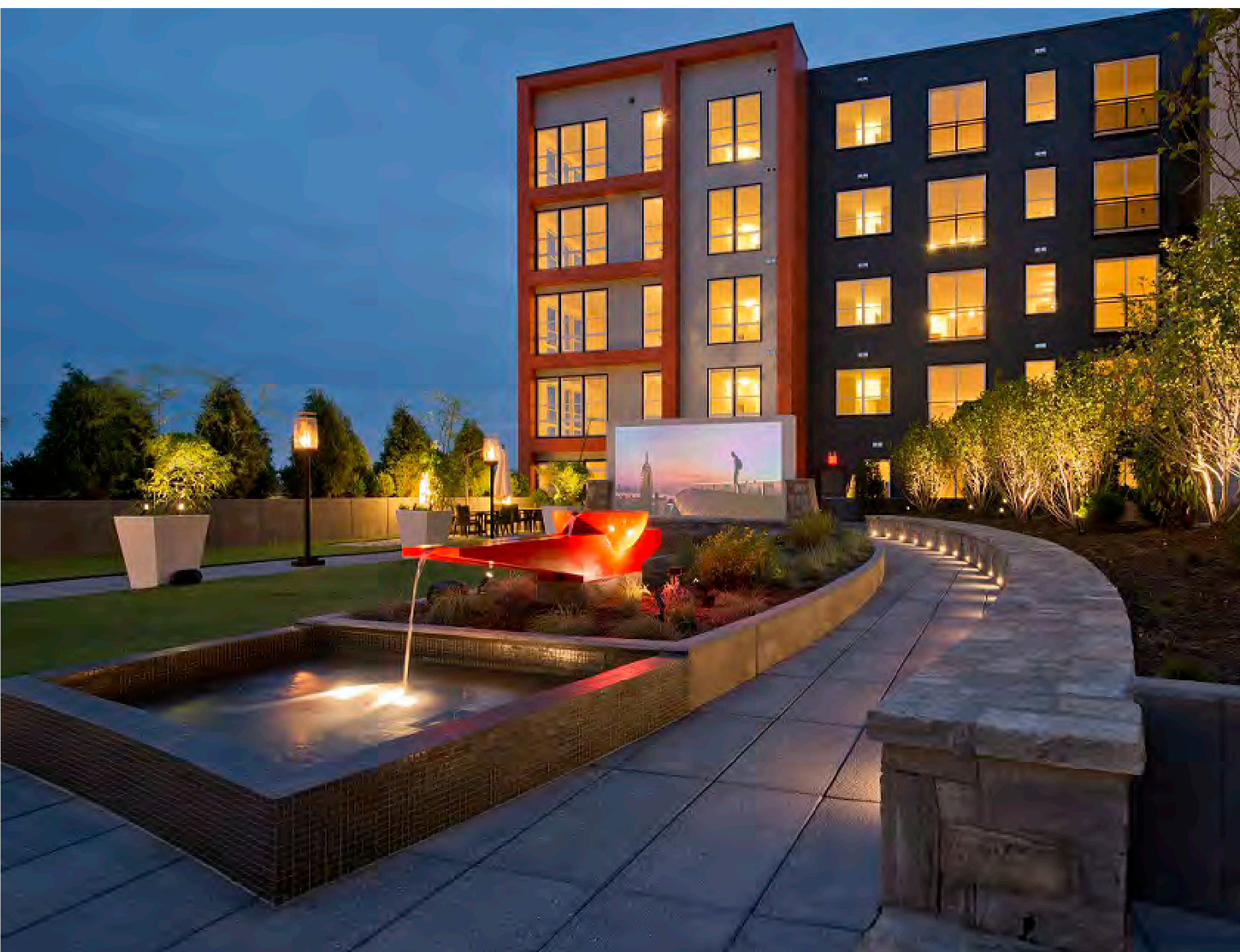
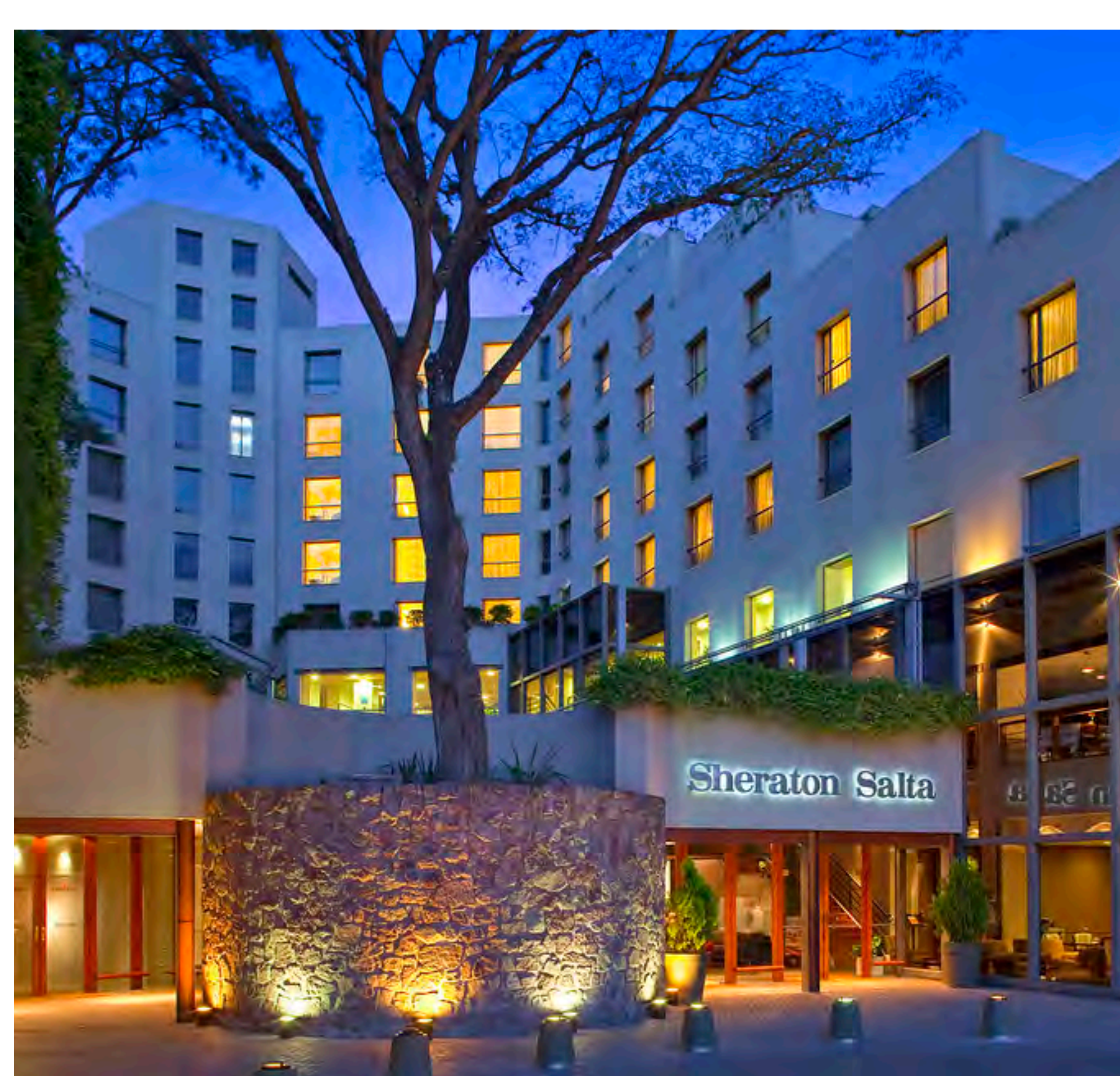
IMAGERY | RETAIL AND PEDESTRIAN ACTIVATION

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