

## ANNANDALE PLANNING DISTRICT OVERVIEW

The Annandale Planning District includes the land area generally surrounding Little River Turnpike (Route 236) and Braddock Road, between Interstate 395 (I-395) and Olley Lane (see Figure 1). The planning district is approximately 11,900 acres in size or five percent of the county.

The Annandale Community Business Center (CBC), the Ravensworth Industrial Area, and a portion of the Beltway South Industrial Area are located within the Annandale Planning District.

The planning district is developed primarily with single-family detached housing with the exception of garden-style apartments and condominiums in the vicinity of the Annandale CBC, northwest of the intersection of Backlick Road and Capital Beltway/Interstate 495 (I-495), and east of Heritage Drive. Townhouses and minimal retail uses are scattered throughout the planning district, generally in proximity to some of the major roads in the area.

The Annandale CBC contains a substantial number of commercial uses; mostly retail with some low to medium density offices. The Ravensworth and Beltway South Industrial Areas are developed primarily in industrial uses, with a mixture of some high intensity offices.

### CONCEPT FOR FUTURE DEVELOPMENT

The planning guidance provided by the Concept for Future Development is one of the principal elements used in formulating Area Plan recommendations. The Concept and its associated land use guidance recommend the predominant use and character envisioned for land areas within each planning district although within the Planning District, there may be land areas planned for a distinctly different land use than that envisioned by the Concept.

The majority of the Annandale Planning District has been recommended as Suburban Neighborhoods by the Concept for Future Development. The predominant residential development character of the area should be maintained by promoting compatible land uses and land use intensities. Neighborhood stability is further promoted through sound planning principles addressing appropriate transitions between adjoining land uses, access control, environmental and heritage resource protection, and other appropriate public facility and transportation guidelines.

Several special development areas within the boundaries of the Annandale Planning District are also recommended in the Concept. These include the Ravensworth and Beltway South Industrial Areas and the Annandale Community Business Center.

The Ravensworth Industrial Area, in the vicinity of Port Royal Road, Braddock Road and the Capital Beltway, is entirely contained within the Annandale Planning District. This special development area is a significant feature of the Accotink Community Planning Sector (Sector A6).

To facilitate continued economic stability, it is important to preserve appropriate locations for industrial uses. In recognition of the existing character of the Ravensworth Industrial Area and with regard to its access to major transportation facilities, future development or redevelopment of lands within this designated Industrial Area should maintain an overall industrial orientation.

## **A9 HOLMES RUN COMMUNITY PLANNING SECTOR**

### **CHARACTER**

The Holmes Run Community Planning Sector is located east of the Capital Beltway/Interstate 495 (I-495), bounded by Gallows Road, Hummer Road, and Little River Turnpike (Route 236). The planning sector includes a small portion of the Annandale Community Business Center (CBC). Recommendations for this area can be found in a previous section of the Annandale Planning District text, following the Overview section.

The majority of the planning sector is developed with single-family detached residential units. Exceptions include the Raintree townhouses on Gallows Road immediately east of the I-495/Gallows Road interchange, the Adams Walk townhouse community located east of Hummer Road along Championship Drive, and the Lafayette Village community situated in the southwestern portion of the planning sector.

The Coon Branch Stream Valley runs from I-495/Little River Turnpike interchange northeast through the southern portion of this planning sector; associated parkland includes the Hidden Oaks Nature Center. Many portions of the planning sector remain heavily wooded, supporting considerable wildlife. In particular, stands of specimen monarch oaks have been identified within the area.

Previous archaeological work in the county has demonstrated that significant heritage resources may have survived the minor cutting and filling that occurred during construction of the older residential neighborhoods. Therefore, there is a potential for such resources in those areas as well as in undeveloped areas, particularly the Coon Branch Watershed.

Remnants of the historic Manassas Gap Railroad line, which was intended to link Alexandria with the Shenandoah Valley, are located in this sector. The railroad line is a significant heritage resource and is listed in the Fairfax County Inventory of Historic Sites. A list and map of historic resources are included in the Annandale Planning District Overview section, Figures 4 and 5.

### **CONCEPT FOR FUTURE DEVELOPMENT**

The Holmes Run Community Planning Sector contains lands which are recommended to develop as Suburban Neighborhoods in the Concept for Future Development. The Holmes Run Community Planning Sector also includes a portion of the Annandale Community Business Center. The Annandale Community Business Center is discussed in a separate section following the Annandale District overview.

### **RECOMMENDATIONS**

#### **Land Use**

The Holmes Run Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.