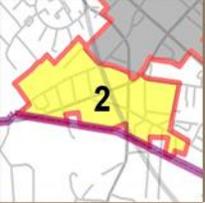


5. Proposed Land Use

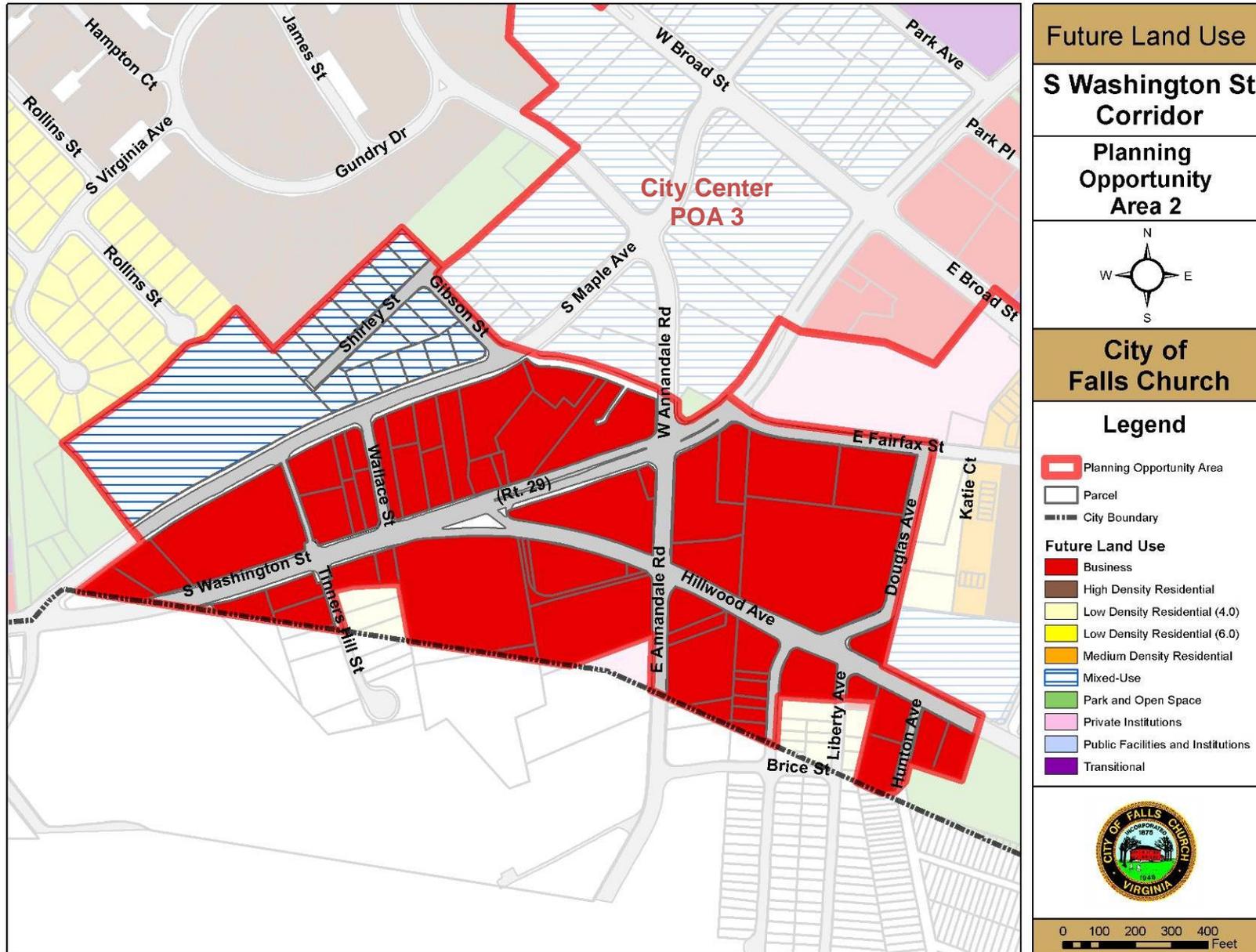
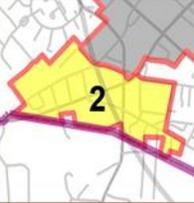


South Washington Street Corridor Planning Opportunity Area 2

Overview

- It is proposed that redevelopment in the South Washington Street Corridor Planning Opportunity Area (POA) be focused on land uses that improve the quality of life and the desirability of the area by providing a mix of uses that support the historic character of the area.
- At 43.26 acres, the area is the City's third largest priority area that has been designated for potential commercial and mixed-use redevelopment. Since available commercial land is scarce in the City it is important that a substantial commercial element be retained with redevelopment.
- The construction of the Intermodal Transit Plaza at the intersection of South Washington Street and Hillwood Avenue may enable the area to accommodate some level of Transit Oriented Development (TOD). Land uses in the immediate area can reflect this by promoting higher density mixed-use structures with direct access to the Plaza.
- Higher density redevelopment should be focused in areas furthest from existing low-density residences and work within the framework of existing zoning designations.
- Land use within the proposed Core Commercial Area (CCA) should allow for the highest density and be reserved for primarily office or hotel development with ground floor retail.
- Residential redevelopment is generally recommended to take place in areas on the periphery of the POA, and should include a ground floor retail component.
- The "superblock" bordering Hillwood Avenue has the potential to become a "Town Center" style development with buildings of 3 to 5 stories laid out in a walkable, pedestrian oriented campus with a mix of retail and office uses that share a central parking structure.
- The City's official Future Land Use Map calls specifically for mixed-use in the Virginia Village neighborhood and at the existing Pearson Square/Tax Analyst property, with the remaining area of the South Washington Street Corridor POA labeled as "Business". The City may choose to preserve Virginia Village in its current form, allow redevelopment, or acquire some or all properties for the expansion of Big Chimney's Park and community space.

South Washington Street Corridor Planning Opportunity Area 2



Proposed Land Use

South Washington Street Corridor Planning Opportunity Area 2

Redevelopment

For purposes of this plan, “redevelopment” generally refers to any development that includes multiple uses with a substantial retail component and is significant net revenue beneficial for the City. Redevelopment in the South Washington Street Corridor POA should have the proper ratio of uses in order to create a vibrant community and to support Class A office buildings.

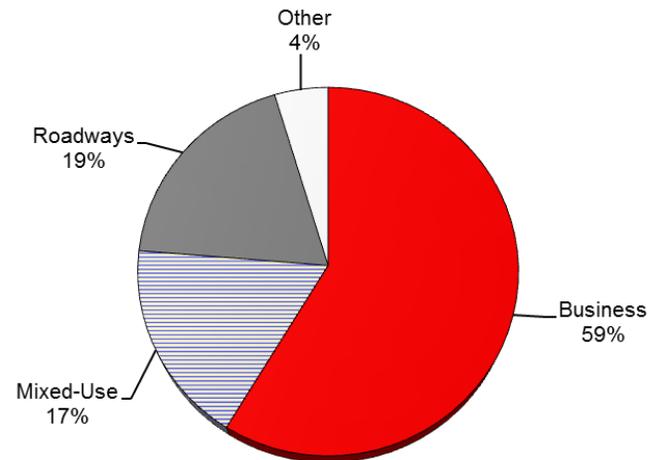
Office & Core Commercial Area

Since property available for commercial redevelopment is scarce throughout the city, it is expected that redevelopment in the South Washington Street Corridor POA contain a high percentage of commercial office space. Class A office space is preferred, which generally requires a building with a minimum floor plate of approximately 20,000 sqft. Parcel consolidation in much of the South Washington Street Corridor POA would be necessary to accommodate such buildings. Office uses should also be permitted along with residential redevelopment along the periphery of the POA, in a similar manner to the Tax Analysts building or incorporated into the same structure.

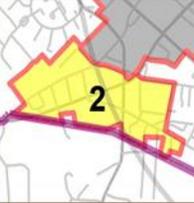
The South Washington Street Corridor POA includes a portion of an area that could become the City’s Core Commercial Area (CCA). The

Future Land Use

Land Use Category	Total Acreage	% Total Area
Commercial		
Business	25.39	59%
Multi-Purpose/Mixed-Use		
Mixed-Use	7.61	18%
Right of Way		
Roadways	8.23	19%
Other	2.03	4%
Total	43.26	100%



South Washington Street Corridor Planning Opportunity Area 2



Aerial
Core Commercial Area
Planning Opportunity Areas 2 & 3
City of Falls Church
Legend
City Boundary
Planning Opportunity Area
Core Commercial Area
Map Based on 2009 Aerial Imagery for City of Falls Church

Proposed Land Use



South Washington Street Corridor

Planning Opportunity Area 2

proposed CCA corresponds with the area recommended for the highest density redevelopment and has the potential to support over 1 million square feet of building space within this POA (See Density). The full extent of the CCA would straddle the South Washington Street Corridor POA and the City Center POA and provide a central office district that may also include ground-floor retail establishments and hotel space. This is a prime location due to the close proximity of two major roadways, the new Intermodal Transit Plaza, and generous distance from existing low-density residences. Redevelopment within the CCA should be reserved for commercial or hotel projects with ground floor retail components. Residential redevelopment should be disallowed or substantially minimized within this area.

Retail

Retail establishments are an important part of a mixed-use community in that they support the other uses by providing daily goods and services to residents and office workers. Specialty shops and restaurants also help to attract visitors to the area which can increase usage of nearby businesses as well as the general popularity and renown of the area.

A retail component should be provided at the ground floor level of any redevelopment project. Retail establishments should be visible along major roads and pedestrian thoroughfares. Entrance

locations should favor pedestrian access and major corridors, such as South Washington Street and Annandale Road. Secondary retail corridors include South Maple Avenue, Hillwood Avenue, and Fairfax Street. A variety of retail establishments should be provided throughout the South Washington Street Corridor POA. This should include small, daily-use businesses as well as unique restaurants and stores that draw a regional customer base.

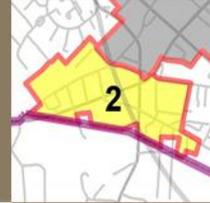
Community Space

Due to the concentration of cultural elements in the South Washington Street Corridor POA, it is recommended that cultural event space be provided to the greatest extent possible. This could include community gathering space, art space, or museum space. It may be favorable to provide entrances to such space along secondary corridors such as South Maple Avenue or Hillwood Avenue, and along culturally important streets such as Tinner Hill Street. Entrances at these locations would help to provide destinations at slightly less travelled locations in order to bring more pedestrian traffic to the immediate areas.

Residential

Economic and community factors may require that redevelopment contain a residential component. A strong, but not overwhelming, residential component to redevelopment would allow the area

South Washington Street Corridor Planning Opportunity Area 2



to become a live-work environment and help to offset traffic congestion that could occur in a wholly commercial setting. In addition, it can serve to activate localized daily-use retail establishments, such as a grocery store. Residential redevelopment is generally recommended to take place in areas on the periphery of the South Washington Street Corridor, south of the Intermodal Transit Plaza, north of South Maple Avenue, and west of Tinner Hill Street. Residential redevelopment should be limited and offset by a strong retail, office, hotel, or public space component.

Low to moderate density residential development should focus on small, loft-style apartments. Locations for such residential development, in addition to that already provided by Pearson Square and Virginia Village, should occur on the periphery of the POA. In particular, low density loft-style housing should be promoted along South Washington Street at the intersection with Tinner Hill Street.

Moderate density residential uses could be established on larger parcels in close proximity to areas recommended for high density office redevelopment. Ground floor retail should be included with moderate density residential development. Public space should also be provided in the form of parks, plazas, or cultural

event space. Examples of this formula within the South Washington Street Corridor POA would be the existing Pearson Square building and the current proposal for The Reserve at Tinner Hill.

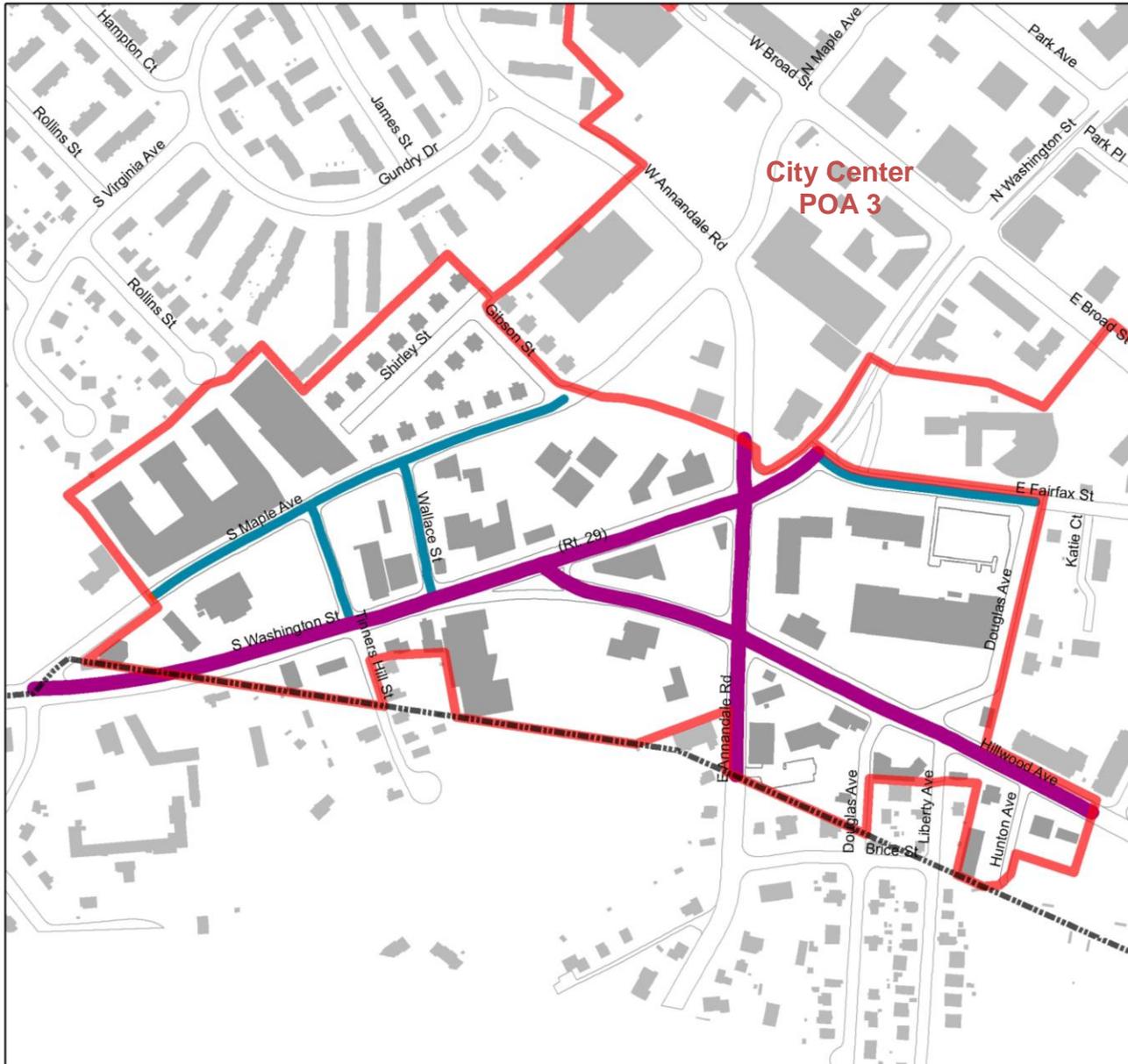
Parcel Consolidation

Land in the South Washington Street Corridor is generally fractured into many small parcels (See Chapter 4, Existing Land Use). In order for moderate to large scale redevelopment to occur many parcels will need to be consolidated. Prior and current redevelopment in the South Washington Street Corridor POA, the Pearson Square/Tax Analysts redevelopment and The Reserve at Tinner Hill, have occurred on the largest parcels with minimal parcel consolidation. Few large lots remain, the exception being the auto dealerships south of Hillwood Avenue between the intersections with South Washington Street and East Annandale Road. The area recommended for the highest density redevelopment, between South Washington Street and South Maple Avenue, has some of the most fractured parcels in the area. City incentives for parcel consolidation in this area should be developed and implemented in order to promote larger scale redevelopment in accordance with desired standards as presented in this Plan and determined by City Council.

South Washington Street Corridor

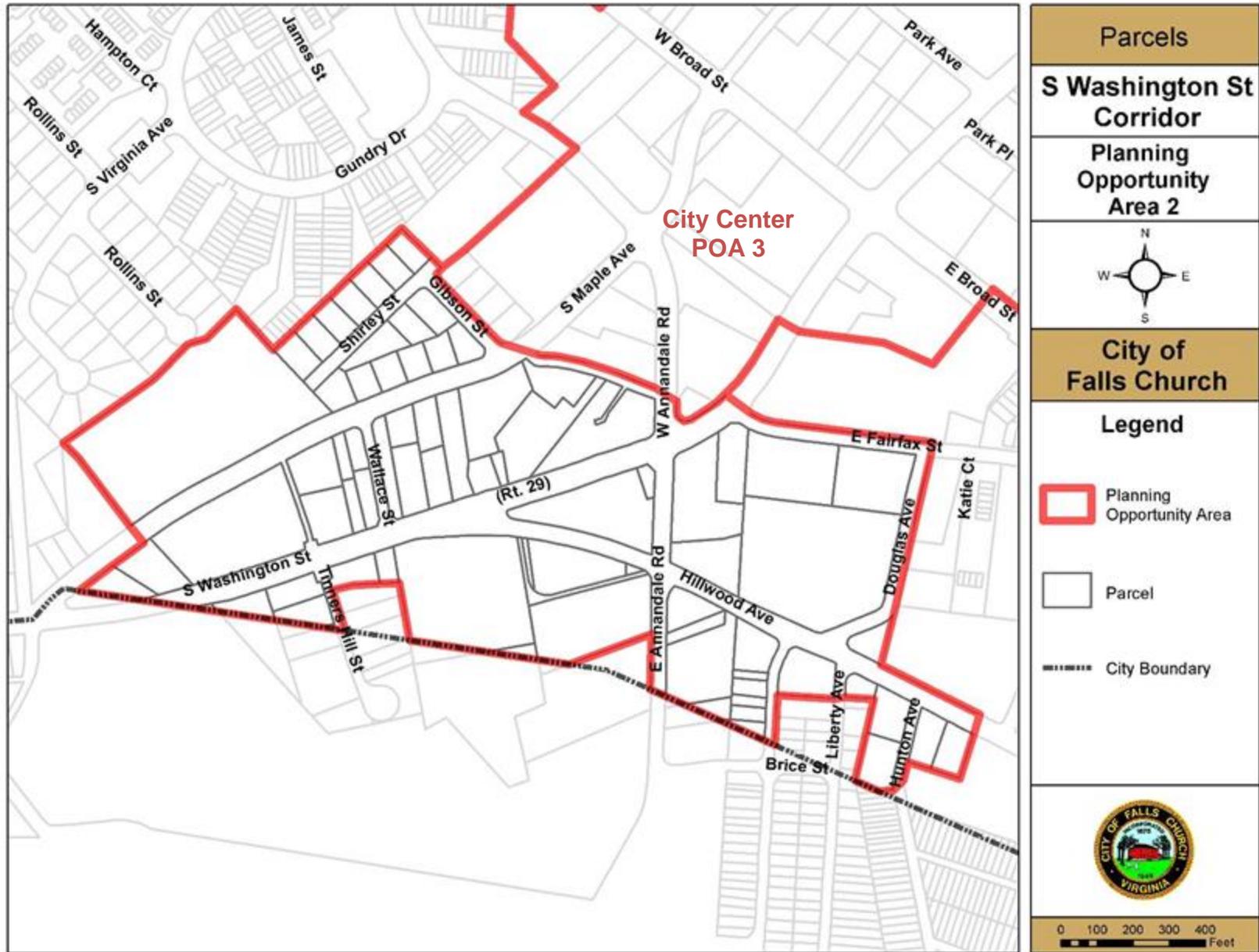
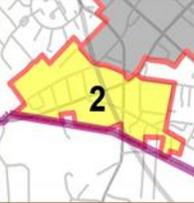
Planning Opportunity Area 2

Proposed Land Use

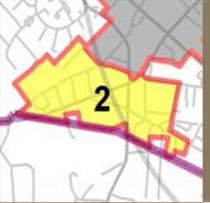


Proposed Retail Corridors
S Washington St Corridor
Planning Opportunity Area 2
City of Falls Church
Legend
Planning Opportunity Area City Boundary Buildings Retail Corridors Primary Corridor Secondary Corridor

South Washington Street Corridor Planning Opportunity Area 2



Proposed Land Use



South Washington Street Corridor Planning Opportunity Area 2

Future Land Use Map Changes

In order to potentiate the establishment of the portion of the Core Commercial Area within the South Washington Street Corridor POA, several changes to the City's official Future Land Use Map are recommended.

The current Future Land Use Map designates "Mixed-Use" within the City Center POA portion of the recommended Core Commercial Area and Core Entertainment Area. "Mixed-Use" is also designated on the Virginia Village neighborhood, the majority of which falls within the South Washington Street Corridor POA. The entirety of the proposed Core Commercial Area and majority of the proposed Core Entertainment Area within the City Center POA are designated "Mixed-Use" on the current official Future Land Use Map.

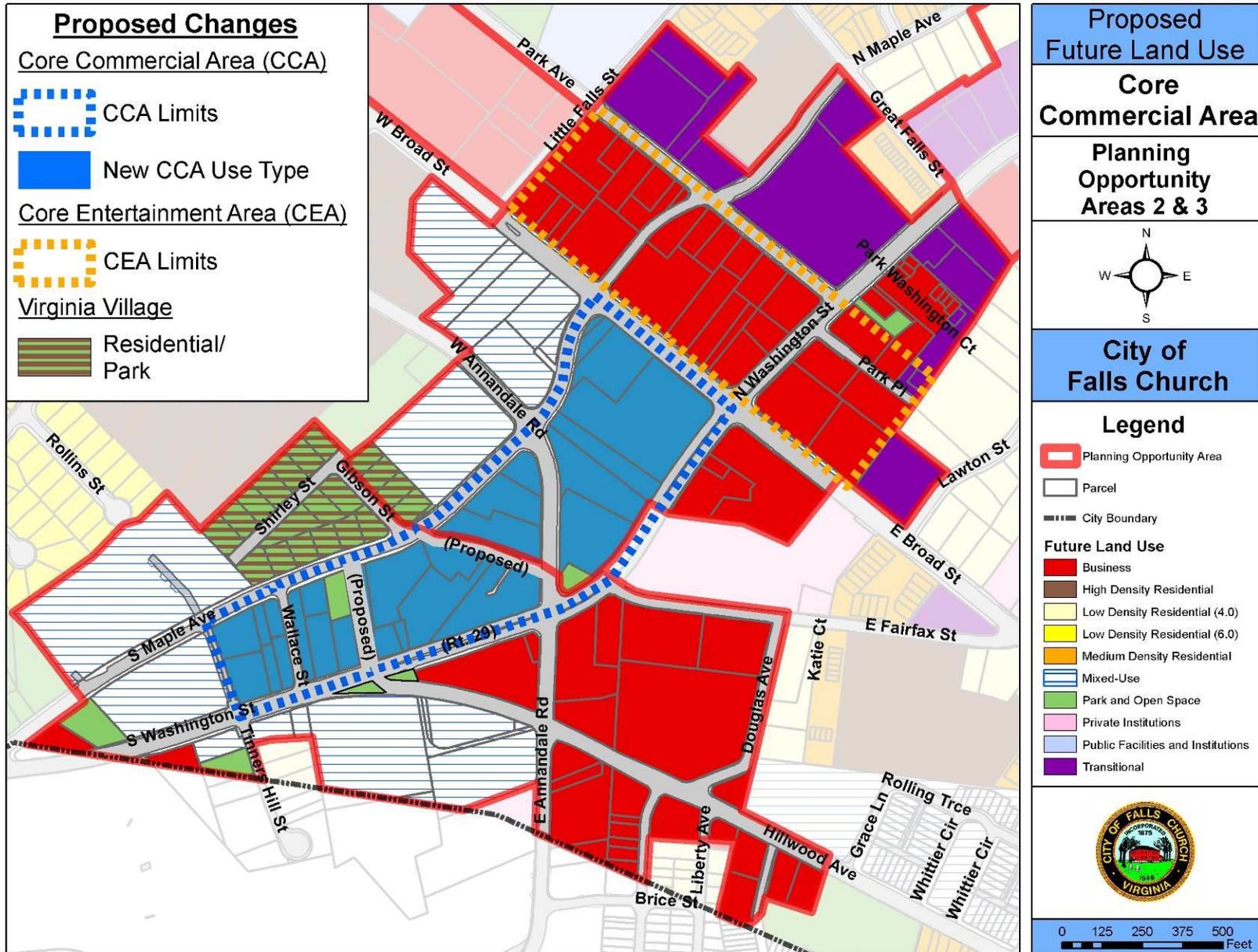
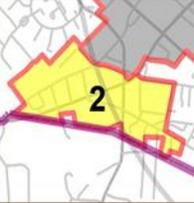
Past and current trends indicate that areas designated "Mixed-Use" promote redevelopment projects that contain a large residential component. In order to promote high density office in the Core Commercial Area and moderate density office and entertainment in the Core Entertainment Area, the elimination of the "Mixed-Use" designation within the boundaries of these areas is recommended where it occurs within the City Center POA. A "Mixed-Use" designation will remain around the periphery of the Core Commercial Area. In order to establish this peripheral area within the South Washington Street Corridor POA, the area south of

South Washington Street and west of East Annandale Road are recommended to be changed to "Mixed-Use" on the official Future Land Use Map. Also, Virginia Village could be changed to "Park/Open Space" and include a community center component, or preserved, in accordance with recommendations noted later in this chapter.

In total this amounts to a net gain of 6.15 acres of designated high density commercial office/hotel space and a net reduction of 9.95 acres of "Mixed-Use" among the combined City Center POA and South Washington Street Corridor POA area. These changes would allow the establishment of a coordinated office/downtown district buffered from existing low density residential while still permitting enough mixed use residential to activate the area as a live/work environment.

The Core Commercial Area could get a separate Future Land Use designation in order to establish it as an area reserved for high density commercial office or hotel redevelopment. With current redevelopment trends, this would allow the periphery to redevelop as mixed-use with a possible residential component in the immediate term while preserving the central area for longer term high density commercial office redevelopment. As the periphery redevelops, it should create an atmosphere ripe for high density Class A office through the provision of streetscape and utility improvements with developer funding and the establishment of the area as a live/work community of skilled professionals.

South Washington Street Corridor Planning Opportunity Area 2



Proposed Land Use

South Washington Street Corridor

Planning Opportunity Area 2

Town Center Style Redevelopment

The large “superblock” bordered by East Annandale Road, East Fairfax Street, Douglass Avenue, and Hillwood Avenue has the potential to become a “Town Center” style development. Such a development, compatible with concepts set forth in this plan, could provide a moderate density retail and office destination oriented toward pedestrians in a “park and walk” situation with a centralized parking structure. The vision is for moderate density buildings of 3 to 5 stories with retail uses on the ground floor and office uses above to be arranged in a walkable campus-style development easily accessible to the Intermodal Transit Plaza, by foot from surrounding neighborhoods, by bike, and by car. Architectural design could also be coordinated throughout the Town Center area to compliment the adjacent Falls Church.

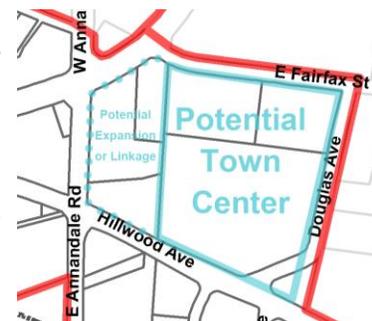
This concept could include all or some of the parcels located within the “superblock.” A Town Center style project could be developed using the three largest parcels on the eastern side of the block. Together, these three parcels amount to 4.63 acres. If Douglass Avenue were straightened at the intersection with Hillwood Avenue, this would add approximately .19 acre more, totaling 4.82 acres for the potential Town Center area if the western properties were not included in the redevelopment. A 1.5 FAR on this consolidated property would present about 315,000 sqft of

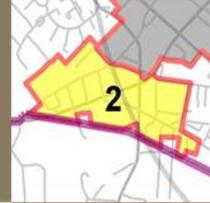
building space; a 2.5 FAR would present 525,000 sqft of building space.

The western properties, if not included in the actual redevelopment, could still be incorporated into a Town Center area through increased pedestrian connections and other urban design elements if desired by the respective property owners and the developer. Though, if included, these properties would add approximately 1.6 acres to the Town Center area, which would bring the total area to 6.42 acres.



A conceptual rendering (Above) and potential location (Right) of a “Town Center” style development showing a central parking structure surrounded by moderate density office and retail buildings.





Density

Redevelopment should occur at a higher density level than existing conditions. Higher density redevelopment will allow the viability of ground-floor retail in mixed use buildings, increase the area tax base, and provide walkable destinations for visitors and residents.

It is important to provide adequate separation and transitioning to residential properties adjacent to the area. Denser redevelopment should be focused in areas that have the least negative impact on nearby single-family residential and historic properties. Redevelopment should be compatible with adjacent existing residential or historic properties.

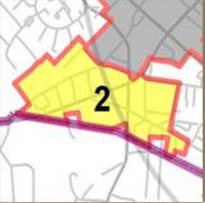
The City should aim to obtain minimum Floor Area Ratio (FAR) of 2.5 for the South Washington Street Corridor POA in order to meet economic needs and to provide the necessary development level to sustain mixed-use buildings and Class A office space. The Urban Land Institute recommends an FAR of “2.5 and above” for “Compact Suburban Business District(s)” such as the South Washington Street Corridor POA in its publication, “Ten Principles for Reinventing America’s Suburban Business Districts”.

High

High density refers to an FAR over 3.5. Highest density in the South Washington Street POA should be focused in the corridor between South Washington Street and South Maple Avenue, part of the proposed Core Commercial Area that would make up the City’s Central Business District. This area extends southward from the City Center POA and includes a large buffer on either side from any low-density residential properties. In addition, this area is within close proximity to the future location of the Intermodal Transit Plaza, and higher density developments may be more likely to take advantage of increased transit options for office workers, and retail patrons. This area is already zoned B-2, Central Business, which allows the greatest density and structural height of any district in the City.

Higher density often equates to taller buildings. The topography of POA provides an opportunity to mitigate visual and other impacts from taller buildings. Setbacks along the street should also be used to allow natural light at street level and to prevent a “canyon effect” from taking place. In addition, taller sections of buildings should not be located too close to each other in order to further reduce the possibility of a “canyon effect” along streets.

Areas slated for high density development currently fall under the B-2, Central Business zoning district.



South Washington Street Corridor Planning Opportunity Area 2

The maximum by-right height for buildings in the City is seventy-five feet, or about seven stories. The maximum height for buildings with a special exception is one hundred fifteen feet, or about ten stories.

The Core Commercial Area (CCA) between South Washington Street and South Maple Avenue stretching from the City Center POA to Tinner Hill Street currently has an FAR of 0.36. The properties in this area total 5.7802 acres with 90,071 sqft of finished building space. In this specific area of the South Washington Street Corridor POA a total FAR of 3.5 would net 881,249 sqft of building floor space, and an FAR of 4.5 would net 1,133,035 sqft.

Moderate

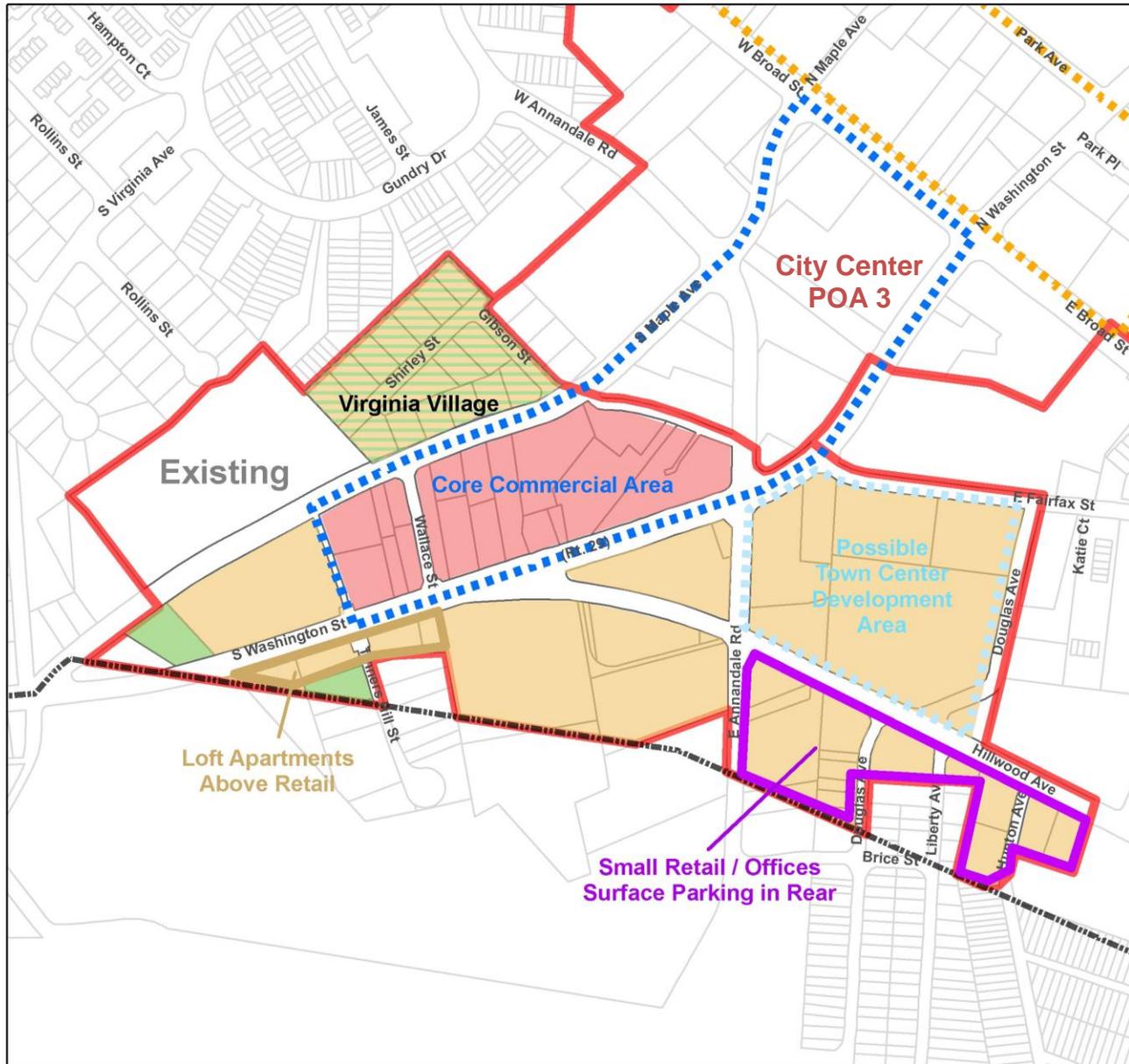
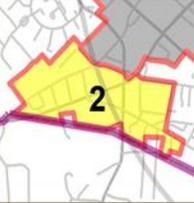
Moderate density refers to an FAR range of approximately of 2.5 to 3.5. More moderate density redevelopment is recommended for areas outside of the CCA to provide a transition from the areas of highest density. Moderately dense structures should still seek to promote a walkable retail atmosphere along with office and residential space while not overshadowing adjacent residences. The smaller parcels at Tinner Hill street could see loft style apartments above retail that utilize shared parking structures on nearby properties. In the area South of Hillwood Avenue and east of East Annandale Road smaller retail and office buildings with surface parking in the rear are acceptable.

The FAR in the moderate density areas generally should allow for redevelopment of individual properties at a level that promotes walkable, transit-oriented, mixed-use buildings. The overwhelming majority of the areas recommended for moderate density redevelopment are currently zoned B-3, General Business (See Chapter 6, Zoning). Maximum by-right height in the moderate density areas zoned B-3 is fifty-five feet, or about five stories. Maximum building heights could reach eighty-five feet, or about eight stories, with a special exception.

Compatibility

Density should be compatible with adjacent historic buildings and neighborhoods. Appropriate building design, massing techniques, and buffers should be used to merge new development with historic sites and areas. Park and open space should be integrated throughout the POA to increase compatibility when appropriate. Some areas already slated for public open space are the gateway park at The Reserve at Tinner Hill and the Tinner Hill Historic Site. The Virginia Village area has the potential to be partially or fully converted into a park with a community center or remain as a buffer to redevelopment (See Virginia Village, 5-24).

South Washington Street Corridor Planning Opportunity Area 2



Proposed Density

S Washington St Corridor

Planning Opportunity Area 2

City of Falls Church

Legend

- Planning Opportunity Area
- Parcel
- City Boundary

Density

- High Density (Above 3.5 FAR)
- Moderate Density (2.5 to 3.5 FAR)
- Park/Open Space (Flexible)

0 100 200 300 400 Feet

Proposed Land Use



South Washington Street Corridor

Planning Opportunity Area 2

Proposed Projects & Studies

Several projects have been proposed in whole or in part for the South Washington Street Corridor POA within the past several years. The large mixed-use City Center South redevelopment project was to border the northernmost portion of the POA and would have had a concurrent development within the area. The former SAAB property, located just south of the Pearson Square building, has been acquired by Lincoln Property Company and is slated for redevelopment with a mixed-use building named The Reserve at Tinner Hill. In addition, a future vision and land use study of the area was performed by economic development and planning consultant Hyett-Palma in 1991. The study may provide insight into the evolving desires of City residents and the business community for the direction of development in the South Washington Street Corridor POA.

City Center South

City Center South was a large-scale mixed-use project slated for development south of West Broad Street and west of South Washington Street. The project was the culmination of planning efforts to create a designated “central business district” for the City. Atlantic Realty Company was to be the developer of the project. The southernmost portion

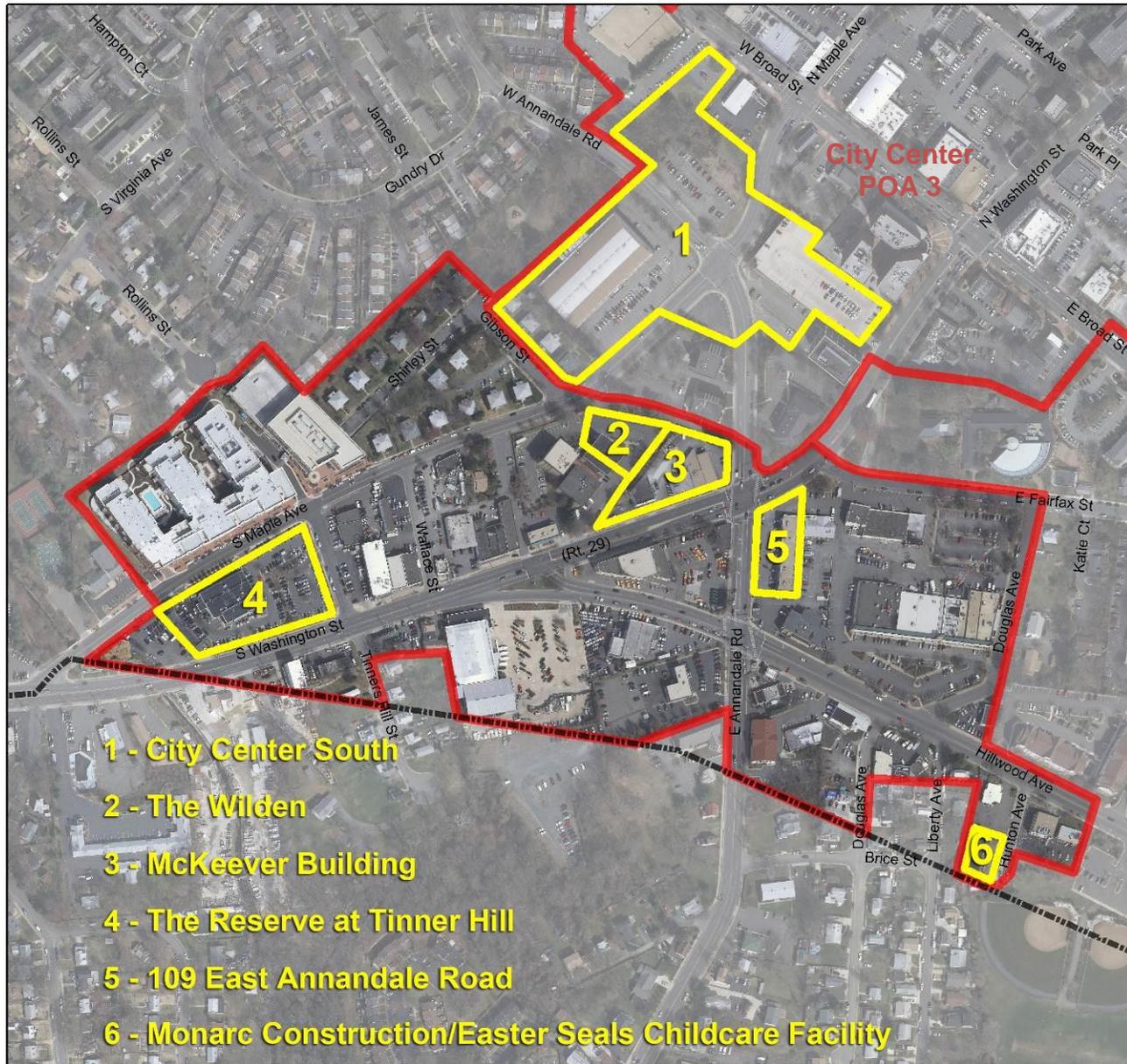
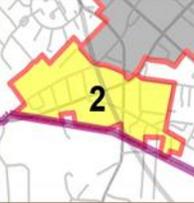
of the project was adjacent to the northern boundary of the South Washington Street Corridor POA and would have had a strong influence on the area. The City Center South project proposed high density commercial office, hotel, and residential structures with ground floor retail and entertainment uses. Due primarily to the economic downturn City Center South was never built; the City and developer reached a settlement in 2013 regarding publicly acquired land and contract litigation.

The City Center developer, Atlantic Realty, had a partnership with the Falls Church Housing Corporation (FCHC) to develop a property along Fairfax Street between South Washington Street and South Maple Avenue. The project was to be a six story affordable housing development for senior citizens called City Center South Apartments (CCSA), later renamed The Wilden. It was meant to accompany the Intermodal Transit Plaza and the McKeever Building. The project was formally approved by City Council on August 11, 2008. The Wilden was initially scheduled to break ground in 2010. However, the project was not built due to funding issues.

McKeever Building

The McKeever Building was a mixed-use redevelopment project proposed by Bob Young for property located at 300 South Washington Street. Preliminary designs called for a six story building containing fifty-two one-bedroom apartments above

South Washington Street Corridor Planning Opportunity Area 2



- 1 - City Center South
- 2 - The Wilden
- 3 - McKeever Building
- 4 - The Reserve at Tinner Hill
- 5 - 109 East Annandale Road
- 6 - Monarc Construction/Easter Seals Childcare Facility

Proposed Projects
S Washington St Corridor
Planning Opportunity Area 2
City of Falls Church
Legend
City Boundary Planning Opportunity Area
Map Based on 2009 Aerial Imagery for City of Falls Church

Proposed Land Use

South Washington Street Corridor Planning Opportunity Area 2

ground-floor retail and second-story office space. Total height of the structure would have been 75 ft.

The redevelopment would have included a bike sharing station and easy access to the proposed Intermodal Transit Plaza at the South Washington Street and Hillwood Avenue intersection. Mr. Young had also proposed the inclusion of a City-funded public parking element. One underground floor of public parking would have cost an estimated \$2 million to build and would be open 24/7.

The project had initially been proposed as a compliment to The Wilden project on an adjacent property in 2010. It gained renewed interest in a May 9, 2012 Falls Church News-Press article that outlined the plans for the project and included an interview with the developer. However, as of this writing the project is no longer under consideration.

The Reserve at Tinner Hill

A contract has been signed by Lincoln Property Company to buy two parcels bordered by South Maple Avenue, South Washington Street, and Tinner Hill Street where a Meineke and a former SAAB dealership were located. The combined parcels total 2.23 acres, and are designated for “Business” use in the City’s Future Land Use map. The redevelopment of these properties will be critical to the future of the South Washington Street Corridor POA. Redevelopment has the potential to



(Above) Façade and layout of The Wilden.
(Illustrations from www.fallschurchhousing.org)

(Below) Illustration of the McKeever Building.
(Picture from FCNP, May 2012. Courtesy Bob Young)



South Washington Street Corridor Planning Opportunity Area 2



provide support to the Pearson Square and the Tax Analyst properties and will help shape the land use structure of Tinner Hill Street between South Washington Street and South Maple Avenue.

The proposed building is to be called “The Reserve at Tinner Hill.” The current proposal includes a 24,300 sqft grocery store, 4,635 sqft of restaurant space, 3,975 sqft of retail space, and 10,580 sqft of commercial lease space on the ground floor. Community space has also been proposed at the ground floor level. Five stories of residential space, with 224 units, are proposed above the ground floor commercial and retail space. One and two bedroom units will be offered. The FAR of the proposed building would be 2.87, which is compatible with the recommended 2.5 FAR average density of the area as established by the Urban Land Institute. A pocket park and public plaza are also proposed between the new building and the Victory Comics building between South Washington Street and South Maple Avenue. This park has the potential to serve as part of a gateway feature at the entrance to the South Washington Street Corridor POA from points west.

In support of the area as a cultural center point, special street infrastructure is proposed with the project along South Maple Avenue and Tinner Hill Street that would facilitate partial closure of on-street parking areas for special events. This includes special paving, rolled curbs, and removable bollards along South Maple Avenue.



*Illustrations of the proposed Reserve at Tinner Hill.
(Illustrations from The Reserve at Tinner Hill Preliminary
Redevelopment Proposal.)*

Proposed Land Use

South Washington Street Corridor Planning Opportunity Area 2

109 East Annandale Road

In September, 2010, the shopping center located at 109 East Annandale Road was destroyed by fire. A new shopping center on the same footprint as the old building was completed in 2012. The new building has an improved façade and includes second story office uses similar to the previous building. This newer building will likely be in place for the foreseeable future.

The new building's outer look and uses, ground floor retail with office above, generally fit what is desired for the area. However, the parking lot located between the front of the building and East Annandale road promotes an orientation toward automobile use that continues in the new design due to the prior structural configuration. It will be important to eventually incorporate pedestrian elements and green space into this area between the building and the roadway.

Monarc Construction Headquarters

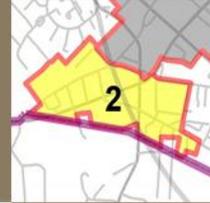
Monarc Construction had proposed a new headquarters building to replace the one currently located along Hunton Avenue in the southeastern part of the South Washington Street Corridor POA. The proposal was for a LEED Platinum Zero Energy building to replace the current 6-bay CMU block warehouse. According to the company's website, the new building would have included an electrical generating system using 237-200 watt



(Above) 109 East Annandale Road, 2012.

(Below) The formerly proposed Monarc Construction Headquarters.
(Renderings from www.monarcconstruction.com)





Kyocera photovoltaic panels placed along the roof facing due south. The electrical generating system would have also included a reversible meter system that would allow the building to import or export power to the common electrical grid. The building was meant to help showcase the abilities of Monarc Construction and to help set a precedent for energy efficiency in the city and the region. However, this project never materialized, though a newer redevelopment proposal for the Easter Seals Childcare Facility is being considered for this site.

Easter Seals Childcare Facility

The current proposal for the existing Monarc Construction Headquarters on Hunton Avenue is to convert the existing structure, with small additions, into an Easter Seals Childcare Facility. The proposal calls for a two story, 11,085 gross sqft office and educational facility with outdoor play areas. The current proposal also calls for the installation of a photovoltaic array on the roof of the building that would provide supplemental solar electricity. This property is partially located within Fairfax County, therefore a coordinated effort between the developer, City, and County has been initiated to review the project proposal.



*(Above) An elevation of the Monarc Construction Headquarters as formerly proposed showing the photovoltaic panels along the roofline.
(Rendering from www.monarcconstruction.com)*

*(Below) Renderings of the current proposal for the conversion of the Monarc Construction building into an Easter Seals Childcare Facility.
(Rendering from the Feb 2013 plan submission)*





South Washington Street Corridor

Planning Opportunity Area 2

1991 Hyett-Palma Study

In January, 1991, after nearly one year of preparation, the economic development and planning consultant Hyett-Palma presented the City Council with a plan entitled, "Building the Vision: The Washington Street Corridor." The plan presents a vision for the year 1995 of an area along North and South Washington Streets that includes all of the South Washington Street Corridor POA. Input from residents, organizations, and businesses based in the community formed the basis for the recommendations in the plan. This input was obtained during community meetings, individual interviews, and through mailed surveys.

Stakeholders answered various survey questions on how the Washington Street Corridor should improve by 1995. Final topics of agreement included creating a pedestrian friendly environment, undergrounding overhead utility lines, promoting high quality architecture, hiding parking underground or behind structures, allowing more density, visually enhancing City gateways, and a preference for independent businesses rather than chain operations.

Several topics of disagreement between business operations and citizens were also discussed. Businesses and organizations were generally in favor and residents opposed when discussing the need for parcel consolidation and the provision of incentives to developers. Disagreements also

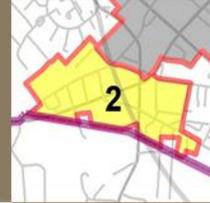
occurred in discussions on the level of concern regarding future traffic congestion and circulation, the preferred design of future streetscape improvements, the type of parking facilities desired, and Architectural Advisory Board review procedures.

In a survey of preferred land uses along South Washington Street the number one preference from both residents and business owners was for retail and restaurants. Next was residential, followed by office. A large majority percentage of business owners preferred residential uses over office uses, while the percentage of residents that preferred residential uses or office uses was nearly even.

Suggestions for establishments included the preference of both residents and business owners for a movie theater. After that, residents preferred a grocery store and business owners preferred smaller retail establishments in the area.

At the time of the surveys, both residents and business owners preferred low density development. The majority of residents and business owners surveyed preferred building heights of one to three stories for new buildings. About one-third of respondents preferred building heights of four to seven stories for new buildings. A minority of respondents preferred heights of over seven stories.

Chapter 3 of the 2005 Comprehensive Plan, Community Character, Appearance, and Design, references the 1991 Hyett-Palma study in a



description of the future of the South Washington Street Corridor area. The 2005 Comprehensive Plan references the 1991 Hyett-Palma study in suggesting that automotive service uses be clustered together with improved landscaping and businesses be encouraged to make simple façade improvements such as painting and the installation of awnings.

Public Open Space

The inclusion of public open space is an important aspect of redevelopment in the South Washington Street Corridor POA. Pedestrian scale parks and plazas are necessary to the viability of community events and to act as refuges for office workers, retail consumers, restaurant goers, bicyclists, and pedestrians. They can also be used to present art or cultural information to visitors. Public open space in the form of parks or plazas should be included with redevelopment projects when feasible and economical. An alternative to the provision of public space within the redevelopment parcel may be the use of special streetscape elements to provide space along the street or sidewalk that could be used to stage events.

Public Plazas

Public plazas should be included with redevelopment at strategic locations to provide space for pedestrian activities and outdoor uses.

One example of an existing pedestrian plaza is at the Tax Analysts building at the intersection of South Maple Avenue and Tinner Hill Street. This is a visible example of urban open space incorporated into moderate to high density redevelopment. Where a plaza is not feasible due to land area or economic restraints, the inclusion of streetscape elements that would allow for intermittent use of parking or sidewalk space may be sufficient. One example of this is the proposal for removable bollards along parking spaces as part of The Reserve at Tinner Hill project. This would allow temporary closure of the parking area to cars to create an extended sidewalk that can be used to stage events, such as a farmers market or community block party.

The Intermodal Transit Plaza is to include public space at the center of the South Washington Street Corridor POA. Design features are to incorporate historic and cultural elements. It has the potential to set a further precedent for public plaza space that could be connected and incorporated into surrounding redevelopment projects.

Cavalier Trail Park & Tripp's Run

A portion of Cavalier Trail Park is located just outside the western border of the South Washington Street Corridor POA. It runs along the banks of Tripp's Run west of Pearson Square and has a vehicle entrance from South Maple Avenue to the parking lot for a recreation area. A bicycle

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Proposed Land Use

path provides access between the South Washington Street Corridor POA and neighborhoods to the north. The 2009 South Washington Street Corridor Study proposes an expansion of Cavalier Trail Park into the South Washington Street Corridor POA.

Tripp's Run flows through Cavalier Trail Park, west of Pearson Square, and southward into Fairfax County adjacent to Sisler's Stone Quarry. It runs mostly underground from the northern edge of South Maple Avenue to the southern edge of South Washington Street, under the Victory Comics building located between these two streets.

Big Chimneys Park Expansion

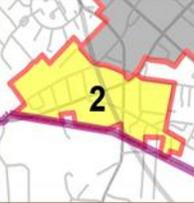
An expansion of Big Chimneys Park into the South Washington Street Corridor POA has the potential to provide space for recreation, public events, and a new community center, depending on the extent of the expansion. It would also allow stronger pedestrian and bicycle connections to the area since the park is located along the outside edge of the South Washington Street Corridor POA border and provides pathways to northern neighborhoods and the City Center POA. Expansion of the park could take place through the acquisition of nearby land by the City or through proffers solicited during redevelopment of the nearby Virginia Village neighborhood. The existing Big Chimneys Park covers approximately 1.6 acres. If the whole Virginia Village neighborhood were added as part



(Above) An illustration of the proposed Gateway Park in relation to the Victory Comics property as shown in The Reserve at Tinner Hill proposal package.



(Below) Diagram of the potential expansion area for Big Chimneys Park.



of a park and community center expansion, the total land area could reach 6.1 acres.

Virginia Village

The City's Future Land Use map designates the Virginia Village neighborhood for mixed-use redevelopment. Virginia Village is the only fully residential neighborhood totally within the boundaries of the City's Planning Opportunity Areas. The majority, sixteen, of the neighborhood's twenty multifamily buildings are within the South Washington Street Corridor POA. The other four buildings, located northeast of Gibson Road, are within the City Center POA. The whole neighborhood, including the Gibson Street and Shirley Street right-of-ways, covers approximately 4.5 acres of land area. Approximately 3.75 acres, or 83 percent, of the land area is within the South Washington Street Corridor POA. It is important to recognize that this is one of the few affordable housing opportunities in the City. Therefore, redevelopment of the neighborhood should take into account the need for affordable housing and provide for replacement of such within new development projects.

Preservation

Though the Future Land Use map has the neighborhood designated for mixed-use redevelopment, the City could seek to preserve the



An aerial view showing Virginia Village at the center and Big Chimneys Park at the top right.

South Washington Street Corridor

Planning Opportunity Area 2

Proposed Land Use

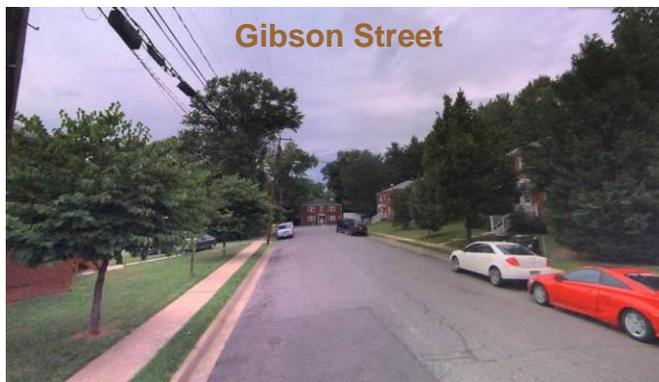
neighborhood. The location of the neighborhood serves as a buffer between the proposed high density uses south of South Maple Avenue and the residential neighborhoods to the north. In addition, the all-brick structures are built in a way that allows the growth of large trees and other landscaping elements.

The City already owns one property in the neighborhood, 208 Gibson Street. This property is located in the City Center POA, just outside of the South Washington Street POA border. Over time, the City may choose to use City funds to facilitate the purchase of properties in the neighborhood for preservation as they become available.

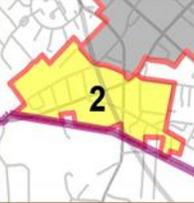
Private Redevelopment

It is possible that properties in the neighborhood will be bought by a private entity for redevelopment. In this case, it is recommended that any residential component of the new development provide the maximum amount of affordable units possible. In addition, the structure should be compatible with nearby low-density residential properties, and a pathway with open space from Big Chimney Park to South Maple Avenue should be provided.

The portion of Virginia Village that is located in the South Washington Street Corridor POA is approximately 3.73 acres, or 162,542 sqft. If redeveloped at a similar density as the adjacent Pearson Square/Tax Analysts property, a 2.5 FAR,



Various ground-level views of Virginia Village.



it could hold 406,355 sqft of building space. This substantial amount of space would allow the rest of the properties in the South Washington Street Corridor POA to be developed at lower intensities while still providing enough density to attract mixed-use redevelopment.

Park & Community Center

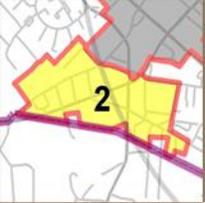
Another option for the City is to acquire some or all of the properties in the Virginia Village neighborhood over time for the expansion of Big Chimneys Park. Relocation assistance should be provided for any residents displaced by this option, and affordable dwelling units lost during this process should be replaced in other projects within the City.

As properties become available the City would purchase them to create additional public open space where there once was none. A similar method of gradual property acquisition was used to create Quincey Park in neighboring Arlington County. The eventual product would be a large park for recreation, community gatherings, and other activities. A new community center with an indoor pool, gym, and other uses is also a possibility.



Conceptual renderings show a possible park and community center on the Virginia Village site.





South Washington Street Corridor *Planning Opportunity Area 2*

Proposed Land Use

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