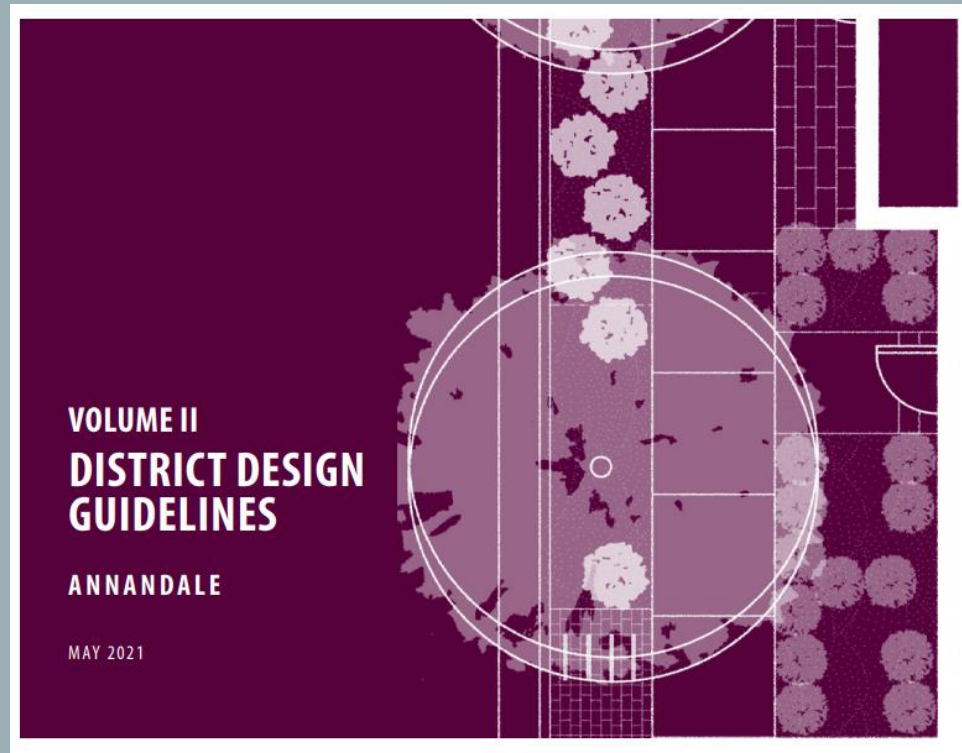


VOLUME II: DISTRICT DESIGN GUIDELINES FOR ANNANDALE



Input Summary – May 2021




COMMUNITY INPUT PROCESS




**Feedback accepted
February 1 – 27, 2021**



Translated flyers for multilingual advertising




Educational video, Email blasts, Social Media posts, Website updates, FCPN column, Blog coverage



Two Virtual Presentations

DPD CRS Event 2/1 |
MDLUC Presentation 2/23



Follow-up emails and phone calls with community members on comments if requested

COMMUNITY INPUT QUESTIONS

Volume II: District Design Guidelines for Annandale Feedback Form

Thank you for taking the time to submit feedback on the draft Volume II: District Design Guidelines for Annandale. This form solicits open feedback, so please share your thoughts as you see fit. * Denotes required field.

Full Name:*

Joe Smith

Business / Community Affiliation:

Only Needed if You are Representing an Organization

Email Address:*

A copy of this form will be sent to the email address provided. Please check your spam folder if comments do not appear in your inbox.

example@example.com

Phone Number:

Please Provide for Follow-Up Communication from Staff if the Preferred Method of Contact

Request Follow-Up Contact by Staff on Comment(s):*

Yes or No

Reviewed Entire Document:*

-None-

QUESTIONS:*

- Have we missed a design topic important to these guidelines?

- Do the furnishings and hardscape materials selected for the public realm reflect the sense of character you would like to see facilitated in Annandale?

ADDITIONAL COMMENTS ON THE GUIDELINES:

Please include the relevant section and page number from the Design Guidelines. Use the + & - buttons to add or delete comments.

Example: Chapter 3B or Page 3-41
Comment: Linear Parks are important to my community.



Submit

GENERAL SUMMARY

Theme	Comment	Solution
Clarification	Confusion over relationship between Comprehensive Plan and Design Guidelines, and structure of Design Guidelines	Inserted clarifying language in DDGs
	Requests to include definition of “Gateway” urban design term shown on Map 2 (Hummer Road)	Inserted clarifying language in DDGs
	Concerns over intent and extent of street type treatment shown on Map 4 Planned Road Network	Adjusted map to clarify boundaries
	Concern about lack of utility undergrounding topic in streetscape design	Inserted clarifying language in DDGs
	Ideas for community marketing or ideal uses in Annandale	No action - Outside of scope of DDGs
	Concern about focal point language for Toll House Park	No action - Direct from Plan

GENERAL SUMMARY

Theme	Comment	Solution
Transportation	Concern over lack of intersection design topic	No action - Topic covered in Volume I Design Guidelines
	Comments on street cross-sections, particularly type or size of bicycle facilities and number of road lanes proposed for Little River Turnpike	Inserted a note on LRT. Transportation vision is set at Plan level. The cross-sections conceptually integrate guidance for streetscape and multimodal options and were done in coordination with FCDOT; Also, Active Fairfax Transportation Plan process underway and could have impacts on sections in future
	Request to encourage pedestrian and bicyclist connectivity whenever possible	Inserted clarifying language in DDGs
	Concern over lack of rail transit access in Annandale	No action - Outside of scope of DDGs
	Request to deconflict bicyclist and pedestrian facilities with parking and loading areas	Inserted clarifying language in DDGs
	Concern about user comfort of bus shelters	Inserted new strategy to address

GENERAL SUMMARY

Theme	Comment	Solution
Character	Many liked the elements selected for the public realm; a few thought they were too generic or guidance did not allow for variation	Inserted clarifying language in DDGs
	Concern about loss of existing businesses and contribution to Annandale character via redevelopment	Inserted aspirational language in Chapter I
	Concern that the guidelines do not acknowledge the unique character contributions of history and potential historic resources	Inserted clarifying language in DDGs
Public Street Lighting	Concerns over environmental friendliness of public street lights and light pollution	Inserted clarifying language in DDGs

GENERAL SUMMARY

Theme	Comment	Solution
Building Design	Concerns that the specificity of architectural guidance for colors would stifle individuality and organic process of character development over time	Removed reference to specific colors and inserted clarifying language in DDGs
	Concerns that the specificity of signage guidance for coordination and cohesion could stifle individuality	Inserted clarifying language in DDGs
	Concern about bird friendly design	Modified design strategy to address; Topic also addressed in in Volume I Design Guidelines
	Concern about reference to vinyl as a building material	Inserted clarifying language in DDGs

GENERAL SUMMARY

Theme	Comment	Solution
Environmental Stewardship	Desire to see greater emphasis on environmental stewardship in landscaping – e.g., water, fertilizer, role as flora and fauna habitat	Inserted clarifying language in DDGs
	Concerns over a specific species recommendation, number of native species in planting list and policy toward native species in general	Removed an ornamental grass species from table; Also inserted clarifying language in DDGs to emphasize strong preference for native species and to highlight reference to planting guidance in Volume I Design Guidelines as well
Public Signage	Suggestion to include international symbols in wayfinding signage	Modified design strategy to address
Public Art	Suggestion to encourage local artist and arts groups for public art collaboration	Inserted clarifying language in DDGs and modified design strategy to address

EXAMPLE OF MODIFICATIONS MADE

DESIGN PRINCIPLES

All plant material should be appropriate for urban conditions and facilitate the integration of critical flora and fauna habitat into the public and private realms of Annandale. In general, use of native species in Annandale is strongly preferred, but use of non-native, non-invasive species may be considered in urban situations to create a larger mix of plantings and reduce the health risks associated with monoculture environments. **The plant lists on the next four pages are recommended for use within Annandale, in concert with design strategies and plant list recommendations included in Volume I.** Consider the suggested location suitability for urban conditions included in the plant tables when developing the planting plan for a project. All plant selection should be done in consultation with the Fairfax County Urban Forest Management Division.

 REFERENCES FOR PLANT SELECTION AND RECOMMENDED PLANT LIST
[Volume I Urban Design Guidelines for CRDs and CRAs \(Sections 2F and A1\)](#)



Clarendon, VA

DESIGN STRATEGIES

1 PLANT SELECTION AND RECOMMENDED PLANT LISTS

- A. Consider the maintenance implications of fruits, seeds, and leaves produced by plants when developing the plant list and locations for a project, especially when such plants are adjacent to hardscaped areas (e.g. plazas and public streets).
- B. Select plants appropriate for the sun exposure that exists on the site (full sun, partial sun, partial shade or full shade).
- C. Properly install all plant material based on guidance in the latest edition of the American National Standard for Tree Care Operations—Tree, Shrub and Other Woody Plant Management—Standard Practices (Planting and Transplanting).
- D. Size and space plants for adequate coverage upon installation. Shrubs and ground cover should be completely filled-in within one or two years. Use organic materials, such as mulch, for planting bed coverage in the interim.
- E. Sod rather than seed any lawn area to be installed. Grass should be watered and maintained until it is fully established.
- F. Consult VDOT for planting guidelines within state rights-of-way.



Carlsbad, CA

4A.2 PLANT SELECTION AND REC- COMMENDED PLANT LIST

PUBLIC REALM ELEMENTS

LEFT
Street trees and perennials
planted in an urban
condition
Image Credit: Fairfax County

RIGHT
Perennials combined with a low
wall help to define the sidewalk
and the private realm
Image Credit: Debora Carl
Landscape Design

EXAMPLE OF MODIFICATIONS MADE

CATEGORY I, II, III, AND IV SHADE TREES, ORNAMENTAL TREES, AND EVERGREEN/SCREENING TREE LIST

COMMON NAME	SCIENTIFIC NAME	NATIVE	EVER-GREEN	SEASONAL INTEREST	PLAZA	STREET	PARK	LID	AVG. HGT/ SPREAD
Category IV									
Southern Magnolia	Magnolia grandiflora	X	X	X			X		50'/30'
London Planetree	Platanus x acerfolia 'Liberty' or 'Columbia'				X	X	X		60'-80'/50'-60'
Loblolly Pine	Pinus taeda	X	X				X		50'/30'
Virginia Pine	Pinus virginiana	X	X				X		50'/30'
White Oak	Quercus alba	X			X	X	X	X	60'-80'/60'
Green Vase Zelkova	Zelkova serrata 'Green Vase'				X	X	X	X	50'-60'/40'-50'
Category III									
Blue Atlas Cedar	Cedrus atlantica		X		X		X		40'-60'/30'-40'
Katsura Tree	Cercidiphyllum japonicum				X	X	X		40'-60'/20'-30'
Norway Spruce	Picea abies		X				X		40'-60'/30'-35'
Short Leaf Pine	Pinus echinata	X	X		X		X		40'-50'/20'-30'
Japanese Scholar Tree	Sophora japonica				X	X	X		50'-70'/40'-50'
Category II									
American Holly	Ilex opaca	X	X				X	X	30'-60'/15'-35'
Eastern Redcedar	Juniperus virginiana	X	X		X		X	X	40'-50'/8'-15'
White Crape Myrtle	Lagerstroemia indica 'Natchez'			X	X		X		15'-25'/15'-20'
Star Magnolia	Magnolia stallata			X	X		X		15'-20'/10'-15'
Saucer Magnolia	Magnolia x soulangiana			X	X		X		20'-30'/20'-30'
Category I									
Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'		X		X		X		20'-30'/10'-20'
Foster's Holly	Ilex x attenuata 'Fosteri'		X		X		X		15'-25'/8'-12'
Crepe Myrtle	Lagerstroemia indica			X	X		X		15'-25'/15'-20'

Note: This plant list is recommended for use within the Annandale CRD, in addition to the plant list recommendations contained in Volume I: Urban Design Guidelines for Commercial Revitalization Districts and Areas. Please refer to Volume I sections 2F and Appendix A-1 for more information. This plant list is not exhaustive, and does not preclude the use of other suitable plantings for the CRD recommended and accepted by the Fairfax County Urban Forest Management Division.

STREET LIGHT SPECIFICATION CHANGE SINCE DECEMBER 2020 DRAFT

DESIGN STRATEGIES

1 STREET AND PUBLIC SPACE LIGHTING

- Provide a uniform level of light to the area to be illuminated through the number, location, and height of lighting fixtures.
- Locate pedestrian-oriented lights at regular intervals along sidewalks and pathways. Spacing will vary according to fixture selection, but should provide a uniform level of light.
- Utilize pedestrian-oriented light poles between 14-16 feet in height, either by direct burial or surface mounted; poles should not be mounted on large concrete pedestals.
- Provide electrical outlets at the top of the pole for connecting holiday and event lighting, if feasible.
- Coordinate the placement of lighting with the landscaping so that there is no conflict between trees and shrubs, and the light fixtures.



SUGGESTED SPECIFICATIONS

LED STREETLIGHT FIXTURE: ALL STREETS

- Model: LED Cutoff Round Lantern
- 70W, 100W, and 150W HID equivalent fixture
- 3000K Color Temperature, Type III Lighting Pattern
- Full cutoff - BUG rating has U of Zero
- Streetlight Pole: Black, 14-foot tall fiberglass fluted pole
- Flag Brackets (if desired and permitted): Black, aluminum brackets, ranging from 4.5 to 30-inches long, manufactured by Shakespeare Composite Structures.

LED STREETLIGHT FIXTURE: BOULEVARDS AND OTHER MAJOR STREETS

- Model: Shoebox (150W - 1000W EQ)
- 150W, 250W, 400W, and 1000W HID equivalent fixture
- 3000K Color Temperature, Type III and Type IV Lighting Pattern
- Black Housing
- Streetlight Pole: Black slim metal pole

Note: Where streets require additional illumination of roadways, such as Boulevards and other major streets, both the Shoebox street light and pedestrian street light are expected.

**MODIFIED
RECOMMENDATION**

PUBLIC REALM ELEMENTS

TOP LEFT
LED Cutoff Round Lantern light fixture for all streets
Image Credit: Dominion Energy

BOTTOM LEFT
MetroScape LED Post Top light fixture for all streets
This is a potential future preferred street light fixture
Image Credit: MetroScape

RIGHT
Shoebox 150W-1000W EQ for Boulevards and other Major Streets
Image Credit: Fairfax County

Previously recommended Paseo Cyclone in December 2020 draft... received evolving performance feedback from DPWES that resulted in switch to MetroScape model in May 2021 version.

DESIGN STRATEGIES

1 STREET AND PUBLIC SPACE LIGHTING

- Provide a uniform level of light to the area to be illuminated through the number, location, and height of lighting fixtures.
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- Provide electrical outlets at the top of the pole for connecting holiday and event lighting, if feasible.
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SUGGESTED SPECIFICATIONS

LED STREETLIGHT FIXTURE: ALL STREETS

- Model: LED Cutoff Round Lantern
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- 3000K Color Temperature, Type III Lighting Pattern
- Full cutoff - BUG rating has U of Zero
- Streetlight Pole: Black, 14-foot tall fiberglass fluted pole
- Flag Brackets (if desired and permitted): Black, aluminum brackets, ranging from 4.5 to 30-inches long, manufactured by Shakespeare Composite Structures.

LED STREETLIGHT FIXTURE: BOULEVARDS AND OTHER MAJOR STREETS

- Model: Shoebox (150W - 1000W EQ)
- 150W, 250W, 400W, and 1000W HID equivalent fixture
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- Black Housing
- Streetlight Pole: Black slim metal pole

TOP LEFT
LED Cutoff Round Lantern light fixture for all streets
Image Credit: Dominion Energy

BOTTOM LEFT
Paseo Cyclone Flat Lens LED light fixture for all streets
This is the future preferred street light fixture
Image Credit: Paseo

RIGHT
Shoebox 150W-1000W EQ for Boulevards and other Major Streets
This is the future preferred street light fixture
Image Credit: TBD

MORE INFORMATION

WWW.FCREVITE.ORG

REVITALIZATION@FAIRFAXCOUNTY.GOV

[\(703\) 324-9300](tel:(703)324-9300)