

HILLBROOK HILITES



Hillbrook-Tall Oaks Civic Association (HTOCA) Newsletter

June 2023

ICE CREAM SOCIAL THIS SATURDAY, JUNE 17, TO KICK OFF 2023 EVENTS SEASON

We invite all residents of Hillbrook-Tall Oaks to join us as we scream, you scream, we all scream for ice cream!

Sponsored by the Hillbrook-Tall Oaks Civic Association (HTOCA), our annual Ice Cream Social is a long-time tradition and the first sponsored social event of 2023. This year's event will be held on Saturday, June 17, from 4-6 p.m. in **Dann Winter's** yard at the corner of Kingston Drive and Silver Lane. SCOOPS2U will join us with a cart loaded with cones and cups of sweet treats from 4:30-5:30.

Stop by the HTOCA table to get your ice cream ticket, pay your annual dues, and confirm that we have your latest contact information. We'll be publishing an updated neighborhood directory later this year given all the new residents who have put down roots here since 2000.

The Ice Cream Social is the first of many planned social events happening throughout 2023. Now that "normal" life is resuming post-pandemic, please be sure to pencil in the following onto your calendars:

- **Annual Neighborhood Potluck: Sunday, September 10**
- **Halloween / Oktoberfest: Sunday, October 29**
- **Holiday Bonfire and Hot Cocoa: December TBD**

How about the **monthly Food Trucks** we have invited into the neighborhood over these last few summers? Do they continue to be of interest to you? The last few trucks have had fewer preorders and walk-ups than in past years, so we want to be sure you are still interested in having trucks and if so - when and which kind.

We also want to share confidence with past favorites, including DC Slices, that they will have sufficient business to stop by our neighborhood. If you haven't already, please respond to the **survey sent from hillbrooktalloaks@gmail.com** on June 8 to share your feedback (and thanks to those who have already responded!).

Speaking of events: How about a Community Yard Sale? Neighbor volunteer extraordinaire **Thurrraya "Rai" Kent** wants to know if this is something neighbors are interested in participating in this year. Please keep an eye out for more information via our Facebook page as well as the hillbrooktalloaks gmail account.



SCOOPS2U returns with sweet treats this Saturday.

Also In This Issue...

- Know Thy Neighbors: Meet Dan, Danielle & Bruno
- Remembering Faith Klein
- Annandale HS Food Pantry Charitable Giving Update
- Women's Wellness Group, Birding Club, Garden Club Updates
- Earth Day Clean-Up a Success
- zMOD Reauthorized, Signage Changes Proposed
- Eastgate Development Updates
- ... and More!

KNOW THY NEIGHBORS: MEET DAN, DANIELLE & BRUNO

New HTOCA Board member Danielle Brosious and her bird-loving husband, Dan Boyd, moved to Hillbrook-Tall Oaks in 2019 and have quickly become neighborhood naturalists! Here is their and Bruno's story:



Photo courtesy of Danielle Brosious

Who's in your household? Dan, Danielle, and Bruno (15 months old). Dan is an audio engineer and Danielle is a music teacher.

How long have you lived in the Hillbrook-Tall Oaks neighborhood?

We moved in on Danielle's birthday in November 2019! Right before the pandemic, thankfully.

Where are you originally from?

Danielle is from Pennsylvania and Dan is an Annandale native. Dan went to the Montessori school in our neighborhood when he was young and graduated from Annandale High School in 2004.

Any interesting memories from living here?

We have seen so many great birds in our backyard since we've lived here, as well as the very rare piebald deer in 2022. We also have a kooky squirrel that sometimes rolls down the hill for fun.

What changes have you seen since you moved here?

Unfortunately, eight perfectly healthy and alive trees have been cut down from our neighboring yards since we have lived here. It breaks our hearts! We moved here specifically for the trees.

What has (mostly) stayed the same since you moved here?

We think the middle part of Kingston drive is just beautiful - where there are so many trees lining the street!

What's your favorite part about living in Hillbrook-Tall Oaks?

You probably guessed it... the trees! Also getting to know some of the awesome folks in the neighborhood, and starting the Birding Club this year.

What advice do you have for your fellow residents?

Plant more trees. Cut down fewer trees. If you are safely able, leave a dead tree alone! Dead trees are where many species of birds make their homes. Remember that tree service companies, even the ones with certified arborists on staff, have the goal of getting your money into their pockets and will recommend unnecessary services. Plant more native plants. Don't kill all the bugs in your yard, they are a crucially important piece of the ecosystem! Use less pesticides (or none at all)! Reduce the amount of grass in your yard. Turf grasses are ecologically useless and they occupy more land acreage than all of the irrigated corn fields in the entire country. **Bottom line, I'd love to see more people trying to live with the nature around us instead of working against it.**

LONGTIME RESIDENT AND NEIGHBORHOOD CHAMPION FAITH KLEIN REMEMBERED

Our community lost one of its long-time champions in April. A resident of Hillbrook-Tall Oaks since 1965, Faith Nachman Klein died on April 11, 2023, following a brief illness. She was 89 years old.

Born in 1934, Faith grew up in Plainfield, New Jersey. She graduated from Vassar College with a degree in English and earned a master's degree from Boston University. She married Jack Klein in 1958, with whom she raised three children in Annandale: Chris Klein, Holly Newcombe, and Robin Browder.



Faith Klein was a hip, highly engaged neighbor who was influential in matters concerning Annandale and our Hillbrook-Tall Oaks community. Two of her family members served as presidents of HTOCA: husband Jack Klein and years later, their daughter Robin.

Faith was active in a wide range of activities, including book, bridge, garden, and sailing clubs. She served Fairfax County for decades working as an election poll worker. For many years volunteered at the Arena Stage and Kennedy Center in Washington as well as the Signature Theater in Arlington.

She was also adventurous. Faith liked driving snazzy cars (Volkswagen Beetle and Chrysler Sebring convertibles, a hybrid-electric Toyota Prius). Reportedly, she was an early adopter of bell-bottom jeans back in the day.

Faith loved the ocean, spending summers with family and friends at her Nags Head, North Carolina, home. She liked walking the beach and swimming daily in the ocean. Other times you could find her shooting river rapids or pursuing other adventures.



Always smiling, friendly, generous, and willing to lend a helping hand to neighbors, Faith was not shy about asking for help from neighbors or seeking opinions on matters, including computer troubles and house repairs.

Some might say Faith lived part of her life in a dog house. She had a passion for standard schnauzer dogs, who both guarded her premises and were furry companions. They would travel back and forth with her to the beach.

We will miss Faith Klein and her adventurous spirit around the neighborhood, and thank her for her numerous contributions in helping make Hillbrook-Tall Oaks a wonderful place to live.

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NEARLY 800 DONATIONS TO ANNANDALE HIGH SCHOOL'S FOOD PANTRY DURING M.A.R.C.H.

The tradition continues! This spring marked Hillbrook-Tall Oaks' third annual charity event benefiting The Annandale High School (AHS) Food Pantry. **This year's neighborhood organizer Katie Clary sends her sincerest gratitude goes out to those who helped donate nearly 800 items to the Food Pantry in March:**

"An additional thank you to those who donated their time and energy going door-to-door to distribute nearly 300 flyers advertising for this event. **Danielle Brosious, Mark Crawford, Bob Selim, and Patrick White**, you stepped in to cover this need with little notice and neighbors distributed the flyers in record time. It was much appreciated!



Photo courtesy of Katie Clary

Thank you to Kevin **Gilligan & Laurelie Wallace** as well as the **Kent, Martinez, and Ros-signal** families who opened their driveways and carports to serve as collection sites. Our goal is to ensure donating is convenient for all corners of the neighborhood and easy for those who lend us their space. Please keep communicating about desired collection locations and let us know if you are interested in serving as one in the future. We don't want to leave any area out!

It's been a tough year. As costs for goods and services are rising within our community and across the nation, this effort makes a positive difference by helping to eliminate food insecurity to families in need. We are proud of the continued commitment to our community HTO residents demonstrate. If you would like more information about the Food Pantry or would

like to sign up to assist during distribution days, check them out at: [https://www.signupgenius.com/go/70a0e49aaa628a5f94-pantry#/.](https://www.signupgenius.com/go/70a0e49aaa628a5f94-pantry#/)"

NEW NEIGHBORHOOD DIRECTORY COMING SOON

Got a new phone number or email address? Know someone who recently moved in (or out) or the neighborhood? Please send any and all updates to hillbrooktalloaks@gmail.com to ensure we have your latest information for the next Neighborhood Directory.

Interested in advertising in the Directory this year? Space is limited, so contact Board Member **Bob Selim** at bselim@verizon.net for ad rates to reserve your spot today!

BIRDING CLUB IS FLYING HIGH

Our inaugural Birding Club is up and running (and flying!), with monthly social “Bird Chats” and group Bird Watching outings to nearby parks including Huntley Meadows and Green Spring Gardens. Multiple residents are participating in the group to share their stories and sightings across the neighborhood.

The group alternates monthly meetups, which are scheduled for the third Tuesday of every month at Dan Boyd and Danielle Brosious’ home on Colburn Drive, with monthly birdwatching trips to regional destinations.

The next scheduled bird watching trip will be to Meadowood Park in Lorton on Sunday, July 2. Email Birding Club Organizer [Danielle Brosious](mailto:daniellebrosious@gmail.com) at daniellebrosious@gmail.com if you are interested in joining!

GARDEN SEASON KEEPING THE CLUB BUSY

Generous and curious neighbor gardeners came to the annual plant swap on Sunday, June 11, to share their bounty and see what’s new. The club has made lots of plans made as well for follow-up visits to gardens to help dig some things up or prune back for later trading.

The Garden Club meets regularly on the second Wednesday evening every month, where members discuss successes and challenges, plans and ideas, trips and projects.

Interested? Contact Organizer [Betsy Martin](mailto:betsybmartin@gmail.com) at betsybmartin@gmail.com for more details.

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Photo courtesy of Betsy Martin

RESCHEDULED EARTH DAY CLEAN-UP A SUCCESS

Mother Nature had different plans for 2023's Earth Day, so we rescheduled our second annual clean-up for Saturday, May 13. According to Organizer **Joanna Edie**, the rain held off just long enough for 18 people of all ages to spend about an hour picking up trash in the areas surrounding the library. HTOCA provided supplies like grabbers, gloves, garbage bags, and vests (or volunteers brought their own). We also provided nametags and snacks. This was our second litter clean-up in three years and we hope to make it an annual event. **Save the date for Saturday, April 20, 2024 - and hope the weather cooperates next year!**



Photo courtesy of Joanna Edie

INTERESTED IN SLOWING DOWN SPEEDERS?

HTOCA recently purchased "Slow Down" signs like the one pictured for neighborhood volunteers to put in their yards and driveways, particularly during busy school pickups/drop-offs as well as rush hour times.

Please contact hillbrooktalloaks@gmail.com if you would like to borrow one of our little green men.

Also: Please remember to walk on the correct side of the road (facing traffic) and pay attention to all traffic stops and signs throughout the neighborhood.



WOMEN'S WELLNESS GROUP CONTINUES TO GROW AND EXPAND

The **Women's Wellness Group** kicked off their neighborhood walks and outdoor yoga sessions recently. The dedicated group also hosted their fourth annual Women's Appreciation Potluck Brunch (pictured below).

A neighborhood walk or yoga session takes place on the second Saturday of each month at 8:30 a.m. between April and November, with periodic social events. If you are interested in learning more, please join their Facebook [Page](https://www.facebook.com/groups/htocawomenswellness) (<https://www.facebook.com/groups/htocawomenswellness>) or reach out to the group's facilitator, Alisha [Martinez](mailto:alishakmartinez@gmail.com) (alishakmartinez@gmail.com or 617-290-0728) for more information and/or to be added to the monthly newsletter.



Photo courtesy of Alisha Martinez

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JOIN THE 2023-24 HTOCA BOARD

We'll be holding elections this September for Board Officers (2-year term) and Directors (1-year term). Love what we do? Passionate about other areas of interest to our neighborhood? Then join us! **Reach out to hillbrooktal-loaks@gmail.com to learn more.**

PROTECTING YOUR CAR AND ITS CONTENTS

Of all of the criminal activity occurring in Annandale and surrounding areas such as Springfield, crimes involving automobiles continue to be particularly intractable, according to Neighborhood Watch Organizer David Decker.

Auto thefts year to date (YTD) are up 6% county-wide, and right in our own neighborhood we have had two incidents of auto break-ins in the last six months. There is some good news, however: our local Franconia District police are pushing back with commitment and skill in addressing the issue. The District's crime prevention team reports that thefts from autos elsewhere in Franconia are down a substantial 19% YTD.

Our neighbors' constant vigilance is necessary in continuing this positive trend of declining thefts and break-ins. Luckily, there are some common sense steps we can all take to keep our vehicles and their contents better protected from criminals.

The Fairfax Police advise that we do the following:

- Don't leave your vehicle running even for a short time
- Never leave your keys in an unattended vehicle
- Always lock your vehicle - more often than not, these are crimes of opportunity
- Park in well-lit, easily observed areas or if possible, a locked fenced-in area or garage
- Install and use alarms, cameras and steering wheel locks as well as other supplemental security devices
- Place key fobs and RFID devices in signal blocking pouches
- Report suspicious activity. The Fairfax Police Non-Emergency number is (703) 691-2131

A special note to owners of Hyundai or Kia vehicles: Your vehicle is particularly vulnerable to theft as it lacks the theft-deterrent software that nearly every other manufacturer uses, and thieves know how to take advantage. According to the NHTSA website, Hyundai and Kia are addressing the problem by offering deterrent software installed FREE of charge to all owners of these brands. If this applies to you, contact Hyundai at (800) 633-5151 or Kia at (800) 333-4542.

NEIGHBORHOOD SPEEDING AND STOP-SIGN RUNNING Your HTOCA Board is working with Fairfax Police to address the ongoing problem of irresponsible driving in our neighborhood and the dangers it poses to joggers, walkers and the many children who play and ride their bikes and scooters on or near the roads. Police have begun monitoring traffic here and issuing tickets to those caught violating traffic rules. Please know that the Board and the Head of Traffic Safety of the Franconia Police District have a strong commitment to this project. **You can help create a culture of safety by driving slowly and carefully in our neighborhood, and observing every stop sign.**

NOW ACCEPTING DONATIONS: GREATER DC DIAPER BANK

Did you know that we have a DC Diaper Bank drop off site right here in Hillbrook-Tall Oaks? Danielle Brosious' house at 6816 Colburn Drive is now an official drop off location. The DC Diaper Bank is a local organization that helps get basic baby and personal hygiene products into the hands of struggling families throughout our region. Just drop your items on Danielle's porch and she will take care of the rest. Tax receipts are available upon request. Email daniellebrosious@gmail.com with questions.



Photo courtesy of Danielle Brosious

Items that **ARE** accepted:

- Diapers & Pullups (open packages accepted!)
- Formula (unopened, unexpired)
- Baby food & toddler snacks (unopened, unexpired)
- New and unopened bottles and nipples
- New and unopened pacifiers
- Wipes
- Diaper rash cream
- Baby wash
- Tampons/Pads/Liners (open boxes ok as long as they are individually wrapped)
- Shampoo/Conditioner (unused)
- Deodorant (unused)
- Toothbrushes/Toothpaste for adults and children (unused)
- Lotion for adults and babies (unused)
- Adult diapers (sealed packages only)
- Cloth diapers
- Toilet paper
- Soap
- Household cleaning supplies (unused)
- Breast Pumps (new in the box)
- Breastfeeding supplies (breast pads, nipple cream)
- Gently-used potty training seats
- Gently-used baby bathtubs
- Children's Books

Toys, clothes, swim diapers, postpartum hospital supplies, cribs/mattresses, used baby gear (strollers, car seats, playpens, carriers, bouncers, high chairs), user breast pumps/parts/nursing pillows, and used bottles or feeding supplies **are NOT accepted.**

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ZMOD RE-AUTHORIZATION AND OTHER COUNTY ZONING MATTERS

After multiple civic and homeowners' associations' expressed concerns and a nullification by the Virginia Supreme Court in March, **the Fairfax County Board of Supervisors (BOS) voted 7-3 on May 9 to reauthorize the county's Modernized Zoning Ordinance, or zMOD.** Key provisions of the ordinance include:

- **Administrative approval of interior accessory-living units (ALUs)** instead of by special permits issued by the county's Board of Zoning Appeals
- **Clarifications of rules regarding home-based businesses**, including activities allowed, hours of operation and limitations on the storage, use or generation of hazardous materials, explosives and inflammable or combustible liquids
- **Height limits for flag poles**, with the low end being 25 feet tall on lots with single-family or manufactured homes
- **New rules to allow inoperative motor vehicles on residential properties** only if they are screened completely from view or kept in fully enclosed structures

In related news, Fairfax County officials are **considering significant changes to regulations governing the placement, size, and brightness of signs erected in commercial and residential areas.** Some of these changes, which would permit increased brightness in commercial LED projection signs with rotating messages, may contradict energy-saving policies and dark skies initiatives in the county.

The Fairfax County planning staff will hold two virtual meetings for citizen outreach on changes coming out of the Board of Supervisors' enactment of zMOD and what will allow a much broader range on commercial and neighborhood properties:

- Signage Part II will be held Thursday, **June 22, at noon and Wednesday, June 28, at 7 p.m.** Here is the link: <https://content.govdelivery.com/accounts/VAFAIRFAXCOUNTY/bulletins/35ebec6>
- See the text at: https://www.fairfaxcounty.gov/boardofsupervisors/sites/boardofsupervisors/files/assets/may_16_land_use_policy_signs_memo_and_text.pdf. Staff proposes to double the brightness of electronic signs (300 to 600) and with more flexibility in the advertising possibly go even higher (up to 1000), among other changes. The PC and BZA signage cases will be moved to the BOS, among other procedural recommendations.

If you are interested in zoning matters and changes, please participate in the briefings slated for late June above, and **reach out to hillbrooktalloaks@gmail.com if you would like to learn more or get involved.**

EASTGATE APARTMENT COMPLEX REVIEW INCHES ALONG

On January 19, 2023, the internet blog, *Annandale Today*, published an announcement that a developer was proposing to convert the north end of what was the Eastgate shopping center (old Kmart site) to a 280-unit apartment complex. This figure has since been reduced to 272.

The new building would be wedged in a space between the *Goodwill* store and *To Be Nail & Spa*. The existing *Thrift Store*, *The Block*, *Pelicano Chicken*, and *Kimin* stores would be demolished to accommodate the apartment building, which would project close to the street along John Marr Drive.

The new development is proposed as a “mixed use” project. The first floor of the six-floor building would be devoted to retail business/restaurant use. The exact number of retail businesses to be operating there is not known at this time. Apartments would be located on the upper five floors. A parking garage would be built on the backside (East side) of the development. In total, the affected area measures 3.22 acres.

Apartment units

The majority of apartments in the building are planned as 1- and 2-bedroom units; the remaining space would be efficiency/studio style housing. Approximately 10 units would be housing for lower-income tenants, according to the developer, Insight Property Group. The sizes of the apartments are expected to be about 600 square feet for a studio, 750-800 square feet for 1-bedroom units, and 1,000 - 1,200 square feet for 2-bedroom units.

It is anticipated that the apartments will appeal to young tenants given the building's location in Annandale's restaurant/saloon district – and proximity to shopping. The company states that it has no intention at this time of marketing these housing units as condominiums. This building's residences will be operated as rental units. Rental rates have not been determined at this time.

The owner of the shopping center where the apartment building may be constructed is American Properties of Maryland LLC, which is controlled by Brian Kim. He redeveloped the shopping center after his prime tenant, *Kmart*, went out of business. Under the proposed plan, Kim will partner in a joint venture with Insight Property Group, based in Raleigh NC. The company also has offices in Arlington VA and Washington DC.

While Mr. Kim's company currently owns the property, under the partnership it would transition to be a minority stakeholder of the land the apartment building would occupy, and a minority stakeholder in the new mixed-use building, according to Insight Property Group. For the foreseeable future, it appears that Mr. Kim's company will continue to own the land and buildings in the remainder of the shopping center.

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EASTGATE DEVELOPMENT, CONTINUED

At present, the property designated for the project does not have the proper zoning. A rezoning would be required from the current C-6 commercial retail status to Planned Residential Mixed-Use (PRM), which would permit the construction of residential units on top of retail space.

Mr. Kim will see the financial value of the affected property rise substantially if the PRM rezoning is granted (PRM) due to the increase intensity of use associated with the construction of five levels of apartments. The project also could potentially increase the value of the remainder of Mr. Kim's shopping center as businesses there may benefit from increased business volume generated by the presence of 272 housing units next door. The immediate reaction of many people upon learning of the project is something like "Isn't this wonderful. We need redevelopment in Annandale." But the proposed project is not without its issues. How they are addressed – or not addressed – could impact Annandale.

Parking

Under old regulations the county would require 570 parking spaces for the project, according to county planning staff. As an incentive for redevelopment in Annandale, planning staff may slash that to about 457 spaces. Insight Property Group, however, is pressing the county to drop the requirement to 425 parking spaces – an action that would reduce project cost and increase developer profit. While 425 spaces may sound like a lot, it works out to 1.5 spaces per apartment. Whether this is enough is questionable given that many apartments with two or more occupants may have more than one vehicle. In addition, parking spaces must be provided for guests visiting the apartment complex. Adjacent shopping center parking spaces are for servicing retail operations – not visitors to the apartment complex.



*Parking can be tight at the Eastgate Shopping Center. New businesses soon will add to parking demand.
Photo courtesy of Mark Crawford.*

Also, there would be 11,000 square feet of ground floor retail space that would require parking spaces. This may include as many as three restaurants, which may attract large numbers of vehicles. The developers are providing 123 spaces, to serve the businesses that occupy the retail space. This parking would be located in the same parking garage that serve apartment residents. The parking allow

ance for the retail segment of the project is 121 spaces -- almost the same number as what now exists directly in front of and along the north side of the building that houses the [Thrift Store, Block, Pelicano Chicken, and Kimin](#) businesses – the latter three being restaurants/bars.

The presence of additional retail business operations besides restaurants, however, suggests that even more parking will be required beyond what is being provided in the current project plan.. This is because overall business activity will be more intense than what occurs now at the existing four businesses - *Thrift Store, Block, Pelicano Chicken, and Kimin*.

EASTGATE DEVELOPMENT, CONTINUED

Providing sufficient parking in downtown Annandale, where parking lots often are near or at capacity during the day and early evening, is of concern to some businesses. Shopping center owners have cited problems with neighboring Annandale business properties not having sufficient parking to serve their customers. This has resulted in “poaching” of parking spaces in neighboring shopping centers. Such unauthorized parking hurts businesses in affected shopping centers.

Noise

Another issue that appears to have not been considered is the amount of noise that may be produced by the building. Unlike low-lying commercial buildings that incorporate central heating and cooling systems this six-story building will have individual fan-cooled condenser/compressor units located on the roof – 272 of them. At some similar apartment projects in Fairfax County, air conditioner/heat pumps are located on the ground. The method may not be possible for the Eastgate project because the building has minimal green-open space buffer at its perimeter – having been designed to maximize housing and return on investment. When asked about the noise that a chorus of 272 air-conditioning units could send across Annandale, Insight Group was not sure about the potential impact – and did not have a mitigation plan.

Traffic

To accommodate car traffic associated with the 272 apartments, the developer proposes to provide an additional entrance off John Marr Drive to feed traffic to the parking garage at the back of the new building. This would send traffic down an existing alley that runs between the *Goodwill* store and the north side of the building now housing the *Thrift Store, Block, Pelicano Chicken, and Kimin*.

There is concern that the creation of a new entrance onto the Eastgate shopping center close to the proposed complex could add to traffic congestion that occurs on John Marr Drive at certain times of day.



Vehicles pouring into the Eastgate Shopping Center from John Marr Drive at Tom Davis Drive. Photo courtesy of Mark Crawford.

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EASTGATE DEVELOPMENT, CONTINUED

The main entranceway to the Eastgate shopping center (across from the post office and Tom Davis Drive) can be difficult to navigate with a crush of cars entering and exiting the site. In addition, traffic backs down John Marr Drive in the right and center lanes where the street intersects with Columbia Pike. Traffic also piles up on the southbound lanes at the center's main entrance near the post office. VDOT and county planners reportedly are examining the issues and possible solutions.

Trees

It is not clear whether the traffic management solutions, such as widening lanes will require the removal of additional willow oak trees in order to widen turn lanes. The current project design already calls for removing two large willow oak trees that now shade a part of John Marr Drive and the adjoining parking lots. Last year another two willow oaks were taken down by the property owner to make way for the new Eastgate shopping center sign at the corner of Little River Turnpike and John Marr Drive. All of the willow oaks were planted about 20 years ago at taxpayer expense after years of community pressure on Fairfax County to take steps to beautify Annandale, reduce heat-island effects, and help control air pollution.

In the case of the Insight Property Group's proposal, there is a tree planting scheme. The actual types of trees that will be planted is dictated to some extent by the project's limited green space. The Fairfax County urban forester office will review the final project plan and determine whether the types of trees identified by the developer are appropriate.

Construction Quality

Currently, the project sponsors propose to erect a building made of reinforced concrete for the foundation, first floor and parking garage segments. The five upper floors would be wood frame construction with masonry or cement-based façade of some kind. This mode of construction reduces builder costs but may yield a building that is not as durable or safe as many older multi-family housing units in Annandale constructed with concrete and masonry floors and walls. The Annandale Central Business District Planning Committee, affiliated with the Annandale Chamber of Commerce, also has suggested to the project sponsors that they use higher grade, more attractive exterior materials in the building.

The apartment project proposal, as of early June, was undergoing revision for resubmission to county officials. The associated rezoning redevelopment plan as well as the mixed use building is scheduled to be taken up by the Fairfax County Planning Commission in a public hearing on October 11, 2023. This deliberation will follow submission of a report on the project prepared by the staff of the Fairfax County Department of Planning & Development -- approximately two weeks prior to the planning commission hearing, according to county staff.

In the interim, Supervisor Penny Gross' Mason District Land Use Committee, as early as July 25, 2023, is expected to again review the proposal in public session at the Mason District Government Center. The Fairfax County Board of Supervisors will review the project at a public hearing scheduled for October 24, 2023. The backers of the project, if it is approved, aim to have the new building ready for occupancy in 2026.

– **Mark Crawford**