

A SPECIAL PARTNERSHIP

BUSINESS — RESIDENTS — GOVERNMENT



ANNANDALE CENTRAL BUSINESS DISTRICT PLANNING COMMITTEE, INC.

4127 Meadow Court
Annandale, VA 22003
Chairman, Gregory McGillicuddy

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www.annandalechamber.com/cbdreitalizationannandale.rhtml

WHO ARE WE?

The Annandale CBD Planning Committee, Inc. is a private, non-profit organization of businesses, civic associations, and property owners working together with the Fairfax County Government to achieve the goal of improving the Central Business District and the further expanded Commercial Revitalization District. Its purpose is to provide direction and guidance to the commercial area and enhance its role in serving the neighborhoods of Annandale.

The Committee is governed by a Board of Directors which includes representatives from all sectors of the community concerned with the revitalization of the central business area.

WHAT IS REVITALIZATION?

Revitalization goes beyond improving the aesthetic appearance of Central Annandale. Revitalization must also stimulate the existing commercial area and result in business people and landlords investing more time, attention, and money in their businesses and properties. To accomplish this goal, public funds and private contributions must be directed in a way that will leverage many times that amount in private investment.

Our mission is to combat neighborhood and commercial deterioration and to enhance the quality of life in central Annandale for residents and the business community. The Committee consists of business owners & managers, commercial property owners, Annandale residents, and the Annandale Chamber of Commerce.

WHAT IS THE BACKGROUND OF THE COMMITTEE?

In 1998, the Board of Supervisors designated a portion of Annandale as a Commercial Revitalization District (CRD). The CRD is a Zoning Ordinance overlay district that provides for greater flexibility in applying certain zoning regulations, and allows for the use of facilitated administrative procedures to expedite the development review process. Distinct Urban Design Guidelines have been created for streetscape, landscaping, signage, and building character to enhance the visual quality of Annandale.

The Guidelines were produced in collaboration with the Annandale Central Business District Planning Committee (ACBDPC) and are intended to provide design direction to an owner, or developer of a property in the Annandale CRD, who is considering the design of a new building, or improving an existing site and/or building.

In 2010, Fairfax County adopted a new flexible land use and transportation plan which furthers the vision of Annandale as a pedestrian-friendly, mixed-use town center. Annandale is now seeing the beginnings of this transformation, building upon its current strengths as a diverse commercial and cultural hub which draws visitors from around the region.

WHEN ARE THE MEETINGS?

Meetings are held the second Tuesday of each odd numbered month (January, March, May, July, September, and November) at 1:00 PM. If you wish to be placed on the schedule, please contact the chairman below. Membership runs \$25 annually with all members assigned to working committees.

ACBDPC Chairman

Gregory McGillicuddy

gmcgillicuddy@trustpropertiesinc.com

WHERE IS ANNANDALE?

Annandale is centrally situated, and known as, The **Crossroads of Northern Virginia. TM** Located only minutes from every major highway; it is the heart of Fairfax County, and was recently ranked the **Fourth Best Town in Virginia.** Annandale's prime location, just inside the Capital Beltway, and with a choice transportation network, puts Annandale in a thriving key commercial corridor. Locating a business in Annandale provides a strong strategic advantage.

WHY IS ANNANDALE A Prime Location?

Greater Annandale is a family oriented community which offers a variety of home styles, convenient shopping, extensive parks and hiking trails, playgrounds, tennis courts, a Nature Center, a nine hole golf course, and the only Horticulture Center in the county along with a plethora of wonderful restaurants and schools. Besides budding professionals, educators, scientists, authors, and horticulturists, Annandale boasts three culinary training programs and two seasonal farmers markets.

Annandale has more than 1.8 million square feet of office space, almost 2.4 million square feet of retail, and more than 91,450 square feet of industrial or flex real estate employing over forty thousand people. Greater Annandale (within a 5 mile radius of the village center) enjoys a population in excess of 342,076 residents and proven competitive advantages that will help increase demand for office space. First, is reasonable pricing with an affordable commercial rental rate. Second, is a location advantage with close proximity to both Washington and Tysons Corner. Third, are the improvements to Annandale's infrastructure including streetscape enhancements. With the projected mixed use developments creating additional retail and dining options, office employees will be given an opportunity to live near their work.

Annandale's history can be traced to 1685 when Col. William H. Fitzhugh purchased a tract of 24,000 acres known as Ravensworth. From that pre-Revolutionary time to now, Annandale has been known for its hospitality. A large diverse population has gathered in Annandale adding layer upon layer of charm, culture and sensational food. Annandale is proud to boast of an exclusive public high school for science and technology, the largest Community College in the Virginia system and George Mason University, just a few miles down the Pike.

HOW CAN YOU CONTRIBUTE TO THE FUTURE?

MEMBERSHIP APPLICATION

Name: ***PLEASE PRINT***

List your company or neighborhood:

Address:

Phone:

Email: (By providing this email address, you are agreeing to receive email communications from the Committee)

Mail completed application and check payable to ACBDPC with annual dues of \$25.00 to:

Annandale CBD Planning Committee
c/o Annandale Chamber of Commerce
4127 Meadow Court, Annandale, VA 22003

Please indicate on which committee you would prefer to serve. All members are assigned, and expected to contribute to a working committee based on available openings.

_____ *Membership* _____ *Beautification* _____ *Code Compliance*

