

# The Revitalization of Annandale Continues Markham Place

By M. Callahan, *ENDEAVOR* News Magazine  
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The Webb Companies and Southern Management Corporation are partnering to begin the process of bringing exciting improvements to the site at 4245 Markham Street in central Annandale.

The new proposal for redevelopment of the site includes a 12-story multi-family residential rental apartment building named Markham Place. The building includes a 6,000 square foot family friendly restaurant at street level plus additional outdoor seating under a stainless steel clad canopy, and 300 elegant new apartment residences enjoying on-site amenities not available in other Annandale apartment communities. Seventy percent of the apartments will be one bedroom, 10% studio space, and 16% two bedrooms, all of a size ideal for singles and young couples.

Planned improvements in this Leeds Silver design include green landscaped space at street and terrace levels, underground residential and commercial parking, and premier architectural design and materials. Tenants will enjoy a fitness room, a business center, club room, and an outdoor plaza with pool, cabanas, & BBQ area. Bethesda architect, Faik Tugberk commented that the aesthetic of this building provides, "landmark quality in line with high-quality residential developments."

Markham Street will be widened to accommodate additional traffic, to prevent back-ups, and to provide direct access into the building. A new bike lane will also be added. Approximately one acre of green space has been allocated behind the building for tenant use. In the future, the county plans to join properties fronting Annandale Road, and backing to Markham Place, with this green space; converting it into an area park for the enjoyment of the entire community. Southern Management and the Webb Companies have generously agreed to dedicate this space to the Fairfax County Park Authority when that time comes.



It is not anticipated that the school system will be impacted, since only thirty students (of all grade levels) are anticipated at any given time. Due to the location, the public schools affected, can readily absorb these students and proffers to the county have been made to offset the additional cost to the school system.



Annandale's Central Business District Planning Committee unanimously approved the project on January 14, 2014. "I don't think we've ever had an applicant who presented so thoroughly their plans for the property," said ACBDPC Chair Greg McGillicuddy. "I can't imagine a better project in Annandale to kick-off our revitalization."

Unlike other parts of Fairfax County, Annandale's residential boom (64% of current inventory) was built prior to 1970. In the past twenty years it grew by only 9% compared with an

84% housing growth for the county. The 2010 census showed a graying and declining population in Fairfax County, with younger residents fleeing to more hip and happening spots, such as Arlington. If Annandale is to remain relevant in the future, high-end mixed use leasable space, suitable for young professionals, just like Markham Place, needs to be built, so that Annandale can keep these vibrant professionals as part of their permanent residential community. After all, they are the future volunteers and community leaders of Annandale.

**The Webb Companies**, a hometown Annandale business for more than 50 years, is imbedded in the local community with numerous developed properties, and commercial and residential real estate experience in the Washington Metropolitan region, including the Annandale community—and the site for the proposed Markham Place apartments.

**Southern Management Corporation**, one of the largest, most successful multi-family builders and operators in the Washington Metropolitan region, creating innovative and award-winning residential properties, is familiar to the Annandale scene as the long-time owners/operators of the Parliaments Apartments residential community.

**Both family-owned companies** enjoy multi-generational relationships with the Annandale community on both personal and business levels. As long time Annandale business owners and operators of properties in Annandale, Webb Companies and Southern Management Corporation are committed to quality and community in the projects they build and operate, and are looking forward to investing further in the success and economic prosperity of the Annandale community. “We have all lived, attended school, and worked in the Annandale community, and we are here to build and cultivate, not to build and run. We’re excited about this opportunity,” commented Bonnie Mattingly, senior vice president of the Webb Companies.

