



# Springfield Community Revitalization District Update

Office of Community Revitalization  
[fcrevit.org](http://fcrevit.org)

January, 2017



# MISSION

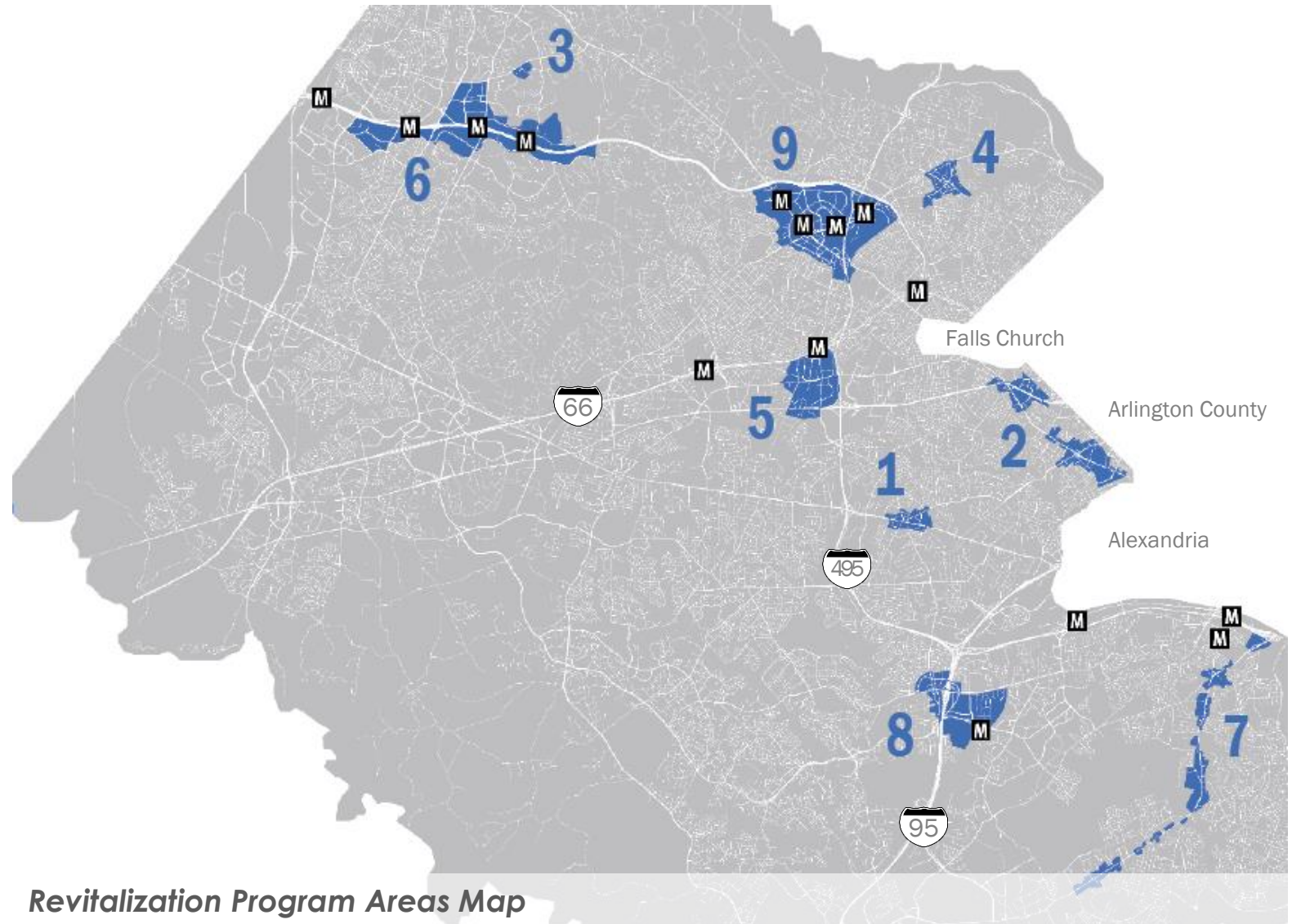
The Fairfax County Office of Community Revitalization facilitates strategic redevelopment and investment opportunities within targeted commercial areas that align with the community's vision and improves the economic vitality, appearance, and function of those areas.





# PROGRAM AREAS

1. Annandale CRD
2. Baileys Crossroads/  
Seven Corners CRD
3. Lake Anne CRA
4. McLean CRD
5. Merrifield CRA
6. Reston TSAs
7. Richmond Hwy CRD
8. Springfield CRD and  
Transit Station Area
9. Tysons Urban Center



*Revitalization Program Areas Map*

# SEVEN MAJOR STRATEGIES



Education and  
Promotion



Placemaking



Community  
Building



Market-based  
Problem Solving



Community  
Visioning



Public/Private  
Partnerships



Public Policy



*Mosaic District, Merrifield*



# Springfield Development Activity

## Old Keene Mill Road

- Commuter Parking Facility

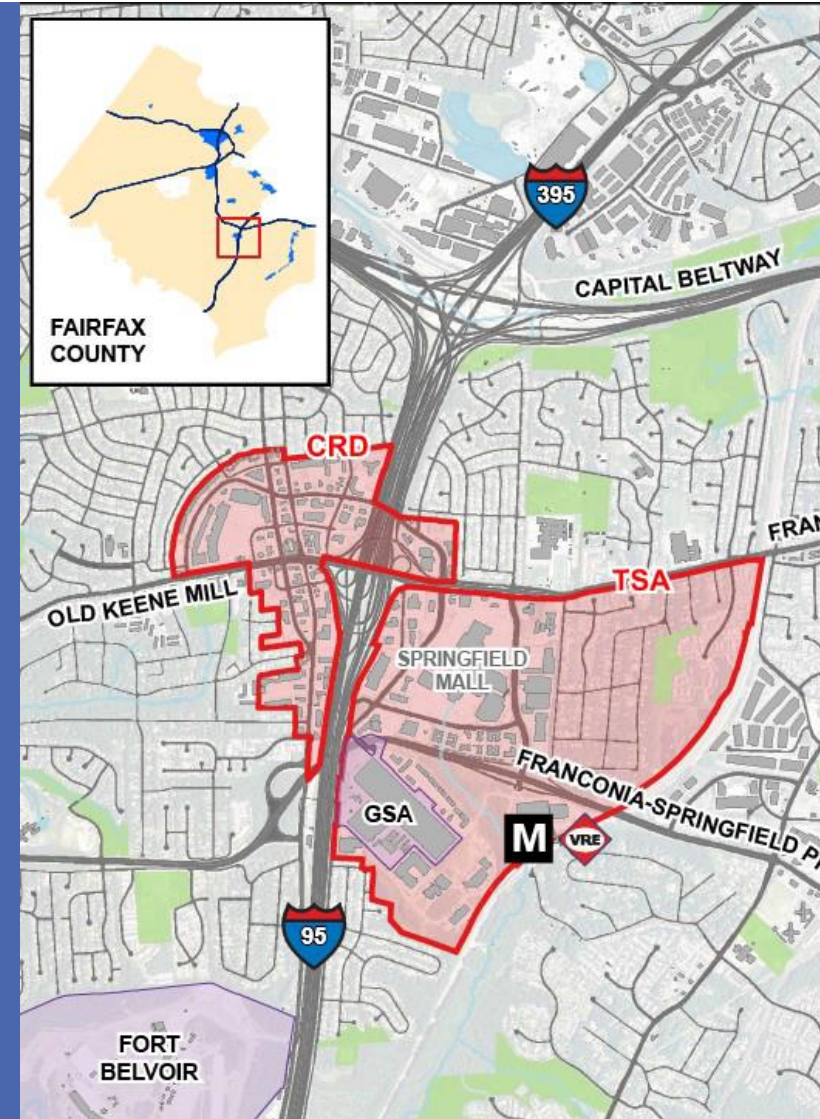
## Backlick Road

- Virginia Tire & Auto
- Five Guys

## Pre-Applications / Prospects

- Community Business Center
- Transit Station Area

FBI???



# STREETSCAPE MAINTENANCE AND ENHANCEMENTS

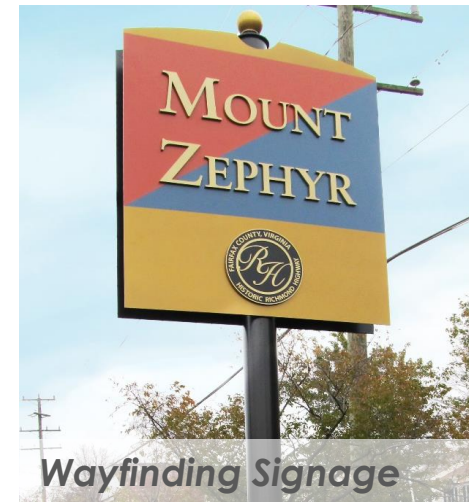
County bonds were used to construct streetscape improvements. Other funding provided for maintenance program.

## Maintenance

- OCR conducts annual inspections with revitalization stakeholders

## Enhancements

- High Visibility Crosswalks
- Trail Improvements
- Wayfinding Signage



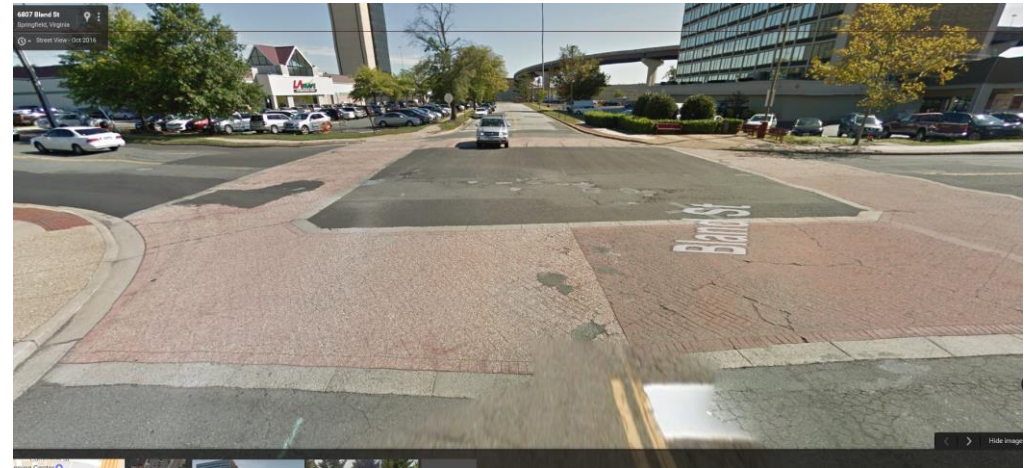


# Springfield





# Springfield CRD Maintenance Issues





# Proposed use of Sinking Fund monies

Annandale



Baileys Crossroads



McLean



Springfield





# NEW PLACEMAKING STRATEGIES

1. Pop Ups
2. Open Streets
3. Garage Design
4. Public Art
5. Design Guidelines





# Pop-Ups and Interim Uses

- Parks
- Farmers Markets
- Food Trucks
- Businesses
- Public Art

- Mapped-out the current permitting process
- Hosted a demonstration pop-up park (Annandale)
- Created a brochure that outlines the types of pop-ups possible



Greensboro Park

Tysons Biergarten



Smart Markets: Oakton



Smart Markets: Springfield



Greensboro Park



Reston Station

This brochure highlights five types of pop-ups and provides contact information for establishing a pop-up in Fairfax County.

#### Pop-up:

1. a temporary use of a space that can be used to activate an area.
2. a use that appears or occurs suddenly and unexpectedly.
3. a store or other business that opens quickly in a temporary location and operates for only a short period of time.

Pop-ups can last for an hour, a day or for an indefinite period of time. They are a great way to create energy and enthusiasm without a significant expenditure of resources.



# Open Streets Guide

- People
  - Experience different activities street can support
  - Ties in active transportation and healthy communities
  - Creates a sense of place and community
- Process
  - Identifies and engages new community partners
  - Builds community and county agency capacity for future projects and events



# Springfield CBC Commuter Parking Garage Revitalization and Reinvestment Committee

October 11, 2016



Department of Transportation

Building Design and Construction Division





# Site Location





Springfield CBC Commuter Parking Garage

# Aerial Perspective



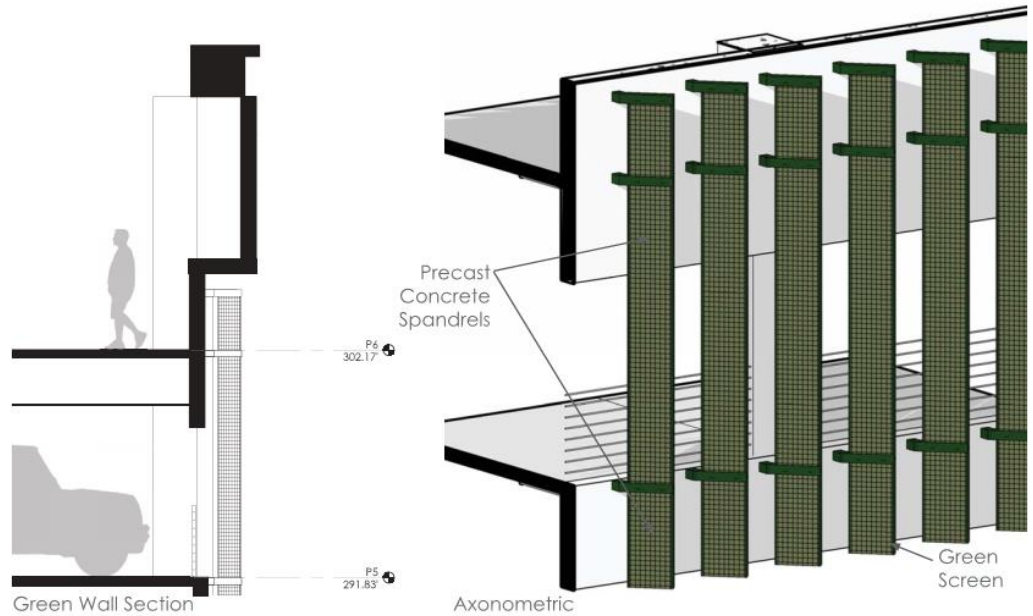


# Street Level Perspective





# Architectural Details – Green Screen







- CENTRAL ART. TURF AREA (FLEXIBLE FOR TENTS, UMBRELLAS, MOVIE SCREEN OR STAGE)
- DROUGHT TOLERANT PLANTS/ HOSE BIB WATERING ONLY
- SCULPTURAL BENCHES FOR MOUNDING AGAINST

## SPRINGFIELD CBD COMMUTER PARKING GARAGE

ROOFTOP EVENT SPACE - CONCEPT B - NO IRRIGATION

Scale: 1" = 20'-0"

PARKERRODRIGUEZ, INC.

October 20, 2016



# Ground Level Community Event Area



# Estimated Schedule

Design	In Progress
Begin Land Acquisition	February 2017
Construction Bid Advertisement	March 2018
Contract Award	May 2018
Construction Completion	August 2020
Occupancy	October 2020



# “Imagine Art Here” Initiative

Arts Councils of Fairfax County  
Grants for Springfield and Seven Corners



# Urban Design Guidelines

Visual Preference Survey  
Community Input Process



2. How would you rate this theme?

I do not like it

Neutral

I like it a lot





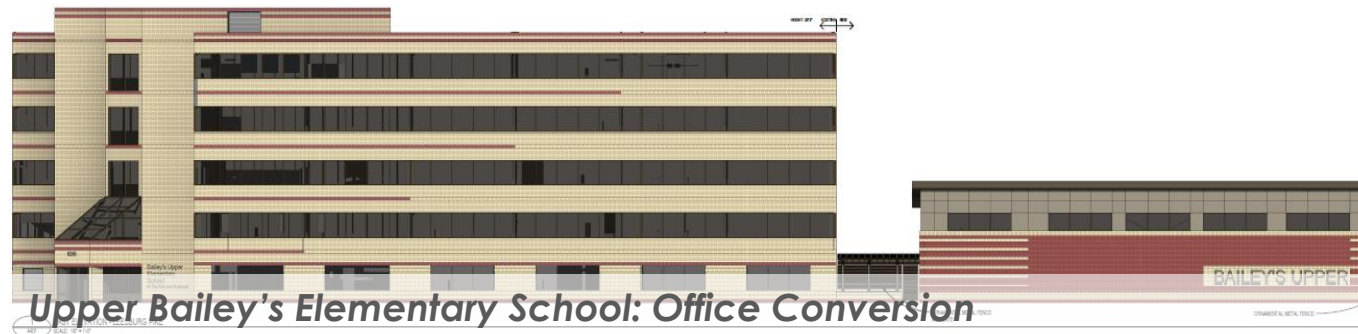
# BUILDING REPOSITIONING WORKGROUP

Workgroup is evaluating:

1. The impacts of the changing office market on existing office space
2. How the use of buildings change over time
3. Potential process and policy changes to address the challenges and opportunities raised



*Silver Line Center: Repositioned Office Building*

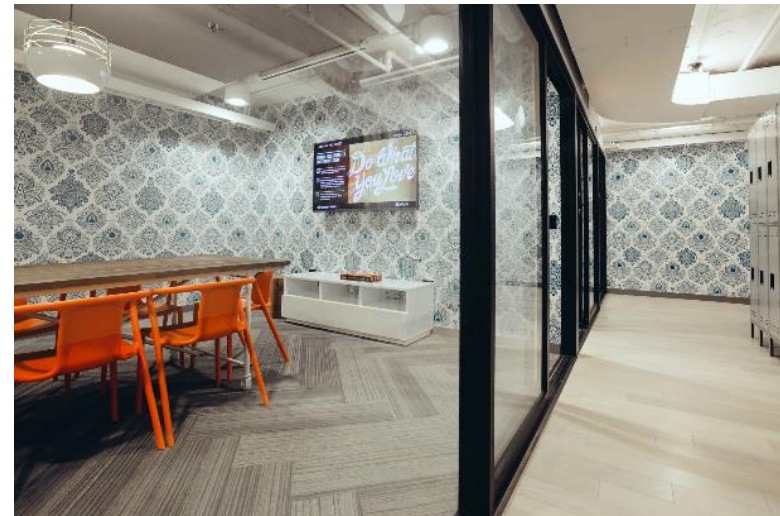


*Upper Bailey's Elementary School: Office Conversion*

# Emerging Trends & Technologies

## Co-Working

- Office space re-imagined
- An office or other working environment that is shared by people who often do not work for the same employer
- Lowers the financial entry point for those who are self-employed or start-ups, while free from typical lease constraints or commitments



Example Images of Co-Working Spaces



# Emerging Trends & Technologies

## Makerspaces

- Community workshop facilities that integrate multiple uses at a single site (e.g. commercial, industrial and educational uses)

## Food Incubator

- Offer shared commercial kitchen space and business coaching for food business entrepreneurs



NOVA Labs – Reston, VA



Frontier Kitchen – Lorton, VA

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Visit our website at:  
**[www.fcrevit.org](http://www.fcrevit.org)**



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