



Office of Community Revitalization Presentation to TAGS

August 6, 2014



5 CRDs

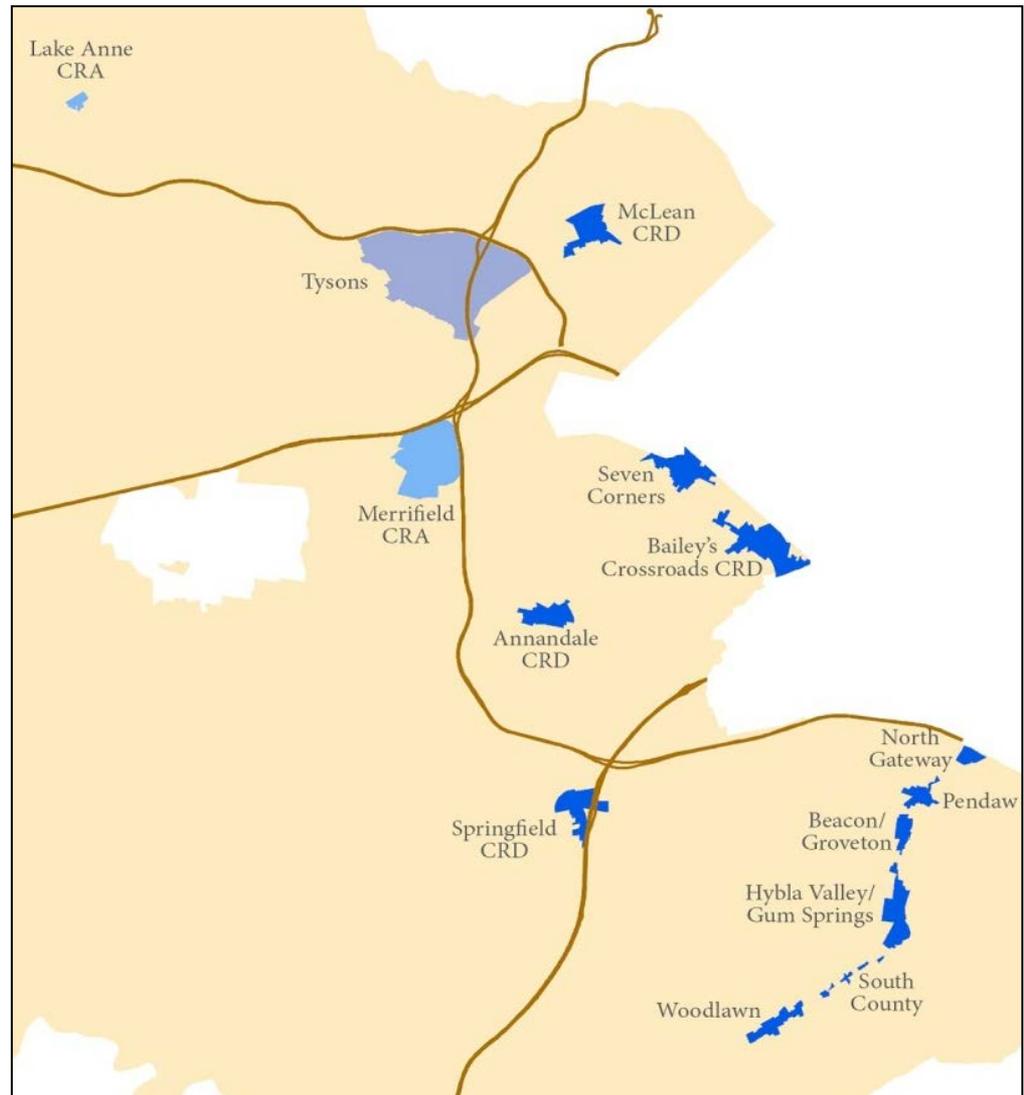
- Annandale
- Bailey's/Seven Corners
- McLean
- Richmond Highway
- Springfield

2 CRAs

- Merrifield
- Lake Anne

Other Areas

- Tysons
- Greater Springfield
- Greater Reston Area





OCR provides assistance to activity areas and projects:

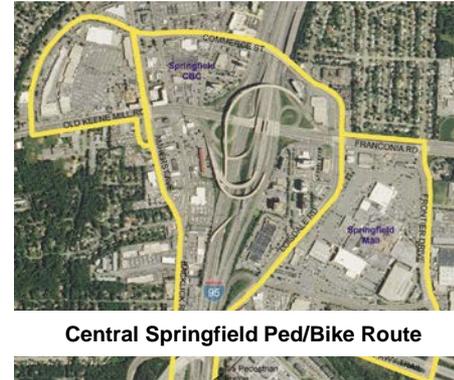
- Works with area revitalization groups
- Undertakes community visioning
- Participates in the review of zoning applications and comprehensive plan amendments
- Develops urban design guidelines
- Provides information on and promotes the County's revitalization program
- Seeks to expand and diversify funding opportunities and public-private partnerships
- Facilitates plans and programs
- Works on economic development initiatives



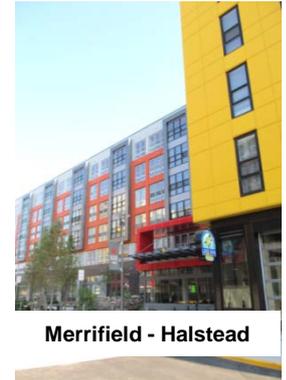
Annandale CRD – Markham Place



McLean CRD – Elm Street Residences



Central Springfield Ped/Bike Route



Merrifield - Halstead



Merrifield CRA – Mosaic Town Center CDA



Lake Anne CRA - Crescent Redevelopment Project PPEA



Tysons Corner Redevelopment



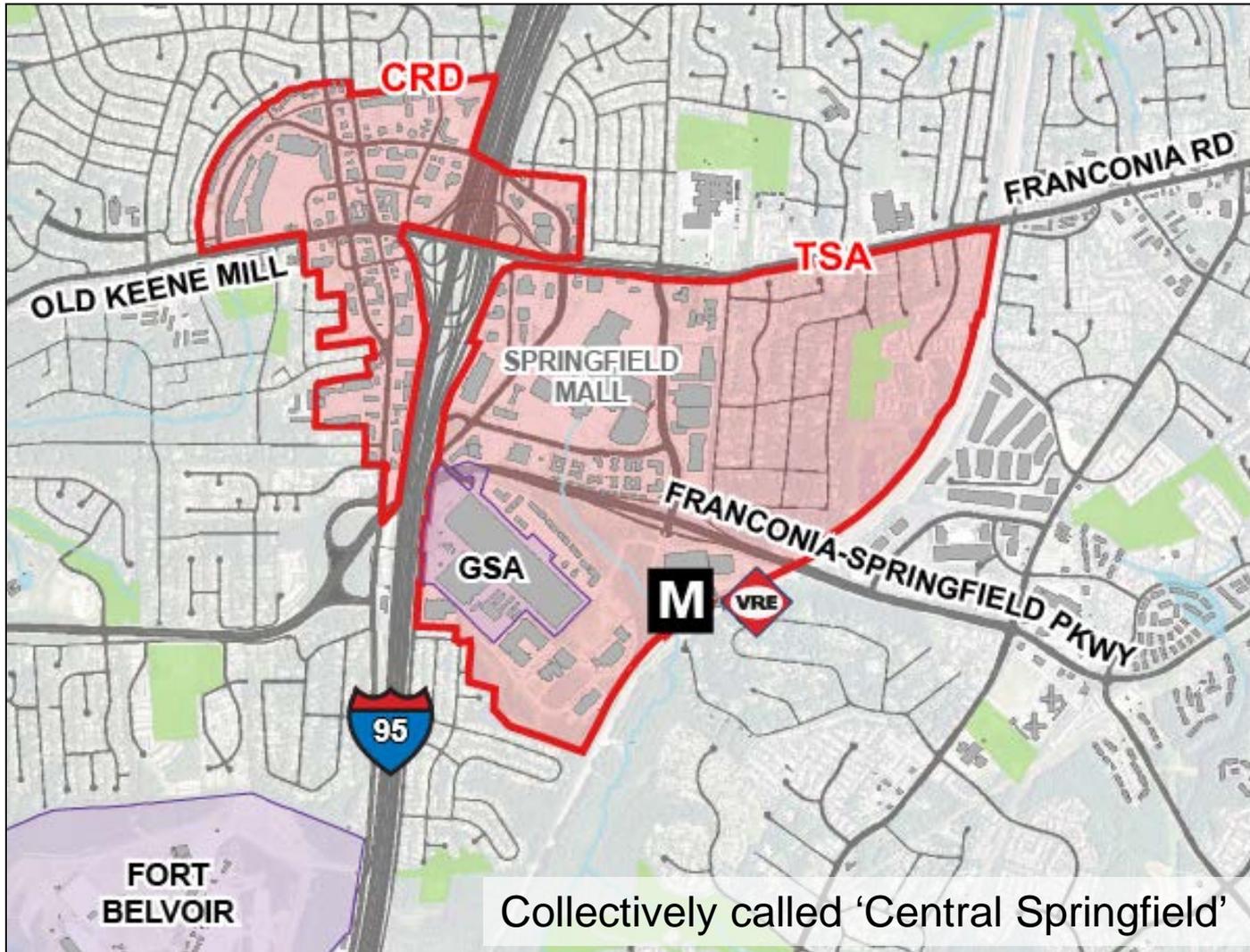
Seven Corners Plan Amendment



Richmond Hwy CRD – Accotink Village



Bailey's Southeast Quad Public-Private Partnership

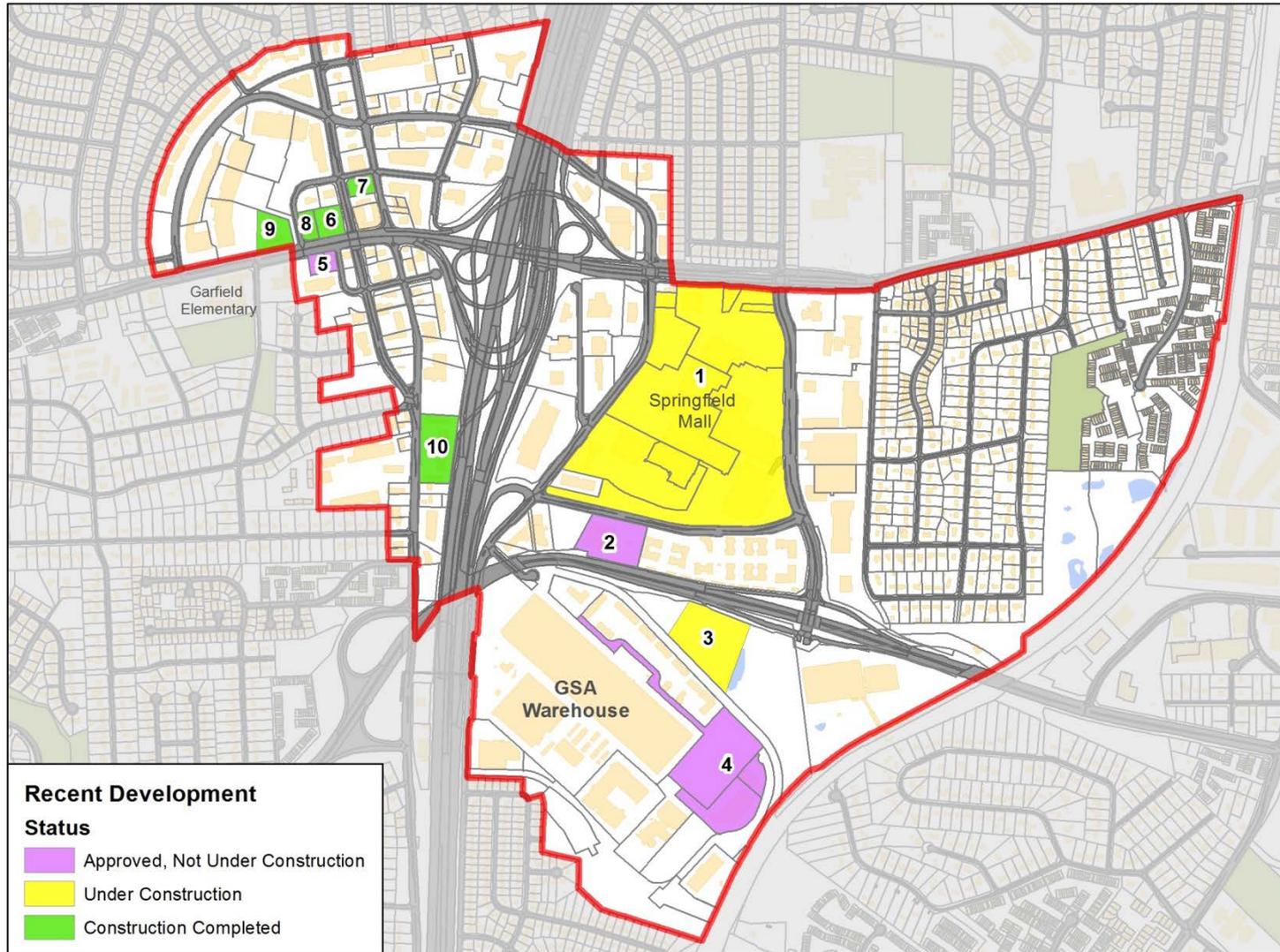


Collectively called 'Central Springfield'

There is a lot happening in Springfield!

(It's the first for a lot of county projects)

1. Development Activity
2. Transportation Studies and Improvements
3. Community Action
4. OCR Educational Outreach





RECENT DEVELOPMENT ACTIVITY HIGHLIGHTS

Springfield Town Center

Metro Transit Police Department Substation

- 54,000 sf training facility currently under construction

Metro Center

- Approval of 992,000 sf four building office park
- Site is incorporated into the Springfield proposal for the new FBI Headquarters along with the GSA warehouse. It was shortlisted as one of three possible sites in July 2014.

Homewood Suites

- 120,000 sf hotel (165 rooms). Opened in march 2013.

Pre-applications and other interesting plans are beginning as a result of the town center opening



- November 17, 2008 - Plan Amendment to allow for the 80-acre multi-use town center
- 4-Phase 20-year redevelopment project

Project Components:

- Renovation of 2.1 million sf mall including improved food court, and new movie theatre
- 2,700 residential units
- 2-225 room hotels
- 1 million sf office
- 2 million sf retail



ROAD CLUB ANALYSIS

On-going analysis to develop a set of phased transportation improvements where funding is shared by both Public and Private Sectors.

Community dialog is expected to commence soon.

COMPLETE STREETS STUDY

Fairfax County has engaged Kimley Horn & Assoc. to evaluate the proposed roadway/streetscape cross sections developed in the *Springfield Connectivity Study*

- *Match existing ROW with proposed cross sections and determine the most economically viable way to achieve a complete street for all Springfield streets*
- *Provide cost estimates to construct complete streets to incorporate into the Road Club Analysis*
- *First time the county has developed cost estimates for complete streets*





URBAN STREET STANDARDS

Project to develop statewide urban street type standards. Standards were developed the Virginia Department of Rail and Public Transport and adopted as part of VDOT's Road Design Manual (Appendix B)

Central Springfield was the first area in Virginia to be approved for the use of the new Urban Street Standard

FUTURE COMMUTER PARKING GARAGE

To be located on Old Keene Mill Road. 1000+ spaces to replace existing parking lot and spaces located in nearby shopping centers. Facility to potentially include:

- Rooftop recreational amenities
- Pedestrian bridge across Old Keene Mill Road
- Transit facilities including multiple bus bays
- Designed for sluggers



CENTRAL SPRINGFIELD PEDESTRIAN/BIKE ROUTE



Pedestrian/
Bike Route



Springfield
Town Center



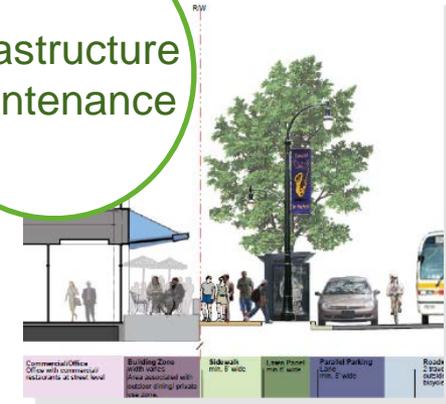
Destination
Central
Springfield

Gateways



Infrastructure
Maintenance

Redevelopment
of CBD



BUS STOPS

Project to replace/upgrade shelters in the Springfield CRD. Began as an *Greater Springfield Chamber of Commerce* initiative to improve circulation around several shelters in the CRD where sidewalk space is limited.



HIGH-VISIBILITY CROSS WALKS POLICY RECOMMENDATION

Initiative by the started by Greater Springfield Chamber as part of the development of the ped/bike route to improve safety for pedestrians.

This cross-walk type is only permitted in certain instances.



Existing Conditions in Springfield



Preferred Design at all Springfield Intersections



OTHER PEDESTRIAN AND BICYCLE SAFETY ENHANCEMENTS

1. Franconia Springfield Parkway Trail Entrance
2. Commerce Street Mid-Block Crosswalk

MAINTENANCE WALK-THROUGH

Community members, county staff, Lee District Supervisor's office, and the county's landscape contractor toured Central Springfield to identify routine and non-routine maintenance needs and upgrades.

The county's FY15 budget includes additional funds for non-routine maintenance specifically allocated for the revitalization areas.



OCR PUBLICATION: CRA/CRD ANNUAL REPORTS

DRAFT SAMPLE

Springfield Revitalization Report

Published January 2014

SPRINGFIELD OVERVIEW

This report covers 2013/2014 development activity in the Springfield Commercial Revitalization District (CRD) and the Franciscan/Springfield Transit Station Area (TSA) (collectively referred to as Central Springfield). Analysis in the map below, the Springfield CRD is located east-west of the I-65 and I-85 interchange, primarily on the west side of I-65. The Franciscan/Springfield TSA is located to the southeast of the I-65 and Old Lane Mill Road/Francoise Road interchange and contains the Springfield Club. The revitalized interchange with associated transit ramps, as well as Metrolink and Virginia Railway Express, consist of all the key Alexander Transportation Center, provide considerable advantages with respect to location and regional transportation access.

Together, the Springfield CRD and the Franciscan/Springfield TSA serve as Springfield's best major employment and retail centers, with over 10 million square feet of commercial development and 100,000 jobs. The TSA is a major employment and retail center, with over 10 million square feet of commercial development and 100,000 jobs. The TSA is a major employment and retail center, with over 10 million square feet of commercial development and 100,000 jobs.

SPRINGFIELD TOWN CENTER

The first phase of a \$200 million overhaul of the entire regional Springfield Town Center, scheduled as Springfield Town Center, began in late 2013 and is expected to open in October 2014. Improvements during this initial phase include a complete new exterior, redesigned entrances, and an outdoor promenade with shopping and restaurants facing Lottville Road. Other changes include a complete redesign of the interior, the addition of food courts, and the modernization of existing restaurant menus between the mall and the Joe Alexander Transportation Center.

Development work in Summer 2013

Development work in Summer 2014

Development work in Summer 2015

CURRENT TRANSPORTATION PROJECTS

A number of significant transportation-related activities and studies were active or completed in 2013/2014. These include:

- Francis Drive Suburban Station (CRD & TSA)**
This study, completed in 2013, assessed the feasibility of the Francis Drive Extension. The study reviewed how the extension could be constructed while maintaining adequate traffic and transit operations to the Franciscan/Springfield Transit Station. 30% design plans and planning level cost estimates for road construction have been completed. Funding for rapid construction of the project has not been obtained.
- Springfield Road Club Analysis (CRD/TSA/CRD)**
This analysis, currently underway, is evaluating the feasibility, costs, and economic benefits of installing a "Road Club" as a funding mechanism for Central Springfield. In 2013, a strategic list was compiled based on recommendations identified in the Springfield Community Study, including infrastructure improvements, road extensions, road-way widening and reconfiguration, and complete streets. A detailed assessment of complete streets needs is currently underway. Community dialog on the Springfield Road Club is expected in 2014.
- Springfield Transit Station (CRD & TSA)**
The Comprehensive Plan has identified the area at Old Lane Mill Road and Springfield Blvd. as a location for a 1,000-space commuter parking garage and multimodal center. Phase I of this facility was delivered in December 2013 with the opening of the 276-space Old Lane Mill Park and Ride. Phase II of the project includes the development of a structured parking facility. The final structural design and preliminary environmental study for Phase II have been received and are under review. Design contract negotiations are in progress with anticipated work to proceed in February 2014. Trail construction, with the environmental consultant as in progress. Use of the top of the garage for active recreation is under consideration.
- ISS (Intermodal Station) (CRD & TSA)**
The ISS Access Lane project, currently underway, will expand HOV capacity using the I-65/205 corridor by widening the existing lanes near mile from Dunwoody to Georgetown Road in Stafford, adding a third HOV lane in Fairfax County, and adding two more points. Work on road removal and the preparation between I-65 and I-66/201 Road is expected to continue into early 2014 in preparation for existing new roundabouts in Summer 2014.
- Books and Facilities Safety Improvements (CRD & TSA)**
Two projects to improve safety for non-motorized transportation users are currently in design. The first, a redesigned mid-block crosswalk across Commerce Street, and bicycle access improvements on Metrolink Center Drive at the entrance to the New State/Springfield Parkways Trail.

TAGS NEWS:
NEW STATE-OF-THE-ART BUSSES

Six new commuter buses joined the Transportation Association of Greater Springfield (TAGS) bus fleet in July 2013. These larger buses replace smaller agency vehicles and are designed to meet the growing demand for the downtown Springfield commuter.

CURRENT TRANSPORTATION PROJECTS

CENTRAL SPRINGFIELD COMMUNITY WALKABILITY INITIATIVE

Over the past year, the Greater Springfield Chamber of Commerce spearheaded a project to improve walking and biking routes in and around Central Springfield, recognizing that there was limited options for pedestrians and bicyclists to cross Interstate 65 and circulate around Springfield. The Chamber, assisted by county staff, collected safety data, documented areas of concern, and identified paths to be improved for safety and functionality. The committee prepared a report of findings and several initiatives have resulted from the group's work.

The Lee District Supervisor's office is working with state and local agencies to implement safety improvements at several intersections and bus stop locations, based on the recommendations of the report. These include a new red brick crosswalk with a pedestrian refuge across Commerce Street, improved access around bus stops, new bus shelters, and a new bicycle refuge to the Franciscan/Springfield Transit Station at Intermodal Center Drive.

The report also identified other non-safety concerns of bus ridership on Commerce Street. These were evaluated by VDOT Traffic Engineering and modifications were made to traffic patterns and signage. The Chamber committee is currently applying for grants to fund additional improvements on Lottville Road near the entrance to the new Springfield Town Center.

- Map of CRD/CRA with development activity
- Summary table and narrative on all rezoning's, site plans and major building activity
- Status information on planning related studies, both county and state in or affecting the district/area
- Reporting on special initiatives, programs and capital projects
- Report on OCR or County-wide initiatives that affect CRAs/CRDs

NEW EDUCATIONAL BROCHURE ON SIGNS

Signs

General Information for Property and Business Owners

INTRODUCTION

Article 12 of the Fairfax County Zoning Ordinance regulates the number, size and type of signs that businesses may display and, in certain instances, the length of time that signs can be posted. Generally, no permanent sign should be installed, altered, refaced or relocated unless a sign permit has been issued by the zoning administrator. The county is committed to working with you to make sure that your business or property is adhering to the county's Zoning Ordinance.

This brochure provides property and business owners with tips for having the greatest visual impact with your signs. Additionally, this brochure contains contact information on where to go to get more in-depth information and assistance regarding signs.



Building Mounted Signs and Pole Mounted Banners



Banners



Internally Illuminated Sign



Monument Sign



A Fairfax County, VA, Publication, April 2014



Appropriately scaled, organized and high-quality, signs are inviting to customers.

DIFFERENT SIGNS HAVE DIFFERENT RULES*

Permanent Signs

Permanently displayed signs on private property may be freestanding or building-mounted and, in most cases, require a permit prior to installation. Building or electrical permits may also be required depending on the type of sign. Fairfax County has size, type and location standards that vary depending on the building use and the zoning district where the sign is located.

Temporary Signs

There may be a number of reasons why a person may want to install a temporary sign on a property—grand openings, sales, going-out-of-business—just to name a few. Fairfax County places restrictions on temporary signs. In some instances, temporary signs may not be displayed for more than 14 days and are limited in size to 20 square feet.

UNDER MOST CIRCUMSTANCES, SIGNS THAT ARE NOT PERMITTED INCLUDE*

- Signs in state rights-of-way and attached to a utility pole, highway sign, fence, tree or to any object within the limits of a roadway.
- Signs that can move by any means, including fluttering or rotating.
- Signs displaying flashing, intermittent/intensifying lights or animated scrolling.
- Signs that obstruct a window, door, fire escape, stairway or other access.
- Temporary store window signs for a sale or promotion that cover more than 30 percent of the total window area of a business.
- Vehicles that have signs on them that are parked within 25 feet of a roadway.

* Refer to Article 12 of the Zoning Ordinance for specific sign regulations.



Want More Information?

Visit OCR's Web Page:

fcrevit.org

Contact Us:

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