



Board of Supervisors  
Community Revitalization and Reinvestment  
Committee  
January 21, 2014

---





# Highlights of Major Activities in Revitalization Areas/Districts

Annandale • Bailey's Crossroads/  
Seven Corners • Lake Anne • McLean •  
Merrifield • Richmond Highway • Springfield

## Markham Place Development



Proposed redevelopment of existing retail use (bowling alley) with a large surface parking lot into:

- Residential development of 300+ units in 12-story tower
- Ground-floor retail uses (6,000 sq.ft.)
- Structured parking with rooftop plaza and amenities

## Streetscape Enhancements

### **Annandale CRD:**

Columbia Pike streetscape project consisting of the installation of approximately 800 linear feet of brick paver sidewalk along the north side of Columbia Pike (near the fire station), with street trees, curb, storm drainage items, benches and trash cans; will include acorn style streetlights

- **Status:** Anticipating contract award this month, with construction to proceed first half of 2014

### **Bailey's Crossroads CRD:**

Route 7 walkway at the Seminary Road ramp project consisting of the installation of approximately 450 linear feet of five foot wide paver sidewalk on the south side of the ramp from Columbia Pike to Seminary Road

- **Status:** Land rights are being negotiated

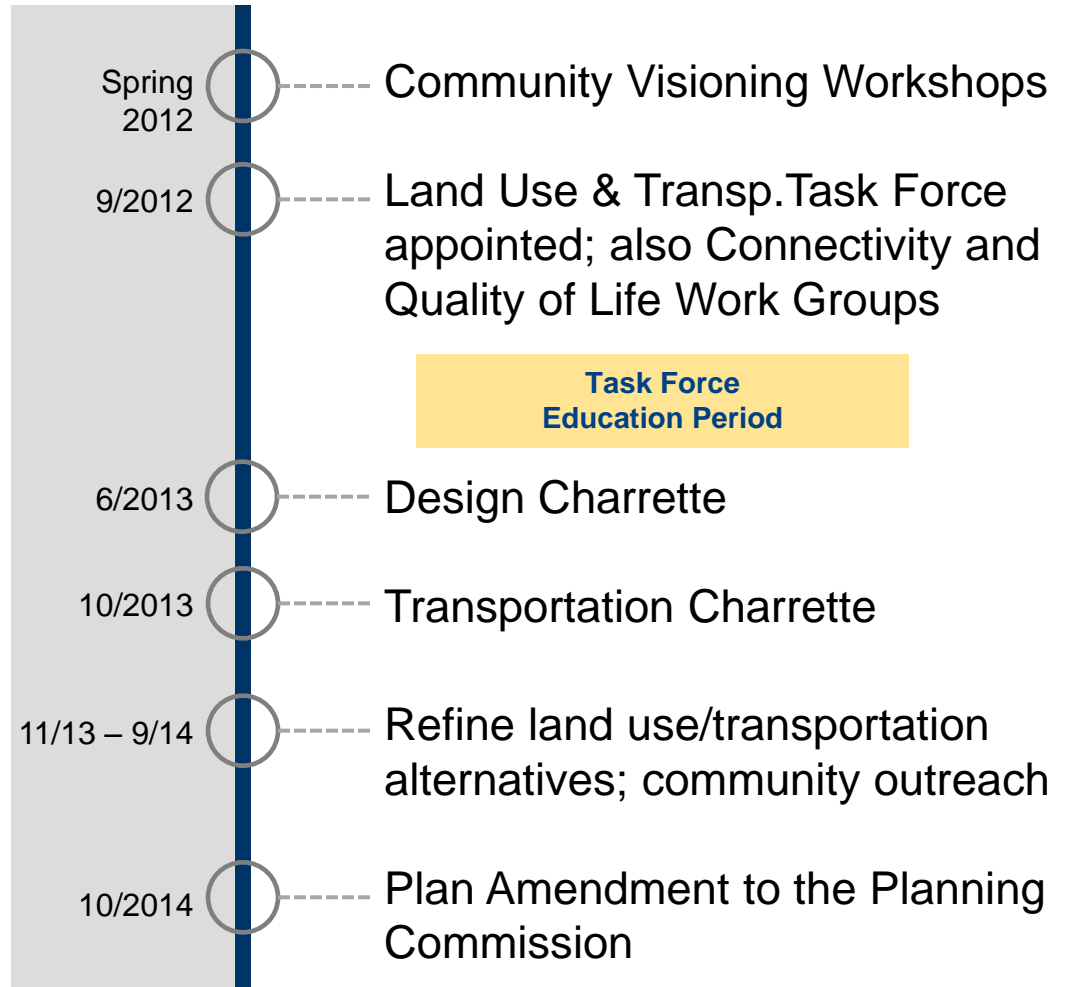


## Southeast Quad (Rt. 7 and Columbia Pike)

Anticipated public/private redevelopment proposal would include 242 multi-family residential units with a 5-story parking garage and eventual new road connection between Columbia Pike and Seminary Road



## Seven Corners Study + Plan Amendment



## Seven Corners Study + Plan Amendment



## Crescent Redevelopment

- Interim Agreement executed with Lake Anne Development Partnership (LADP) - September 2013
- Entitlement and Master Development Agreement anticipated by summer 2015
- Redevelopment partnership intended to:
  - Provide integrated redevelopment of Crescent and additional properties including surface parking lot
  - Bring more residents and day-time employees to Lake Anne
  - Promote a vibrant community where people can live, work and play
  - Compliment existing Lake Anne buildings and uses
  - Provide high quality site design, building design and materials, and open space
  - Include diversity in housing options (market rate, senior, workforce and affordable housing)
  - Enhance pedestrian and bicycle connections
- Working with Lake Anne Fellowship House to coordinate its potential future development in a complementary fashion







## Elm Street Development



Example of a 'just in time'  
coordinated  
Comprehensive Plan and  
Rezoning application

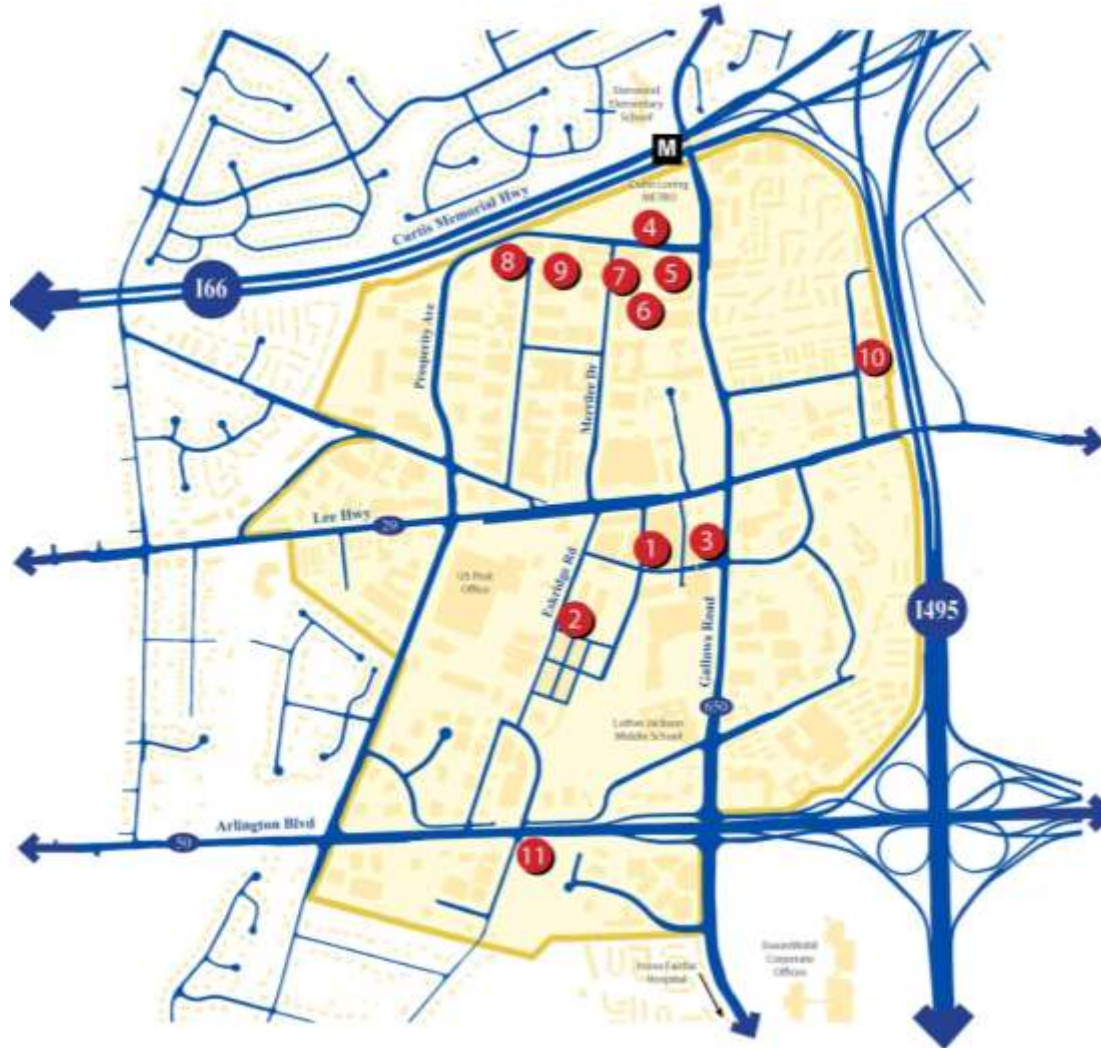
Redevelopment of surface  
parking and existing office  
building with

- multi-family residential (up to 240 units)
- Ground-floor retail uses (13,000 sq.ft.)



**ELM STREET DEVELOPMENT**

## Recent Development Activity



### Merrifield Development Activity

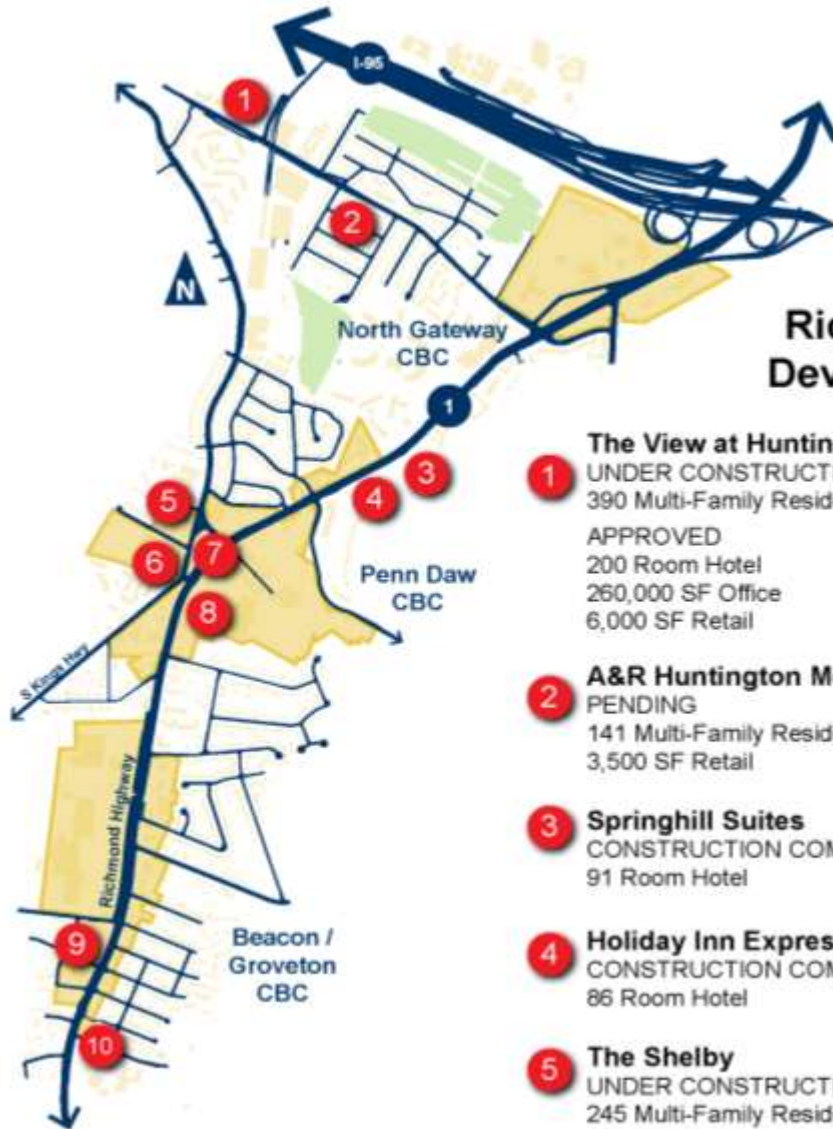
- 1 Mosaic District UNDER CONSTRUCTION:**  
 Non-Residential (max sqft) 500,000      Residential Units 964
- 2 Mosaic District Parcel K UNDER PLAN REVIEW:**  
 Non-Residential 0sqft      Residential Units 26
- 3 Vantage CONSTRUCTION COMPLETE:**  
 Non-Residential 105,000sqft      Residential Units 270
- 4 Avenir Place UNDER CONSTRUCTION:**  
 Non-Residential 125,000sqft      Residential Units 628
- 5 Merrifield Metro Center CONSTRUCTION COMPLETE:**  
 Non-Residential 119,000sqft      Residential Units 257
- 6 Halstead A CONSTRUCTION COMPLETE:**  
 Non-Residential 12,910sqft      Residential Units 445
- 7 Halstead B CONSTRUCTION COMPLETE:**  
 Non-Residential 101,723      Residential Units 1,150
- 8 Square 1400 CONSTRUCTION COMPLETE:**  
 Non-Residential (max sqft) 3,000      Residential Units 327
- 9 Prosperity Metro Plaza APPROVED:**  
 Non-Residential (max sqft) 52,250      Residential Units 0
- 10 HITT Contracting APPROVED:**  
 Non-Residential (max sqft) 8,719      Residential Units 0
- 11 Inova Cancer & Research Institute APPROVED:**  
 Non-Residential (max sqft) 258,000      Residential Units 0



**MOSAIC TOWN CENTER**



**HALSTEAD II**



## Richmond Highway Development Activity

- |   |   |
|---|---|
| <p><b>1</b> <b>The View at Huntington</b><br/>         UNDER CONSTRUCTION<br/>         390 Multi-Family Residential Units<br/>         APPROVED<br/>         200 Room Hotel<br/>         260,000 SF Office<br/>         6,000 SF Retail</p> <p><b>2</b> <b>A&amp;R Huntington Metro</b><br/>         PENDING<br/>         141 Multi-Family Residential Units<br/>         3,500 SF Retail</p> <p><b>3</b> <b>Springhill Suites</b><br/>         CONSTRUCTION COMPLETE<br/>         91 Room Hotel</p> <p><b>4</b> <b>Holiday Inn Express</b><br/>         CONSTRUCTION COMPLETE<br/>         86 Room Hotel</p> <p><b>5</b> <b>The Shelby</b><br/>         UNDER CONSTRUCTION<br/>         245 Multi-Family Residential Units</p> | <p><b>6</b> <b>Penn Daw Plaza</b><br/>         APPROVED<br/>         400 Multi-Family Residential Units<br/>         41 Townhouse Units<br/>         Up to 45,000 SF Retail</p> <p><b>7</b> <b>The Grande at Huntington</b><br/>         APPROVED<br/>         275 Multi-Family Residential Units<br/>         18,000 SF Retail</p> <p><b>8</b> <b>Kings Crossing</b><br/>         CONSTRUCTION COMPLETE<br/>         ~20,000 SF Retail</p> <p><b>9</b> <b>Beacon at Groveton</b><br/>         CONSTRUCTION COMPLETE<br/>         290 Residential Units<br/>         10,000 SF Retail</p> <p><b>10</b> <b>Memorial Ventures, LLC</b><br/>         APPROVED<br/>         6,000 SF Retail</p> |
|---|---|



**FORDSON PLACE**



## Richmond Highway Development Activity

- 11** **Fordson Place**  
CONSTRUCTION COMPLETE  
12,000 SF Retail
- 12** **Costco**  
CONSTRUCTION COMPLETE  
143,000 SF Retail

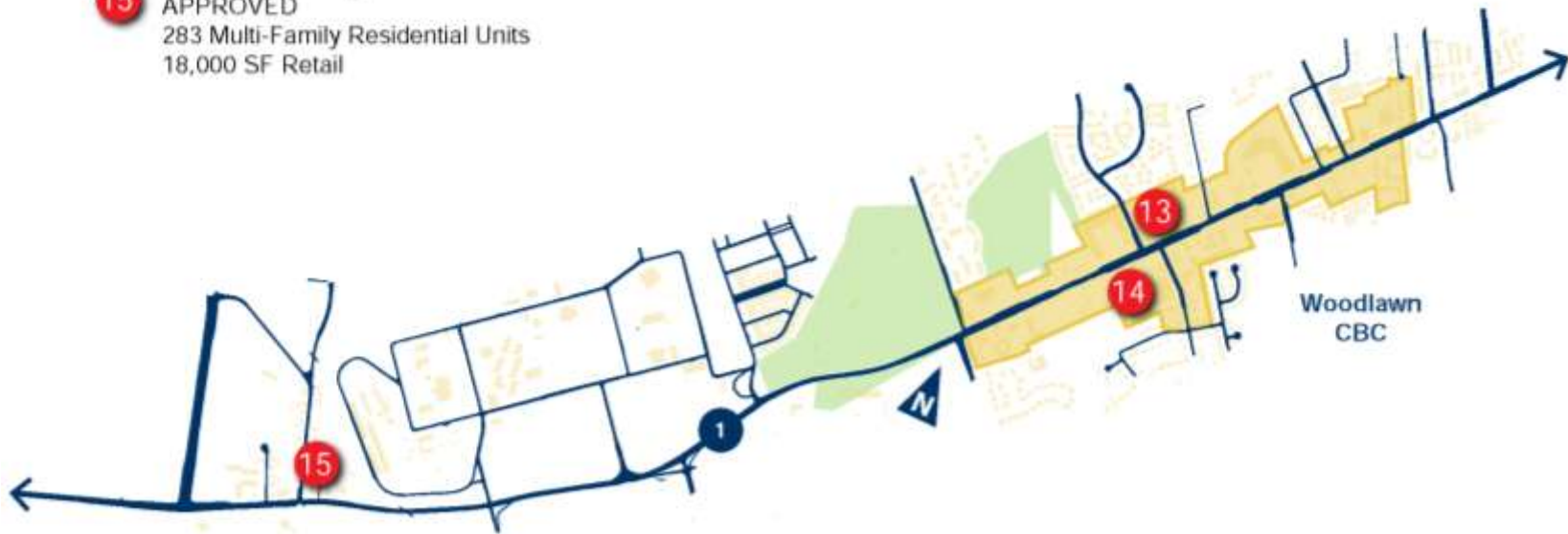


## Richmond Highway Development Activity

- 13** **Towne Place Suites**  
 APPROVED  
 92 Room Hotel
- 14** **Hampton Inn Suites**  
 CONSTRUCTION COMPLETE  
 290 Residential Units  
 10,000 SF Retail
- 15** **Accotink Village**  
 APPROVED  
 283 Multi-Family Residential Units  
 18,000 SF Retail



**ACCOTINK VILLAGE**



## Active Residential Construction



CITY VIEW [INSIGHT]



Phase I of the Wayfinding Sign program was completed in 2013 with installation of 12 signs; joint effort among SFDC, VDOT and county.



## Recent Construction Activity



**Springfield Mall Redevelopment**

**Homewood Suites**

**Metro Center II**

**MTPD Substation**

**Yavari Building**

**Sunoco**

**DDR Southeast Spring Mall**

Additional information  
provided in  
annual report



## Update on Revitalization Incentives Workplan

---

Multi-agency team including:

- DPWES
- DPZ
- DOT
- DCC
- OCR

Developed a priority work program



## Work Plan Priority List

1. Develop approaches to **share creative solutions** among revitalization areas to advance the county's revitalization goals (OCR)
2. Review and amend the **Planned District Regulations** in the Zoning Ordinance (DPZ)
3. Review the Zoning Ordinance to determine whether certain uses now permitted by **special exception/special permit** should be permitted by-right
4. Improve **coordination, issue prioritization, and communication** with applicants during zoning cases; strike an appropriate balance between proffer requests and project feasibility (DPZ)
5. Add **staff resources in DPWES** dedicated to assisting projects in revitalization areas
6. Reduce **time for bond package** approvals (DPWES)
7. Eliminate waiver for underground **stormwater vaults in residential/mixed-use** projects (DPWES)

## Work Plan Priority List, Cont.

8. Enhance **maintenance** of streetscape and public spaces in revitalization areas (DPWES)
9. Improve **coordination and communication with VDOT** on zoning applications and site plans (DOT)
10. Develop **urban street standards** for use in activity centers (DOT)
11. Permit **level-of-service E** in certain activity centers (DOT)
12. Study **parking requirements and rates** in activity centers to develop new standards (DOT)
13. Initiate pilot **signage** education and awareness program (DCC)
14. Enhance **awareness and educational programs** on revitalization area activities (OCR)
15. Produce **Revitalization Area Reports** on each of the Revitalization Districts/Areas (OCR)



# Share Creative Solutions Among Revitalization Areas

**Issue:** Inventive solutions to the County's urban challenges should be shared for applicability to other revitalization areas.

## Action Steps:

- Discuss with internal agencies how to determine best approaches/practices and educate all affected staff
- Develop an approach to promote and share best practice solutions among the various revitalization areas
- Put in place collaborative team approach based on the Tysons core-team model

**Status:** On-going

# Review of Planned Development District Regulations

**Issue:** The Zoning Ordinance provisions are not fully in sync with current Comprehensive Plan recommendations as well as ongoing planning studies (Seven Corners, Reston/Herndon).

## 2 Action Steps:

- Prepare amendments to the PDC and PRM Districts to facilitate implementation of Comprehensive Plan recommendations for Revitalization Districts and Areas, Community Business Centers, Transit Station Areas and other identified mixed use centers to include:
  - Maximum Allowable FAR
  - Open Space
  - Parking
  - Urban design issues

**Status:** Underway (*Reference: Items 5 and 16 on 2013 ZOA Work Program*)

**Project Milestones:** Authorization to Advertise, Spring 2014

# By-Right vs Special Exception Uses in CRDs and CRAs

**Issue:** Study the continued need for Special Exception/Special Permit approval for certain uses within CRDs and CRAs

## **Action Steps:**

- Establish staff working group to review options for allowing certain special exception uses by right subject to use limitations within CRDs and CRAs including potentially: colleges and universities, hotels, and category 6 uses
- Conduct outreach

**Status:** New Initiative


## **Project Milestones:**

- Establish Working Group by March 2014
- Conduct Outreach and Solicit Comments, Spring/Summer 2014
- Public Hearings, Fall 2014

## Zoning Process Improvements

**Issue:** Applicants need sufficient time to fully understand and address staff comments without losing hearing dates; strike an appropriate balance between proffer requests and project feasibility; consider increased use of performance based proffers

### Action steps:

- 
- Staff coordinators will work with reviewing agencies to ensure timely review of applications and that requests of applicants are necessary to implement the Comprehensive Plan and address development related impacts
  - Staff will work collaboratively to prioritize agency comments and resolve conflicting comments before sending comments to applicants
  - Staff will consider cumulative requests and costs in the context of the size and scope of projects
  - Staff will work with applicants on performance/outcome based proffers versus specific solutions, as appropriate

**Status:** Ongoing

## Dedicated Staff Resources

**Issue:** Create dedicated staff resources within DPWES, including:

- “Revitalization Coordinator” - a dedicated position to act as a liaison with OCR to address policies, codes, ordinances, and DPWES operational issues and decisions that impact revitalization areas
- Site plan reviewers committed to specific revitalization areas

### 5 Action Steps:

- Revitalization Coordinator position approved in FY 2014 budget; assign existing resources to function
- Reston Coordinator and Reston Reviewer included in FY15 budget
- Met with stakeholders to refine needs and resources, fall 2013
- Based on stakeholder feedback, embed two reviewers in SDID (South and Central Branches). Included additional positions in FY15 request.
- Create and advertise positions

**Status:** New Initiative

### Project Milestones:

- Finalize position description, Winter 2014
- Recruit for approved positions, Spring 2014

# Bonds and Agreement Process Review

**Issue:** Shorten the time to approve bond packages

**Action Steps:**

- Changes to the bonds and agreements process are being implemented wherein staff members take a project through the process in a "Project Management (PM) Approach"
- Collaborate with industry to identify additional specific issues to address and develop responses

**Status:** New Initiative

**Project Milestones:**

- Full Implementation of "PM Approach" for bond projects is anticipated in Fall 2014
- Establish technical advisory group to identifying issues and action plan, Winter 2014
- Coordinate with stakeholders, Summer 2014
- Implement, Winter 2015

# Evaluate Need for Waiver for Underground Detention

**Issue:** Evaluate and eliminate the need for processing an underground detention waiver in residential and mixed-use developments and review developers' escrow requirements.

## Action Steps:

- Coordinate with stakeholders (e.g. risk management and stormwater staff) to develop language to update PFM
- Conduct outreach and solicit comments
- Evaluate and develop recommendations
- Public hearings on possible amendments

**Status:** New Initiative

## Project Milestones:

- Perform outreach and obtain comments, Fall 2014
- Present recommendations, Winter 2014/2015
- Authorization to advertise

# Enhance Revitalization Area Infrastructure Maintenance

**Issue:** Enhance maintenance of public infrastructure in revitalization areas

## Action Steps:

- Inventory maintenance needs in revitalization areas
- Develop recommendations for enhancing maintenance, particularly for public projects constructed with bond money
- Provide information to the Board on maintenance funding allocations

**Status:** New Initiative

## Projected Milestones:


- Provide maintenance funding request for the FY 2015 budget/CIP
- Complete inventory, Fall 2014
- Develop recommendations for enhancing maintenance service, Winter 2015



## VDOT Coordination

**Issue:** Improve coordination with VDOT by integrating it more fully within the County's review processes.

### Action Steps:

- 
- Identify problem areas with coordination
  - Meet with VDOT staff to outline County problem areas and seek feedback on VDOT's perspective
  - VDOT and County to collectively discuss and address identified concerns
  - Develop a review process that enhances coordination efforts
  - Secure buy-in from County agencies and VDOT

**Status:** On-going

### Project Milestones:

- Discussions have occurred between VDOT and Fairfax County and a draft process has been created
- Further discussion toward finalization is expected to occur in early 2014

# Development of Urban Street Standards for TOD/Activity Centers

**Issue:** Implement Complete Streets concepts for VDOT maintained roadways by securing a VDOT process for acceptance of such standards.

## 1 Action Steps:

- Develop complete street design concepts for TOD/Activity Centers
- Meet with VDOT staff to outline concepts and seek feedback
- VDOT to develop standards and guidelines to address urban design
- County/VDOT coordination on standards and guidelines
- Adoption of standards and guidelines by VDOT

**Status:** On-going

## Project Milestones:

- The County and VDOT have completed much of the process described above
- Guidelines and standards are expected to be adopted by VDOT by early 2014
- Other efforts to sync the County's PFM to the new standards will be ongoing in 2014

# Level of Service Transportation Goals

**Issue:** Balance appropriate roadway improvements including vehicular, non-motorized and pedestrian mobility with more urban development patterns.

## Action Steps:

- FCDOT staff made recommendation to adopt Level-of-Service (LOS) E for activity centers at the December 10, 2013, Board Transportation Committee
- Board members suggested that each center be looked at individually
- FCDOT, DPZ, and OCR will compile a list of activity centers with present Comprehensive Plan LOS guidance
- Develop appropriate LOS guidance for other activity centers on a case by case basis

**Status:** On-going

# On and Off-Street Parking Management

Several on- and off-street parking issues need to be addressed:

## Off-Street

- Potential for automatic reductions for residential and mixed-use projects in CRDs / CRAs, in addition to current provisions for non-residential uses
- Circumstances where administrative approval of certain parking reductions is appropriate
- Evaluation of reduced parking rates in TOD areas
- Evaluation of whether the County should provide public parking in high-density development areas (feasibility, authority and revenue considerations)

## On-Street

- The relationship between site-related parking reductions and adjacent on-street parking supply (absorption versus regulation)
- Regulation of on-street parking (establishment and enforcement of off-peak and time-limited parking)
- Use of on-street loading areas to reduce internal loading areas
- Metered parking (feasibility, enforcement and revenue considerations)

# On and Off-Street Parking Management

## Action Steps:

- Establish working group to address on- and off-street parking issues, including:
  - Off-street parking and loading rates and reductions
  - Enhanced on-street parking and associated regulations
  - Public revenue parking initiatives such as parking meters and municipal parking garages

## Project Milestones:

A working group is expected to be established in early 2014 with recommendations developed by late 2014

## Code Compliance and Signage

**Issue:** The County should have stronger Code Compliance regulations and enforcement, as well as a clear definition of blight. Illegal signage on commercial property and within the VDOT ROWs in certain areas of the County is creating a visual and economic impact to adjoining businesses and residents.

### Action Steps:

- Review Spot Blight program for clarity and compliance with enabling authority
- Develop informational flyers and distribution materials
- Distribute educational materials to community and business groups
- Evaluate success of approach; adjust as necessary

### Project Milestones:

- Development of informational flyers on permitted and illegal signage, February 2014
- Complete distribution of educational materials to community and business groups, March 2014
- DCC staff attend business and community group meetings to answer questions and promote compliance, Spring/summer 2014

# Awareness and Education

**Issue:** Increase awareness of county's revitalization programs and incentives to encourage investment and development.

## Action Steps:

- Revise and develop a communication outreach strategy
- Update brochures and enhance revitalization website features
- Conduct revitalization related conference(s), public sessions, etc.
- Explore use of social media tools

**Status:** On-going

# Revitalization Area Reports

**Issue:** Produce reports on the development-related activities occurring in each revitalization district/area

**Action Steps:**

- Example of Revitalization Area Report (Central Springfield) produced

**Status:** New Initiative

**Project Milestones:**

- Example of Springfield CRD and TSA area to the Board Revitalization Committee on January 2014
- Remaining area reports to be completed, 2014
- Report on revitalization-wide initiatives such as the Urban Park Framework and Urban Street Standards, 2014



DRAFT SAMPLE

Springfield Revitalization Report

Published January 2014



# Discussion of Annual Reports for Revitalization Areas/Districts

## SPRINGFIELD OVERVIEW

This report covers 2012-2013 development activity in the Springfield Commercial Revitalization District (CRD) and the Franconia-Springfield Transit Station Area (TSA), collectively referred to as Central Springfield. As shown in the map below, the Springfield CRD is located just south of the I-495 and I-95 interchange, primarily on the west side of I-95. The Franconia-Springfield TSA is located to the southeast of the I-95 and Old Keene Mill Road/Franconia Road interchange, and contains the Springfield Mall. The rebuilt I-95 interchange with redesigned travel ramps, as well as Metrorail and Virginia Railway Express commuter rail at the Joe Alexander Transportation Center, provide considerable advantages with respect to location and regional transportation access.

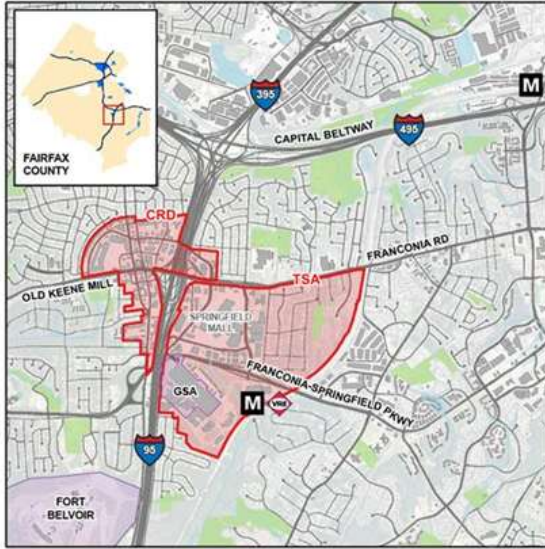
Together, the Springfield CRD and the Franconia-Springfield TSA serve as Springfield's two major employment and retail centers, with over 10 million square feet of commercial development existing today.

West of I-95, the Springfield CRD contains a mixture of retail, office, and residential uses, and includes the Springfield Plaza Shopping Center and the Richard Byrd Library.

East of I-95, the Franconia-Springfield TSA contains a number of distinctive commercial and institutional uses in addition to the Transportation Center and the Mall, including the General Service Administration Warehouse, and the NOVA Medical Education Campus. It is also the location of the future Metro Center II office park development.

A vision for the area as a walkable, well connected urban village was established in the 2008 "Springfield Connectivity Study". This vision included changing land uses and increasing intensities within the CRD and portions of the TSA to spur redevelopment. New development would be supported by transportation infrastructure improvements, and guided by high quality urban design, streetscape, and placemaking. Recommendations from this study were adopted into the Comprehensive Plan by the Board of Supervisors in 2010. Since the Springfield Connectivity Study was adopted, several sites have redeveloped, beginning implementation of the urban design goals encouraged in the study.

A number of projects listed in this Annual Report are expected to be catalysts for revitalization within Springfield; key among them is the redevelopment of Springfield Mall into a mixed-use Town Center, the first phase of which is scheduled to open in October 2014. New public facilities including the rebuilt Richard Byrd Library and a future commuter parking and transit facility on Old Keene Mill Road will enhance the quality of life for area residents.



## SPRINGFIELD TOWN CENTER

The first phase of a \$200 million overhaul of the aging regional Springfield Mall, rebranded as Springfield Town Center, began in late 2012 and is expected to open in October 2014. Improvements during this initial phase include a completely new exterior, redesigned entrances, and an outdoor promenade with shopping and restaurants facing Loisdale Road. Other changes include a complete redesign of the interior, the addition of two plazas, and the implementation of pedestrian improvements between the mall and the Joe Alexander Transportation Center.

Demolition of a portion of the existing structure was complete early in 2013 and, by December 2013, steel was erected for the center atrium area of the mall and new entrances. The building will be fully enclosed with new exterior finishes by February 2014. Tenant construction will begin around that same time. Construction has also started on the building that will contain the theater.

When open, the Springfield Town Center will add approximately 700,000 square feet of retail uses, restaurants, a food court, and a state-of-the-art movie theater to the Central Springfield area. Announcement of tenants is expected to occur early next year. Future planned phases of the Springfield Town Center redevelopment much of the mall's surface parking lots into a multitude of new uses including a hotel, residences, office space, parks, and other infrastructure improvements.



Demolition work in Summer, 2013



Loisdale Main Entry perspective view

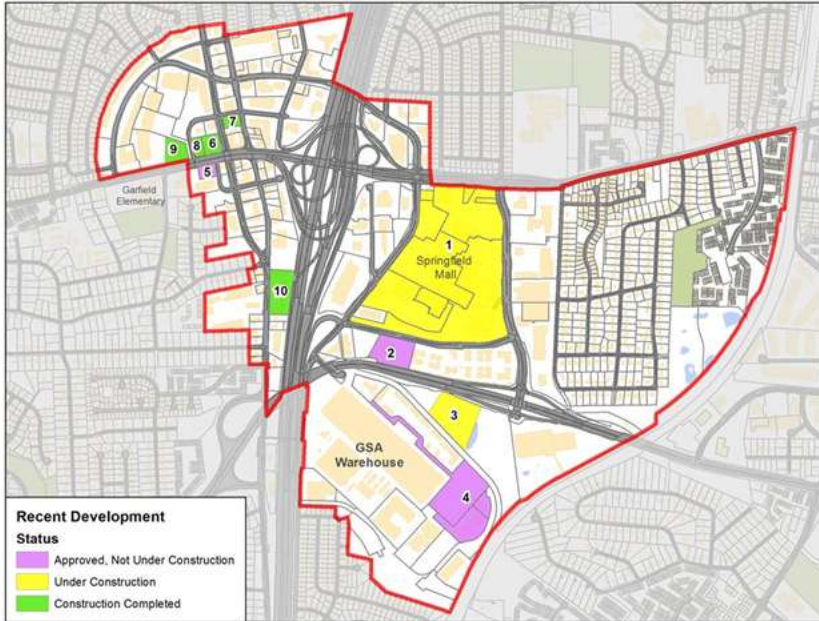


Loisdale Main Entrance from Loisdale Road, at final buildout



Outdoor main street activities

### DEVELOPMENT ACTIVITY



The graphic above depicts the general location of recent rezoning and other development activity within Central Springfield. The table to the right provides more information on the status of this development activity and their associated development potential.

For each development site, the Zoning Case Number and/or Site Plan Number is provided, which identifies the specific development applications under which development is occurring. More information on each development can be found through the County's Land Development System, found online at: <http://ldsnet.fairfaxcounty.gov/ldsnet>

Developments are identified in three different categories:

- Approved, Not Under Construction**  
 Three developments have recently received approvals for development, but are not currently under construction pursuant to those approvals.
- Under Construction**  
 Two developments are under construction.
- Construction Completed**  
 Five developments were completed in 2012/2013.

### CURRENT DEVELOPMENT ACTIVITY: 2012/2013

Rezoning / Site Plan Number (Approval Date)	Current Activity
1) Springfield Mall: RZ/FDP 2007-LE-007 (2/12/2009) 7463-RGP-003 (8/7/2012) 7463-SP-006 (1/31/2013, revised 11/6/13) 7463-PI-002 (under review)	Phase I renovations to interior and exterior of existing mall structure currently underway pursuant to Site Plan 7463-SP-006.  All exterior demolition work has been completed pursuant to Site Plan 7463-RGP-003, including removal of approximately 170,000 sq. ft. of retail development; site plans to make pedestrian improvements to Frontier Drive are currently under review.
2) DDR Southeast Spring Mall: SE 2013-LE-003 (11/19/2013)	Approval to permit the existing Subway fast food restaurant to remain onsite. No new construction is proposed; new planting beds and transitional screening will be added to the existing surface parking lot area.
3) MTPD Substation: SEA 91-L-053-06 (5/22/2012) 9990-SP-007 (under review) 9990-RGP-001 (7/19/2013)	Construction of a 54,000 sq. ft. facility to serve as a Metro Transit Police Department sub-station and training facility is underway pursuant to Site Plan 9990-RGP-001.
4) Metro Center II: RZ/FDP 2011-LE-022 (5/1/2012) PCA 2008-LE-015 (5/1/2012) PCA 1998-LE+064-02(5/1/2012)	Approval of approximately 992,000 sq. ft. of primarily office uses within close proximity to the Franconia-Springfield Metrorail station. The development will consist of an integrated four building office park with structured parking.
5) Sunoco SEA 90-L-045-3 (9/25/2012) PCA 90-L-050-2 (9/25/2012) 8355-SP-002 (under review)	Approval to permit the existing Sunoco service station to expand and upgrade. Redevelopment includes consolidation with an adjacent retail site. The Site Plan to construct these improvements is currently under review.
6) Homewood Suites RZ/FDP 2010-LE-013 (6/7/2011) 4072-SP-004 (4/16/12)	Development of an approximately 120,000 sq. ft. Homewood Suites hotel with 165 guest rooms. This LEED Silver-certified building opened in March, 2013.
7) Sunoco: SEA 89-L-080 (12/7/2009) 8532-SP-002 (9/2/2010)	Approved to expanded service station and convert auto repair bays into a quick service food store. Project completed in 2012.
8) Yaxari Building: 3108-SP-002 (5/11/11)	Approved to demolish previous retail site (Bob's Big Boy) and reconstruct a new 5,000 sq. ft. retail structure with three retail bays. Project completed in 2012 (opened with Noodles & Co).
9) Panda Express SE 2010-LE-011 (10/19/2010) 3018-MSP-001 (5/5/2011)	Improvements to establish a Panda Express fast food restaurant within a vacant structure at Springfield Plaza.
10) Chick-fil-A 2865-MSP-001 (7/11/2011)	Improvements to the Backlick Shopping Center, including demolition of a pad building and interior renovations. Opened in 2012.

## CURRENT TRANSPORTATION PROJECTS

A number of significant transportation related activities and studies were active or completed in 2012/2013.

These include:

- Frontier Drive Extension Study (Map #1)**

This study, completed in 2012, reviewed the feasibility of the Frontier Drive Extension. The study reviewed how the extension could be constructed while maintaining adequate traffic and transit operations to the Franconia-Springfield Metrorail Station. 10% design plans and planning level cost estimates for road construction have been completed. Funding for capital construction of the project has not been allocated.
- Springfield Road Club Analysis (not shown on map)**

This analysis, currently underway, is evaluating the feasibility, scope, and economic benefits of initiating a "road club" as a funding mechanism for Central Springfield. In 2013, a project list was compiled based on recommendations identified in the Springfield Connectivity Study, including intersection improvements, road extensions, roadway 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 Parking Garage (Map #2)**

The Comprehensive Plan has identified the area at Old Keene Mill Road and Springfield Blvd. as a location for a 1,000+ space commuter parking garage and multi-modal center. Phase I of this facility was delivered in December, 2010 with the opening of the 278 space Old Keene Mill Park and Ride. Phase II of the project includes the development of a structured parking facility. The final conceptual design and preliminary environmental study for Phase II have been received and are under review, design contract negotiations are in progress with anticipated notice to proceed in February 2014. Task order negotiations with the environmental consultant are in progress. Use of the top of the garage for active recreation is under consideration.
- I-95 Express Lanes (Map #3)**

The I-95 Express Lane project, currently underway, will expand HOV capacity along the I-95/395 corridor by extending the existing lanes nine miles from Dumfries to Garrisonville Road in Stafford, adding a third HOV lane in Fairfax County, and adding new access points. Work on fence removal and site preparation between I-95 and Backlick Road is expected to continue into early 2014 in preparation for installing new sound walls in Summer 2014.
- Bicycle and Pedestrian Safety Improvements (Map #4 & #5)**

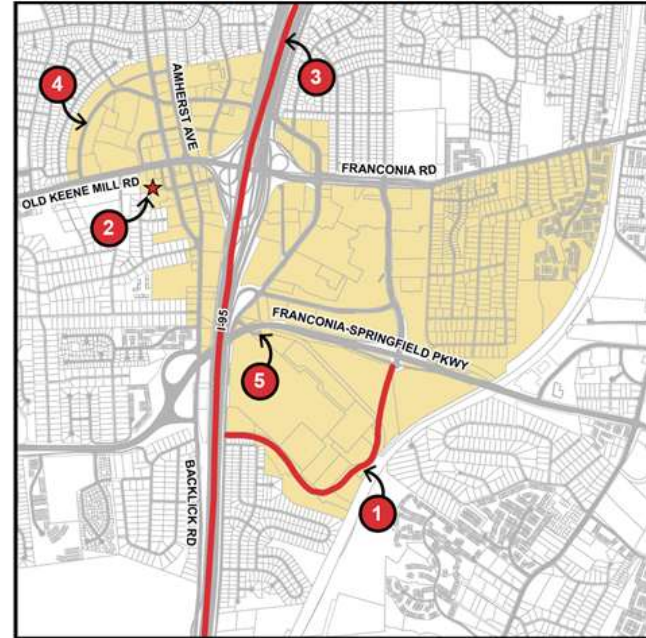
Two projects to improve safety for non-motorized transportation users are currently in design. They are; a redesigned mid-block crosswalk across Commerce Street; and, bicycle access improvements on Metropolitan Center Drive at the entrance to the Franconia-Springfield Parkway trail.



### TAGS NEWS: NEW STATE-OF-THE-ART BUSES

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

## 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 are limited options for pedestrians and bicyclists to cross Interstate 95 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 its 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 mid-block crosswalk with a pedestrian refuge across Commerce Street; improved access around bus stops; new bus shelters; and, a new bicycle entrance to the Franconia-Springfield Parkway Trail at Metropolitan Center Drive.

The report also identified pedestrian-vehicle safety concerns at two intersections 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 Loisdale Road near the entrance to the new Springfield Town Center.

### TOTAL DEVELOPMENT LEVELS AND LAND USE MIX

The following table tracks development in Central Springfield. The table shows the existing gross floor area by land use type; development that is currently under construction; development that is approved but unbuilt; and, development that is proposed with pending, active rezoning applications. Specific development levels and land use mixes for pending applications are subject to change during the rezoning process. Development shown as "approved" is a maximum and maybe reduced or modified prior to construction (as permitted by the particular zoning). Any such changes will be monitored and reflected in future reports. Negative numbers are depicted as (X,XXX).

	Existing Development	Under Construction <sup>1</sup>	Approved Development <sup>2</sup>	Pending Development <sup>2</sup>	Total
Office <sup>3</sup>	1,040,746	0	2,035,600	0	3,076,346
Industrial/Warehouse	1,768,548	0	(95,347)	0	1,673,201
Retail <sup>4</sup>	3,601,826	(171,692)	262,795	0	3,692,929
Hotel	1,026,888	0	360,000	0	1,386,888
Public/ Community Use	95,324	54,086	5,200	0	154,610
<b>Total Non-Residential:</b>	<b>7,533,332</b>	<b>(117,606)</b>	<b>2,568,248</b>	<b>0</b>	<b>9,983,974</b>
Residential:	2,509,925	0	2,370,000	0	4,879,925
Residential Units:	2,020	0	2,173	0	4,193
<b>Total Development:</b>	<b>10,043,257</b>	<b>(117,606)</b>	<b>4,938,248</b>	<b>0</b>	<b>14,863,899</b>

1 Net change from Existing Development, based on site plans currently under construction  
 2 Net change from Existing Development and Under Construction  
 3 Includes private schools and higher education uses  
 4 Includes car dealerships

The table above provides an overall aggregate view of the existing development within Central Springfield. Detailed information on recent development activity can be found on Page 5. Many development cases provide use-options for various buildings, resulting in eventual development levels that may vary from the table information. As these options are identified, through the site plan or zoning amendment process, those changes will be reflected in future reports.

Information for this table was provided by the Departments of Tax Administration, Planning and Zoning, and Public Works and Environmental Services.



Contact Information

Fairfax County Office of Community Revitalization (OCR)  
 12055 Government Center Parkway, Suite 1048  
 Fairfax, VA 22035

Web Links

OCR Website: <http://www.fcrevite.org/springfield/>  
 Revitalization Staff Resources: [http://www.fcrevite.org/download/RevitStaffResources\\_20131002.pdf](http://www.fcrevite.org/download/RevitStaffResources_20131002.pdf)



Fairfax County is committed to a policy of nondiscrimination in all County programs, services, and activities and will provide reasonable accommodations upon request. To request this information in an alternate format, call 703-324-9300 or TTY 711.

## Next Steps

- Individual reports for each of the CRD/CRAs
- Additional report for items of applicability to all areas;
  - Urban Street Standards
  - Urban Park Framework
  - Revitalization Process Improvements / Changes
- Publication in 2014