

SPRINGFIELD REVITALIZATION REPORT

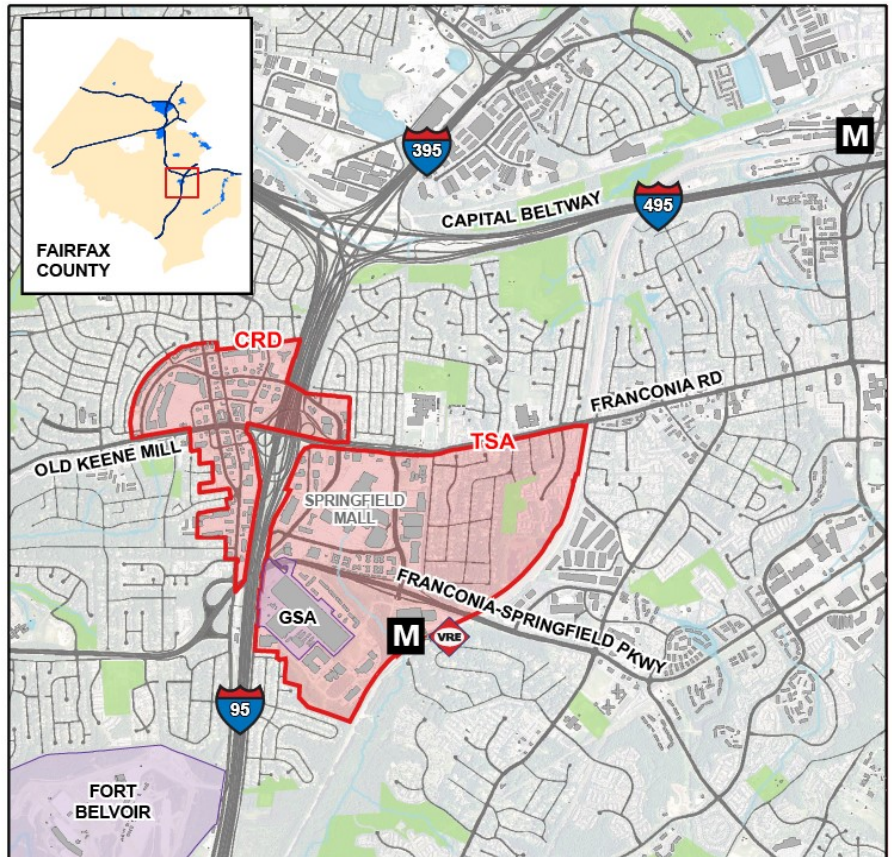
August 2015



Homewood Suites



Springfield Town Center Promenade



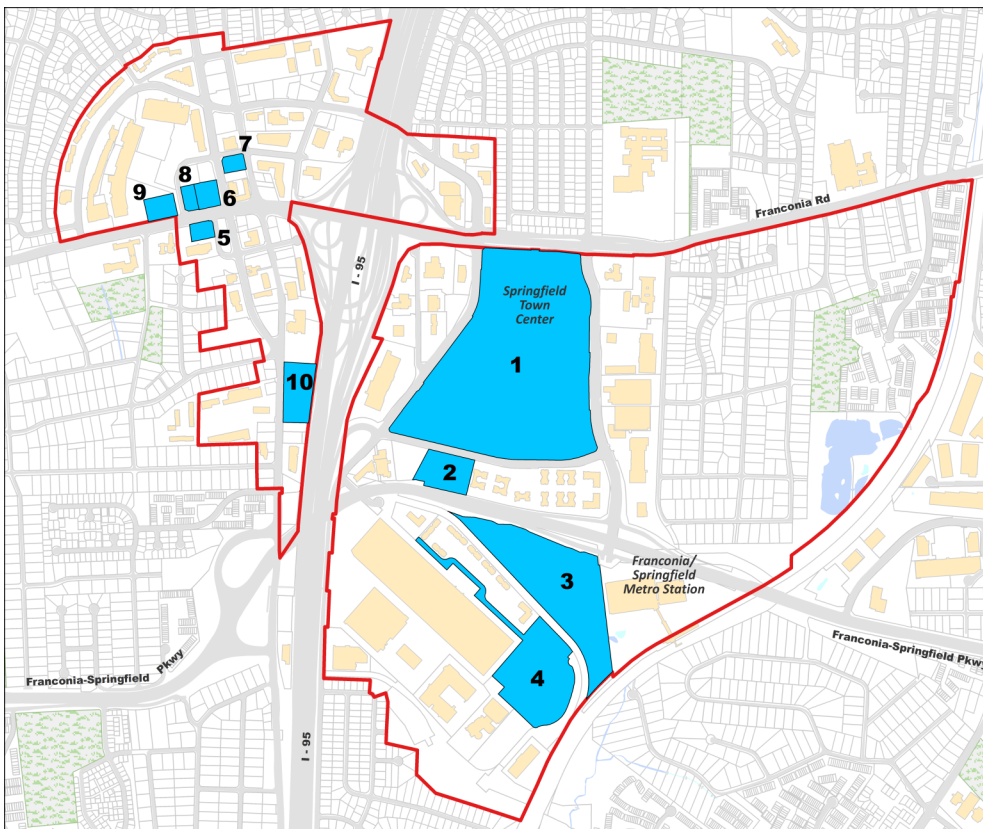
SPRINGFIELD OVERVIEW

This report covers recent development activity in the Springfield Commercial Revitalization District (CRD) and the Franconia-Springfield Transit Station Area (TSA), collectively referred to as Central Springfield.

The 250 acre Springfield CRD is located south and west of the I-495 and I-95 interchange and contains a mixture of retail, office, and residential uses. The 676 acre Franconia-Springfield TSA is located southeast of the I-95 and Old Keene Mill Road/Franconia Road interchange, and contains a number of distinctive commercial and institutional uses, including the Springfield Town Center, the General Service Administration (GSA) Warehouse—one of three sites under consideration for the future home of the Federal Bureau of Investigation (FBI), the NOVA Medical Education Campus, and the future Metro Center II office park development. The Joe Alexander Transportation Center is located at the heart of the Franconia-Springfield TSA, and collocates Metro, VRE, local bus, and Greyhound, in one facility. The transit hub along with the rebuilt I-95 interchange and redesigned travel ramps, provide significant advantages with respect to location and regional transportation access for Central Springfield.

A vision for Central Springfield 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.

DEVELOPMENT ACTIVITY



Springfield CRD and TSA Development Activity Map

The Springfield CRD and the Franconia-Springfield TSA have approximately 10,276,213 square feet (SF) of existing development. Of this amount, approximately 7,485,002 SF or 73%, is commercial development, which include rental apartments, and 1,122,303 SF, or 11%, is non-apartment residential development.

More information on each development can be obtained through the County's Land Development System, found online at:

<http://ldsnet.fairfaxcounty.gov/ldsnet>

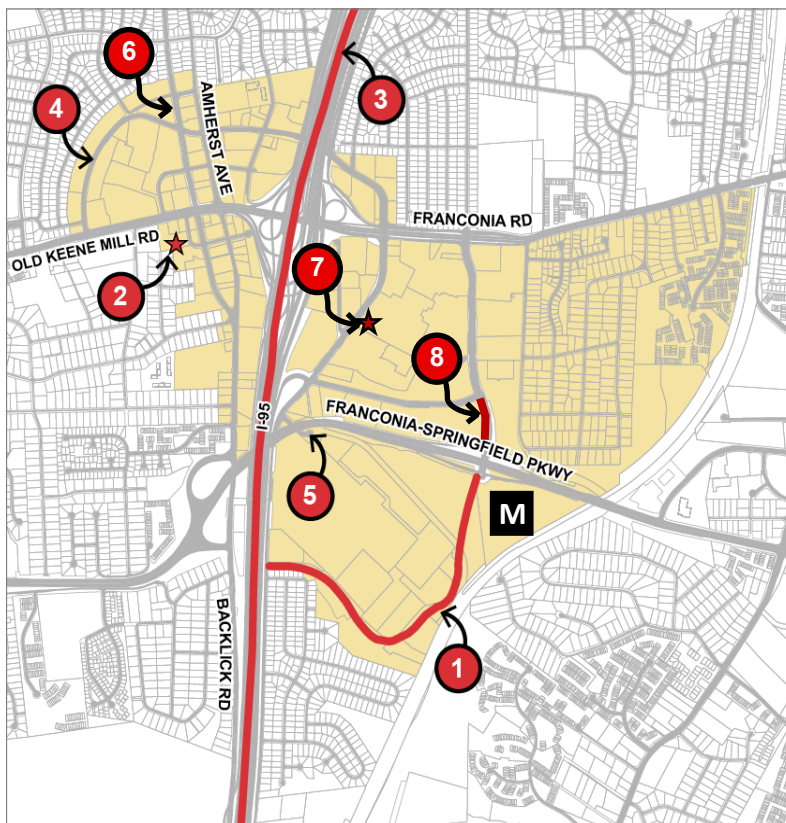
DEVELOPMENT ACTIVITY

| Plan Amendment/Rezoning/Site Plan Number (Approval Date/Status) | Springfield CRD Development Activity |
|--|--|
| 1) FRANCONIA TWO, LP RZ/FDP 2007-LE-007 (app. 2/12/2009) 7463-RGP-003 (approved 8/7/2012) 7463-SP-006 (approved 1/31/2013) (Phase I complete 2014) | Redevelopment plans for the Springfield Town Center include 1.3 million SF of retail space. Phase I renovations to the interior and exterior of the existing mall structure and improvements to public facilities including new bicycle and pedestrian connections to the Metro and a new plaza have been completed. |
| 2) DDR SOUTHEAST SPRING MALL SE 2013-LE-003 (approved 1/19/2013) | Approval of a Special Exception to continue the use of an existing retail site as a fast-food restaurant. New planting beds and screening will be added to the existing surface parking lot area. |
| 3) MTPD SUBSTATION SEA 91-L-053-06 (approved 5/22/2012) 9990-SP-007-2 (approved 1/27/2014) 9990-RGP-001 (approved 7/19/2013) (construction complete 2015) | Approval to construct a 54,000 SF Metro Transit Police Department sub-station and training facility. |
| 4) SPRINGFIELD METRO CENTER II, LLC PCA/CDPA/FDPA 2011-LE-022 (under review) RZ/FDP 2011-LE-022 (app. 5/1/2012) PCA 2008-LE-015 (approved 5/1/2012) | Approval to construct a 992,000 SF, three building office park with structured parking and a pocket park near the pedestrian connection to the Franconia-Springfield Metro Station. |
| 5) SUNOCO, INC (R & M) SEA 90-L-045-3 (approved 9/25/2012) PCA 90-L-050-2 (approved 9/25/2012) 8355-SP-002-3 (approved 2/26/2015) | Approval of a Special Exception Amendment to permit the existing Sunoco service station to be expanded and upgraded. |
| 6) WPPI SPRINGFIELD HS, LLC RZ/FDP 2010-LE-013 (app. 6/7/2011) 4072-SP-004 (approved 4/16/12) (opened March, 2013) | Approval of a Rezoning for the development of an approximately 120,000 SF, LEED silver certified, Homewood Suites hotel with 165 guest rooms and structured parking. |
| 7) SUNOCO, INC (R & M) SEA 89-L-080 (approved 12/7/2009) 8532-SP-002 (approved 9/2/2010) (construction complete 2012) | Approval to expand a service station and convert auto repair bays into a quick-service food store. |
| 8) YAVARI BUILDING 3108-SP-002 (approved 5/11/11) (construction complete 2012) | Approval to demolish a vacant retail site and construct a 5,000 SF structure with three retail bays. |
| 9) SPRINGFIELD PLAZA, LLC SE 2010-LE-011 (approved 10/19/2010) 3018-MSP-001 (approved 5/5/2011) | Approval of a Special Exception to establish a Panda Express fast-food restaurant within a vacant structure at Springfield Plaza. |
| 10) BACKLICK SHOPPING CENTER, LLC 2865-MSP-001 (approved 7/11/2011) (construction complete 2012) | Approval of a Minor Site Plan to demolish a pad building and construct interior renovations to a Chick-fil-A fast-food restaurant in the Backlick Shopping Center. |

TRANSPORTATION INITIATIVES

A number of significant transportation related activities and studies were completed or active.

1. **Frontier Drive Extension Study.** This 2012 study considered whether a Frontier Drive extension could be constructed while maintaining adequate traffic and transit operations to the Franconia-Springfield Metrorail station. Ten percent design plans and planning level cost estimates for road construction have been completed. Project funding has not been allocated, but will be prioritized if the site is selected for the future location of the FBI headquarters.
2. **Springfield Parking Garage.** Completed in December 2010, Phase I delivered the 278 parking space garage called the Old Keene Mill Park-and-Ride. Phase II, which is anticipated to be completed in 2019, will deliver an approximately 1,000 space structured parking facility with bus bays and space for a commuter “slug line”.
3. **I-95 Express Lanes.** Completed in December 2014, the project expanded HOV capacity along the I-95 corridor by extending the existing lanes nine miles from Dumfries to Garrisonville Road in Stafford, and adding new access points and a third HOV lane in Fairfax County.
- 4-8. **Bicycle and Pedestrian Safety Improvements.** There are several projects to improve safety for non-motorized transportation users that are currently in design or have been constructed. They include a redesigned mid-block crosswalk across Commerce Street; bicycle access improvements on Metropolitan Center Drive at the entrance to the Franconia-Springfield Parkway trail; replacement of damaged or deteriorated paver crosswalks with high-visibility pavement markings; the addition of pedestrian signals and new crosswalks at the Loisdale Drive entrance to the town center; and, a new bicycle lane, sidewalks, and plaza between the Metro Station and the Springfield Town Center.



Springfield CRD and TSA Transportation Initiatives Map

Springfield Road Club & ‘Complete Streets’ Analysis. The county is evaluating the feasibility, scope, and economic benefits of initiating a “road club” for Central Springfield, which would use funds proffered through the zoning process to finance transportation improvements. In 2013, a project list was compiled based on recommendations identified in the Springfield Connectivity Study, and includes intersection improvements, road extensions, roadway widening and reconfigurations, and a ‘complete streets’ project.

Springfield Circulator Service. The Transportation Association of Greater Springfield (TAGS) and the Washington Metro Area Transit Authority (WMATA) have partnered to provide a circulator shuttle service from the Joe Alexander Transportation Center to points within the Springfield TSA, including the Town Center, area hotels, and Metro Park on Beulah Street.. For more information go to, www.tagsva.org.

SPRINGFIELD COMMUNITY WALKABILITY INITIATIVE



Amherst Avenue Tree Well Replacement Project



High-Visibility Crosswalks in Central Springfield

Over the past two years, a committee of the *Greater Springfield Chamber of Commerce*, has been working with county staff, the Lee District Supervisor's office, and VDOT to identify ways to improve walking and biking routes in and around Central Springfield. As a result, new safety improvements are being implemented, including 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. Also, pedestrian-vehicle safety concerns were evaluated at two intersection on Commerce Street by VDOT and modifications were made to traffic patterns and signage. In May 2015, a county streetscape project was completed along Amherst Avenue in the Springfield CRD. It relocated street trees to a location along Bland Street where they can thrive and widened sidewalks to meet accessibility standards (see 'before' and 'after' photos above).

An upcoming project will replace broken paver crosswalks at several intersections in the Springfield CRD with high-visibility crosswalks, and bicycle lanes will be added to several streets. Both improvements will occur during VDOT road resurfacing projects scheduled over the next 18 months.

SPRINGFIELD TOWN CENTER GRAND OPENING



Town Center Grand Opening—October 2014

Phase I of a \$200 million transformation of the aging Mall into a multi-faceted, pedestrian-friendly Springfield Town Center was completed. Improvements include new facades, redesigned entrances, and an outdoor promenade with shopping and restaurants and cafe style outdoor seating. Other changes include a complete redesign of the interior, the addition of two outdoor plazas, and the implementation of pedestrian improvements between the town center and the Joe Alexander Transportation Center. Retailers and restaurants will continue to open on a rolling basis over the next year.

Future phases will redevelop the Springfield Town Center's parking lots with new residential, retail, office, and hotel uses along with new parks, plazas and parking garages to accommodate the parking needs of the various uses.

DEVELOPMENT ACTIVITY PROJECT IMAGES



Main Entrance of the Revitalized Springfield Town Center



MTPD Substation and Range Training Facility



Springfield Town Center Interior Renovations



Homewood Suites



Contact Information

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