

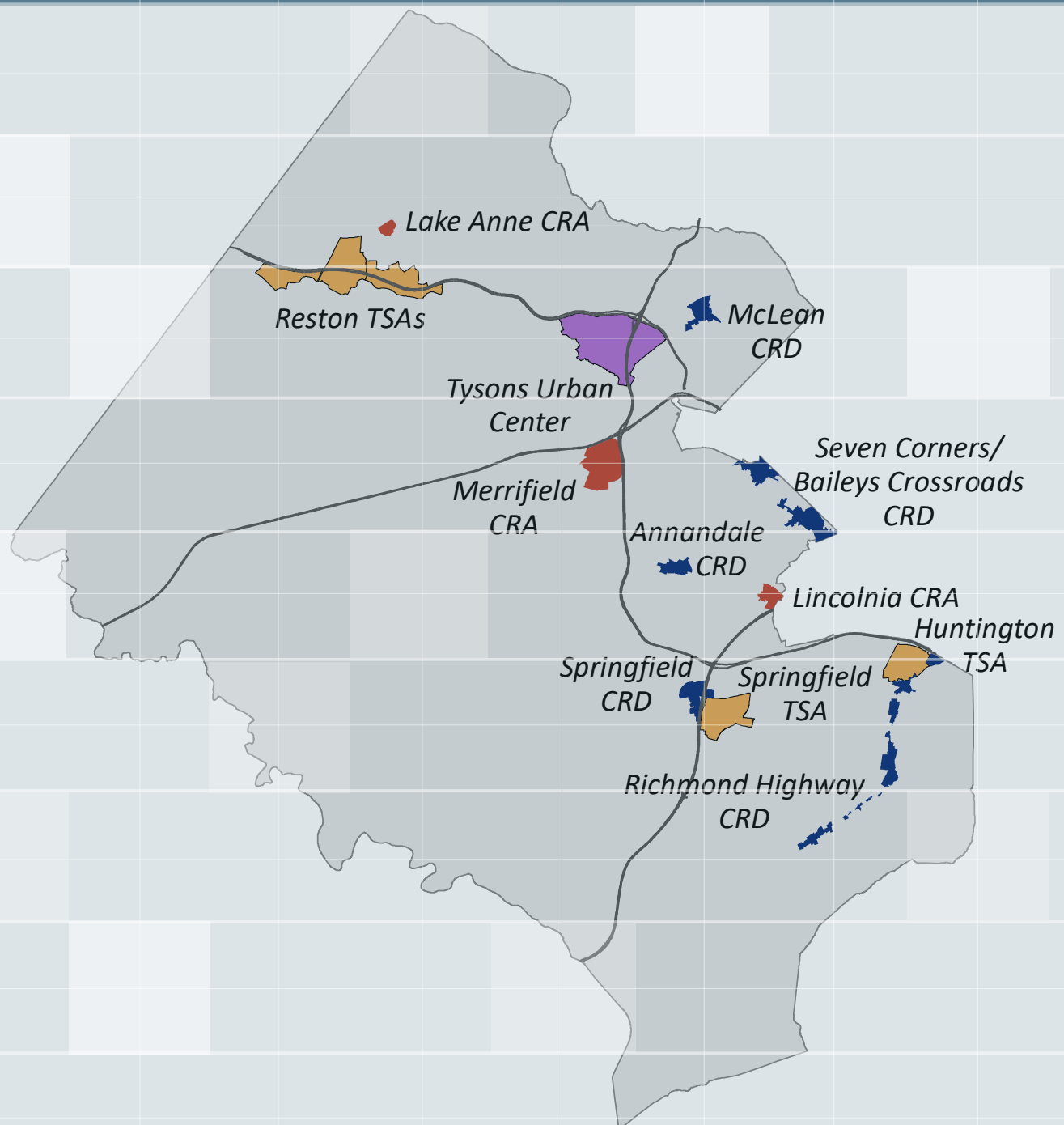
Revitalization Activity Update

January 2022



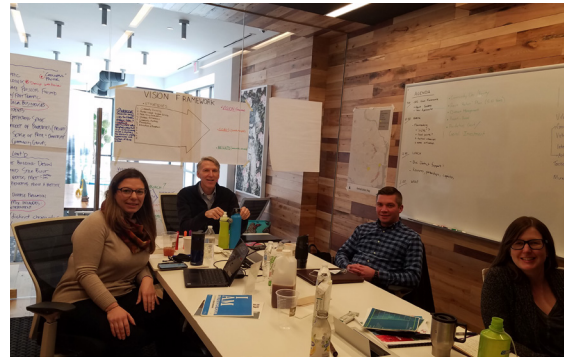
PLANNING & DEVELOPMENT

Department of Planning and Development
Community Revitalization Section
Fairfax County, VA



INTRODUCTION TO THE FAIRFAX COUNTY COMMUNITY REVITALIZATION SECTION

The Fairfax County Community Revitalization Section (CRS) of the Department of Planning and Development facilitates strategic redevelopment and investment opportunities within targeted commercial areas that aligns with the community's vision and improves the economic vitality, function, and appearance of those areas. It focuses its efforts in eight Commercial Revitalization District or Areas of Fairfax County but also brings a countywide perspective to issues affecting revitalization. The following articles highlight some of the major development projects in these areas and includes updates on many of our broader revitalization initiatives.



CRS Visioning Exercise

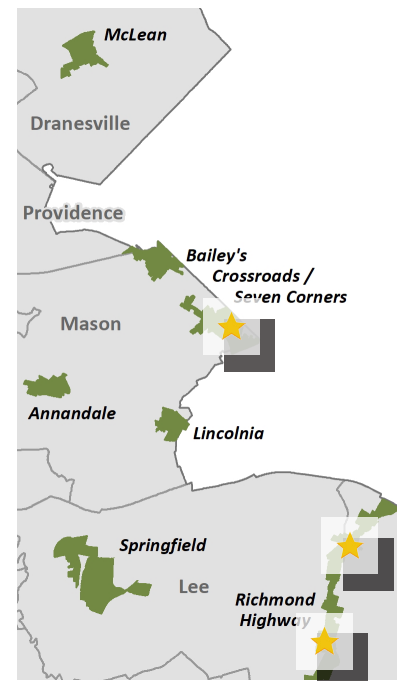
NEW ECONOMIC INCENTIVE PROGRAM SPARKS REDEVELOPMENT PROJECTS

In September 2020, the Board of Supervisors adopted a program that provides financial and regulatory incentives to foster redevelopment in certain areas of Fairfax County. Called the Economic Incentive Program or EIP, its goal is to incentivize the private sector to purchase, assemble, revitalize, and redevelop property in a manner consistent with the County's Comprehensive Plan. The program established six areas within the County where the benefits apply to eligible development applications.

To-date, one EIP application has been approved for a project in the Bailey's Crossroads/Seven Corners Incentive Area that repurposes three office buildings into live-work units. Two more EIP applications are pending for projects within the Richmond Highway Incentive Area and are expected to be considered by the Board of Supervisors in early 2022. Eligible projects can receive a partial real estate tax abatement on the difference between the pre-and post-development value of a property for up to ten-years; a substantial financial incentive that appears to be having the desired impact to foster new redevelopment in areas struggling to attract reinvestment.

For more information about the program and for maps of the designated areas, visit <https://www.fcrevite.org/economic-incentive-program>

Image to Right: Map of EIP Eligible Areas Highlighting 3 Project Sites



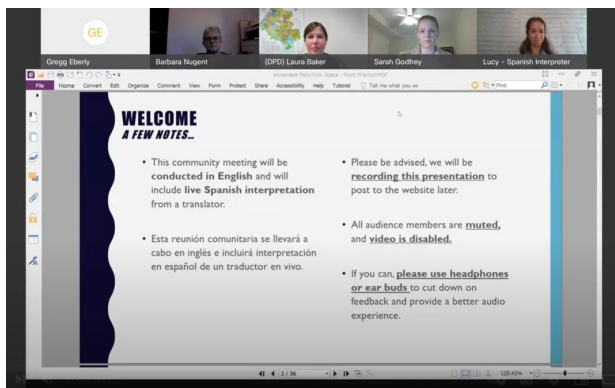
NEW RESIDENTIAL DEVELOPMENT IN ANNANDALE EXPECTED IN 2022



The Townes at Little River Crossing Annandale

New residential townhomes in Annandale near the intersection of McWhorter Place and Markham Street are expected to begin construction in 2022. The Townes at Little River Crossing will consist of 43 townhomes on 3.8 acres of land and feature front-loading and rear-loading homes organized around a linear central green space, with enhanced landscaping throughout the community. A new neighborhood park will also be located across the street from the new development and the re-aligned McWhorter Place and Markham Street.

ANNANDALE CIVIC SPACE PROGRESS CONTINUES

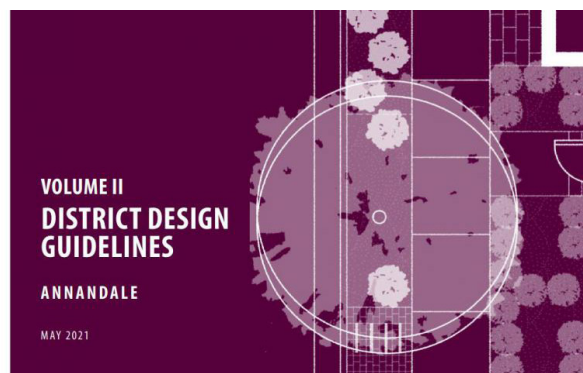


Annandale Community Meeting Screenshot

Fairfax County continues to work toward implementation of a permanent Annandale Civic Space on county-owned property at 7200 Columbia Pike. During the spring and summer of 2021, a consultant conducted an engineering analysis of the site and finalized the design, and staff hosted a bi-lingual community update on the park. Efforts to obtain the funding necessary to construct the permanent space continues. The larger vision for this space resulted from a creative and iterative community engagement process conducted in 2018. Details about the initiative, community engagement process, and periodic updates are available by visiting <https://www.fcrevite.org/annandale-park-civic-space>. CRS continues to work in close partnership with other county agencies and the Fairfax County Park Authority to bring this innovative park space to fruition.

NEW VOLUME II: DISTRICT DESIGN GUIDELINES FOR ANNANDALE ENDORSED

The Volume II: District Design Guidelines for Annandale were endorsed by the Board of Supervisors on June 22, 2021. The document contains written and visual ideas for the design of streets, site and building form, lighting, and signage, and provides design direction to enhance the appearance of the Annandale Commercial Revitalization District. The District Design Guidelines serve as a complement to the existing Comprehensive Plan vision for the Annandale Community Business Center through its detailed urban design and streetscape guidance that is to be used by owners, developers, citizens, and Fairfax County: staff, Planning Commission, and Board of Supervisors when proposing, designing, or reviewing development projects. Please visit <https://www.fcrevite.org/annandale/design-guidelines> for more information about the effort to redesign and update the guidance.



Volume II District Design Guidelines

NEW “LIVE/WORK” UNITS AT SKYLINE EXPECTED IN 2022 - BAILEYS CROSSROADS



Example of Live/Work Communal Space

Construction is underway at Skyline Buildings 1, 2 and 3 for “live/work” units, new park space, and a reinvigorated streetscape. Completion is anticipated for the summer of 2022. In September 2020, the Board of Supervisors approved a final development plan to allow three office buildings within the iconic Skyline complex in Baileys Crossroads to be repurposed into flexible live/work units. Up to 720 live/work units will be created; one entire building has the option to be set aside as age-restricted live/work units. The new first floor businesses and new park space are expected to help activate the Skyline complex for the enjoyment of residents and the greater community. Learn more about this innovative project at <https://skylinefallschurch.com/>

NEW ALTA CROSSROADS APARTMENT BUILDING APPROVED FOR BAILEYS CROSSROADS

Baileys Crossroads will soon be home to a new residential development known as Alta Crossroads, which will include 370 residential units, three townhomes, enhanced streetscapes, and two park spaces along Columbia Pike and Moncure Avenue. As part of the proposal, ground floor units will have exterior access and sidewalks connecting to the larger streetscape along both Columbia Pike and Moncure Avenue. Additionally, 12 percent of the units will be designated as Workforce Dwelling Units (WDUs). The building design screens the parking garage from major roadways and neighboring residential areas and building materials will range from brick to metal cladding to create unique and attractive facades.



Rendering of Alta Crossroads

LAKE ANNE AFFORDABLE SENIOR HOUSING REDEVELOPMENT UNDERWAY



Lake Anne House Construction Progress as of Winter 2021

Construction continues to move forward on the new 8-story Lake Anne House. The building is estimated to be completed by the summer of 2022 and will provide 240 residential units consisting of 178 one-bedroom apartments, 6 two-bedroom apartments, and 56 studio apartments. The existing Fellowship House building will remain occupied until the new multi-family building is completed to ensure that no residents are displaced in the redevelopment process. In Phase III of the project, 36 market-rate townhomes will be constructed on the remaining portion of the property.

The planned redevelopment will create 2.32-acres of passive and active park space including a plaza and terrace containing seating, gardening planters, and other landscaping. The project provides right-of-way for the realignment of North Village Drive, which should afford the Lake Anne Village Center greater visibility from Baron Cameron Avenue.

MCLEAN COMPREHENSIVE PLAN ADOPTED

On June 22, 2021, the Board of Supervisors adopted a new vision for the McLean Community Business Center (CBC). The Plan amendment took over three years to complete and included extensive community and task force engagement. As part of the planning process for the amendment, a market assessment was conducted so that the final plan would reflect market realities.

Some highlights from the new Plan include dividing the CBC into three zones with distinct land uses, building heights, and character; establishing street types and corresponding streetscapes; defining a network of open space spaces and park types; and emphasizing green infrastructure in future development. The additional guidance on green infrastructure is to ensure that the natural environment, both within and outside the McLean CBC, is protected from future development.

As a follow-on motion to the Plan amendment, the Board of Supervisors authorized a feasibility study to explore various design options that would make Chain Bridge Road and Old Dominion Drive more pedestrian and bicycle friendly. Specific areas the study will explore include narrowing travel lanes, providing on street parking, and transforming the center turn lane into a landscaped or hardscape median. More information will be provided once the study commences in 2022.

The Plan can be accessed at <https://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan>

MCLEAN DESIGN GUIDELINES TO BE DEVELOPED IN 2022

With the recent adoption of the new McLean CBC Comprehensive Plan Amendment, there is a need to create urban design guidelines for McLean that are consistent with and help to implement the new Plan. Staff from the Community Revitalization Section will work with the community to prepare the design guidelines. The McLean Planning Committee (MPC) will act as an Advisory Group to help lead this community-based effort. All meetings will be open to the public and there will be multiple community workshops throughout the process to get community input and feedback on the content of the Urban Design Guidelines. At the minimum, the guidelines will address streetscape elements, landscaping, open space, lighting, and signage. Please visit <https://www.fcrevite.org/specialprojects/urban-design-guidelines> for more information about this effort and to learn about Fairfax County's other Urban Design Guidelines.

RETAIL AND PLAZA UPGRADES PLANNED FOR AVENIR PLACE - DUNN LORING, MERRIFIELD

Adjacent to the Dunn Loring Metro station entrance in Merrifield, Avenir Place will soon undergo a retail “refresh”. Along with facade improvements for retail storefronts to include new colors, canopies, and lighting, the plaza anchoring the western end of the retail street will undergo a complete make-over. The new design will feature lawn spaces that can provide for active or passive recreational uses, expanded outdoor dining areas, and provide additional seating spaces in three separate “rooms” of different character. The new plaza will also include a focal point feature, such as a water feature or public art, to add visual interest to the plaza. The renovations are expected to take place in 2022.



Proposed Plaza Improvements for Avenir Place



Proposed Storefront for Avenir Place

REDEVELOPMENT BEING CONSIDERED FOR THE HUNTINGTON METRORAIL STATION

The Washington Metropolitan Area Transit Authority (WMATA) is partnering with real estate developers Stout & Teague to redevelop the Huntington Transit Station site into a mixed-use transit-oriented development. A Comprehensive Plan Amendment is under review by a community task force that is exploring appropriate uses, densities, and urban design opportunities at this key location.

The multiphase project could include up to 1.8M square feet of development, including 2,300 residential units, office, and retail. Redesign of the site will eliminate one parking garage, eventually move another, and incorporate a new BRT transfer station, thus connecting the Richmond Highway corridor to the region with high-quality transit facilities.

Public hearings on the Plan Amendment are expected to be held in the summer of 2022.



Redevelopment Proposal for the Huntington Metro Station Site, View from N. Kings Highway (Stout & Teague)

DEVELOPMENT PROJECTS CONSIDERED TO IMPLEMENT EMBARK PLAN - RICHMOND HIGHWAY

Two development applications, Alexandria Crossing in the Penn Daw CBC and Mount Vernon Gateway at the corner of Buckman Road and Richmond Highway, are under review. Both projects bring multistory residential units along with new parks and walkable streets to the corridor. Both applicants are seeking to take advantage of the county's new Economic Incentive Program (EIP), which offers property owners a partial real estate tax abatement for eligible development projects.

Alexandria Crossing, located at the northwest corner of Shields Avenue and Richmond Highway, will provide 466 new residences, including 385 apartments and the remainder a mix of stacked and traditional townhomes. Several new streets are proposed including a new connection to Quander Road, thereby beginning the establishment of a grid of streets envisioned in the Embark Plan for this area. The project will also underground utilities along Richmond Highway and provide significant stormwater management.

Mount Vernon Gateway is a 280-unit multifamily development in a 4-5 story building with several new community-oriented parks, including a playground and dog park that all area residents can use.



Alexandria Crossing (LMC)



Mount Vernon Gateway (Elm Street)

SEVEN CORNERS PHASING STUDY UNDERWAY

The Fairfax County Department of Transportation (FCDOT) is conducting a Seven Corners Phasing Study to evaluate the order of transportation improvements for the Seven Corners Community Business Center. The study began with data collection in June 2020. The first round of public meetings was held in February 2021 and participants were asked for input on where and when people experienced travel delays as well as where they walked or biked in the area. The input received was used to develop the phases of initial improvements. Most recently, FCDOT held two virtual public meetings in November 2021 to present another update, technical analysis, and to collect more feedback. Feedback received on this latest stage of the study from residents, community stakeholders, and commuters will help determine the initial transportation improvements to be implemented by FCDOT as funding becomes available. For more information about the study, visit: <https://www.fairfaxcounty.gov/transportation/study/seven-corners>

SEVEN CORNERS FIRE STATION



Proposed Fire Department Building

The Seven Corners Fire Station located on Sleepy Hollow Road in the Seven Corners Commercial Revitalization District is being replaced with a new, modern facility. The new Seven Corners Fire Station will be 13,500 square feet in size, two stories tall, and have three bays for fire trucks. The new facility will be realigned to be perpendicular to the road, will feature an outdoor patio space for crew enjoyment, and will enhance site landscaping and streetscaping. When combined with the streetscape changes in front of the planned Fairfax County Water Authority pump station on the property directly to the south, Sleepy Hollow Road will gain approximately 360 linear feet of improved pedestrian facilities.

2021 UPDATE ON RICHMOND HIGHWAY TRANSPORTATION PROJECTS

Progress continues to be made on the Richmond Highway Bus Rapid Transit project (BRT), with the project's 60 percent design stage nearing completion. The National Environmental Policy Act (NEPA) document was signed in January and commencement of the right-of-way acquisition process (a crucial step to obtaining the land needed to construct the project) is underway. Community meetings were held last fall to discuss the steps that will be taken to minimize and mitigate impacts to property owners during the right-of-way acquisition process. The anticipated opening date for the BRT is 2030.

The design for the BRT station architecture has made significant progress. The final design (there were eight initially) depicted in the photographs below, evokes the aviation history on the corridor. The stations' custom design considers the comfort of transit riders while contributing to the image of the corridor. Next, project architects will work with community groups to identify imagery or other ideas that will help personalize each station with public art that connects the station to the surrounding community. These "neighborhood charm" conversations are anticipated in the spring of 2022.

While the BRT project will begin in the north, a southern three-mile segment of Richmond Highway from Sherwood Hall Lane to Jeff Todd Way will undergo corridor improvements. Specifically, this portion of the roadway will be widened and will include bicycle lanes, sidewalks, and street trees as well as a significant enhancement of the corridor's stormwater management. The project is estimated to be completed in 2027.

Visit the *Richmond Highway Corridor Improvements Project* or the *BRT Project* websites for the latest designs, construction schedules, and to learn about opportunities to provide input on the projects.



Winning BRT Station Design – Exterior View of Typical Station (Fairfax County)



Winning BRT Station Design – View of Typical Platform (Fairfax County)

SPRINGFIELD TSA GROWING AS A HEALTH CARE HUB

Two new medical facilities are currently under review or under construction in the Springfield Transit Station Area. On Loisdale Road and adjacent to the Springfield Town Center, a new 98,000 square foot, four-story medical office building will replace the current Kaiser Permanente tower. Completion is expected in 2022. Further to the east, the Inova Springfield Healthplex, located at Walker Lane and Franconia-Springfield Parkway, is proposed to expand as part of a concurrent Comprehensive Plan amendment and rezoning application undergoing review. As proposed, the first phase will include a new community hospital consisting of approximately 425,000 square feet of space for 125-150 inpatient beds, an emergency department, and an approximately 140,000 square foot outpatient center. The second phase will include a hospital expansion of approximately 144,000 square feet, as well as a medical office building of approximately 80,000 square feet.



Illustrative Site Plan for Inova Springfield Hospital Campus

SPRINGFIELD BREAKS GROUND ON INNOVATIVE TRANSPORTATION CENTER

After many years of planning, design, and permitting, construction on the Springfield Commuter Parking Garage has begun. On September 30, 2021, County officials joined community partners and other stakeholders for a groundbreaking on the six-level parking garage at Old Keene Mill Road and Springfield Boulevard. Community Revitalization staff assisted the project design team in adding unique placemaking elements to the project, such as the roof top park and ground floor community event space, as well as the new flagship gateway sign for Springfield that will span the pedestrian bridge to the garage. The estimated completion date is spring 2023.



Ground-breaking Ceremony, from left to right: Eric Christensen, Joan Clark, Chairman Jeff McKay, and Holly Dougherty; Illustrative Rooftop Plaza Plan for Springfield Garage

MADE IN FAIRFAX SHOWCASED FOR THE HOLIDAYS

The Community Revitalization Section (CRS) has continued to support the Made in Fairfax initiative by convening the network of 125 makers through quarterly online meet-ups as a platform for sharing resources, best practices, and connecting local makers to opportunities for growth and expansion. In addition, the County has made progress toward brand development with trademark protection of the Made in Fairfax logo. The Made in Fairfax mark has also been registered with the Commonwealth of Virginia for exclusive use by Fairfax County and assigned partners who may use the logo to promote their own products and maker businesses.

To continue expansion of the Made in Fairfax brand, the county has launched a licensing program to allow qualified makers to use the Made in Fairfax logo in their social media and other product marketing. CRS collaborations with partner agencies, such as Visit Fairfax and Celebrate Fairfax, has resulted in close to 70 network members being featured or linked in the annual Fairfax County Holiday Gift Guide, and approximately two dozen members participating in one of three Holiday Markets at the PARC, a community event space in Tysons. More social media and onsite events by program partners, featuring local makers, are planned for 2022. More information can be found at <https://www.fcrevite.org/made-fairfax>



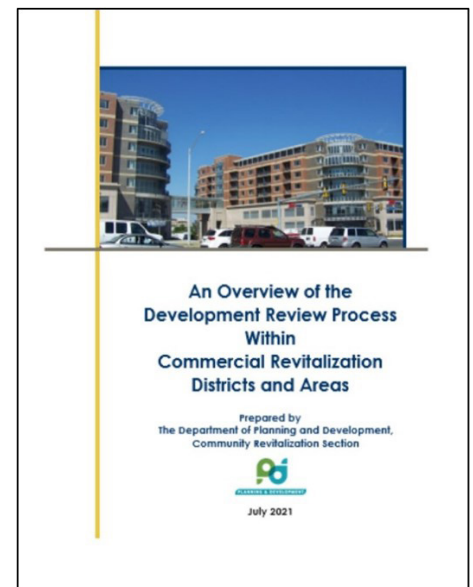
Images to Right: Made in Fairfax Member "Shea THAT Again" at the Holiday Market at the PARC; Made in Fairfax Logo

DEVELOPMENT REVIEW PROCESS GUIDE BOOK FOR CRDS/CRAS – UPDATED IN 2021

The Commercial Revitalization Districts have certain unique zoning provisions and review processes and the Commercial Revitalization Areas share in some of the special review processes. In addition, there are associated process benefits when it comes to site plans and building permits. These include flexibility for administrative approvals of reduced front yards, increased building heights, and parking requirements in certain revitalization districts, as well as modifications to transitional screening and parking lot landscaping requirements. In addition, a special exception permits increases in FAR, building height, and office use in certain districts if such are consistent with the Comprehensive Plan.

A guide to these provisions was updated in July of 2021 in coordination with the affected review agencies to reflect latest practices and contact information. To review this guide, please visit the CRS website at <https://www.fcrevite.org/community-revitalization-publications>

Image to Right: Front Cover of Development Review Process Booklet



CRD MAINTENANCE PROGRAM CONTINUES TO MAKE HEADWAY IN 2021

The CRD Maintenance Program provides maintenance of public streetscape and landscaped areas in the county's five Commercial Revitalization Districts (CRDs). As a result of increased resources for this program in the past few years, the county has been able to address maintenance backlogs and provide an enhanced level of service within much of the five CRDs. For example, these areas receive street and sidewalk sweeping more frequently than other parts of the county. In 2021, approximately 46.32 tons of debris was removed during two cleanups.

The CRD maintenance work is provided through contracts administered by the Department of Public Works and Environmental Services, Maintenance and Stormwater Management, Transportation Branch. In the past year, this partner agency negotiated a new 5-year contract for maintenance work in these areas. Major accomplishments of the past year include a sidewalk replacement contract that resulted in a total of 11,562 square feet (SF) of sidewalk being replaced, 71 ADA ramps being updated to current standards, 873 SF of stamped concrete being replaced, and 567 SF of pavers being reset/replaced. Additionally, in the past year the maintenance program planted 4,250 plants and 48 trees to restore landscaped streetscape and medians in these areas.

One of the projects the CRD Maintenance Program completed in 2021 is the Bland Street tree boxes in Springfield. After determining that 85 percent of the existing trees were diseased or dying and that loose pavers were causing trip hazards for pedestrians, 39 new disease resistant Columnar Red Maple, European Hornbeam and Sentry Ginkgo trees were installed and covered with an innovative permeable surface that provides better irrigation, while also meeting ADA-compliance for improved mobility.



Images of Streetscape Repair Project in Springfield



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