

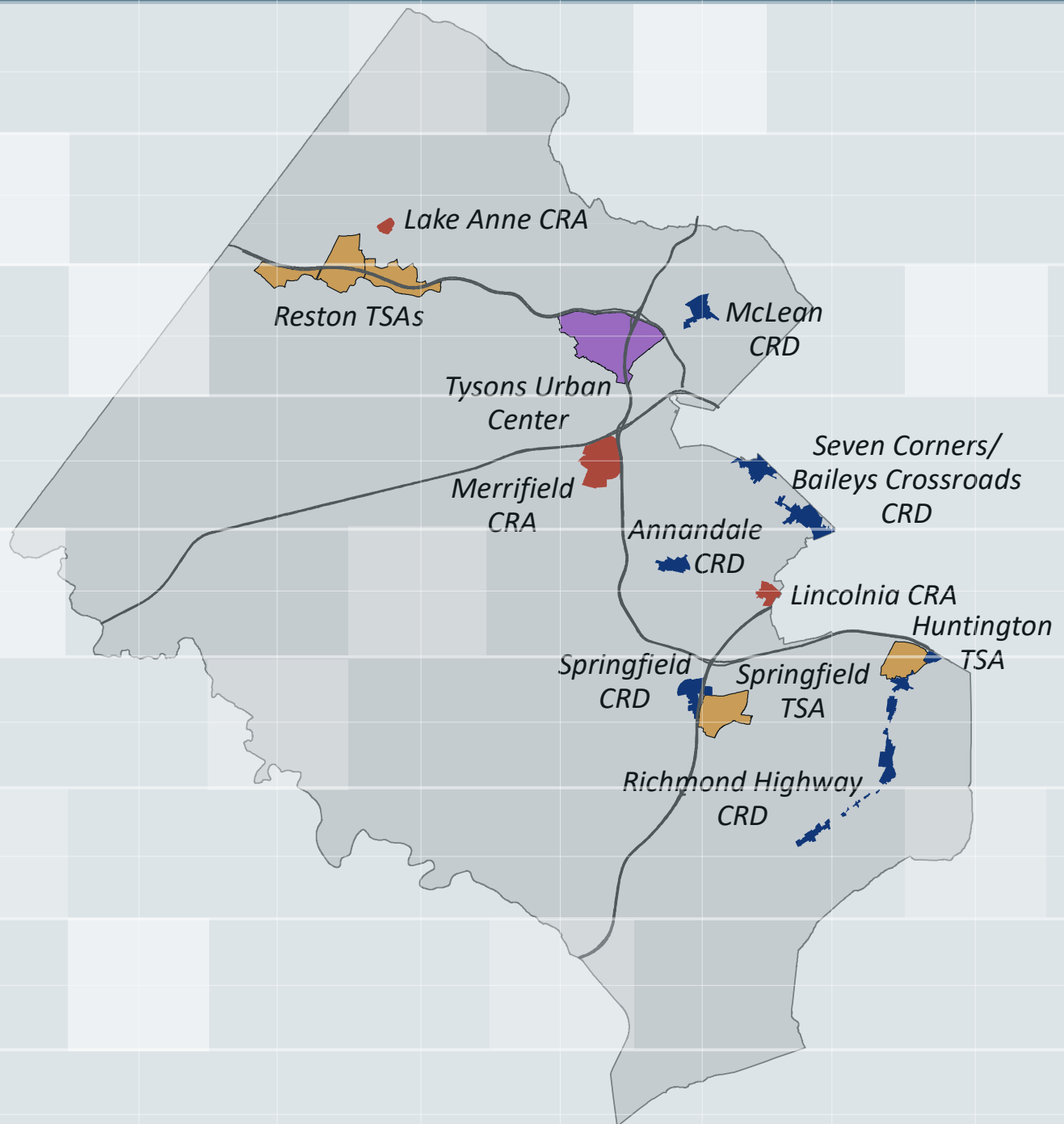
Revitalization Activity Update

January 2023



PLANNING & DEVELOPMENT

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



CHANGES WITHIN THE 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 align with the community's vision and improves the economic vitality, function, and appearance of those areas. It focuses its efforts in eight Commercial Revitalization Districts or areas, but also brings a county-wide perspective to issues affecting revitalization.

CRS, like many county agencies, has experienced turnover in the past year. We said goodbye to two of our Program Managers - Zachery Pyle and Laura Baker - and welcome new Program Manager Daquan Zhou to the team. Daquan is assigned to the Lake Anne, Lincolnia, and McLean revitalization areas/districts. We will look to fill Laura's vacant position in 2023. CRS also added a new position in 2022, a Placemaking Planner, to help realize the many placemaking and space activation ideas that we have been exploring/developing for our districts/areas. Jenee Padmore, an urban planner with placemaking experience, joined the team in late December 2022.

We are excited about what the future holds for our section and have high expectations for what we hope to accomplish in 2023 and beyond. In the articles that follow, we highlight our major accomplishments of 2022.

ECONOMIC INCENTIVE PROGRAM UPDATE

The County's Economic Incentive Program (EIP) continues to attract significant interest from the development community and property owners. Since its establishment in September of 2020, four applications have been approved by the Board of Supervisors, with two approvals in 2022 alone. The first application approved was for the repurposing of Skyline Buildings 1, 2, and 3 in Baileys Crossroads. The renovations are still on-going but it is expected that a rollout of units for occupancy will begin in the first quarter of 2023 and continue through the summer. An EIP application for Skyline Buildings 4 & 5 was submitted this fall. Together, these repurposing projects will bring about a renaissance of the now mostly vacant office complex into a vibrant mixed-use hub of activity with new residents and businesses and a mix of lively and unique outdoor public gathering spaces.

MADE IN FAIRFAX EXPANDS NETWORK AND RETAIL LOCATIONS

In 2022, the Made in Fairfax Network grew from 76 to 121 members, expanding the number of makers who could participate in Shop Small Saturday Markets at the PARC, a bi-monthly indoor/outdoor event space hosted by Celebrate Fairfax. Throughout the year, CRS coordinated monthly communications and quarterly meet-ups, to introduce new opportunities for makers to collaborate with the County on activities and social media campaigns, such as Visit Fairfax's seasonal holiday gift guides. New this year, CRS collaborated with the Department of Economic Initiatives to bring makers into a new retail venue managed by the Workhouse Arts Foundation. For more information: www.fcrevite.org/made-fairfax



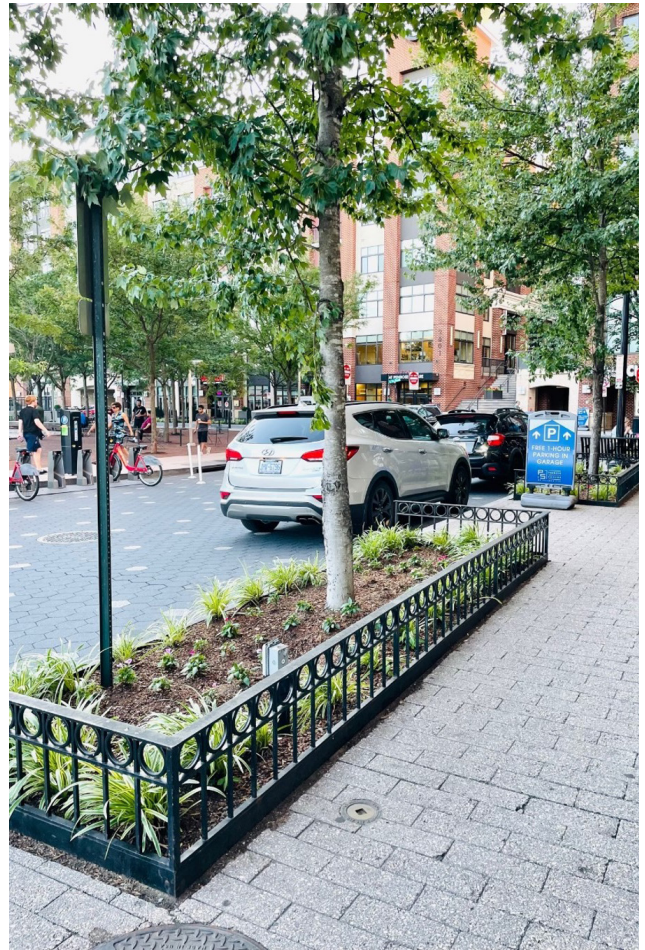
Made in Fairfax retail display at Workhouse Arts Foundation

INCENTIVES COMING FOR STREET TREES

Trees are one of the most important urban design features stemming from their environmental, social, and economic benefits, and their role in creating walkable, pedestrian-friendly places. However, current county standards and regulations do not allow new developments to receive tree canopy credits for street trees (trees in the public right-of way). Tree canopy coverage is a requirement of zoning and site plan approvals. Staff has sought to redress this situation and, after extensive research and outreach, is proposing an amendment to the county's urban design guidelines that will grant tree canopy credits for street trees installed in the right-of-way of new developments located in the CRDs and CRAs, Tysons, and other Transit Station Areas.

Canopy credits will be offered in a tiered approach to incentivize developers to maximize soil volume, which can lead to better tree health. Additionally, alternative planting standards are being proposed that will permit a smaller planting area where site-specific constraints make planting to higher standards infeasible. This change will address the variety of existing conditions and competing requirements within limited rights-of-way in CRDs and CRAs. Finally, to promote a balance between tree health and placemaking, a larger caliper street tree is being recommended to be planted.

This effort will wrap up in early 2023 with an amendment to the county's Urban Design Guidelines. For more information, check out this recent news article: Fairfax County proposes developer incentives to encourage street trees | FFXnow. To review the amendment once it is available, visit www.fcrevite.org



Example of the new street tree planting standard

MORE LIVE/WORK UNITS COMING TO SKYLINE IN BAILEYS CROSSROADS



Plaza design for Skyline buildings 4 and 5

Renovations and site work are wrapping up on Skyline Buildings 1, 2, and 3, resulting in 720 live/work units, and the developer has applied to convert two additional office buildings at the iconic Skyline complex to live/work units. Built in the early 1970s, Skyline buildings 4, 5 and 6 are three interconnected office buildings that form a large rectangular office complex with two internal courtyards. The proposed development includes buildings 4 and 5, and an exterior courtyard located between and around the two buildings, as well as enhancing an existing interior courtyard shared by buildings 4 and 5. If approved, the project would result in about half a million square feet of office space converted to flexible live/work units and ground level commercial space. The project would also transform portions of the existing surface parking lot to open space and amenities. Much needed pedestrian connections will be made between various open spaces located at different elevation levels, while a new welcoming front door will be created along George Mason Drive. The project is currently under review.

PLACEMAKING ON RICHMOND HIGHWAY

In 2022, the “Paint the Corridor” program produced its first mural at 8121 Richmond Highway. Commissioned by the Southeast Fairfax Development Corporation (SFDC), the large mural, visible to motorists and pedestrians along the highway, combines several area themes including aviation history and present-day environmental assets. The SFDC program is helping to build a sense of place for corridor residents by promoting a unique identity for the area. Several more murals are in the works, including one on the side of the Zips Dry Cleaning building in Penn Daw. Area residents recently voted on their favorite design for this building. This mural is expected to be completed in early 2023. SFDC hopes to inspire other organizations to pursue art programming and is happy to share lessons learned.

SFDC also partnered with Federal Realty to add a new amenity space in the Richmond Highway area. Federal Realty built a community space or parklet from an underutilized hardscape area at their Mount Vernon Plaza Shopping Center. This new 3,200 square foot pocket park features a trellis, porch swing benches, outdoor dining, attractive landscaping, and green space. It is anticipated that this project will pave the way for additional property owners to create such spaces within their commercial centers to increase foot traffic, activate their centers and to foster a more livable and attractive corridor for residents and visitors alike.



The Mount Vernon Plaza Parklet opened in November 2022. In the spring, SFDC will work with property owners to host events at the space.

MARKET STUDY HIGHLIGHTS GROWTH OPPORTUNITIES FOR SPRINGFIELD

Reflecting the substantial shift in economic and market conditions in recent years, a new market analysis and report commissioned by the Fairfax County Economic Development Authority is providing clear evidence of development gaps and opportunities for the central Springfield commercial area. The study found that retail in shopping centers is performing well and has low vacancy rates, particularly in neighborhood-serving shopping centers. One of the more significant findings is the positive growth potential for mixed-use and multi-family residential development. According to the report, Springfield can accommodate between 1,000-1,600 new residential units within the next ten years. Some of that potential will be absorbed by multi-family residential development recently approved for the Springfield Town Center, but there is significant potential on underutilized properties within the Commercial Revitalization District for new multi-family residential units.

Overall, the report outlined 27 action items for consideration, as well as recommendations for establishing a new anchor organization to champion the Springfield area and provide specialized services. A summary of the full report is available at <https://www.fairfaxcountyedda.org/news-publications/>

CRS staff provided detailed historical data and analysis of the revitalization challenges and strategies currently in place and provided feedback to verify the accuracy and efficacy of market report findings and recommendations.

LAKE ANNE AFFORDABLE SENIOR HOUSING REDEVELOPMENT TRANSITIONS TO PHASE III



Construction wrapping up at the Fellowship House, December 2022

Construction of the new 8-story Lake Anne Fellowship House is complete and the building is now occupied. Demolition is underway on the former Fellowship House building to make way for the construction of 36 market-rate townhomes 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. More info visit: <https://www.lakeannehouse.com>

RICHMOND HIGHWAY TRANSPORTATION PROJECTS UPDATE

Progress continues to be made on the Richmond Highway Bus Rapid Transit project (BRT). The project has reached the 60 percent design stage and property acquisitions are underway. Both milestones are crucial to obtaining the land needed to construct the project, which will begin at the north end of the corridor and move southward. The anticipated opening date for the BRT is 2030.



In February 2022, the name of the BRT system was announced. “The One” reflects the federal number of the highway, US 1, as well as it being the first modern BRT system in Fairfax County. The design for the BRT station architecture is also concluding. The stations’ custom design considers the comfort of transit riders while contributing to the image of the corridor.

Several “Community Charm” meetings were held over the summer to determine public art features that will personalize each station based on the neighborhood where it is located.

As the BRT project commences in the north, the 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 to accommodate the BRT, an additional vehicle travel lane, bicycle lanes, sidewalks, and street trees as well as significant enhancements of the corridor’s stormwater management. Pending funding, construction could begin as early as 2025 and is expected to take approximately three years to complete.



Example BRT station with dedicated lanes on Richmond Highway

NEW HOUSING AND RETAIL ARRIVES IN HUNTINGTON AND NORTH RICHMOND HIGHWAY

Over the past year, multiple new housing and mixed-use projects opened at the north end of the corridor and several more are in the works. Collectively, these projects help implement the long-term vision for the area with new parks, improved access to transit, better street design, new public facilities, and more housing and retail choices. Additional affordable housing is another key component of many of these projects.

The Arden, a 139-unit, 100 percent affordable residential development just steps from the Huntington Metrorail Station, is now leasing. Huntington Crossing, a 62-unit stacked townhome community was completed. The Aventon, a 379-unit apartment complex is under construction and will open in 2023. The Huntington Club condominiums received final zoning approval for the first phase of a major redevelopment consisting of a combined 515 for-sale and rental dwelling units as well as 20,000 square feet of retail. Finally, a Comprehensive Plan amendment was approved for the Huntington Metrorail Station property that permits up to 382,00 square feet of office and retail, a civic plaza, a network of bike and pedestrian paths, and 1,500 residential units.

In the Penn Daw Community Business Center, South Alex, a new 400-unit apartment complex, is leasing and is opening 45,000 square feet of retail, including an Aldi grocery store. Belhaven is also now leasing its new 375 apartments. In March 2022, Alexandria Crossing received zoning approval for 466 new dwelling units consisting of apartments, townhomes, and stacked townhomes.

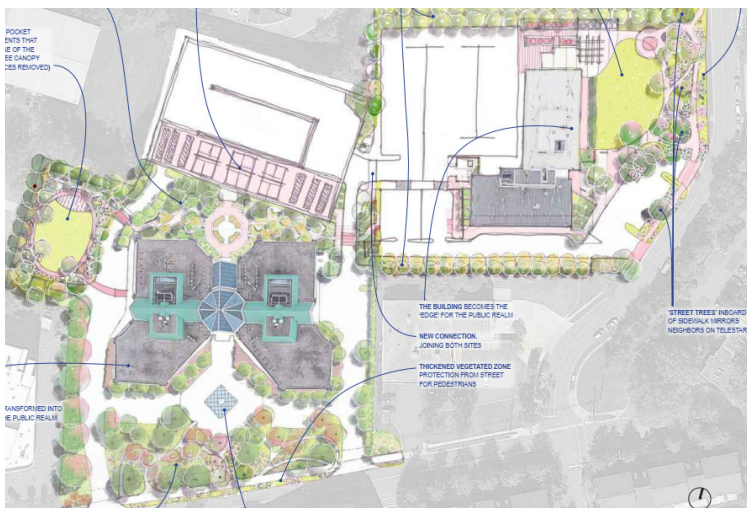
Finally, the first residents moved into the North Hill, a mixed-income residential community in the Beacon-Groveton area. The property was provided by the County's Park Authority as part of a public-private partnership, with some land retained for use as a park.



The Aventon apartment building at the Huntington Metrorail Station

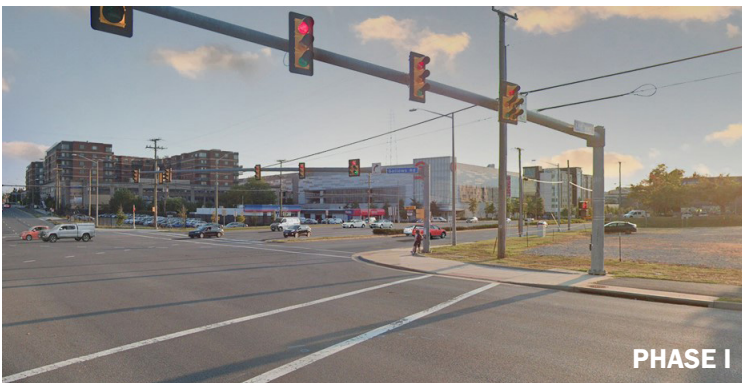
LIVE/WORK DEVELOPMENT COMING TO MERRIFIELD

The developer of high-concept live/work loft projects in Baileys Crossroads and Tysons, has proposed a creative repurposing of two vacant office buildings in Merrifield. Madison Highlands LLC will convert the previous corporate headquarters for Inova on Gatehouse Road into 210 live/work lofts spaces, while retrofitting the adjacent office building on Telestar Court into 82 workforce dwelling units. While the building exteriors will undergo minimal changes, the remaining site will see substantial changes, with the removal of over 200 surface parking spaces to make way for a series of interconnecting park spaces. The project is currently under review.



Site plan and park entrance views

REIMAGINING THE HEART OF MERRIFIELD WITH VISUALIZATION TOOLS



Converting auto-centric intersections into pedestrian-friendly gateways was the goal of a recent visualization exercise focusing on the key crossroads of Gallows Road and Rt. 29 in Merrifield. As an important pedestrian corridor connecting the Dunn Loring Metro with the Mosaic District, this intersection includes an intimidating 9 lanes of traffic on each road, making the experience both uncomfortable and unsafe for pedestrians.

The visualization exercise is used to illustrate how intersection or road improvements ranging from quicker, smaller interventions to larger, more complex ones can convert an intersection or road segment from an inhospitable pedestrian environment to a pedestrian-friendly environment. The visualization above consists of eight layers of incremental improvements, from simple additions of landscaping and high-visibility crosswalks and median extensions, to pedestrian refuges, undergrounding of utilities, and finally mixed-use redevelopment to define the corners and create a sense of enclosure for pedestrians. CRS will be exploring this visualization approach for other key CRDs and CRAs, to help transportation planners, public officials and the public understand how their communities can be transformed with similar approaches.



Left: Concept for incremental improvements at Gallows Road and Rt. 29

INNOVATIVE TRANSPORTATION CENTER TAKES SHAPE IN SPRINGFIELD

The new public commuter parking garage at Old Keene Mill Road and Springfield Boulevard is quickly taking shape after its groundbreaking last year. 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. CRS staff will be working with other County agencies and partners to develop an activation strategy for programming the public spaces for community activities. The estimated completion date is mid-2023. For more information, go to: www.fcrevite.org/springfield



Commuter parking facility under construction

LAKE ANNE ECONOMIC VISIONING STUDY TO COMMENCE

Supervisor Alcorn is seeking to create an economic vision for the Lake Anne Commercial Revitalization Area (CRA) that combines a market approach with the interests of Lake Anne CRA stakeholders. The consulting firm Streetsense has been selected to lead the visioning effort, which will begin in January of 2023. After an initial immersion and discovery phase by Streetsense, a community engagement process will begin that captures challenges, opportunities, and aspirations for the future. A final report will identify a strategic position for the area within the competitive landscape, and guide future developments, including branding, marketing, design, and merchandizing, that create a market-relevant consumer experience. The study is expected to take about four months. For more information, please contact elizabeth.hagg@fairfaxcounty.gov.

TWO NEW DEVELOPMENTS APPROVED FOR THE SPRINGFIELD TOWN CENTER

The long-awaited vision for the Springfield Town Center took two steps forward recently with the approval of twin projects that will replace surface parking with new development. The first project, by Hanover R.S. Limited Partnership, will redevelop the southwest corner of the shopping center with approximately 460 residential units. Parking will be accommodated within an existing parking structure that will be expanded with an additional floor. A linear park will provide a variety of fitness activities for both humans and dogs. CRS staff worked with the applicant to enhance screening of the park from adjacent uses and to introduce architectural features and living “green screens” to improve the façade design of the adjacent parking structure.

The second project approved recently will bring a 140 room all-suites hotel to the Loisdale entrance of the Town

Center. The project will accommodate a portion of the parking under the building to make room for an expanded streetscape along Loisdale Road as well as the internal street network. CRS assisted in an intra-agency staff team to improve architectural and site design, including the introduction of a landscaped walkway that will connect pedestrian guests of the hotel safely with the main entrance of the Town Center.

Together, these developments constitute a significant first phase in the transformation of the Springfield Town Center into a walkable network of streets with enhanced streetscapes and a mix of dense, new uses that serve both nearby residents and destination visitors. Additionally, the new public park space will bring a much-needed asset to this part of Springfield.



Renderings of the Hanover multi-family development at Springfield Town Center

COMPREHENSIVE PLAN AMENDMENT BEING CONSIDERED AT BAILEYS CROSSROADS

On May 10, 2022, the Board of Supervisors authorized consideration of a Comprehensive Plan amendment for Sub-unit B-5 of the Town Center District of the Baileys Crossroads Community Business Center (CBC), in the Mason Supervisor District.

The entire 13-acre Sub-unit is zoned C-8. The portion north of Seminary Road is currently developed with local serving retail uses, including restaurants, banks, a grocery store, gas station, and automobile repair shop. Approximately four acres of the Sub-unit south of Seminary Road is developed with 90 garden-style apartments.

The Board requested that staff consider a mix of residential and commercial uses with a strong emphasis on parcel consolidation, design, and open space in addition to building heights ranging from four to up to 14 stories in Sub-unit B-5. The Carousel Court Apartments, on the south side of Seminary Road, will not be considered for a change in land use or density.

The current Comprehensive Plan envisions “village scale” mixed-use development consisting of multifamily and townhouse residential uses with ground floor community-serving commercial uses at an overall FAR of 1.0-1.5. Buildings may be 4-6 stories in height, with an option for up to seven stories if all the Sub-units B-4 and B-5 are consolidated.

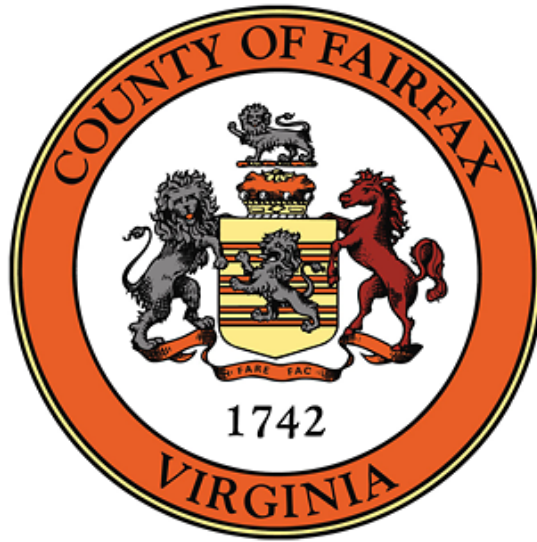
The Plan Amendment is currently being studied and will be released for public input in January 2023.



13-acre site under consideration for a new long-range plan

ANNANDALE CIVIC SPACE UPDATE

The funding for the Annandale Civic Space has been secured through a combination of grants and county funding. The project construction contract will be advertised for bids in early 2023. Pending the award of a successful bid, construction of the civic space is anticipated to begin in the late spring of 2023 and take about three to four months to complete. With luck, we soon will have a new urban park space in the heart of Annandale.




**Fairfax County Department of Planning and Development
Community Revitalization Section**

12055 Government Center Parkway, Suite 755
Fairfax, VA 22035
703.324.9300
www.fcrevite.org



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