



# Franconia Community Conversations

May 6, 2024



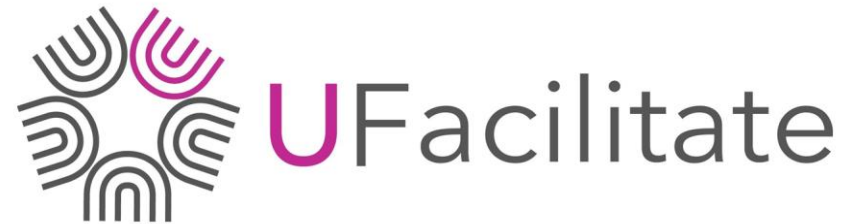
# Fairfax County Franconia Community Conversation

John R. Lewis High School  
6540 Franconia Road  
Springfield, VA 22150



# Facilitators

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**Steve Brigham**

Co-Facilitator

**Kim SESCOE**

Co-Facilitator



# Purpose

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Share feedback from Community Conversations and online input and discuss next steps on the redevelopment of the Franconia Governmental Center site.

## Franconia Governmental Center COMMUNITY CONVERSATIONS



**Share your ideas** on the potential new uses for the current Franconia Governmental Center.

### Three meetings will be held at:

John R. Lewis High School – Cafeteria  
6540 Franconia Road, Springfield, VA 22150

- Saturday, April 13, noon–2 p.m.
- Monday, April 22, 6-8 p.m.
- Monday, May 6, 6-8 p.m.

Language interpretation, transportation and school-age child care will be available.

To request any of these services, email: [nscrcregion1@fairfaxcounty.gov](mailto:nscrcregion1@fairfaxcounty.gov) or call: 703-704-6700.

Light snacks will be provided.

For more info or to register, scan this QR code or visit:  
<https://www.fairfaxcounty.gov/topics/franconia-governmental-center-site>





# Agenda

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How today will work

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Table Introductions

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What We Heard / Summary Feedback from Online & Community Conversations

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Deep-dive: Existing and Future Uses

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Deep-dive: Infrastructure and Site Redevelopment from County Departments

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Q&A

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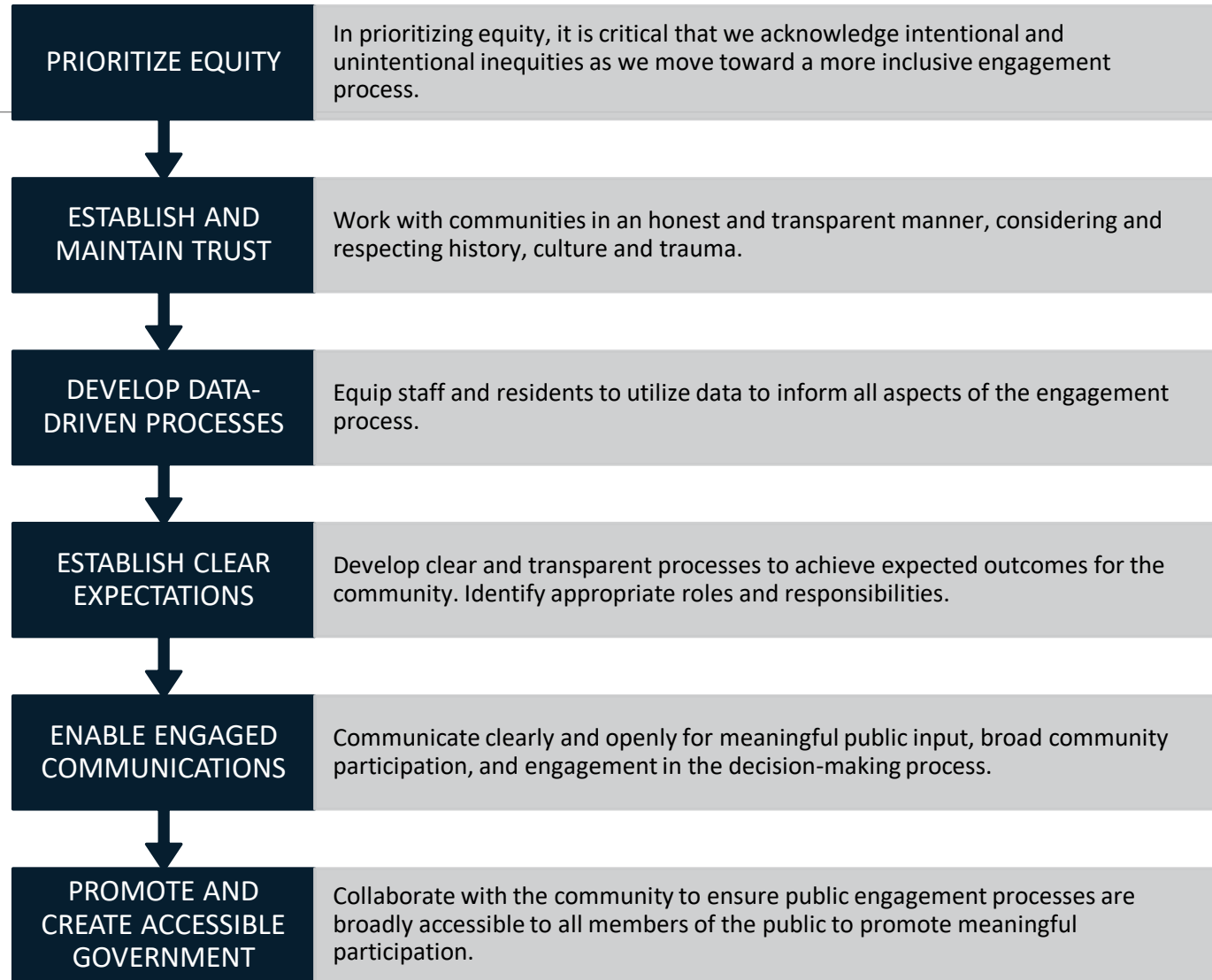
Prioritization of Amenities

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Next Steps



# Core Principles Engage Fairfax





# How today will work

To promote engaging discussions

- Small Group Discussions
- Table Facilitator
- Discussion Handouts and FAQs
- Keypad Polling
- Interpreters

## Questions?

- Blue Card – Subject Matter Expert
- White Index Cards for Q&A



# Ground Rules

To promote engaging discussions

- Speak openly and honestly
- Listen carefully and respectfully to each person even if you disagree
- Keep comments brief and stay focused on task
- Actively participate
- Be ready to move from topic to topic quickly
- Share the airtime





# Table Introductions

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Share your name

What is something about this community that makes you feel positive and proud?

# What We Heard



# What We Heard

Summary of Community Feedback



**Community Conversations +  
Online Input**



Share their ideas on new uses and  
shared uses with affordable housing



Suggest community-wide amenities  
and mobility improvements and  
recreation

# What We Heard

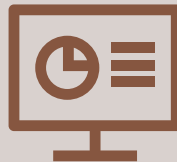
Summary of Community Feedback



**Community Conversations April 13**  
**128 participants**



**Community Conversations April 22**  
**149 participants**



**Online Input 926 entries**





# What We Heard

## **Pedestrian Safety and Accessibility**

Safe pathways and continuous corridors for pedestrians and bicyclists and people with disabilities, safe pedestrian crossings, additional sidewalks, pedestrian accommodations at intersections

## **Public Transportation and Connectivity**

Additional public transport options, shuttle services to metro stations, bus transit services

## **Placemaking Elements and Neighborhood Livability**

Green or open spaces, parks, dog parks, public art, and cultural spaces

## **Traffic Congestion**

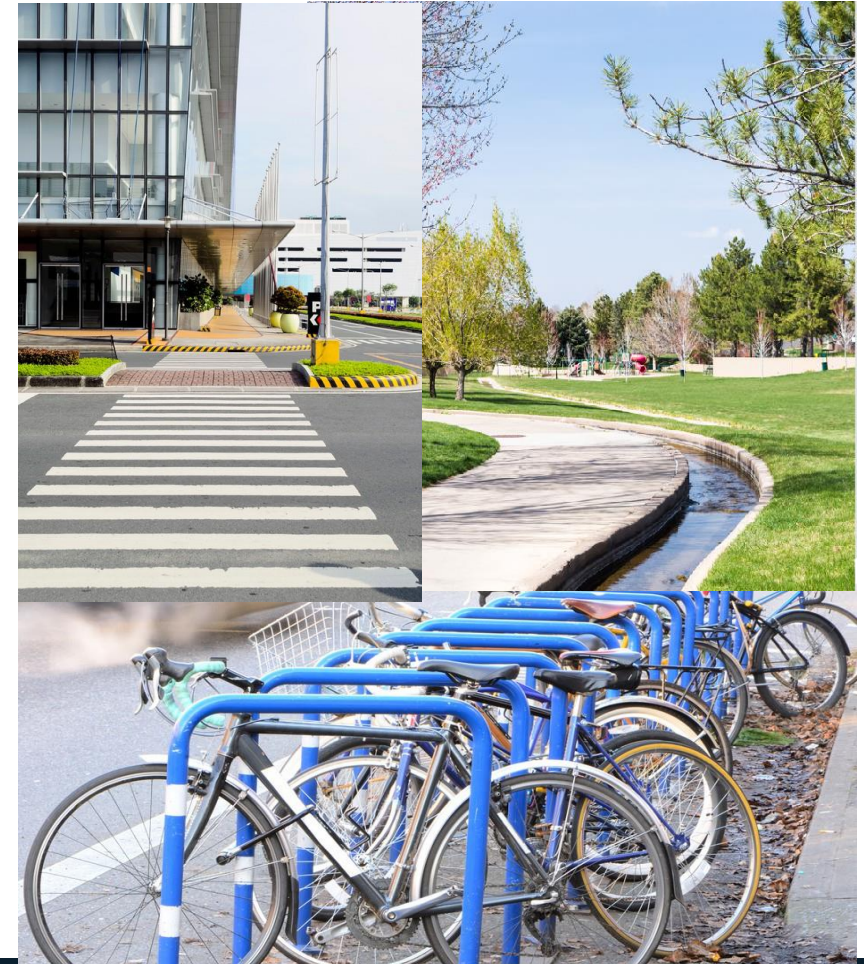
Timing and operation of traffic lights and signals, additional roads and lanes

## **Alternative Modes of Transport**

Van pools, biking and walking along additional lanes, sidewalks, and paths

## **Recreational Spaces**

Playgrounds, fitness stations, bike paths, walking trails







# What We Heard

## Human Services Facilities

Community center, senior center, teen center, spaces for people with disabilities

## Mixed-Use Development

Town squares, retail and grocery stores, recreational spaces, businesses, mixed income, housing for public servants and first responders

## Alternative Uses to Housing

Expand/relocate fire and police stations, women's shelter, rec center, arts center, sports facility, health facility, educational facility, farmer's market, spaces for nonprofits, food bank, and other essential services and social supports

## Health and Environmental Risks

Proximity to gas stations, land contamination

## Comprehensive Planning

Align sustainability with future planning, especially around more eco-friendly transportation; more holistic and integrated planning in the community to address transportation, infrastructure needs and density and multi-family facilities, including the impact of development on schools



# Summary, Mobility, Community Amenities, Recreation



## Mobility

- Creating a safe, accessible, and sustainable transportation system that reduces congestion, promotes alternative modes of transport, and integrates with future growth and community needs.

## Community Amenities

- Well-planned, mixed-use development that integrates seamlessly into the existing community.
- Prioritizing amenities, addressing concerns about density, traffic, infrastructure capacity, and ensuring compatibility with the neighborhood.

## Recreation

- Recreational amenities that cater to all ages and interests, promote a healthy lifestyle, and foster a sense of community. Residents value green spaces, outdoor activities, and opportunities for artistic expression, while also considering practical concerns like parking and infrastructure capacity.



# Overall Community Message



Franconia as a safe, easily accessible, and inter-connected place accessible by multiple means of transportation, particularly by walking and biking with a variety of health and human services to enhance residents' quality of life. Specifically:



Improve the infrastructure and public services in the neighborhood to keep pace with growth.



Develop a variety of community amenities to enhance residents' quality of life in the neighborhood.



Increase environmental safety and accessibility and transportation options for all residents.



Provide a mix of housing options alongside essential services and social supports.



## Q&A

Please write your questions on the white index cards and we will answer as many as possible in the allotted time.

# Existing & Planned Uses

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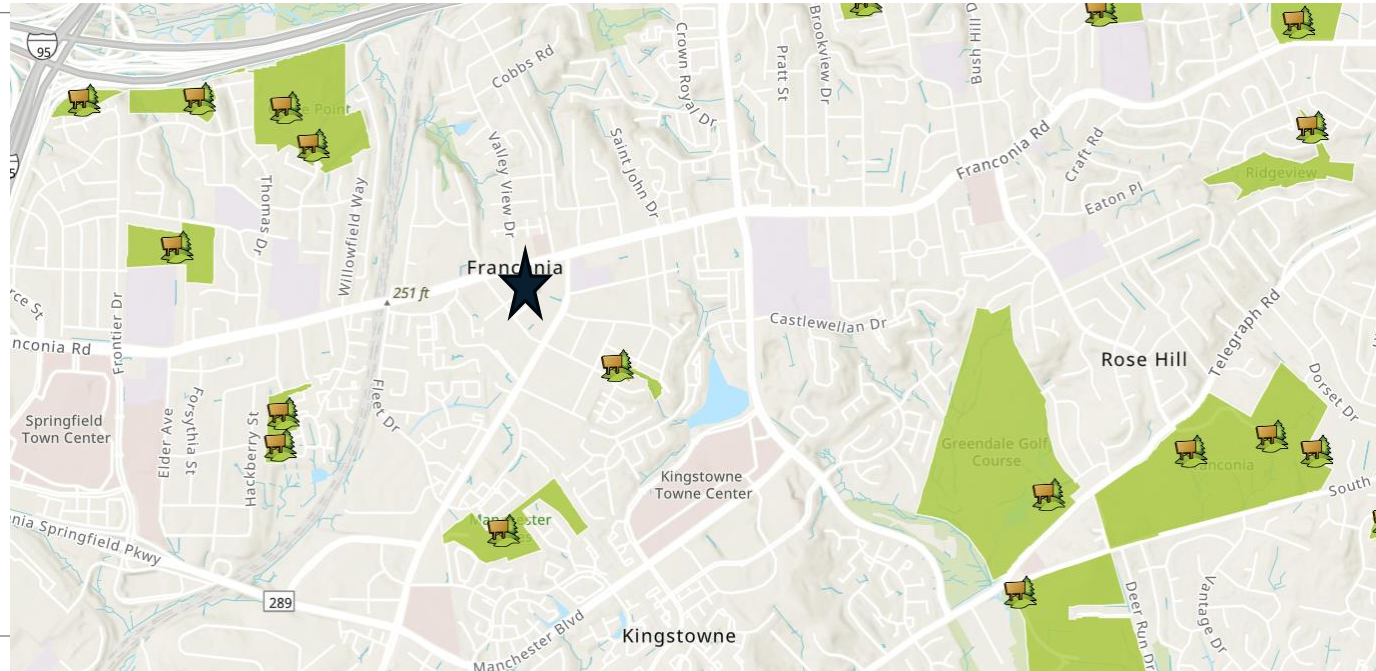
## Franconia District Fairfax County

**Supervisor Rodney L. Lusk**





# Franconia Governmental Center Nearby Park Authority Facilities



## Countywide & District Facilities

Greendale Golf Course – 1.5 miles  
Franconia Recreation Center -2.3 miles  
Franconia Family Recreation Area – 2.3 miles  
Huntley Meadows – 3.0 miles

## Local Parks

Tara Village Park – 0.5 miles  
Manchester Lakes - 0.8 miles  
Grove Point Park – 0.9 miles  
Springfield Forest Park – 0.9 miles  
Monticello Woods - 0.9 miles  
Lewis High Park – 1.3 miles

# Franconia Recreation Center





# Franconia Governmental Center



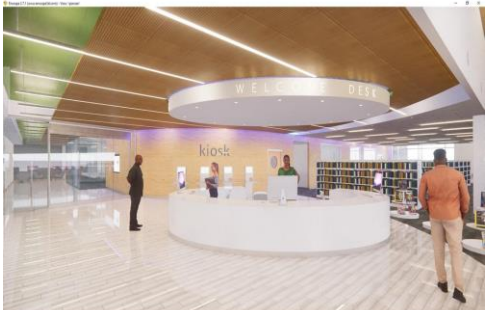
- Consolidation of Public Safety, Community Uses and Government Services
- Opening Summer 2025



# Franconia Governmental Center & Kingstowne Regional Library

## New Franconia Governmental Center

**Regional Library**



**Active Adult Ctr**



**Childcare Ctr**



**Garages**



**Franconia District Police**



**Community Rooms**



**District Supervisor & Franconia Museum**





# Franconia Governmental Center

## Community Request

- Public Safety
- Franconia Museum
- Senior Services
- Facilities for Children & Teens
- Community Rooms/Meeting Space

## Provided @ New Government Center

- Relocated Police Station
- Franconia Museum
- Active Adult Center
  - Older Adult Programming and Fitness Facilities
- Childcare Center with Playground
- New Regional Library w/Children's Programming and a Teen Space
- Three (3) Public Community Rooms
- Library Community Room (when available)
- Structured Parking Facilities





**Feedback:  
Deep-dive**

# Existing uses and planned uses






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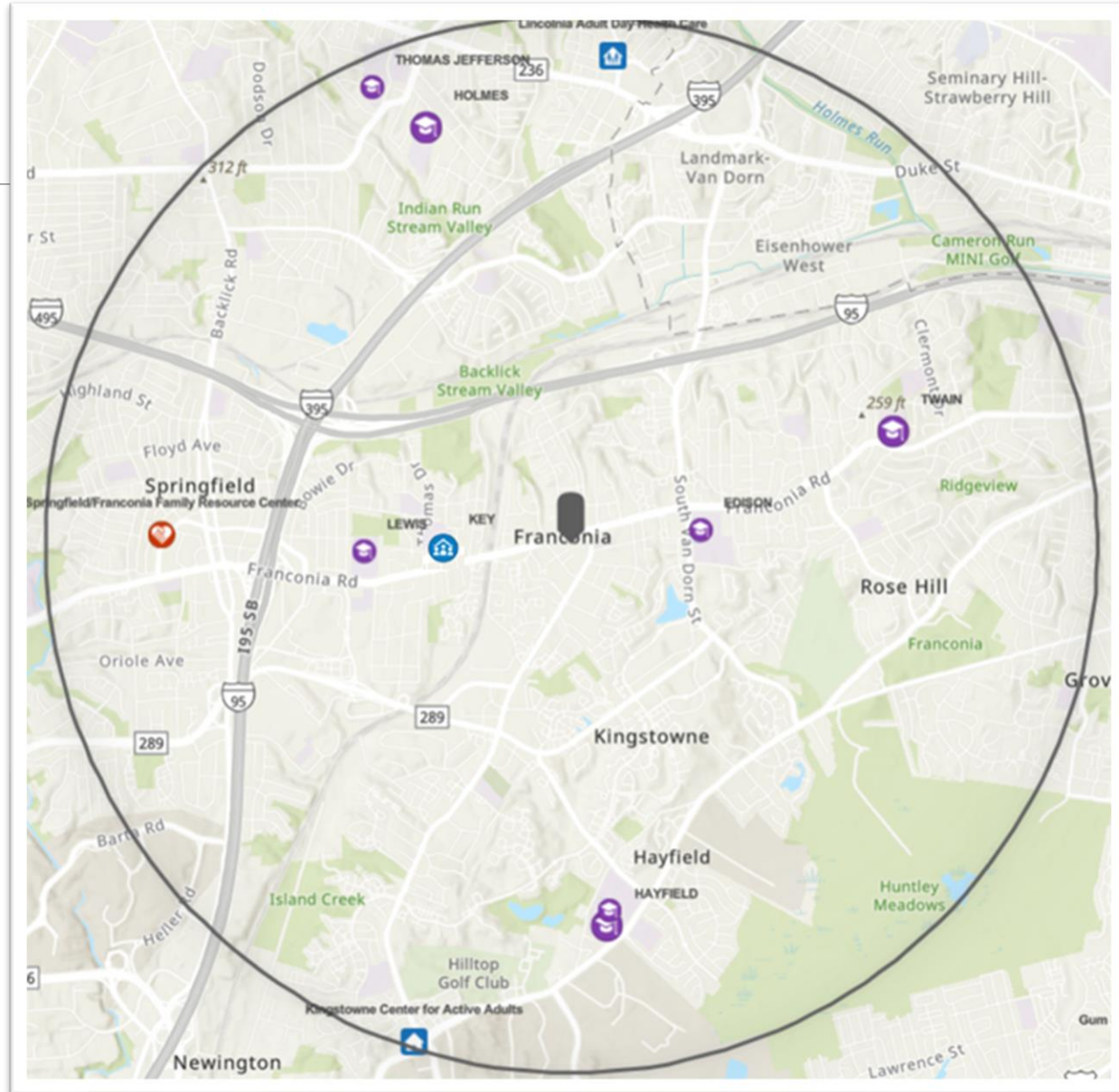
Lloyd Tucker, Director

Fairfax County's Department of  
Neighborhood and Community Services  
(NCS)

# Franconia Governmental Center Human Services within Three- Mile Radius



	Adult Day Health Care Center
	Teen Program
	Senior Centers
	Neighborhood and Family Resource Center
	FCPS Sites



# Franconia Governmental Center Human Services within Three- Mile Radius



## Adult Day Health Care Center

- Lincolnia Adult Day Health Care 2.78 miles

## Teen Programs

- Teen Center at Key Middle School 0.70 miles

## Senior Centers

- Lincolnia Senior Center 2.78 miles
- Kingstowne Center for Active Adults (Current) 2.96 miles
- Kingstowne Consolidated Facility (New Location) 1.70 miles

## Neighborhood and Family Resource Center

- Springfield/Franconia Family Resource Center 2.34 miles

## Teen Programs at FCPS Sites

- Edison HS 0.74 miles
- Lewis HS 1.18 miles
- Twain MS 1.94 miles
- Hayfield HS 2.09 miles
- Hayfield MS 2.18 miles
- Holmes MS 2.50 miles
- Thomas Jefferson HS 2.83 miles



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# Redevelopment

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John Walser, Assistant Chief

Fairfax County Fire and Rescue Department

**Feedback:  
Deep-dive**



# Fairfax County Department of Housing and Community Development



- Opportunity to **incorporate amenities** for the entire community
- Initial vision will evolve during the planning and zoning process through **continued community input**
- Evaluation and mitigation of **development impacts**, including:
  - ✓ Impacts to schools
  - ✓ Mobility improvements
  - ✓ Urban park space and amenities
  - ✓ Quality design (ventilation, security, streetscapes, access)





# 2022 Housing Proposal

- **RFP:** Request for Proposals issued early 2022 under the Public-Private Education Facilities and Infrastructure Act (“PPEA”)
- **Goal:** Identify a development partner to redevelop government center into affordable and workforce housing, community-serving space, and outdoor amenities.
- **Benefits:** Development partner would:
  - ✓ put the site into productive use;
  - ✓ share in the development risks; and
  - ✓ bring private debt, equity and other economic resources to leverage county land.





# Frequently Asked Questions

## Who pays for the development?

- The developer leverages the County land to get private funding, a first position mortgage, and a variety of subordinate loans

## Who owns the property if the project moves forward?

- The RHA will always own the land, but the developer will have a long-term ground lease to allow them to build and operate the development.

## How is the property operated and maintained?

- A property management company will oversee leasing and maintenance; the County will ensure compliance with all project requirements.

## What does “affordable” and “workforce” housing mean?

Household Size	80% AMI	60% AMI	40% AMI
4 Person	\$123,760	\$92,820	\$61,880
1 Person	\$86,640	\$64,980	\$43,320*

\* Incomes are subject to annual adjustment by the Department of Housing and Urban Development



**Feedback:  
Deep-dive**

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# Infrastructure Impact Review

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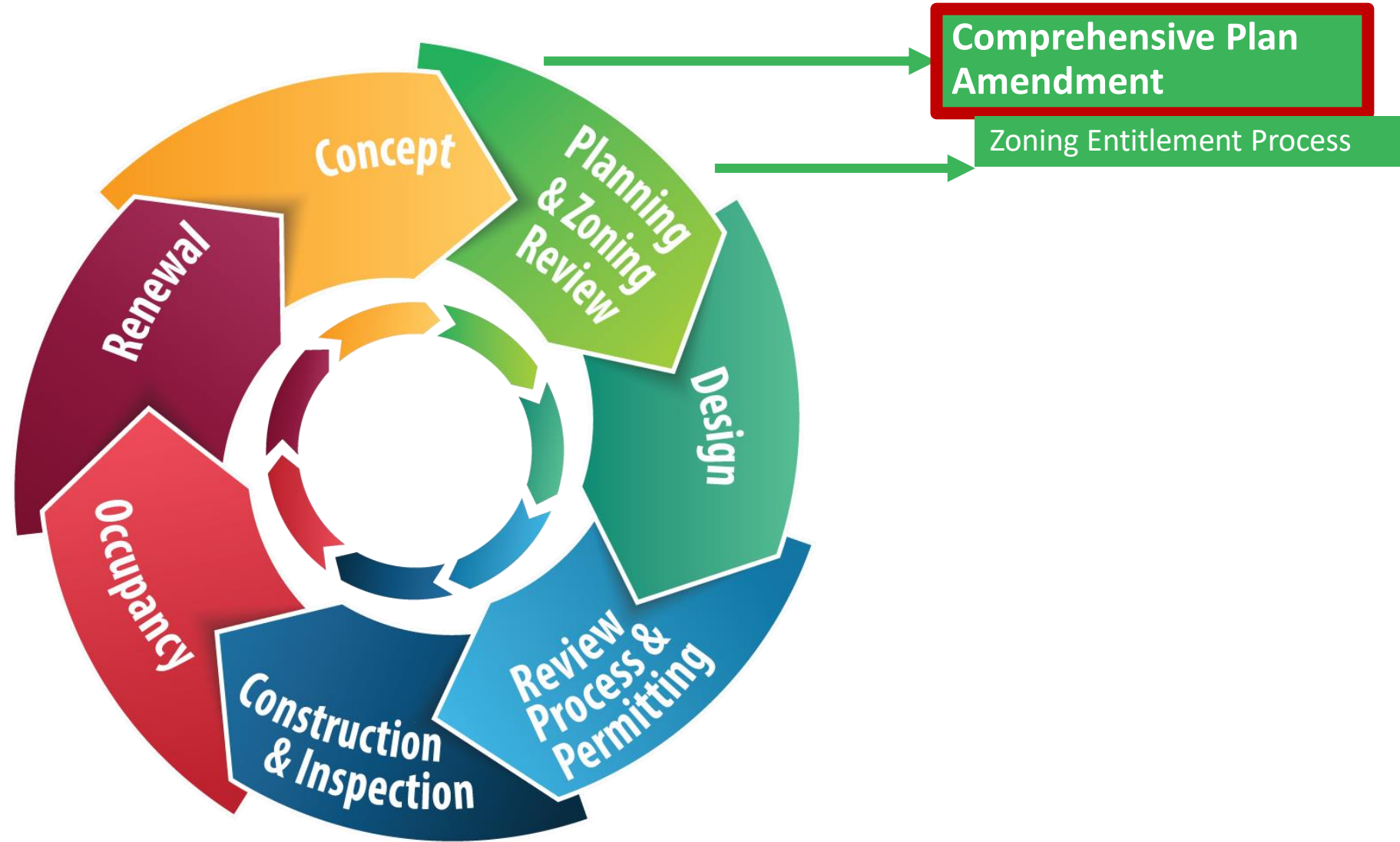
Graham Owen

Fairfax County's Department of  
Planning and Development



# Land Development in Fairfax County

The land development process covers the lifecycle of the built environment over many years.



# Impact Review

- How does the proposal compare to, or impact, the current Comprehensive Plan?
- What are the benefits and impacts to the community?
- Are there cumulative changes that need to be considered?
- What actions should be taken to mitigate any impacts?



Land Use



Transportation  
& Access



Environment



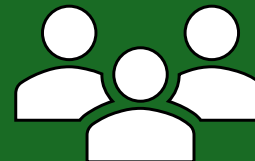
Public Facilities



Open Space  
and Parks



Schools



Health and  
Human Services

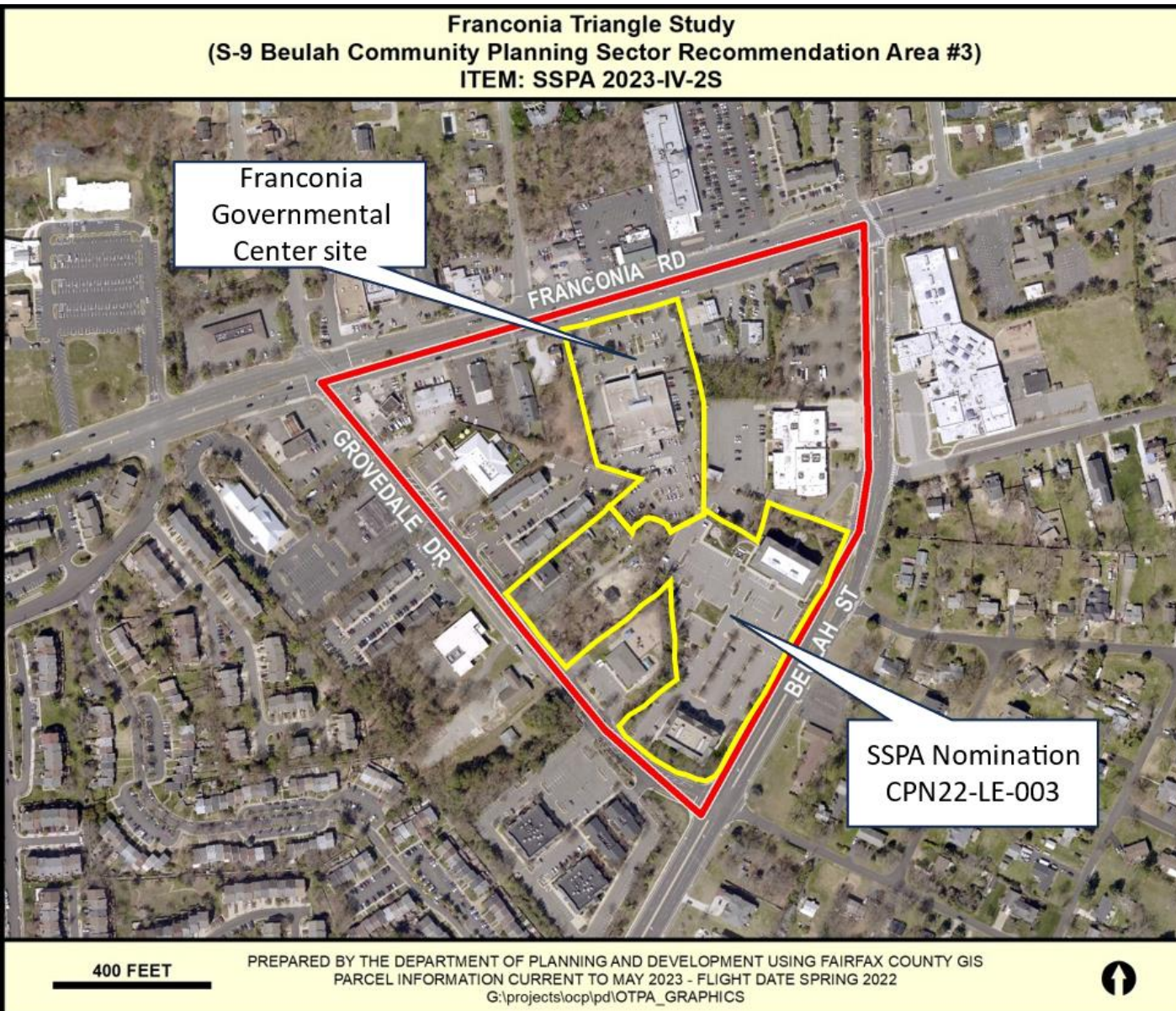


Housing



Heritage  
Resources

# Comprehensive Planning and Zoning



Step 1, Comprehensive Plan Study (Study area in **RED**): Evaluates proposed plan compared to current plan, including cumulative changes from prior and current planning studies (such as Beulah Street townhouse proposal, Topgolf, and other planning sites), future horizon of 2045

- Topics cumulatively under review include:
  - Multimodal Transportation
  - Schools
  - Parks
  - Sewer and other public facilities

Step 2, Rezoning Study (Redevelopment sites in **YELLOW**): Evaluates land development application and project-specific mitigations (if needed)



# Community Engagement

The Fairfax County Community is a Planning Partner.

- The public is invited to participate in changes to the Comprehensive Plan.
- Franconia District Land Use Committee
- Community Meetings
- HOA and other community groups near the study
- Staff actively seeks community comment during the amendment process.
- Community members may sit on land use committees, task forces or other advisory groups.

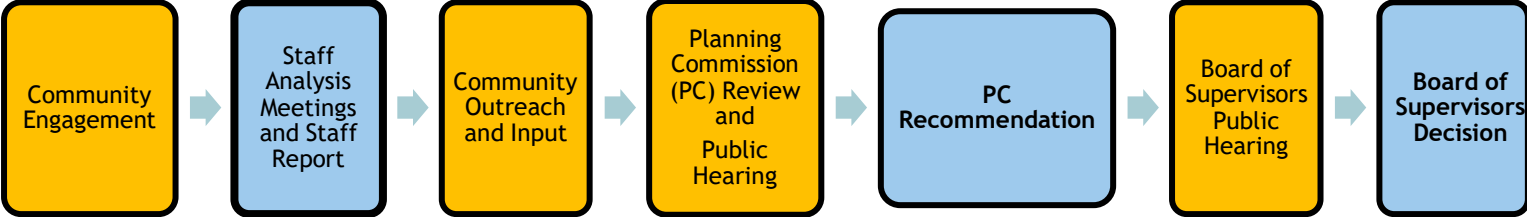
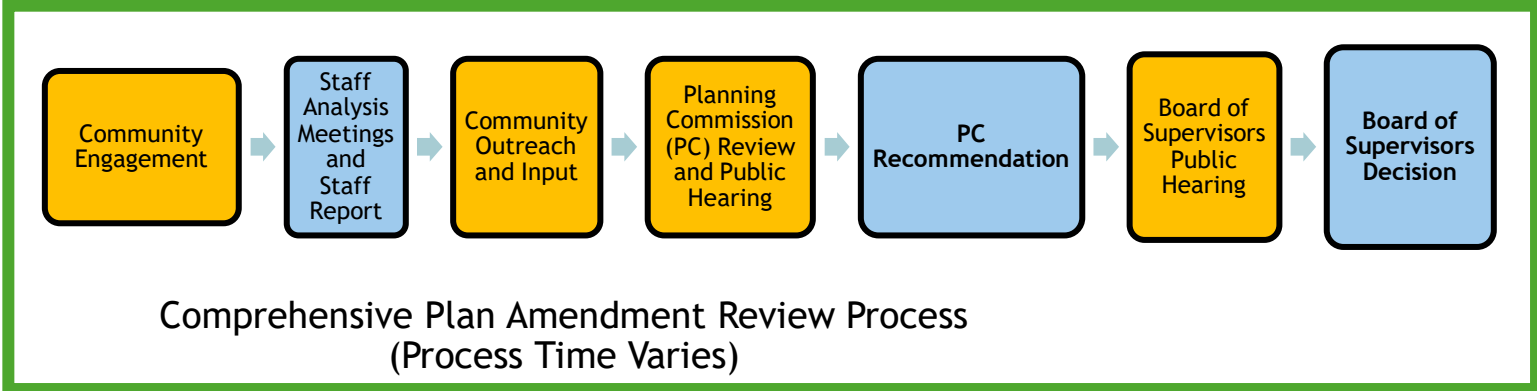




# Site Assessment Process for Franconia Governmental Center



↑  
We are here



Community Engagement Opportunities

Zoning Application Review Process  
(Process Time Varies)



## Q&A

Please write your questions on the white index cards and we will answer as many as possible in the allotted time.

# Preferred Amenities with Workforce Housing





# Discussion Preferred Amenities

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- Non-profit space – Service space (food bank or other services)
- Youth Services (tutoring/mentoring)
- Public Art installation/display space/mural
- Dog park/run
- Playground (tot lot, older children, climbing structures, accessible play opportunities)
- Active Recreation – Sports and Fitness (soccer, tennis, pickleball, skate park, basketball)
- Passive Recreation (picnic tables, benches, green space, urban garden)
- Walking trails/green connections
- Streetscape Improvements
- Educational and training space





# Discussion Preferred Amenities

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Which of these items would you recommend to the County to become part of this housing site?

What are your top 3 and share why?

- 10 minutes for this discussion
- Poll on your top 3 preferences



# Keypad Polling



Press the button of your choice

When you get the green light, your vote has been received

If you make a mistake, just vote again



Please select your top 3 preferred community amenities to include with the housing redevelopment on this site.



- Non-profit space – Service space (food bank or other services)
- Youth Services (tutoring/mentoring)
- Public Art installation/display space/mural
- Dog park/run
- Playground (tot lot, older children, climbing structures, accessible play opportunities)
- Active Recreation – Sports and Fitness (soccer, tennis, pickleball, skate park, basketball)
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- Walking trails/green connections
- Streetscape Improvements
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# Closing Remarks

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- **We Heard You**
- **Where We Are**
- **Where We're Going Together**







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# Thank you

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[fairfaxcounty.gov/topics/Franconia-Governmental-Center-Site](https://fairfaxcounty.gov/topics/Franconia-Governmental-Center-Site)