Revitalization

PROGRAM DESCRIPTION

Revitalization is one part of an overall strategy to strengthen the economic viability of the County's older retail and business centers. Specifically, through the targeted efforts of the Revitalization Program, these areas will become more commercially competitive; offer better services and improved living and shopping opportunities; and, become viable candidates for private reinvestment. In 1986, the Board of Supervisors established a Commercial Revitalization Program to improve the economic health of mature commercial areas in the County. Three revitalization areas were designated: Annandale, Bailey's Crossroads and Springfield. In 1995, the Richmond Highway Corridor was added to the revitalization program. In 1998, as part of the County's continuing revitalization efforts, the Board of Supervisors added three more revitalization areas, bringing the total number of Commercial Revitalization Districts/Areas (CRDs/CRAs) to seven (7), including: the Commercial Revitalization Districts (CRD) of Annandale, Bailey's Crossroads/Seven Corners, McLean, Richmond Highway, and Springfield; and the Commercial Revitalization Areas (CRA) of the Lake Anne Village Center, and Merrifield.

On July 1, 2007, the Office of Community Revitalization (OCR) was created to focus on revitalization efforts in Fairfax County. Since the initiation of the Revitalization Program, each of the Revitalization Districts/Areas and Tysons Corner has been the subject of one or more planning studies. Implementation of recommendations in the studies is in different stages for each of the various areas. Among other things, the studies identify actions including capital projects that would support the revitalization of these areas.

LINK TO THE COMPREHENSIVE PLAN

Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Establish or expand community reinvestment programs to sustain the economic vitality and quality of life in older commercial centers and adjacent neighborhoods, improve the economic climate, and encourage private and public investment and reinvestment in these areas.
- ✓ Conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.
- ✓ Eliminate the negative effects of deteriorating commercial and industrial areas. Revitalization efforts in Annandale, Bailey's Crossroads/Seven Corners, Lake Anne, McLean, Merrifield, the Richmond Highway Corridor, and Springfield should work in concert with other community programs and infrastructure improvements and strive to foster a sense of place unique to each area, thereby contributing to the social and economic well being of the community and the County.
- ✓ Implement programs to improve older commercial areas of the County to enhance their ability to provide necessary community services, including streetscape improvements.

Source: 2007 Edition of the Comprehensive Plan, Policy Plan Element, Revitalization, Housing, and Land Use Sections, as amended

CURRENT PROGRAM INITIATIVES

The last Commercial Revitalization Bond Referendum was approved in 1988 and included $22.3 million for commercial revitalization projects in six areas of the County - Annandale, Bailey's Crossroads/Seven Corners, McLean, Springfield, the Richmond Highway Corridor and Vienna. The bonds have funded public improvement projects that have been completed, are underway, or are in design. Projects to be funded were determined by the County and the local communities, and include improvements such as: under grounding utilities; roadway design and construction; and, streetscape improvements that consist of new brick sidewalks, street trees and plantings, street furnishings, signage, bus shelters, and land acquisition. Since 1988, this program has been supported primarily by the bond proceeds. However, additional funds will be required to implement the public improvements projects identified by the planning studies.

A variety of current revitalization program initiatives exist in addition to the specific capital projects described below. Among these are continuing efforts to identify creative financing mechanisms to support Fairfax County revitalization initiatives, programs and projects. In April 2009, the Board of Supervisors created the Mosaic district Community Development Authority (CDA), the county's first CDA with Tax Increment Financing (TIF). Staff is also involved in public/private partnerships for projects at Tysons, the Lake Anne Village Center Redevelopment in Reston, the North Hill project on Richmond Highway, Laurel Hill/Lorton Arts Foundation in the southeastern part of the county and the East County Center in the "Southeast Quadrant" of Bailey's Crossroads.

RECENT PROGRAM ACCOMPLISHMENTS

- **Annandale*:*** Following the adoption of a Comprehensive Plan Amendment for the Annandale Community Business Center in July 2010, OCR has focused on coordinating outreach and education efforts with local property owners, business owners, developers and the community at-large. These efforts have helped engage a wider segment of this diverse community. OCR continues to utilize the Urban Guidelines for Annandale when reviewing zoning applications and proposed developments.

- **Bailey's Crossroads:** After the adoption of a Comprehensive Plan Amendment in July 2010, OCR has coordinated education and outreach in the past year, attempting to raise awareness of the Plan's benefits. Further, OCR has been directly engaged in implementing important components of the Plan, including the Pike Transit Initiative which will bring transit to the Skyline area, and the development of the East County Government Center.

Aerial photo of Bailey's Crossroads

- **Seven Corners:** In spring 2012, OCR coordinated a series of community workshops to explore the future of the Seven Corners area. The success of this outreach and overwhelming interest by the community has resulted in the creation of three separate citizen's groups which will formulate recommendations regarding a variety of issues, including quality of life; pedestrian, bicycle, and transit connectivity; and long-term plans for land use and transportation. OCR assisted with an Urban Land Institute Mini-Technical Assistance Program that looked at the potential for fostering reinvestment and walkability in the Seven Corners Community Business Center.

- **Lake Anne:** In February 2012, Fairfax County released a Request for Proposal (RFP) under the Public-Private Education and Infrastructure Act (PPEA) to seek experienced private developers to redevelop the County owned, affordable housing Crescent property in a manner that is consistent with the adopted Comprehensive Plan, including the goals of revitalization of the Lake Anne Village Center (LAVC); preservation of affordable housing and creation of new workforce housing; provision of quality site and architectural design; consolidation/coordination with adjacent properties; and receipt of market value for investment on Crescent. The Crescent property provides the potential to build between 750 and 935 residential units. In addition to replacement of the existing 181 affordable units, 20 percent of the total non-replacement units will be affordable.

The OCR also continues to work with stakeholders to assist with implementation of the 2011 LAVC Commercial Reinvestment Plan to stabilize and strengthen the non-residential uses within the LAVC prior to and in conjunction with future redevelopment.

- **McLean:** The County continues to assist with revitalization efforts in McLean including McLean Utilities Undergrounding, Mast Arms-Signal Replacement, Streetscape, and Chain Bridge Road Corridor Enhancement projects which will redesign the Chain Bridge Road/Old Dominion Drive intersection, construct pedestrian and streetscape improvements, and build a new facility for the McLean Community Center.

- **Merrifield:** Redevelopment activity in Merrifield continues at an accelerated pace. Phase I of the Mosaic/Merrifield Town Center is nearing completion and developers are beginning Phase II, which incorporates additional retail, housing, and streetscape. In 2012, VDOT completed major transportation projects on Gallows Road and Lee Highway. The Eskridge Road connection to Arlington Boulevard, which provides an alternate north-south route to Gallows Road, was completed in 2012. Redevelopment of multiple sites near the Dunn Loring Metro Station is on-going and OCR continues to work with stakeholders in Merrifield to ensure that the revitalization of Merrifield continues with high quality urban design.

- **Richmond Highway:** Progress was made on Phase I of the Wayfinding Sign Program in 2012, with VDOT approving the permits and final locations of the signs. Sign fabrication and installation should be complete by late Spring 2013. OCR also worked on a Special Study for the Penn Daw area and retained a consultant to assess the market feasibility of various development concepts for the subject site, leading to a Plan Amendment that was adopted in 2012. OCR assisted with an Urban Land Institute Mini-Technical Assistance Program that looked at the potential for redevelopment in the Woodlawn Community Business Center of Richmond Highway. The Southeast Fairfax Development Corporation (SFDC) solicited and obtained a new application for the Façade Improvement Program, which was approved by OCR and should be completed by the fall of 2013.

- **Springfield:** Work began on the first phase of the redevelopment of the Springfield Mall into the planned Springfield Town Center. OCR provided support to expedite plan review and facilitate the owner's aggressive redevelopment schedule. As part of the first phase, a new urban park and pedestrian and streetscape enhancements will be constructed. Staff continues to support efforts of landowners to implement the mixed-use vision for downtown Springfield and redevelopment opportunities related to the BRAC Act. The Springfield Multi-Use Community Transportation Hub was included in the Board of Supervisor's FY 2013-2016 Transportation Plan and a study evaluating the feasibility and design alternatives for the transportation hub is proceeding. OCR provided support to the Greater Springfield Chamber of Commerce in reviewing and documenting bicycle, pedestrian, and signage needs for the CRD and is working to identify possible revenues to complete transportation improvements recommended for the area.

CURRENT PROJECT DESCRIPTIONS

1. **Annandale Streetscape** (Mason District): $7,305,000 for the design and construction of sidewalks, upgraded street lighting, street furniture and tree planting in the Annandale CBC. The final phase of the streetscape project on Columbia Pike between the fire station and Backlick Road is partially funded by Federal Transportation Enhancement Funds. Land acquisition has been completed and construction is planned for spring of 2013 following VDOT approval of right-of-way clearance and approval of construction bid documents.

2. **McLean Utilities** (Dranesville District): $4,189,000 to place utilities underground within the McLean CBC. Total project funding includes $1,689,000 in bonds, $1,300,000 from the McLean Revitalization Corporation (MRC), and $950,000 in General Funds appropriated at *FY 2013 Carryover Review* and $250,000 in proffer funds.

3. **McLean Streetscape** (Dranesville District): $2,390,629 for streetscape improvements in the public right-of-way within the McLean CBC along Chain Bridge Road and Old Dominion Drive. Total project funding includes bond funds, enhance grants, and proffer funds.

4. **Springfield Streetscape** (Springfield District): $3,169,236 for streetscape improvements in the Springfield district.

5. **Kings Crossing Town Center** (Mount Vernon District): $575,000 to facilitate the future consolidation and redevelopment of land by a private developer in this area of Richmond Highway. An amount of $200,000 was approved in FY 2001 and an additional $375,000 was approved in FY 2002 from the County General Fund for land acquisition, infrastructure construction, to develop design guidelines, and to actively market the project to developers.

6. **Annandale Cultural Center Feasibility Study** (Mason District): A feasibility study for an Annandale Cultural Center was completed in 2009, using a $90,000 federal EDI Special project Grant. Funding to purchase a site, and to design and construct the project, will be required.

7. **Maintenance – Commercial Revitalization Program** (Countywide): This is an on-going project which provides for maintenance of commercial revitalization areas including: landscaping, mowing, trash pick-up, graffiti removal and maintenance of bus shelters, bicycle racks, area signs, street furniture and drinking fountains.

8. **Maintenance – Revitalization Tysons** (Providence/Hunter Mill). As part of the FY 2013 Third Quarter Review, the Board of Supervisors approved an amount of $143,000 in anticipation of required maintenance associated with the Tyson's Corner Silver Line area along Route 7 corridor from Route 123 to the Dulles Toll Road. Funding will provide for routine maintenance which includes landscaping in the median along the east and west sides of the road, trash removal, snow removal and maintenance to sustain the overall visual characteristics of this area. This funding will support approximately 6 months of maintenance during FY 2014 based on the current Rail completion schedule. Additional funding requirements will need to be included in FY 2015.

9. **Bailey's Crossroads Streetscape Enhancements** (Mason District): $6,498,000 includes all previous bonds as well as additional funding for streetscape improvements in the Bailey's Crossroads area. Fairfax County has been awarded $90,000 in Federal Transportation Enhancement Funds for pedestrian improvements at the interchange of Route 7 and Columbia Pike in Bailey's Crossroads. An amount of $22,500 is the local match for the federal funding and will be funded from bond funds. An additional amount of $212,000 is estimated to complete the project and will come from the pedestrian improvement funds from the 2007 Transportation Bond Referendum. A majority of the streetscape improvements for the Bailey's Crossroads area have been completed, except for a segment of sidewalk improvement along Seminary Road. Design of this final segment is underway and scheduled for construction in the summer of 2013.

10. **Richmond Highway Streetscape and Wayfinding Signage** (Lee/Mount Vernon Districts): $1,642,000 originally budgeted for streetscape improvements and signage in the Richmond Highway revitalization area. The Southeast Fairfax Development Corporation (SFDC) initiated the Wayfinding project in order to improve signage along the Richmond Highway Corridor and help bolster community identity. Phase I of this project was authorized for construction. Signs are being fabricated and installation is anticipated to be completed by spring 2013.

11. **Revitalization Initiatives** (Countywide): This is an on-going project which provides for the continuation of revitalization activities, including consultant services, such as those for Penn Daw and the Lake Anne Village Center. This project provides for the continuation of activities to foster commercial revitalization and addresses program needs to implement recommendations of the Comprehensive Plan for the seven Revitalization Districts/Areas: Annandale, Baileys Crossroads/Seven Corners, Lake Anne, McLean, Merrifield, Richmond Highway, and Springfield, as well as for other areas of strategic importance in the County.

PROJECT COST SUMMARIES
REVITALIZATION
($000's)

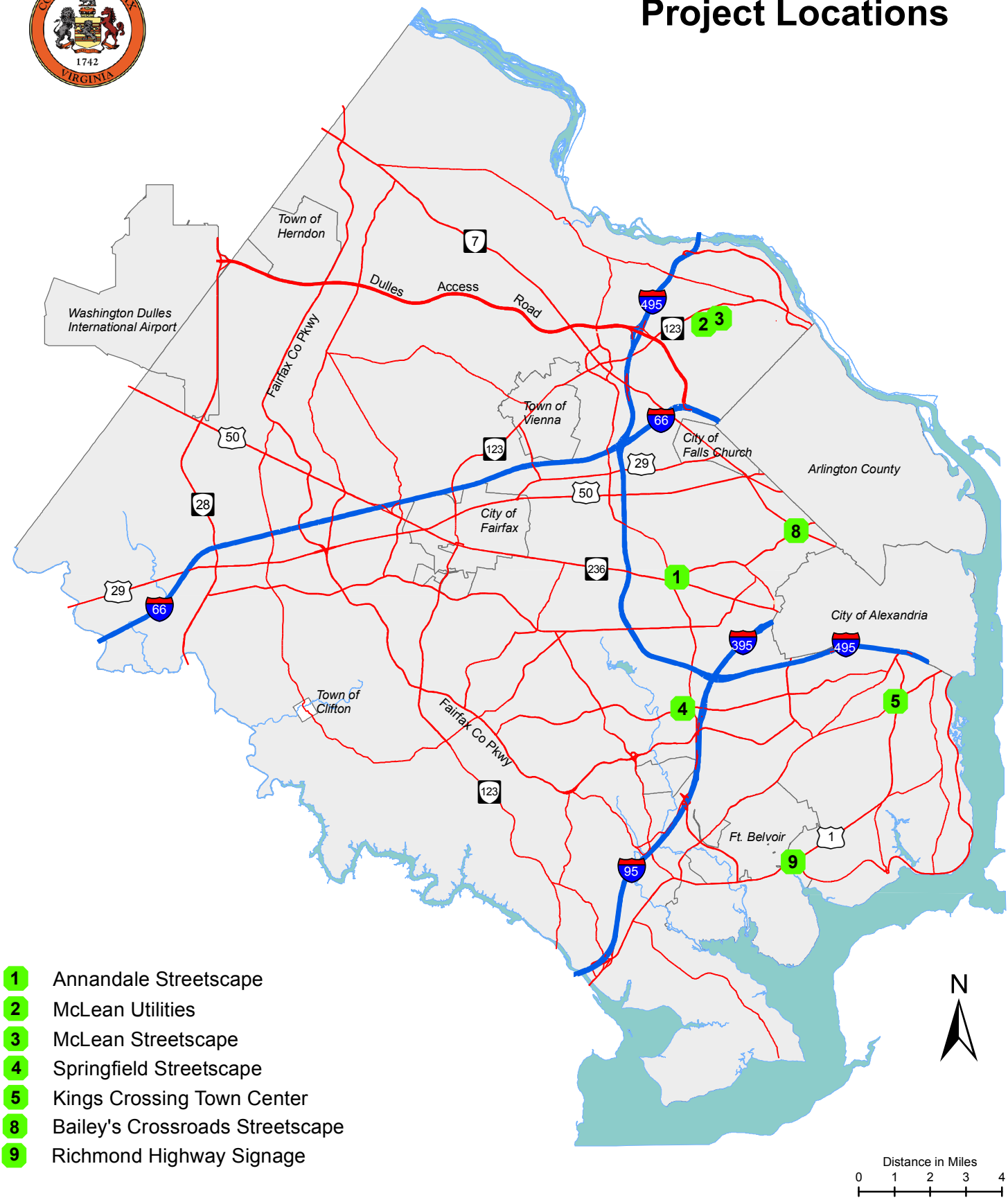
	Project Title/ Project Number	Source of Funds	Budgeted or Expended Through FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Total FY2014-FY2018	Total FY2019-FY2023	Total Project Estimate
1	Annandale Streetscape / CR-00002	B, F	***6,573***	***650***	***82***				732		7,305
2	McLean Utilities / 2G25-075-000	B, F, X	***3,100***	***1,089***					1,089		4,189
3	McLean Streetscape / CR-000004	B	***1,664***	***532***	***194***				726		2,390
4	Springfield Streetscape / CR-000001	B	***2,938***	***231***					231		3,169
5	Kings Crossing Town Center / 2G02-018-000	G	***575***						0		575
6	Annandale CBC Theater, Arts & Cultural Center Study / 2G02-016-000	F	***90***						0	20,000	20,090
7	Maintenance - Commercial Revitalization Program / 2G25-014-000	G	***C***	***405***	405	405	405	405	2,025	2,025	4,050
8	Maintenance - Revitalization Tysons / 2G25-088-000	G	***C***	***143***	*286*	*286*	*286*	*286*	1,287	1,430	2,717
9	Bailey's Crossroads Streetscape Enhancements / CR-000003	F, B	***6,341***	***113***	***44***				157		6,498
10	Route 1 Streetscape (Richmond Highway Wayfinding Signage) / CR-000005	B	***1,404***	***238***					238		1,642
11	Revitalization Initiatives / 2G02-002-000	G	***C***		190	190	190	190	760	950	1,710
	TOTAL		***$22,685***	$3,401	$1,201	$881	$881	$881	$7,245	$24,405	$54,335

Notes: Numbers in ***bold italics*** represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Stage of Development	
	Feasibility Study or Design
	Land Acquisition
	Construction

Key: Source of Funds	
B	Bonds
G	General Fund
S	State
F	Federal
X	Other
U	Undetermined

Revitalization Project Locations



1 Annandale Streetscape
2 McLean Utilities
3 McLean Streetscape
4 Springfield Streetscape
5 Kings Crossing Town Center
8 Bailey's Crossroads Streetscape
9 Richmond Highway Signage

Note: Map numbers correspond to project descriptions in the text and cost summary tables. Only CIP projects with selected, fixed sites are shown on the map.