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, as well as Tysons and Reston 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

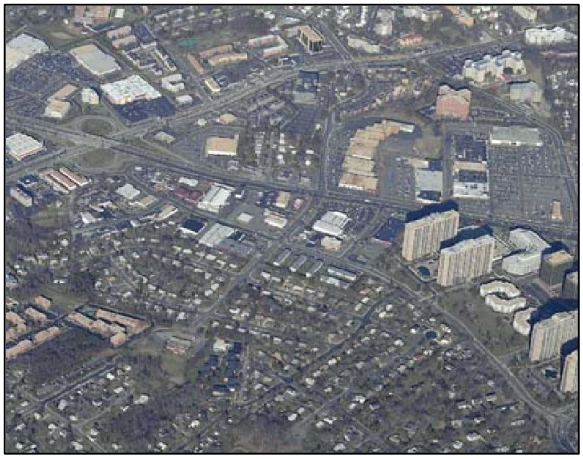
The last Commercial Revitalization Bond Referendum was approved in 1988 and included $22.3 million for commercial revitalization projects in six areas of the County - Annandale, Bailey's Crossroads/Seven Corners, McLean, Springfield, the Richmond Highway Corridor and Vienna. The bonds have funded public improvement projects that have been completed, or are underway. 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 several 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, among others.

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. Annandale has experienced some by-right redevelopment and property enhancements in the last year, and is anticipating a rezoning application for the Markham Place/bowling alley site to be filed in early 2014.

- **Bailey's Crossroads:** After the adoption of a Comprehensive Plan Amendment in July 2010, OCR has coordinated education and outreach efforts 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. OCR also has been reviewing proposals for new or upgraded commercial signage, and has facilitated by-right development in the area, including a possible Longhorn Steakhouse on a pad site in the Bailey's Crossroads Shopping Center.



Aerial photo of Bailey's Crossroads

- **Seven Corners:** The County appointed a Land Use and Transportation Task Force (Task Force) to develop long-term land use and transportation recommendations for the Comprehensive Plan. Additionally, two Working Groups were formed to develop recommendations for shorter-term issues affecting quality-of-life and the connectivity of the area for pedestrians, bicyclists, and transit users. The three groups began holding monthly meetings starting in September, 2012. Participants' developed conceptual master plans for four opportunity sites within the Seven Corners area and a transportation study of the entire Seven Corners area is currently underway. The Task Force is anticipated to complete its work by the summer of 2014, with the Board's consideration of a Plan Amendment in the fall of 2014.

- **Lake Anne:** A Selection Advisory Committee (SAC), comprised of county staff and members from the Lake Anne community, evaluated proposals submitted under a 2012 County Request for Proposal (RFP) to seek experienced private developers to master plan and redevelop the County owned, affordable housing Crescent property in a manner consistent with the adopted Comprehensive Plan. After extensive review and negotiations, the SAC chose the proposal from the Lake Anne Development Partners, LLC (LADP). On

September 10, 2013, the Fairfax County Board of Supervisors entered into an Interim Development Agreement that established the general terms and conditions that may lead to a Master Development Agreement between the County and LADP. LADP will submit a rezoning application by early December, which will undergo extensive review by staff and the community in the coming year. The OCR also continues to work with stakeholders to assist with implementation of the 2011 LAVC Commercial Reinvestment Plan (CRP) to stabilize and strengthen the non-residential uses within the LAVC prior to and in conjunction with future redevelopment. CRP recommendations pertaining to administration, organization and marketing events and promotions are being successfully implemented by stakeholders, and the engagement of land owners to be part of the Lake Anne redevelopment is on-going.

- **McLean:** To further revitalization efforts in McLean, a Chain Bridge Road Corridor Enhancement project is underway, which will redesign and install new mast arms and signals at the Chain Bridge Road/Old Dominion Drive intersection, and construct pedestrian and streetscape improvements. In 2013, gateway signs were fabricated, and one sign and new landscaping is anticipated to be installed within the median along Old Dominion Drive at the entrance to the McLean downtown area. The ductwork and installation of cable for the McLean Utilities Project was completed in 2013, which will soon result in the removal of the overhead lines and poles.

- **Merrifield:** Redevelopment activity in Merrifield continues at an accelerated pace, with a number of high-quality mixed-use projects. In September 2012, the first phase of the Mosaic Town Center opened, including a new hotel, organic grocer, theatre, and urban-style Target store. Due to the success of the project, retail space is nearly sold out. The Town Center has become an important gathering place for area residents, and saw the construction and opening of 120 townhomes and a 531-unit apartment building in the fall of 2013. Construction of the second phase of retail and multi-family housing is commencing. At the Dunn-Loring Metro Station, the first phase of a new development called Avenir Place opened in late summer of 2013 and a new 1,400 space Metro parking garage on the site will open in the fall. Transportation improvements to Gallows Road, Lee Highway, and the Eskridge Road connection are complete, and the extension of Dorr Avenue - a north-south connection between Lee Highway and Prosperity - is nearing completion.

- **Richmond Highway:** The Beacon at Groveton project was completed in 2012 and has been renting at a brisk pace. There were several rezonings in the Penn Daw Community Business Center (CBC) that will result in underutilized commercial sites being redeveloped with multi-family residential use or mixed-use residential development. One such project, called City View, is currently under construction and will result in 245 new multi-family units on North Kings Highway, as well as a small urban park and improved streetscape when completed in 2014. A transportation impact study was completed for the deferred North Gateway area APR items, and a charrette was held to envision possible schemes for redevelopment. A Plan Amendment for the North Gateway was approved by the Board of Supervisors in January 2014. Phase I of the Wayfinding Sign Program was completed in the summer of 2013, and the SFDC will be developing the scope for a Phase II of the project. Staff has been participating in numerous transportation and transit studies that are underway, including Fairfax County's County-wide Transit Study, Fairfax County's Richmond Highway Transit Center Feasibility Study, and the Virginia's Department of Rail and Public Transportation's Route 1 Multimodal Alternatives Analysis. Staff also is on a committee to review and evaluate development proposals for the county owned North Hill site.

- **Springfield:** Construction continues on the first phase of the redevelopment of the Springfield Mall into the Springfield Town Center. Staff assisted in expediting plan review and is facilitating the owner's aggressive redevelopment schedule of opening in the summer of 2014. As part of the first phase, a new urban park and pedestrian and streetscape enhancements will be constructed. Design of the Springfield Multi-Use Community Transportation Hub is underway, including a multi-purpose recreation field on the roof of the garage. OCR continues to provide support to the Greater Springfield Chamber of Commerce, who is working to improve bicycle, signage, and pedestrian safety issues for the CRD. The chamber group is also actively identifying funding sources for more significant complete streets improvements.

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. Bids were opened on the final phase of the streetscape project on August 8, 2013. Construction is anticipated to be completed by spring 2014.

2. **McLean Utilities** (Dranesville District): $3,833,934 to place utilities underground within the McLean CBC, along Chain Bridge Road from Redmond Street to Curran Street. Total project funding includes $1,333,934 in bonds, $1,300,000 from the McLean Revitalization Corporation (MRC), $950,000 in General Funds appropriated at *FY 2013 Carryover Review* and $250,000 in proffer funds. The duct banks were installed and utility lines run underground, resulting in a completed project in October 2013.

3. **McLean Streetscape** (Dranesville District): $2,446,452 for streetscape improvements within the McLean CBC along Chain Bridge Road to Laughlin Avenue, and extending along Old Dominion Drive to Center Street. Total project funding includes bond funds, enhancement grants and proffer funds. Phase III, covering the area along Chain Bridge Road from Laughlin Avenue to Corner Street and from Shell Drive to Center Street, is under design, with construction anticipated to begin in summer 2016, provided land acquisition and easements are completed in a timely manner.

4. **Springfield Streetscape** (Springfield District): $3,169,236 for streetscape improvements in the Springfield district. The Lee District Supervisor's office, along with community members and OCR, has agreed upon several streetscape and pedestrian safety enhancements for the final phase of the project. Fairfax County Department of Transportation is preparing project scopes and cost estimates.

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. **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. The local match of $22,500 will be funded from bond funds. An additional $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. Land acquisition for the final segment is underway and the project is scheduled for construction in the summer of 2014.

8. **Richmond Highway Streetscape and Wayfinding Signage** (Lee/Mount Vernon Districts): $1,642,000 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. Construction of Phase I of this project was completed in the summer of 2013. Some funds remain for a Phase II of this project. The SFDC and the community will be defining the scope of this second phase in the coming year.

9. **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.

10. **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.

11. **Maintenance – Revitalization Tysons** (Providence/Hunter Mill).: This is an on-going project to support routine and non-routine maintenance services to the Tyson's Corner, Route 7, and Silver Line project. More specifically, this project will provide funding for recurring landscaping maintenance associated with the Tyson's Corner Silver Line area along the Route 7 corridor, from Route 123 to the Dulles Toll Road. Routine maintenance services include landscape maintenance along the median and both sides of the road, trash removal, snow removal, and stormwater facility maintenance. The primary difference between maintenance requirements related to the Silver Line Metro system stations (Phase I) and other existing Metro stations is the County's maintenance requirement associated with 27 water quality swales under the raised tracks of the Silver Line located in VDOT right-of-way. Typical maintenance for the swales will include litter and sediment removal, vegetation care, and structural maintenance. It is anticipated that additional maintenance responsibilities may be added during the construction of Phase II of the Silver Line.

PROJECT COST SUMMARIES
REVITALIZATION
($000's)

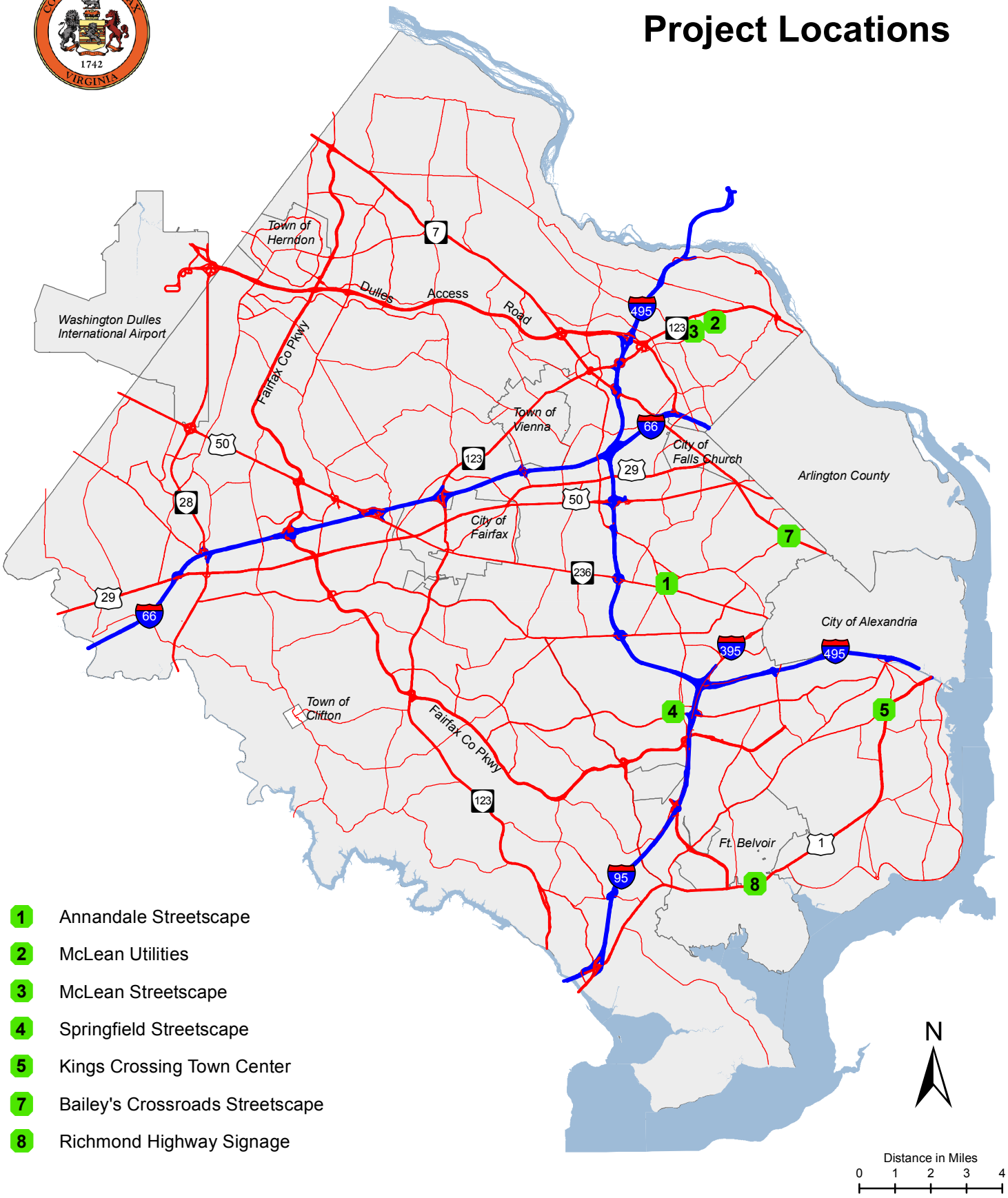
	Project Title/ Project Number	Source of Funds	Budgeted or Expended Through FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total FY2015-FY2019	Total FY2020-FY2024	Total Project Estimate
1	Annandale Streetscape / CR-00002	B, F	***7,305***						0		7,305
2	McLean Utilities / 2G25-075-000	B, F, X	***3,834***						0		3,834
3	McLean Streetscape / CR-000004	B	***1,918***	***236***	***292***				528		2,446
4	Springfield Streetscape / CR-000001	B	***3,169***						0		3,169
5	Kings Crossing Town Center / 2G02-018-000	G	***575***						0		575
6	Annandale Cultural Center Feasibility Study / 2G02-016-000	F	***90***						0	20,000	20,090
7	Bailey's Crossroads Streetscape Enhancements / CR-000003	F, B	***6,427***	***50***	***21***				71		6,498
8	Richmond Highway Streetscape and Wayfinding Signage / CR-000005	B	***1,642***						0		1,642
9	Revitalization Initiatives / 2G02-002-000	G	***C***		190	190	190	190	760	950	1,710
10	Maintenance - Commercial Revitalization Program / 2G25-014-000	G	***C***	***600***	600	600	600	600	3,000	3,000	6,000
11	Maintenance - Revitalization Tysons / 2G25-088-000	G	***C***	***460***	460	460	460	460	2,300	2,300	4,600
	TOTAL		***$24,960***	$1,346	$1,563	$1,250	$1,250	$1,250	$6,659	$26,250	$57,869

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

7 Bailey's Crossroads Streetscape

8 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.