

# Revitalization

## PROGRAM DESCRIPTION

Revitalization is a major component 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, working and shopping opportunities; and, become attractive locations 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, followed by McLean, the Lake Anne Village Center (LAVC) and Merrifield in 1998, bringing the total number of revitalization areas to seven. Also in 1998, as part of the County's continuing revitalization efforts, the Board adopted zoning overlay Commercial Revitalization Districts (CRDs) for five of the seven areas, retaining the LAVC and Merrifield as Commercial Revitalization Areas.

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 the major activity centers of 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

A 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 were determined by the County and the local communities, and included improvements such as under grounding utilities; roadway design and construction; and, streetscape improvements that consist of new paver 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 and to maintain existing improvements.

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 created the Mosaic District Community Development Authority (CDA), the county's first CDA that used Tax Increment Financing (TIF) to help fund the public infrastructure. Staff is also involved in public/private partnerships for projects at the Lake Anne Village Center/Crescent redevelopment in Reston, the North Hill project on Richmond Highway, 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 (CBC) in July 2010, OCR has focused on revitalization initiatives in coordination with the Annandale Central Business District Planning Committee (ACBDPC), and on helping local property owners, business owners, and developers explore possible development or redevelopment opportunities in the CBC. Staff and the community continue to utilize the Urban Design Guidelines for Annandale when reviewing zoning applications and proposed developments. Annandale has experienced some by-right redevelopment and property enhancements in the last year. The Markham Place rezoning was approved by the Board in December 2014, which will redevelop the existing bowling alley into a 12-story building comprised of 310 multifamily units and 6,000 SF of nonresidential space.
- ◆ **Bailey's Crossroads:** The OCR has been engaged in implementing components of the Comprehensive Plan, as amended in July 2010. A proposal is under consideration to redevelop property on Columbia Pike (developed with underutilized industrial and outdated office uses) with a new mid-rise residential use that would also result in a new public facility site. This public-private partnership would implement the recommendations of the Plan to add residential uses to the corridor while also addressing a public facility need. Another proposal is under consideration to redevelop a vacant and underutilized site located between Charles Street and Washington Street along Leesburg Pike to allow for a retail center and drive-thru pharmacy. Other project highlights include a proposal for façade upgrades at a storage facility on Seminary Road, the construction of a restaurant at the Crossroads Place Shopping Center, and the conversion of ground-floor office space at Skyline Center to non-office uses such as retail and eating establishments.
- ◆ **Seven Corners:** On July 28, 2015, the Board approved Plan Amendment 2013-I-B2 to update the county's vision for the Seven Corners Community Business Center (CBC) in the Comprehensive Plan. The Board also adopted 10 Follow-On Motions dealing with affordable housing, transportation and funding. These actions followed a multi-year planning process and public outreach effort that included more than 85 meetings, presentations, workshops, and other opportunities to gather input from stakeholders. The vision calls for a CBC with a mixed-use town center anchored by two mixed-use urban villages, connected by transportation facilities and linkages that serve motorists, pedestrians and bicyclists and that include a reconfiguration of the Seven Corners interchange.
- ◆ **Lake Anne Village Center (LAVC):** In December 2014, the Board approved a Plan Amendment to help facilitate the redevelopment of the county-owned Crescent Apartments site and additional properties within the LAVC CRA. After solicitation under the PPEA, the county selected a private sector development partner and in February 2015, the Board approved a rezoning application that is envisioned to achieve the Plan's land use objectives, along with a Comprehensive Agreement with the private sector partner which addressed the financial and transactional aspects of the project. The Crescent/Lake Anne Redevelopment Project's site plan is under review.

- ◆ **McLean:** In March 2014, the Board approved a plan amendment and a rezoning application to facilitate the transformation of properties located northeast of Elm Street and southwest of Fleetwood Road from a single-use, surface-parked office site to a pedestrian-oriented, mixed-use development with a residential component, complementary neighborhood-serving retail and public open space. The Fleetwood Residential Center site plan is currently under review. Several infrastructure improvement projects were completed in 2015 including: the Chain Bridge Road Corridor Enhancement Project, which redesigned the Chain Bridge Road/Old Dominion Drive intersection and constructed pedestrian and streetscape improvements; the Signal Replacement Project, which included installation of mast arms and signals at the intersection of Chain Bridge Road/Old Dominion Drive; and the McLean Utilities Project, which included the undergrounding of utility lines along Chain Bridge Road to Laughlin Avenue, and along Old Dominion Drive to Center Street.
  
- ◆ **Merrifield:** Redevelopment activity in Merrifield continues at a rapid pace. A number of high-quality, mixed-use projects are under construction or were recently completed within both the Town Center and the Transit Station area. A new phase of the Mosaic District in the Town Center has opened, including Modera, a mixed-use residential building with ground-floor retail. The final phase of the Mosaic District with apartments and retail has been submitted to the county for review. The Town Center is becoming an important gathering place for area residents and a destination location for others with daily activities, restaurants, a farmers market and weekend festivals. At the Dunn-Loring/Merrifield Metro Station, the final phase of Avenir Place, a mixed-use development, is under construction and will include a Harris Teeter Grocery Store, retail uses, and apartments. A Metro parking garage, kiss-n-ride lot, and transit transfer center have opened at the site. The final phase of the Halstead II development is under construction and will result in additional retail uses and apartments within walking distance to the Metro station. Within the Inova Fairfax campus at the southern end of the district, a new Merrifield Human Services building recently opened with transportation enhancements along adjacent roadways. The Merrifield Comprehensive Plan and urban design guidelines are currently undergoing a review and will be amended to reflect the changes that have taken place in area over the past 15 years.
  
- ◆ **Richmond Highway:** The Shelby, a 245 unit multi-family residential development on North Kings Highway, was completed in the fall of 2014. Combined Properties plans to demolish the 50-year old Penn Daw Shopping Center and replace it with a mixed-use development. A plan amendment was approved for a portion of the North Gateway CBC and is being followed by a Huntington Area Transportation Study to explore an option for additional Floor Area Ratio (FAR) for the area. Staff has been participating in numerous transportation and transit studies, including the North Kings Highway Intersection Improvement Study, and Embark, which is the collective approach for accomplishing the Board directives after VDRPT's Route 1 Multimodal Alternatives Analysis. (In 2015, the county completed a transit center feasibility study for the Richmond Highway corridor; selection of a site will be integrated into the Embark project.) The County has selected a developer for the Redevelopment and Housing Authority owned North Hill site; the developer has been conducting feasibility studies of the site, including community outreach.
  
- ◆ **Springfield:** The first phase of the Springfield Town Center opened in October 2014, and new stores continue to open monthly. In addition to a completely overhauled interior layout, renovations to the former mall site include a restaurant promenade, a new urban park, and streetscape enhancements. The Town Center is a catalyst in the Springfield area and redevelopment of nearby properties is anticipated. Design of the Springfield Multi-Use Community Transportation Hub in the CBC is on-going. A consultant-led study to develop detailed, complete street cross-sections and cost-estimates for the CRD and the Transit Station Area has been finalized and will be used to evaluate the possibility of implementing a Springfield Road Club as well as assist with an update of the design guidelines. The OCR continues to provide support to the Greater Springfield Chamber of Commerce, which is working to resolve bicycle, signage, and pedestrian safety issues in the CRD. Several projects have resulted from the Chamber's efforts. Intersection improvements were completed by VDOT at two intersections to correct vehicle movements that inhibited safe crossing for pedestrians. Two spot improvements, currently in design with FCDOT, will increase bicycle access and improve pedestrian safety. The replacement of degraded brick crosswalks with high-visibility painted crosswalks was completed by VDOT in late 2015. Lastly, the installation of new, modern and well lit bus shelters within the CRD is in process and expected to be completed in 2016.

## CURRENT PROJECT DESCRIPTIONS

1. **Annandale Streetscape** (Mason District): \$7,304,596 for the design and construction of brick paver sidewalks, acorn style street lighting, curb and gutter, storm drainage items, street furniture and tree plantings in the Annandale CBC along the north side of Columbia Pike from Maple Place to Annandale Drive. The final phase of the 925 linear foot streetscape project was completed in the fall of 2014, except for benches and trash cans, which were installed in late 2015. The project was partially funded by Federal Transportation Enhancement Funds.
2. **McLean Streetscape Phase III** (Dranesville District): \$2,717,738 for streetscape improvements within the McLean CBC along Chain Bridge Road to Laughlin Avenue, and extending along Old Dominion Drive to Center Street, and along the Listrani peninsula between Old Dominion Drive and Elm Street. The project will provide for the installation of brick pavers, lights and landscaping along Chain Bridge Road from Redmond Street to Curran Street. In 2014, the project scope was expanded to include the design and installation of landscaping, pavers, a seat wall and an area for the future installation of public art at the Listrani Peninsula. Total project funding includes bond funds, enhancement grants, proffer funds, and McLean Revitalization Corporation (MRC) funds remaining after completion of the McLean Utilities project. The final plan for the project is under development, right-of-way acquisition in underway and construction is anticipated to begin in early 2017.
3. **Springfield Streetscape** (Lee District): \$3,169,236 for streetscape improvements in the Springfield District. The Lee District Supervisor's office, along with community members and OCR, has identified several streetscape and pedestrian safety enhancements for the final phase of the project. The Fairfax County Department of Transportation is preparing project scopes and cost estimates. One project is anticipated to be completed and another project should begin design in the spring of 2016.
4. **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, development of design guidelines, and to actively market the project to developers.
5. **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.
6. **Bailey's Crossroads Streetscape Enhancements** (Mason District): \$6,498,147 includes all previous bond funds, as well as additional funding for streetscape improvements in the Bailey's Crossroads area. Fairfax County was 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 was estimated to complete the project and was supported by pedestrian improvement funds from the 2007 Transportation Bond Referendum. A majority of the streetscape improvements for the Bailey's Crossroads area have been completed, including a new segment of sidewalk improvement along Seminary Road, which was completed in October 2015.
7. **Richmond Highway Streetscape and Wayfinding Signage** (Lee/Mount Vernon Districts): \$1,642,160 for streetscape improvements and signage in the Richmond Highway Corridor revitalization area. The Southeast Fairfax Development Corporation (SFDC) initiated the Wayfinding project in order to improve signage, orient motorists along the Richmond Highway Corridor and help bolster community identity. Construction of Phase I of this project was completed in the summer of 2013. Funds remain for a Phase II of this project. The SFDC and the community have finalized the Phase II gateway signage designs and locations. The sign specifications are under review by VDOT and permits will be sought from VDOT in FY 2016.
8. **Revitalization Initiatives** (Countywide): This is an on-going project which provides for the continuation of revitalization activities, including consultant services. 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.

9. **Maintenance – Commercial Revitalization Program** (Countywide): This is an on-going project which provides for maintenance of commercial revitalization areas. Staff is currently working to develop a more sustainable maintenance and reinvestment approach that will include building an inventory and an action plan, reviewing urban streetscape standards, researching best management practices, developing a more rigorous review and implementation process for new projects, and trying to prevent these types of aesthetic improvements from falling into a state of disrepair. The goal of this program is to provide an enhanced level of infrastructure and right-of-way features in these urbanizing areas in order to facilitate pedestrian movements and create a “sense of place.” The maintenance in the commercial revitalization areas currently includes trash removal and quality control inspections once a week; grass mowing and weed control once every two weeks; edging, bus shelter glass cleaning, and night light inspection once a month; fertilization and shearing once every three months; pest control, leaf removal, and shrub pruning once every four months; mulching and seasonal flower rotation once every six months; and irrigation maintenance as necessary.
10. **Maintenance – Revitalization Tysons** (Providence/Hunter Mill): This is an on-going project to support routine and non-routine maintenance services to the Tyson’s, Route 7, and Silver Line project. More specifically, this project will provide funding for recurring landscaping maintenance associated with the Silver Line area along the Route 7 corridor, from Route 123 to the Dulles Toll Road. Routine 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 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Total FY2017-FY2021	Total FY2022-FY2026	Total Project Estimate
1	Annandale Streetscape / CR-00002	B, F	<b>7,305</b>						0		7,305
2	McLean Streetscape / CR-000004	B	<b>2,718</b>						0		2,718
3	Springfield Streetscape / CR-000001	B	<b>3,169</b>						0		3,169
4	Kings Crossing Town Center / 2G02-018-000	G	<b>575</b>						0		575
5	Annandale Cultural Center Feasibility Study / 2G02-016-000	F	<b>90</b>						0	20,000	20,090
6	Bailey's Crossroads Streetscape Enhancements / CR-000003	F, B	<b>6,498</b>						0		6,498
7	Richmond Highway Streetscape and Wayfinding Signage / CR-000005	B	<b>1,642</b>						0		1,642
8	Revitalization Initiatives / 2G02-002-000	G	<b>C</b>		190	190	190	190	760	950	1,710
9	Maintenance - Commercial Revitalization Program / 2G25-014-000	G	<b>C</b>	750	750	750	750	750	3,750	3,750	7,500
10	Maintenance - Revitalization Tysons / 2G25-088-000	G	<b>C</b>	460	460	460	460	460	2,300	2,300	4,600
<b>TOTAL</b>			<b>\$21,997</b>	\$1,210	\$1,400	\$1,400	\$1,400	\$1,400	\$6,810	\$27,000	\$55,807

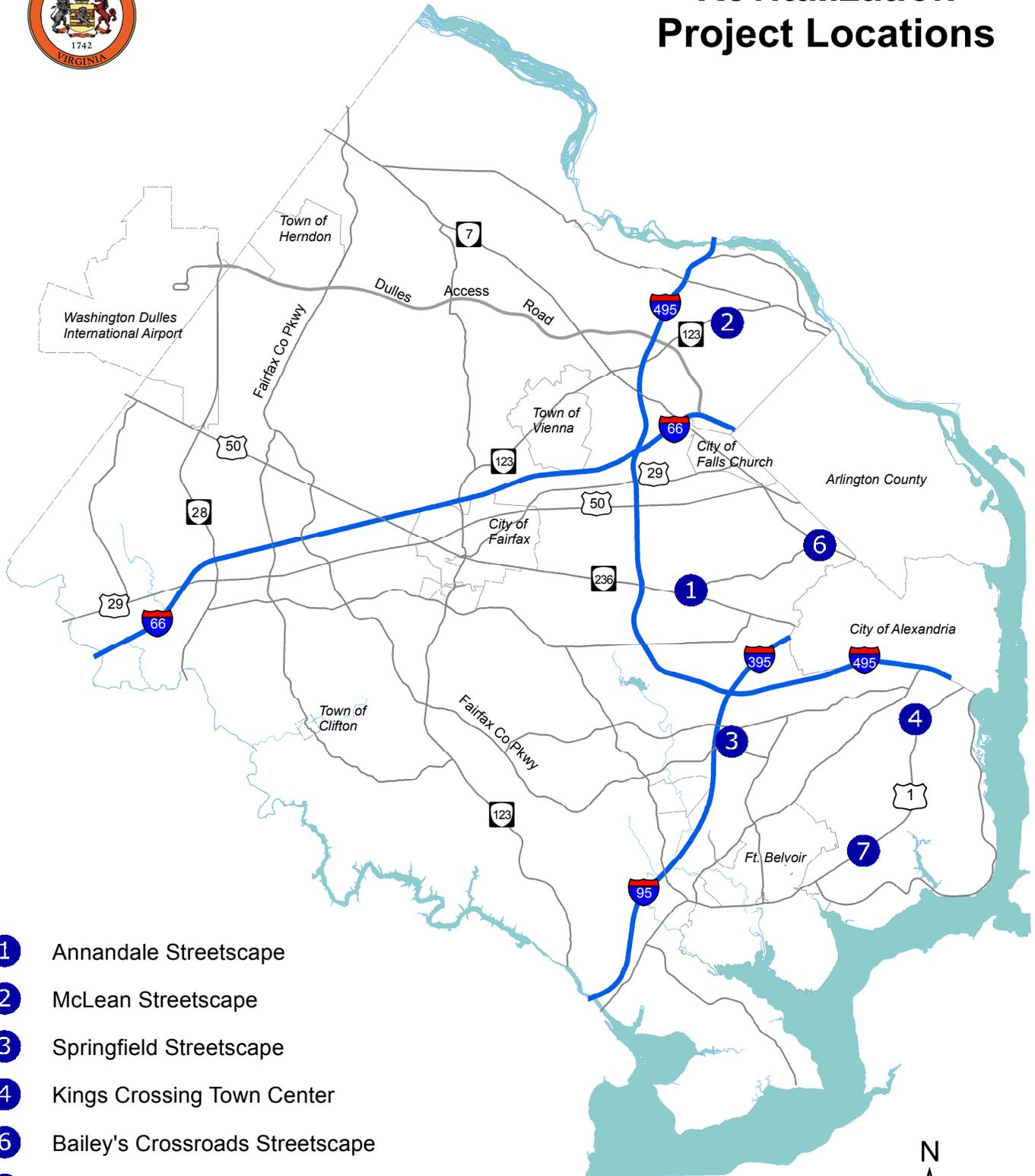
Notes: Numbers in **bold italics** represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

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 Streetscape
- 3 Springfield Streetscape
- 4 Kings Crossing Town Center
- 6 Bailey's Crossroads Streetscape
- 7 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.