

## **G. SPRINGFIELD COMMUNITY BUSINESS CENTER (CBC) AREA**

The Springfield Community Business Center (CBC) is located to the west of I-95 and crosses north and south of Franconia Road (Map 33). Current land use is predominately retail and office uses. The portion south of Franconia Road along Backlick Road and Amherst Avenue contains strip commercial uses such as auto dealerships, auto repair, service stations, and accessory businesses. The portion north of Franconia Road is characterized by hotel, office, and retail uses as well as multi-family residential units at the western edge. There are several major retail centers located throughout the Springfield CBC.

The Springfield Community Business Center (CBC) is identified in the Concept for Future Development as a mixed-use center, which serves as a community focal point. Recommendations for the Springfield CBC are intended to enhance both the community-serving commercial aspects of Springfield as a pedestrian "town center," and to help recognize its more recent pattern of providing housing and employment to a wider market area. The two development potential scenarios as recommended by the Comprehensive Plan allow for a significant increase in the amount of non-residential and multi-family residential development.

### **Existing Development**

The Springfield CBC consists of approximately 165 acres (excluding roads). The approximate acreage and distribution of existing land use is as follows:

- 4 acres (2%) are in government/public facilities/institutional use.
- 6 acres (4%) are in hotel/motel use.
- 17 acres (10%) are in office use.
- 11 acres (7%) are in residential use.
- 115 acres (70%) are in retail use.
- 11 acres (7%) are vacant land.

Map 34 illustrates the existing land uses in the Springfield CBC area.

### *Residential*

The Springfield CBC contains only multi-family housing units. Figure 7.1 summarizes the distribution in tabular form. This study area contains 220 multi-family low-rise garden apartment units that cover 10.7 acres. These are the only residential units within the study area, reflecting the current non-residential orientation of the Springfield CBC area. However, opportunities for additional residential use are provided in the Comprehensive Plan as noted later in this section.

One hundred percent of the study area's housing stock is comprised of multi-family units, as opposed to the proportion of multi-family residential development in the County of 28%. Given the small number of residential units in the CBC, this comparison may not be as representative as the residential unit distribution in other BRAC-related study areas.



# Aerial Springfield CBC

Prepared by Dept. of Planning & Zoning January 2008  
Flight Date: March 2004

## Map 33

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**Figure 7.1: Existing Residential Unit Distribution by Unit Type**

Residential Unit Types	Existing Development (units)		Proportion of Development	
	County Total	Study Area Total	% of County	% of Study Area
Detached	185,292	0	49%	0%
Attached	84,642	0	22%	0%
Multi-Family	106,965	220	28%	100%
Mobile Homes	1,740	0	1%	0%
<b>Total</b>	<b>378,639</b>	<b>220</b>	<b>100%</b>	<b>100%</b>

### *Non-Residential*

Figure 7.2 compares the distribution of land area and non-residential GFA for land uses. Figure 7.3 shows the proportion of non-residential uses in the study area, and Figure 7.4 compares those proportions to the County as a whole.

### **Office**

Office use in the study area includes low-rise structures that are no greater than four stories and mid/high rise buildings that are no greater than five stories. Office use occupies 17 acres. Office facilities represent 17% of total non-residential GFA at nearly 310,000 square feet compared to the County proportion of over 54% of development in office use. Office use in the CBC accounts for just 11% of total non-residential land.

### **Retail**

The majority of the Springfield CBC consists of retail uses. In addition to grocery and other stores, these include motor vehicle sales, gasoline and service stations, motor vehicle repair, and finance, insurance, and real estate services. Major retail centers that exceed 50,000 square feet include Springfield Plaza Shopping Center, Springfield Garden Shopping Center, Tower Shopping Center, Concord Shopping Center, and Brookfield Plaza Shopping Center. Almost three-fourths of the Springfield CBC is developed with retail space, which totals over 1.2 million square feet of this use. When this portion of retail GFA is combined with hotel use (approximately 500,000 square feet) in the study area, 82% of the existing development in the CBC area is in retail and hotel use, whereas the County combined retail and hotel use comprises 25% of total existing development. The large amount of retail use reflects the community-serving commercial role of the CBC as indicated by the Concept for Future Development in the Comprehensive Plan.

### **Hotels/Motels**

There are two hotels and one motel in the Springfield CBC study area. These include both limited and full service facilities. These hotels are oriented to business travelers and offer limited restaurant service and public meeting space. Hotels consist of 15% of total non-residential (GFA), occupying 4% of total non-residential land. The most recent hotel, Towneplace Springfield, was constructed in 2003. The Comprehensive Plan recommends additional hotels be constructed in this study area.

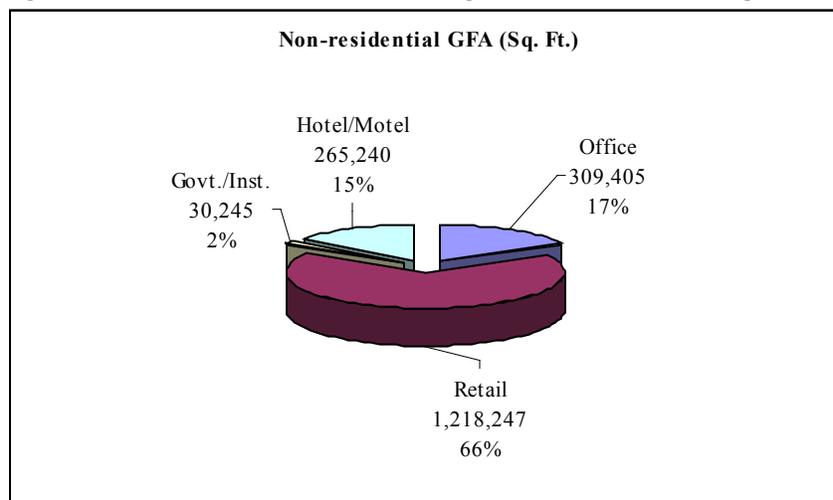
### **Industrial**

The existing land use map of the study area indicates industrial uses on two parcels located at Amherst Avenue. This four acre site is currently a new and used car dealership, and the parcels are zoned for commercial use.

**Figure 7.2: Distribution of Development in GFA and Acres by Land Use**

Land Use	GFA (Sq Ft)	Percent of Total Non-res GFA	Land Area (Acres)	Percent of Total Non-res Land Area	Percent of Total Land	Non-Res FAR
Residential	N/A	N/A	10.7	N/A	6%	N/A
Office	309,405	17%	17.2	11%	10%	0.41
Retail	1,218,247	67%	115.4	75%	70%	0.24
Industrial	0	0%	0	0%	0%	0
Gov't/Institutional	30,245	2%	4.0	3%	2%	0.17
Open Space	N/A	N/A	0	0%	0%	0
Hotel/Motel	265,240	15%	6.4	4%	4%	0.95
Parks	N/A	N/A	0	0%	0%	N/A
Private Recreation	0	0%	0	0%	0%	N/A
Vacant	N/A	N/A	11.1	7%	7%	N/A
<b>Total</b>	<b>1,823,137</b>	<b>100%</b>	<b>164.8</b>	<b>100%</b>	<b>100%</b>	<b>N/A</b>

**Figure 7.3: Non-Residential Development Distribution by Land Use**



**Open Space, Parks, Private Recreation**

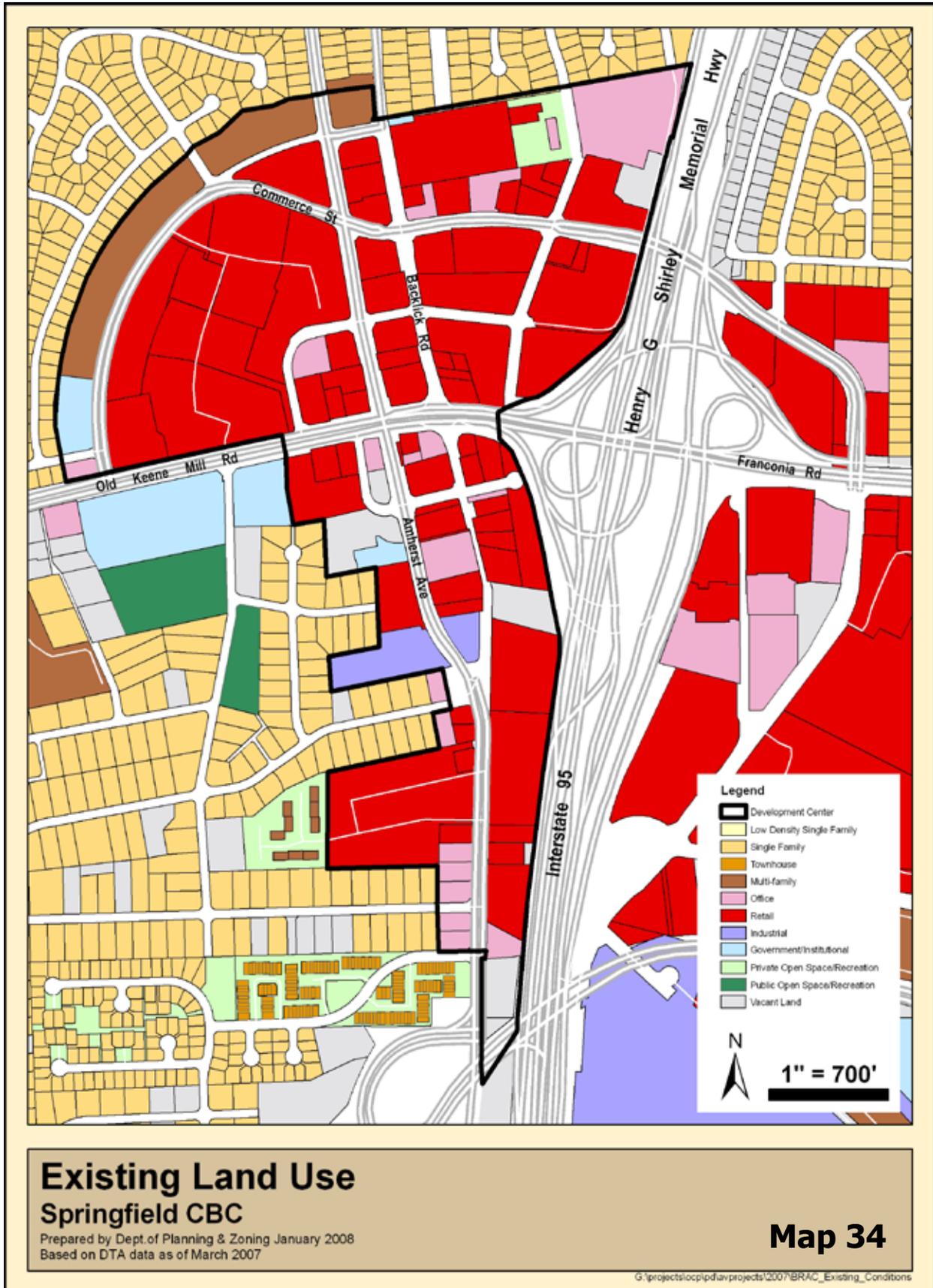
There is no land in the Springfield CBC dedicated for open space or parks.

**Government/Institutional**

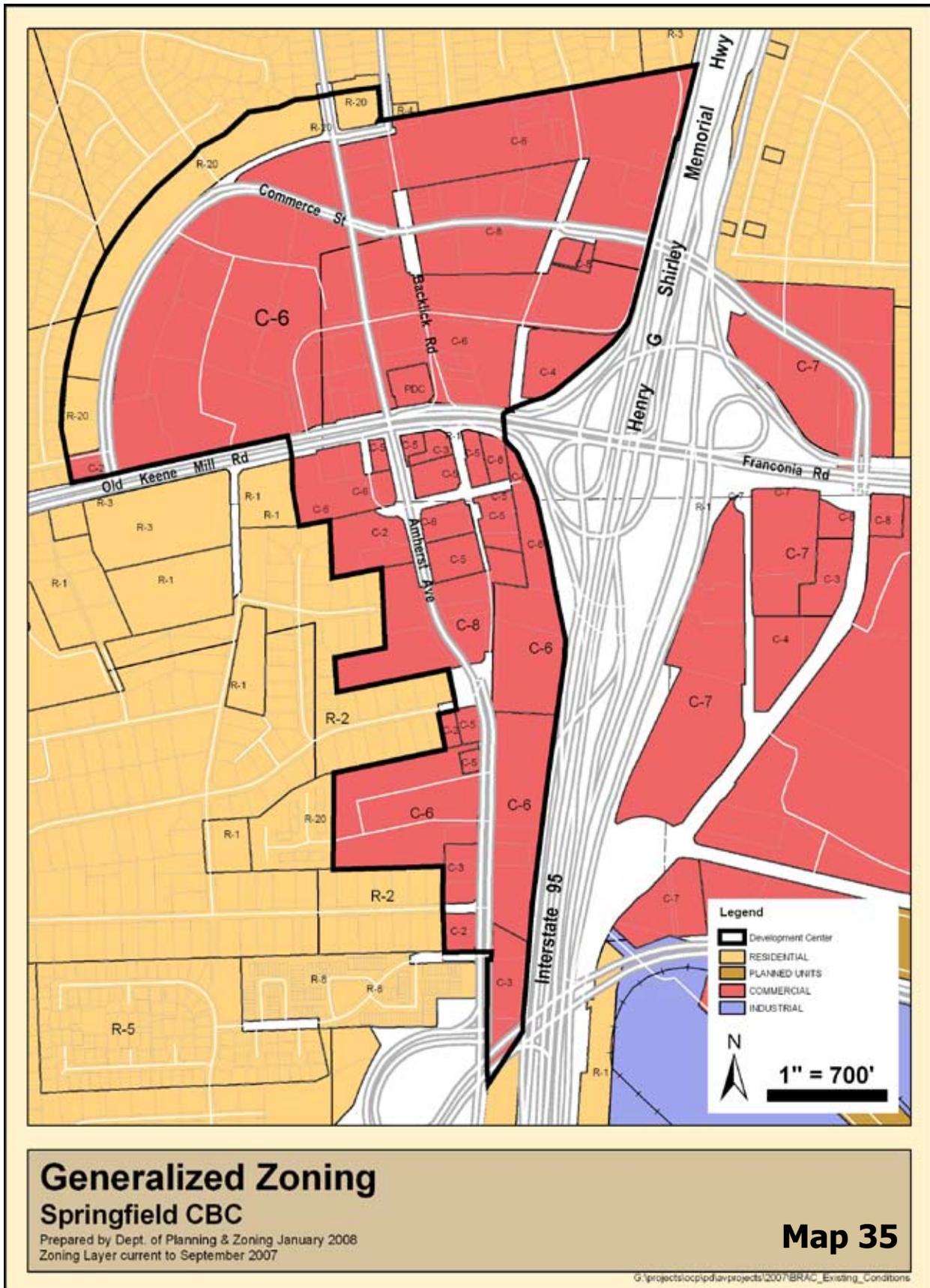
Facilities in this category in the Springfield CBC include Richard Byrd library, Springfield Animal Hospital, and American Legion Post 176. There is approximately 30,000 square feet of GFA, 3% of the total non-residential GFA and 2% of the total land in the study area. This use accounts for 4 acres and 3% of total non-residential acres in the Springfield CBC, includes land that is not built but serves a public use such as right-of-way and utility lines.

**Vacant**

Vacant land includes parcels that are undeveloped or contain dilapidated structures of no visible



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use. Vacant land accounts for 11 acres of total non-residential land area in the study area, or 7% of both total non-residential land and total land area in the Springfield CBC. Most vacant parcels in the Springfield CBC are smaller than one acre.

**Figure 7.4: Existing Non-Residential Development Distribution by Land Use**

Non-Residential Land Use	Existing Development (GFA)		Proportion of Non-Residential Development	
	County Total	Study Area Total	% of County	% of Study Area
Office	102,844,513	309,405	54%	17%
Retail (excludes hotel)	48,147,367	1,218,247	25%	67%
Hotel/Motel	NA	265,240	NA	15%
Industrial	41,150,059	0	21%	0%
Govt/Institutional	N/A	30,245	N/A	2%
<b>Total</b>	<b>192,141,939</b>	<b>1,823,137</b>	<b>100%</b>	<b>100%</b>

### **Zoning Potential**

Map 35 illustrates the zoning district designations for the Springfield CBC. Additional development is allowed by right or proffered under the current zoning. Figure 7.5 shows the low and high ends of the development potential range for retail and office uses. The low end of the range represents the amount of development that has been proffered in rezoning actions plus the minimum percentage of the use allowed by-right on non-proffered parcels.

Proffers are voluntary conditions agreed to by the property owner that become legally binding conditions of a rezoning action and run with the land. Proffers often contain details about the uses and development intensities that are allowed on the property. The high end of the range represents the possibility that a single use is developed to the maximum extent on all the acreage zoned to allow that use.

**Figure 7.5: Non-Residential Zoning Potential (GFA) by Land Use**

Use	Low	High
Retail	1,757,890	2,281,700
Office	852,347	1,103,609
<b>Total Potential: 3,201,926</b>		

Development in excess of what currently exists may be possible under current zoning. By-right development options are defined in the zoning ordinance. Proffered agreements are voluntary offerings by a property owner that become legally binding conditions of a rezoning action and run with the land; proffers often contain details about the uses and development intensities allowed on a property. Figure 7.5 shows a range of non-residential uses that are possible under current zoning, including proffered development.

The zoning potential represented in Figure 7.5 reflects that, in many cases, more than one use is permitted within a district. For example, certain commercial districts allow retail or office uses, while office is a permitted use in some industrial districts. In addition, uses may be permitted in varying proportions within the districts. The accompanying quantification provides an estimate of what intensities these districts may yield. Regardless of the distribution of uses

or development options permitted by-right and under existing proffered conditions, GFA in the study area will not exceed the total non-residential zoning potential that is shown at the bottom of the chart.

In the Springfield CBC area, 1.8 million square feet of non-residential development exists. Under approved zoning, non-residential use could increase to 3.2 million square feet.

**Figure 7.6: Residential Zoning Potential (Units) by District**

<b>Zone</b>	<b>Single Family Detached</b>	<b>Single Family Attached</b>	<b>Multifamily</b>	<b>Total</b>
R-20	0	0	260	260
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>260</b>	<b>260</b>

Existing zoning would also allow for additional residential units in the Springfield CBC area, as shown in Figure 7.6. If all acreage zoned for residential use met site, subdivision, and zoning ordinance requirements, an additional 40 multi-family units could be built for a total of 260 multi-family units. However, this parcel with the zoned potential for 40 dwelling units is an existing library. Therefore, to realize the potential, redevelopment of the existing building would be required to gain these 40 units.

### **Comprehensive Plan Potential**

In recent years, efforts to increase opportunities for residential use in the CBC in further support of revitalization have begun. The majority of the CBC is planned for mixed commercial and retail uses up to .40 FAR.

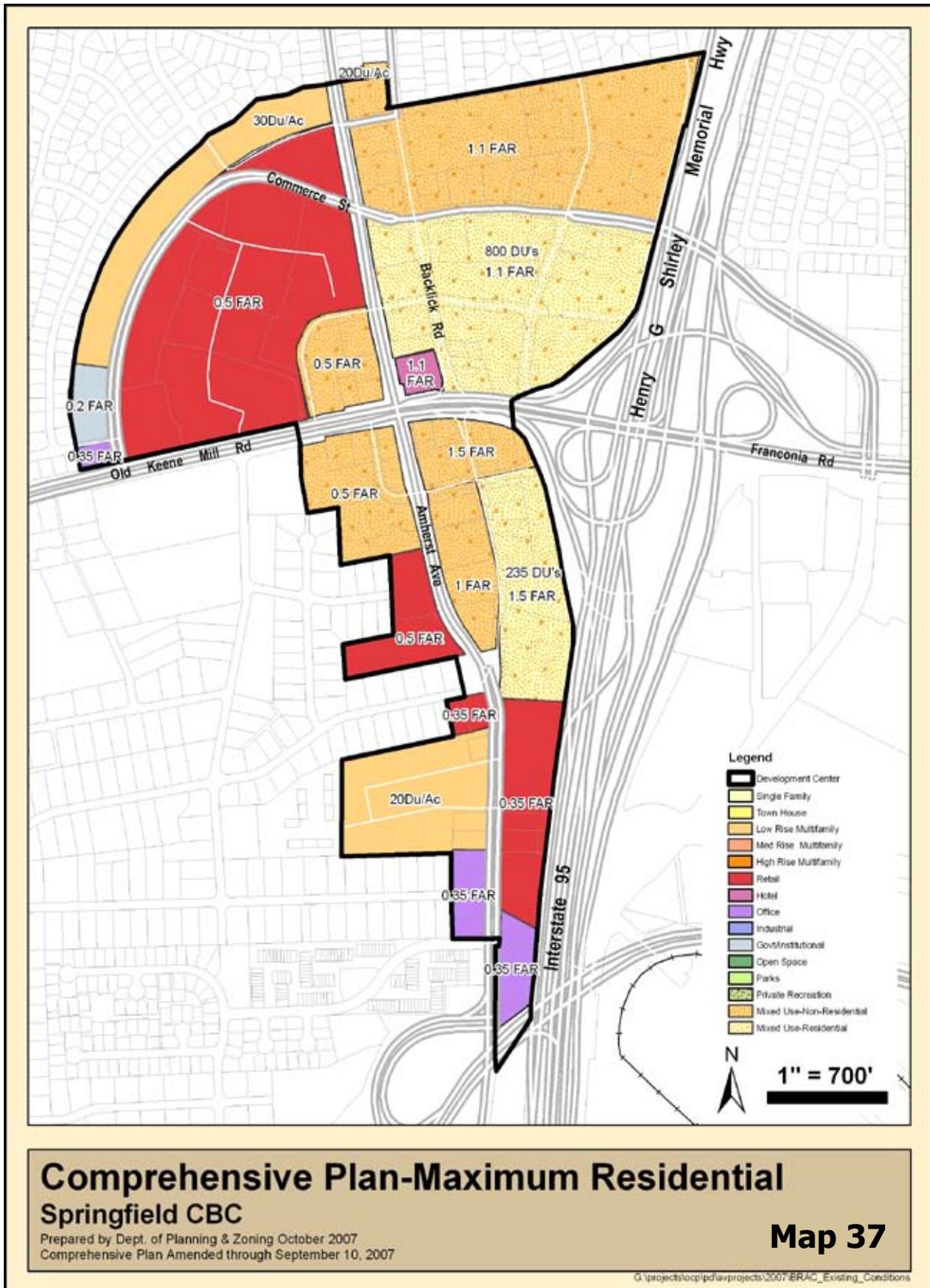
Figure 7.7 shows two potential development scenarios, both which assume every parcel is developed to the maximum intensity recommended by the adopted Comprehensive Plan. If the Springfield CBC were developed to maximize non-residential options, approximately 4.8 million square feet of non-residential development and 1,271 residential units could be built (Map 36). Alternatively, if residential options within the area are exercised to the full extent supported by the Plan, approximately 4.7 million square feet of non-residential development and 1,519 residential units could be built (Map 37). The two scenarios do not differ greatly.

### **Summary**

A summary of existing development, and zoned and planned potential is shown in Figure 7.8. The Springfield CBC area contains several major retail centers that provide an opportunity to attract various business, office, and hotel uses. Both maximum development scenarios indicate a considerable amount of additional non-residential development potential. Over 4 million square feet of non-residential development could be built by-right under the current Comprehensive Plan, and over 1.3 million square feet of non-residential development could be developed by right under current zoning. These figures represent an increase of over 350% and 110%, respectively, over the existing development. Due to the small amount of vacant land, the development would occur as either infill or redevelopment of existing uses.



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**Figure 7.7: Comprehensive Plan Potential Scenarios by Land Use \***

Land Use	Comprehensive Plan Potential	
	Non-Residential Emphasis	Residential Emphasis
<b>Non-Residential Uses (GFA)</b>		
Office	1,672,015	1,672,015
Retail	2,565,986	2,377,260
Industrial	0	0
Gov't/Institutional	0	0
Open Space	0	0
Hotel	644,550	644,550
Parks	0	0
Private Recreation	0	0
<b>TOTAL GFA:</b>	<b>4,882,551</b>	<b>4,693,825</b>
<b>Residential Uses (Units)</b>		
Single Family	N/A	N/A
Townhouse	N/A	N/A
Low Rise Multi-Family	436	684
Med Rise Multi-Family	435	435
High Rise Multi-Family	400	400
<b>TOTAL UNITS:</b>	<b>1271</b>	<b>1519</b>

**Figure 7.8: Summary of Existing, Zoned, and Planned Potential by Land Use**

Land Use	Zoned Potential			Comprehensive Plan Potential	
	Existing	Low	High	Non-Residential Emphasis	Residential Emphasis
<b>Non-Residential Uses (GFA)</b>					
Office	309,405	852,347	1,103,609	1,672,015	1,672,015
Retail	1,218,247	1,757,890	2,281,700	2,565,986	2,377,260
Industrial	0			0	0
Gov't/Institutional	30,245			0	0
Hotel	265,240			644,550	644,550
Private Recreation	0			0	0
<b>TOTAL GFA:</b>	<b>1,823,137</b>	<b>3,201,926</b>	<b>4,882,551</b>	<b>4,882,551</b>	<b>4,693,825</b>
<b>Residential Uses (Units)</b>					
Single Family	0		0	0	0
Town House	0		0	0	0
Low Rise Multi-Family	220		260	436	684
Med Rise Multi-Family	0		0	435	435
High Rise Multifamily	0		0	400	400
<b>TOTAL UNITS:</b>	<b>220</b>	<b>260</b>	<b>1,271</b>	<b>1,271</b>	<b>1,519</b>

\* This chart compares estimates of existing and zoned land uses to those recommended by the Comprehensive Plan. The Comprehensive Plan development potential is presented as two categories to illustrate that Comprehensive Plan guidance could be implemented in a variety of ways.