

Board of Supervisors' Comprehensive Plan Text Revisions
Plan Amendment S09-CW-3CP
January 12, 2010

Revisions from the Planning Commission recommended text are indicated in blue with strikethrough and underline notations.

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Franconia-Springfield Area, as proposed in the Staff Report for Plan Amendment S09-CW-3CP, pages 4-5:

“AREAWIDE RECOMMENDATIONS

Land Use

A mixture of uses should be provided in the Franconia-Springfield Area such that a vibrant, unique, and social place is created that extends activity beyond the normal working hours. The success of the retail centers in the CBC and TSA should continue to be encouraged with complementary uses and services, responding to the needs of the local residents, employees, and regional users, and by a coordinated, conceptual design plan. In order to promote their competitiveness, the activity in each of these places should focus on a central node. The mixture of uses should be located in these areas, with the inclusion of more intense residential, office, hotel, and ground-floor retail uses.

On the west side of the Interstate and north of Old Keene Mill Road, the core area of Land Unit A should expand into a greater community-serving urban village, which attends to the needs of the nearby neighborhoods. Land Unit I, which contains the Springfield Mall on the east side of the Interstate, should redevelop as a mixed-use town center. ~~The redevelopment as a town center should act as a catalyst for revitalization of the area,~~ attracting regional and local populations. The mixture of uses should be publicly accessible and diverse. In these areas, the mixture of uses should allow residents, employees and other users to walk to work, run errands without using a personal vehicle, and find places of recreation nearby, if not on-site.

Redevelopment within the urban village and the town center should act as a catalyst for additional and complementary redevelopment in their respective areas. Additional, future redevelopment should enhance the development centers through consolidated, urban mixed-use projects, supported by a grid of streets and urban parks. In the Springfield Plaza and GSA area (Land Units B and O), these supporting features are illustrated in the final report of the Connectivity Study and in the following recommendations, on such figures as Figure 2. Future redevelopment proposals should consider this type of redevelopment and should implement these transportation and placemaking improvements. It is recognized that interim uses, which are not in conformance with this long-term vision may be able to foster near-term revitalization efforts. In this case, proposed development should result in public benefits, such as improvements in circulation or access, parking, landscaping, site design or building design, which outweigh any adverse effects of the land use change.”

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Franconia-Springfield Area, as proposed in the Staff Report for Plan Amendment S09-CW-3CP, Land Unit Recommendations, Land Unit B, page 53:

“The Springfield Plaza and Commerce Plaza shopping centers comprise the rest of the land unit. They are major features of this area and are planned for community-serving retail uses up to .50 FAR. Expansion of the area with additional retail and office uses is encouraged. With this expansion, emphasis should be placed on creating a pedestrian-oriented streetscape along the eastern boundary to include public amenity features such as gathering spaces with shaded areas, improved parking area landscaping, pedestrian connections to the rest of the CBC, and a coordinated entry drive at Bland Street. . ~~The ultimate goal of the infill should include the addition of~~ The long-term vision for redevelopment of this land unit should include options for consolidated, mixed-use development that incorporate a network of local streets or grid of streets, overlaid onto this land unit to improve multi-modal access for all modes and the inclusion of a central, focal point or plaza that acts as a gathering space for shoppers or nearby residents or workers.

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Franconia-Springfield Area, as proposed in the Staff Report for Plan Amendment S09-CW-3CP, page 9 (Figure 2), page 27 (Figure 3), page 87 (Figure: Springfield Mall), page 88 (GSA Area), and page 89 (Figure Springfield CBC); and Staff Report Attachment VI, page 7, Springfield Community Planning Sector Transportation Map.

~~“*Illustration is conceptual.~~ Specific road alignments and Placemaking ~~locations~~ Opportunity Sites in this conceptual illustration will be determined during implementation rezoning and are not intended to affect by-right development.”