



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



Telephone (703) 971-6262
Fax (703) 971-3032
E-mail: leedist@fairfaxcounty.gov
Web site: www.fairfaxcounty.gov/lee

6121 Franconia Road
Alexandria, VA 22310

JEFFREY C. MCKAY
LEE DISTRICT SUPERVISOR

Board Matter

June 1, 2009

Madam Chairman- As the members of the Board know, Fairfax County staff and the Lee, Mount Vernon, and Springfield Districts have been working diligently to analyze the impacts of the 2005 Base Realignment and Closure proceedings through a special Area Plans Review cycle of the Comprehensive Plan. This APR cycle examined the Plan recommendations for areas that would most likely be affected by BRAC actions, particularly in activity centers in the southern portion of the county. A Task Force was organized with representatives from the three districts, which met over a period of six months to review the nominations. The Board adopted several nominations, including two in the Springfield area of the Lee District in January of this year.

Other nominations that require the VDOT Chapter 527 review will be presented to the Board in August of this year. Three of these nominations, located in the Springfield area of the Lee District, were reviewed by the BRAC Task Force and underwent the additional 527 review. These nominations were supported by the Task Force and are viewed as potential opportunities for revitalization and reinvestment in the Springfield area, particularly on properties that are blighted and in need of improvement.

While this APR process was ongoing, the Board also authorized a separate, follow-up study to a May 2006 Urban Land Institute Advisory Services Panel report, entitled *Springfield, Virginia: Strategies for Revitalization* in June of 2006. This report focused on the reinvention of Springfield and made recommendations for the area to become a distinct and diverse marketplace at both the local and regional scale. The Department of Planning and Zoning, the Department of Transportation, the Office of Community Revitalization and Reinvestment, the Park Authority, and a consultant team have been working to complete this study, with the publication of the two-part *Springfield Connectivity Final Report*, consisting of the *Framework Plans and Street Typology* and *Transportation and Land Use Evaluation* sections in August of 2008. These documents explore and recommend multimodal accessibility and mobility improvements and re-envision the urban form in Springfield as a walkable, vibrant, and active community. I'd venture a guess that nowhere in the County has been studied more than Springfield. Because of BRAC, we may have a real chance of accomplishing long-awaited revitalization in a systematic way on the ground and not on paper.

Now is the time to bridge these two efforts and incorporate the elements of the Connectivity Study and the BRAC nominations into the Comprehensive Plan recommendations for the Springfield area. First, I would like to authorize a Plan amendment for the subject area of the Springfield Connectivity Study, which includes the Springfield Community Revitalization District and the Franconia-Springfield Transit Station Area, generally surrounding the intersection of Old Keene Mill Road/ Franconia Road and Interstate 95. This Plan amendment should evaluate the urban design, placemaking, and transportation

recommendations of the Study for their potential incorporation into the Plan text. The review should be completed in 4-6 months so that we don't have delays in amending the plan in a reasonable timeframe to accommodate BRAC. Second, I would like to examine how the three particular BRAC nominations relate to the Springfield Connectivity recommendations, and so I ask that my Planning Commissioner for the Lee District defer BRAC APR nominations 08-IV-5FS, 08-IV-7FS, and 08-IV-9FS at the Planning Commission's next meeting to be considered within this out of turn Plan amendment.

Thank you, Madam Chairman.