Revitalization and Neighborhood Improvements

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. The Board of Supervisors established a Commercial Revitalization Program to improve the economic health of mature commercial areas in the County. Areas designated as revitalization areas include Annandale, Bailey's Crossroads/Seven Corners, the Lake Anne Village Center (LAVC), McLean, Merrifield, Richmond Highway Corridor, and Springfield. 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 (CRAs). In the spring of 2018, the Board designated the Lincolnia Community Business Center (CBC). Each of the Revitalization Districts/Areas have 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.

This section also includes other neighborhood improvements including: the developer default program, streetlight improvements, emergency directives and the District Capital Project program. The District Capital Project program supports District specific unfunded capital needs, including minor capital repairs, streetlights, and/or walkways. Board members can fund or leverage grant funding to support capital projects within their District.

Link to the Comprehensive Plan

Fairfax County's Comprehensive Plan, Public Facilities Element includes the countywide objectives 1-7, which apply to all facility types and the Revitalization Element's objectives 1-3 as shown below:

- Fairfax County should establish or expand community reinvestment programs in its older commercial areas (and their adjacent neighborhoods) which have experienced or are on the verge of experiencing economic or infrastructure decline.
- Fairfax County should address long term infrastructure financing needs in designated Revitalization Areas recognizing that additional tax revenues are generated by revitalization projects.
- Fairfax County's revitalization program should recognize market conditions and emphasize the use of private sector resources and capital investment, complemented by County and other public investment in services, programs, and infrastructure.

Source: Fairfax County Comprehensive Plan, 2017 Edition; Policy Plan - Public Facilities, Amended through 5-7-2024 and Fairfax County Comprehensive Plan, 2017 Edition; Policy Plan - Revitalization, amended through 10-30-2018

Program Initiatives

Revitalization

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. In September 2020, the Board of Supervisors approved the Economic Incentive Program (EIP) that offers regulatory and financial incentives within specified areas to encourage the private sector to purchase, assemble,

revitalize, and redevelop real property suitable for economic development that is consistent with the vision of the Fairfax County Comprehensive Plan for those areas.

Staff continue to employ, monitor, and devise innovative strategies to implement a Board endorsed multi-year enhanced maintenance program for the Commercial Revitalization Districts (CRDs), pending available funding. The goal of the program is to prevent CRD infrastructure and aesthetic improvements from falling into a state of disrepair and to provide higher levels of service for grass cutting, landscaping, litter control, weed control, bus shelter maintenance, streetlight inspections, and street sweeping. A detailed inventory and condition assessment and on-going inspections are being used to identify and prioritize needed capital improvement projects. Funding allocated to the Capital Sinking Fund for Revitalization will be used to support these capital improvements.

Recent Program Accomplishments

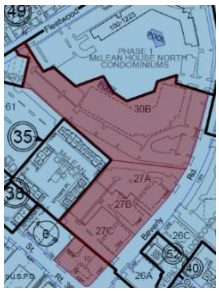
- **Annandale:** Staff has implemented many of the recommendations from a 2016 Urban Land Institute Technical Assistance Panel's study to provide short- to medium-term revitalization strategies to enhance the appearance, economic vitality, awareness, and promotion of the core of Annandale. Construction of the Annandale Civic Space (renamed the Eileen Garnett Civic Space) was completed in fall of 2023, giving the community an approximately two-acre park space in the heart of downtown Annandale and providing an ADA accessible walkway connecting Daniels Avenue to Columbia Pike. Later improvements, such as lighting and new modifications to the parking lot, were completed and positioned the park for greater safety and long-term success. Staff plans and implements an annual series of public events to activate the space from April through the fall of each year. Since 2024, the annual "Taste of Annandale" event is held in the space. A mural was completed in 2024 on the east façade of the ACCA Child Development Center, which faces onto the civic space. Finally, under a grant from the Virginia Department of Transportation (VDOT), the Fairfax County Department of Transportation has a project underway to construct an improved streetscape along northbound Columbia Pike from Maple Place to Tom Davis Drive. The project is planned to begin construction in spring 2026.

- **Bailey's Crossroads and Seven Corners:** In fall 2019, a new interim park opened at the 2.94-acre county-owned property located at 5827 Columbia Pike in Bailey's Crossroads. The interim park site is slated for eventual redevelopment as housing by the Department of Housing and Community Development. An initiative is underway to rebrand and install new gateway signage in the CRD. Reinvestment activity also advanced with the completion of the renovations converting three vacant office buildings in the Skyline Complex into live/work units. Two more office buildings were approved for conversion to live/work units in the Skyline complex. Two new publicly accessible park spaces are being provided on these sites. Together, these new projects will help bring additional vibrancy to the Baileys Crossroads CRD.

- **Lake Anne Village Center:** The Lake Anne Village Center (LAVC) was added to the Virginia Historic Landmarks Register in March 2017, and the National Register of Historic Places in June of 2017. The ongoing implementation of the 2011 LAVC Commercial Reinvestment Plan's short-and long-term revitalization strategies, as well as the June 2015 Washington Plaza Design Charrette recommendations, have assisted Lake Anne Plaza in becoming a vibrant destination. The LAVC is home to a new affordable senior housing project, known as the Lake Anne House, and has 36 market-rate townhomes under construction.

The Economic Visioning Study for the Lake Anne Commercial Revitalization Area was completed in the fall of 2024. It has been followed by a process to develop a wayfinding strategy for the LA Village Center and to design a new logo and wayfinding signage for the area. Staff continue to look at redevelopment opportunities in this area.

- **Lincolnia:** A three-phase Lincolnia Planning District Study concluded in July 2019 with an adopted Comprehensive Plan amendment for the area. The adopted Comprehensive Plan recommends a mix of uses and transportation network enhancements consistent with Countywide goals for activity centers and establishes a vision for redevelopment and placemaking within the Lincolnia Community Business Center (CBC). Public parks and open spaces within the CBC are envisioned to provide new recreational opportunities. The Board designated the area surrounding the intersection of Little River Turnpike (Route 236) and North Beauregard Street as a CBC and as a Commercial Revitalization Area (CRA) in an earlier amendment in 2018. On June 10, 2025, the Board of Supervisors authorized the consideration of a Plan Amendment for Tax Map Parcels 72-4 ((1)) 15, 72-4 ((1)) 17A, and 72-4 ((1)) 14, for retail use up to 20,000 square feet, multi-family residential use up to 665 units, and senior living/hotel use up to 150,000 square feet and increase in maximum building heights.



- **McLean:** In November 2016, the Board adopted a Plan Amendment that established a new high-density residential node in the McLean CRD by increasing the intensity of properties along Beverly Road to a 3.0 Floor Area Ratio (FAR). In June 2021, the Board of Supervisors adopted an amendment to the Comprehensive Plan for the McLean CBC that reflects the vision of the McLean community and supports the economic revitalization of downtown McLean. Staff, in consultation with the community, developed new District Design Guidelines for the McLean CBC, which were endorsed by the Board of Supervisors in September of 2023. Staff continues to facilitate redevelopment opportunities in this area. An initiative is underway to design and install banners in downtown McLean.

- **Merrifield:** Redevelopment activity in Merrifield continues to progress and diversify in both the Town Center and the Transit Station areas. The Town Center, with the development of the Mosaic District, has become an important gathering place for area residents and a destination for other residents seeking out the district's restaurants, farmers market, and weekend festivals. The plan to transform the former Exxon-Mobil campus into Inova's personalized medicine and research campus was approved for an additional 3.8 million square feet of new development. The adaptive reuse of existing structures was completed in 2019.

- **Richmond Highway:** In March 2018, the Board of Supervisors approved Embark Richmond Highway, an amendment to the Comprehensive Plan. Subsequent Plan Amendments and a transportation study were approved in December 2020 for the North Gateway CBC. To realize the area vision, a major corridor improvement project to widen Richmond Highway to six lanes between Sherwood Hall Lane and Jeff Todd Way, including pedestrian and bicycle improvements, is underway by VDOT. A second major capital project, implementing the Plan's vision for a Bus Rapid Transit system from the Huntington Metrorail Station to Fort Belvoir, will be completed by 2033. Staff prepared District Urban Design Guidelines for the Richmond Highway Corridor, which were endorsed by the Board of Supervisors in March of 2020. A Plan Amendment for the Huntington Metrorail site was completed in 2022 and coordination with the BRT Project on the entitlement phase and funding of infrastructure improvements was explored. Finally, an Urban Land Institute Technical Assistance Panel was held in early 2024 to develop

placemaking recommendations for the Richmond Highway corridor. Implementation of ULI's recommendations commenced with the "Faces of One" sculpture program and a project to temporarily improve the appearance of vacant parcels to be used in the transportation projects. Additional murals along the corridor are being developed and a gateway concept is being pursued for the Woodlawn area.

- **Springfield:** The Town Center, reopened in 2014 after substantial reinvestment, is a catalyst for redevelopment within the greater Springfield area. In 2022, the Board of Supervisors approved new developments in the Town Center for a 400-unit multi-family complex as well as a 160-key hotel. Also, a district-wide branding effort to foster a more cohesive image for the greater Springfield area was completed in the fall of 2023 with the installation of four gateway signs. Staff have retained the services of Kimley-Horn to conduct the design/engineering phase of the enhanced lighting/branding project of the Frontier Drive underpass. An interdepartmental staff team is implementing many of the recommendations contained in the 2022 Springfield Market Assessment. Staff continue to coordinate with the Mt. Vernon-Springfield Chamber of Commerce as well as the Springfield Civic Association to resolve bicycle, signage, general maintenance, and pedestrian safety issues in the CRD, such as an enhanced mid-block pedestrian crossing for Commerce Street, as well as other future improvements. With the opening of the new rooftop park space, called the Springfield Overlook, staff coordinated with FCDOT to implement post-construction improvements to security and worked with FCPA to develop and implement a reservation system and use policies governing the new civic space. In addition, staff planned and coordinated a series of public events at the Springfield Overlook. As part of the "Paint It Fairfax" program, two murals were completed to enhance both the rooftop park space as well as an exterior entrance to create placemaking in the community. Finally, staff implemented new garage signage directing both pedestrians and motorists to the Springfield Overlook and published rules for its usage.

Other Neighborhood Improvements

Other neighborhood improvement projects include streetlights, the implementation of sidewalks, curbs, gutters, curb ramps, and pedestrian safety improvements in older neighborhoods. The County Streetlight Program is designed to respond to the need for additional community and roadway lighting. Currently, new streetlights are primarily installed as part of the County's development process requirements. Depending on funding availability, streetlights may be installed at the County's expense based on citizens' requests. Lighting is also being provided on a limited number of trails/walkways, typically near Metro Stations/mass transit. Operating costs for streetlights are funded by the General Fund. In addition, the Board of Supervisors periodically approves District Capital Project funds. These funds support District specific unfunded capital needs, including minor capital repairs, streetlights, and/or walkways. This program allows the Board of Supervisors to fund or leverage grant funding to support capital projects within their District.

Equity Initiatives

Equity Review and Initiatives

The Community Revitalization Section of the Fairfax County Department of Planning and Development supports the One Fairfax policy by facilitating strategic redevelopment and investment opportunities within targeted commercial areas that align with the community's vision and that improve the economic vitality, appearance and function of those areas. 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 that promotes wealth creation. The Section works closely with the community on various efforts to foster community connections and a sense of place that include planning and coordinating special events in public places, adding murals to beautify and foster local pride, and installing distinctive gateway signage and banners.

Current Project Descriptions

1. **Capital Sinking Fund for Revitalization (Countywide):** $7,780,271 has been allocated to date for the Capital Sinking Fund for Revitalization. The Capital Sinking Fund was established as a direct result of the Infrastructure Financing Committee (IFC). Funding for the sinking fund is approved annually as part of the Carryover Review and is allocated based on the following percentages: 45 percent for FMD, 25 percent for Schools, 15 percent for Parks, 7 percent for Walkways, 5 percent for County maintained Roads and Service Drives, and 3 percent for Revitalization areas. It is anticipated that the Revitalization Sinking Fund will be dedicated to sidewalk and bus shelter repairs and other required capital improvements in the CRDs.

2. **Developer Defaults (Countywide):** The Developer Default project is a continuing program for the purpose of completing private development projects on which developers have defaulted. There has been an increased level of activity for this program in recent years, and current projections suggest this trend will continue. FY 2027 funding of $200,000 is included and is supported by the General Fund.

3. **Developer Streetlight Program (Countywide):** This program supports the installation of streetlights throughout the County. The County coordinates with Dominion Virginia Power and NOVEC for the installation of the streetlights. Developers then make direct payments to the County. Upon completion of installation, streetlights are incorporated into the Fairfax County Streetlight Program inventory. This program is offset entirely by anticipated payments from developers and revenues received are appropriated at year end annually.

4. **District Capital Projects (Countywide):** This Program supports District specific unfunded capital needs, including minor capital repairs, streetlights, and/or walkways. As part of the *FY 2025 Third Quarter Review*, funding of $2,000,000 in project balances was redirected from the ten District Capital Projects, ST-000004 through ST-000013, to the new Reserve for Economic Uncertainty to address emerging fiscal challenges. This funding represented balances that had been allocated over multiple quarterly reviews and used to address small-scale capital project needs. Remaining funding in the district projects will support capital needs as identified by the District Supervisors.

5. **Emergency Directive/Grass Mowing Directive Programs (Countywide):** $514,242 is available to support emergency property maintenance issues and grass mowing associated with foreclosed properties in the County. Funding provides for abatement services of both emergency and non-emergency directives related to health and safety violations, grass mowing violations and graffiti removal. The Department of Code Compliance supports the community through programs pertaining to grass ordinances in order to investigate and resolve violations and concerns in both residential and commercial areas. Funding for this program varies from year to year.

6. **Minor Streetlight Upgrades (Countywide):** $684,732 is available for the upgrading of existing streetlights that do not meet current illumination standards for roadways, based on citizens' requests. Funding for this program varies from year to year and is appropriated at the Third Quarter or Carryover Review.

7. **Payments of Interest on Bond Deposits (Countywide):** This project provides for payments to developers for interest earned on conservation bond deposits. The County requires developers to make deposits to ensure the conservation of existing natural resources. Upon satisfactory completion of the project, the developer is refunded the deposit with interest. Funding varies from year to year and is based on prior year actual expenditures and current interest rates. FY 2027 funding of $100,000 has been included for these payments.

8. **Revitalization – Mason District (Mason District):** $450,074 has been allocated to continue improvement projects in the Mason area.

9. **Revitalization – McLean (Dranesville District):** $143,427 has been allocated to continue improvements in the McLean area.

10. **Revitalization – Mural Pilot Program (Countywide):** $300,000 has been allocated to support a pilot program for public murals in the County's Commercial Revitalization Districts and Areas. The Community Revitalization Section (CRS) will administer this program and work with community stakeholders to identify appropriate locations and themes for murals.

11. **Revitalization – Richmond Highway (Franconia/Mount Vernon Districts):** $78,277 has been allocated for streetscape improvements and signage in the Richmond Highway Corridor revitalization area. The Southeast Fairfax Development Corporation (SFDC) initiated the Wayfinding project 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. Phase II, consisting of three additional wayfinding signs for the southern end of the corridor as well as modifications to one existing sign, was completed in August 2017. Remaining funds may be retained for future repairs or to assist with relocation of these signs as a result of road widening and/or Bus Rapid Transit projects.

12. **Revitalization – Springfield (Springfield District):** $203,844 has been allocated for the Springfield Branding/signage project. To raise the visibility and reputation of Springfield as a great place to live and do business, Fairfax County is working to implement new gateway entrance signs welcoming visitors and shoppers into the Central Springfield commercial area. This branding initiative is a partnership between the County and the Greater Springfield Chamber of Commerce, Springfield Civic Association, and Springfield Town Center.

13. **Revitalization - Springfield Branding (Springfield District):** $150,000 has been allocated to support a unique lighting installation as part of the Springfield Branding/signage project. This project will strengthen the identity and image of central Springfield, including the Springfield Commercial Revitalization District as well as the Springfield Transit Station Area. To complement the flagship welcome sign from the west at the new Commuter Parking Garage, staff developed an innovative gateway on the south and east of the commercial areas, comprised of a unique lighting installation at the Frontier Drive underpass. This lighting feature will improve the connection with the Franconia-Springfield Metrorail station while also improving pedestrian safety and comfort.

14. **Revitalization - Springfield Planning (Springfield District):** $180,000 has been allocated for consultant support related to planning in the Springfield area. Consultant assistance will support community engagement and visioning, development of potential land use and design scenarios, and a transportation study for the Springfield Transit Station (TSA)/Community Business Center (CBC) study.

15. **Revitalization Initiatives (Countywide):** $389,615 has been allocated for revitalization activities, including consultant services to foster commercial revitalization and address program needs to implement recommendations of the Comprehensive Plan for the Revitalization Districts/Areas: Annandale, Baileys Crossroads/Seven Corners, Lake Anne, Lincolnia, McLean, Merrifield, Richmond Highway, and Springfield, as well as for other areas of strategic importance in the County.

16. **Revitalization Maintenance – CRP Areas (Countywide):** This is an on-going project which provides for routine and non-routine maintenance in commercial revitalization districts (Annandale, Baileys Crossroads/Seven Corners, McLean, Richmond Highway, and Springfield) and provides landscaping maintenance associated with the Tyson's Silver Line area. The goal of this program is to provide an enhanced level of infrastructure and right-of-way features in these urbanizing areas to facilitate pedestrian movements and create a "sense of place." Routine maintenance in the commercial revitalization areas currently includes grass mowing, trash removal, street sweeping, fertilization, mulching of plant beds, weed control, and plant pruning. Non-routine maintenance includes asset maintenance or replacement (e.g., trees, plants, bicycle racks, area signs, street furniture, bus shelter, drinking fountains) to sustain the overall visual characteristics of the districts. Maintenance along the Silver Line also includes the upkeep of 27 water quality swales under the raised tracks located in VDOT right-of-way. Typical maintenance for the swales includes litter and sediment removal, vegetation care, and structural maintenance. Funding of $500,000 has been included to continue these efforts in FY 2027.

17. **Strike Force Blight Abatement (Countywide):** This project is supported by the Department of Code Compliance which assists the community through programs pertaining to zoning, building, property maintenance, health, and fire codes as well as blight ordinances in order to investigate and resolve violations and concerns in both residential and commercial areas. As part of the FY 2009 Adopted Budget Plan budget guidelines, the Board of Supervisors directed that any revenue generated from zoning violation fines in excess of the baseline total of $122,215 be made available to support the activities of the Department of Code Compliance. Any revenues over this baseline amount are appropriated to this project at year-end.

18. **Survey Control Network Monumentation (Countywide):** This is a continuing project that supports the establishment, maintenance, and publication of survey control monuments. These monuments, used by the private and public sectors, are the terrestrial framework for geospatial control of surveying, mapping, and land development projects. The survey control monuments provide spatial control for the County GIS system. This monumentation work is necessary to assist Surveyors and Engineers in developing site plans in accordance with the requirements of the Fairfax County Public Facilities Manual.

Project Cost Summaries

Revitalization and Neighborhood Improvements

($000's)

	Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total FY 2027 - FY 2031	Total FY 2032 - FY 2036	Total
1	Capital Sinking Fund for Revitalization	G	***$7,780***						$0		$7,780
	CR-000007										
2	Developer Defaults	G	***C***	***$200***	$200	$200	$200	$200	$1,000	$1,000	$2,000
	2G25-020-000										
3	Developer Streetlight Program	X	***$1,203***						$0		$1,203
	2G25-024-000										
4	District Capital Projects	G	***$2,987***						$0		$2,987
	ST-000004 - ST-000013										
5	Emergency Directive / Grass Mowing Directive Programs	G, X	***$514***						$0		$514
	2G25-018-000 / 2G97-002-000										
6	Minor Streetlight Upgrades	G, X	***$685***						$0		$685
	2G25-026-000										
7	Payments of Interest on Bond Deposits	G	***C***	***$100***	$100	$100	$100	$100	$500	$500	$1,000
	2G06-002-000										
8	Revitalization - Mason District	B, X	***$450***						$0		$450
	CR-000014										
9	Revitalization - McLean	B, X	***$143***						$0		$143
	CR-000012										
10	Revitalization - Mural Pilot Program	G	***$300***						$0		$300
	CR-000016										
11	Revitalization - Richmond Highway	B, X	***$78***						$0		$78
	CR-000013										
12	Revitalization - Springfield	B, X	***$204***						$0		$204
	CR-000011										
13	Revitalization - Springfield Branding	G	***$150***						$0		$150
	CR-000015										

Project Cost Summaries

Revitalization and Neighborhood Improvements

($000's)

	Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total FY 2027 - FY 2031	Total FY 2032 - FY 2036	Total
14	Revitalization - Springfield Planning	G	***$180***						$0		$180
	2G35-011-000										
15	Revitalization Initiatives	G	***$390***						$0		$390
	2G35-007-000										
16	Revitalization Maintenance - CRP Areas	G	***C***	***$500***	$500	$500	$500	$500	$2,500	$2,500	$5,000
	2G25-014-000										
17	Strike Force Blight Abatement	G, X	***$1,251***						$0		$1,251
	2G97-001-000										
18	Survey Control Network Monumentation	G	***C***		$95	$95	$95	$95	$380	$475	$855
	2G25-019-000										
	Total		***$16,315***	**$800**	**$895**	**$895**	**$895**	**$895**	**$4,380**	**$4,475**	**$25,170**

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

Key: Source of Funds

B	Bonds
F	Federal
G	General Fund
S	State
U	Undetermined
X	Other