

DRAFT SCENARIOS FRANCONIA – SPRINGFIELD VISION PLAN

March 10, 2026 – Advisory Group Meeting



PLANNING & DEVELOPMENT
FAIRFAX COUNTY

SMITHGROUP

BRISTOL
&
STORY

Springfield Community
Business Center (CBC)

Commerce St

Bland St

Brandon Ave

Commerce St

Franconia Rd

Springfield Blvd

Lordsburg Ct

Merriam Rd

Frontier Dr

Spring Mall Dr

Franconia-Springfield Pkwy

Seaford Way

Franconia-Springfield
Transit Station Area (TSA)

Walker Ln

Wells Pkwy

Brant St

M

Franconia-Springfield
Station

AGENDA

01 REVISED VISION STATEMENT

02 REVISED GUIDING PRINCIPLES

03 DRAFT SCENARIOS A, B, + C

UPDATES

- March 5th Community Open House
- Draft Concepts: Online Survey
- Advisory Group Meeting: **Monday, April 27th**
 - In-Person: New Franconia Governmental Center, 7130 Silver Lake Boulevard
- Advisory Group Meeting: **Monday, May 18th**
 - TBD

Franconia-Springfield Planning Study

Estudio de Planificación de Franconia-Springfield

Community Visioning Open House | November 8, 2025



Let's update the vision for Franconia-Springfield!
¡Actualicemos la visión para Franconia-Springfield!

The following is the current vision statement from the 2017 Fairfax County Comprehensive Plan. Use the markers to write in suggested changes below to reflect your vision for the area!

A continuación se presenta la visión actual del Plan Integral del Condado de Fairfax de 2017. Utiliza los plumones para anotar tus sugerencias de cambios para que refleje mejor tu visión para la zona.

Transform the area into a mixed use, easily accessible, and inter-connected place. Residents, employees, and visitors will have their essential needs and services proximate to one another and easily accessible by various means, particularly by walking and biking. Redevelopment also will serve the needs of the surrounding neighborhoods and, to a certain extent, the region.

Transformar la zona en un espacio de uso mixto, de fácil acceso e interconectado. Los residentes, empleados y visitantes tendrán sus necesidades y servicios esenciales cerca unos de otros y fácilmente accesibles por diversos medios de transporte, en particular a pie y en bicicleta. La reurbanización también atenderá a las necesidades de los vecindarios cercanos y, en cierta medida, de la región.

Or add sticky notes with your own vision statement here:

También puedes escribir tu propia visión en las notas adhesivas y agregarla aquí:

Sticky notes with handwritten suggestions:

- Include the highway and the surrounding area
- Need a transportation station on one of the streets, connecting across from the station to the mall
- En Springfield system app have bike racks that are arranged in parking, etc. También hay que tener en cuenta las necesidades
- También en las zonas cercanas hay tiendas y muchos restaurantes, se ve mucho más bonito
- Great space for a lot of vegetation
- Need to include some components like ramps for people with disabilities
- Integrate the CS MS (Highway) into the plan
- Some ideas that would be great for the area, but they are not in the current plan

DRAFT VISION STATEMENT

DRAFT VISION STATEMENT

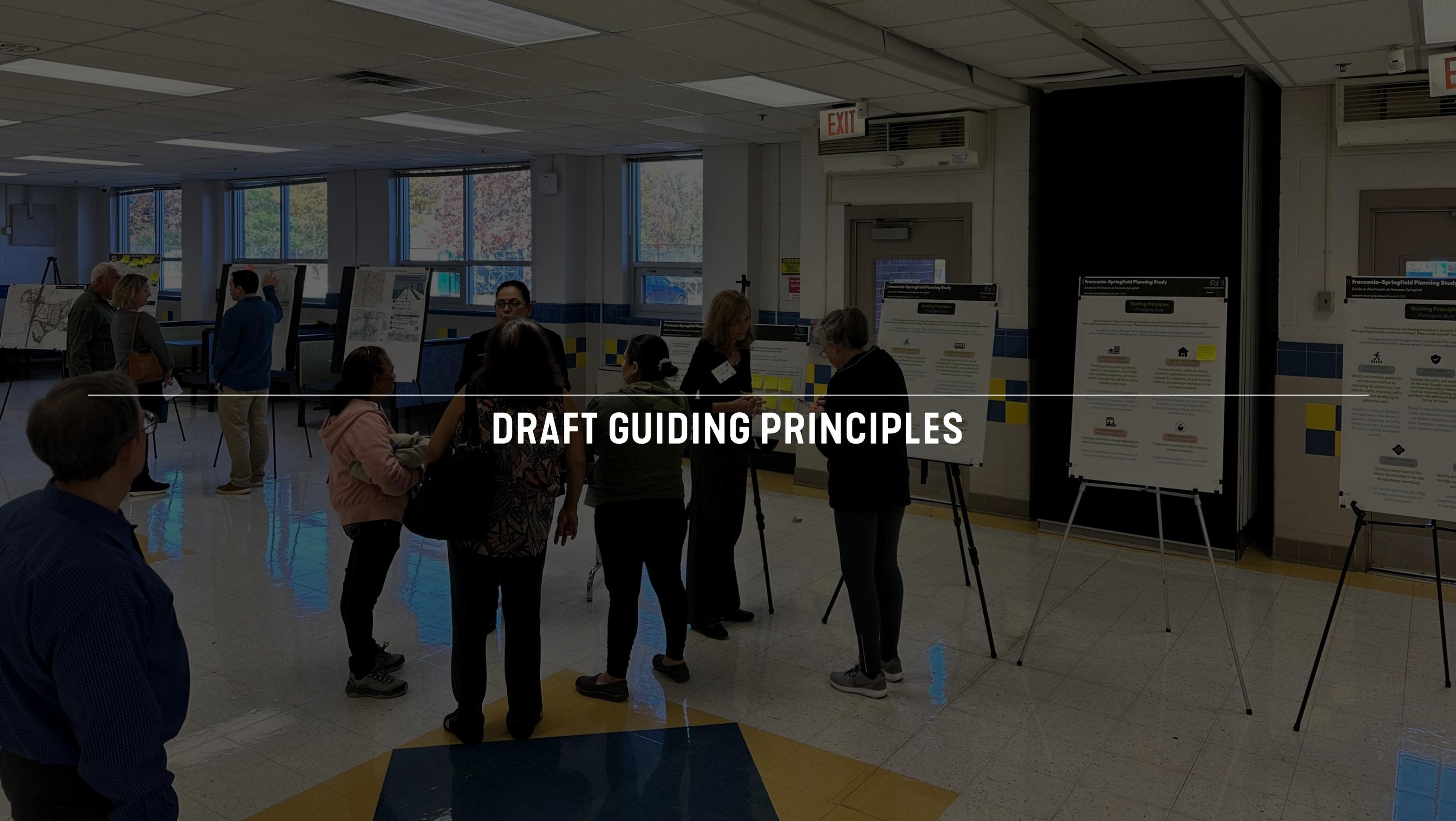
Current Vision Statement

Transform the area into a mixed use, easily accessible, and inter-connected place. Residents, employees, and visitors will have their essential needs and services proximate to one another and easily accessible by multiple means of transportation, particularly by walking and biking. Redevelopment also will serve the needs of the surrounding neighborhoods and, to a certain extent, the region.

Proposed Draft Vision Statement

The area will transform into a **safe, walkable and connected** place with **attainable housing choices** and a **mix of uses** to serve residents, employees, surrounding neighborhoods, and visitors, while **supporting** existing and future **businesses**. Visually appealing, inclusive and accessible **public spaces and streetscapes** will be created to foster **gathering** and social interaction. Walkability and multi-modal connectivity will be improved with additional **pedestrian and bicycling infrastructure** and **enhanced public transit** to get people to their destinations. **Trees, parks, and green spaces** will be added and integrated to promote recreation, connection to **nature**, and improved **quality of life** for all.

DRAFT GUIDING PRINCIPLES



DRAFT GUIDING PRINCIPLES – LAND USE & DEVELOPMENT

Current Guiding Principles

Land Use & Development

- Provide opportunities for high density, mixed-use redevelopment, which would allow residents, employees, and visitors to work, shop, exercise, and live in relative proximity to each other
- Preserve and protect stable, low density residential neighborhoods that surround the Franconia-Springfield Area through screening, buffering, and tapering of development at the transitional boundaries
- Encourage revitalization through enhancing the economic competitiveness of local businesses
- Complement revitalization efforts made by the local community

Proposed Draft Guiding Principles

Land Use & Development

- Encourage **medium- and high-density mixed-use** development and redevelopment designed to accommodate current and future transit to enable residents, employees and visitors to live, work, play, and shop in the area.
- Provide a variety of **housing choices**, especially **multifamily** housing, to accommodate **families** of all sizes, types, and income levels and to support local **businesses**.
- Ensure that new development is **respectful** of existing, established neighborhoods through **design strategies** that **minimize impacts**.
- Promote **high-quality** development and redevelopment through proper **siting**, excellent **design**, and sustainable materials and systems.
- Foster a **resilient commercial base** that supports established businesses, attracts new businesses to provide opportunities for employment and shopping.

DRAFT GUIDING PRINCIPLES – PUBLIC SPACES & PLACEMAKING

Current Guiding Principles

Identity & Heritage

- Develop a unique identity that reflects the character of the area through design consistency
- Identify, preserve and promote awareness of heritage resources through research, survey and community involvement

Proposed Draft Guiding Principles

Public Spaces & Placemaking

- Create an accessible **network of public spaces and park experiences** consistent with the Urban Parks Framework, including active, passive/contemplative, social, and natural/cultural recreation.
- Integrate **high-quality streetscape**, street furnishings, lighting, vegetation, buffering of pathways, and amenities.
- Express the area's multicultural **identity and diversity** through public art and other design opportunities.
- Enhance **safety** through improved **lighting**.
- Ensure streets, sidewalks, and public spaces are well maintained, clean and welcoming.
- Identify, preserve and promote awareness of **heritage resources**.

DRAFT GUIDING PRINCIPLES – MOBILITY & CONNECTIVITY

Current Guiding Principles

Transportation & Connectivity

- Enhance multi-modal linkages throughout the area and to the Joe Alexander Transportation Center and other transportation nodes.
- Encourage even traffic flows through enhancements to the public transit system, incentives for carpooling, and implementation of a coordinated program of transportation demand management strategies.

Proposed Draft Guiding Principles

Mobility & Connectivity

- Enhance **multimodal connectivity** throughout the area to major destinations and local and regional public transit including the Joe Alexander Transportation Center, which includes **Metrorail and VRE**, and the **Springfield CBC Commuter Garage** to better serve residents and employees.
- Transform existing roadways into “**Complete Streets**” designed for all users including pedestrians, cyclists, transit riders, and motorists.
- Integrate **traffic calming** strategies to enhance safety and reduce collisions.
- Create **smaller blocks and walkable streets** with new development and redevelopment.

DRAFT GUIDING PRINCIPLES – MOBILITY & CONNECTIVITY (CONT'D)

Current Guiding Principles

Transportation & Connectivity (cont'd)

- Create a usable wayfinding system, which would efficiently move people through the area.
- Maintain easy access to regional transportation systems.

Safety & Mobility

- Identify and minimize pedestrian and vehicular conflicts by separating the pedestrians from vehicular traffic, improving traffic circulation, and developing the pedestrian realm

Proposed Draft Guiding Principles

Mobility & Connectivity (cont'd)

- Encourage safe bicycling through the integration of **protected bike infrastructure**.
- Ensure a continuous and **connected active transportation** system throughout the area and to major area destinations.
- Expand and connect **trails and greenways** in the area and connect them to areas and parks beyond such as Lake Accotink, Brookfield, Island Creek and Loisdale Parks.
- Integrate access to **micromobility** options such as bikeshare and e-scooters and microtransit with development.

DRAFT GUIDING PRINCIPLES – ENVIRONMENT & SUSTAINABILITY

Current Guiding Principles

Environment & Sustainability

- Enhance the safety and security of the area through innovative, environmental design features, such as improved lighting, safe pathways, and additional windows facing the street
- Utilize innovative design and engineering techniques to preserve, enhance, and restore the existing natural resources in the area

Proposed Draft Guiding Principles

Environment & Sustainability

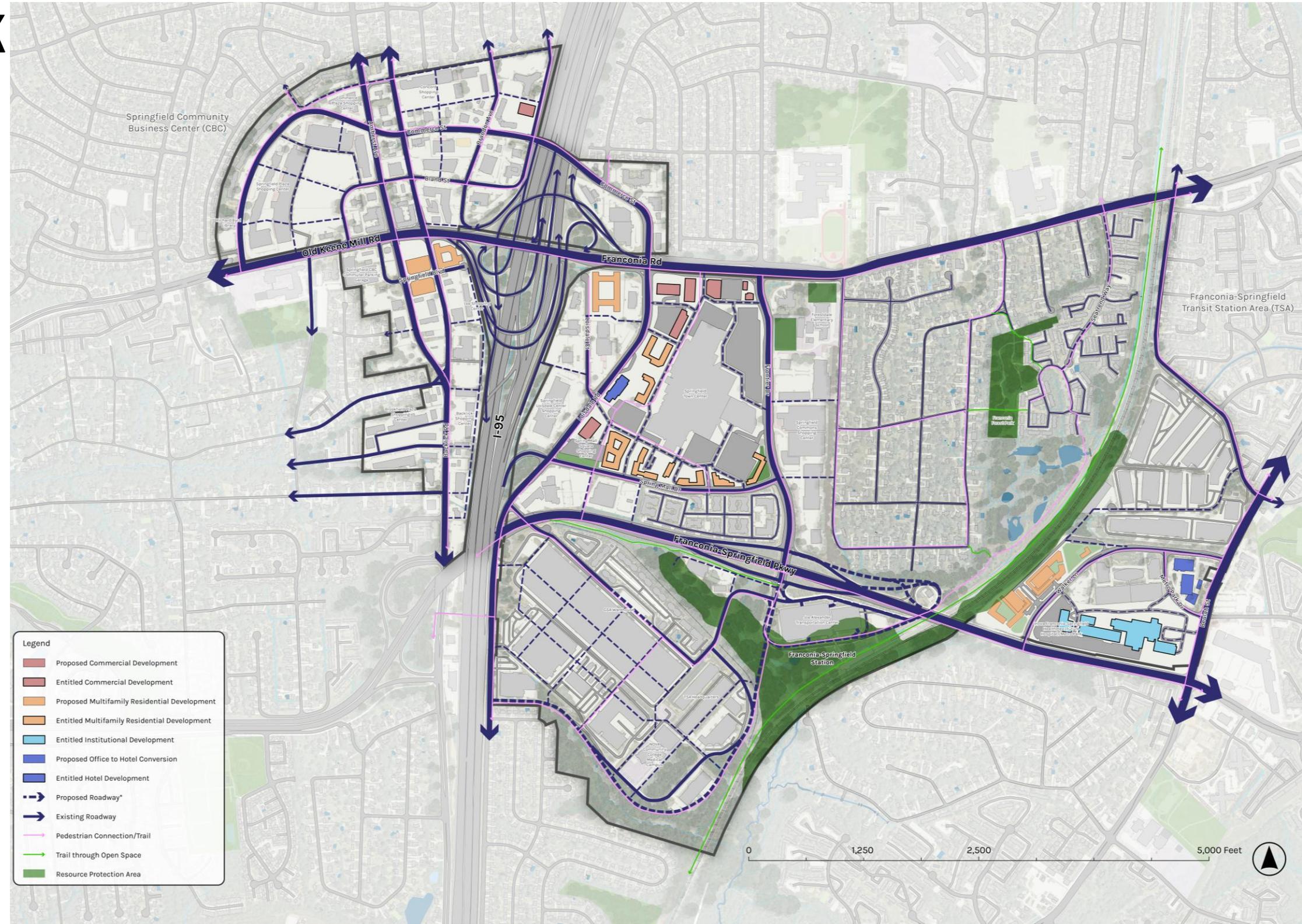
- Preserve , protect, and enhance existing **Resource Protection Areas (RPAs) Environmental Quality Corridors (EQCs)**, and **conservation corridors** in accordance with county policies while recognizing these features as assets that enhance the quality of life in the area.
- Add **parks and active green spaces** that accommodate all users.
- Increase **tree canopy cover** throughout the area, and as development occurs.
- Integrate **climate-responsive** and **resilient building** and **site design** strategies that align with county policies in the Environment Element of the Policy Plan.

DRAFT SCENARIOS

STREET NETWORK

Overall Concept

- A network of pedestrian-scaled and walkable streets and blocks
- Strengthened connectivity to Metro
- Enhanced streetscape to provide comfort and promote walking



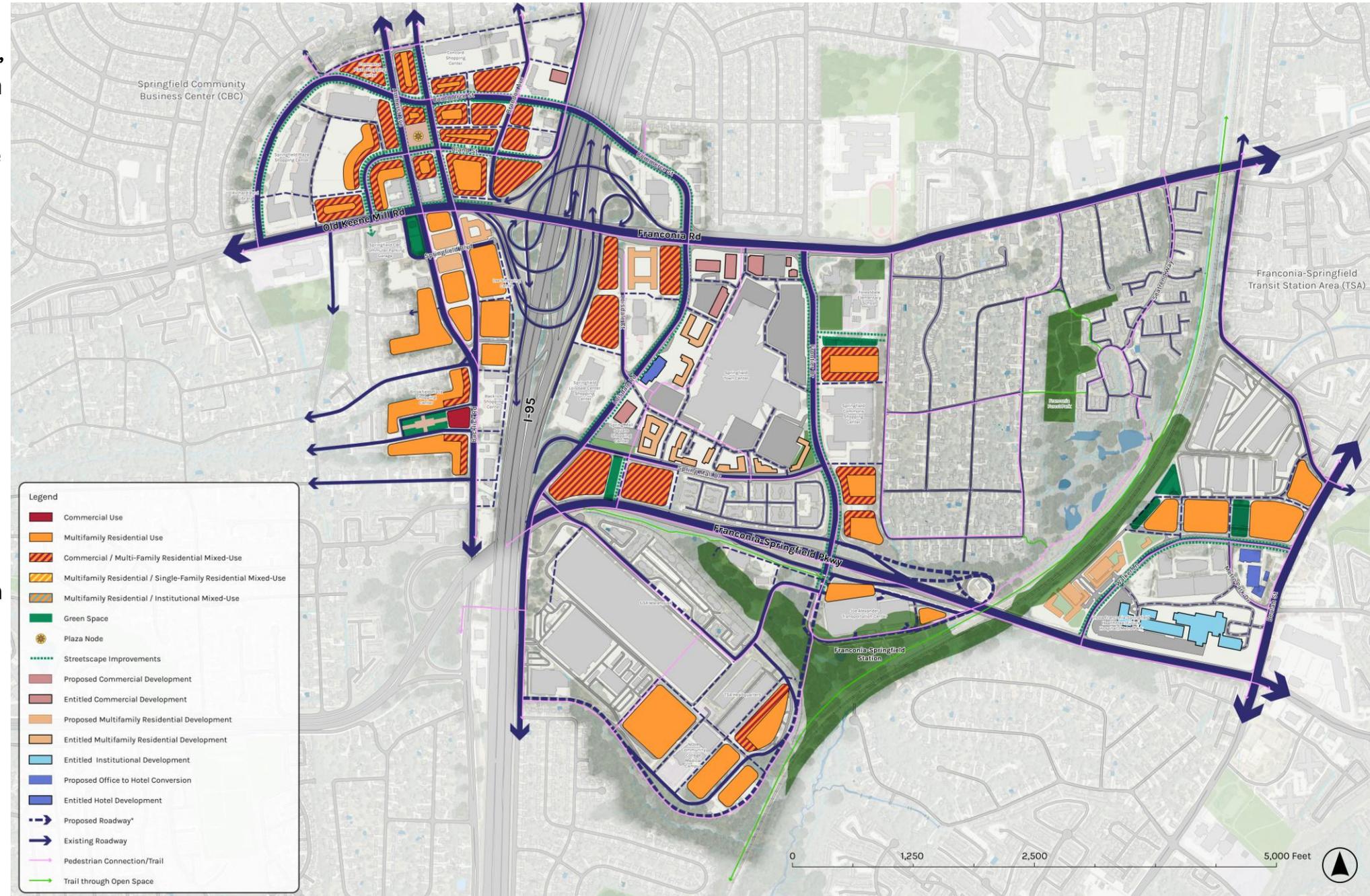
SCENARIO A

SCENARIO A – A FOCUS ON STRATEGIC INFILL

Overall Concept

This scenario focuses on the potential for strategic infill with mixed-use development, public spaces, and streetscape that create a sense of place while maintaining some existing uses that are likely to remain in the medium to long term.

- Walkable, mixed-use corridors support daily needs, build on **existing infrastructure**, and maintain the **existing neighborhood fabric**.
- A centrally located **town square, between Amherst and Backlick in the CBC** serves as a **focal point** for the community and creates a recognizable place within the corridor.
- Another **public space** could be located within a redeveloped Brookfield Plaza.
- **Enhanced streetscape** and a **walkable** network of streets and blocks creates a more **pedestrian friendly** place.
- **Targeted infill** on underutilized, vacant, and select surface parking areas creates opportunities for new mixed-use housing and commercial/retail and **is scaled appropriately** to surrounding neighborhoods.



SCENARIO A – A FOCUS ON STRATEGIC INFILL - CBC

Land Uses

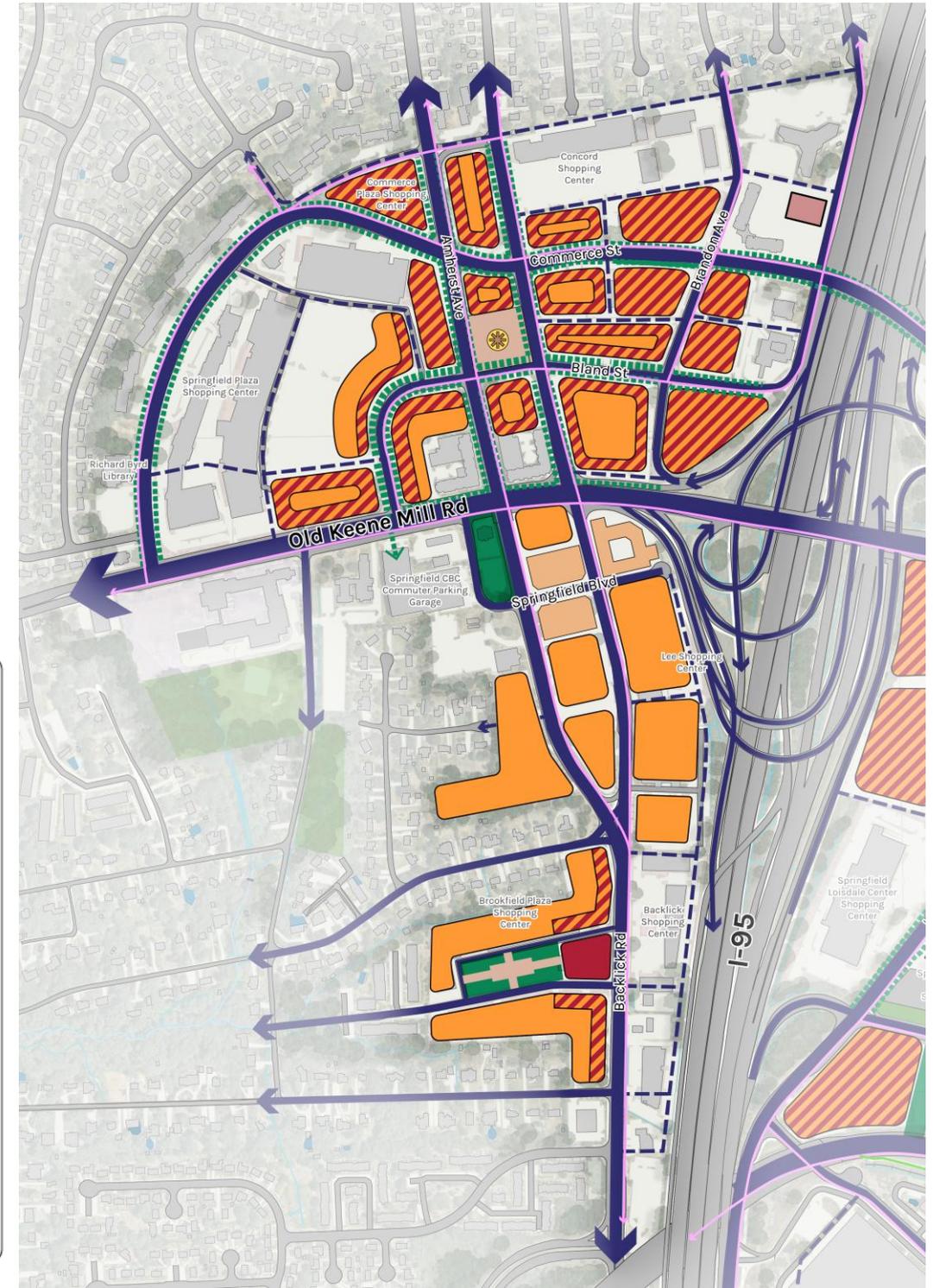
- Mix of uses - primarily retail/commercial and multifamily residential.
- Small park next to parking garage.

Parks, Open Spaces + Placemaking

- Town square/public plaza space between Amherst and Backlick bridges Land Units A and B.
- Town Square or public space at redeveloped Brookfield Plaza with mixed use residential.

Mobility, Connectivity + Streetscape

- Enhanced streetscape along Commerce Street, Bland Street, Amherst Ave. and Backlick Road unifies the area.
- New streets connect to existing streets create more walkable blocks and encourage pedestrian activity.



SCENARIO A – A FOCUS ON STRATEGIC INFILL – TSA WEST

SPRINGFIELD TOWN CENTER AREA

Land Uses

- Flexible infill land uses of a mix of commercial/retail and/or multifamily residential as across from Springfield Town Center area.
- Springfield TC is shown as currently entitled with recent and proposed new development.

Parks, Open Spaces + Placemaking

- Public spaces offer opportunities for placemaking and activation in concert with development in the area.
- Small green space adjacent to Forestdale ES, enhancing connectivity to existing adjacent neighborhood.

Mobility, Connectivity + Streetscape

- Enhanced streetscape and traffic calming along Loisdale, Frontier, and Spring Mall Drive slows traffic and encourages pedestrian activity and connects better to Metro.

GSA WAREHOUSE AREA

Land Uses

- GSA Warehouse remains.
- Infill multifamily residential on adjacent non-GSA/TSA blocks and TSA.
- Potential for infill multifamily at Metro station.

Parks, Open Spaces + Placemaking

- Enhanced trail connections to RPA.
- Placemaking opportunities with development at Metro station.

Mobility, Connectivity + Streetscape

- Frontier Drive extension connects to new development and NOVA CC.

Legend

- Commercial Use
- Multifamily Residential Use
- Commercial / Multi-Family Residential Mixed-Use
- Multifamily Residential / Single-Family Residential Mixed-Use
- Multifamily Residential / Institutional Mixed-Use
- Green Space
- Plaza Node
- Streetscape Improvements
- Proposed Commercial Development
- Entitled Commercial Development
- Proposed Multifamily Residential Development
- Entitled Multifamily Residential Development
- Entitled Institutional Development
- Proposed Office to Hotel Conversion
- Entitled Hotel Development
- Proposed Roadway*
- Existing Roadway
- Pedestrian Connection/Trail
- Trail through Open Space



SCENARIO A – A FOCUS ON STRATEGIC INFILL – TSA EAST

Land Uses

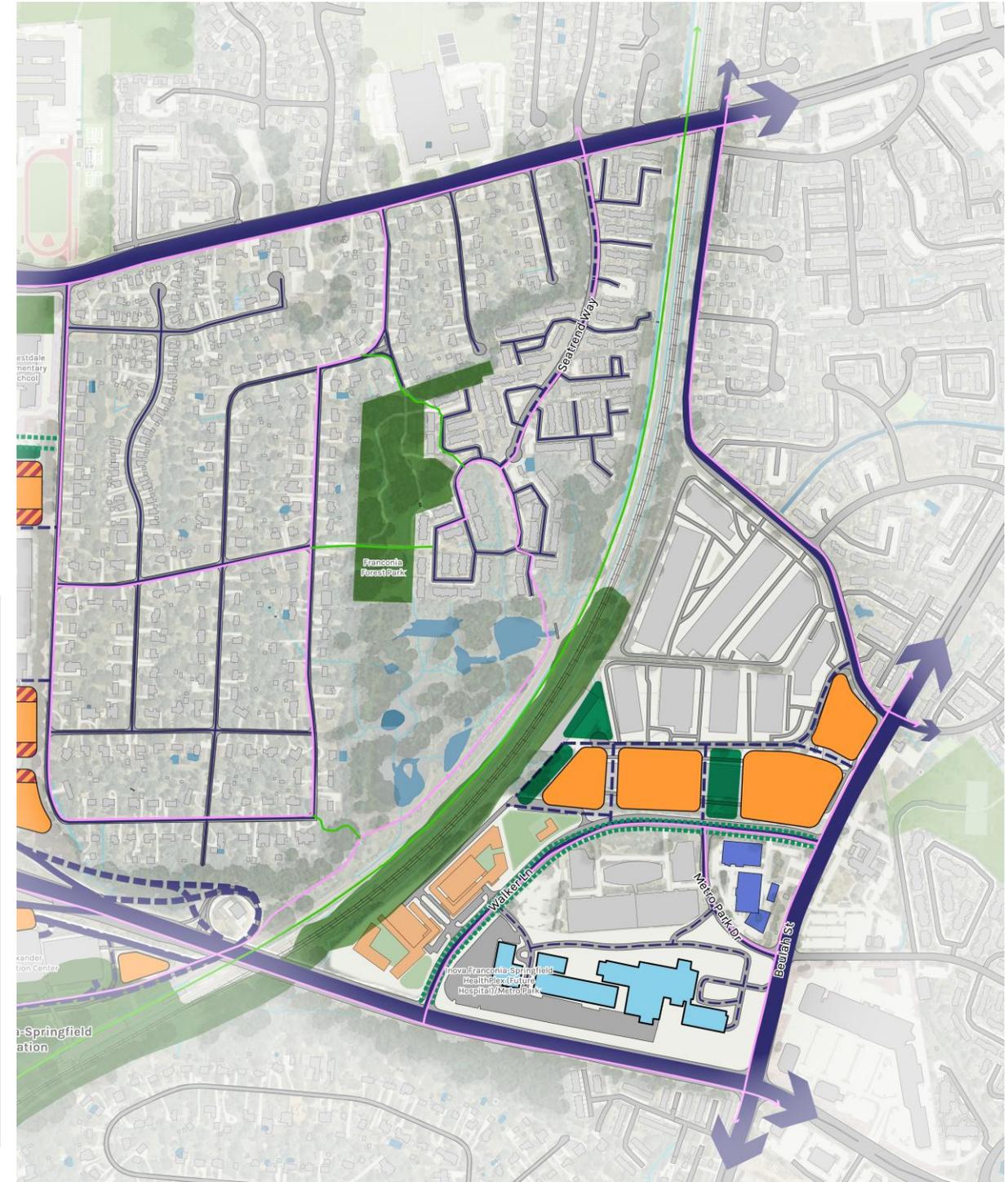
- Partial redevelopment of industrial area to multifamily residential with a small park.
- Potential redevelopment of existing office buildings to hotel.

Parks, Open Spaces + Placemaking

- Small parks and green spaces serve new development and adjacent neighborhood.

Mobility, Connectivity + Streetscape

- Partial street grid with new development.
- Enhanced streetscape along Walker Lane.



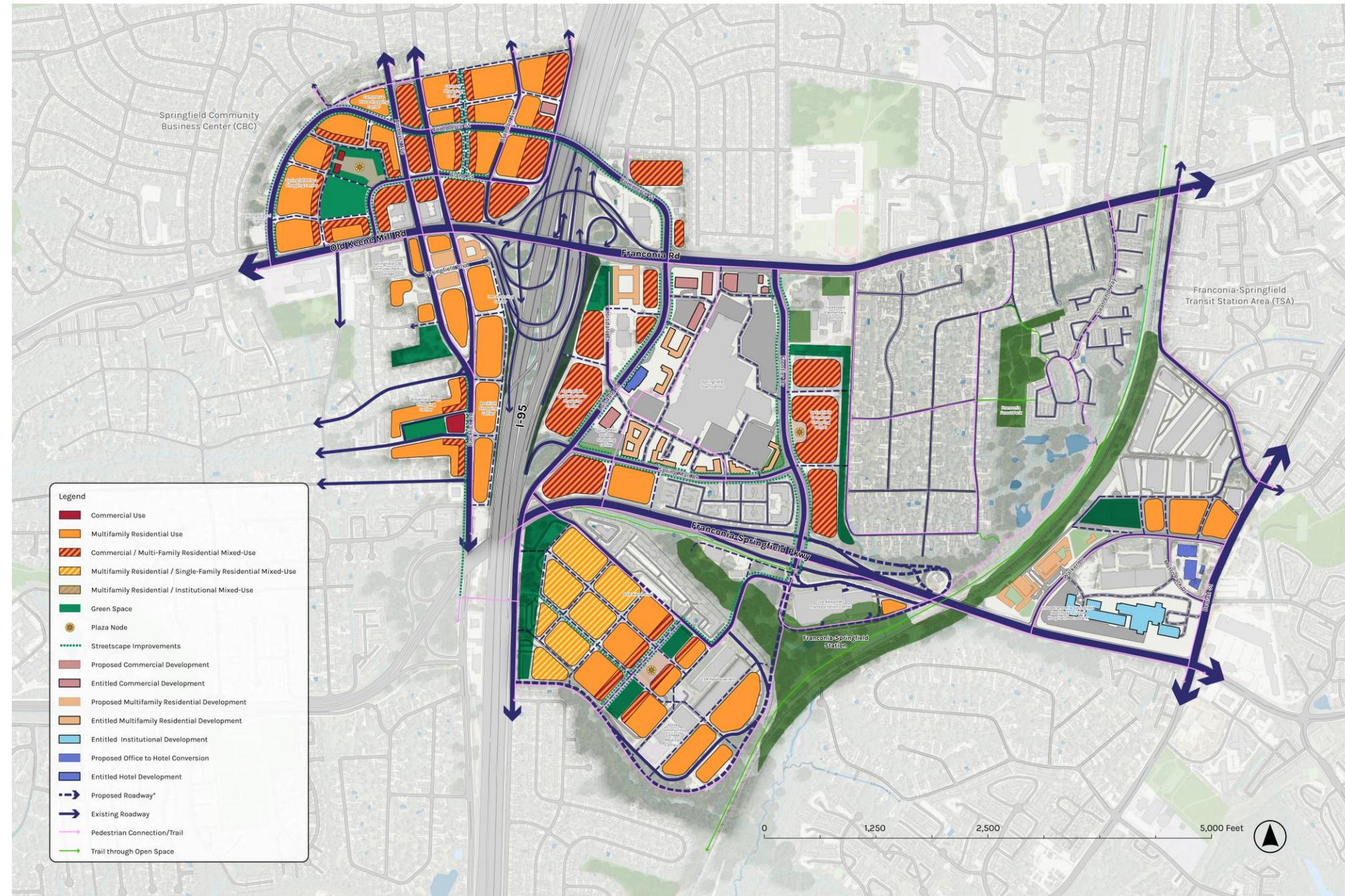
SCENARIO B

SCENARIO B – A FOCUS ON CONNECTIVITY AND GREEN SPACES

Overall Concept

Opportunities for new green spaces, or public plazas, and enhanced connectivity created by future development distributed throughout neighborhoods are explored in this concept. Future development along major thoroughfares and I-95 could be flexible as mixed-use commercial/retail and/or multifamily residential

- This concept focuses on **strengthening connectivity** between distinct plan areas and on creating better linkages to Metro and beyond.
- Stops for **Micro-transit** (flexible, on-demand public transportation services) can help improve mobility and connectivity throughout the study area.
- A mix of **green open spaces** and **programmed plaza spaces** are interspersed throughout the study area along with enhanced streetscape to encourage walking.
- A mix of **multifamily residential** and **mixed-use development** is added throughout the area over time.
- A network of proposed local streets introduce a more **pedestrian-friendly scale** to the study area.



SCENARIO B – A FOCUS ON GREEN SPACES AND CONNECTIONS – CBC

Land Uses

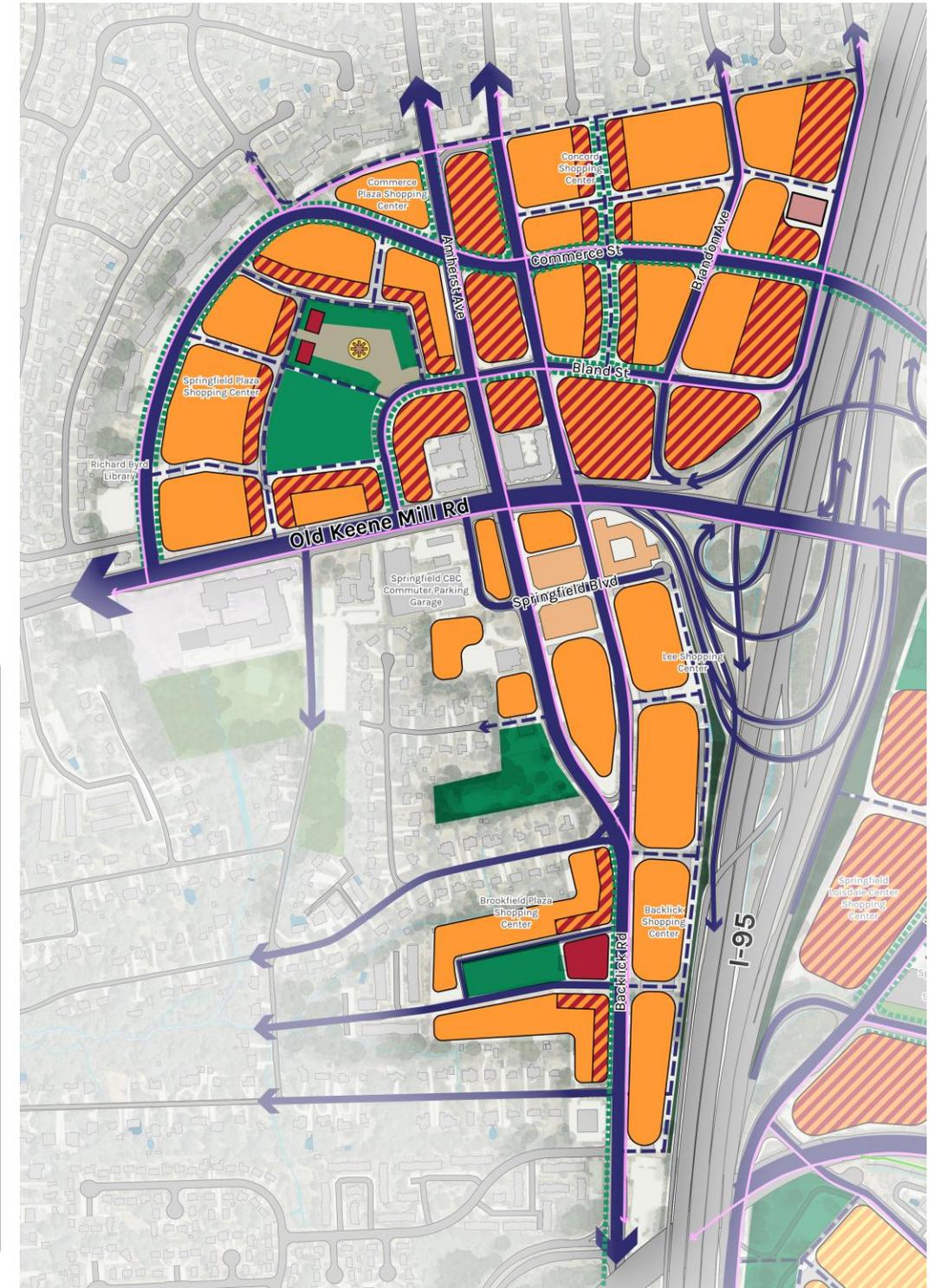
- Mix of uses - primarily retail/commercial and multifamily residential.
- Retail fronts public gathering spaces at neighborhood nodes, with multifamily residential above.
- Blocks between Amherst and Backlick north of Old Keen Mill are flexible for retail/commercial or multifamily residential or mix of both.
- South of Old Keen Mill Rd.- Primarily multifamily development with a significant park.

Parks, Open Spaces + Placemaking

- Neighborhood nodes are a combination of plazas for gathering and interaction and green spaces for gentle recreation/activity.
- These spaces can include seasonal programs, café seating, pavilions, food kiosks, fountains and other amenities.
- Performances can activate these spaces, and public art can be designed to expressions of local culture and identity.

Mobility, Connectivity + Streetscape

- New streets create walkable and pedestrian-friendly block sizes.
- Focus on enhancing streetscape along Bland Street, connecting across Amherst and Backlick from Land Unit B to A, then north along new connector street.



SCENARIO B – A FOCUS ON CONNECTIVITY AND GREEN SPACES– TSA WEST

SPRINGFIELD TOWN CENTER AREA

Land Uses

- Mix of uses - commercial/retail and multifamily residential.
- Springfield Town Center is shown as currently entitled with recent and proposed new development.

Parks, Open Spaces + Placemaking

- A new park adjacent to Forestdale ES and linear park between Frontier Drive and Springfield Forest connects to Franconia-Springfield Parkway.
- Strong vegetative buffering of new residential along I-95.

Mobility, Connectivity + Streetscape

- New streets replace the GSA Warehouse property creating walkable and pedestrian-friendly block sizes.
- Enhanced streetscape and traffic calming along Loisdale, Frontier, and Spring Mall Drive slows traffic and encourages pedestrian activity and connects better to Metro.

GSA WAREHOUSE AREA

Land Uses

- New single family and/or multifamily residential neighborhood replaces GSA warehouse property.
- Mixed use retail/multifamily residential lines a linear public space.
- New Joint Development potential near Metro garage.

Parks, Open Spaces + Placemaking

- Linear public space/park and plaza, streetscape, and trees.
- Enhanced connections and trails to RPA.
- Strong vegetative buffering of new residential along I-95.

Mobility, Connectivity + Streetscape

- A new grid of streets and blocks replaces the GSA warehouse property.
- New walking/biking trails connect to existing ones.
- Frontier Drive extension connects this area to Metro and parts north.
- Strong vegetative buffering of new residential along I-95.



SCENARIO B – A FOCUS ON CONNECTIVITY AND GREEN SPACES– TSA EAST

Land Uses

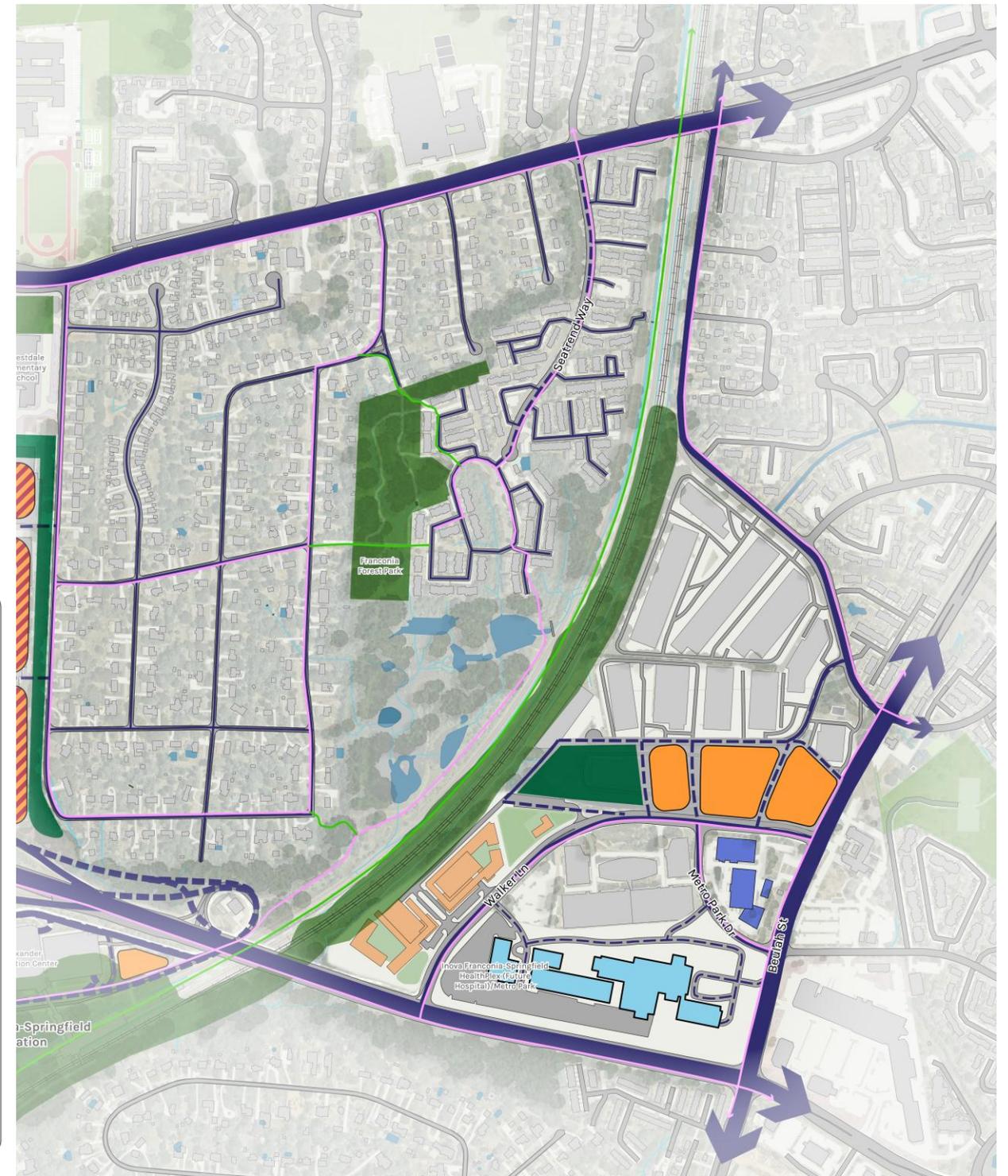
- Partial redevelopment of industrial area to single family residential/townhomes with a park.

Parks, Open Spaces + Placemaking

- Linear park space framed by new residential serves the neighborhoods.

Mobility, Connectivity + Streetscape

- New walkable grid of streets and blocks.
- New trails and paths within new park.



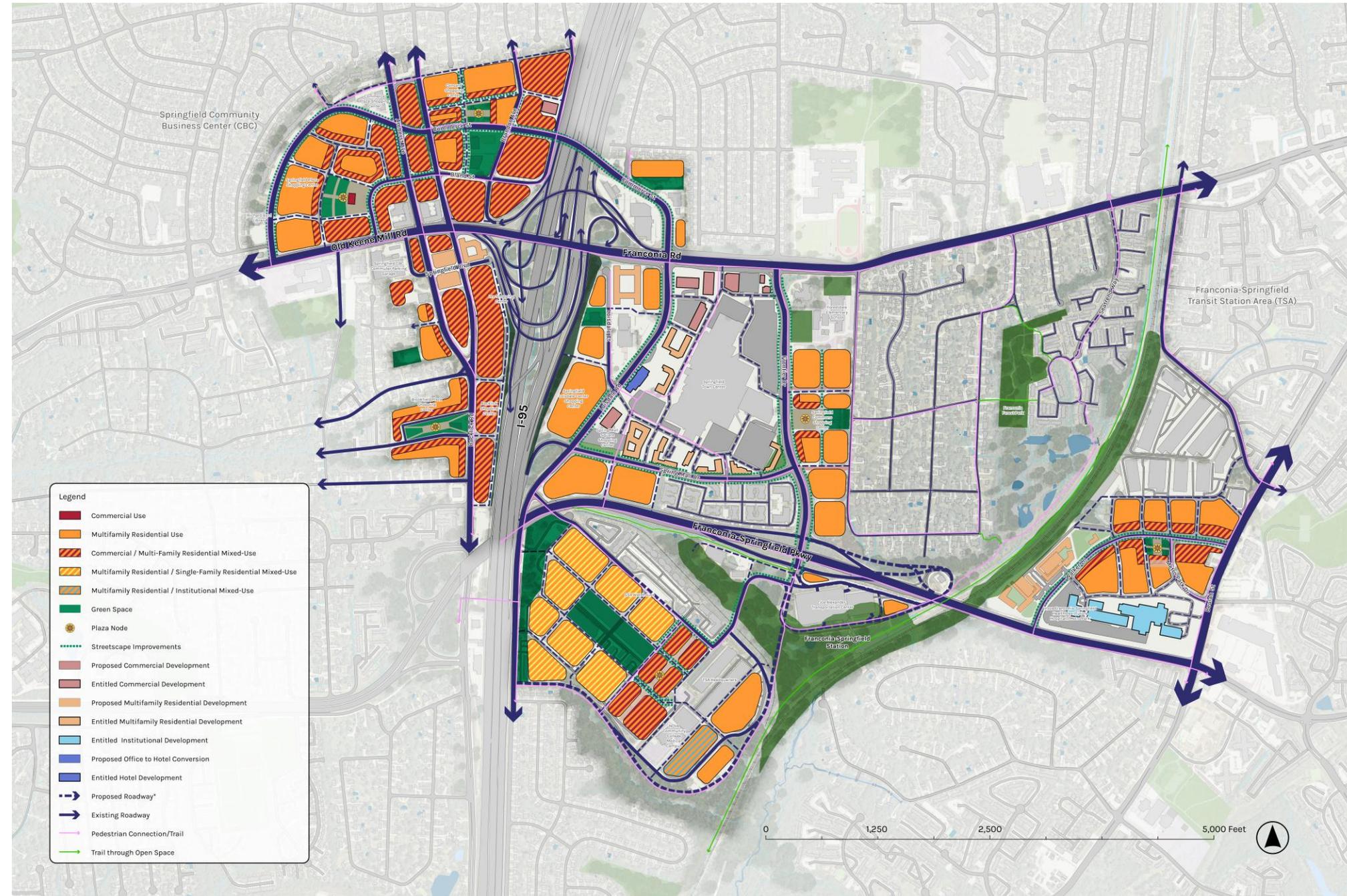
SCENARIO C

SCENARIO C – A FOCUS ON NEIGHBORHOOD NODES

Overall Concept

Neighborhood nodes for placemaking and activity are the focal points around which future mixed-use and residential development are organized in this concept.

- **Neighborhood nodes** are surrounded by **mixed-use** development to serve residents, employees and visitors.
- The nodes are beautifully hardscaped and landscaped **plazas for gathering** and interaction with public **amenities**.
- Surface **parking** areas and underutilized parcels are transformed into new development, and parking is located in adjacent **garages or below development**.
- **Multifamily housing opportunities** are added throughout the area. Of note is a strategy for replacing the GSA warehouse and surrounding parcels with new development and a new neighborhood park.
- A finer **network of walkable streets and blocks** is created by the addition of new roadways within existing larger blocks and connecting them to the overall street grid.



SCENARIO C – A FOCUS ON NEIGHBORHOOD NODES- CBC

Land Uses

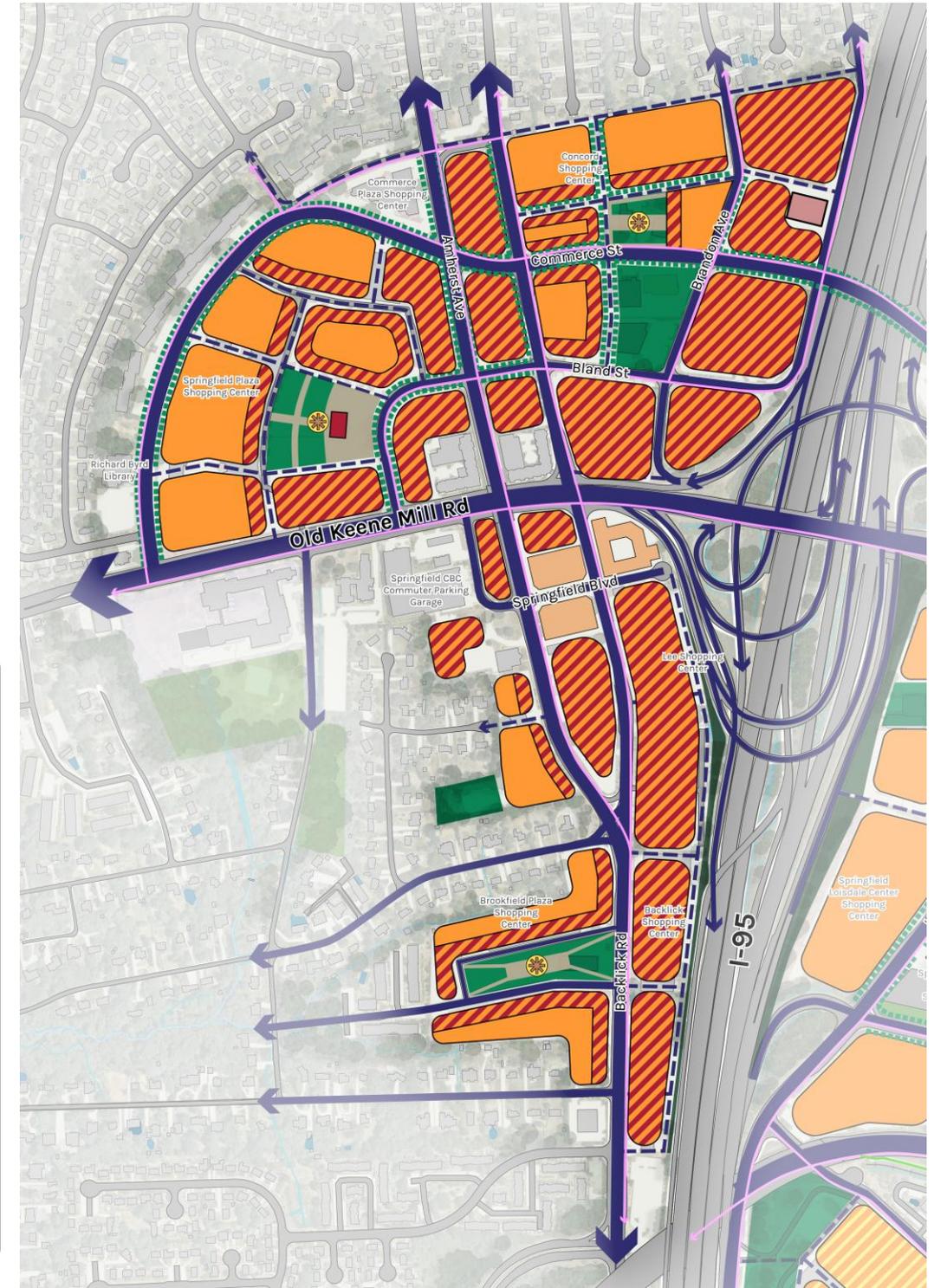
- Mix of uses - primarily retail/commercial and multifamily residential.
- Retail fronts gathering/open spaces at neighborhood nodes in land units A and B and at Brookfield Plaza, with multifamily residential above.
- Blocks between Amherst and Backlick flexible for retail/commercial or multifamily residential or mix of both.

Parks, Open Spaces + Placemaking

- Neighborhood nodes are a combination of plazas for gathering and interaction and green spaces for gentle recreation/activity.
- These spaces can include seasonal programs, café seating, pavilions, food kiosks, fountains and other amenities.
- Performances can activate these spaces, and public art can be designed to expressions of local culture and identity.

Mobility, Connectivity + Streetscape

- New streets (dashed blue) create walkable and pedestrian-friendly block sizes.
- Focus on enhanced streetscape along Bland Street, connecting across Amherst and Backlick from Land Unit B to A, then north along new connector street.



SCENARIO C – A FOCUS ON NEIGHBORHOOD NODES– TSA WEST

SPRINGFIELD TOWN CENTER AREA

Land Uses

- Springfield TC is shown as entitled with recent and proposed new development.
- Multifamily residential on infill sites east, west, and south of TC, with integrated public spaces.

Parks, Open Spaces + Placemaking

- Plazas/green spaces for gathering and activity form key public spaces surrounded by retail and/or residential.
- Small parks serve new residential blocks.

Mobility, Connectivity + Streetscape

- New streets and blocks connecting to existing streets create more walkability and better connectivity.
- Enhanced streetscape and traffic calming along Loisdale, Frontier, and Spring Mall Drive slows traffic and encourages pedestrian activity and connects better to Metro.

GSA WAREHOUSE AREA

Land Uses

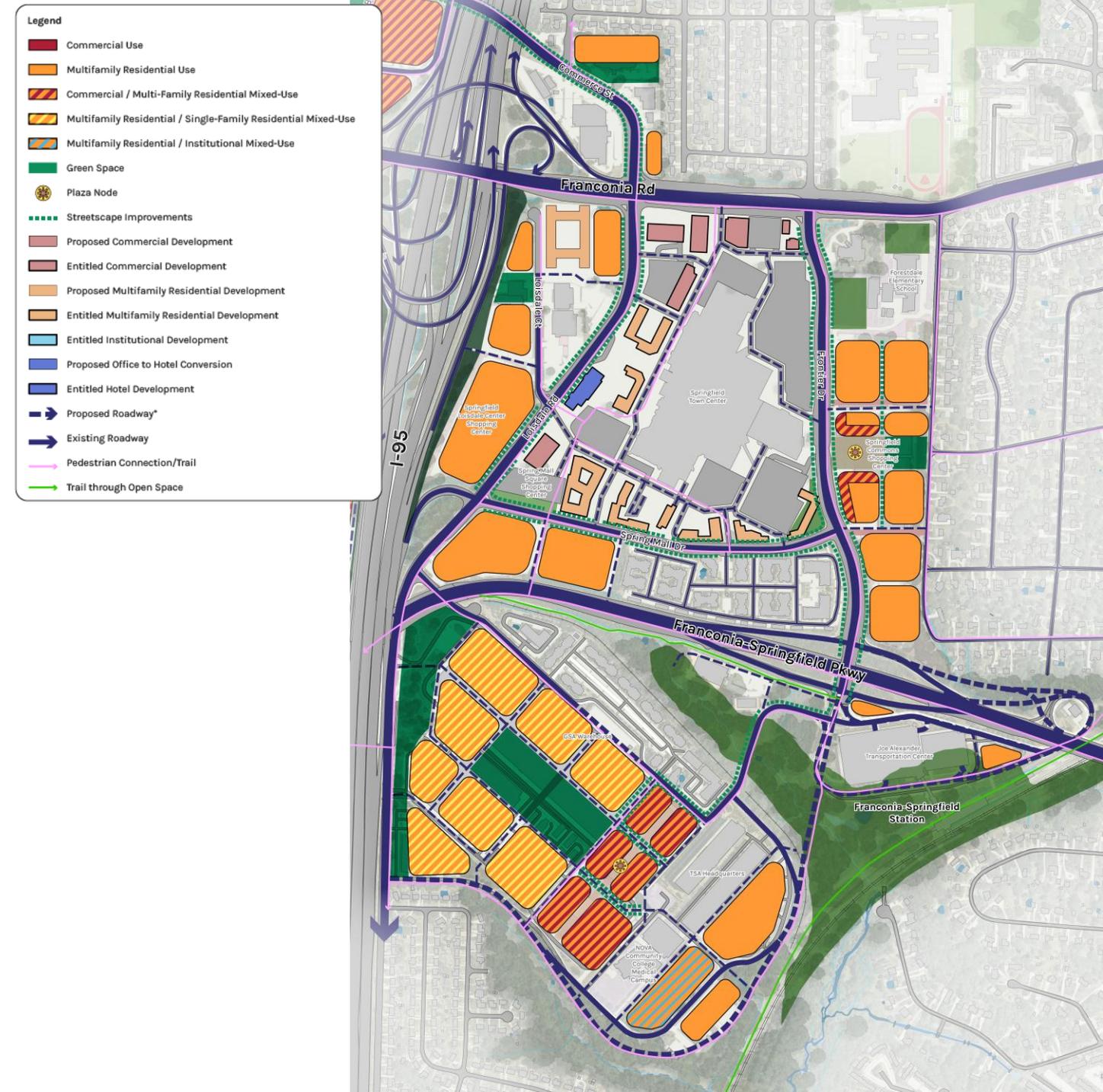
- Residential (single family/townhomes, multifamily, or a combination).
- Mixed use – multifamily with retail below connects to Metro and Frontier Dr.
- New parks/green space as central focal point.
- Multifamily residential development at F-S Metro station.
- TSA remains.
- NOVA CC could expand.

Parks, Open Spaces + Placemaking

- A significant new park is surrounded and framed by mixed use and residential development
- Paths and trails connect the new park to the surrounding RPA.

Mobility, Connectivity + Streetscape

- A new grid of streets and blocks replaces the GSA warehouse property.
- New walking/biking trails.
- Frontier Drive extension connects this area to parts north.



SCENARIO C – A FOCUS ON NEIGHBORHOOD NODES- TSA EAST

Land Uses

- Retail fronting both sides of Walker Lane with multifamily above and adjacent.
- Partial redevelopment of the existing industrial park and existing office properties to mixed use.
- Neighborhood plaza on south side of Walker Lane.

Parks, Open Spaces + Placemaking

- Plaza for gathering and interaction at mixed-use along Walker Lane.

Mobility, Connectivity + Streetscape

- A new grid of streets and blocks replaces the industrial park and connects south of Walker Lane to hospital campus.
- Enhanced streetscape and traffic calming along Walker Lane.

