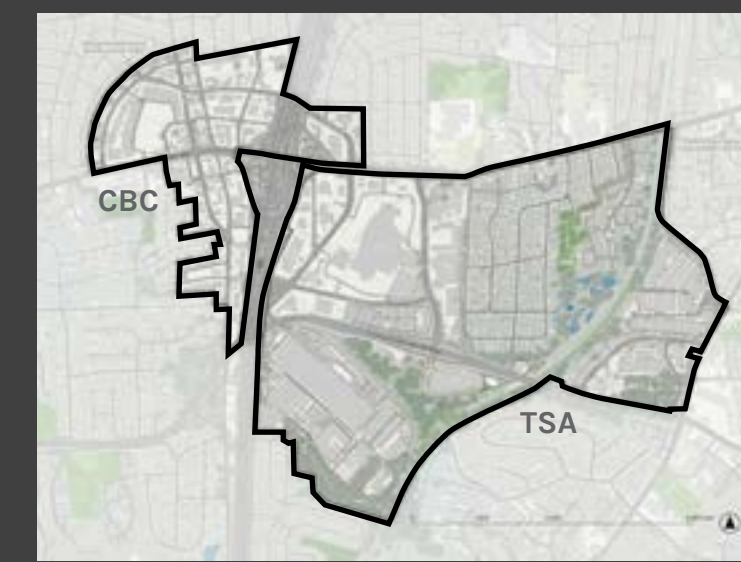
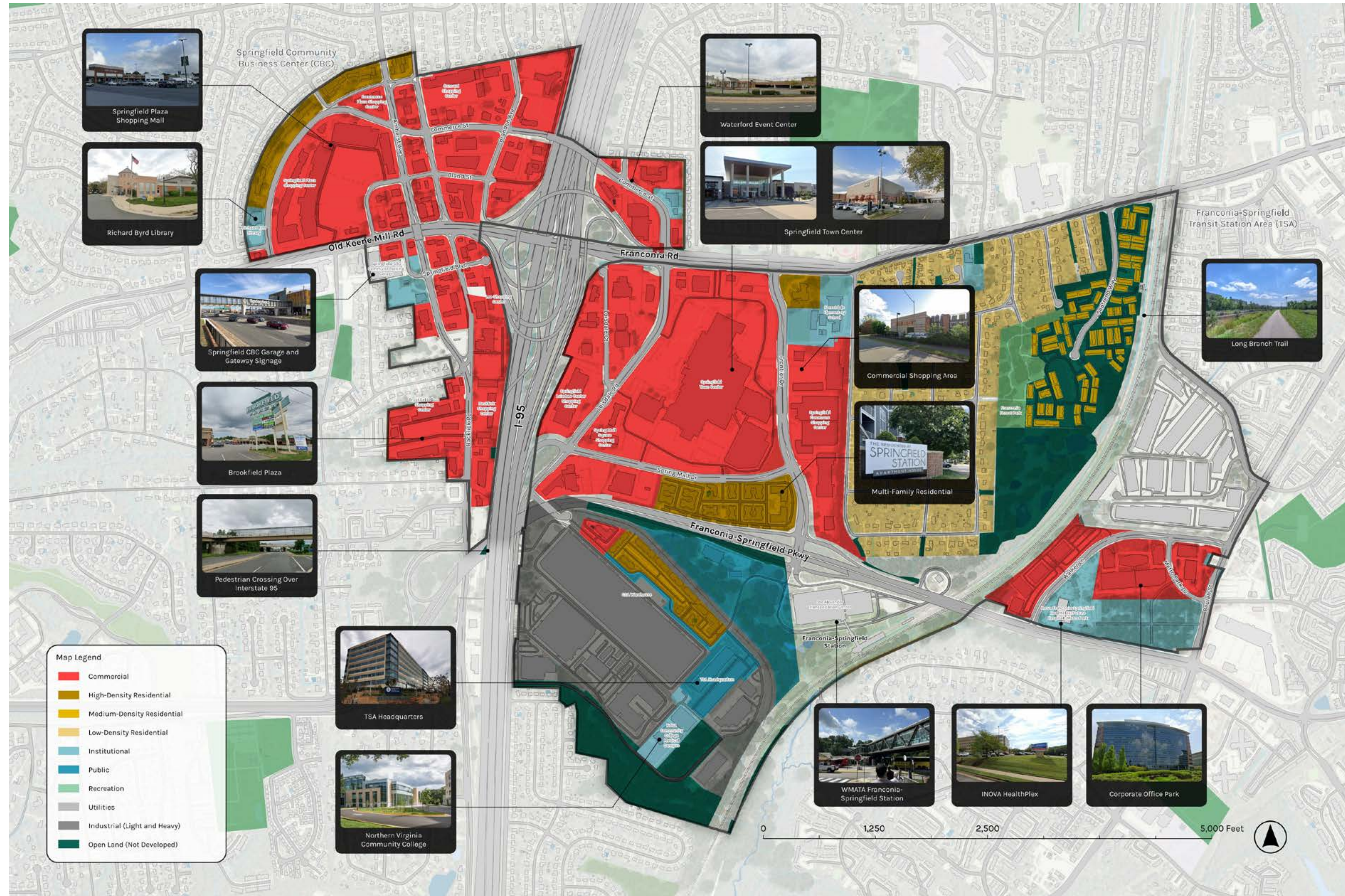


# Franconia-Springfield Planning Study

Community Meeting #4 | March 5, 2026

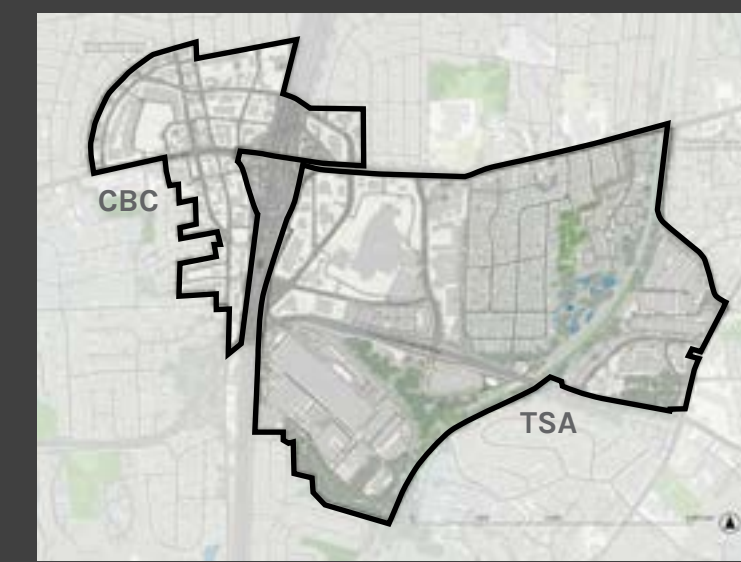


This map shows the existing condition of the study area and the current land uses for reference.

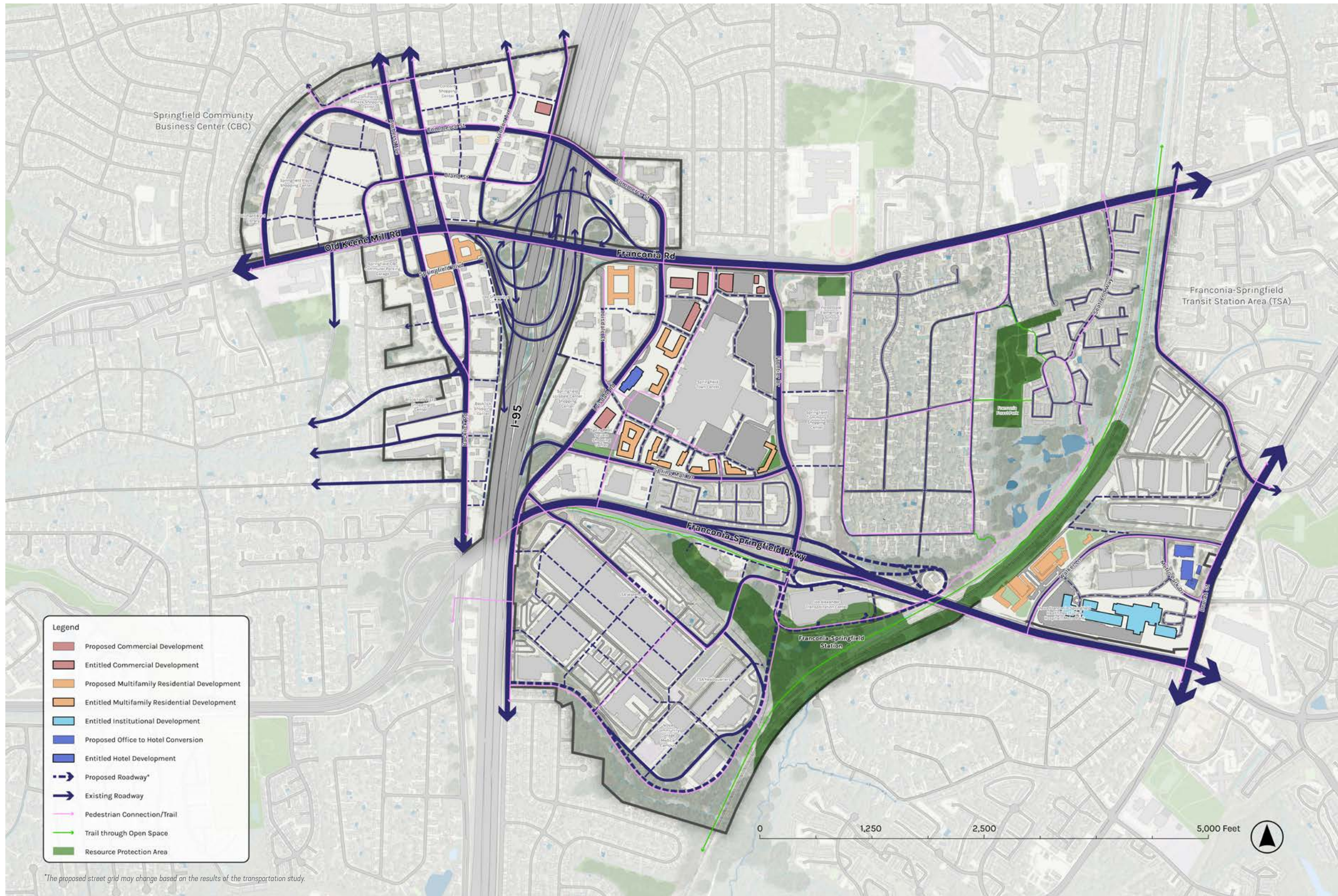


# Franconia-Springfield Planning Study

Community Meeting #4 | March 5, 2026



This map shows the existing street network in **solid lines** and the potential future street network in **dashed lines**. Future development will integrate new streets and blocks that help make the area more connected.



## Main Ideas

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

Please use sticky notes to add your thoughts and ideas in the space below.

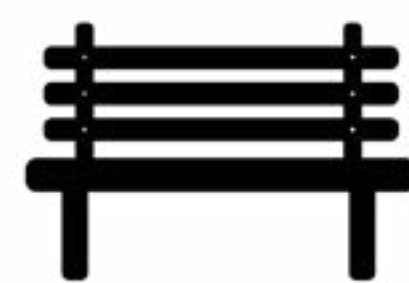
## Proposed Draft Vision Statement

The area will transform into a safe, **walkable** and **connected** place with attainable **housing choices** and a **mix of uses** to serve all 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.



### 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 and attracts new businesses to provide opportunities for employment and shopping.



### 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 pedestrian **safety** through improved **lighting**.
- Ensure streets, sidewalks, and public spaces are **well maintained, clean, and welcoming**.
- Identify, preserve and promote awareness of **heritage resources**.



### 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.
- 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 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.

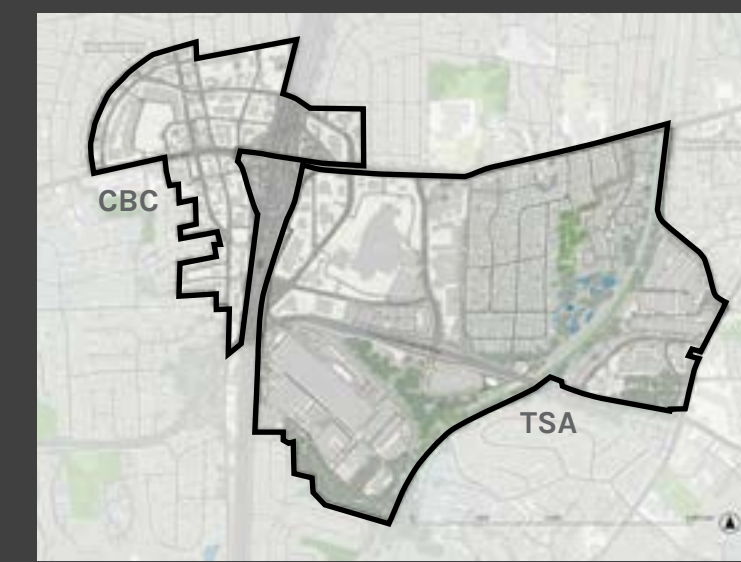


### ENVIRONMENT & SUSTAINABILITY

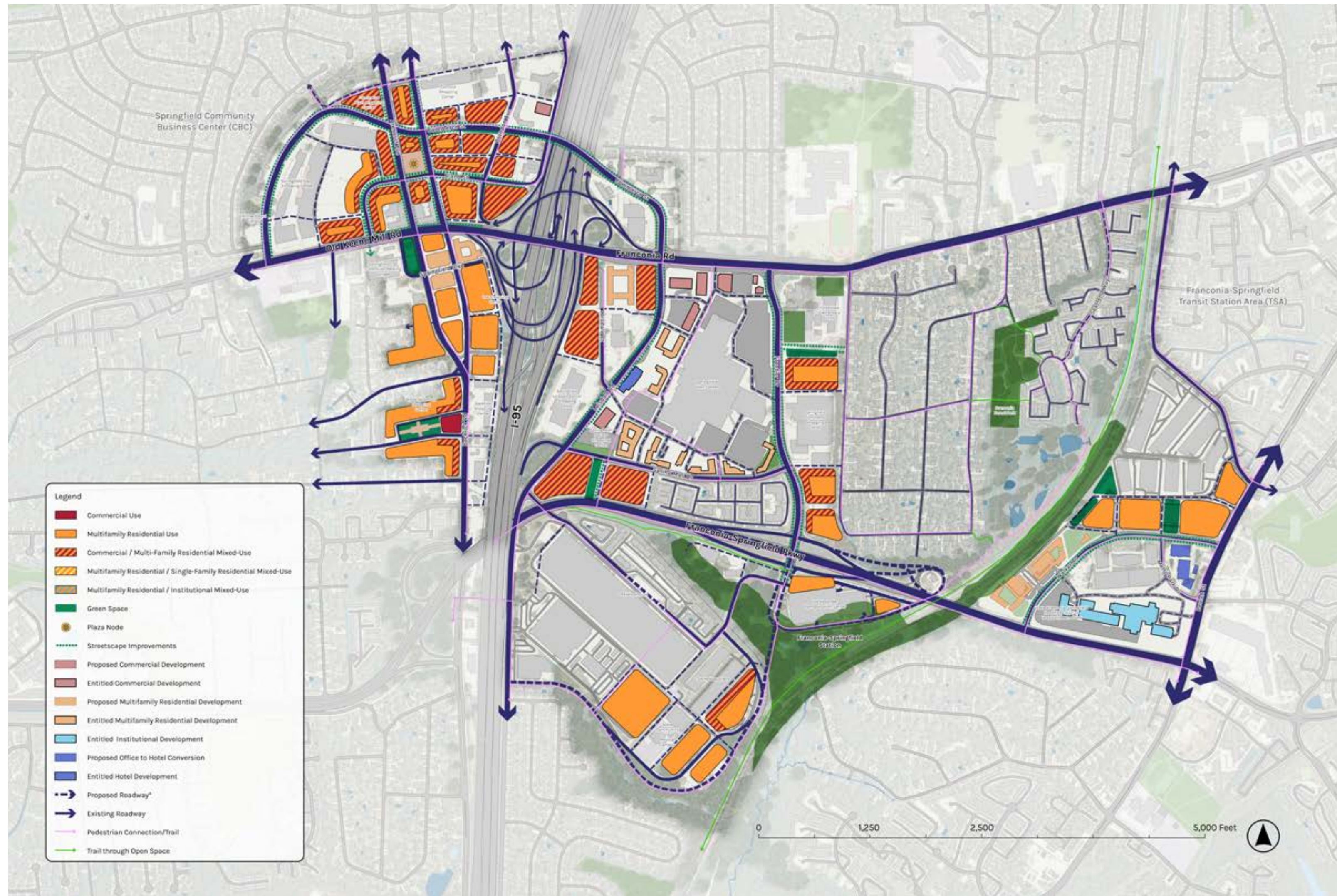
- Preserve, protect, and enhance existing **Resource Protection Areas (RPAs), Environmental Quality Corridors (EQCs)**, and conservation corridors in accordance with county policies while recognizing these features as assets that enhance the quality of life in the area.
- Add **parks and active green 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.

# Franconia-Springfield Planning Study

Community Meeting #4 | March 5, 2026



Please review **Concept A** and place dots to indicate your preferences about the ideas on the right and your thoughts in the space below.



## Concept A

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.

Place a green, yellow, or red dot to indicate your preferences about these ideas in Concept A.

- Red - Non-preferred Idea
- Yellow - Potential Idea/Not Sure
- Green - Preferred Idea

Walkable, mixed-use corridors that support daily needs, build on **existing infrastructure**, and maintain the **existing neighborhood fabric**.

A centrally located **town square**, between Amherst Avenue and Backlick Road in the CBC that serves as a **focal point** for the community and creates a recognizable place within the corridor.

Another **public gathering space** could be located within a redeveloped Brookfield Plaza.

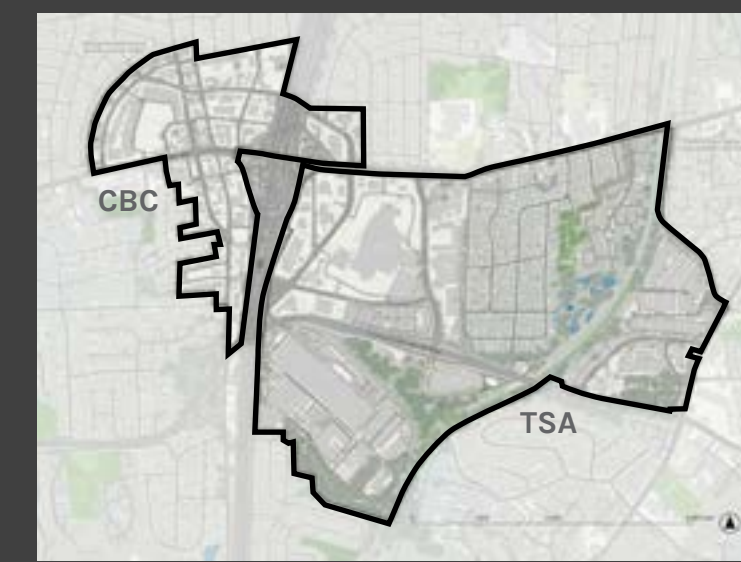
**Enhanced streetscape** and a **walkable network of streets** and blocks that creates a more **pedestrian friendly** place.

**Targeted infill** on underutilized, vacant, and select surface parking areas that creates opportunities for new mixed-use housing and commercial/retail and **respects** to the surrounding neighborhoods.

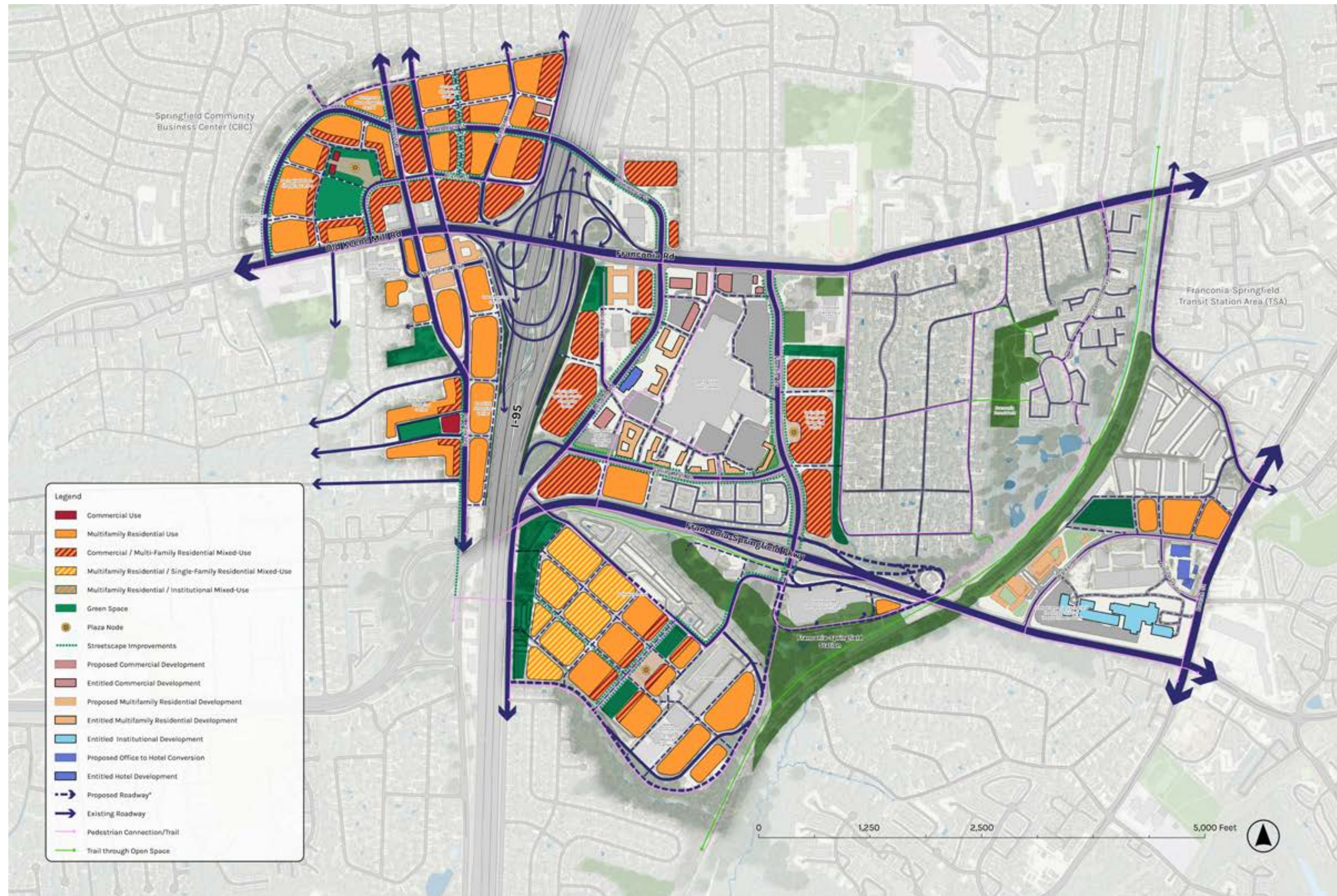
Please use sticky notes to add your thoughts and ideas in the space below or right on the map above.

# Franconia-Springfield Planning Study

Community Meeting #4 | March 5, 2026



Please review **Concept B** and place dots to indicate your preferences about the ideas on the right and your thoughts in the space below.



## Concept B

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

Place a green, yellow, or red dot to indicate your preferences about these ideas in Concept B.

● Red - Non-preferred Idea    
 ● Yellow - Potential Idea/Not Sure    
 ● Green - Preferred Idea

This concept focuses on **strengthening connectivity** between distinct plan areas and on creating better linkages to transit facilities and beyond.

Stops for **Micro-transit** (flexible, on-demand public transportation services) that can help improve mobility and connectivity throughout the study area.



Example of Micro-transit in Sacramento, CA

A mix of **green open spaces** and **programmed plaza spaces** are interspersed throughout the study area along with enhanced streetscape to encourage walking.

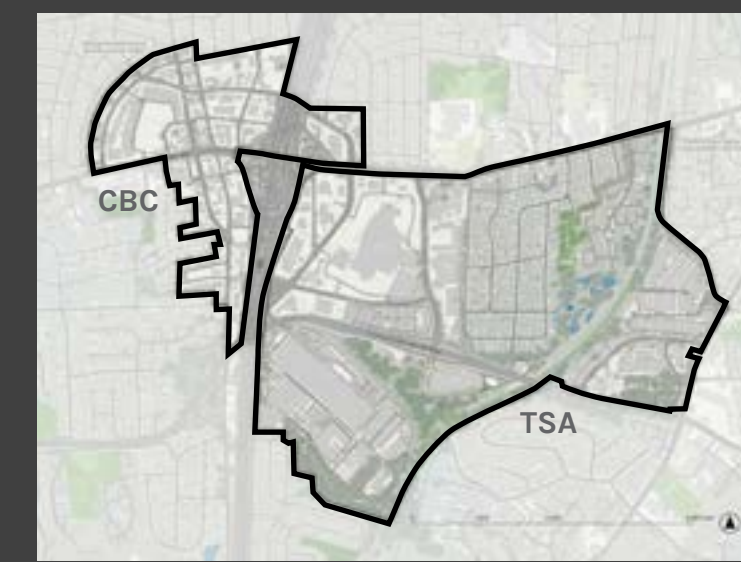
A mix of **multifamily residential** and **mixed-use development** is added throughout the area over time.

A network of proposed local streets that introduces a more **pedestrian-friendly scale** to the study area.

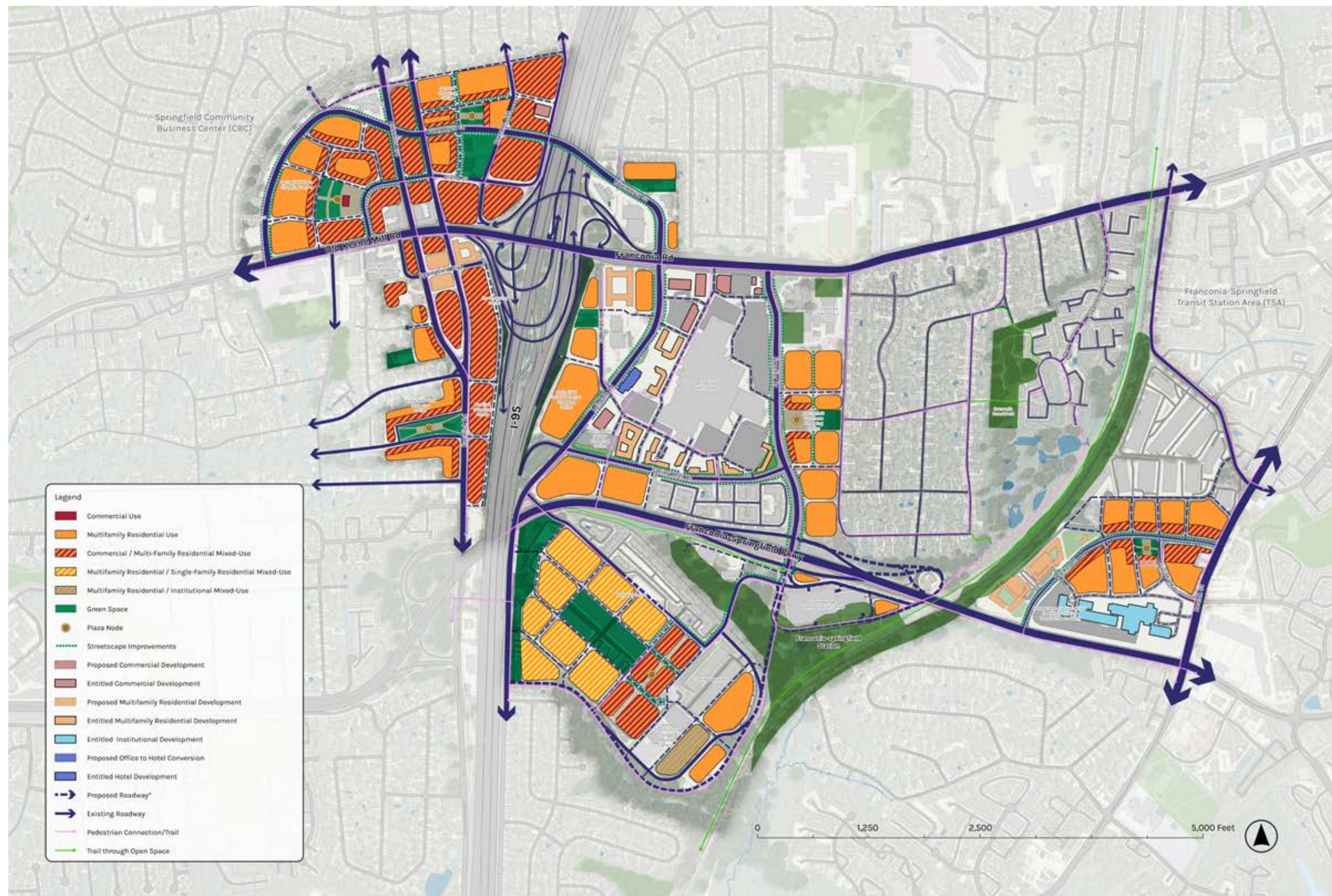
Please use sticky notes to add your thoughts and ideas in the space below or right on the map above.

# Franconia-Springfield Planning Study

Community Meeting #4 | March 5, 2026



Please review **Concept C** and place dots to indicate your preferences about the ideas on the right and your thoughts in the space below.



## Concept C

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

Place a green, yellow, or red dot to indicate your preferences about these ideas in Concept C.

Red - Non-preferred Idea   Yellow - Potential Idea/Not Sure   Green - Preferred Idea

Neighborhood nodes are surrounded by **mixed-use** development throughout the study area to serve residents, employees and visitors.

The nodes would be beautifully landscaped 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 over the long term, including 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.

Please use sticky notes to add your thoughts and ideas in the space below or right on the map above.

# Franconia-Springfield Planning Study

Community Meeting #4 | March 5, 2026

Please share your preferences and thoughts about the following ideas for the **CBC**.

Place a **green, yellow, or red** dot to indicate your preferences about these ideas.

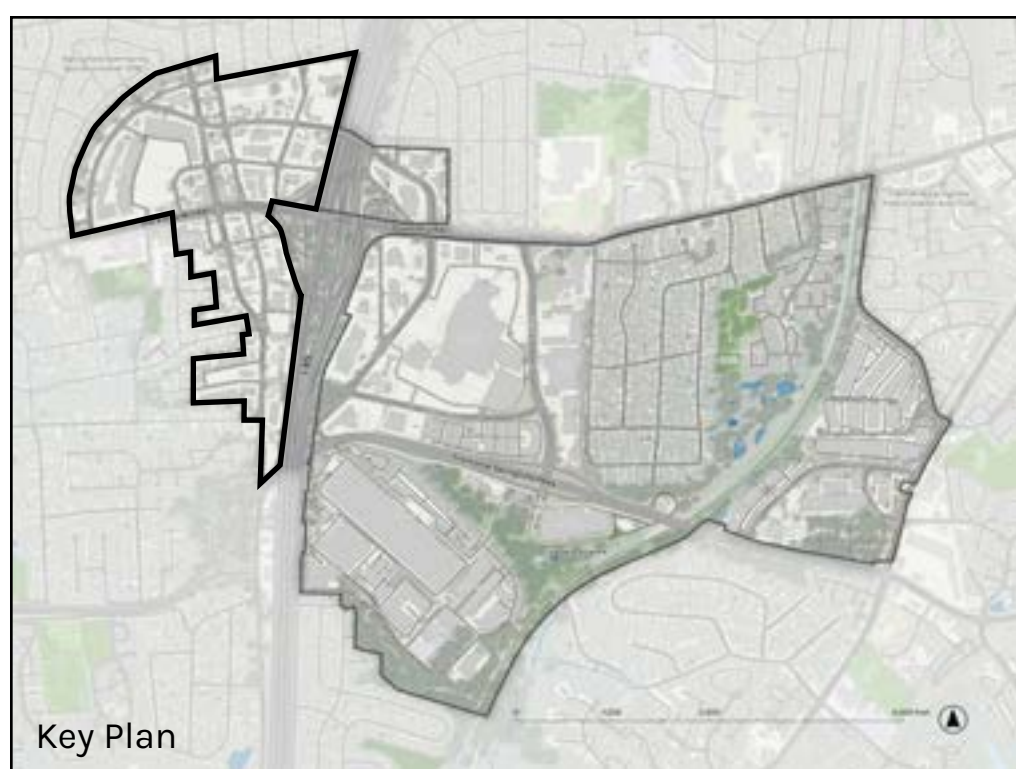
## Concept A Ideas

● Red - Non-preferred Idea    
 ● Yellow - Potential Idea/Not Sure    
 ● Green - Preferred Idea

**Land Uses:** Mixed-use retail/commercial and multifamily residential. Development would target infill locations and work with existing land-uses.

**Parks / Public Spaces:** Town square between Amherst and Backlick that creates a pedestrian center for infill development and bridges the CBC area.

**Mobility / Connectivity:** Enhanced streetscape along Commerce Street, Bland Street, Amherst Avenue, and Backlick Road unifies the area. Additional streets are added where possible to make more walkable blocks.



**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



Example of a town square hosting events such as a Farmer's Market



Example of a small park/green space providing open space and connection to nature



Example of mixed use development with retail and residential surrounding a park/plaza with space for gathering and cafe seating

All images from SmithGroup or DPD unless otherwise noted.

Use sticky notes to add your thoughts and ideas in the space below.

# Franconia-Springfield Planning Study

Community Meeting #4 | March 5, 2026

Please share your preferences and thoughts about the following ideas for the **CBC**.

Place a **green, yellow, or red** dot to indicate your preferences about these ideas.

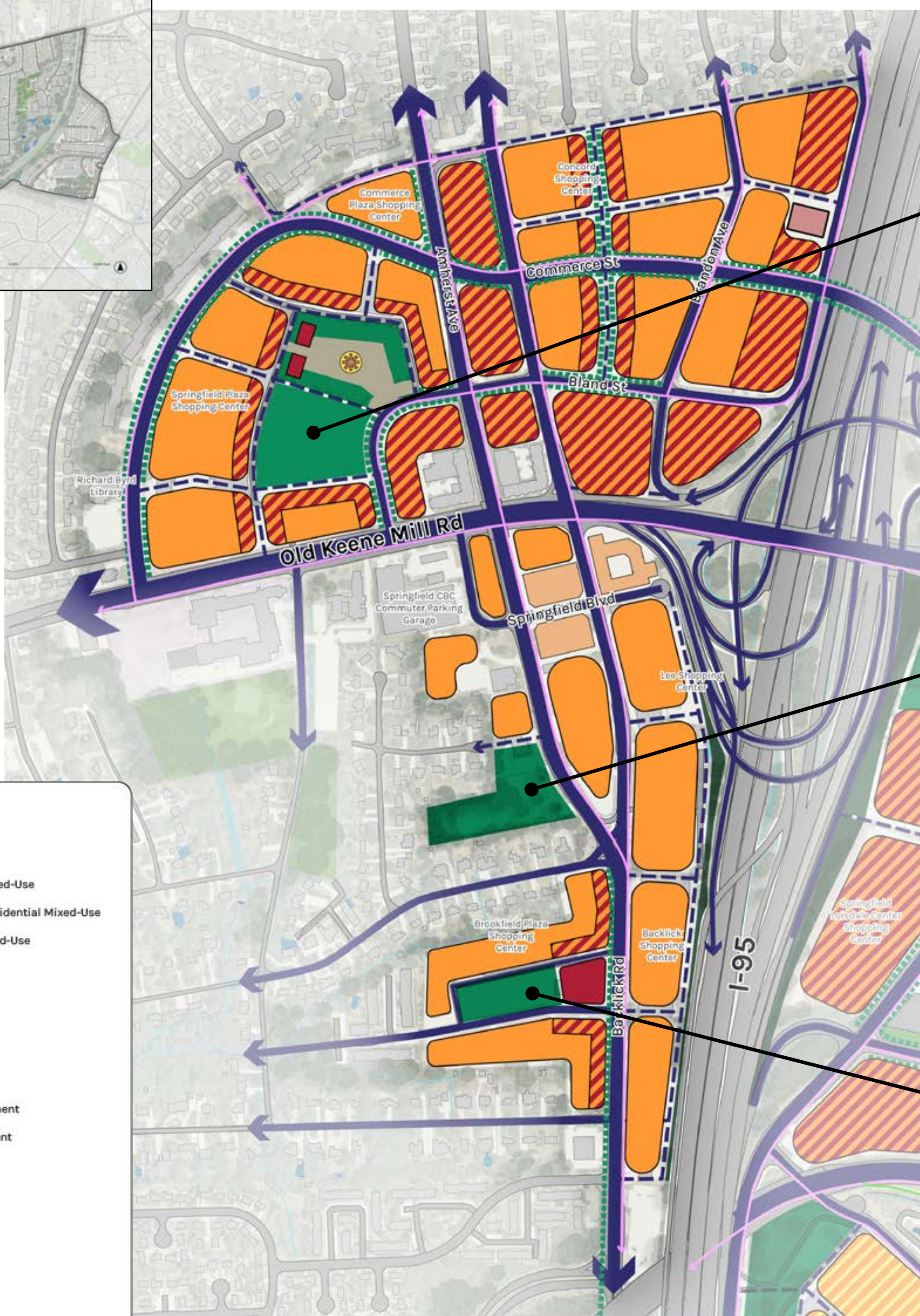
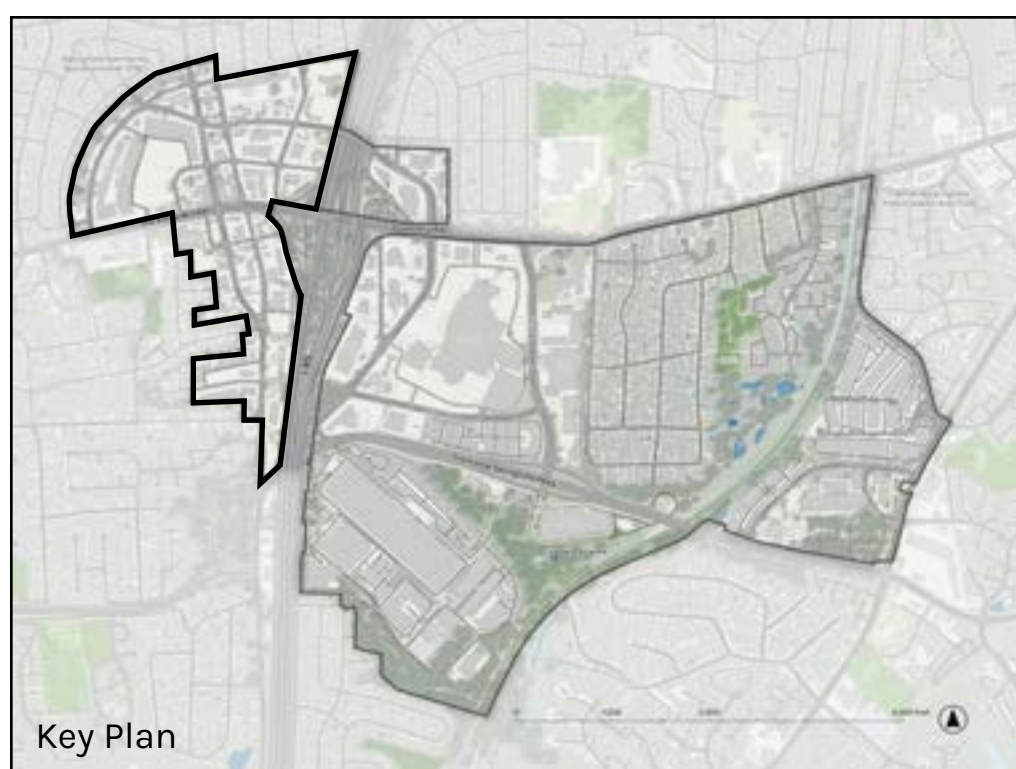
## Concept B Ideas

● Red - Non-preferred Idea    ● Yellow - Potential Idea/Not Sure    ● Green - Preferred Idea

**Land Uses:** Mixed-use retail/commercial and multifamily residential. Retail fronts public gathering spaces and connections with multifamily residential above.

**Parks / Public Spaces:** A park and public open space at a redeveloped Springfield Plaza. The space can be used for gathering and interaction and include vegetation for connection to nature.

**Mobility / Connectivity:** Streetscape enhancements throughout the area. New streets create walkable block sizes with a focus on new street connections from Bland Street to the Concord Shopping Center.



Example of a soccer mini-pitch which provides recreation opportunities in a small space



Example of a neighborhood park with trails for walking and green spaces for connection to nature



Example of a park with a playground that could be incorporated into a neighborhood residential or mixed-use development

All images from SmithGroup or DPD unless otherwise noted.

Use sticky notes to add your thoughts and ideas in the space below.

# Franconia-Springfield Planning Study

Community Meeting #4 | March 5, 2026

Please share your preferences and thoughts about the following ideas for the **CBC**.

Place a **green, yellow, or red** dot to indicate your preferences about these ideas.

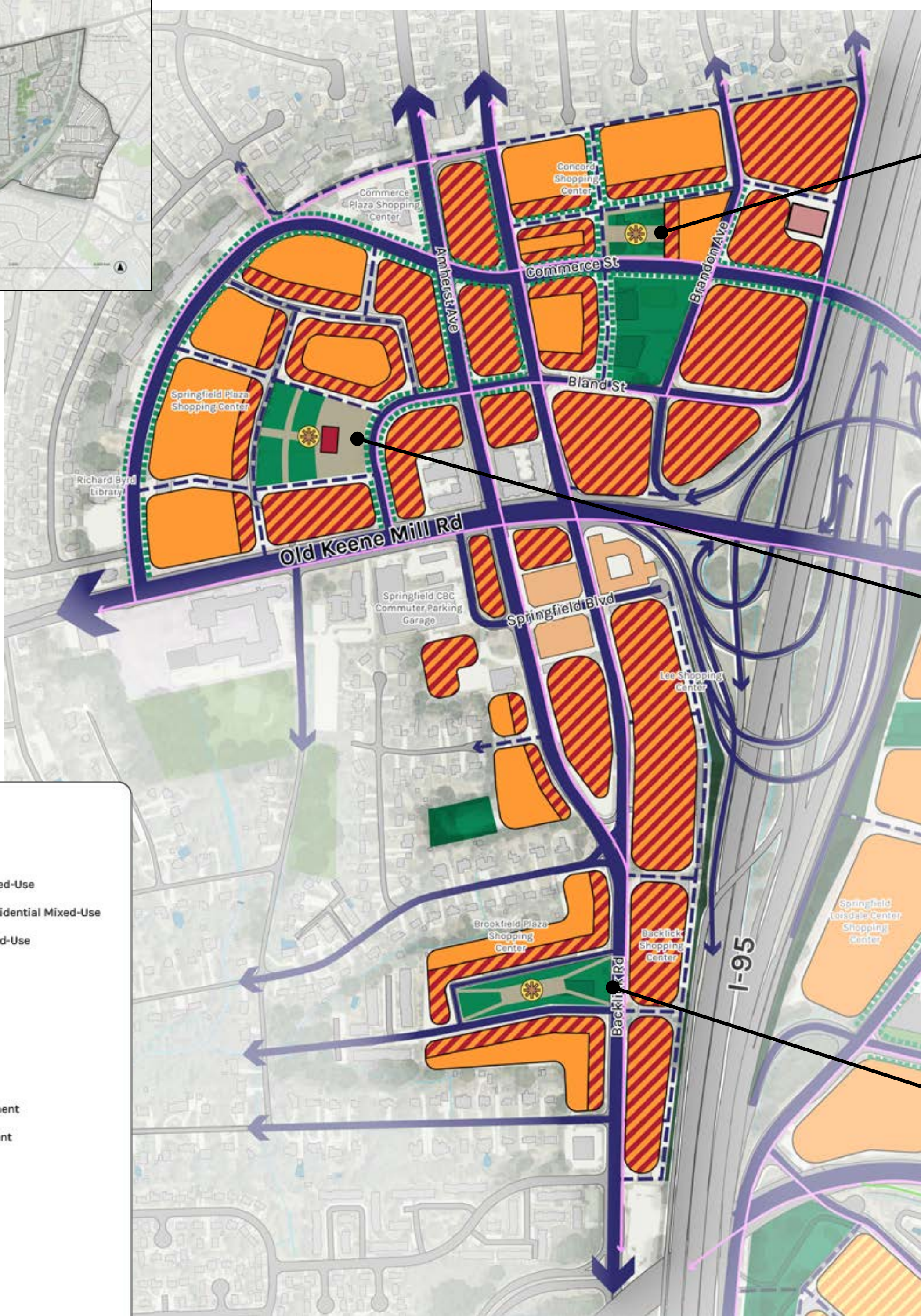
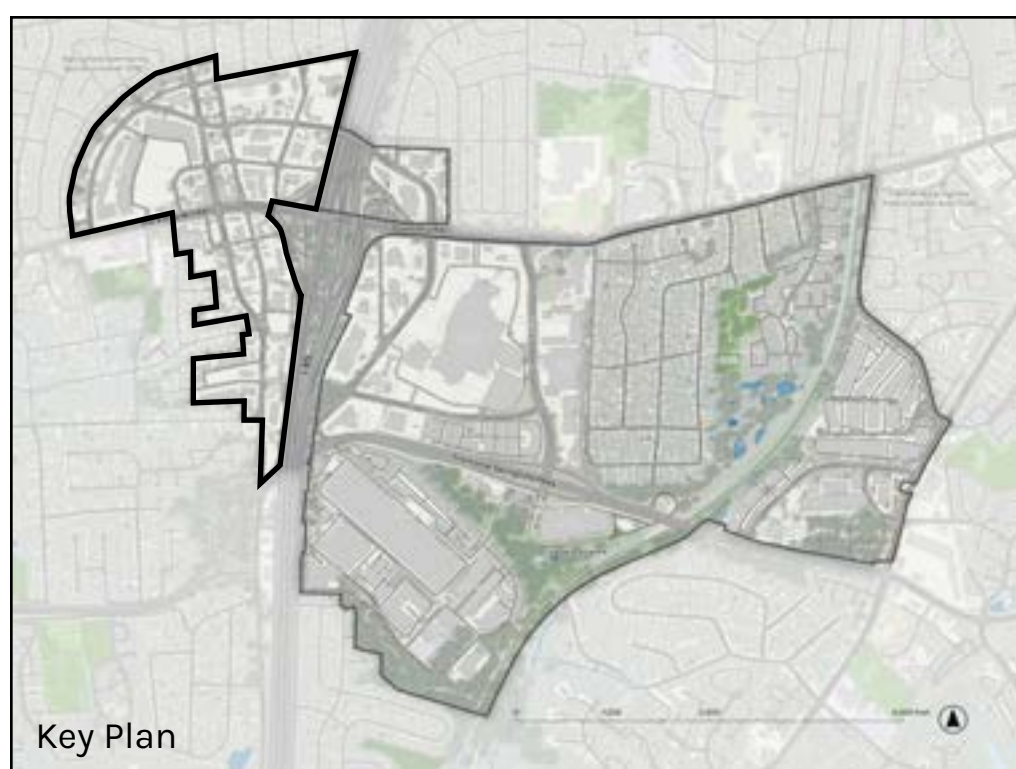
## Concept C Ideas

● Red - Non-preferred Idea    ● Yellow - Potential Idea/Not Sure    ● Green - Preferred Idea

**Land Uses:** Mixed-use retail/commercial and multifamily residential. Retail fronts new neighborhood nodes with multifamily residential above.

**Parks / Public Spaces:** Open spaces and parks create neighborhood nodes throughout the area. These are a combination of plazas for gathering and interaction and green spaces for gentle recreation/activity.

**Mobility / Connectivity:** New streets create walkable block sizes with streetscape enhancements throughout the area. A new street connection from Bland Street to the Concord Shopping Center creates connectivity between neighborhood nodes.



Legend	
<span style="color: red;">■</span>	Commercial Use
<span style="color: orange;">■</span>	Multifamily Residential Use
<span style="color: orange;">▨</span>	Commercial / Multi-Family Residential Mixed-Use
<span style="color: orange;">▧</span>	Multifamily Residential / Single-Family Residential Mixed-Use
<span style="color: orange;">▩</span>	Multifamily Residential / Institutional Mixed-Use
<span style="color: green;">■</span>	Green Space
<span style="color: yellow;">★</span>	Plaza Node
<span style="color: green;">⋯</span>	Streetscape Improvements
<span style="color: brown;">■</span>	Proposed Commercial Development
<span style="color: brown;">■</span>	Entitled Commercial Development
<span style="color: orange;">■</span>	Proposed Multifamily Residential Development
<span style="color: orange;">■</span>	Entitled Multifamily Residential Development
<span style="color: blue;">■</span>	Entitled Institutional Development
<span style="color: blue;">■</span>	Proposed Office to Hotel Conversion
<span style="color: blue;">■</span>	Entitled Hotel Development
<span style="color: blue;">➔</span>	Proposed Roadway*
<span style="color: blue;">➔</span>	Existing Roadway
<span style="color: purple;">➔</span>	Pedestrian Connection/Trail
<span style="color: green;">➔</span>	Trail through Open Space



Example of a plaza and gathering space for passive activity surrounded by multifamily residential above retail  
Photo Credit: Post Properties



Example of a seasonally-programmed gathering space at the edge of retail and residential  
Photo credit: EDENS



Example of a central urban park space anchoring the development surrounding it

All images from SmithGroup or DPD unless otherwise noted.

Use sticky notes to add your thoughts and ideas in the space below.

# Franconia-Springfield Planning Study

Community Meeting #4 | March 5, 2026

Please share your preferences and thoughts about the following ideas for the **TSA West**.

Place a **green, yellow, or red** dot to indicate your preferences about these ideas.

## Concept A Ideas

● Red - Non-preferred Idea    
 ● Yellow - Potential Idea/Not Sure    
 ● Green - Preferred Idea

**Land Uses:** A flexible mix of commercial and/or multifamily residential on future development parcels.

**Parks / Public Spaces:** Small parks and public spaces with each future development for gathering and interaction.

**Mobility / Connectivity:** Traffic calming and improved streetscape along Loisdale Road, Frontier Drive, and Spring Mall Drive to encourage pedestrian activity and connect better to transit facilities.



**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



Example of development blocks with uses ranging from residential to retail and restaurants to office, edged with pleasant streetscape



Example of a small passive green space for informal gathering within retail development



Example of mid-to high-rise multifamily building that could be developed in walking distance to transit facilities

All images from SmithGroup or DPD unless otherwise noted.

Use sticky notes to add your thoughts and ideas in the space below.

# Franconia-Springfield Planning Study

Community Meeting #4 | March 5, 2026

Please share your preferences and thoughts about the following ideas for the **TSA West**.

Place a **green, yellow, or red** dot to indicate your preferences about these ideas.

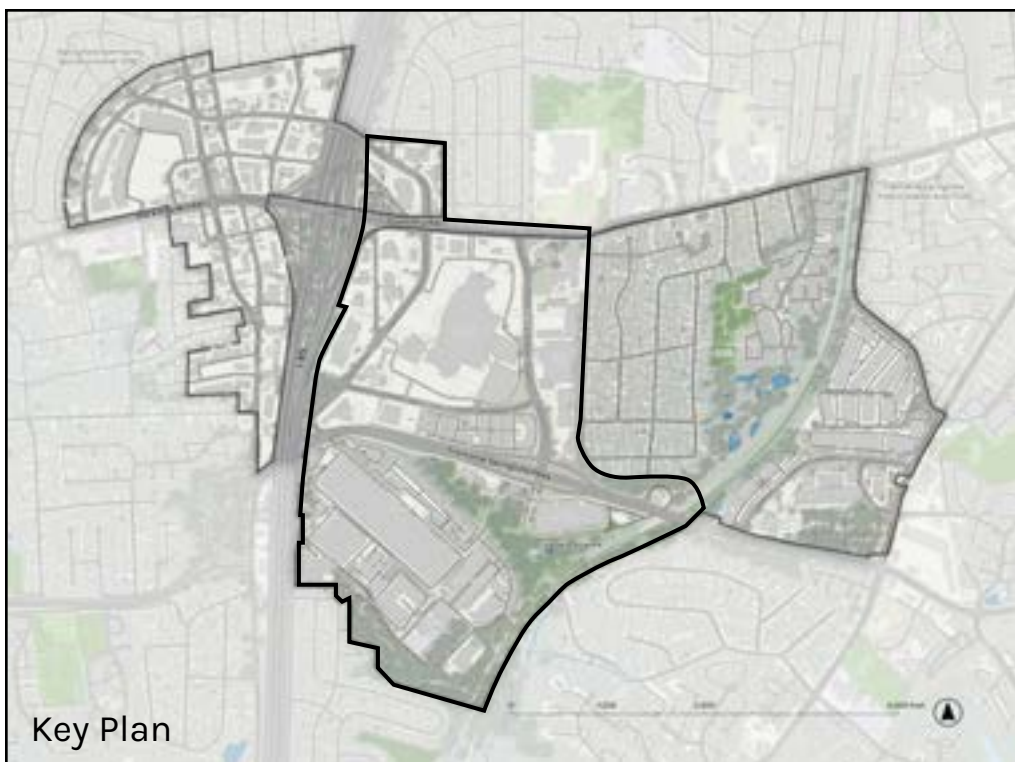
## Concept B Ideas

● Red - Non-preferred Idea    ● Yellow - Potential Idea/Not Sure    ● Green - Preferred Idea

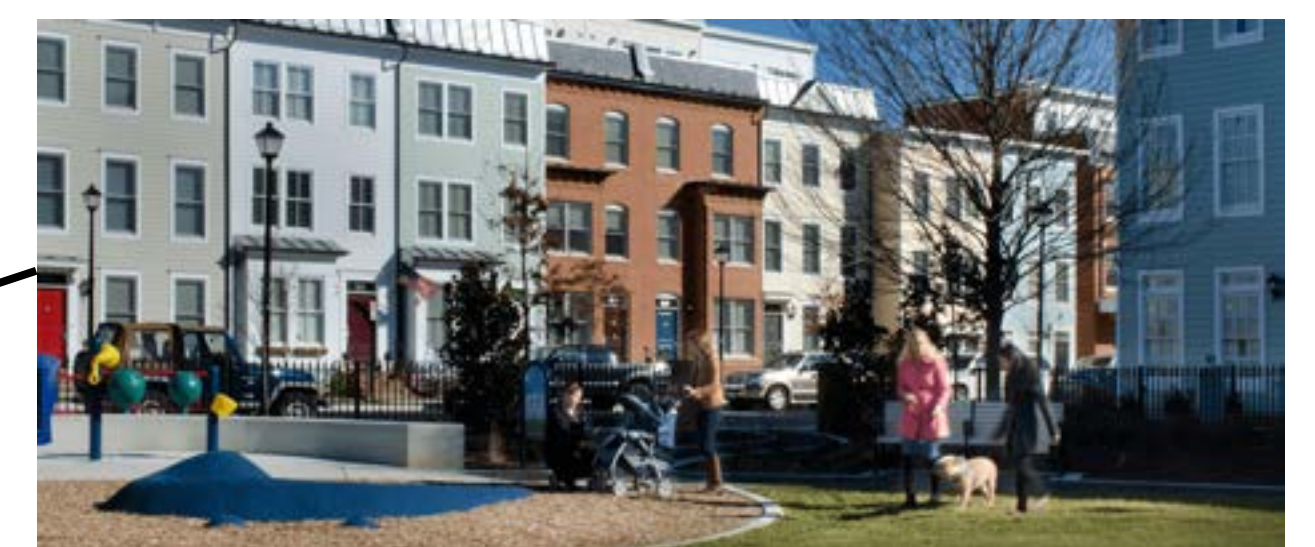
**Land Uses:** A mix of commercial and multifamily residential north of the Franconia-Springfield Parkway. A future redevelopment of the GSA property into a new neighborhood with residential, mixed-use and a retail lining a park and plaza.

**Parks / Public Spaces:** New parks and green spaces as part of new development. Vegetation along I-95 to buffer new development.

**Mobility / Connectivity:** Traffic calming and improved streetscape along Loisdale Road, Frontier Drive, and Spring Mall Drive encourages pedestrian activity and connects better to transit facilities.



Example of enhanced streetscape improving the walkability of adjacent development



Example of a multifamily and townhome residential development with a small playground serving the community



Example of a programmed gathering space activated by surrounding restaurant and retail patrons

All images from SmithGroup or DPD unless otherwise noted.

Use sticky notes to add your thoughts and ideas in the space below.

# Franconia-Springfield Planning Study

Community Meeting #4 | March 5, 2026

Please share your preferences and thoughts about the following ideas for the **TSA West**.

Place a **green, yellow, or red** dot to indicate your preferences about these ideas.

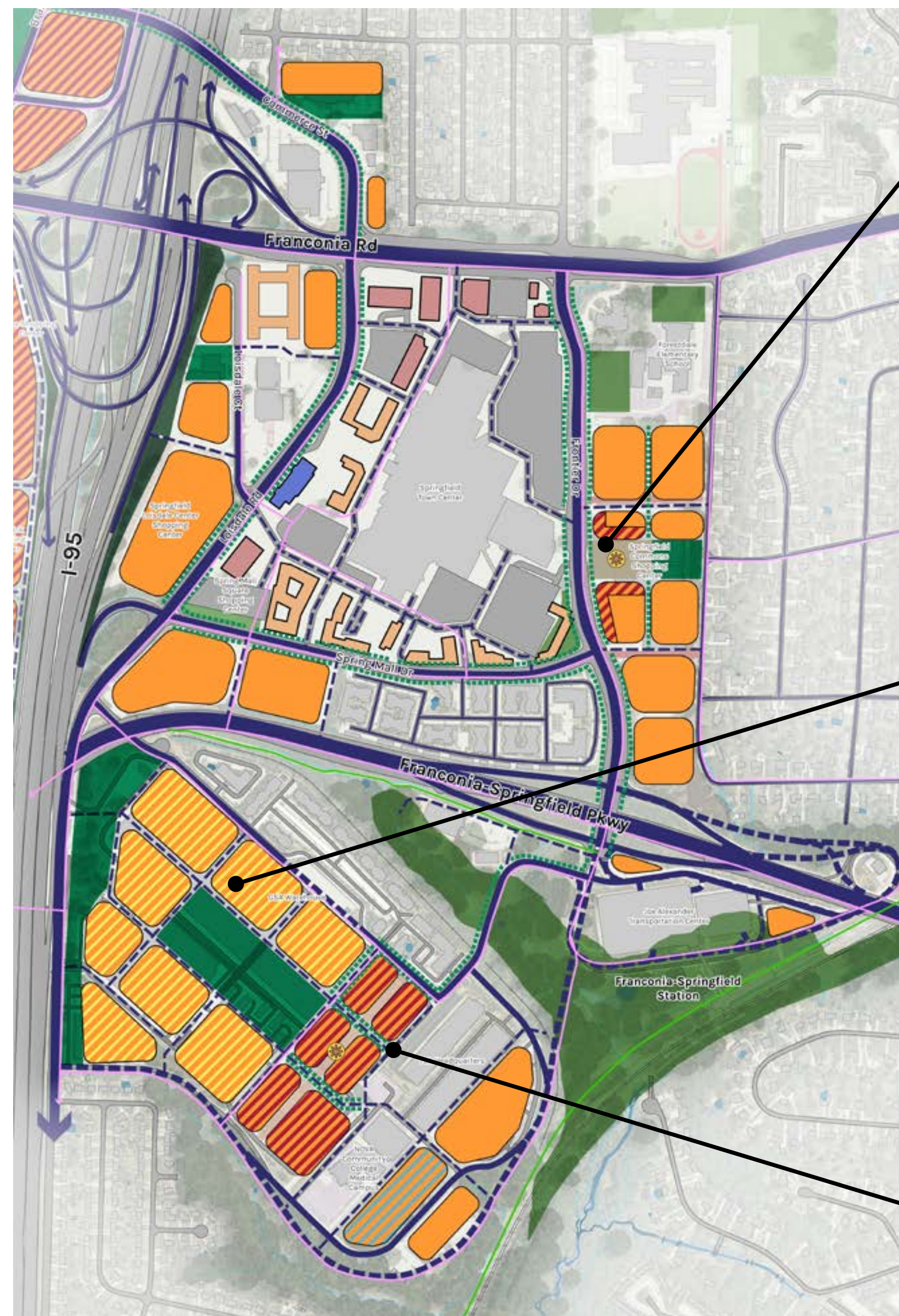
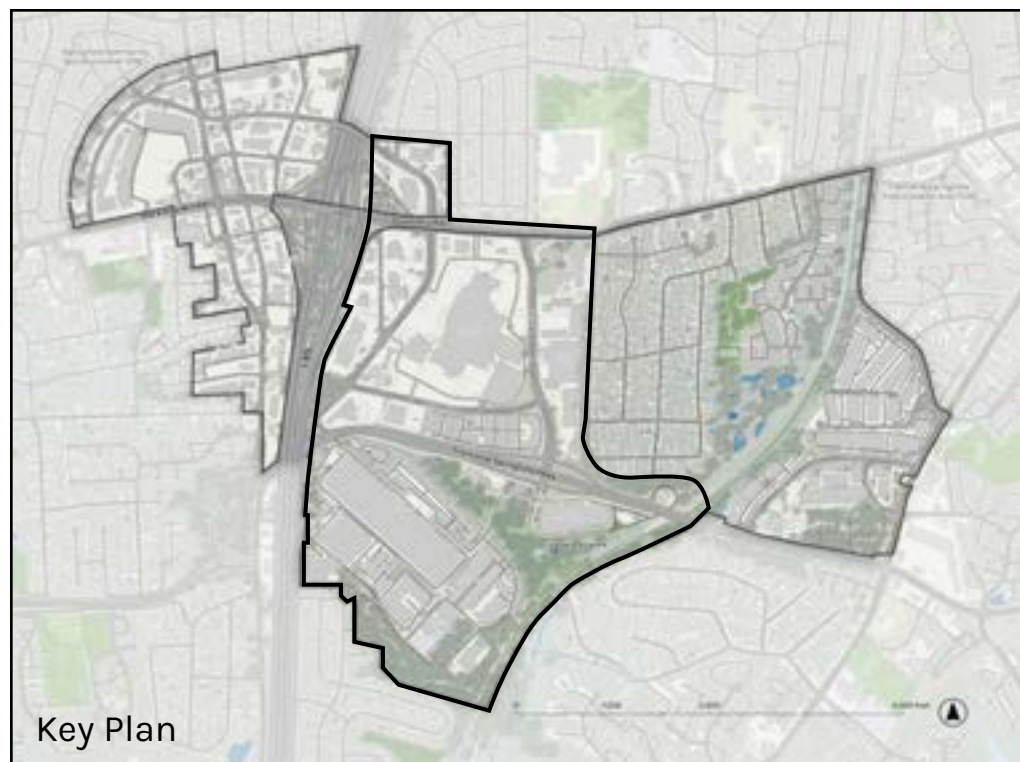
## Concept C Ideas

● Red - Non-preferred Idea    
 ● Yellow - Potential Idea/Not Sure    
 ● Green - Preferred Idea

**Land Uses:** Primarily multifamily residential development north of Franconia-Springfield Parkway. GSA property replaced by a new multifamily or multifamily and townhome development and park.

**Parks / Public Spaces:** Small parks with new multifamily development. A significant new park is surrounded by mixed use and residential development on the GSA property. Paths and trails connect the area to the surrounding RPA.

**Mobility / Connectivity:** New pedestrian-friendly streets, blocks, and trails replace the GSA warehouse property. Traffic calming along Loisdale Road, Frontier Drive, and Spring Mall Drive to encourages pedestrian activity and connection to transit facilities.



Example of a festive biergarten at a plaza adjacent to retail and residential



Example of residential neighborhood surrounding a large passive park space



Example of a mid-block pedestrian-only street lined with retail and connecting from one block to the next

All images from SmithGroup or DPD unless otherwise noted.

Use sticky notes to add your thoughts and ideas in the space below.

# Franconia-Springfield Planning Study

Community Meeting #4 | March 5, 2026

Please share your preferences and thoughts about the following ideas for the **TSA East**.

Place a **green, yellow, or red** dot to indicate your preferences about these ideas.

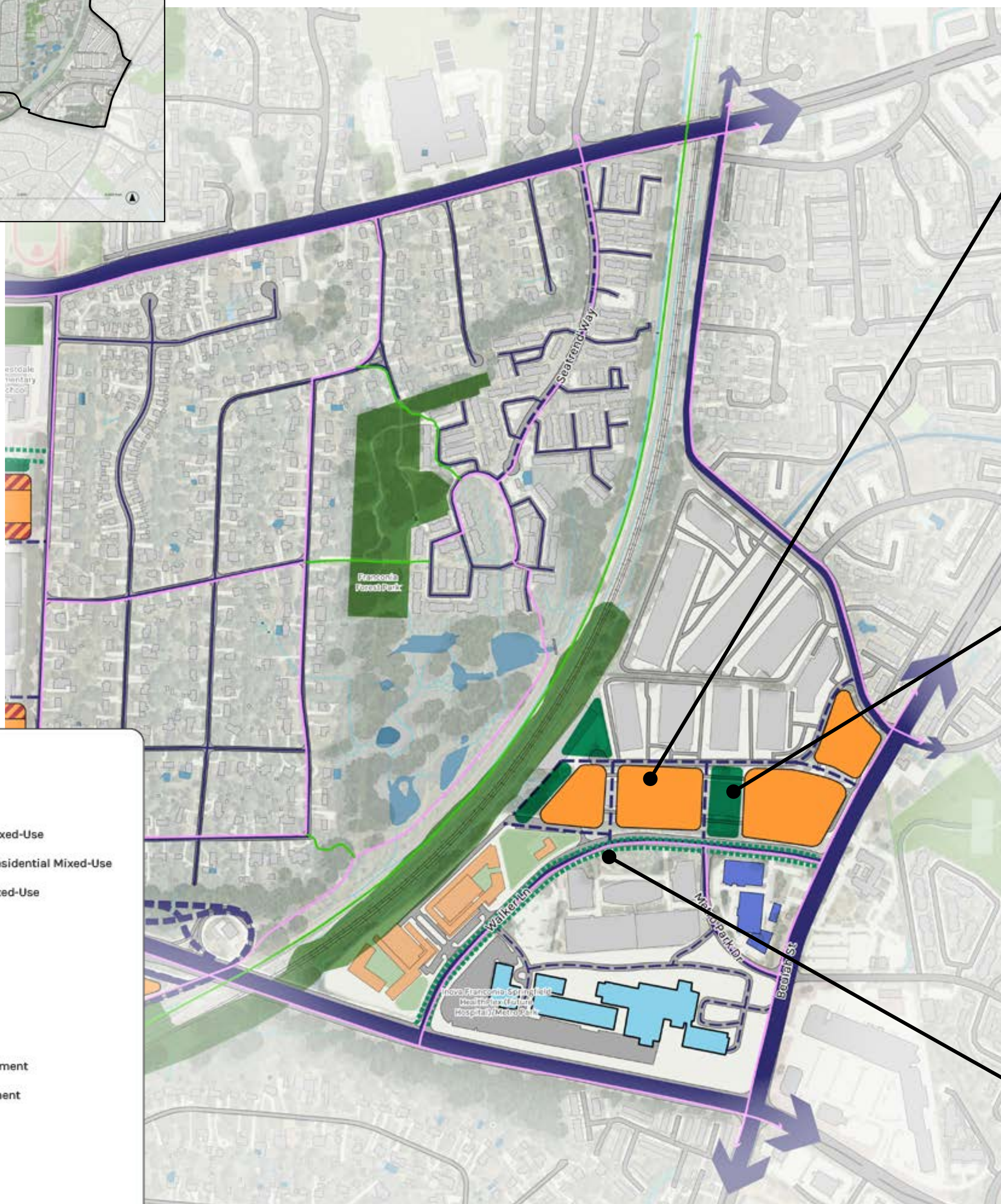
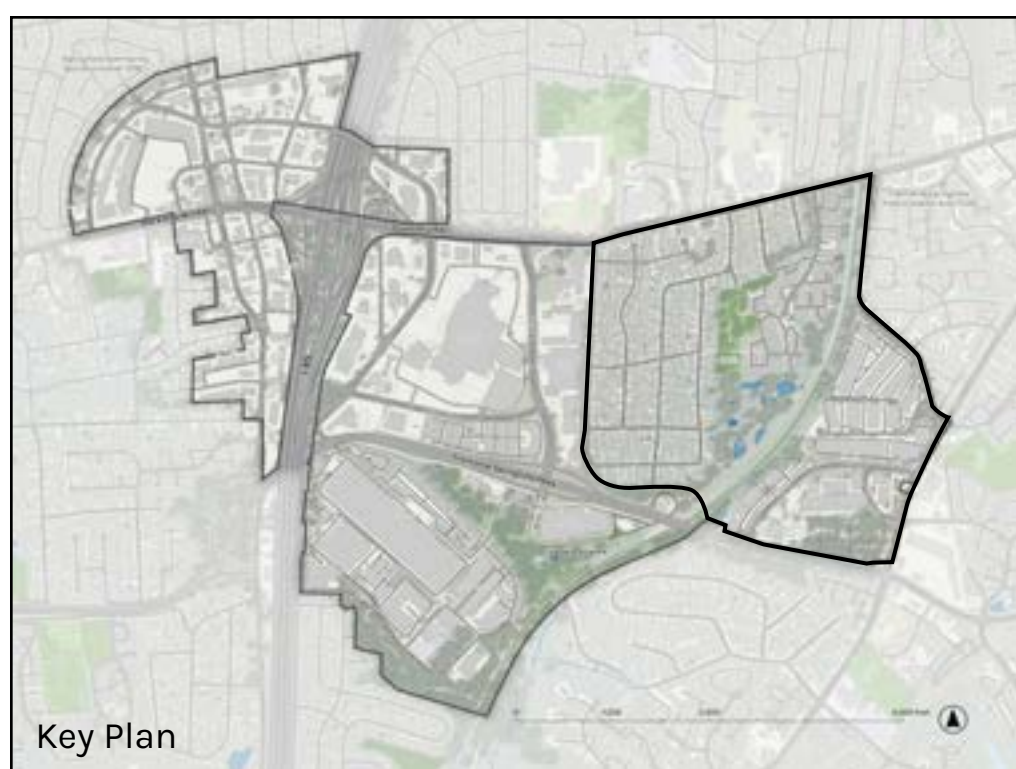
## Concept A Ideas

● Red - Non-preferred Idea    ● Yellow - Potential Idea/Not Sure    ● Green - Preferred Idea

**Land Uses:** Potential for future redevelopment along Walker Lane to include multifamily residential with a small park buffer and central green space.

**Parks / Public Spaces:** A small park and green space serve new development and the adjacent neighborhood.

**Mobility / Connectivity:** Partial street grid with enhanced streetscape along Walker Lane.



**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



Example of multifamily low-rise residential development



Example of a small community green space surrounded by residential and senior living buildings



Example of enhanced streetscape creating a comfortable walking experience

All images from SmithGroup or DPD unless otherwise noted.

Use sticky notes to add your thoughts and ideas in the space below.

# Franconia-Springfield Planning Study

Community Meeting #4 | March 5, 2026

Please share your preferences and thoughts about the following ideas for the **TSA East**.

Place a **green, yellow, or red** dot to indicate your preferences about these ideas.

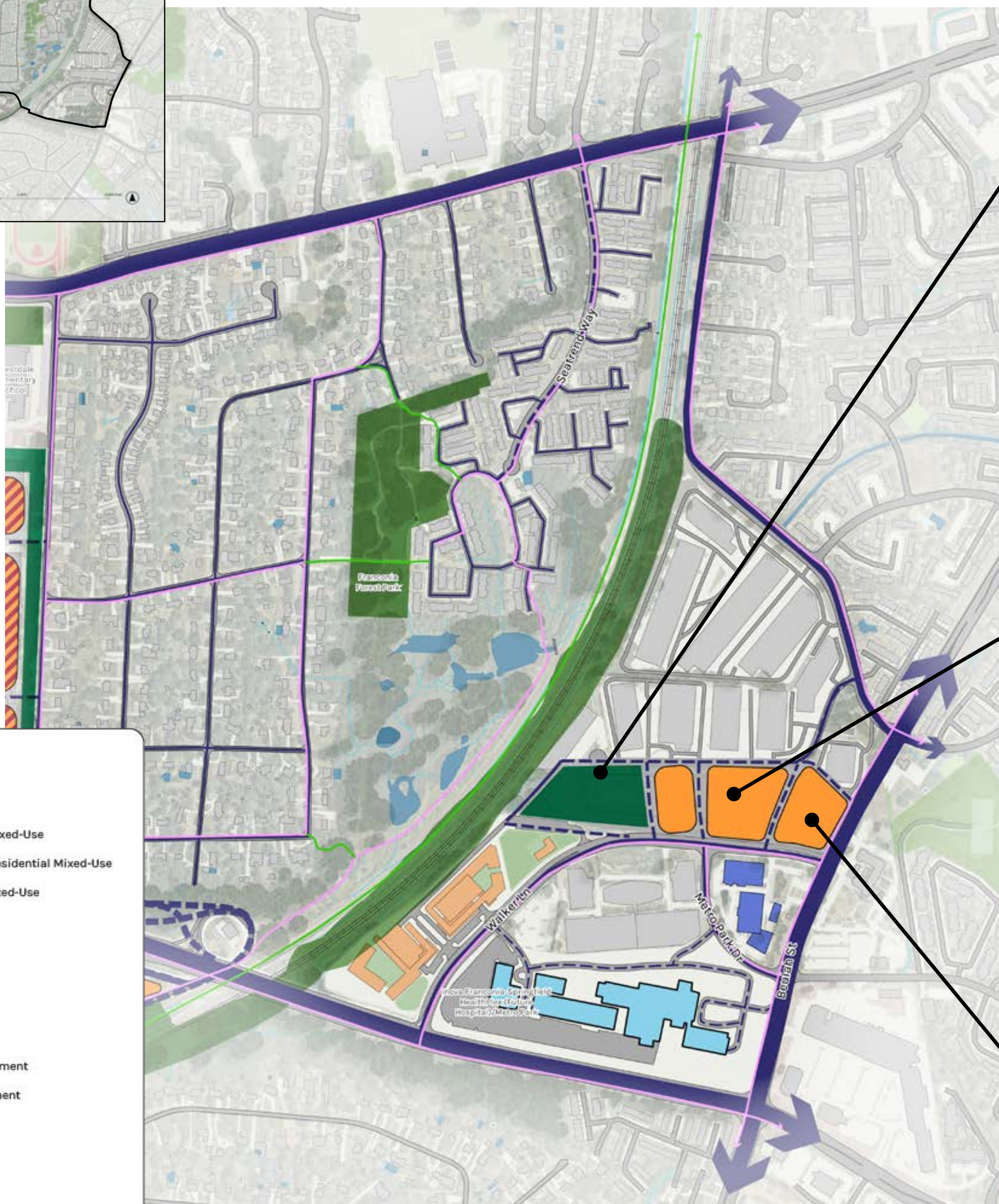
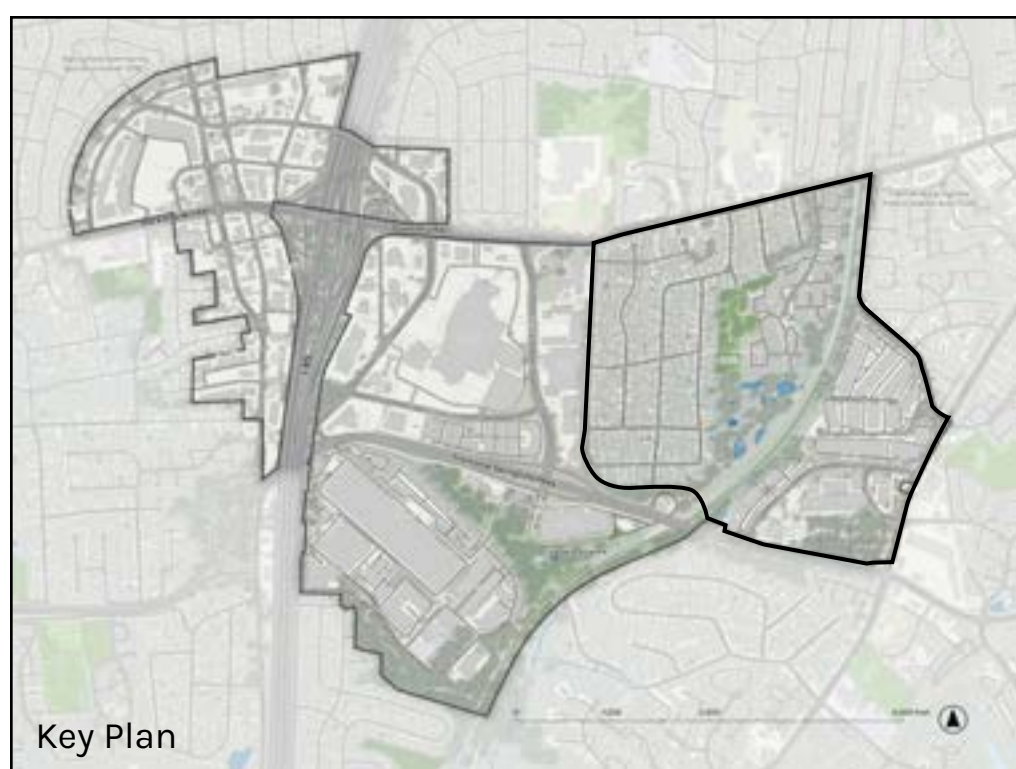
## Concept B Ideas

● Red - Non-preferred Idea    ● Yellow - Potential Idea/Not Sure    ● Green - Preferred Idea

**Land Uses:** Potential for future redevelopment along Walker Lane to include multifamily residential and a neighborhood serving park.

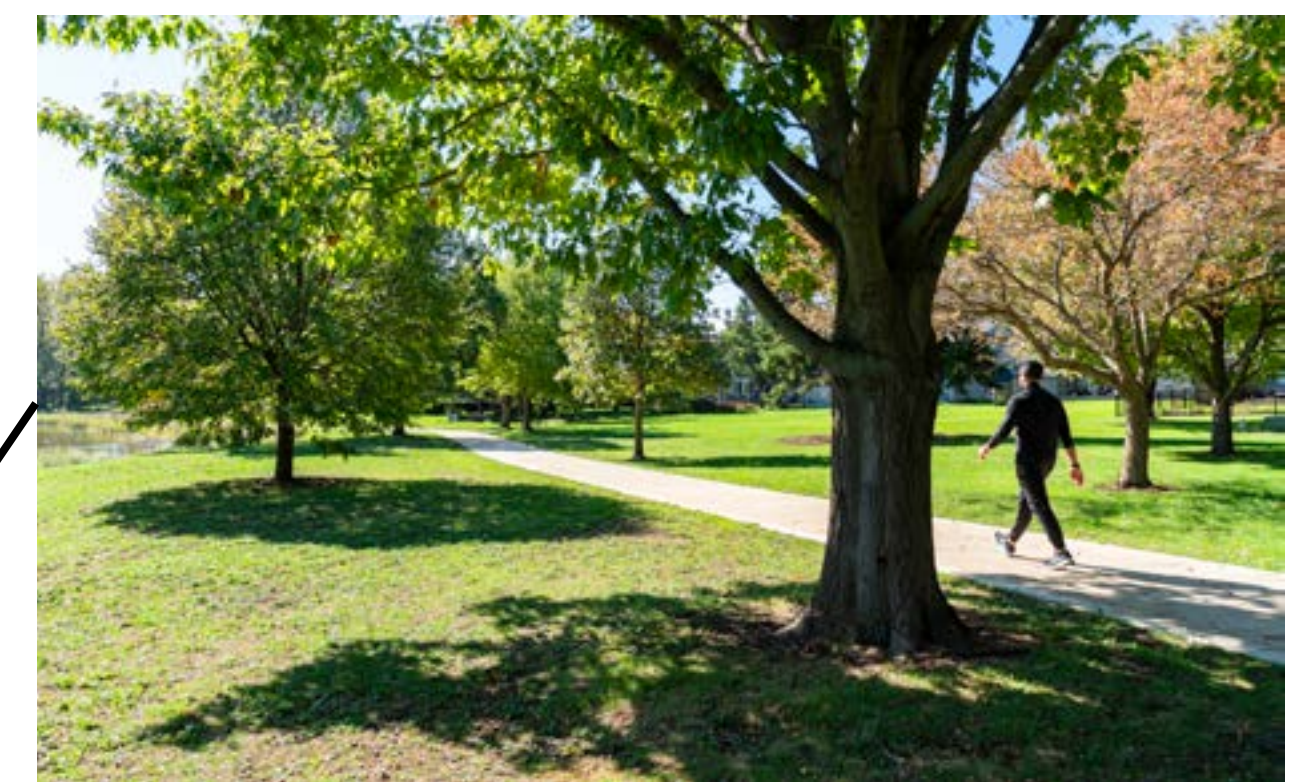
**Parks / Public Spaces:** A large neighborhood park that serves the nearby neighborhoods and buffers existing development and the train/Metro rail lines.

**Mobility / Connectivity:** Partial street grid connects to existing streets. Enhanced streetscape along Walker Lane.



**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



Example of a large park serving nearby residential neighborhoods



Example of low-rise multifamily residential development on a walkable street



Example of low-rise multifamily residential with outdoor amenity spaces

All images from SmithGroup or DPD unless otherwise noted.

Use sticky notes to add your thoughts and ideas in the space below.

# Franconia-Springfield Planning Study

Community Meeting #4 | March 5, 2026

Please share your preferences and thoughts about the following ideas for the **TSA East**.

Place a **green, yellow, or red** dot to indicate your preferences about these ideas.

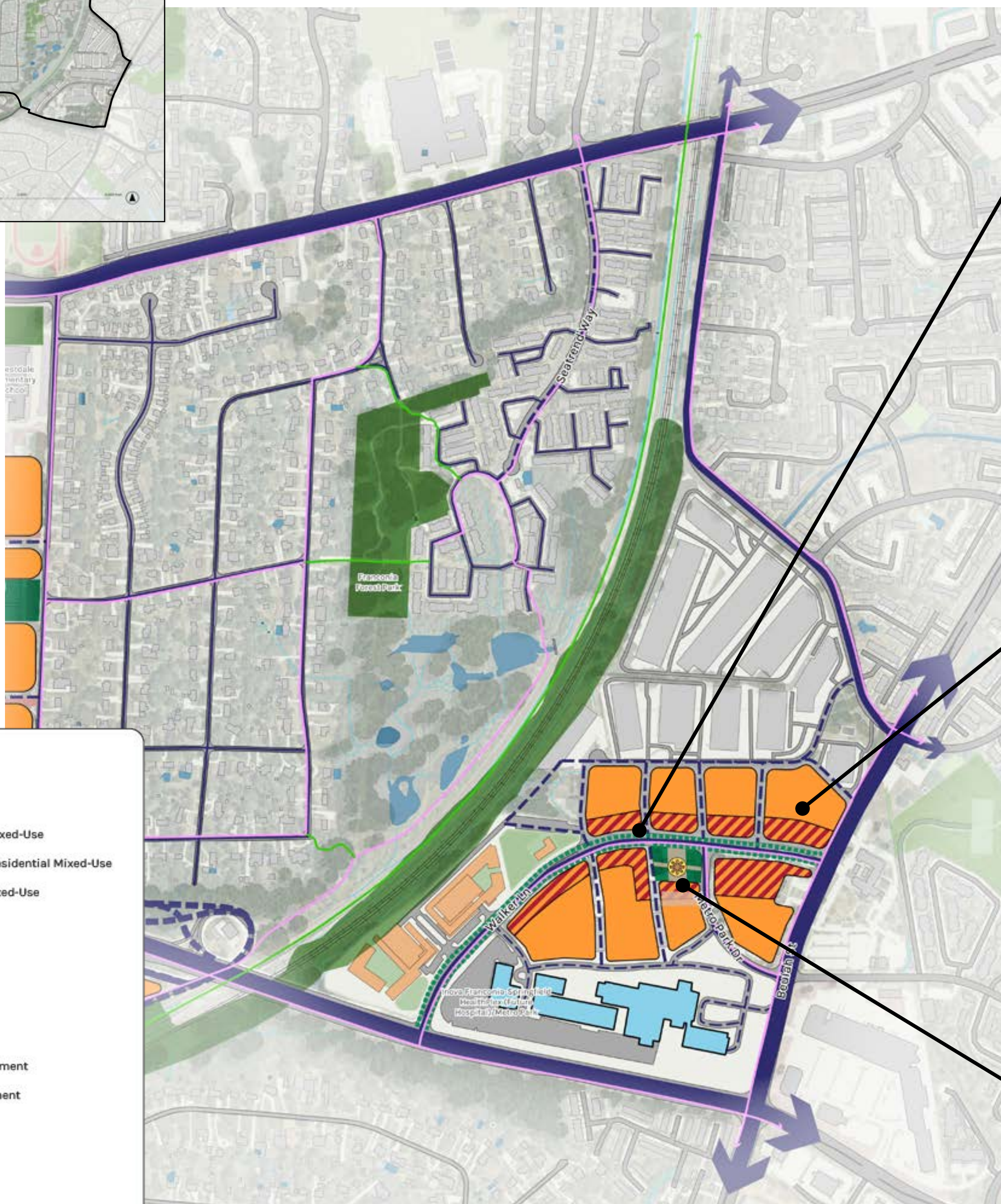
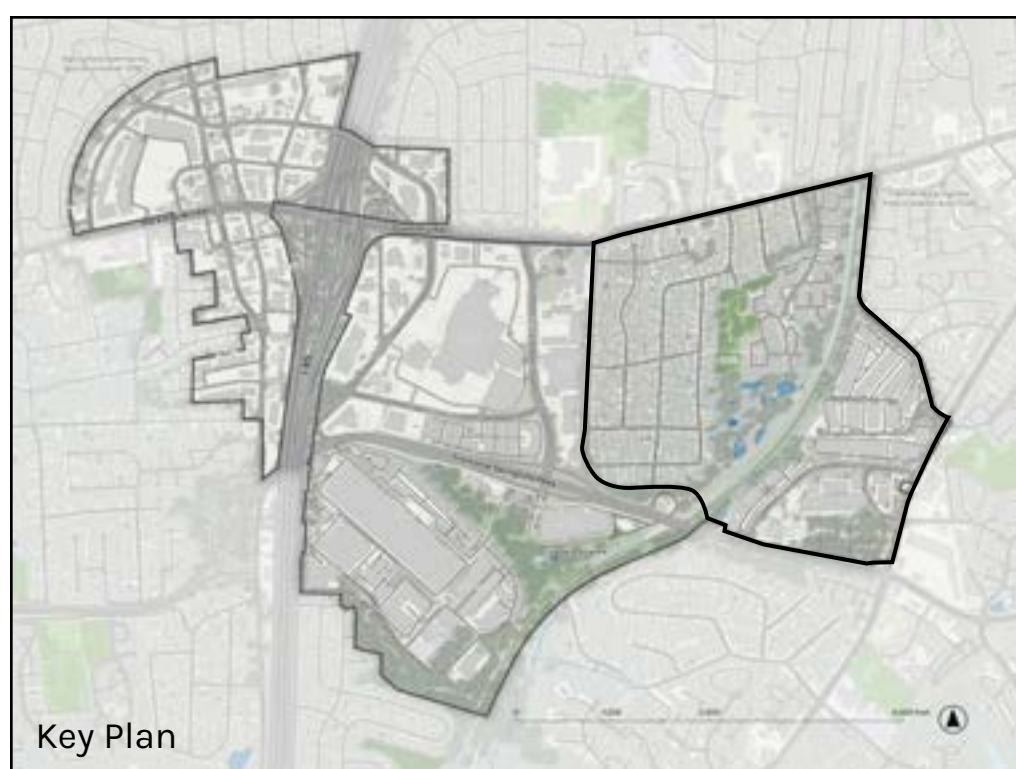
## Concept C Ideas

● Red - Non-preferred Idea    
 ● Yellow - Potential Idea/Not Sure    
 ● Green - Preferred Idea

**Land Uses:** Redevelopment on both sides of Walker Lane has ground level retail with multifamily residential above and behind.

**Parks / Public Spaces:** A central gathering plaza with green spaces on the south side of Walker Lane anchors mixed-use development.

**Mobility / Connectivity:** A new partial street grid links the industrial park to the hospital campus. Enhanced streetscape and traffic calming along Walker Lane.



**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



Example of retail and restaurants with outdoor dining along a neighborhood street



Example of multifamily development that could be in walking distance and served by mixed-use development



Example of mixed-use development framing an active plaza or gathering space

All images from SmithGroup or DPD unless otherwise noted.

Use sticky notes to add your thoughts and ideas in the space below.