

- ### Recent and Planned Development Legend
- 1 Planned 7-story self-storage building, with a max. of 167k SF, 2.7k SF of ground floor retail.
 - 2 Constructed - LIDL at Springfield, 40k SF, 186 parking spaces.
 - 3 Planned - under review, Chase Bank building (NE Tower Shopping Center)
 - 4 Planned - approved not built, extended stay Hampton Inn, 165 rooms, 165 parking spaces in garage.
 - 5 Constructed - Five Guys restaurant, 1.2k SF.
 - 6 Planned - 332 Units at 60% AMI-LIHTC, Program project expires 2033
 - 7 Constructed - 4-story 981 SF Kaiser-Permanente medical office.
 - 8 Planned - approved, hotel with 140 rooms.
 - 9 Near Completion, high-rise multi-family residential, 90 Ft Ht., 4751 SF, 460 units.
 - 10 Under construction, Inova Franconia-Springfield Hospital, 649k SF.

- ### Map Legend
- Recently Developed (within 10 years)
 - To be Developed
 - Fixed Development (Institutions, Housing, Etc.)
 - Government Owned



Springfield Community Business Center (CBC)

Franconia-Springfield Transit Station Area (TSA)

Map Legend

- Soft Edges, Walkable Conditions
- Uncomfortable Edges, Potential for Improvement
- Hard Edges and Barriers

0 1,250 2,500 5,000 Feet



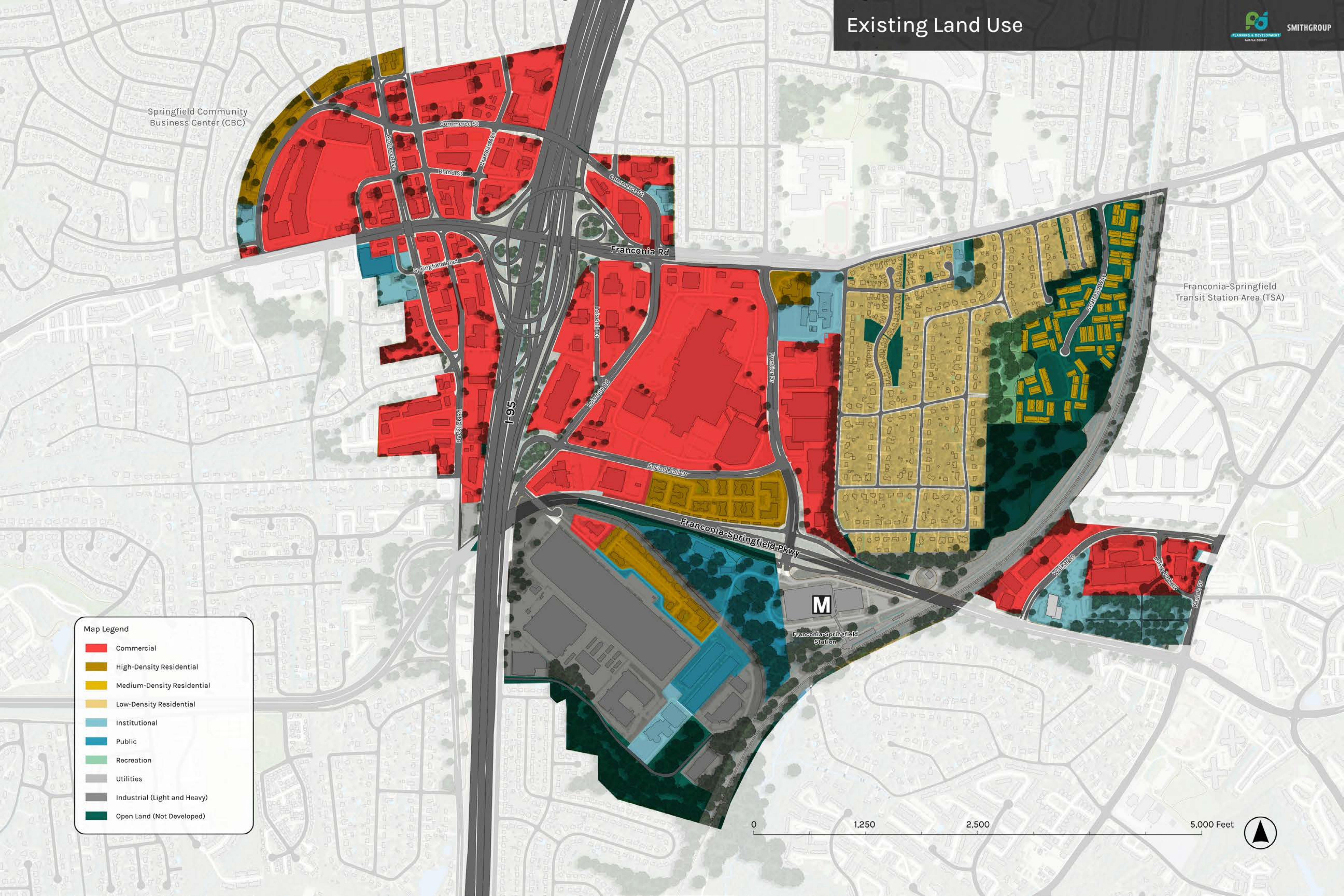
Springfield Community Business Center (CBC)

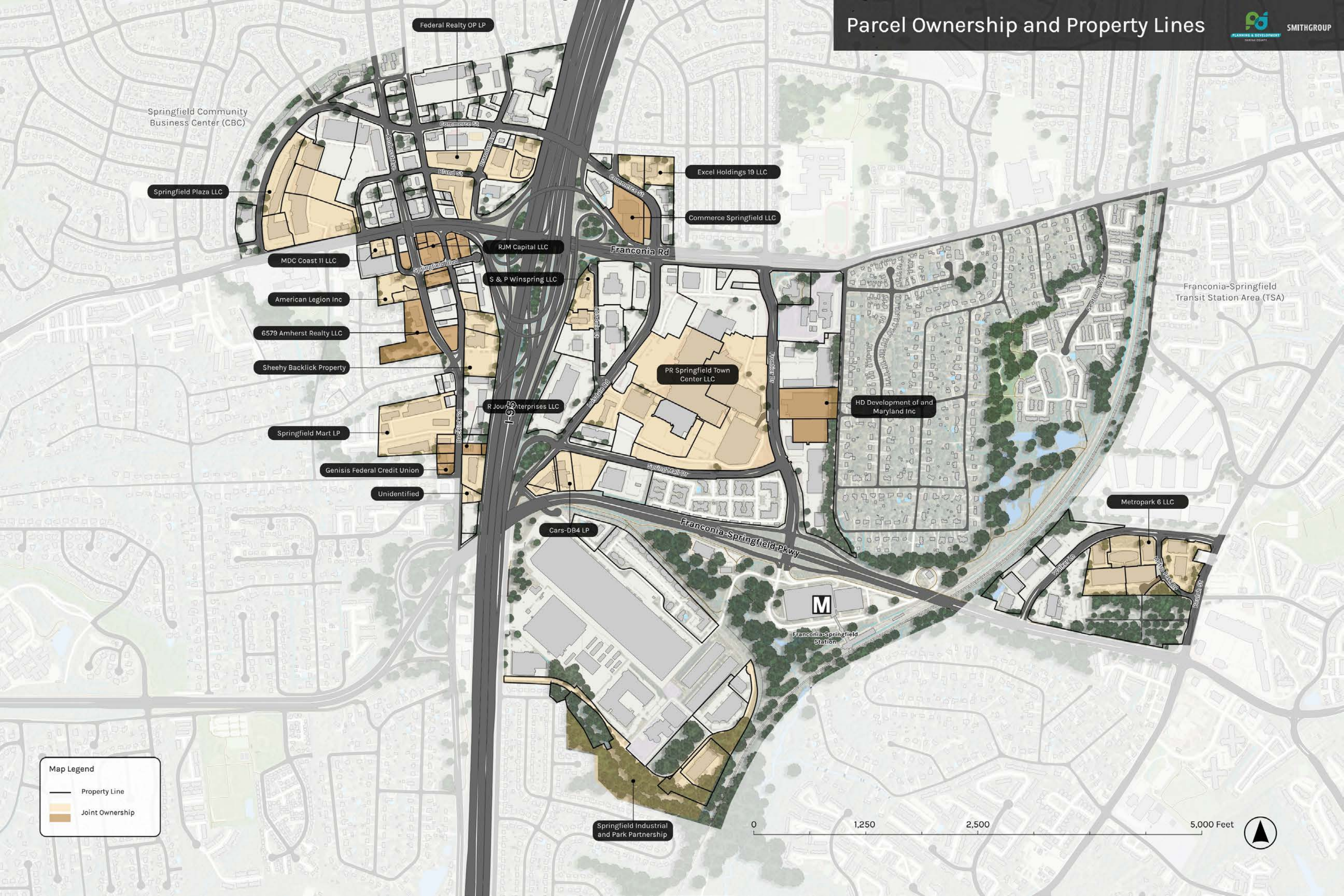
Franconia-Springfield Transit Station Area (TSA)

Map Legend

- Commercial
- High-Density Residential
- Medium-Density Residential
- Low-Density Residential
- Institutional
- Public
- Recreation
- Utilities
- Industrial (Light and Heavy)
- Open Land (Not Developed)

0 1,250 2,500 5,000 Feet





Springfield Community Business Center (CBC)

Springfield Plaza LLC

MDC Coast II LLC

American Legion Inc

6579 Amherst Realty LLC

Sheehy Backlick Property

Springfield Mart LP

Genisis Federal Credit Union

Unidentified

Cars-DB4 LP

Springfield Industrial and Park Partnership

Federal Realty OP LP

RJM Capital LLC

S & P Winspring LLC

R Journey Enterprises LLC

PR Springfield Town Center LLC

Commerce Springfield LLC

Excel Holdings 19 LLC

HD Development of and Maryland Inc

Metropark 6 LLC

Franconia-Springfield Transit Station Area (TSA)

Map Legend

- Property Line
- Joint Ownership

0 1,250 2,500 5,000 Feet



Major Destinations

- Concord Shopping Center
- Springfield Community Business Center (CBC)
- Giant Food
- Whole Foods Market
- Richard Byrd Library

- Barnes & Noble
- Brookfield Plaza
- Backlick Center
- Backlick Square

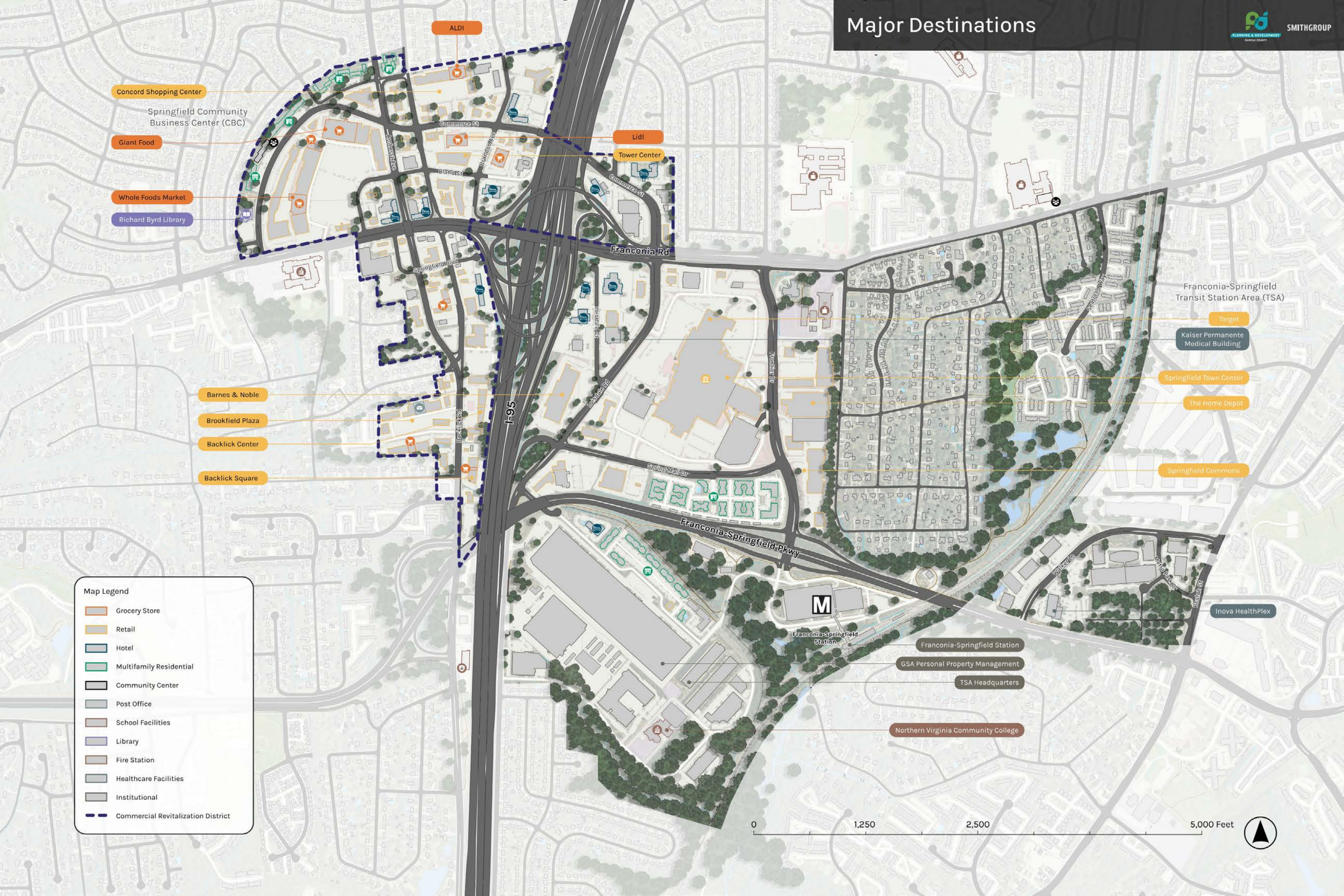
- Lidl
- Tower Center

- Franconia-Springfield Transit Station Area (TSA)
- Target
- Kaiser Permanente Medical Building
- Springfield Town Center
- The Home Depot
- Springfield Commons

- Inova HealthPlex
- Franconia-Springfield Station
- GSA Personal Property Management
- TSA Headquarters
- Northern Virginia Community College

Map Legend

- Grocery Store
- Retail
- Hotel
- Multifamily Residential
- Community Center
- Post Office
- School Facilities
- Library
- Fire Station
- Healthcare Facilities
- Institutional
- Commercial Revitalization District



Franconia–Springfield Planning Study

Community Meeting #2: Visioning | November 8, 2025



PLANNING & DEVELOPMENT

FAIRFAX COUNTY

SMITHGROUP

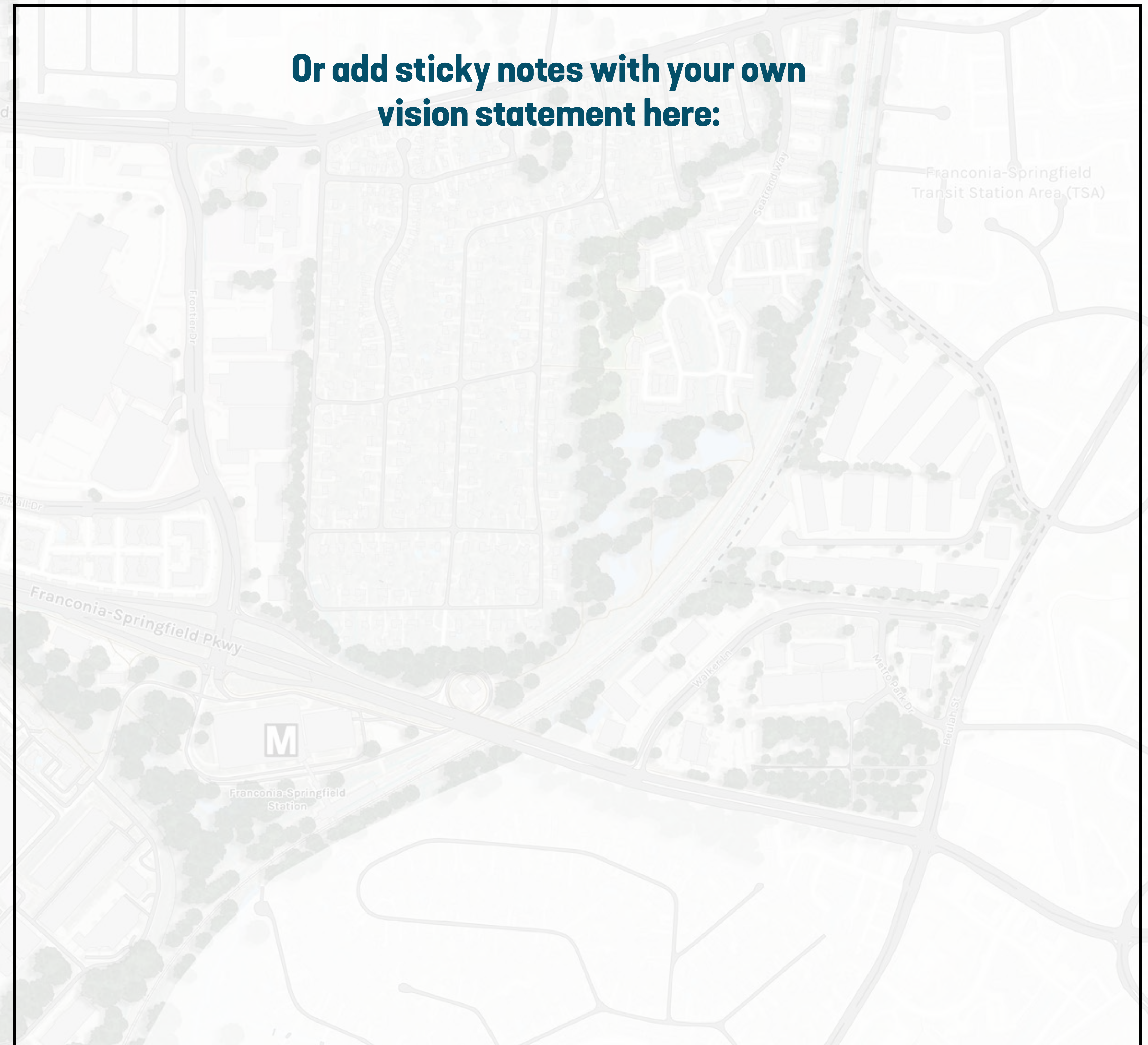


Let's update the vision for Franconia–Springfield!

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!

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.

Or add sticky notes with your own vision statement here:



Guiding Principles

The following are the current Guiding Principles in the 2017 Fairfax County Comprehensive Plan.

What guiding principles would you change? What would you add?
Use sticky notes to share your thoughts below!



TRANSPORTATION & CONNECTIVITY

Enhance multi-modal linkages throughout the area and to the Joe Alexander Transportation Center and other transportation nodes



TRANSPORTATION & CONNECTIVITY

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



TRANSPORTATION & CONNECTIVITY

Create a usable wayfinding system, which would efficiently move people through the area



TRANSPORTATION & CONNECTIVITY

Maintain easy access to regional transportation systems

Guiding Principles

The following are the current Guiding Principles in the 2017 Fairfax County Comprehensive Plan.

What guiding principles would you change? What would you add?
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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



LAND USE & DEVELOPMENT

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



LAND USE & DEVELOPMENT

Encourage revitalization through enhancing the economic competitiveness of local businesses



LAND USE & DEVELOPMENT

Complement revitalization efforts made by the local community

Guiding Principles

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SAFETY & MOBILITY

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



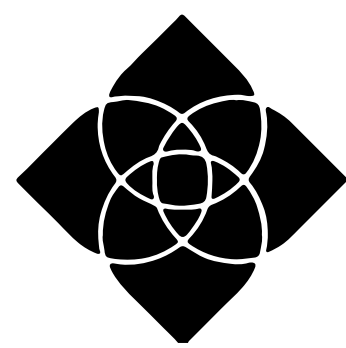
SAFETY & MOBILITY

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



ENVIRONMENT & SUSTAINABILITY

Utilize innovative design and engineering techniques to preserve, enhance, and restore the existing natural resources in the area



IDENTITY & HERITAGE

Develop a unique identity that reflects the character of the area through design consistency



IDENTITY & HERITAGE

Identify, preserve and promote awareness of heritage resources through research, survey and community involvement

Franconia-Springfield Planning Study

Community Meeting #2: Visioning | November 8, 2025

Please place dots on the map below to indicate places within the CBC you would like to see **Preserved (red)**, **Enhanced (yellow)**, or **Transformed (green)**.



Add comments using sticky notes in the spaces below.

PRESERVE

What do you love “as is” about the CBC? For example, a building, a space, or a particular street. Tell us what should stay the same.

ENHANCE

What needs a little help? What parts of the CBC should remain but be improved or enhanced?

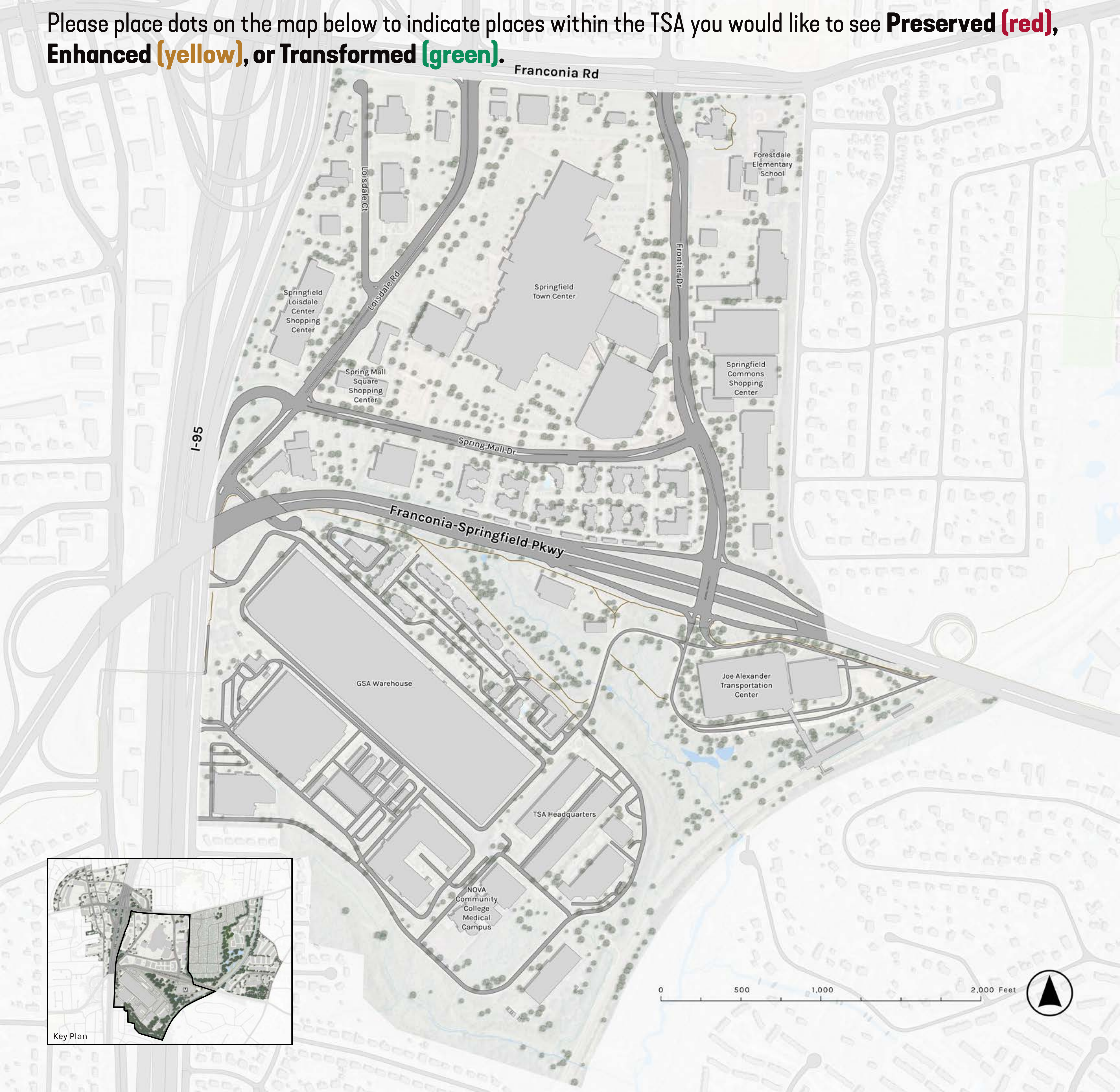
TRANSFORM

Where do you want to see a major change? For example, a street, a vacant lot, or underutilized space. Tell us what needs to be completely transformed.

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Please place dots on the map below to indicate places within the TSA you would like to see **Preserved (red)**, **Enhanced (yellow)**, or **Transformed (green)**.



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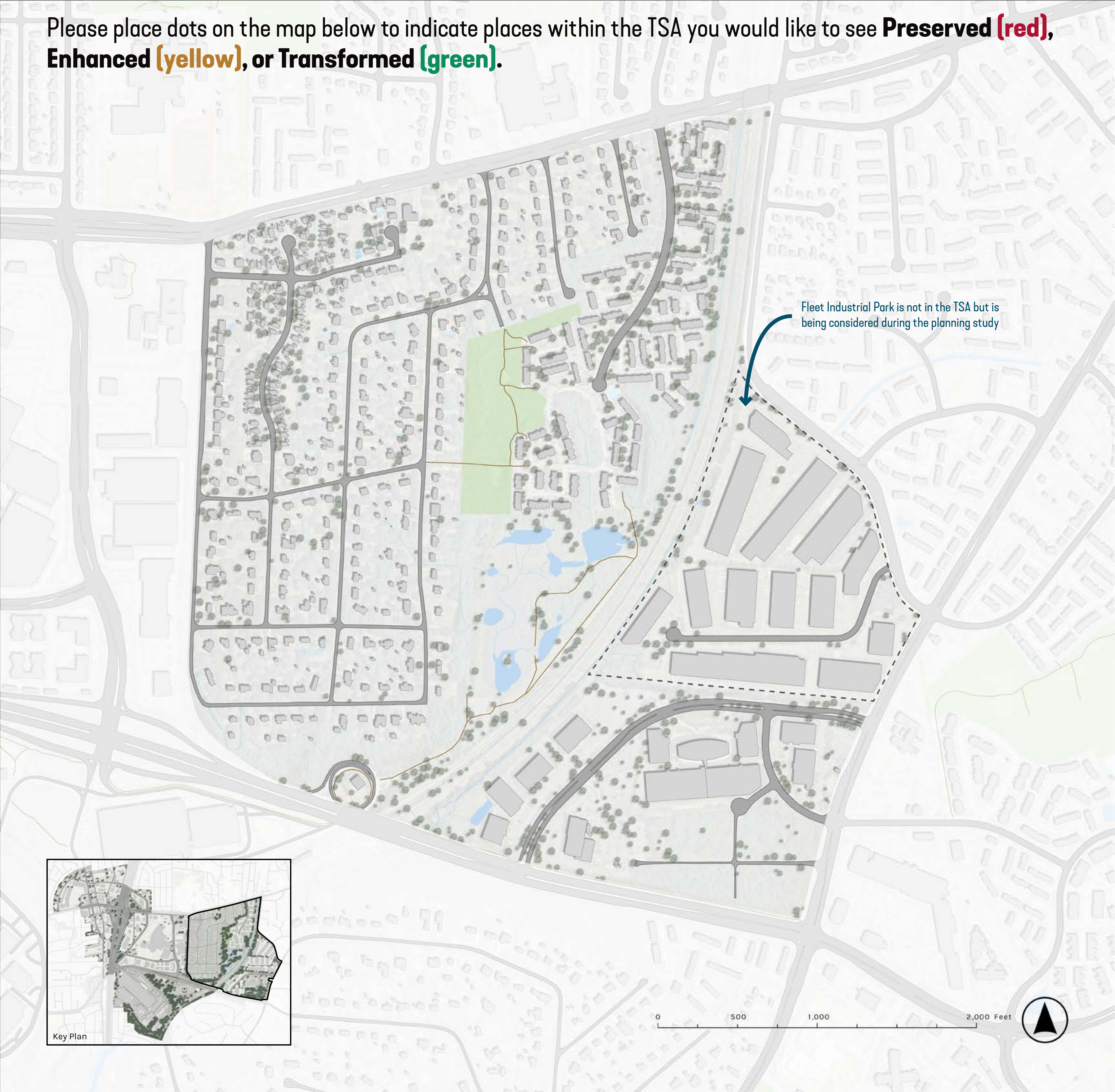
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Please place dots to tell us which **Land Uses** are most needed in the CBC.
Please place one dot to tell us what **Building Height** is most appropriate for the CBC.

Images below are examples only.



Residential	Office	Hotel	Small Retail/ Restaurants/Cafes	Retail - Large Format	Entertainment



Parks/Open Space	Civic - Library/ Recreation Center	Senior Living	Building Heights - Low-Rise: 1-4 stories	Building Heights - Mid-Rise: 4-8 stories	Building Heights - High-Rise: 9+ stories

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Please place dots to tell us which **Parks, Public Spaces, and Streetscape Amenities** are most needed in the CBC.

Images below are examples only.



Urban/Civic Plaza

Pocket Park

Active Recreation

Passive Green Space

Playgrounds

Trails/Greenways



Placemaking/
Identity

Signage/
Wayfinding

Public Art

Street Lighting

Street Furniture

Street Trees and
Vegetation

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SMITHGROUP
BRICK & CO.

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Please use the markers to draw your typical route when you travel to or through this area.



Please place dots below to tell us what **Transportation Modes** you would like to utilize more when traveling through this area.

CAR

BUS

METRO / RAIL

WALKING / BIKING