

OCRR ences

Office of Community Revitalization and Reinvestment

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New Website Launched

OCRR is excited to announce the launch of the next generation of our website on May 1st. The site offers a fresh look and feel that is more focused on the needs of revitalization stakeholders. The site features an array of user friendly features such as maps for download, demographics reports powered by Claritas, information from citizen groups, and links to related County agencies. We invite you to visit the new website today at

<http://www.fcrcv.org>

New OCRR Logo

Our new logo design depicts the interrelationship between the community and revitalization and reinvestment.

County Creates First Community Development Authority

On April 27, 2009, the Board of Supervisors created the county's first Community Development Authority (CDA). The CDA is for the proposed Mosaic - Merrifield Town Center development.

On October 15, 2007, the Board rezoned 31.31 acres of land in order to permit Edens & Avant to develop the portion of Merrifield designated as the town center in the Comprehensive Plan. The site is located south of Lee Highway/Route 29, west of Yates Way, east of Eskridge Road and north of the Luther Jackson Middle School. The project was approved for approximately 1,000 dwelling units, a multiplex theatre, 125,000 square feet of office space, 500,000 square feet of other non-residential uses and a 150 room hotel. Among the improvements are construction of two parks, the realignment and widening of Eskridge Road, the widening of Lee Highway, improvements to the Lee Highway/Gallows Road intersection and construction of a grid of streets. Virtually all parking will be provided in structures.

Edens & Avant proposes to:

- Establish a CDA for the site under a Memorandum of Understanding (MOU) with the county. The CDA would include only this one site.
- Fund a 30 million dollar portion of the public facilities to be constructed on the site through a 30 year bond to be issued by the CDA, whose debt service will be paid by a self assessment; and
- Fund a 42 million dollar portion of the public facilities to be constructed on the site (road improvements, parks, and a small portion of the parking garage) through a 22 year bond also issued through the CDA whose debt service will be paid through incremental real estate tax revenues. Liability for the debt service will be secured by the CDA, not the county.

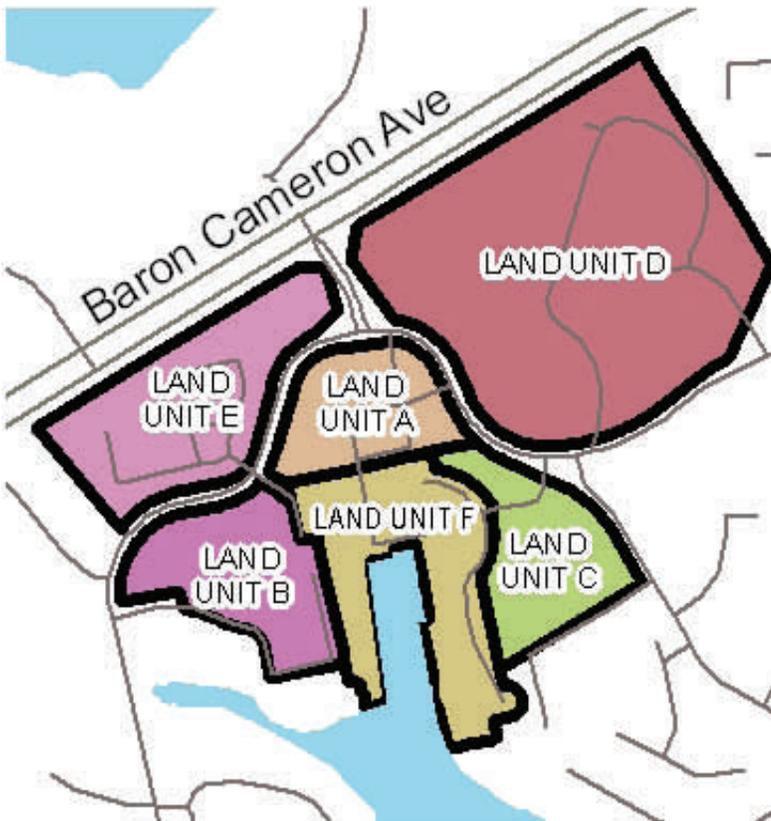
For see the MOU, go to: <http://www.fcrcv.org/merrifield/towncenter.htm>



Lake Anne Village Center Comprehensive Plan Amendment Approved

On March 30, 2009, the Board of Supervisors approved a Plan Amendment for the Lake Anne Village Center (LAVC) in Reston. The LAVC is located south of Baron Cameron Avenue in the vicinity of North Shore and Village Road, and consists of approximately 41 acres centered on Washington Plaza. The economic vitality of the LAVC has been in decline and would benefit from expanded residential and employment opportunities, as well as a broader retail base.

Lake Anne Village Center Land Units



This Plan Amendment encourages the revitalization of the LAVC, while protecting its' historic qualities. Specifically, it expands the LAVC Commercial Revitalization Area boundary; creates opportunities to foster residential, office and community enhancing retail and entertainment uses; supports the long-term economic viability of the business community; and, protects and enhances the historic and architectural character of the Washington Plaza.

The Plan Amendment divides the LAVC into six land units, and provides density and intensity recommendations under baseline, redevelopment and consolidation options. The Plan Amendment also provides guidance for the transportation network, urban design, affordable housing, and green building infrastructure.

The Plan Amendment is the product of a collaborative effort among Supervisor Hudgins' office, the Department of Planning and Zoning (DPZ), the Office of Community Revitalization and Reinvestment (OCRR), the Fairfax County Department of Transportation (FCDOT), and community stakeholders. The Final Staff Report and approved Comprehensive Plan Text can be viewed at <http://www.fcrcv.org>

Proffered Condition Amendment Approved for Groveton Heights

On March 30, 2009, the Board of Supervisors approved a new mixed use development on Richmond Highway that was submitted by Redbrick Development Group, LLC and MDP Groveton, LLC. The property is 4.59 acres in size and is located in the southwest quadrant of the intersection of Richmond Highway and Memorial Street.

The mixed use project will contain 51,000 square feet of office use, 289,000 square feet of residential use (multifamily units), at least 20,000 square feet of retail use and 663 parking spaces, provided mostly in a parking structure.



Richmond Highway Elevation

Bailey's Crossroads Planning Study News

Last year, a planning study was initiated for a portion of Bailey's Crossroads to build upon the recommendations of the 2006 Urban Land Institute (ULI) Advisory Services Panel Report. Two concepts for the area south and east of the Leesburg Pike and Columbia Pike interchange were presented at a Public Open House on February 12, 2009. The concepts focus on transforming Bailey's Crossroads into a more urban place with improved pedestrian connectivity, while maintaining compatibility with neighboring districts.



Bailey's Crossroads Massing Study

The project team is reviewing public comments on the two options and developing a preferred concept to be presented to the public later this year, with final approval of a Plan Amendment scheduled for Spring 2010. The concept graphics and Open House presentation are available online at <http://www.fairfaxcounty.gov/dpz/projects/baileys/concepts.htm>. Please send any questions or comments on the study to DPZBaileys@fairfaxcounty.gov.

Springfield Mall "Town Center"



In 2009 it is anticipated that the Board of Supervisors will act on a rezoning application by Vornado Realty Trust to rezone 80 acres, including the existing Springfield Mall, to permit the development of the mixed use Springfield Town Center. Under the new zoning, Vornado can redevelop the mall itself and also develop over 2,000 new residential units, approximately 1.1 million square feet of new office space, a new 225 room hotel, and approximately 175,000 square feet of service oriented retail spaces such as restaurants and cafes. This would transform the site from a regional mall to a true town center, with new lifestyle center uses, a new "Main Street," parks and open spaces, and begin the transformation of this portion of Springfield.

Annandale Planning Study News

The Annandale Community Business Center (CBC) is being studied to determine what changes to the Comprehensive Plan can be made to encourage reinvestment and redevelopment. Critical to the effort is an analysis of alternative roadway networks to determine a preferred option that provides for traffic needs, while also facilitating community revitalization and redevelopment. Concurrent with the transportation system analysis is a land use and urban design planning effort. A citizen advisory group is providing ideas and feedback. The Planning Study will result in an amendment to the county's Comprehensive Plan, currently scheduled to occur in spring 2010. For additional information on the study, please visit the OCRR website at <http://www.fcrcv.org>



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publication

The Fairfax County Office of Community Revitalization and Reinvestment  facilitates 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.

Services Provided:

- Assistance with projects, development proposals in revitalization districts/areas
- Information and education on County revitalization policies and development processes within revitalization districts/areas
- Support to local revitalization groups
- Public/Private partnerships to facilitate implementation of the Comprehensive Plan

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See Occurrences online at:
<http://www.fcerevit.org>

NOTE: In July 2009, OCRR will be moving to the 10th floor of the Herrity building, 12055 Government Center Parkway, Suite 1048, Fairfax, VA 22035.



New Urban Parks Framework Proposed

An interagency planning team representing the Park Authority, the Department of Planning and Zoning, and the Office of Community Revitalization and Reinvestment has been formed to develop a common understanding of the function of urban parks as they apply in Fairfax County, particularly in Tyson's Corner and in the county's revitalization districts/areas. The team has developed a draft Urban Parks Framework which clarifies terminology and expectations for various urban park types.

The draft has been distributed to stakeholders for review. The Framework will be

finalized based on feedback received after which the team will develop implementation strategies and plans. The Urban Parks Framework is available online at <http://www.fairfaxcounty.gov/parks/press/html/pro20-09.htm>

Please contact Sandy Stallman, the Park Planning Branch Manager with the Park Authority, at sstall@fairfaxcounty.gov with any questions or comments.

