

**Mosaic District  
Receives Accolades**

On March 26, 2013, the Community Appearance Alliance of Northern Virginia awarded the Mosaic District in Merrifield a Community Appearance Award.



**Office of Community Revitalization**

Volume 6, Issue 1

A Publication of Fairfax County

Spring 2013

**Inside this Issue:**

Merrifield	2
Springfield	2
Annandale	2
Richmond Highway	2
Seven Corners	3
Tysons	3
New Hires	4

**Tysons Transportation  
Service District  
Established**

In January 2013, the Board of Supervisors created a new special assessment district within Tysons: the Tysons Transportation Service District. This Service District, will generate revenue to help fund up to 17 Tysons-wide transportation projects that will increase access into and out of Tysons, as well as create new vehicular paths within Tysons. The Tysons Transportation Service District is anticipated to contribute \$253 million, 21 percent of the cost of constructing the 17 Tysons-wide transportation improvements.

**Mixed Use Redevelopment Applications Filed in McLean**

The JBG Companies, a locally-based investor developer of mixed-use developments, and WRIT Investments, a owner-operator of income producing real estate properties in the Washington, DC metro area, have each submitted applications to transform dated surface parking lots within the McLean Community Business Center (CBC) into a vibrant mix of uses. Located east of Fleetwood Road between Beverly Road and Elm Street, both applicants are seeking to amend the Comprehensive Plan to allow for a rezoning of their property to the Planned Residential Mixed-Use (PRM) District. Because the projects share a common border, the Fairfax County Board of Supervisors directed staff on January 9, 2013, to evaluate the proposals from the perspective of coordinated site design, vehicular and pedestrian circulation, shared open space and a comprehensive analysis of their impacts on the surrounding area.



**Elm Street Residential Project**

The JBG Elm Street Residential project proposes an integrated mix of residential units and neighborhood-serving retail uses, while retaining the existing 9-story office building. The 4.3 acre site is proposed to include a 5-story 240 unit residential building over parking, a separate 2-story 8,720 SF retail building, and open space with recreational amenities. The WRIT Ashby at McLean development proposes to retain the existing 12-story 256 unit residential building, and add new residential buildings varying in height from 4 to 10 stories. The construction will add 236 new residences and create 17 additional units by converting existing commercial space to bring the total number of new residences to 253. The Ashby at McLean will also feature 14,500 SF of neighborhood-serving ground-floor retail space, 816 underground parking spaces, and landscaped areas.



**Ashby at McLean**

## Avenir Place Opens this Summer in Merrifield



Adjacent to the Dunn Loring Metro Station on the Metro Orange Line, Avenir Place is a 15-acre mixed-use development located in the Merrifield Revitalization Area. The first phase of the project is a 250 unit apartment building that is scheduled for completion in late summer 2013. The second phase will consist of 378 additional apartments and 65,000 square feet of retail including a Harris Teeter Grocery Store. As part of the development agreement between Mill Creek Residential Trust and WMATA, the project adds 2,000 structured parking spaces and multiple bus bays at the Dunn Loring Metro Station, replacing 1,300 surface parking spaces.

## Progress at Springfield Mall

Redevelopment of the 80-acre Springfield Town Center is well underway. The reinvigorated Springfield Mall is on schedule to open in late summer 2014 with new restaurants, shopping, and park spaces. The redesign also includes an outdoor promenade designed for restaurant seating. Inside, the completely renovated Springfield Mall will have a simplified circulation pattern, an enhanced food court and new entertainment. According to Vornado, developer of the mall, construction has turned an important corner. The demolition phase is wrapping up and construction is commencing. Over the next few years, the renovated mall is expected to spur new activity in other parts of the Springfield Revitalization Area.

## Annandale Revitalization Activities Update

The Annandale Community Business District Planning Committee has been working on a number of fronts to encourage revitalization. They are proposing parking restrictions that would limit the parking of commercial vehicles, recreational vehicles or trailers 24 hours a day on certain streets in the commercial district of Annandale, and may explore expanding this to a larger district. A list of street locations proposed for the parking restrictions is anticipated to be considered by the Board of Supervisors at a public hearing later this summer. The Committee is also monitoring progress on the final remaining streetscape project in Annandale located on Columbia Pike near the fire station. The design issues have been resolved on this project, so construction is projected to begin in September or October of 2013. The project will include pavers, benches and lighting.

## Development Update on Richmond Highway

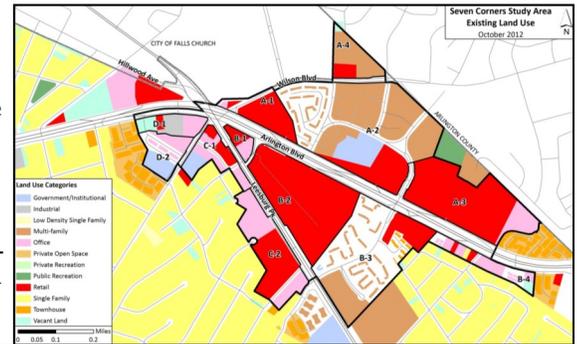
Good things are starting to happen at the northern end of Richmond Highway. In the Beacon Hill/Groveton area, the recently completed Beacon of Groveton 290 unit multi-family development is leasing ahead of schedule. Further north in the Penn Daw area, the Insight Property Group has begun construction on a 240 unit luxury apartment development at North Kings Highway and Poag Street. The long vacant Rite Aid building across the street from this site is now leased to Office Depot. Also, there is a rezoning application under review to redevelop the Fast Eddie's site located on Richmond Highway and North Kings Highway with a mixed-used development comprised of 275 residential units, and 18,000 square feet of retail, as well as attractive urban plazas that will provide much needed outdoor public gathering space in the area. On the east side of Richmond Highway on the Wal-Mart site, 20,000 square feet of attractively design new pad site retail offerings have been filled. Lastly, off the Highway, on nearby Huntington Avenue, MRP Realty has plans to redevelop the VSE Office building located at 2550 Huntington Avenue with a 390 unit multifamily residential development, a 15-story, 260,000 square foot office/retail building and a 200 room hotel. The residential development will be in the first phase and an interim public park will be developed in the location of the future office and hotel buildings.



2550 Huntington Avenue

## Seven Corners Study Continues; Tour and Design Charrette Planned

The Seven Corners Task Force continues to meet monthly and its members have become acquainted with the existing conditions of the area. They also have educated themselves about retail and office development prospects, become familiar with mixed-use concepts and form-based planning, explored urban school models and learned about school needs in the area, and heard from arts experts about how to incorporate public art. Meanwhile, the County has retained a consultant to conduct the first part of a two-phase transportation study. The first phase will test the existing road network and identify possible mitigation measures to improve current conditions. Included will be an origins and destination study to better understand the nature of the trips occurring in and through the area. The second phase will focus on the seven corners interchange and explore possibilities for improved vehicular and pedestrian circulation. In May, the Task Force will tour the study area and in June it will conduct a design charrette to develop an overall concept for the area as well as detailed concepts for specific redevelopment opportunity sites. For more information about the study and Task Force meetings, visit <http://www.fcrevit.org/baileys/7corners.htm>



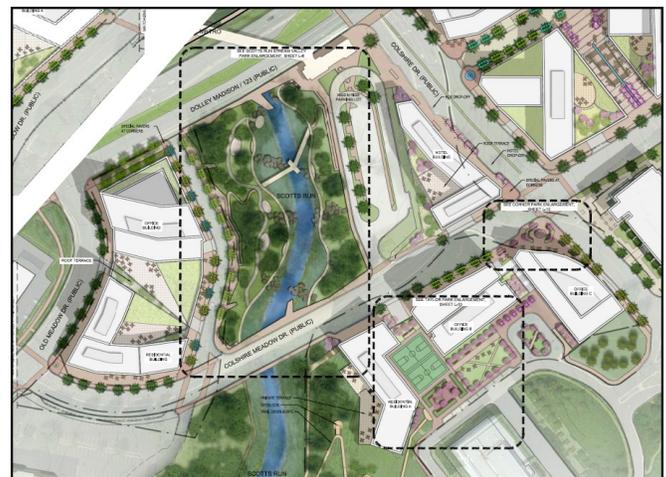
## Next Wave of Tysons Projects Approved

In the summer of 2009, the Board of Supervisors authorized a “Demonstration Project” for Tysons as a real-world example, to help refine Plan and Zoning Ordinance text. The Demonstration Project eventually became an actual zoning case, the **Spring Hill Station Development**, proposed by the Georgelas Group, the first two parts of which (A and B) were approved in the fall of 2011. These include the first new residential building under construction in Tysons utilizing the new Plan and Zoning District. A second section, Parts D and E, were approved by the Board on February 12, 2013. Taken together, these two applications include ten new buildings and two existing buildings. As shown below left, the existing buildings are an interesting example of how to maintain older but still viable buildings while redeveloping around them and creating a lively street edge.

On April 9, 2013, the Board approved the **Scotts Run Station South Development**, one of the largest development proposals to date. Proposed by CityLine Partners, the project will add more than 6.6 million square feet of development near the McLean Metro Station on the east end of Tysons. Significant features include improvements to the Scotts Run stream valley (shown below right) and five new urban parks, a new fire station and athletic field located nearby, and a new system of grid streets significantly enhancing the connectivity of the area. This mixed-use development plan with integrated parks and pedestrian-oriented streets incorporates many features that advance the County’s goal of transforming the suburban office-park character of today’s Tysons into a walkable, environmentally friendly, 24/7 urban center.



Proposed enhancement of Spring Hill Road



Interface of Scotts Run and Scotts Run South Development



*A Fairfax County, Va.,  
publication*

The Fairfax County Office of Community Revitalization (OCR) 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 and 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

**Office of Community Revitalization**  
12055 Government Center Pkwy.  
Suite 1048  
Fairfax, VA 22035

**Phone: 703-324-9300**  
**Fax: 703-353-1799**  
**TTY 711**

**See OCRences online at:**  
**<http://www.fcrcv.org>**

### **Staff Turnover and New Hires in OCR**

Tracy Strunk joined OCR as the Deputy Director, Tysons in November 2012. She is responsible for overseeing Tysons-related activities in OCR such as zoning case review, facilitating cross-agency initiatives like incorporating public facilities into Tysons developments, and providing Tysons outreach to outside groups and agencies. Tracy joins us with 14 years of experience in development review with the Department of Planning and Zoning, culminating in the past few years with a focus on Tysons. Tracy was the staff coordinator assigned to the Tysons Demonstration Project and a founding member of the Tysons Core Team.



Tracy has a BA in sociology from Northwestern University and a Masters in Regional Planning from the University of North Carolina, Chapel Hill. Depending on the season, she can be found watching Tar Heel basketball, gardening or riding her bicycle, and she is rarely without a handy knitting project to pass the time.

Sean Whinnie began working for OCR in February 2013 as the Revitalization Information Manager. Sean is responsible for the development and management of databases, enterprise GIS systems, and websites for the group. Sean has spent the past eight years using his experience with energy conservation and information technology to provide detailed feasibility studies, program management, and stakeholder engagement tools to a wide range of end-users, ranging from private commercial entities to the Federal government. Prior to coming to work for the County, Sean worked at Pepco Energy Services (Arlington, VA), developing energy conservation projects, and at Sebesta Blomberg and Associates (Arlington, VA) providing energy management and commissioning services. Sean has a Bachelor's degree in Mechanical Engineering from the University of Maryland. In his free time, Sean enjoys cooking, playing golf, photography, and going to concerts.

