

Mark Your Calendar  
for OCRR's Second  
Annual Conference  
Monday,  
September 13th  
from  
8:00 am to Noon  
See Page 4  
for details



## Office of Community Revitalization and Reinvestment

Volume 3, Issue 2

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### South County Area Plan Review (APR) Update:

A total of 67 nominations were filed as part of the 2009-2010 South County APR process. The Planning Commission recommended approval of 34 out of 45 of those nominations not requiring a VDOT 527 review at its public hearings in June and July, 2010. The Board of Supervisors approved 10 of the APRs, as recommended by the Planning Commission, at its July 27, 2010 Public Hearing. The Board of Supervisors will hear the remaining 24 nominations not requiring a VDOT 527 review at its September 28, 2010 Public Hearing. For more information, please go to [www.fairfaxcounty.gov/dpz/apr](http://www.fairfaxcounty.gov/dpz/apr)

### Comprehensive Plan, Zoning Ordinance Amendments Adopted for Tysons Corner; Implementation Underway

On June 22, 2010, The Board of Supervisors adopted Comprehensive Plan Amendment SO5-CW-1CP for the Tysons Corner Urban Center; Zoning Ordinance Amendment ZO-10-423 establishing a new district called the Planned Tysons Corner Urban District (PTC); and Guidelines for Trip Generation Analysis for rezoning applications to the Tysons PTC District. The Board also adopted 20 Follow-On Motions to be pursued. To view the Comprehensive Plan Amendment or Zoning Ordinance Amendment in full, please go to <http://www.fairfaxcounty.gov/tysons>

The new Plan seeks to transform Tysons into a walkable, green, mixed-use urban center. The Plan envisions Tysons as home to up to 100,000 residents and 200,000 jobs by 2050. It will become a 24-hour urban center where people live, work, and play — instead of an auto-oriented suburban environment.

Following the adoption of the Comprehensive Plan and Zoning Ordinance Amendments for Tysons, OCRR continues to be involved with the zoning application and development review processes in Tysons. We offer input and direction regarding urban design, plan implementation, plan monitoring, and public facilities planning.

OCRR is taking the lead in developing Urban Design Guidelines for Tysons Corner. The Guidelines will elaborate on the urban design recommendations in the Plan and should be referred to when preparing zoning and site plan applications.

OCRR is leading an interdepartmental team to develop a Public Facilities Plan for Tysons Corner. This Plan will set forth public facility needs and general locations and will provide guidance in how zoning applicants can address public facility needs.



Additionally, OCRR has taken the lead in designing and maintaining a new Fairfax County website that will be dedicated entirely to Tysons. This website will be a portal through which the public and staff can access the most up-to-date information on zoning cases and other development related topics in Tysons. Interactive maps, project information sheets, demographic information, Urban Design Guidelines, and Comprehensive Plan monitoring will be available at the click of a mouse. The website is under construction and is scheduled to debut in the late Fall of 2010.

## New Form-Based Plan Adopted For Annandale CBC



Supervisor Penny Gross

be the creation of a tree lined “boulevard” using existing rights of way for amenities such as sidewalks, landscaping, and other features. This option also best supports future transit service in the corridor.

This fall OCRR, in conjunction with the Annandale Chamber of Commerce, plans to hold a “Community Open House” to introduce the opportunities of the new plan and spur interest in Annandale revitalization. OCRR also expects to coordinate visioning exercises for local properties to show the potential development permitted under the new plan. Finally, county staff has begun to review the existing Zoning Ordinance to make recommendations for revisions which will better align zoning regulations with the new plan guidance. For updates on Annandale, please visit the OCRR website.

## Newly Adopted Plan Recognizes Potential of Bailey's Crossroads

On July 13, 2010, the Fairfax County Board of Supervisors adopted the Bailey's Crossroads Community Business Center Comprehensive Plan Amendment (ST10-CW-3CP). The Plan Amendment covers approximately 530 acres, including portions of the Commercial Revitalization District (CRD).

The Bailey's Crossroads Plan Amendment encourages a transition from a predominately retail environment to one that balances retail, office, residential, civic uses, and open space. The plan also supports development of a “Town Center” to take advantage of the proposed transit stops for the Pike Transit Initiative route from Pentagon City to Skyline. The recommended transportation improvements are intended to balance land use with infrastructure, and provide intermodal connectivity, especially increased pedestrian connectivity. Other guidance regarding open space and urban design is also provided in the new plan.

During the fall, OCRR expects to hold a “Community Open House” to introduce the new plan to local properties owners as a way to build awareness and increase interest in the revitalization district. Since adoption, the plan has already received interest from the local development community, and continued outreach by OCRR and the Bailey's Crossroads Revitalization Corporation intends to capitalize on this excitement. New brochures and informational materials will also be developed over the coming months. For updates on Bailey's Crossroads, please visit the OCRR website.



Bailey's Crossroads—future Leesburg Pike

On July 13, 2010, the Fairfax County Board of Supervisors adopted the Annandale Community Business Center Comprehensive Plan Amendment (ST10-CW-2CP). The Plan uses a new form-based approach that provides land use flexibility by using building form and height to guide development instead of floor area ratios (FARs). The plan seeks to transform the existing, suburban form into a walkable, urban, and active mixed-use center. Innovative urban design, streetscape, placemaking, and context-sensitive techniques are also included.

In developing the plan, nine different transportation options were studied for the Annandale Community Business Center using the latest computer modeling and simulation. A context-sensitive widening of Little River Turnpike was approved by the Board of Supervisors as part of the plan amendment. With this option, Little River Turnpike will be widened to six lanes, while the service drives would be eliminated. The result would

## Public Workshop to be held on Lake Anne Village Center

Since the adoption of the March 2009 Comprehensive Plan Amendment, Supervisor Hudgins and OCRR have worked actively with property owners and the business community to identify strategic opportunities to implement the plan language. While the feasibility of the Comprehensive Plan redevelopment options continue to be explored, both the County and the community recognize that there is a need to stabilize and sustain current establishments and to attract viable and complementary new non-residential uses to the LAVC.



The County has engaged Alvarez and Marsal Real Estate Advisory Services, LLC and The Eisen Group (A&M/TEG) to assess current conditions affecting the LAVC, and develop short and long term strategies aimed at strengthening the long term economic viability of the non-residential uses at Lake Anne Village Center. On Wednesday, September 8, 2010, from 9:30-11:30 am, Hunter Mill District Supervisor Catherine M. Hudgins and OCRR are hosting a Public Workshop at the Reston Community Center Lake Anne ("RCC Lake Anne"), Jo Ann Rose Gallery, located at 1609 Washington Plaza North, #A, Reston, Virginia.

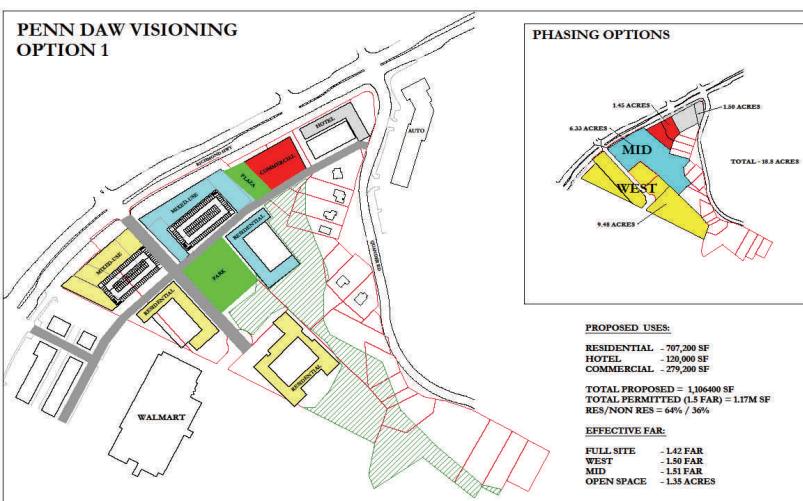
At the public workshop, the consultants will discuss their findings, present a series of potential strategies and actions, and solicit feedback on their suggestions.

A public presentation of the final report is tentatively scheduled for Wednesday, October 13, 2010, from 9:30-12:00 noon at the RCC Lake Anne Jo Ann Rose Gallery. To receive more information regarding these events, please contact Bridget F. Hill at [bridget.hill@fairfaxcounty.gov](mailto:bridget.hill@fairfaxcounty.gov) or go to, [www.fcrevit.org](http://www.fcrevit.org)

## Merrifield Revitalization Activity Begins

Work is underway on the Mosaic District in Merrifield. In July, developer Edens & Avant demolished the multiplex theater and began working on construction of the initial phase of the project, which is planned to open in the fall of 2012 and will include 400,000 square feet of retail space. The retail tenants will include Angelika's Film Center, an 8 screen art house theater, and many other national and local retailers and restaurants. The latest updates on this project can be found on the Mosaic web and facebook pages: <http://www.mosaicdistrict.com> and <http://www.facebook.com/mosaicdistrict>

## Richmond Highway Design Workshop Held to Envision Future of Penn Daw



OCRR and Mount Vernon District Supervisor Gerry Hyland hosted a design workshop to visualize options for redeveloping property in the Penn Daw CBC that is the subject of an Area Plan Review Nomination — APR 09-IV-25MV. This APR is scheduled for a Board of Supervisors' Public Hearing on Tuesday, September 28, 2010. The APR involves the land area located on the east side of Richmond Highway, north of Fairview Drive and south of Quander Road. Property owners and community representatives were invited to the workshop where alternative layouts and mix of uses were presented for review and discussion. The preferred concept can be used to market the site and encourage future redevelopment.



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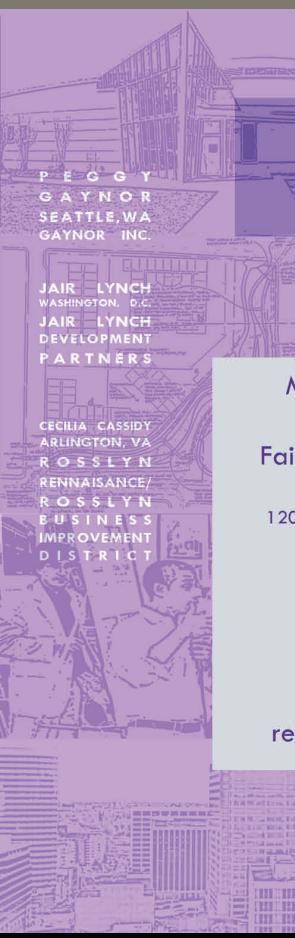
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**See OCRRences online at:**  
**<http://www.fcrevit.org>**

The Fairfax County Office of Community Revitalization and Reinvestment (OCRR) 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



**Monday, September 13, 2010**

**Fairfax County Government Center  
Board Auditorium**  
12000 Government Center Parkway Fairfax, VA.

**8am - 12noon**  
conference is free of charge  
continental breakfast will be served

**Please RSVP to:**  
**[revitalization@fairfaxcounty.gov](mailto:revitalization@fairfaxcounty.gov)**

The Fairfax County  
Office of Community Revitalization and Reinvestment

# **2010 Annual Conference: REVITALIZATION THROUGH COMMUNITY COLLABORATION**

How residents,  
businesses,  
designers,  
developers, and the  
public sector work  
together to make  
places that  
revitalize our  
commercial centers



*A Fairfax County,  
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