



# Office of Community Revitalization Presentation to TAGS

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August 6, 2014

## 5 CRDs

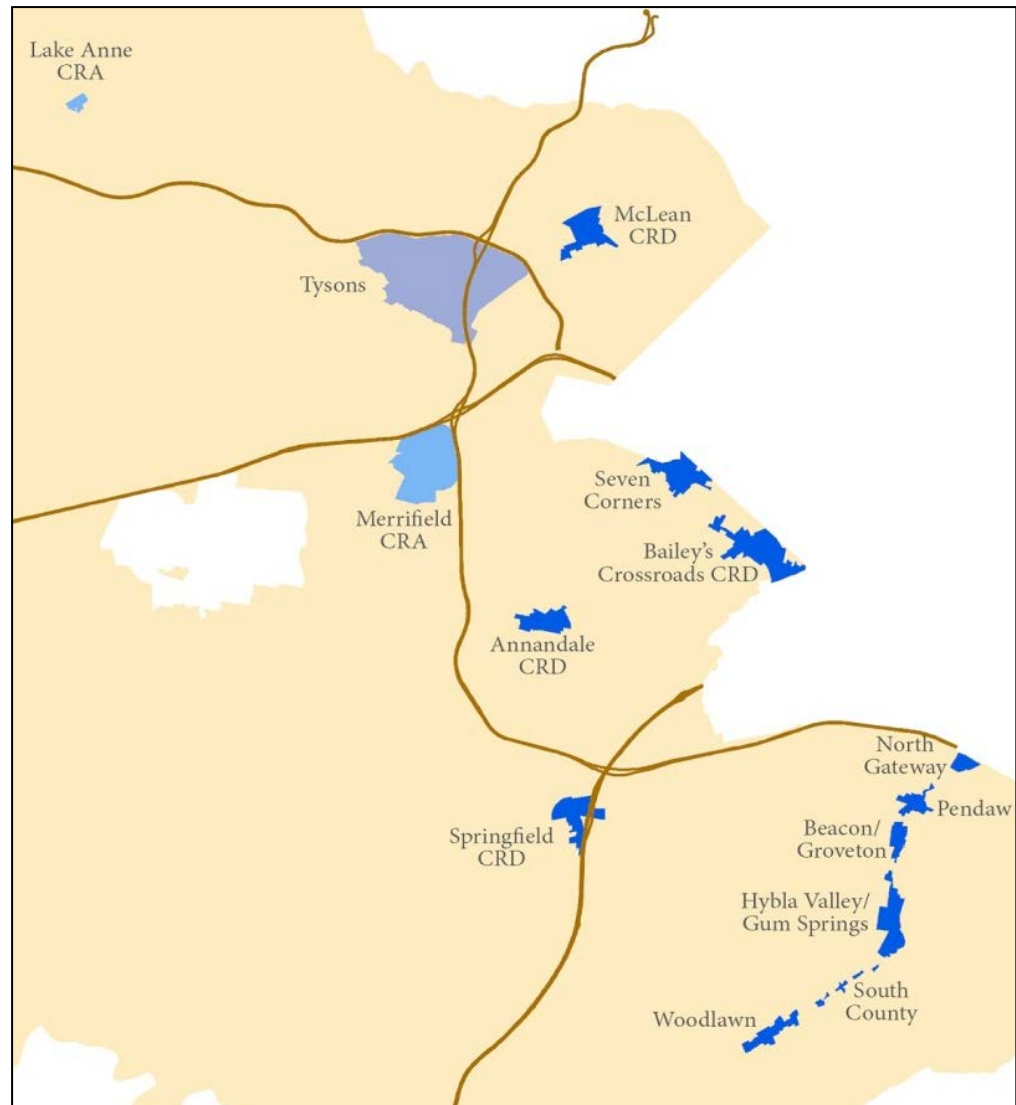
- Annandale
- Bailey's/Seven Corners
- McLean
- Richmond Highway
- Springfield

## 2 CRAs

- Merrifield
- Lake Anne

## Other Areas

- Tysons
- Greater Springfield
- Greater Reston Area



## **OCR provides assistance to activity areas and projects:**

- Works with area revitalization groups
- Undertakes community visioning
- Participates in the review of zoning applications and comprehensive plan amendments
- Develops urban design guidelines
- Provides information on and promotes the County's revitalization program
- Seeks to expand and diversify funding opportunities and public-private partnerships
- Facilitates plans and programs
- Works on economic development initiatives



# Revitalization: One Size Does Not Fit All



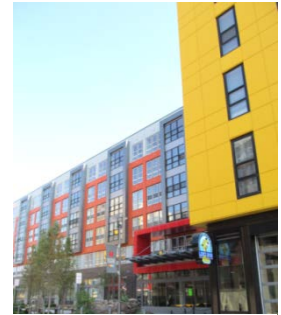
**Annandale CRD – Markham Place**



**McLean CRD – Elm Street Residences**



**Central Springfield Ped/Bike Route**



**Merrifield - Halstead**



**Merrifield CRA – Mosaic Town Center CDA**



**Lake Anne CRA - Crescent Redevelopment Project PPEA**



**Tysons Corner Redevelopment**



**Seven Corners Plan Amendment**



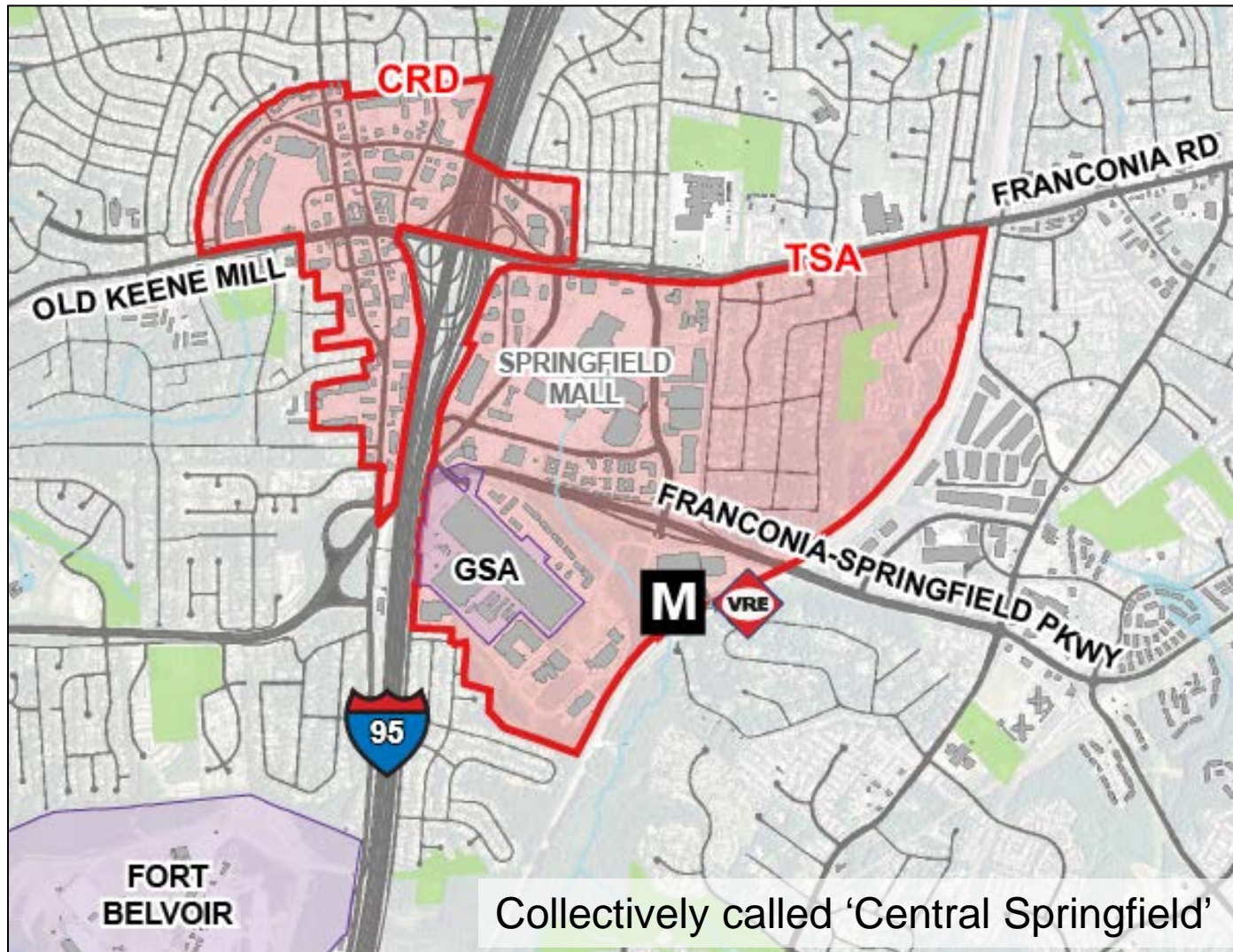
**Richmond Hwy CRD – Accotink Village**



**Bailey's Southeast Quad Public-Private Partnership**



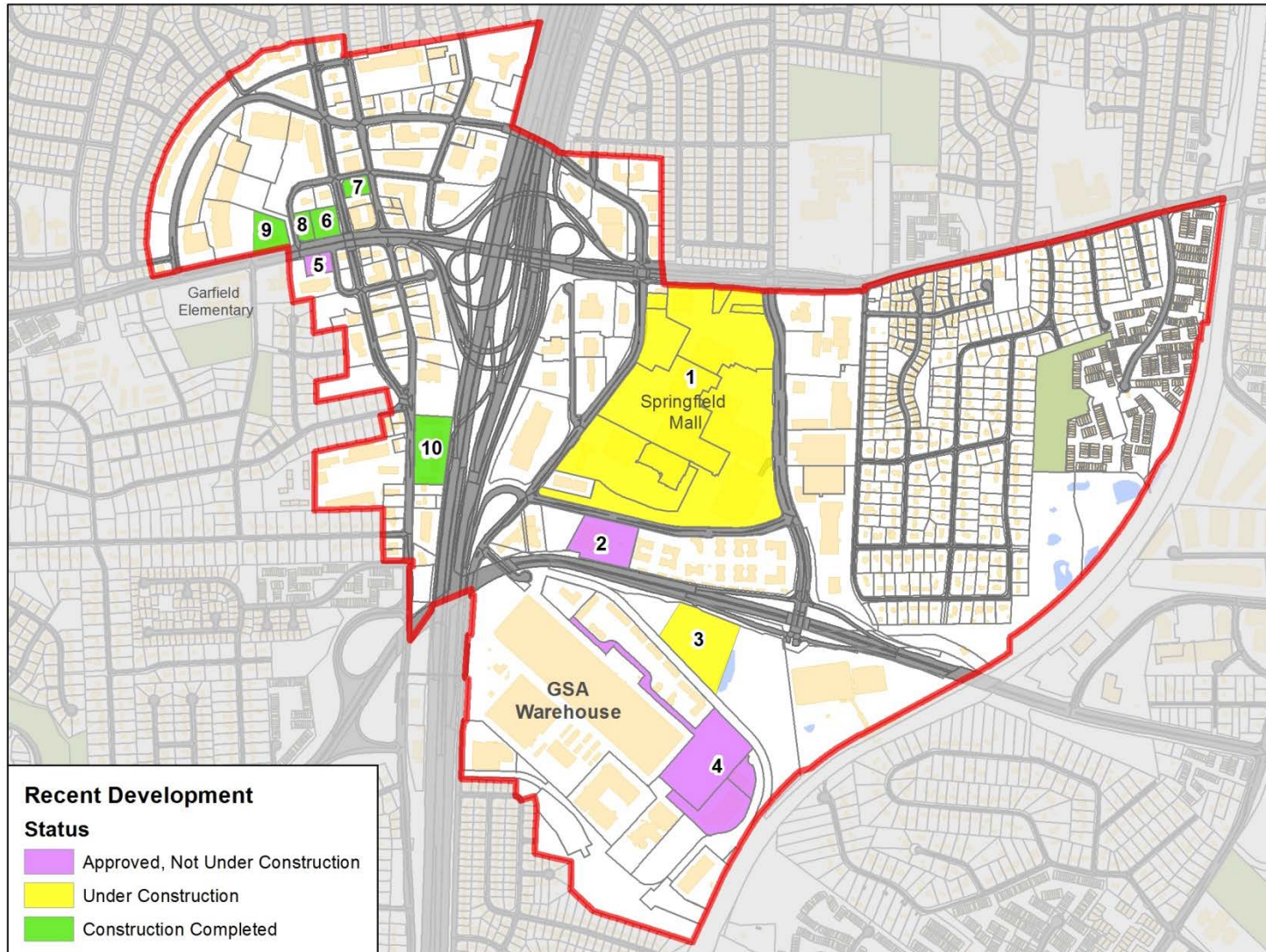
# Springfield CRD and Transit Station Area



There is a lot happening in  
Springfield!  
*(It's the first for a lot of county projects)*

1. Development Activity
2. Transportation Studies and Improvements
3. Community Action
4. OCR Educational Outreach





## RECENT DEVELOPMENT ACTIVITY HIGHLIGHTS

### **Springfield Town Center**

#### **Metro Transit Police Department Substation**

- 54,000 sf training facility currently under construction

#### **Metro Center**

- Approval of 992,000 sf four building office park
- Site is incorporated into the Springfield proposal for the new FBI Headquarters along with the GSA warehouse. It was shortlisted as one of three possible sites in July 2014.

#### **Homewood Suites**

- 120,000 sf hotel (165 rooms). Opened in march 2013.

Pre-applications and other interesting plans are beginning as a result of the town center opening





- November 17, 2008 - Plan Amendment to allow for the 80-acre multi-use town center
- 4-Phase 20-year redevelopment project

## Project Components:

- Renovation of 2.1 million sf mall including improved food court, and new movie theatre
- 2,700 residential units
- 2-225 room hotels
- 1 million sf office
- 2 million sf retail

## ROAD CLUB ANALYSIS

On-going analysis to develop a set of phased transportation improvements where funding is shared by both Public and Private Sectors.

Community dialog is expected to commence soon.

## COMPLETE STREETS STUDY

Fairfax County has engaged Kimley Horn & Assoc. to evaluate the proposed roadway/streetscape cross sections developed in the *Springfield Connectivity Study*

- *Match existing ROW with proposed cross sections and determine the most economically viable way to achieve a complete street for all Springfield streets*
- *Provide cost estimates to construct complete streets to incorporate into the Road Club Analysis*
- *First time the county has developed cost estimates for complete streets*





## URBAN STREET STANDARDS

Project to develop statewide urban street type standards. Standards were developed the Virginia Department of Rail and Public Transport and adopted as part of VDOT's Road Design Manual (Appendix B)

Central Springfield was the first area in Virginia to be approved for the use of the new Urban Street Standard

## FUTURE COMMUTER PARKING GARAGE

To be located on Old Keene Mill Road. 1000+ spaces to replace existing parking lot and spaces located in nearby shopping centers. Facility to potentially include:

- Rooftop recreational amenities
- Pedestrian bridge across Old Keene Mill Road
- Transit facilities including multiple bus bays
- Designed for sluggers



## CENTRAL SPRINGFIELD PEDESTRIAN/BIKE ROUTE



Pedestrian/  
Bike Route



Springfield  
Town Center

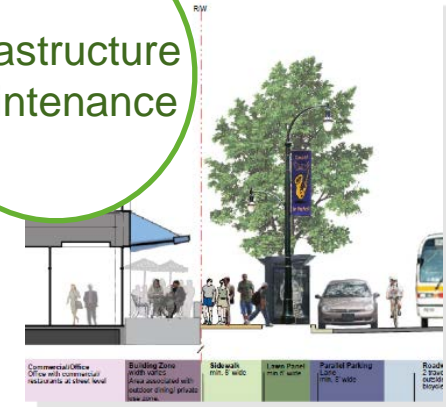


Destination  
Central  
Springfield

Gateways



Infrastructure  
Maintenance



Redevelopment  
of CBD





## BUS STOPS

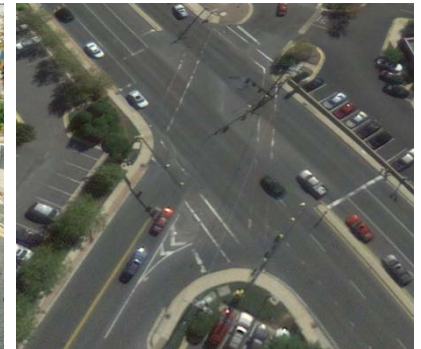
Project to replace/upgrade shelters in the Springfield CRD. Began as an *Greater Springfield Chamber of Commerce* initiative to improve circulation around several shelters in the CRD where sidewalk space is limited.



## HIGH-VISIBILITY CROSS WALKS POLICY RECOMMENDATION

Initiative by the started by Greater Springfield Chamber as part of the development of the ped/bike route to improve safety for pedestrians.

This cross-walk type is only permitted in certain instances.



Existing Conditions in Springfield



Preferred Design at all Springfield Intersections

## OTHER PEDESTRIAN AND BICYCLE SAFETY ENHANCEMENTS

1. Franconia Springfield Parkway Trail Entrance
2. Commerce Street Mid-Block Crosswalk



## MAINTENANCE WALK-THROUGH

Community members, county staff, Lee District Supervisor's office, and the county's landscape contractor toured Central Springfield to identify routine and non-routing maintenance needs and upgrades.

The county's FY15 budget includes additional funds for non-routine maintenance specifically allocated for the revitalization areas.



## OCR PUBLICATION: CRA/CRD ANNUAL REPORTS



- Map of CRD/CRA with development activity
- Summary table and narrative on all rezoning's, site plans and major building activity
- Status information on planning related studies, both county and state in or affecting the district/area
- Reporting on special initiatives, programs and capital projects
- Report on OCR or County-wide initiatives that affect CRAs/CRDs

## NEW EDUCATIONAL BROCHURE ON SIGNS

### Signs

#### General Information for Property and Business Owners

#### INTRODUCTION

Article 12 of the Fairfax County Zoning Ordinance regulates the number, size and type of signs that businesses may display and, in certain instances, the length of time that signs can be posted. Generally, no permanent sign should be installed, altered, refaced or relocated unless a sign permit has been issued by the zoning administrator. The county is committed to working with you to make sure that your business or property is adhering to the county's Zoning Ordinance.

This brochure provides property and business owners with tips for having the greatest visual impact with your signs. Additionally, this brochure contains contact information on where to go to get more in-depth information and assistance regarding signs.



Building Mounted Signs and Pole Mounted Banners



Monument Sign



A Fairfax County, VA, Publication, April 2014



Appropriately scaled, organized and high-quality, signs are inviting to customers.

#### DIFFERENT SIGNS HAVE DIFFERENT RULES\*

##### Permanent Signs

Permanently displayed signs on private property may be freestanding or building-mounted and, in most cases, require a permit prior to installation. Building or electrical permits may also be required depending on the type of sign. Fairfax County has size, type and location standards that vary depending on the building use and the zoning district where the sign is located.

##### Temporary Signs

There may be a number of reasons why a person may want to install a temporary sign on a property—grand openings, sales, going-out-of-business—just to name a few. Fairfax County places restrictions on temporary signs. In some instances, temporary signs may not be displayed for more than 14 days and are limited in size to 20 square feet.

#### UNDER MOST CIRCUMSTANCES, SIGNS THAT ARE NOT PERMITTED INCLUDE\*

- Signs in state rights-of-way and attached to a utility pole, highway sign, fence, tree or to any object within the limits of a roadway.
- Signs that can move by any means, including fluttering or rotating.
- Signs displaying flashing, intermittent/intensifying lights or animated scrolling.
- Signs that obstruct a window, door, fire escape, stairway or other access.
- Temporary store window signs for a sale or promotion that cover more than 30 percent of the total window area of a business.
- Vehicles that have signs on them that are parked within 25 feet of a roadway.

\* Refer to Article 12 of the Zoning Ordinance for specific sign regulations.





# Want More Information?

**Visit OCR's Web Page:**

**fcrevit.org**

**Contact Us:**

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