

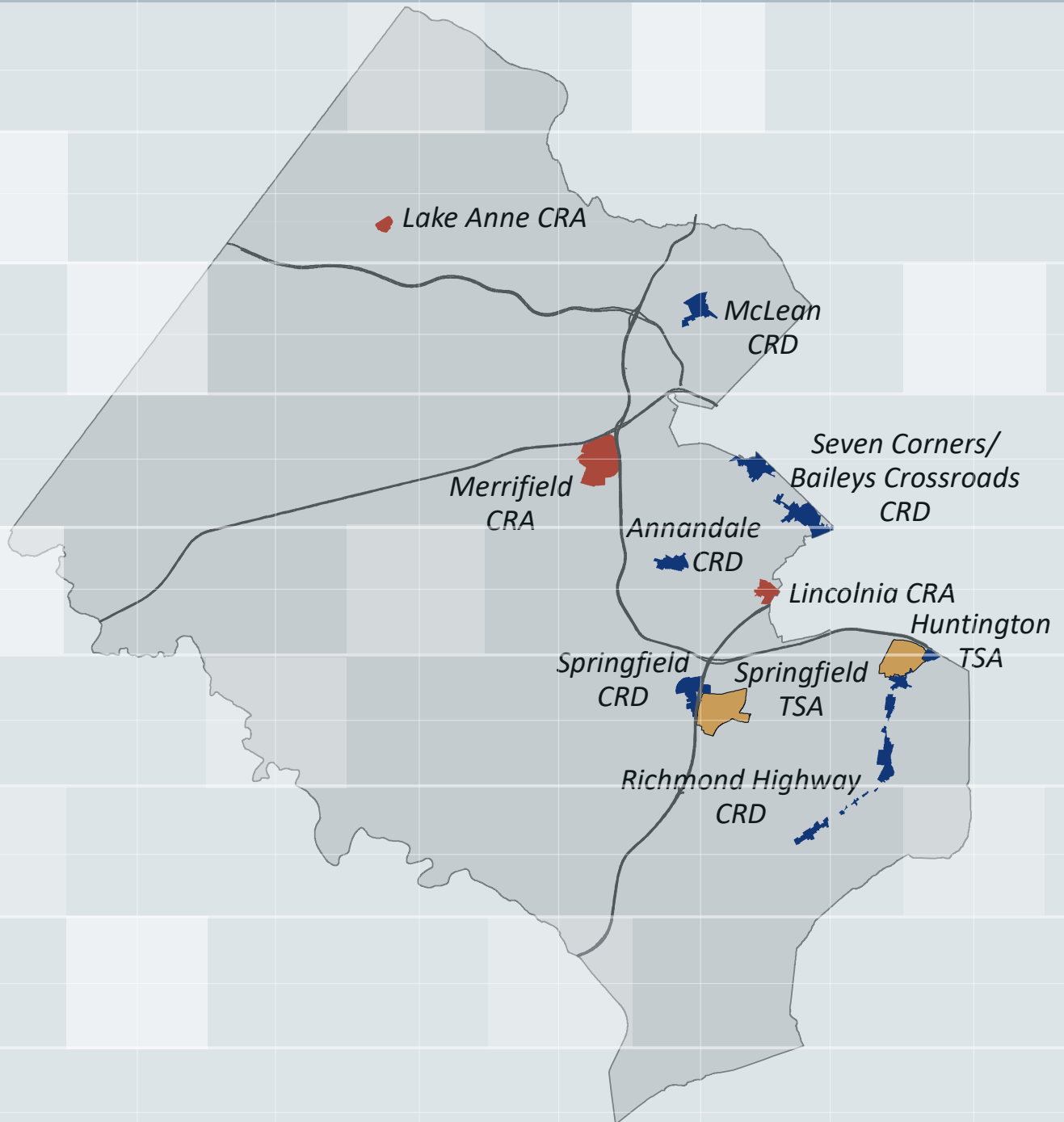
Revitalization Activity Update

January 2025



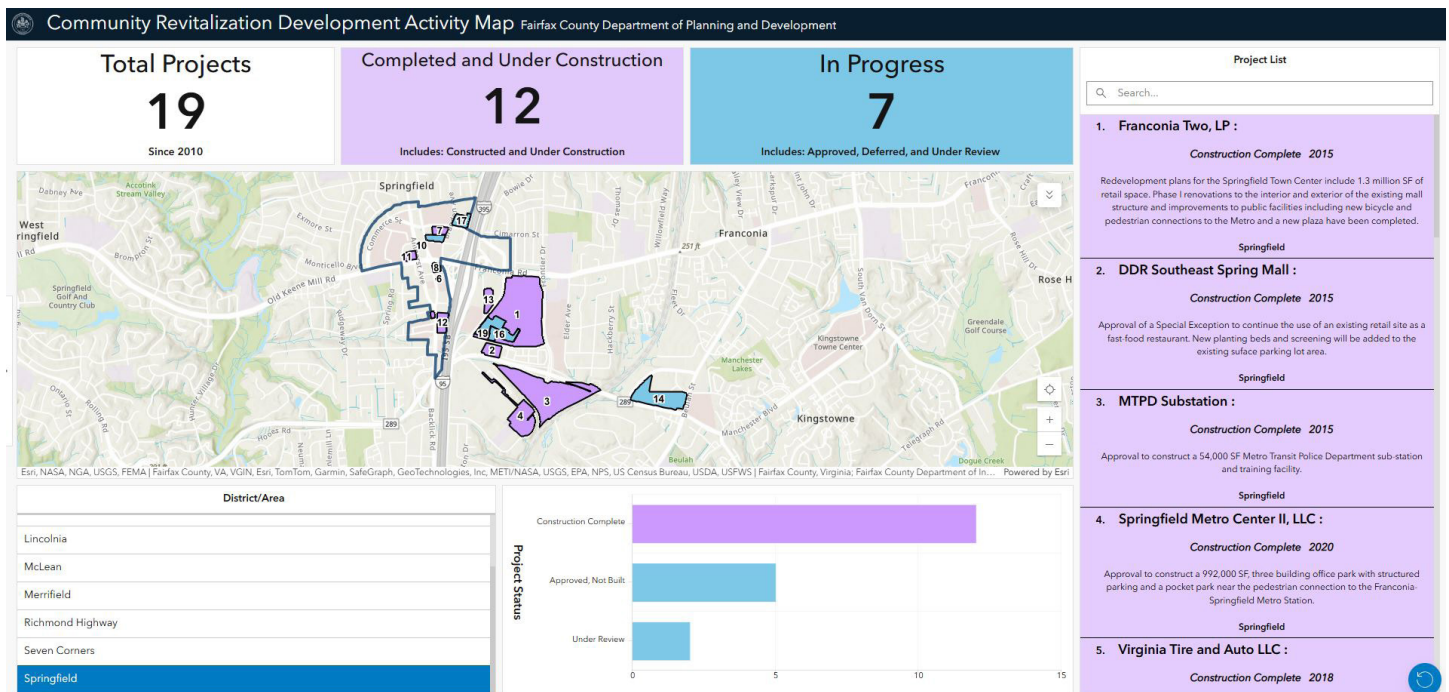
PLANNING & DEVELOPMENT

Department of Planning and Development
Community Revitalization Section
Fairfax County, VA



DEVELOPMENT ACTIVITY MAP

The Community Revitalization Section (CRS) is always looking for better ways to share information about the work we do, particularly relating to development activity in the County’s Commercial Revitalization Districts and Areas (CRDs/CRAs). In the past year, we overhauled our interactive Community Revitalization Activity Map to be more user-friendly and to provide more relevant information to the public. The new dashboard opens to a map showing all eight CRDs/CRAs in the County and a listing of the total number of development projects, total number of completed projects, and total number of “in process” projects since 2010. Users can then dive deeper by selecting a specific district or area, which zooms the map and filters the project list on the righthand side. Users can click on selected projects to find more information including a description, status, as well as links to relevant cases in the County’s planning, permitting, and construction tracking system PLUS (<https://plus.fairfaxcounty.gov/CitizenAccess/Default.aspx>). We are excited to share this new resource and think it will be a useful tool for those interested in revitalization in Fairfax County. Visit the [Community Revitalization Development Activity Map \(https://www.fcrevite.org/development-activity\)](https://www.fcrevite.org/development-activity), or for more information regarding the map, please contact alexander.howle@fairfaxcounty.gov.



Community Revitalization activity map

“PAINT IT, FAIRFAX!” PROGRAM UNVEILS FIRST MURAL IN ANNANDALE

The first mural under Fairfax County’s new murals program, “Paint It, Fairfax!”, was unveiled in October 2024 at the Eileen Garnett Civic Space in downtown Annandale. The Paint It, Fairfax! program seeks to enliven community spaces in the County’s Commercial Revitalization Districts and Areas by delivering murals that strengthen community connections, a sense of pride, and local identity.

The new mural was developed by artist Pepe Gaka, who applied to join the program earlier in 2024. His design was selected by a Site and Artist Selection



Ribbon cutting ceremony for mural at Eileen Garnett Civic Space. In picture: Elizabeth Hagg (left), Supervisor Andres Jimenez (middle), James Albright (right)

Committee (SASC) composed of community members, county staff, and a representative from Arts Fairfax. The artist's intricate work was hand-painted to represent the amazing diversity of Annandale and the native plant species that are present in the Civic Space's educational garden.

In the coming year, additional Site and Artist Selection Committees will be convened with local representatives for mural projects in other Community Revitalization Districts and Areas, such as Lincolnia, McLean, Richmond Highway and Springfield.

For more information, please contact jenee.padmore@fairfaxcounty.gov.



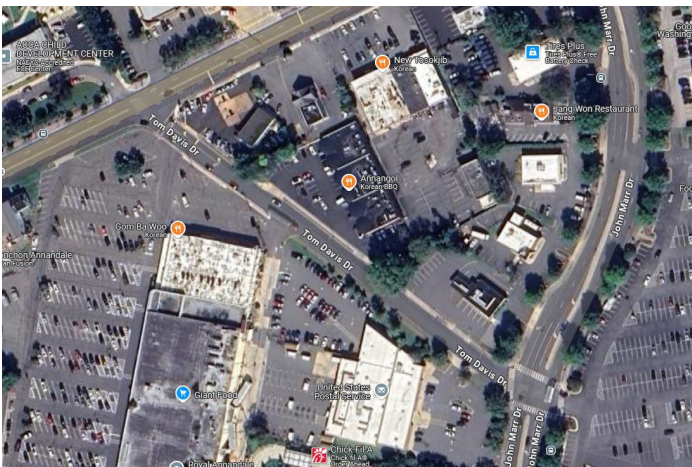
Mural artist Pepe Gaka posing with the mural

FAIRFAX COUNTY APPLIES FOR AN ASPHALT ART GRANT ON TOM DAVIS DRIVE

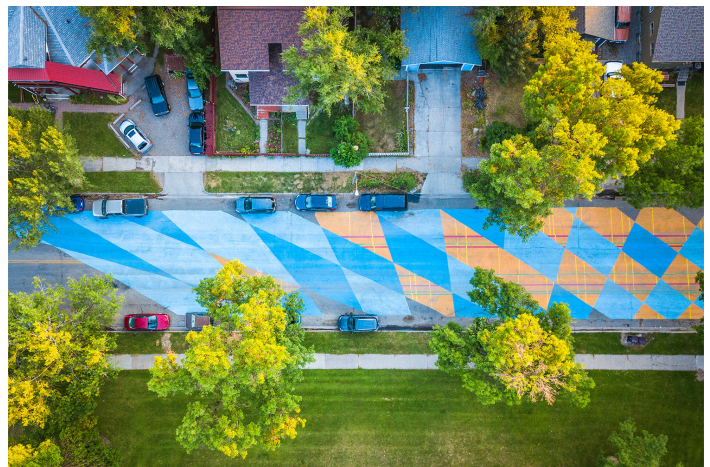
Tom Davis Drive in Annandale could soon become a lot more colorful. A cross-disciplinary team of Fairfax County staff are applying for the [Asphalt Art Initiative Grant \(https://asphaltart.bloomberg.org/\)](https://asphaltart.bloomberg.org/) from Bloomberg Philanthropies to paint a pavement mural on the surface of Tom Davis Drive. The grant supports visual art on roadways, pedestrian spaces, and public infrastructure for the purpose of improving pedestrian safety, fostering community gatherings and activities, and promoting civic engagement. The grant would provide the County up to \$100,000 for community outreach, design services, and execution of the mural. CRS staff identified Tom Davis Drive as a good candidate for several reasons:

- It is located in a census tract that has the highest rate of fatal pedestrian crashes in Fairfax County.
- This street connects the Eileen Garnett Civic Space and the to-be-built Eastgate multifamily housing project and the Block food hall, which, if improved, would result in a bigger destination and center of activity in Annandale.
- Fairfax County owns and maintains the street, which will allow for more flexibility in making this kind of artistic intervention in the roadway and makes it easier to close for community events.

The grant application is due at the end of January 2025 with recipients being announced in Spring 2025. We believe we have a compelling case for revitalizing this portion of Annandale with a mural and are hopeful and optimistic about our chances of securing the grant. For more information about the grant and Tom Davis Drive, contact Alex Howle at alexander.howle@fairfaxcounty.gov or JoAnne Fiebe at joanne.fiebe@fairfaxcounty.gov.



Aerial photo of Tom Davis Drive, Annandale.



Billings, Montana (2022), previous Asphalt Art Grant recipient.

THE Eileen Garnett Civic Space: A YEAR IN PHOTOS

In 2024, CRS began hosting a series of community events in the newly opened Eileen Garnett Civic Space to activate the space and introduce it to the Annadale community. Events ranged from the sustainability-focused Earth Day Celebration in April to the Fall Festival in October, which featured a petting zoo that was popular with kids of all ages. The Eileen Garnett Civic Space even hosted the long-standing food festival [Taste of Annadale](https://tasteofannadale.com/) (<https://tasteofannadale.com/>), bringing more people than ever to the downtown.

In 2025, CRS will put on another slate of events, building on the success of this past year. The partnerships we built with ACCA, the child development center that occupies the former

elementary school on site, as well as with the neighboring Annadale Volunteer Fire Department have been invaluable to our event planning efforts. Next year we will partner with additional community organizations to bring their events to the Eileen Garnett Civic Space as well as county sponsored-events. We are excited about how the space is being embraced by the Annadale community. Also growing in popularity is the wonderful educational garden on-site run by local non-profit [Hands on Harvests](https://www.handsonharvests.org/) (<https://www.handsonharvests.org/>). For more information about upcoming events, contact Alex Howle at alexander.howle@fairfaxcounty.gov or Jenée Padmore at jenee.padmore@fairfaxcounty.gov



Earth Day Celebration



Asian Heritage Month Celebration



Health and Wellness Fair



Dog Days of Summer



Aug

Art Appreciation Festival



Sep

Taste of Annandale



Oct

Fall Festival



Dec

Winter Festival

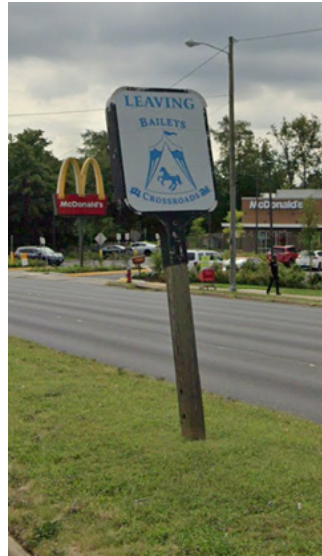


Winter Festival

GATEWAY SIGNS

CRS, in partnership with the Bailey's Crossroads and the Seven Corners communities, is seeking to have these areas rebranded with new gateway signage and banners that better reflect their identities. CRS has engaged Torti Gallas + Partners in conjunction with Ashton Design (designer of the gateway sign on the new Springfield pedestrian bridge) for this work. Currently, both the Bailey's Crossroads and Seven Corners areas lack a well-defined brand that can promote a positive and distinctive image of these areas. CRS will work closely with its community revitalization partner Crossroads and Corners Coalition (C3, formerly BC7RC) to inform the design process and assist with community engagement.

The community engagement and design development process will commence in early 2025 and continue through spring/summer 2025. For more information on the upcoming gateway signage project, contact Alex Howle at alexander.howle@fairfaxcounty.gov.



Existing, outdated gateway sign and banners in Bailey's Crossroads to be replaced

NEW COLLABORATIONS ARE ENLIVENING DOWNTOWN MCLEAN

CRS continues to collaborate with local community organizations, including the McLean Revitalization Corporation (MRC), to further the goal of creating a more welcoming, vibrant, and dynamic downtown McLean for both residents and visitors.

Under new leadership in 2024, MRC has brought a fresh perspective and renewed energy to the effort, driving tangible changes that benefit both local businesses and the wider community. In partnership with the County, MRC organized and launched several key events this year, engaging the community and setting



McLean Winterfest 2024 (image credit MRC)

the stage for future projects. Two major events—the McLean Movie Under the Stars on September 20th and Winterfest 2024 on December 8th—proved to be highly successful in attracting crowds and fostering a sense of community. These events not only brought vitality to downtown McLean but also highlighted the potential for future activations in the area, establishing a foundation for ongoing revitalization efforts.

Further collaborative projects include the development of a street banner program that would enhance the district’s visual appeal and identity, as well as identifying potential mural sites within the downtown. These initiatives aim to add distinctive, artistic touches to the district while reflecting the community’s values and culture.

As revitalization efforts continue, the McLean downtown is on track to become an increasingly active and inclusive district, where residents, businesses, and visitors can come together to experience all that downtown McLean has to offer.

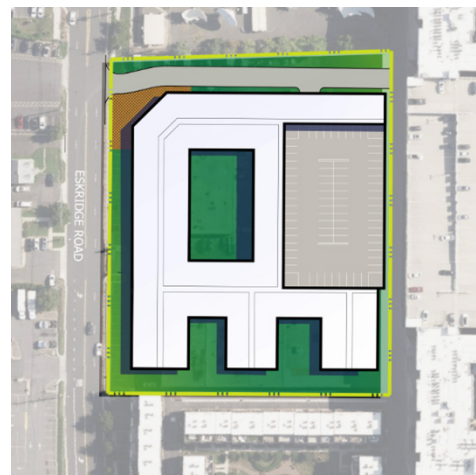


McLean Movie Under the Stars event

ALLIANCE CENTER PROPOSAL WOULD ADD MORE HOUSING AT MOSAIC DISTRICT

A Site-Specific Plan Amendment is under consideration for a property located at 2929 Eskridge Road that will increase density to allow up to 358 new multifamily residential units with up to 60,000 square feet of non-residential uses on the building’s ground floor. The existing industrial/office condominium would be replaced by a single structure that would line the eastern portion of the Mosaic District, along Eskridge Road.

The draft Plan Amendment emphasizes the need for pedestrian and bicycle facilities on Eskridge Road to improve circulation and connections to the surrounding area and enhance access to transit. Traffic control and calming measures, such as a road diet or roundabout, will also be considered. Since the lot is too small to fit the one acre of park space required by the county on site, the future developer is expected to contribute funding to a park elsewhere in Merrifield. The amendment will be considered by the Fairfax County Board of Supervisors in January, which if successful would likely be followed by a more detailed development plan submitted with a rezoning application.



Left: Alliance Center Aerial Location Map

Right: Alliance Center Conceptual Site Plan

LAKE ANNE ECONOMIC VISIONING STUDY CONCLUDES

County staff, in collaboration with their consultant StreetSense, concluded the Lake Anne Economic Visioning Study in November 2024. Initiated by Hunter Mill District Supervisor Alcorn in early 2023, the goal of the study was to develop a community consensus around a market-appropriate and aspirational economic vision for the Lake Anne Commercial Revitalization Area and to explore the economic feasibility of that vision. The study consisted of three phases.

The first phase focused on developing a community consensus around a vision for the area that would enable the longer-term economic sustainability of the area. A written and on-line survey was distributed to area residents and business owners, including versions in Spanish, Chinese, and Arabic to gain an understanding of the area's strengths and weaknesses and what kind of future people wanted for the area. Four targeted focus group sessions were held as well as a community-wide visioning workshop. All the input resulted in a community consensus for an economic vision of the Lake Anne Commercial Revitalization Area as a destination village that capitalizes on its historic and unique characteristics.

Part of that vision concept identified potential areas for redevelopment/or additional development. The second phase of the study focused on identifying landowners that were open to exploring potential redevelopment options for the identified sites. This information was used to determine the scope of the final phase.

In the third phase, a residential market analysis was conducted to determine the market potential for various residential housing products in the next ten years at Lake Anne. The market findings informed the yield studies and pro forma analysis that were prepared for different redevelopment scenarios of the selected sites. Also, a cultural asset assessment was performed to address the desire of Lake Anne to retain and build upon its cultural assets. Potential re-use or redevelopment of the Baptist Church site was explored in particular. Discussions were held with individual property owners about the potential redevelopment scenarios and financial returns they could expect. All of the Phase III materials (except the proprietary financial information) was shared community-wide and feedback was sought. A final vision plan

was prepared that encapsulated the additional information. At a final meeting in November 2024, with strong community attendance, Supervisor Alcorn concluded the event with a brief speech. The study process has provided Lake Anne residents and stakeholders with a deeper understanding of the challenges they face and a clearer vision for the future.

While the Economic Visioning Study has concluded, staff and its consultant Streetsense will be preparing a Wayfinding Strategy for the Lake Anne area in the winter of 2025 in consultation with residents and business owners to address a key challenge of making it easier to find and navigate within the Lake Anne area. This small study is expected to take a couple of months and will result in recommendations for a sign wayfinding system.

For more information on the study, please visit the project page at <https://www.fcrevite.org/lake-anne/economic-visioning-study>. You can also reach out to County staff member Daquan Zhou with any questions at Daquan.Zhou@fairfaxcounty.gov.



Lake Anne Economic Vision Study Community Workshop

URBAN LAND INSTITUTE PANEL PROVIDES IDEAS FOR PLACEMAKING INITIATIVES ON THE RICHMOND HIGHWAY CORRIDOR

More community gathering spaces, greenery, and artwork are some of the recommendations provided by a group of placemaking experts for the southern portion of Richmond Highway between Hybla Valley and Woodlawn.

The Urban Land Institute (ULI) Washington's Technical Assistance Panel shared high-level findings from its Placemaking Strategy with county staff and community leaders in February 2024 at the WISH Center following the conclusion of a two-day workshop. The project was initiated by the [Southeast Fairfax Development Corporation \(SFDC\)](https://sfdc.org/) (<https://sfdc.org/>) with support from the Community Revitalization Section of DPD.



Community stakeholders meet with the ULI panelists on Jan. 31. Credit SFDC

The panel recommended eight potential locations for placemaking along the corridor. These sites were selected based on six criteria including historical significance, accessibility and adjacencies, marketability, site ownership, gateway location, and the ability to serve as a temporary site for programming. The panel also identified several locations where visual improvements and community-building initiatives could be implemented to enhance the sense of place and mitigate the impacts of the upcoming road construction/BRT projects.

For more information about the panel's findings visit: [Placemaking is Part of Route 1's Future | Fairfax County - OCR](https://www.fcrevite.org/richmond-highway/placemaking-is-part-of-route-1s-future) (<https://www.fcrevite.org/richmond-highway/placemaking-is-part-of-route-1s-future>)

South County Government Center



Concept for a temporary pop-up park at the Gerry Hyland/South County Government Center. Credit Connie Fan and ULI

RICHMOND HIGHWAY TRANSPORTATION PROJECTS UPDATE

Work is progressing on both the Richmond Highway widening and the Bus Rapid Transit (BRT) system projects. These projects are key components to the revitalization of the Richmond Highway corridor with improved travel for vehicles, high-quality transit, wide sidewalks, separated bike facilities, and street trees.

The BRT project received approval to enter the Engineering Phase of the Federal Transit Administration's Capital Investment Grants Program in 2024. County staff continue to make progress on detailed engineering and design work, securing necessary land and easements, and preparing for construction.

However, the Virginia Department of Transportation (VDOT) recently informed the county that the road widening is not anticipated to be completed until 2032. Since being informed of the construction timeline update, county and VDOT teams have worked to reduce the delays and expect to complete the BRT project by 2033.

For more information about these transportation projects, visit: <https://www.fairfaxcounty.gov/transportation/richmond-hwy-brt>

SCULPTURES AND MURALS BRING NEW LIFE TO RICHMOND HIGHWAY

Public art is playing a vital role in the [Southeast Fairfax Development Corporation's \(SFDC\)](https://sfdc.org/) placemaking strategy for the Richmond Highway corridor. By incorporating creative, thought-provoking installations, SFDC is enhancing the area's aesthetic appeal while fostering a sense of pride and belonging. Sculptures and murals create opportunities for meaningful connection, and help residents and visitors see Richmond Highway as more than a thoroughfare but as a corridor with new places to gather, connect, and celebrate.

Five murals have been completed on businesses in Penn Daw, Hybla Valley, and Woodlawn. A temporary exhibit called Faces of One includes ten provocative abstracted face sculptures at locations visible from Richmond Highway. Evan Kaufman, Executive Director of SFDC describes Faces of One as more than just an art exhibit, "it is a celebration of the stories and people that shape our community. Each sculpture embodies themes of connection, transformation, and identity, inviting people to reflect on the shared experiences that define Richmond Highway. The sculptures are strategically placed along the corridor, transforming familiar spaces into engaging destinations that encourage exploration and interaction."

In 2025, Fairfax County is expected to install additional murals on Richmond Highway to build upon SFDC's work through the [Paint It Fairfax Murals Program](https://www.fcrevite.org/paint-it-fairfax).



Faces of One Sculpture at North Hill and Mount Vernon Plaza.
Credit SFDC



A mural at Mount Vernon Plaza parklette

ELMS MOUNT VERNON PROJECT IN HYBLA VALLEY BREAKS GROUND

Construction is underway of a highly amenitized apartment project near the Buckman Road and Richmond Highway intersection. Known as Elms Mount Vernon, the project by Elm Street Communities includes redevelopment of a 5.5-acre site into a residential community featuring a five-story, 280-unit apartment building with a parking garage and indoor and outdoor communal amenities. Parks, new streetscapes, and underground utilities along Buckman Road will improve the area's appeal.

The development was approved for the County's Economic Incentive Program (EIP). EIP provides a partial real-estate tax abatement for up to ten years and modest reductions in entitlement fees. According to Jack Perkins at Elm Street Communities, "EIP is a powerful tool that can help

overcome the high cost of redevelopment. Whether it is upgrading aging infrastructure, mitigating environmental impacts, or offsetting high interest rates, EIP can make the difference to get a project started sooner rather than later."



Elms Mount Vernon Building Entrance. Credit Elm Street Communities

PUBLIC ART ENHANCING NEW DEVELOPMENT PROJECTS IN SPRINGFIELD

CRS continues to expand its placemaking strategies by integrating public art into new development projects. In Springfield, the recently approved Secure Space Self Storage facility on Brandon Avenue includes a variety of site enhancements, including ground-floor space for community-serving uses as well as road and streetscape improvements and a public art installation. CRS worked with the property owner to realize the Comprehensive Plan designation of the corner of Brandon Avenue and Commerce Street as an "Iconic Gateway Portal" and a "Placemaking Opportunity Site". Based on community input and feedback, the final design of the public art will consist of a stylized pair of oak trees sculptures, surrounded by paving that is designed to suggest a water feature, as well as seating, lighting and landscaping.

Additional public art and placemaking features are planned for a future development nearby at the Tower Shopping Center.



Proposed Brandon Avenue Plaza Public Art

TOWER SHOPPING CENTER EXPANDS

As part of a multi-year refresh of the Tower Shopping Center in Springfield, a bank will be constructed on the western side of the center. CRS worked with the property owner to achieve a design that enhanced the pedestrian facilities, including upgraded streetscape lighting and other placemaking amenities, such as a proposed public art installation at the intersection of Bland Street and Backlick Road.



Proposed public art installation at the Tower Shopping Center

INNOVATIVE GATEWAY CONCEPT MOVES FORWARD

Building on the momentum of the Springfield Branding and gateway projects recently completed, CRS has engaged with VDOT over the past two years to integrate a creative lighting installation into the Frontier Drive underpass of the Franconia-Springfield Parkway, which connects the Franconia- Springfield Metrorail station with the Springfield Town Center. The lighting will add a distinctive feature to this gateway location while also improving pedestrian safety and comfort, as well as the overall visibility for all modes of transportation. This first-of-its-kind lighting installation in Fairfax County has already established a precedent with transportation agencies to consider opportunities for future road projects in other areas in Fairfax County. Currently in the design phase, the project is anticipated to be completed in 2025.



Springfield - Frontier Drive Underpass Lighting

NEW COMMUTER GARAGE AND CIVIC SPACE OPENS IN SPRINGFIELD

After nearly a decade of planning, design, and construction, the new Springfield Commuter Parking Garage opened in September 2024 with a ribbon-cutting ceremony that was attended by more than one hundred community residents and leaders. In addition to the 1,100 parking spaces, a bike storage room, commuter slug loading zones, and a Connector bus transit center, the facility adds two new community spaces that can be used for community gatherings.

Following the opening ceremony held in the multi-purpose space on the ground-floor of the garage, attendees were invited to a reception on the new rooftop community space where CRS staff hosted an informal “idea board”, gathering input on ways the community would like to use the space in the future. Called “Springfield Overlook”, the 12,000 square foot roof top space features seating areas, a faux grassy lawn, and a catering kitchen. As part of CRS’s strategy of placemaking through site activations, CRS is working with the Fairfax County Department of Transportation and Fairfax County Park Authority on a reservation system to make the space available soon to civic groups for community events, from maker markets and social mixers to community concerts and festivals. In addition, CRS will organize a pilot series of public events in 2025 to raise awareness of this new gathering space and provide residents and businesses with activities to foster a sense of community.

Furthering the area’s identity and pride, there are bold new gateway signs on either side of the 200-foot-long pedestrian bridge over Old Keene Mill Road that connects the garage to Springfield Plaza. The new signs use the logo for Springfield developed previously by CRS, and which can be found in four additional gateway signs that demarcate entrances into the Springfield commercial district.



Springfield Garage - Pedestrian Bridge Sign



Springfield Garage - Rooftop Park




Springfield Garage - Ribbon Cutting



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Community Revitalization Section**

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