

Revitalization and Neighborhood Improvements

Program Description

Revitalization is a major component of an overall strategy to strengthen the economic viability of the County's older retail and business centers. Specifically, through the targeted efforts of the Revitalization Program, these areas will become more commercially competitive; offer better services and improved living, working, and shopping opportunities; and, become attractive locations for private reinvestment. The Board of Supervisors established a Commercial Revitalization Program to improve the economic health of mature commercial areas in the County. Areas designated as revitalization areas include Annandale, Bailey's Crossroads/Seven Corners, the Lake Anne Village Center (LAVC), McLean, Merrifield, nodes along the Richmond Highway Corridor, and Springfield. As part of the County's continuing revitalization efforts, the Board adopted zoning overlay Commercial Revitalization Districts (CRDs) for five of the seven areas, retaining the LAVC and Merrifield as Commercial Revitalization Areas (CRAs). In the spring of 2018, the Board designated the Lincolnia Community Business Center (CBC). Each of the Revitalization Districts/Areas have been the subject of one or more planning studies. Implementation of recommendations in the studies is in different stages for each of the various areas. Among other things, the studies identify actions including capital projects that would support the revitalization of these areas.

This section also includes other neighborhood improvements including: the developer default program, streetlight improvements, emergency directives and the District Capital Project program. The District Capital Project program supports District specific unfunded capital needs, including minor capital repairs, streetlights, and/or walkways. Board members can fund or leverage grant funding to support capital projects within their District.

Link to the Comprehensive Plan

The Revitalization Section of the Policy Plan within the Fairfax County Comprehensive Plan includes the following established objectives:

- Fairfax County should establish or expand community reinvestment programs in its older commercial areas (and their adjacent neighborhoods) which have experienced or are on the verge of experiencing economic or infrastructure decline.
- Fairfax County should address long term infrastructure financing needs in designated Revitalization Areas recognizing that additional tax revenues are generated by revitalization projects.
- Fairfax County's revitalization program should recognize market conditions and emphasize the use of private sector resources and capital investment, complemented by county and other public investment in services, programs, and infrastructure.

Source: Fairfax County Comprehensive Plan, 2017 Edition; Policy Plan - Revitalization, amended through 10-30-2018

Program Initiatives

Revitalization

A Commercial Revitalization Bond Referendum was approved in 1988 and included \$22.3 million for commercial revitalization projects in six areas of the County - Annandale, Bailey's Crossroads/Seven Corners, McLean, Springfield, the Richmond Highway Corridor, and Vienna. The bonds have funded public improvement projects that have been completed. However, additional funds are required to implement the public improvement projects identified by the planning studies and to maintain existing improvements.

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A variety of current revitalization program initiatives exist in addition to the specific capital projects described below. Among these are continuing efforts to identify creative financing mechanisms to support Fairfax County revitalization initiatives, programs, and projects. In April 2009, the Board created the Mosaic District Community Development Authority (CDA), the County's first CDA that used Tax Increment Financing (TIF) to help fund the public infrastructure. In September 2020, the Board of Supervisors approved the Economic Incentive Program (EIP) that offers regulatory and financial incentives within specified areas to encourage the private sector to purchase, assemble, revitalize, and redevelop real property suitable for economic development that is consistent with the vision of the Fairfax County Comprehensive Plan for those areas.

Staff continues to employ, monitor, and devise innovative strategies to implement a Board endorsed multi-year enhanced maintenance program for the Commercial Revitalization Districts (CRDs), pending available funding. The goal of the program is to prevent CRD infrastructure and aesthetic improvements from falling into a state of disrepair and to provide higher levels of service for grass cutting, landscaping, litter control, weed control, bus shelter maintenance, streetlight inspections, and street sweeping. A detailed inventory and conditions assessment, along with annual walk-throughs and on-going inspections are being used to identify and prioritize needed capital improvement projects. Funding allocated to the Capital Sinking Fund for Revitalization will be used to support these capital improvements.

Recent Program Accomplishments

- **Annandale:** Staff has been working to implement many of the recommendations resulting from a 2016 Urban Land Institute Technical Assistance Panel's study to provide short- to medium-term revitalization strategies to enhance the appearance, economic vitality, awareness, and promotion of the core of Annandale. Staff implemented the creation of an interim or "pop-up" innovative park space in downtown Annandale on County-owned property located at 7200 Columbia Pike and coordinated a monthly summer programming series on site to increase awareness of and use of the space, and to begin to address the lack of community gathering spaces in the commercial district. The design for a permanent park space was completed in 2021. The site plan and final grading plan for a permanent park space design was approved in 2022. Funding of \$363,000 was approved as part of the [FY 2023 Adopted Budget Plan](#) for the Annandale Urban Park. Additional funding and partnerships to implement the park vision continue to be pursued. Finally, under a grant from the Virginia Department of Transportation (VDOT), the Fairfax County Department of Transportation has initiated a project to construct streetscapes along northbound Columbia Pike from Maple Place to Tom Davis Drive.
- **Bailey's Crossroads and Seven Corners:** In fall 2019, a new interim park opened at the 2.94-acre county-owned property located at 5827 Columbia Pike in Bailey's Crossroads. The initiative resulted from extensive inter-agency collaboration between the Fairfax County Park Authority, the Department of Public Works and Environmental Services, the Facilities Management Department, and the Department of Planning and Development. The interim park embodies the future vision to transform the CRD into a walkable, mixed-use urban center, and provides a new placemaking venue for the CRD. The park includes space for active and passive recreation and can support seasonal and temporary uses on site. Redevelopment activity also advanced in 2020 with the opening of Mission Lofts Apartments at 5600 Columbia Pike. Construction/renovations are underway on the conversion of three vacant office buildings in the Skyline Complex into live/work units. A new publicly accessible park space will also be built on site. These new projects should help bring additional vibrancy to the Baileys Crossroads CRD.

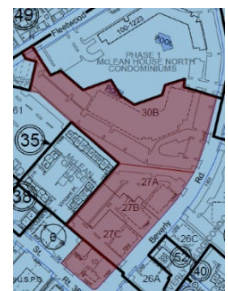
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- **Lake Anne Village Center:** The Lake Anne Village Center (LAVC) was added to the Virginia Historic Landmarks Register in March 2017, and the National Register of Historic Places in June of 2017. The ongoing implementation of the 2011 LAVC Commercial Reinvestment Plan's short-and long-term revitalization strategies, as well as the June 2015 Washington Plaza Design Charrette recommendations, have assisted Lake Anne Plaza in becoming a vibrant destination. New activities, special events, festivals, and 'look and feel' improvements have successfully introduced attendees to the unique Lake Anne merchants, and revitalization efforts have been bolstered by new business investment in LAVC, and reinvestment in existing businesses. The LAVC is home to a new affordable senior housing project known as the Lake Anne House, which replaces the outdated Fellowship House buildings with a single 8-story, 240-unit building. The Fellowship Housing building has been demolished and will be redeveloped with 36 market-rate townhomes. An



Economic Visioning Study for the Lake Anne Commercial Revitalization District commenced in February 2023.

- **Lincolnia:** A three-phase Lincolnia Planning District Study concluded in July 2019 with an adopted Comprehensive Plan amendment for the area. The adopted Comprehensive Plan recommends a mix of uses and transportation network enhancements consistent with Countywide goals for activity centers and establishes a vision for redevelopment and placemaking within the Lincolnia Community Business Center (CBC). Public parks and open spaces within the CBC are envisioned to provide new recreational opportunities. The Board designated the area surrounding the intersection of Little River Turnpike (Route 236) and North Beauregard Street as a CBC and as a Commercial Revitalization Area (CRA) in an earlier amendment in 2018.
- **McLean:** In November 2016, the Board adopted a Plan Amendment that established a new high-density residential node in the McLean CRD by increasing the intensity of properties along Beverly Road to a 3.0 Floor Area Ratio (FAR). In April 2018, the Board of Supervisors authorized a Comprehensive Plan Amendment to review the recommendations for the McLean CBC (Plan Amendment 2018-II-MI). In June 2018, a multi-faceted land use planning study commenced with the goal of developing implementable recommendations that reflect the vision of the McLean community and support the economic revitalization of downtown McLean. A Task Force was formed to advise the effort. The resulting Plan Amendment was adopted by the Board of Supervisors in June 2021. In January 2022, work began on developing District Design Guidelines for the McLean CBC, which are anticipated to be finalized and provided to the Board of Supervisors by mid-2023.
- **Merrifield:** Redevelopment activity in Merrifield continues to progress and diversify in both the Town Center and the Transit Station areas. The Town Center, with the development of the Mosaic District, has become an important gathering place for area residents and a destination for other residents seeking out the District's restaurants, farmers market, and weekend festivals. The plan to transform the former Exxon-Mobil campus into Inova's personalized medicine and research campus is underway, with 1.2 million square feet of adaptive reuse construction completed in 2019. The Board of Supervisors approved three Plan amendments for the Merrifield Suburban Center in September 2019, including the Inova site and Fairview Park, North and South. The plan amendment allows for an additional 3.8 million square feet of development



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for the Inova Site and additional FAR for the Fairview Park, to increase the sustainability of an existing office park by adding new amenities, including retail, civic use, and housing.

- **Richmond Highway:** The Board of Supervisors approved an amendment to the Comprehensive Plan for the Richmond Highway Corridor in March 2018 known as Embark Richmond Highway. Subsequent Plan Amendments and a transportation study (HATS) were approved in December 2020 for the North Gateway CBC. Together, these plans are intended to improve multimodal transportation and increase high quality, transit-oriented development opportunities. To realize the area vision, a major corridor improvement project to widen Richmond Highway from four to six lanes between Sherwood Hall Lane and Jeff Todd Way including pedestrian and bicycle improvements is underway by VDOT and will be completed in two phases. A second major capital project is also underway that will implement the Plan's vision for a Bus Rapid Transit system from the Huntington Metrorail Station to Fort Belvoir in two phases, and to Prince William County in a third phase. Finally, staff prepared District Urban Design Guidelines for the Richmond Highway Corridor, which were endorsed by the Board of Supervisors in March of 2020. The Design Guidelines provide detailed urban design strategies and implementation solutions for future development proposals in the area. The first phase of the North Hill housing development and public-private partnership opened in February 2022. The first two entitlements under the Embark Plan were approved by the Board in early 2022. Planning work around the Huntington Metrorail system commenced in October 2021. In addition, several large scale, mixed-use developments in the Huntington area are anticipated to break ground or be completed over the next decade.
- **Springfield:** The Town Center, which reopened in 2014 after substantial reinvestment, is a catalyst for redevelopment within the greater Springfield area. The 2020 opening of a new Transportation Security Administration (TSA) headquarters in Springfield is projected to bring more than 3,000 new employees to the area, once fully occupied, and is anticipated to further accelerate development surrounding the Town Center. Also, a district-wide branding effort to foster a more cohesive image for the greater Springfield area will move forward in early 2023 with the completion of a gateway sign system which has received necessary VDOT permits. The construction of the Springfield Multi-Use Parking Garage is underway with completion anticipated in late 2023. A consultant-led market analysis for the CRD and the Transit Station Area may have implications for future CIP projects. Staff continues to coordinate with the area chambers of commerce as well as the Springfield Civic Association to resolve bicycle, signage, and pedestrian safety issues in the CRD, such as an enhanced mid-block pedestrian crossing for Commerce Street as well as other future improvements.

Other Neighborhood Improvements

Other neighborhood improvement projects include streetlights, the implementation of sidewalks, curbs, gutters, curb ramps, pedestrian safety improvements, and storm sewers in older neighborhoods. The County Streetlight Program is designed to respond to the need for additional community and roadway lighting. Currently, new streetlights are primarily installed as part of the County's development process requirements. Depending on funding availability, streetlights may be installed at the County's expense based on citizens' requests. Lighting is also being provided on a limited number of trails/walkways, typically near Metro Stations/mass transit. Operating costs for streetlights are funded by the General Fund. In addition, the Board of Supervisors periodically approves District Capital Project funds. These funds support District specific unfunded capital needs, including minor capital repairs, streetlights, and/or walkways. This program allows the Board of Supervisors to fund or leverage grant funding to support capital projects within their District.

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Current Project Descriptions

- 1. Capital Sinking Fund for Revitalization (Countywide):** \$5,019,029 has been allocated to date for the capital sinking fund for Revitalization. The Capital Sinking Fund was established as a direct result of the Infrastructure Financing Committee (IFC). Funding for each sinking fund is approved annually as part of the Carryover Review and is allocated based on the following percentages: 45 percent for FMD, 25 percent for Schools, 15 percent for Parks, 7 percent for Walkways, 5 percent for County maintained Roads and Service Drives, and 3 percent for Revitalization areas. It is anticipated that these funds will be dedicated to sidewalk and bus shelter repairs and other required capital improvements in the CRDs.
- 2. Developer Defaults (Countywide):** The Developer Default project is a continuing program for the purpose of completing private development projects on which developers have defaulted. There has been an increased level of activity for this program in recent years, and current projections suggest this trend will continue. FY 2024 funding totals \$200,000 supported by the General Fund.
- 3. Developer Streetlight Program (Countywide):** This program supports the installation of streetlights throughout the County. The County coordinates with Dominion Virginia Power and NOVEC for the installation of the streetlights. Developers then make direct payments to the County. Upon completion of the installation, the streetlights are incorporated into the Fairfax County Streetlight Program inventory. This program is offset entirely by anticipated payments from developers and revenues received are appropriated at year end annually.
- 4. District Capital Projects (Countywide):** This Program supports District specific unfunded capital needs, including minor capital repairs, streetlights, and/or walkways. Most recently, funding of \$2,000,000 was approved for this Program as part of the *FY 2021 Carryover Review* and an amount of \$200,000 was provided for each District and the Chairman. In addition, balances in all District Capital Project funds were consolidated into one project per District as part of the *FY 2021 Carryover Review* to provide a more simplified process for Board members to access their capital project funds. Board members can fund or leverage grant funding to support capital projects within their District. Funding for District capital projects is considered annually.
- 5. Emergency Directive/Grass Mowing Directive Programs (Countywide):** \$494,666 is currently available to support emergency property maintenance issues associated with foreclosed properties in the County. Funding provides for abatement services of both emergency and non-emergency directives related to health and safety violations, grass mowing violations and graffiti removal. The Department of Code Compliance supports the community through programs pertaining to grass ordinances in order to investigate and resolve violations and concerns in both residential and commercial areas. Funding for this program varies from year to year.
- 6. Minor Streetlight Upgrades (Countywide):** \$523,273 is currently available for the upgrading of existing streetlights that do not meet current illumination standards for roadways, based on citizens' requests. Funding for this program varies from year to year and is appropriated at the Third Quarter or Carryover Review.
- 7. Payments of Interest on Bond Deposits (Countywide):** This project provides for payments to developers for interest earned on conservation bond deposits. The County requires developers to make deposits to ensure the conservation of existing natural resources. Upon satisfactory completion of the project, the developer is refunded the deposit with interest. Funding varies from year to year and is based on prior year actual expenditures and current interest rates. FY 2024 funding of \$50,000 has been included for these payments.

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8. **Revitalization – Mason District (Mason District):** \$450,074 remains available to continue improvement projects in the Mason area. Approximately \$212,500 of these funds have been earmarked for the Annandale Civic Space project, for which construction is anticipated to begin in late spring 2023.
9. **Revitalization – McLean (Dranesville District):** \$297,352 remains available to continue improvements in the McLean area.
10. **Revitalization – Richmond Highway (Franconia/Mount Vernon Districts):** \$78,277 remains for streetscape improvements and signage in the Richmond Highway Corridor revitalization area. The Southeast Fairfax Development Corporation (SFDC) initiated the Wayfinding project in order to improve signage, orient motorists along the Richmond Highway Corridor and help bolster community identity. Construction of Phase I of this project was completed in the summer of 2013. Phase II, consisting of three additional wayfinding signs for the southern end of the corridor as well as modifications to one existing sign, was completed in August 2017. Remaining funds may be retained for future repairs or to assist with future relocations of these signs as a result of road widening and/or Bus Rapid Transit projects.
11. **Revitalization – Springfield (Springfield District):** \$203,844 remains available for the Springfield Branding/signage project. To raise the visibility and reputation of Springfield as a great place to live and do business, Fairfax County is working to implement new “gateway” entrance signs welcoming visitors and shoppers into the Central Springfield commercial area. This branding initiative is a partnership between the County and the Greater Springfield Chamber of Commerce, Springfield Civic Association, and Springfield Town Center.
12. **Revitalization Initiatives (Countywide):** This is an on-going project which provides for the continuation of revitalization activities, including consultant services to foster commercial revitalization and address program needs to implement recommendations of the Comprehensive Plan for the Revitalization Districts/Areas: Annandale, Baileys Crossroads/Seven Corners, Lake Anne, Lincolnia, McLean, Merrifield, Richmond Highway, and Springfield, as well as for other areas of strategic importance in the County.
13. **Revitalization Maintenance – CRP Areas (Countywide):** This is an on-going project which provides for routine and non-routine maintenance in commercial revitalization districts (Annandale, Baileys Crossroads/Seven Corners, McLean, Richmond Highway, and Springfield) and provides landscaping maintenance associated with the Tyson’s Silver Line area. The goal of this program is to provide an enhanced level of infrastructure and right-of-way features in these urbanizing areas to facilitate pedestrian movements and create a “sense of place.” Routine maintenance in the commercial revitalization areas currently includes grass mowing, trash removal, street sweeping, fertilization, mulching of plant beds, weed control, and plant pruning. Non-routine maintenance includes asset maintenance or replacement (e.g., trees, plants, bicycle racks, area signs, street furniture, bus shelter, drinking fountains) to sustain the overall visual characteristics of the districts. Maintenance along the Silver Line also includes the upkeep of 27 water quality swales under the raised tracks located in VDOT right-of-way. Typical maintenance for the swales includes litter and sediment removal, vegetation care, and structural maintenance. Funding of \$1,410,000 has been included to continue these efforts in FY 2024.
14. **Strike Force Blight Abatement (Countywide):** This project is supported by the Department of Code Compliance which assists the community through programs pertaining to zoning, building, property maintenance, health, and fire codes as well as blight ordinances in order to investigate and resolve violations and concerns in both residential and commercial areas. As part of the FY 2009 Adopted Budget Plan budget guidelines, the Board of Supervisors directed that any

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revenue generated from zoning violation fines in excess of the baseline total of \$122,215 be made available to support the activities of the Department of Code Compliance. Any revenues over this baseline are appropriated to this project at year-end.

- 15. Survey Control Network Monumentation (Countywide):** This is a continuing project that supports the establishment, maintenance, and publication of survey control monuments. These monuments, used by the private and public sector, are the terrestrial framework for geospatial control of surveying, mapping, and land development projects. The survey control monuments provide the spatial control for the County GIS system. This monumentation work is necessary to assist Surveyors and Engineers in developing site plans in accordance with the requirements of the Fairfax County Public Facilities Manual. An amount of \$95,000 is included in FY 2024 to support this program.

Project Cost Summaries

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(\$000's)

Project Number	Project Title	Source of Funds	Budgeted or Expended Through FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total FY 2024 - FY 2028	Total FY 2029 - FY 2033	Total
1	Capital Sinking Fund for Revitalization CR-000007	G	\$5,019						\$0		\$5,019
2	Developer Defaults 2G25-020-000	G	C	\$200	\$200	\$200	\$200	\$200	\$1,000	\$1,000	\$2,000
3	Developer Streetlight Program 2G25-024-000	X	\$1,313						\$0		\$1,313
4	District Capital Projects ST-000004 - ST-000013	G	\$4,685						\$0		\$4,685
5	Emergency Directive/Grass Mowing Directive Programs 2G25-018-000 / 2G97-002-000	G, X	\$495						\$0		\$495
6	Minor Streetlight Upgrades 2G25-026-000	G, X	\$523						\$0		\$523
7	Payments of Interest on Bond Deposits 2G06-002-000	G	C	\$50	\$50	\$50	\$50	\$50	\$250	\$250	\$500
8	Revitalization - Mason District CR-000014	B, X	\$450						\$0		\$450
9	Revitalization - McLean CR-000012	B, X	\$297						\$0		\$297
10	Revitalization - Richmond Highway CR-000013	B, X	\$78						\$0		\$78
11	Revitalization - Springfield CR-000011	B, X	\$204						\$0		\$204
12	Revitalization Initiatives 2G35-007-000	G	\$870						\$0		\$870

Project Cost Summaries

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(\$000's)

Project Number	Project Title	Source of Funds	Budgeted or Expended Through FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total FY 2024 - FY 2028	Total FY 2029 - FY 2033	Total
13	Revitalization Maintenance - CRP Areas	G	C	\$1,410	\$1,410	\$1,410	\$1,410	\$1,410	\$7,050	\$7,050	\$14,100
	2G25-014-000										
14	Strike Force Blight Abatement	X	\$1,147						\$0		\$1,147
	2G97-001-000										
15	Survey Control Network Monumentation	G	C	\$95	\$95	\$95	\$95	\$95	\$475	\$475	\$950
	2G25-019-000										
Total			\$15,081	\$1,755	\$1,755	\$1,755	\$1,755	\$1,755	\$8,775	\$8,775	\$32,631

Notes: Numbers in bold italics represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Source of Funds

B	Bonds
G	General Fund
S	State
F	Federal
X	Other
U	Undetermined