

**Minutes**  
**Springfield Civic Association Meeting**  
**November 15, 2011**  
**Crestwood Elementary School**

**OPENING:** President Bruce Waggoner opened the meeting at 7:30 PM following the 7:00 social.

**Executive Committee Members Present (Board of Directors, Committee Chairs and Two Immediate Past Presidents):**

President Bruce Waggoner	Director at Large Gail Nittle
1 <sup>st</sup> Vice President Michele Duell	Director at Large Bonnie Pritchard
2d Vice President Merry Macke	Hospitality Chair Sandy Frieswyk
Secretary Alice Merrill	Past President Al McAloon
Treasurer Rich Duffy	

**ATTENDANCE.** 61

**ANNOUNCEMENTS.**

Crestwood Elementary's PTA President Jennifer Killmer reported that:

They'll get a \$626.10 check for the 6261 Box Tops for Education collected in just the past 2 ½ months, so please keep them coming. The registration of 91 Giant Store cards for Crestwood's benefit have brought them \$204.56 so far vs. \$947 all last year and they'll appreciate more card registrations. Their election day bake sale brought in \$731 vs. \$400+ all last year.

Upcoming events include a clean-up this Saturday from 10AM-noon at both the school and the SSRC pool, and a McDonald's night Dec. 15<sup>th</sup> that will bring the school 10% of school patrons' McDonald's receipts from 5-8PM. They're trying to organize a spelling bee to compete locally and beyond; she asked members to let her know if they can assist students with after school vocabulary and spelling practice starting in January.

President Bruce Waggoner reported that:

The LDACO Christmas Banquet will be held Dec 7 at the Springfield Hilton; cost \$51; if interested, let him know and he'll forward the flyer.

He, Michele Duell and Gail Nittle met with Rachael Perrott, Lee District's Code Compliance contact, about how best to communicate with the county on code compliance issues. She said that when making a complaint (Bruce distributed copies of the form), residents should tell them what they should look for since the better the information received, the better their assignment of priorities. She'd like to help us set up program of block captains to work these issues for the community, but all residents can submit complaints to the Department of Code Compliance by phone or online at their website ([www.fairfaxcounty.gov/code](http://www.fairfaxcounty.gov/code)) which provides a wealth of information about the kinds of things to report.

**TREASURER'S REPORT.** Rich Duffy gave the report, copy at Encl 1. He said that, not counting those who paid dues tonight, we have only 91 new and renewed members; he asked members to talk to their neighbors about renewing their dues or joining us.

**NEW BUSINESS.** Following President Bruce Waggoner's introduction, Fairfax County Revitalization Program Manager Scott Sizer briefed us on Springfield revitalization and redevelopment. In his remarks, he said that:

Revitalization and redevelopment is a four step process:

County Long-term Growth Strategy for what we want to see happen in the next 50 years.

Comprehensive Plan for how the strategy is planned to happen, recommending how land should be used in each area, but not when development will happen.

Zoning/rezoning process to plan and evaluate proposals to make the plan happen.

Site Development and Site Plan Process for building out approved proposals.

The County's long-term strategy is to facilitate growth that keeps and adds jobs, maintaining this area as a high-employment center. We already have more office space than major cities around the country and, in twenty of those, e.g., , Atlanta and Dallas, the DC area is the only one where housing prices have been coming back up. We grew 250% over the last 40-50 years, adding lots more houses and some commercial areas, like Kingstowne.

We're seeing more mixed use development because it makes better use of land, our most limited asset. It intensifies use by building up vs. out and concentrating it close to transit to provide transportation options other than auto. An example is the addition of a

Metro station and mixed use redevelopment that's underway at Tysons Corner. Springfield is already near public transit by Metro, train, and bus, so it's a great location for this kind of development.

The Comprehensive Plan provides general policies like how much parkland we want where and what activities we want on it, e.g., ball fields. The area plans look at how the area is now and how we want to see it in the longer term e.g., redevelop this retail center, put a new one there, add a school here, i.e., plan what should happen where. The private sector drives up to 95% of redevelopment, so the county provides options and incentives for landowners to redevelop properties in accordance with that Plan; they won't tear down a revenue-producing enterprise we want to see gone only to replace it with something that's equal or less revenue-producing.

The Comprehensive Plan is reviewed every five years and Area Plan Reviews are open to landowner evaluation and comment. Because of the County's dynamic growth over the past 30 years, the Plan has been reviewed more frequently. For example, BRAC relocation of thousands of jobs to Ft. Belvoir and the Engineer Proving Grounds caused a Springfield Area Plan Review outside the regular five year cycle, and in January 2010, the Board of Supervisors approved a Springfield Amendment to the Comprehensive Plan that incorporates a number of recommendations developed through the Springfield Connectivity Study published in 2008.

The Springfield Plan Amendment covers 800 acres of the greater Springfield area, including all of the Commercial Revitalization District. It addresses development at Springfield Mall, at Loisdale, Old Keene Mill and Franconia Roads, Amherst Ave. and Commerce St, the Parkway and I-95/395 interchange areas, all of which are auto-oriented. It allows for more intense, mixed-use development with greater incentives for smart growth, and incorporates a number of the Connectivity Study's recommendations for changing how we move people around, provide safety for pedestrians and bikers, provide for I-95/395 connectivity, plans where to develop certain activities and what the roads should look like (jersey barriers or other) to facilitate it. Springfield Mall Town Center and Liberty View Office Park development received recent rezoning approval.

At Franconia and Loisdale Roads, Kaiser Permanente would like to expand. The question is whether it can be done in place by changing the plan to accommodate their expansion as part of a mixed use redevelopment for them and the adjacent DSW strip mall. The Plan would like to see Loisdale redeveloped along the lines of the Springfield Mall plan that provides additional office and residential space, a hotel, and park space. Though Loisdale currently has a bike trail, the configuration makes for a difficult bike commute; the new plan will include improved transportation options for both bikers and pedestrians.

The old Total Wine and Beverage area that's viewed as "Downtown Springfield" is the plan's focus for most of the Springfield changes. Current residents want their homes preserved, so concentrating increased land use intensity by building higher in this central downtown node keeps major changes away from existing residential areas but in close proximity to lots of roads and near public transit. The plan sees the low-profile buildings currently there that include no residential units being replaced with a central complex that has retail on the first floor and a mix of about 2000 residential units and a million square feet of office space above.

To realize this plan, roads will have to be changed and a constant circulator bus service will be needed to take advantage of Metro. Incentives and options will be offered to beef up use of transit. Development applicants are asked for a target number of those who will use public transit vs. cars, e.g., 20%, and to fund changes needed if the target level is not reached, e.g., additional turn lanes.

Development applicants must also meet applicable County housing policies. The County has both an affordable dwelling unit policy and a workforce housing policy, and they differ. The Tysons Corner redevelopment has a workforce housing policy that applies to 20% of the dwellings built. Strong language is used to ensure that 20 of each 100 dwellings built will be priced to accommodate the workers drawn to the jobs added by the higher-density development.

The Springfield Gardens complex of 220 apartments in 23 three-story walk-up buildings has already exceeded its planned life span. The Comprehensive Plan tells owners the limitations on redevelopment, e.g., the minimum and maximum number of stories allowed. Within those limitations, owners say how they want to build (the number of stories and units, and the mix at affordable and market prices). The Springfield Plan Amendment allows redevelopment of Springfield Gardens into a complex of 11 five to six story elevator buildings with office/retail on the first floor and 500+ residential units above. The owner asked for the Plan change a couple of years ago but hasn't yet submitted a rezoning application to proceed.

The Metro Office Park off the Parkway that includes the INOVA Healthplex is a great development and will open its last building in January, proposing Platinum-level LEED certified building. Next to it, Liberty View Office Park on Walker Lane will be a complex of 5 ten-story buildings. Both are very successful high-density land use developments, highly visible from the Parkway and in close proximity to Metro and Ft. Belvoir.

In planning Springfield Mall's 20+year redevelopment into a Town Center, they looked at how and where to include park space, where to put the dog park, play area, new food court and theater complex, how to plan the first floor retail and residential units above. At the time, the community strongly wanted a grocery store included to avoid trips to Springfield Plaza; the Target store has since begun providing that kind of service, so an on-site grocery may no longer be competitive. The Plan provides for a couple more parking decks plus underground parking in addition to the Macy's/Penney's decks that are to remain. However, to minimize vehicular traffic, they may charge for the privilege of parking in order to encourage those living in the new residential units to walk to mall activities and those living elsewhere to take transit. The County has been requiring parking minimums but, for mixed use centers, is now requiring parking maximums that set limits on the number of parking spaces based on their proximity to Metro. The county-wide trend is heading from minimums to maximums in these Transit-Oriented Development areas. Tysons has the latter and Springfield Mall probably will, too.

Site developments of the last couple of years include:

- Razing of the Circuit City store, replacing it with a new surface commuter lot. A concept drawing shows its future redevelopment into a structured commuter lot so it won't look like a parking lot and will include first-floor commuter-oriented retail, e.g., dry cleaner, coffee shop, etc.

- Razing of the old Bob's Big Boy, replacing it with a building that will house three retailers: a Noodles & Co. restaurant and two smaller businesses to be determined, maybe a barber shop, salon, or other type businesses.

  - Construction of the Panda Express restaurant in Springfield Plaza, now open.

  - Renovation of the old Mobil station next to Midas/Marriott, now a Sunoco station.

- Razing of Chi-Chi's to be replaced by a hotel. Longer-stay hotels in Springfield are enjoying heavy use, operating near capacity Mon-Thurs. The BRAC relocations increased demand.

- Razing of Pallone Chevrolet now being replaced by Patriot Center, an office complex likely to be occupied by government contractors.

- Razing of the Tokyo Inn in the Outback Steakhouse plaza supports the development of a Chik-Fil-A restaurant and an AutoZone store.

  - Razing of the Long John Silver restaurant.

Of note is that Kay Jennings bought land just south of Loisdale Park for expansion and growth, and the building across from the library bearing a realtor sign is being redesigned. It will be easier to get to and the new occupants won't necessarily be another realty company.

Most of the information provided in this briefing is available online at his office's website, fcrevit.org. The Revitalization Program is under the County Executive's office ( .gov) but uses a .org address to facilitate redevelopment discussions with businesses. (Copies of his briefing slides are attached as Encl 2).

#### **CLOSING.**

Bruce thanked Scott for giving us his time and a lot of good information and asked Bonnie Pritchard to close with the drawing of names of tonight's door prize winners who were:

- Sue S. – two tickets to the Choralis Echos Chamber concert on 3/11/12 at Falls Church Presbyterian Church.

- Susan K. and Julie T. - \$25 gift card each from Sunoco

- Paul and Nancy A. – \$50 Sunoco gift card

- Peggy B. and Kim S. - \$20 gift card each from Metro Run & Walk.

**ADJOURNMENT.** Bruce adjourned the meeting at 9:00PM. Next meeting is scheduled for January 17, 2012.

Respectfully submitted,

/s/

Alice Merrill

Secretary

2 Encl:

Treasurer's Report

Springfield Redevelopment briefing slides

# Springfield Civic Association

## Treasurer Report

9/21/2011 through 11/15/2011

<b>Starting Balance</b>	<b>\$3,251.07</b>
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### INCOME

Advertising Revenue Springfield News	1,050.00
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SCA Member Dues	1,215.00
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<b>TOTAL INCOME</b>	<b>2,265.00</b>
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### EXPENSES

Meeting Hospitality	31.24
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Internet Domain Fees – WordPress	24.00
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ISSC Member Dues	25.00
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<b>TOTAL EXPENSES</b>	<b>80.24</b>
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<b>Ending Balance</b>	<b>\$5,435.83</b>
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# Land Use & Redevelopment in Springfield



Office of Community  
Revitalization & Reinvestment

November 15, 2011

<http://www.fcrevit.org>

# Springfield Land Development within Fairfax

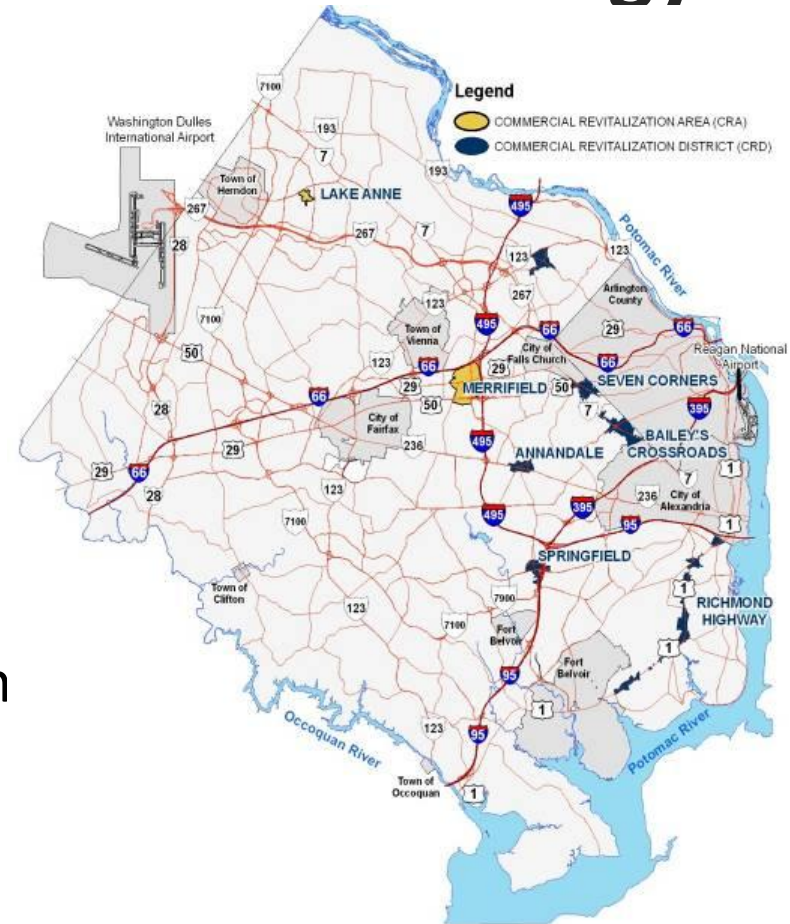
- County's Long-Term Growth Strategy
- Comprehensive Plan
- Zoning and Rezoning Process
- Site Development and Site Plan Process

## Fairfax Today



- 395 square mile land area
- Over 1 million residents
  - 230% increase since 1970
  - Expected to increase both population and jobs by about 225,000 over next 20 years
  - More populous than 7 states
- 580,000+ jobs located in County
- Over 111 million SF of office space, larger than the downtowns of:
  - Miami, FL
  - Atlanta, GA
  - Dallas, TX
  - San Francisco, CA
  - Denver, CO

- County's strategy is to concentrate growth in activity centers
- Growth strategy reflective of concern for sustainability and efficiencies in the provision of infrastructure and facilities
- Consistent with the COG Region Forward, the regional growth strategy/2050 plan -



A comprehensive vision for the National Capital Region that sets forth regional goals, a compact agreement, and targets and indicators to measure success related to accessibility, sustainability, prosperity, and livability

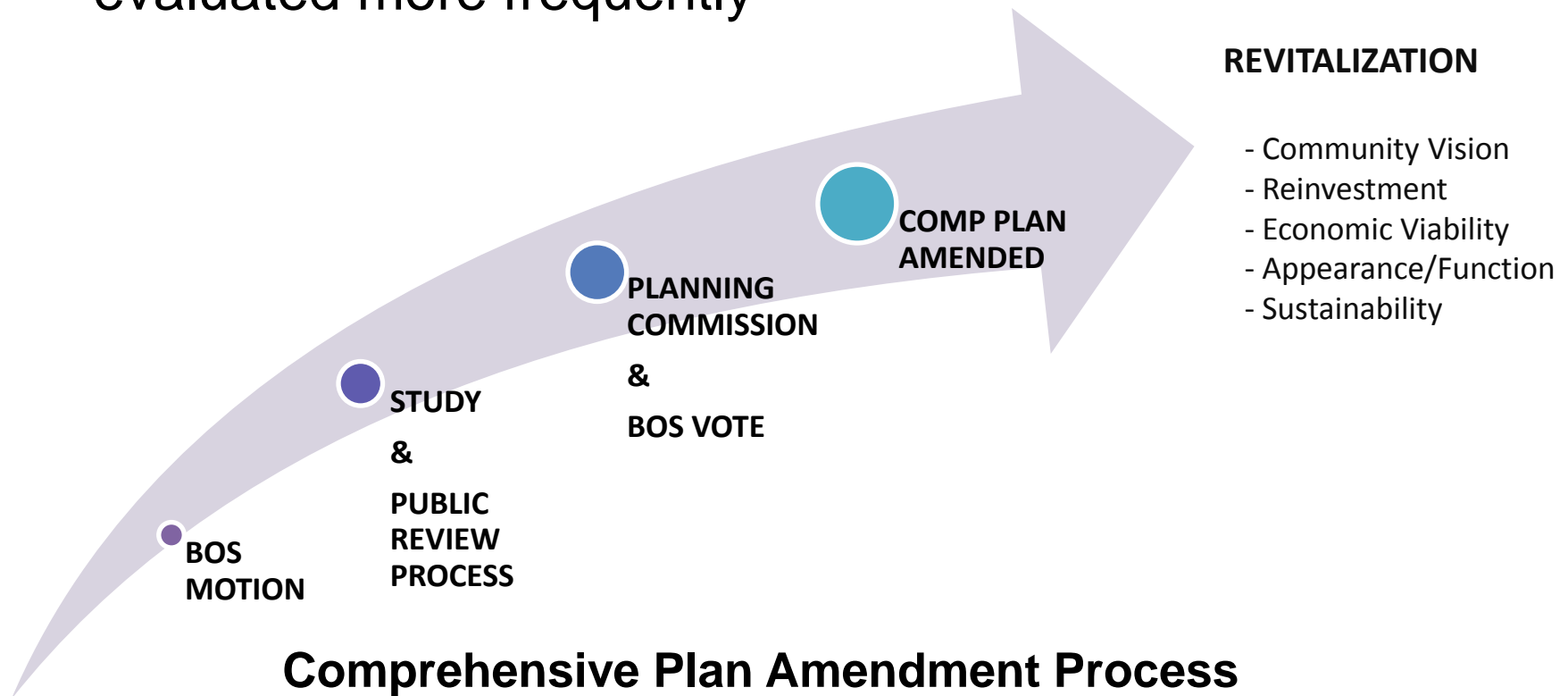
## Mixed Use Centers

- Mixed use activity centers are becoming preferred life style residential choice for a large spectrum of population, from young to empty nesters
- Mixed use centers are served typically by transit alternatives, making them desirable places to live, work and play
- County's revitalization areas and other strategic areas such as Tysons are the largest activity centers in the County
- Ensuring that the activity centers are vital and that they attract investment and growth is critical to the success of the County's growth strategy

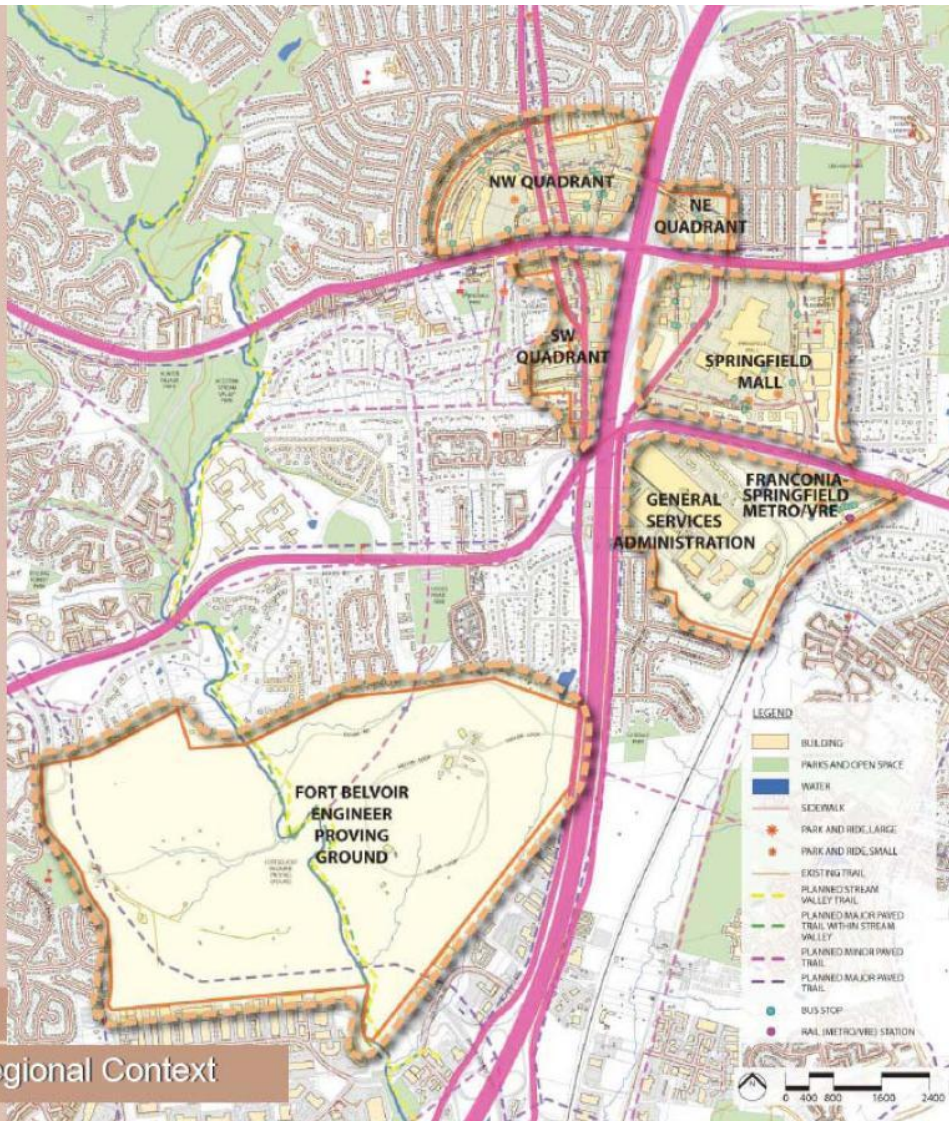
- The Comprehensive Plan is used as a guide to decision-making about the natural and built environment
- Policy Plan – general countywide policy on land use, transportation, housing, environment, heritage resources, economic development, and public facilities, including parks and trails
- Area Plans – detailed long-range planning recommendations
- The Plan recommends **how** land should be used, but not **when** development will occur
- Plan generally guides land use and is an advisory document

# Springfield Comprehensive Plan Change

- The Code of Virginia mandates that the Comprehensive Plan be reviewed at least once every five years
- Because of the dynamic growth experienced by the County over the past thirty years, the Plan has been evaluated more frequently



- Springfield Connectivity Study
- BRAC and South County APR Amendments
  - Loisdale Road Sector
  - Central Springfield
  - Springfield Gardens



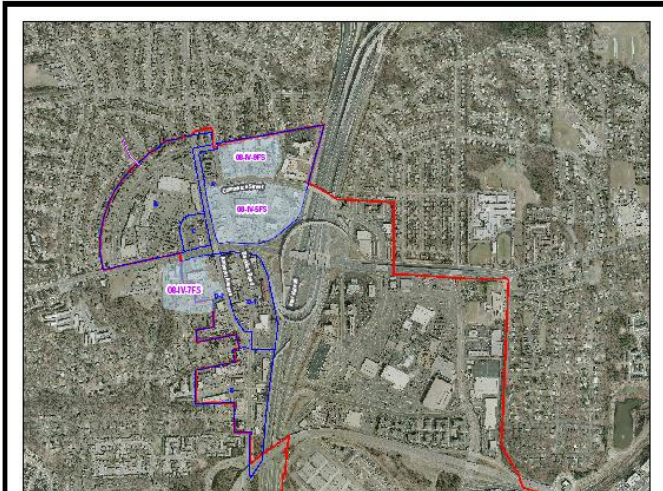
- 1,400 Acre Study Area
- Major transportation corridors divide area into 4-quadrants
  - NW Quadrant/CBC North
  - SW Quadrant/CBC South
  - Springfield Mall
  - GSA/WMATA Station Area
- Provides Urban Design Concepts for a 2030 Scenario
  - Improve physical connectivity in study area as a whole, and internally in each quadrant
  - Multi-modal Pedestrian oriented
  - Gateways
  - Open space and placemaking improvements
  - Organized, and natural open spaces

Study evaluated both the recommendations by a May 2006 ULI Advisory Panel report, and challenges associated with BRAC

## Springfield Plan Amendment

- Covered 800 acres of the Greater Springfield Area, including the all of the Springfield CRD
- Incorporated many of the 2008 Springfield Connectivity Study recommendations
- Incentivized Smart Growth and redevelopment, by allowing more intense, mixed-use development with the CBC, and provided:

- Urban Design Guidelines
- Springfield connectivity, and transportation improvements
- Upgraded non-motorized transportation movements
- Areawide guidance for streetscape, and placemaking
- Addresses interim uses and by-right development



Legend  
 BRACAPR Recommendations  
 Springfield CRD Land Units  
 PA Outlined Area

**Springfield Connectivity  
 PA S09-IV-FS1**

Prepared by Dept. of Planning & Zoning July 2007

Flight Date: 2007

## Recent Plan Amendments

### 1. Loisdale Sector

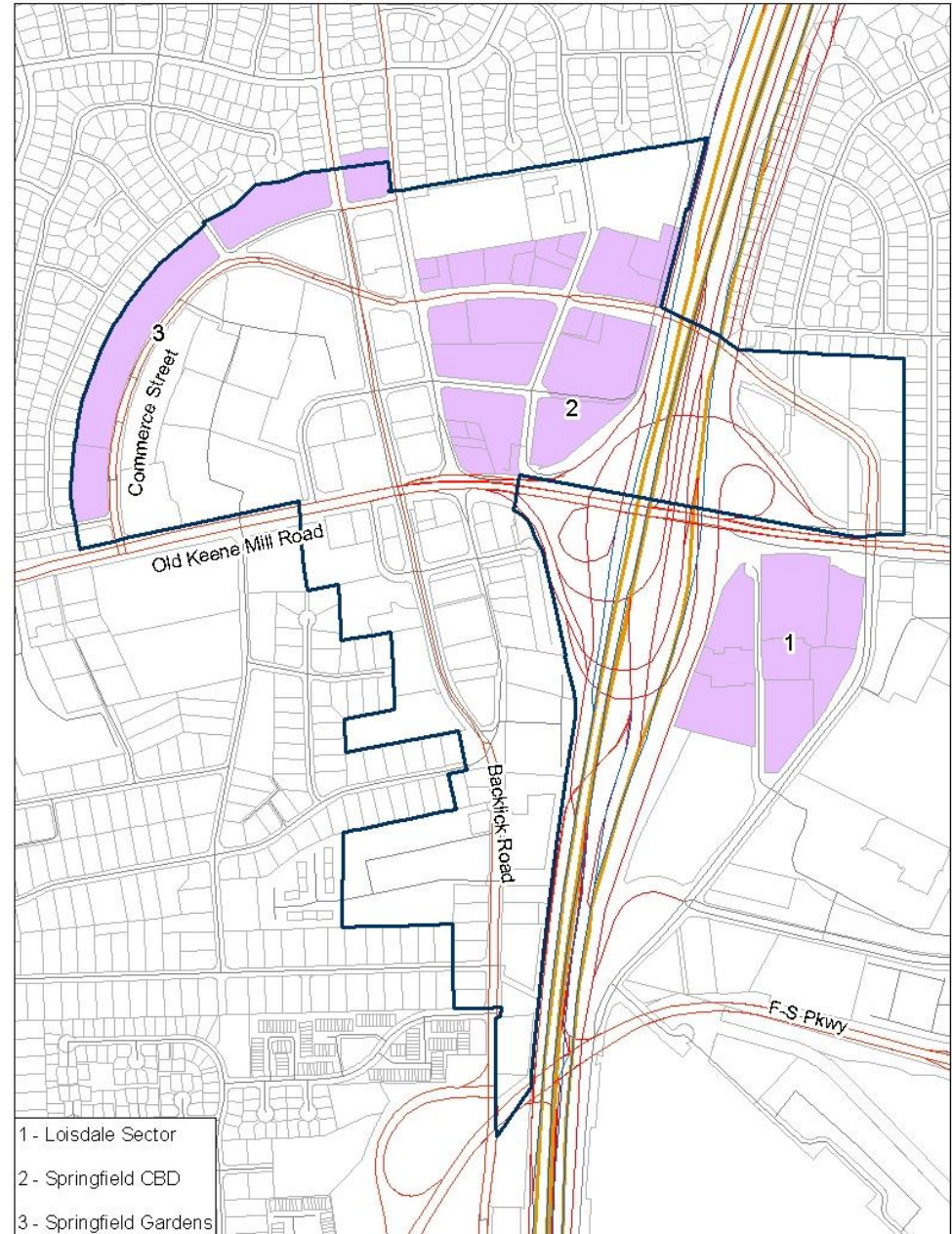
- 29 acre sector
- Option for up to 45 d/u res for retail strip
- Option for up to 1.0 FAR (825k) in northern area, max of 460k office, remainder hotel, retail, residential, and civic

### 2. Springfield Community Business Center (CBC)

- 54 acre sector
- Central node of activity or urban village
- 445k hotel, 1.3M office, 300k retail, 1,900 res units.

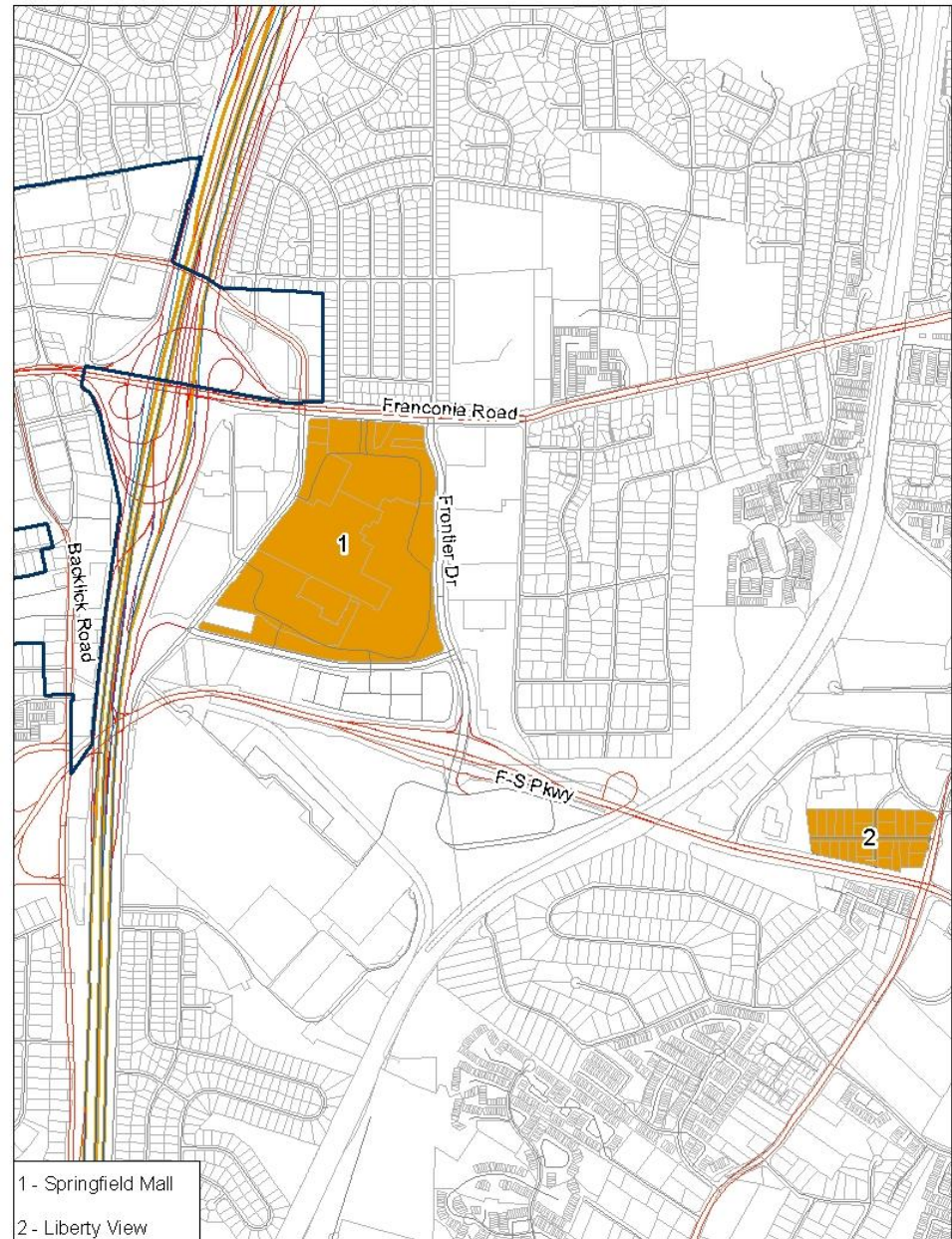
### 3. Springfield Gardens

- Option for up to 45 d/u residential, 10k retail (220 today, 500+ future)
- 11 5-6 story buildings, 65ft max



## Recent Rezoning Approvals

- Springfield Mall Town Center
  - Mixed use office, residential, retail development
- Liberty View
  - Office park development



## Springfield Mall Town Center



- November 17, 2008 Plan Amendment to allow for the 80-acre multi-use “Town Center” development, characterized by a walkable community design
- 4-Phase 20+ year renovation/redevelopment project
- Easy access to I-95; and, Franconia-Springfield Metro



## Springfield Mall Town Center

### Project Components:

- Renovation of 1.8 million SF Springfield Mall including improved food court, and new movie theatre
- 2,700 residential units
- 450 hotel rooms
- 1 million SF office
- 200,000 new SF retail



## Liberty View Office Park

### Project Components:

- 5 building office campus, 875k sq.f.t
- 5 buildings of 10 story, 220,000 sq.ft.
- Option for a building to convert to hotel, at 9 stories and 142,600 sq.ft.

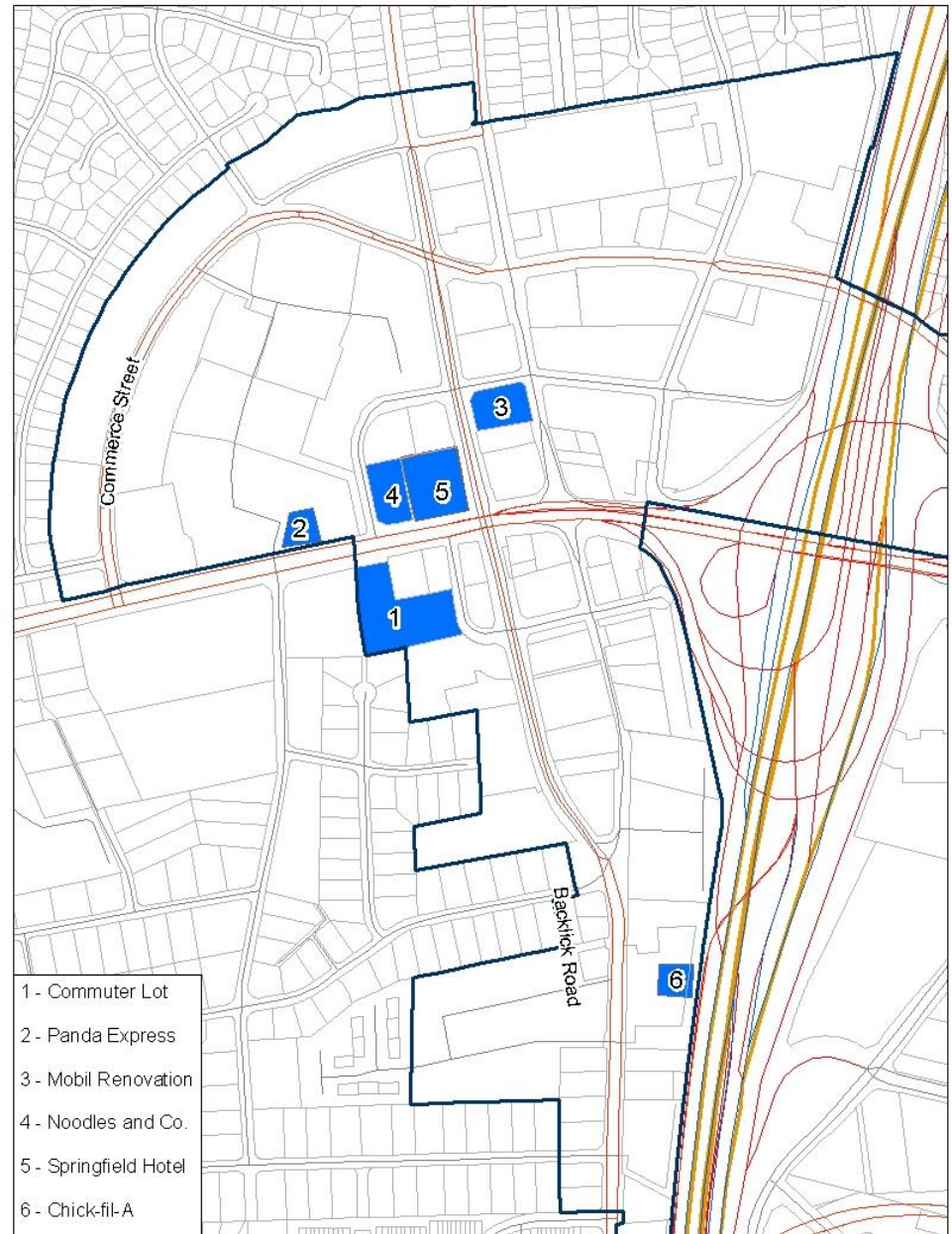


*Perspective along Franconia-Springfield Parkway (Source: Davis Carter S*



## Recent Site Development

- Springfield Commuter Lot
- Panda Express
- Mobil Renovation
- Noodles and Company
- Springfield Hotel
- Chick-fil-A



## Recent Site Development



Additional Questions?

Follow Up on Development Projects?

**Scott Sizer**

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**[www.fcrevit.org](http://www.fcrevit.org)**