

Penn Daw Market Feasibility Study Available Online from OCR:

To view the Market Feasibility Study completed by Alvarez & Marsal for the Penn Daw special study area, see the OCR Website at www.fcrevit.org under Richmond Highway Corridor/Studies



Office of Community Revitalization

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OCRR Renamed and Reorganized—Now OCR

The Office of Community Revitalization (OCR), formerly the Office of Community Revitalization and Reinvestment (OCRR), has reorganized and taken on a new role. In addition to spearheading efforts to revitalize the county’s seven Commercial Revitalization Districts/Areas (CRDs/CRAs), OCR is also now responsible for leading the effort to transform Tysons Corner into a mixed-use, pedestrian-friendly urban center.

The reorganization creates a second Deputy Director position responsible for overseeing OCR staff assigned to Tysons and coordinating interdepartmental efforts on Tysons. Charles Wu came onboard in February to serve in this position (see page 2 for background on Charles). Both Lucia Hall and Scott Sizer have been assigned to the Tysons area and will have primary responsibility for coordinating urban design, and transportation funding and monitoring plan implementation in Tysons, respectively.

Elizabeth Hagg, also a Deputy Director, will focus her efforts on the rest of the county, but primarily the seven CRDs/CRAs, and is supported by Matt Flis (Annandale and Bailey’s Crossroads/Seven Corners), Bridget Hill (Lake Anne Village Center and McLean) and a third Program Manger position (vacant) for Merrifield and Springfield. Elizabeth is also the Program Manager for Richmond Highway.

Core Infrastructure, Streetscape, and Road Enhancement Improvements Coming Soon to McLean

An undergrounding of utilities project focused around the key intersection of Chain Bridge Road and Old Dominion Drive is scheduled to break ground in June 2012. Since 2008, the removal of unsightly overhead utility lines to improve the physical character of the McLean CRD, and reliability of service has been a long term goal of the Dranesville District Supervisor, the McLean Revitalization Corporation (MRC), Fairfax County staff, and local businesses. A total of 43 easements were acquired to tie this Phase II of the undergrounding project with existing undergrounding completed as part of the 2003 Palladium mid-rise condominium project.



Pictured from left to right: Maritza De La Vega, Lucia Hall, Scott Sizer, Charles Wu, Bridget Hill, Barbara Byron, Matt Flis and Elizabeth Hagg.

Charles K. Wu, New Deputy Director for Tysons — Up Close and Personal

Charles K. Wu brings his talents and sunny disposition from West Palm Beach, county seat for Palm Beach County, South Florida. He worked in West Palm Beach for 18 years, the last five as the City Planning Director, and for five years as Growth Management Administrator for the City of Palm Beach Gardens. In those capacities, he was involved in a number of mixed-use developments, most notably CityPlace and the West Palm Beach Convention Center; projects that were pivotal in the downtown's revitalization. Under his guidance, the Downtown West Palm Beach mixed use regulations received a state-wide award from the Florida Planning Association for dealing with sustainable community and redevelopment. He has dual Masters' degrees from the University of Michigan in Architecture and in Urban Planning. He is excited to be part of the talented, dedicated and visionary team at Fairfax County that is committed to implementing the nationally award-winning Tysons Corner Urban Center. He is fulfilling his dream job of being part of a grand effort to retrofit an existing suburban center into a mixed-use urban one.

Unique for a city planner, Charles is one of two certified planners from Florida who is certified by the Florida Supreme Court as both a County Court and a Civil Circuit Court mediator. He plans to take advantage of these skills to help foster solutions to the complex challenges facing Tysons Corner. He is thrilled to be in the middle of all the excitement that accompanies the pending completion of the four Metro stations at Tysons Corner, and the possible mixed-use developments that will follow. He is also trained in xeriscape, landscape techniques that reduce water consumption, and Crime Prevention Through Environmental Design, a multi-disciplinary approach to deter crime through appropriate site planning.

Charles claims to be an inspiring chef and constantly tinkers with recipes, in a good way. He makes a mean rum cake, so it is helpful to be on his good side. He was born in Trinidad, and his family moved to Taiwan when he was 12. He was trained as an architect, and came to the United States for graduate school. When he was in the doctorate program, he took his first professional job as an entry level planner for West Palm Beach, thus leaving academia, and the rest, as they say, is history. The rich cultural and ethnic diversity here will suit him well in adjusting to Fairfax County. He likes to travel when he can, visiting foreign lands and making new friends from different cultures. He is still working on a long term goal of reading a book a month for personal and professional enrichment. So share with him the title of a good book or movie when you can.

Penn Daw Special Study Recommendations to be Considered by Supervisors

On May 11, 2010, the Board of Supervisors authorized a Special Study for a portion of the Penn Daw Community Business Center, and later (November 16, 2010) expanded the study area to 17.23 acres for a more holistic view of the area. This authorization increased the maximum intensity to be considered to 2.0 FAR. A Task Force, representing both Lee and Mount Vernon Districts, was formed to assist in developing the vision for the area. Over a period of approximately 14 months, the Task Force deliberated on various options. Property owners and developers were involved throughout the process.



On June 15, 2011, a rezoning application by Insight Property Group, LLC was accepted for the 3.38 acre Spicer property in the study area. The rezoning application proposes to build 245 units of mid-rise housing and provide for physical enhancements to the adjacent retail property located on School Street.

OCR was part of the staff team that worked with the Task Force and used its real estate consultant, Alvarez and Marsal, to assess the market feasibility of the various task force options. While a consensus was not reached by the Task Force, a redevelopment option for a mix of predominately residential and ground floor retail was proposed. The Lee Land Use Committee considered staff's recommendation and recommended approval on March 19, 2012, followed by the Planning Commission, who recommended approval on March 21, 2012. The Board of Supervisors will consider the Plan amendment at its April 10, 2012 Public Hearing. To view the staff report, go to:

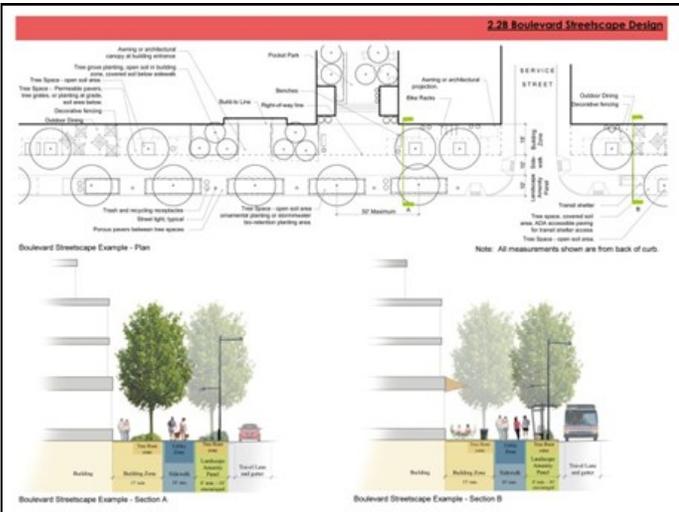
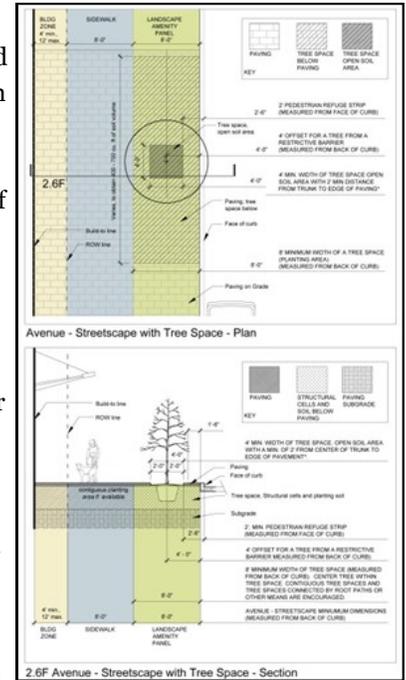
http://www.fairfaxcounty.gov/dpz/penn daw/penn_daw_ss.htm

Tysons Corner Urban Design Guidelines Endorsed by Board of Supervisors

The Board of Supervisors directed staff to develop Urban Design Guidelines for Tysons Corner as one of the Follow-on Motions following its adoption of the Comprehensive Plan amendment for Tysons in June 2010. Design guidelines are a set of implementation tools that demonstrate how the urban design principles set forth in the Plan may be realized. OCR was responsible for preparing the Guidelines.

OCR coordinated a comprehensive inter-agency team to develop concepts, design details and material palettes for all aspects of urban design in Tysons. Participating in this collaboration were representatives from the Department of Public Works and Environmental Services (DPWES), Urban Forestry Management Division (UFMD), the Fairfax County Park Authority (FCPA), the Department of Planning and Zoning (DPZ) and Fairfax County Department of Transportation (FCDOT). This team approach to urban design resulted in coordinated design details and strategies. For example, OCR worked closely with UFMD to create new street tree planting details that will foster a robust urban tree canopy by creating a healthy environment for tree roots in areas where high volumes of pedestrian traffic are anticipated.

After a preliminary draft of the Guidelines was assembled, OCR brought together a volunteer group of local architects, landscape architects, urban planners, developers, and members of the Tysons Partnership to review and comment on the draft. This group, the Tysons Corner Urban Design Advisory Group, was instrumental in testing and challenging the concepts in the draft and in suggesting critical elements such as a conceptual Pedestrian Hierarchy Plan. OCR is grateful for the time and expertise shared by the Advisory Group. On January 24, 2012, the Board of Supervisors unanimously endorsed the Guidelines.



The Guidelines provide design suggestions for pedestrian realm elements such as streetscape dimensions, street crossing design, paving materials, tree planting space details, energy efficient streetscape lighting, site furnishings and low impact design for stormwater elements in the streetscape. Additionally, the Guidelines offer diagrams and design suggestions for building design elements such as site design, building massing, articulation, and sustainable, environmentally friendly, and energy efficient design.

OCR is working with the Tysons Partnership and developers who

are currently in the rezoning process to use the Guidelines as a consistent set of design suggestions upon which to base the urban design framework for their neighborhoods. As the vision for Tysons is realized over time, OCR will work with the Tysons community to adapting the Guidelines, as needed, to changes in the sense of place, technology and innovation in design.

The Tysons Corner Urban Design Guidelines are available on the web at www.fairfaxcounty.gov/tysons/design.





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The Fairfax County Office of Community Revitalization (OCR) 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, and other areas of strategic importance
- 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

County Solicitation to Redevelop the Crescent Apartments

On February 9th the Fairfax County Office of Community Revitalization, and Department of Housing and Community Development released a joint Request for Proposal (RFP) under the Public-Private Education and Infrastructure Act (PPEA) of 2002 to seek experienced private developers to redevelop the 16.5 acre county-owned Crescent Apartments property located within the Lake Anne Village Center (LAVC) Commercial Revitalization Area. In addition to providing a significant number of new residences, the redevelopment will preserve the existing affordable housing and create additional workforce housing.

The Crescent property provides the potential to construct up to 935 residential dwelling units in accordance with the Comprehensive Plan under an ideal scenario in which adjacent land owners and developers would participate collectively in consolidation, land assembly and redevelopment; however, this is not a requirement for the redevelopment of the Crescent property. Without consolidation, an additional 750 units could be constructed on the site. It is expected that the redevelopment of the Crescent property, with or without consolidation with other properties, will be an innovative and imaginative mixed-income residential development that will:

- Embrace the objectives of the Comprehensive Plan to bring more residents and daytime employees to Lake Anne to promote a vibrant community where people can live, work and play
- Create a development that compliments the existing Lake Anne community
- Result in a high-quality development in terms of site design, building design and materials, and appropriately sited open space
- Enhance and improve vehicular, pedestrian and bicycle connections throughout the LAVC area
- Allow the county to retain ownership of the land through a long-term unsubordinated ground lease, or consider sale of all or a portion of the property at market value

OCR Director Barbara Byron Addresses the March 1st Crescent RFP/PPEA Pre-Proposal Conference Attendees



To view the [Crescent Redevelopment RFP \(Bid Number PPE2000000125\)](http://www.fairfaxcounty.gov/dpsm/solic2.htm#ppea), and associated Addendums go to:
<http://www.fairfaxcounty.gov/dpsm/solic2.htm#ppea>