

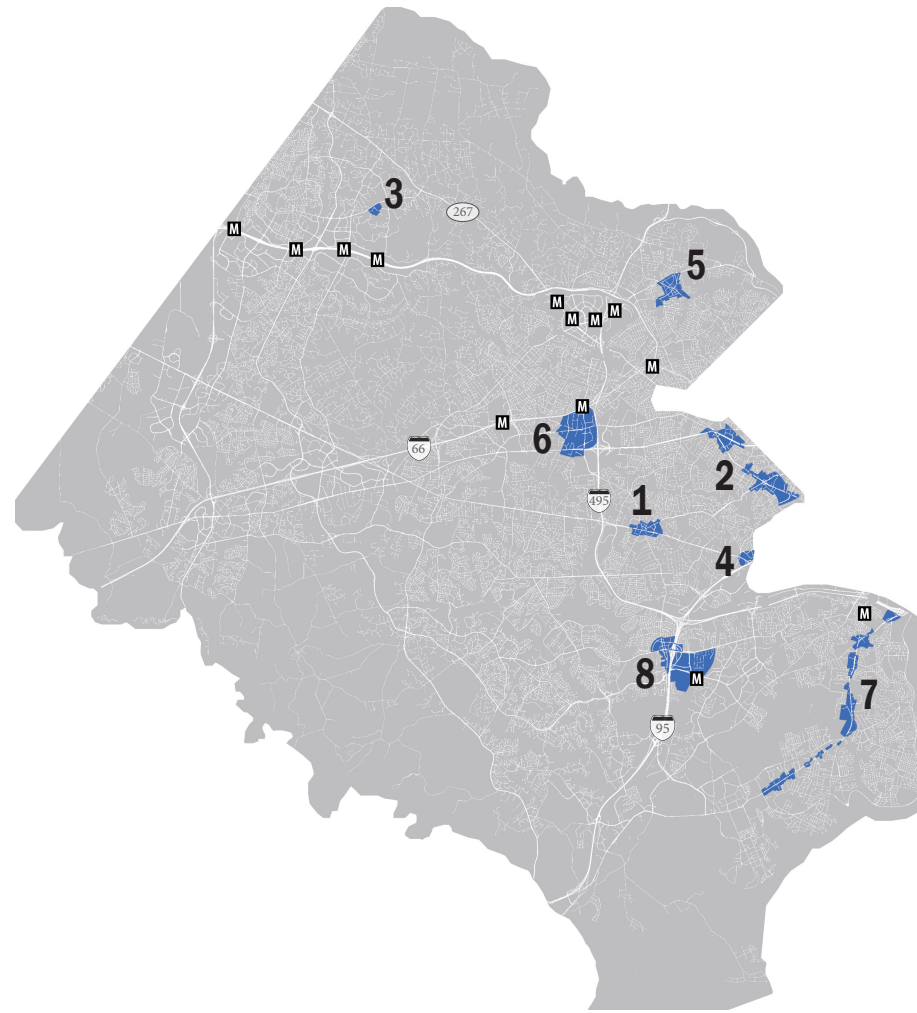
## Benefits of Investing in a Commercial Revitalization District or Area (CRD/CRA)

Properties located within a CRD or CRA have the benefit of more flexible zoning provisions, as well as facilitated administrative procedures and expedited and concurrent processing of plan amendments, zoning applications and site plans. Additionally, distinct urban design and streetscape guidelines have been established to further guide development in these areas. The goal of these benefits is to enhance opportunities for new investment and better accommodate improvements to existing developments.

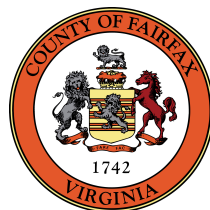
For detailed information regarding the unique development review process within CRDs and CRAs, please scan QR code:



## Areas of Strategic Focus in Fairfax County



1. Annandale CRD
2. Baileys Crossroads/  
Seven Corners CRD
3. Lake Anne CRA
4. Lincolnia CRA
5. McLean CRD
6. Merrifield CRA
7. Richmond Highway CRD and  
Huntington Transit Station Area
8. Springfield CRD and  
Transit Station Area



**Community Revitalization Section  
Fairfax County Department of Planning and Development**

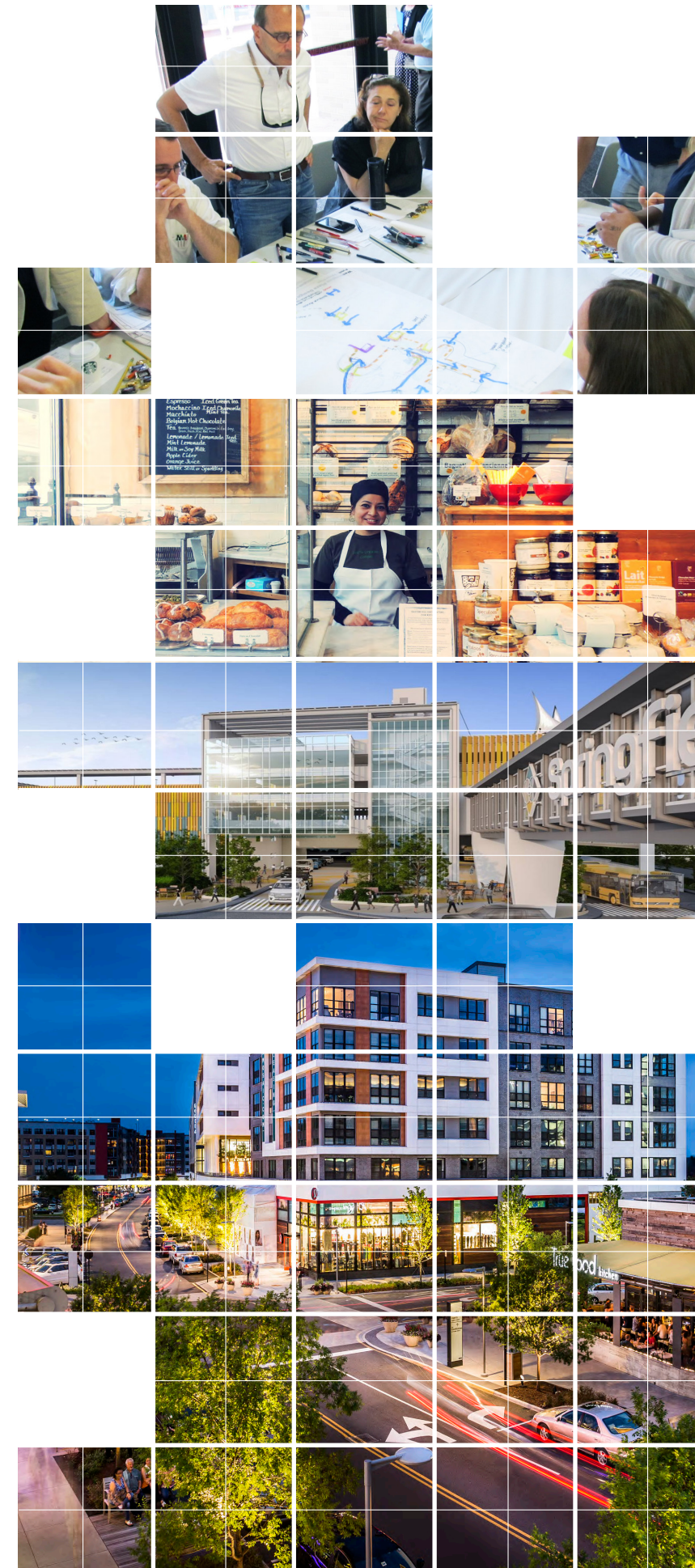
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**PLANNING & DEVELOPMENT**

Fairfax County is committed to a policy of nondiscrimination in all County programs, services, and activities and will provide reasonable accommodations upon request. To request this information in an alternate format, call 703-324-9300 or TTY 711.



*Facilitating strategic investment*



**PLANNING & DEVELOPMENT**

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

## How does CRS make a difference?

The Community Revitalization Section (CRS) with the Department of Planning and Development, facilitates strategic redevelopment and investment opportunities that will transform Fairfax County's older commercial areas into pedestrian-oriented mixed-use activity centers. Through its seven program areas and its broad-based perspective that spans from initial plan or project conceptualization to final implementation, CRS is uniquely positioned within the Fairfax County government to foster the repositioning of these areas.



### Community Visioning

CRS supports community groups in developing the vision for their area. CRS has a particular skill set in designing and facilitating community engagement and problem-solving processes, including design charrettes to help communities develop design solutions to improve the character, function and vibrancy of a place.

- Comprehensive Plan Amendments
- Massing Studies
- Design Charrettes + Engagement Programs



### Market-based Problem Solving

CRS develops and promotes uniquely tailored and market-based solutions to foster redevelopment opportunities. These may include public financing tools, market research and obtaining feasibility analyses to inform decision-making.

- Economic Visioning Study
- Mosaic Community Development Authority
- Real Estate and Market Feasibility Studies
- Economic Incentive Program



### Public Policy

CRS works collaboratively with internal and external partners to solve emerging policy questions. This includes formulating strategies for new initiatives, undertaking innovative pilot projects, devising improvements for identified process challenges, and developing best practices and standards for redevelopment.

- Building Repurposing and Repositioning
- Active Fairfax - Promoting Walking and Biking
- Urban Street Tree Planting & Street Lighting
- Made in Fairfax Initiative

### Strategic Partnerships

CRS fosters public/private partnerships that leverage public assets to achieve mutual benefits. CRS works to create catalytic projects to stimulate redevelopment within these communities.

- Joint-Development Projects
- Springfield Transit Facility + Community Space



### Community Building

CRS supports local revitalization area stakeholder groups and functions as a liaison between residents, other County agencies, and the development community to facilitate redevelopment and investment opportunities in keeping with the community's vision.

- Revitalization Group Support
- Local Chambers of Commerce Partnership



### Placemaking

CRS plays a key role in fostering a collaborative problem-solving culture, with a focus on urban design and economic viability through its involvement in projects and policies that enhance the public realm and foster a strong sense of place.

- Urban Design Guidelines
- Strategic Infrastructure Projects
- Development Application Review
- Murals Program



### Education and Promotion

CRS engages stakeholders and others to disseminate information related to the revitalization activities of the county and to actively promote revitalization areas for redevelopment and investment.

- Area Reports and Newsletters
- Topical Brochures
- Public Presentations and Conferences

