

FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

Staff Use Only
Date Received: <u>9/21/05</u>
Date Accepted: _____
Planning District: _____
Special Area: _____

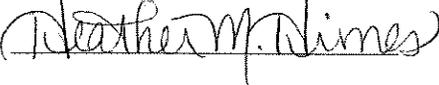
SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Heather M. Himes Daytime Phone: 703 456-8555

Address: Cooley Godward LLP One Freedom Square, Reston Town Center, 11951 Freedom Drive, Reston, VA20190

Nominator E-mail Address: hhimes@cooley.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

See attached Specific Information Table.

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
Heather M. Himes is an attorney with Cooley Godward, LLP representing Weissberg Corporation.

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 9

Total aggregate size of all nominated parcels (in acres and square feet): 305,878sq. ft. 7.022acres

Is the nomination a Neighborhood Consolidation Proposal: Yes No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

See attached.

Current Plan Map Designation: Retail & Other; Office; and Residential 4-5 du/ac.

Proposed Comprehensive Plan Designation: Mixed Use development of retail, office and residential at 3.0 FAR

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	20%
Retail	10%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	70%
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:
 Fairfax County Planning Commission Office
 Government Center Building, Suite 330
 12000 Government Center Parkway
 Fairfax, Virginia 22035-5505

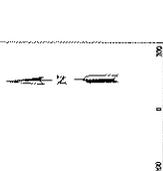
*Approximately 600 mid to high rise multi-family residential units at 1,000 square feet per unit.

SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
0612 19 0011A	Fairfax County Board of Supervisors	3525 Moncure Avenue Falls Church, VA 22041	12000 Government Parkway, Suite 533 Fairfax, VA 22035	0.791 ac	7005 1160 0001 9201 5259
0612 19 0005A	Fairfax County Board of Supervisors	3521 Moncure Avenue Falls Church, VA 22041	12000 Government Parkway, Suite 533 Fairfax, VA 22035	0.531 ac	7005 1160 0001 9201 5266
0612 01 0114	Columbia Crossroads LP	5839 Columbia Pike Falls Church, VA 22041	C/O Weissberg Corporation 1901 N. Moore Street, Suite 803 Arlington, VA 22209	1.221 ac	<i>Neather M. Nimes, atty</i> 7005 1160 0001 9201 5273
0612 01 0113	Columbia Crossroads LP	5837 Columbia Pike Falls Church, VA 22041	C/O Weissberg Corporation 1901 N. Moore Street, Suite 803 Arlington, VA 22209	1.938 ac	<i>Neather M. Nimes, atty</i> 7005 1160 0001 9201 5280
0612 01 0113A	Columbia Crossroads LP	5831 Columbia Pike Falls Church, VA 22041	C/O Weissberg Corporation 1901 N. Moore Street, Suite 803 Arlington, VA 22209	0.383 ac	<i>Neather M. Nimes, atty</i> 7005 1160 0001 9201 5297
0612 45 B	NCL VIII, LLC	N/A Falls Church, VA 22041	13662 Office Place, Suite 201B Woodbridge, VA 22192	0.108 ac	7005 1160 0001 9201 5303
0612 01 0113C	Columbia Crossroads LP	N/A Falls Church, VA 22041	C/O Weissberg Corporation 1901 N. Moore Street, Suite 803 Arlington, VA 22209	0.458 ac	<i>Neather M. Nimes, atty</i> 7005 1160 0001 9201 5310
0614 30 0015	Columbia Crossroads LP	3531 Moncure Avenue Falls Church, VA 22041	C/O Weissberg Corporation 1901 N. Moore Street, Suite 803 Arlington, VA 22209	0.250 ac	<i>Neather M. Nimes, atty</i> 7005 1160 0001 9201 5327
0612 01 0112	5827 Columbia Pike Associates, LLC	5827 Columbia Pike Falls Church, VA 22041	2700 S. Nelson Street Arlington, VA 22206	1.342 ac	7005 1160 0001 9201 5334
0614 30 0017	Lucy R. Willis & Agnes E. Marrow	3533 Moncure Avenue Falls Church, VA 22041	5597 Seminary Rd., Unit 417S Falls Church, VA 22041	0.226 ac	7005 1160 0001 9196 9553



GENERAL NOTES

Map is a 20' x 30' based on NAD 83 datum. All measurements are in feet. The map is a reproduction of the original map. The original map is on file at the City of Fairfax, Virginia, Planning and Zoning Department, 1200 Courthouse Plaza, Fairfax, Virginia 22035-0915.

ZONING

Profession and City Council

The use or development of the property or properties subject to the zoning ordinance shall be in accordance with the zoning ordinance as shown on this map. A complete copy of the zoning ordinance is available at the City of Fairfax, Virginia, Planning and Zoning Department, 1200 Courthouse Plaza, Fairfax, Virginia 22035-0915.

ADMINISTRATIVE INDEX

61-3	61-4
61-1	62-1
61-3	61-4
61-3	62-3

PROPERTY MAP

ZONING

61-2

Revised by: 01/01/04

Prepared by:

REPUBLICAN OF INFORMATION TECHNOLOGY

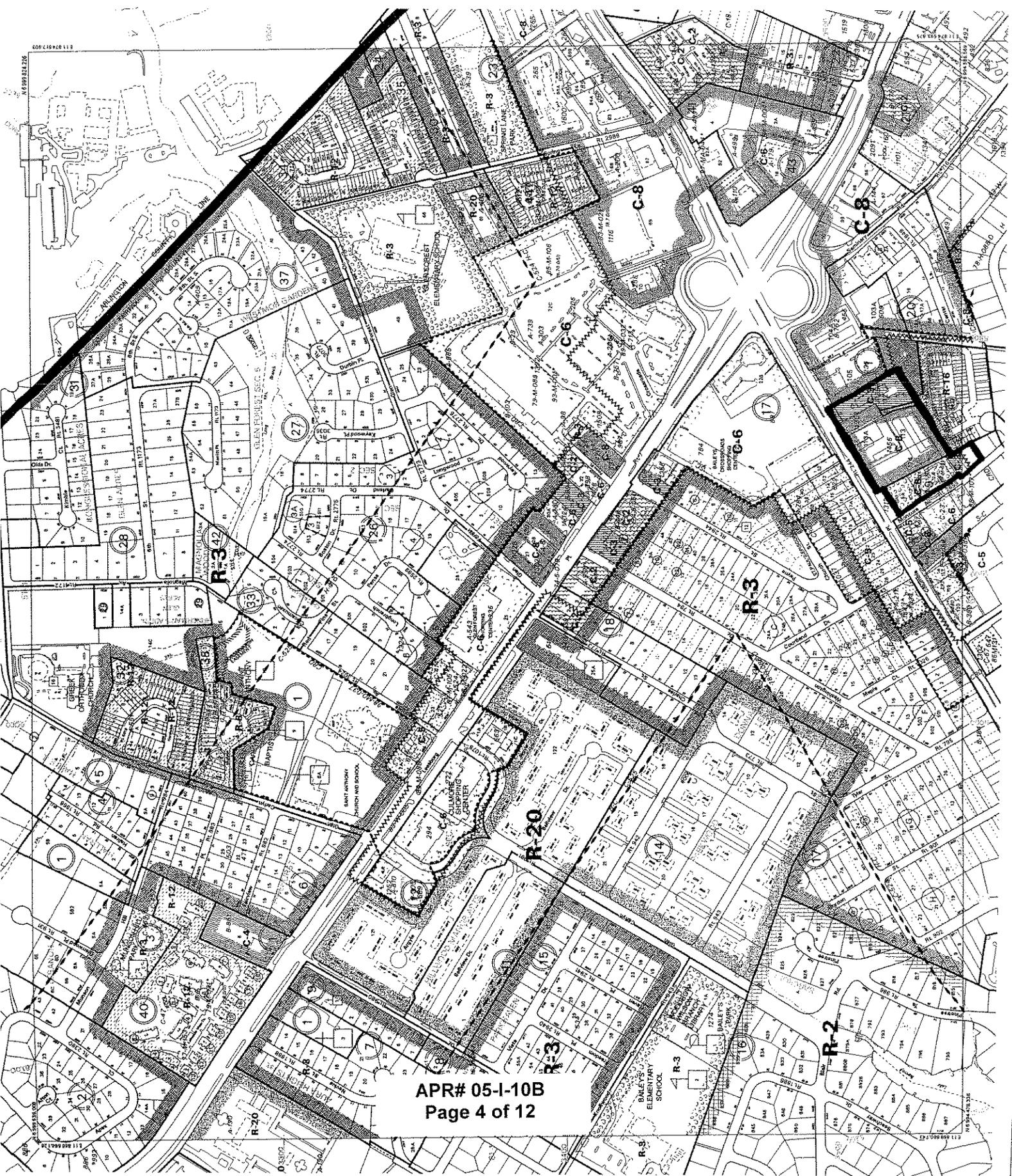
Planning and Zoning Department

1200 Courthouse Plaza

Fairfax, Virginia 22035-0915

(703) 746-5713

FAC(03) 04-001



APR# 05-I-10B
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EXISTING PLAN LANGUAGE

FAIRFAX COUNTY COMPREHENSIVE PLAN AREA I

BAILEYS PLANNING DISTRICT

BAILEYS CROSSROADS COMMUNITY BUSINESS CENTER

Sub-Unit D-2

This sub-unit is directly south of the interchange of Leesburg and Columbia Pikes, between Moncure Avenue and Carlin Springs Road. The western portion of the sub-unit fronts on Columbia Pike between Moncure Avenue and the interchange. This portion includes Parcels 61-2((19))5A and 11A, and 16-4((30))15, which are developed for institutional use and planned for office use up to .35 FAR. An alternative of retail use up to .35 FAR is planned for Parcel 5A. Parcels 61-2((1))107-110, and 113B, and Parcels 61-4((1))115 and 61-4((30))17 are planned for residential use at 4-5 du/ac, with full consolidation. If consolidated, these parcels should have access via Hoffmans Lane. The remainder of the sub-unit fronting on Columbia Pike (Parcels 61-2((1))104A, 105, 112, 113, 113A, 113B(Part), 113C, and 114) is planned for community-serving retail or office use up to .35 FAR with median cuts allowing bi-directional access to this portion of the sub-unit from Columbia Pike. These median cuts should be coordinated with those serving redevelopment in Sub-Unit A-3, to the north.

The eastern portion of the sub-unit fronts on Seminary Road and Leesburg Pike from its interchange with Columbia Pike to Carlin Springs Road and includes the area fronting on Center Lane. This area is planned for community-serving retail and office use up to .35 FAR with buffering and screening to include a solid wall with effective landscaping provided adjacent to residential uses.

To allow for flexibility in the redevelopment and revitalization of this sub-unit, and to insure a transition in land use intensity between commercial uses and adjacent residential neighborhoods, the following options may be considered for portions of this sub-unit provided that 1) logical consolidation of parcels is achieved, 2) building height is limited to 40 feet adjacent to single-family residential uses and 3) screening to include a solid wall and effective landscaping is provided adjacent to residential or institutional uses:

- Parcels 61-2((1))104A, 105, 112, 113, 113A, 113B(Part), 113C, and 114 and Parcels 61-2((19)) 5A and 11A, fronting on Columbia Pike and Moncure Avenue west of the interchange, may be considered for community-serving retail and/or office use up to .50 FAR.
- Parcels 61-2((1))107, 109, 110 and 113B(Part), Parcels 61-4((1))115, and Parcels 61-4((30))15 and 17, all located west of Williams Lane, may be considered for residential use at 12-16 du/ac.
- Parcel 61-2((1))108, located west of Williams Lane, may be considered for either community-serving retail and/or office use up to .50 FAR if consolidated with similarly planned parcels to the north, or for residential use at 12-16 du/ac if consolidated with similarly planned parcels to the south.

- Parcels 61-2((20))1-18B and Parcel 61-2((1))103A, located between Williams Lane and Seminary Road and along Center Lane, may be considered for residential use at 12-16 du/ac. As part of a coordinated redevelopment with residential use to the west, Parcels 61-2((20))1-7, which front on Seminary Road, may be considered for neighborhood-serving retail and/or office use up to .35 FAR.
- Parcels 61-2((1))96-100, Parcels 61-2((21))1-22, and Parcels 61-4((17))A2-C3, located between Seminary Road and Leesburg Pike and along Seminary Road northwest of Carlin Springs Road and Scoville Street, may be considered for community-serving retail and/or office use up to .50 FAR.

To encourage revitalization within this sub-unit, these further options may be considered provided that additional conditions of consolidation and access are met:

- Parcels 61-2((1))104A, 105, 108, 112, 113, 113A, 113B(Part), 113C and 114, and Parcels 61-2((19))5A and 11A, all located between Moncure Avenue and the interchange, may be considered for retail/office mixed use up to .70 FAR with consolidation of 5 or more acres and coordinated access to Columbia Pike as far from the interchange as possible.
- Parcels 61-2((1))96-100, and Parcels 61-2((21))1-22, all located between Seminary Road and Leesburg Pike northwest of Carlin Springs Road, may be considered for retail/office mixed use up to .70 FAR with consolidation of 5 or more acres and coordinated access to Leesburg Pike and/or Seminary Road. Access to Leesburg Pike should be as far from the interchange as possible.
- Parcels 61-2((1))107, 109, 110 and 113B, Parcel 61-4((1))115, Parcels 61-4((30))15 and 17, Parcels 61-2((20))1-18B, and Parcel 61-2((1))103A, all located between Moncure Avenue and Seminary Road and along Center Lane, may be considered for residential use at 16-20 du/ac with consolidation of 5 or more acres. As part of a coordinated redevelopment with residential development to the west, Parcels 61-2((20))1-7, which front on Seminary Road, may be considered for neighborhood-serving retail and/or office use up to .35 FAR.
- Parcel 61-2((1))108, located west of Williams Lane, may be considered for either community-serving retail and/or office use up to .70 FAR if consolidated with similarly planned parcels to the north, or for residential use at 16-20 du/ac if consolidated with similarly planned parcels to the south.

Within this sub-unit, internal transportation improvements and linkages, which may include the realignment and/or abandonment of Center and Williams Lanes, will be determined as redevelopment occurs. At a minimum, these improvements should include a right-of-way providing access from Moncure Avenue, either by extension of Hoffmans Lane or via Parcels 61-4((30)) 15 and 17, across Parcel 61-2((1))113B to parcels 61-2((1)) 107, 109, 110, and 115. If coordinated residential redevelopment on both sides of Williams Lane occurs, linking Moncure Avenue with Seminary Road may be considered provided that measures are taken to minimize cut-through traffic.

PROPOSED PLAN LANGUAGE

FAIRFAX COUNTY COMPREHENSIVE PLAN

AREA I

BAILEYS PLANNING DISTRICT

BAILEYS CROSSROADS COMMUNITY BUSINESS CENTER

Sub-Unit D-2

This sub-unit is directly south of the interchange of Leesburg and Columbia Pikes, between Moncure Avenue and Carlin Springs Road. The western portion of the sub-unit fronts on Columbia Pike between Moncure Avenue and the interchange. This portion includes Parcels 61-2((19))5A and 11A, and 16-4((30))15, which are developed for institutional use and planned for office use up to .35 FAR. An alternative of retail use up to .35 FAR is planned for Parcel 5A. Parcels 61-2((1))107-110, and 113B, and Parcels 61-4((1))115 and 61-4((30))17 are planned for residential use at 4-5 du/ac, with full consolidation. If consolidated, these parcels should have access via Hoffmans Lane. The remainder of the sub-unit fronting on Columbia Pike (Parcels 61-2((1))104A, 105, 112, 113, 113A, 113B(Part), 113C, and 114) is planned for community-serving retail or office use up to .35 FAR with median cuts allowing bi-directional access to this portion of the sub-unit from Columbia Pike. These median cuts should be coordinated with those serving redevelopment in Sub-Unit A-3, to the north.

The eastern portion of the sub-unit fronts on Seminary Road and Leesburg Pike from its interchange with Columbia Pike to Carlin Springs Road and includes the area fronting on Center Lane. This area is planned for community-serving retail and office use up to .35 FAR with buffering and screening to include a solid wall with effective landscaping provided adjacent to residential uses.

To allow for flexibility in the redevelopment and revitalization of this sub-unit, and to insure a transition in land use intensity between commercial uses and adjacent residential neighborhoods, the following options may be considered for portions of this sub-unit provided that 1) logical consolidation of parcels is achieved, 2) building height is limited to 40 feet adjacent to single-family residential uses and 3) screening to include a solid wall and effective landscaping is provided adjacent to residential or institutional uses:

- ~~Parcels 61-2((1))104A, and 105, 112, 113, 113A, 113B(Part), 113C, and 114 and Parcels 61-2((19)) 5A and 11A, fronting on Columbia Pike and Moncure Avenue west of the interchange, may be considered for community-serving retail and/or office use up to .50 FAR.~~
- Parcels 61-2((1)) 112, 113, 113A, 113B(Part), 113C, and 114, Parcels 61-2((19)) 5A and 11A, and Parcels 61-4((30))15 and 17 fronting on Columbia Pike and Moncure Avenue west of the interchange, may be considered for mixed use development, including community-serving retail, office, and/or high density residential use up to 2.0 FAR. The maximum building height on those parcels with direct frontage on Columbia Pike is

limited to 8 – 10 stories, with appropriate transitions down to 40 feet along property lines abutting adjacent single family residential uses.

- Parcels 61-2((1))107, 109, 110 and 113B(Part), Parcels 61-4((1))115, and Parcels 61-4((30))15 and 17, all located west of Williams Lane, may be considered for residential use at 12-16 du/ac.
- Parcel 61-2((1))108, located west of Williams Lane, may be considered for either community-serving retail and/or office use up to .50 FAR if consolidated with similarly planned parcels to the north, or for residential use at 12-16 du/ac if consolidated with similarly planned parcels to the south.
- Parcels 61-2((20))1-18B and Parcel 61-2((1))103A, located between Williams Lane and Seminary Road and along Center Lane, may be considered for residential use at 12-16 du/ac. As part of a coordinated redevelopment with residential use to the west, Parcels 61-2((20))1-7, which front on Seminary Road, may be considered for neighborhood-serving retail and/or office use up to .35 FAR.
- Parcels 61-2((1))96-100, Parcels 61-2((21))1-22, and Parcels 61-4((17))A2-C3, located between Seminary Road and Leesburg Pike and along Seminary Road northwest of Carlin Springs Road and Scoville Street, may be considered for community-serving retail and/or office use up to .50 FAR.

To encourage revitalization within this sub-unit, these further options may be considered provided that additional conditions of consolidation and access are met:

- Parcels 61-2((1))104A, 105, 108, 112, 113, 113A, 113B(Part), 113C and 114, ~~and~~ Parcels 61-2((19))5A and 11A, and Parcels 61-4((30))15 and 17 all located between Moncure Avenue and the interchange, may be considered for retail/office/residential mixed use up to ~~.70~~ 3.0 FAR with consolidation of 5 or more acres and coordinated access to Columbia Pike as far from the interchange as possible. The maximum building height on those parcels with direct frontage on Columbia Pike is limited to 8 – 10 stories, with appropriate transitions down to 40 feet along property lines abutting adjacent single family residential uses.
- Parcels 61-2((1))96-100, and Parcels 61-2((21))1-22, all located between Seminary Road and Leesburg Pike northwest of Carlin Springs Road, may be considered for retail/office mixed use up to .70 FAR with consolidation of 5 or more acres and coordinated access to Leesburg Pike and/or Seminary Road. Access to Leesburg Pike should be as far from the interchange as possible.
- Parcels 61-2((1))107, 109, 110 and 113B, Parcel 61-4((1))115, Parcels 61-4((30))15 and 17, Parcels 61-2((20))1-18B, and Parcel 61-2((1))103A, all located between Moncure Avenue and Seminary Road and along Center Lane, may be considered for residential use at 16-20 du/ac with consolidation of 5 or more acres. As part of a coordinated redevelopment with residential development to the west, Parcels 61-2((20))1-7, which

front on Seminary Road, may be considered for neighborhood-serving retail and/or office use up to .35 FAR.

- Parcel 61-2((1))108, located west of Williams Lane, may be considered for either community-serving retail and/or office use up to .70 FAR if consolidated with similarly planned parcels to the north, or for residential use at 16-20 du/ac if consolidated with similarly planned parcels to the south.

Within this sub-unit, internal transportation improvements and linkages, which may include the realignment and/or abandonment of Center and Williams Lanes, will be determined as redevelopment occurs. At a minimum, these improvements should include a right-of-way providing access from Moncure Avenue, either by extension of Hoffmans Lane or via Parcels 61-4((30)) 15 and 17, across Parcel 61-2((1))113B to parcels 61-2((1)) 107, 109, 110, and 115. If coordinated residential redevelopment on both sides of Williams Lane occurs, linking Moncure Avenue with Seminary Road may be considered provided that measures are taken to minimize cut-through traffic.

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09/21/05 11:31 AM

**2005 COMPREHENSIVE PLAN AMENDMENT
BAILEYS PLANNING DISTRICT
BAILEYS CROSSROADS COMMUNITY BUSINESS CENTER
STATEMENT OF JUSTIFICATION**

I. INTRODUCTION AND OVERVIEW

Cooley Godward, LLP (hereinafter referred to as the "Nominator"), is submitting this nomination on behalf of Weissberg Corporation ("Weissberg"), the owner of five of the nine properties subject to this Plan Amendment nomination. The nine properties subject to this nomination are located in the southeast quadrant of the intersection of Columbia Pike and Moncure Avenue in the Baileys Crossroads Community Business Center of the Baileys Planning District of Fairfax County. The parcels are identified on the Fairfax County Tax Map as 61-2 ((1)) Parcels 112, 113, 113A, 113B(Part), 113C and 114 and 61-2 ((19)) Parcels 5A and 11A, and Parcels 61-4 ((30)) 15 and 17 (the "Property"). The Nominator requests approval of a Comprehensive Plan Amendment to provide additional opportunities for redevelopment and consolidation to include mixed use development at densities appropriate for this location near this prominent intersection of Columbia Pike and Leesburg Pike/Route 7.

II. EXISTING COMPREHENSIVE PLAN LANGUAGE

The Property is within Sub-Unit D-2 of the Baileys Crossroads Community Business Center within the Baileys Planning District of Area I of the Fairfax County Comprehensive Plan. The seven parcels that make up this nomination are currently planned for varying uses as indicated below. While the current Plan language recognizes the existing development, it also contemplates redevelopment by providing options with higher densities.

The majority of the parcels within the Property (61-2((1)) Parcels 112, 113, 113A, 113B(Part), 113C, and 114) are planned for community serving retail or office use at a base density of .35 FAR. The plan language provides two additional options for these parcels, which would allow them to be developed at a higher intensity. The first option states that these parcels may be considered for community serving retail and/or office use up to .50 FAR provided that logical consolidation of parcels is achieved, building height is limited to 40 feet adjacent to single family residential uses and screening and a barrier is provided adjacent to residential and institutional uses. The second option for these parcels allows consideration for retail/office mixed use up to .70 FAR with consolidation of five or more acres and coordinated access to Columbia Pike as far from the interchange as possible.

Two large parcels fronting on Columbia Pike (61-2((19)) Parcels 5A and 11A) are owned by Fairfax County and currently planned for office use at a base density of .35 FAR. The plan also provides two additional higher intensity development options for these parcels, if consolidated. These options are the same as the two additional options described in detail in the paragraph above. The plan also provides an alternative retail use up to .35 FAR for Parcel 5A.

The last remaining parcels (61-4 ((30)) 15 and 17) included in this nomination have existing plan language allowing a variety of options. Parcel 15 is developed with institutional use and planned for office use at a base density of 0.35 FAR. Parcel 17 is planned for residential use at a base density of 4-5 dwelling units per acre. The plan also provides additional redevelopment options for these parcels. One option is for residential use at 12-16 du/ac provided that logical consolidation of parcels (Parcels 61-2 ((1)) 107, 109, 110 and 113B(Part), Parcel 61-4 ((1)) 15, 17 and 115) is achieved, building height is limited to 40 feet adjacent to single family residential uses and a barrier and screening is provided adjacent to residential and institutional uses. The second option permits Parcels 15 and 17 to redevelop with the same aforementioned parcels with residential uses at 16-20 dwelling units per acre with consolidation of five or more acres.

III. PROPOSED COMPREHENSIVE PLAN AMENDMENT

The Nominator proposes to revise the existing Plan language to allow an option for redevelopment of the Property to allow for mixed use development, which could include office, community serving retail and/or high density residential use, up to a 2.0 FAR. The proposed language foresees a building height of no more than 8-10

stories where the Property fronts on Columbia Pike, with a tapering down to 40 feet, where the Property abuts residential uses.

The Nominator also proposes an additional option for a higher density mixed-use development, if consolidation of more than five acres is achieved and coordinated access is provided to Columbia Pike as far from the interchange with Leesburg Pike as possible. This proposed language would permit a mixed-use project that could include office use, community serving retail use and/or residential use, resulting in an overall intensity of 3.0 FAR. The building height proposed at this density is the same as described in the paragraph above.

Mixed-use development in this location will further the County's goal of balancing office and housing uses in the Baileys Crossroads area. Baileys Crossroads has historically had a heavy concentration of office and retail space but has lacked an appropriate level of residential development. Over time, this has created a jobs-housing imbalance in the area. By placing residential development near existing office and retail space, residents will be provided with the opportunity to walk or use transit to access employment, thereby, alleviating congestion on the surrounding road network.

The proposed amendment to the Plan will allow the subject Property to remain compatible with the surrounding neighborhood. The presence of other medium to high density townhouses located directly adjacent to the southern edge of the Property and multi-family developments along Columbia Pike and Hoffmans Lane makes multi-family residential use, as an integrated part of a mixed use development, more appropriate in this location. Redevelopment of this Property as a mixed-use development, including high density residential uses, will also provide additional opportunities for affordable housing in an area of the county that is underserved.

The proposed plan amendment better meets the County's policy objectives, as outlined in the Policy Plan and the County's policies on Revitalization Districts, than the current Plan language does. The southeast quadrant of Baileys Crossroads, in which the Property is located, has been designated by the Fairfax County Board of Supervisors as part of the Baileys Crossroads Commercial Revitalization District. The Board of Supervisors created the Revitalization District to encourage economic development in the County's older commercial areas. This particular area is characterized by older commercial activities with deteriorating infrastructure and underutilized parcels, inappropriate commercial uses and poor connections to adjacent commercial centers.

The County has targeted this area for redevelopment and revitalization. This Nomination proposes language that, when implemented, will be a catalyst to spur revitalization of the southeast quadrant. In furtherance of this effort, the Fairfax County Department of Housing and Community Development Office of Revitalization issued a study entitled "Southeast Quadrant of the Baileys Crossroads Commercial Revitalization District: Implementation Strategies and Revitalization Opportunities." Page 76 of this report recommends that the Property subject to this nomination, be a "demonstration project," providing momentum for the Baileys Crossroads revitalization and showcasing quality redevelopment. It further suggests that this site presents a "significant opportunity" for the public sector to work with the private sector to create a high quality, mixed use development that can create momentum for the revitalization of this strategic corner at the intersection of Leesburg Pike and Columbia Pike. In furtherance of this public/private partnership, it is envisioned that the primary user in the office component of the mixed-use development will be Fairfax County.

IV. CONCLUSION

The Nominator's proposed Comprehensive Plan Amendment improves upon the existing recommendations regarding redevelopment and revitalization and supports the County's efforts to balance office and housing in the Baileys Crossroads area. As such, the Nominator's proposal would better achieve the Plan objectives than what is currently in the Plan. The Nominator, therefore, respectfully requests the support of the Comprehensive Plan Amendment by the APR Task Force, County Staff, the Planning Commission and requests approval by the Board of Supervisors.

254907 v5/RE