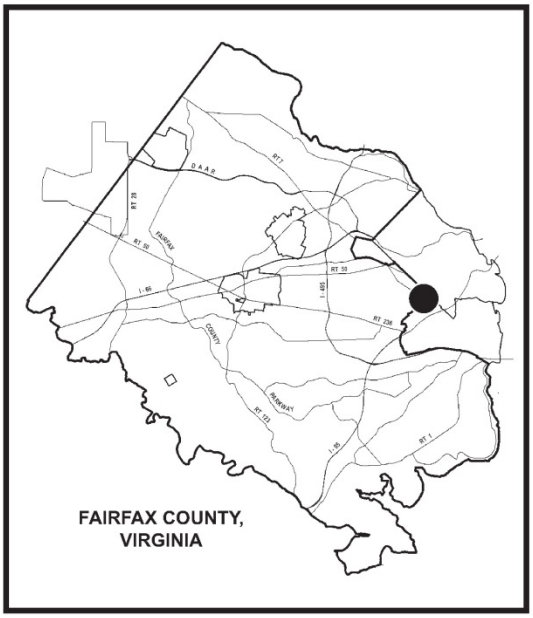


AN AMENDMENT TO

THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA 2013 EDITION

GENERAL LOCATION: Columbia Pike from Moncure Avenue to a point 500 feet west of the Leesburg Pike interchange.

PLANNING AREA AND SPECIAL AREA: Area I, Baileys Crossroads Community Business Center

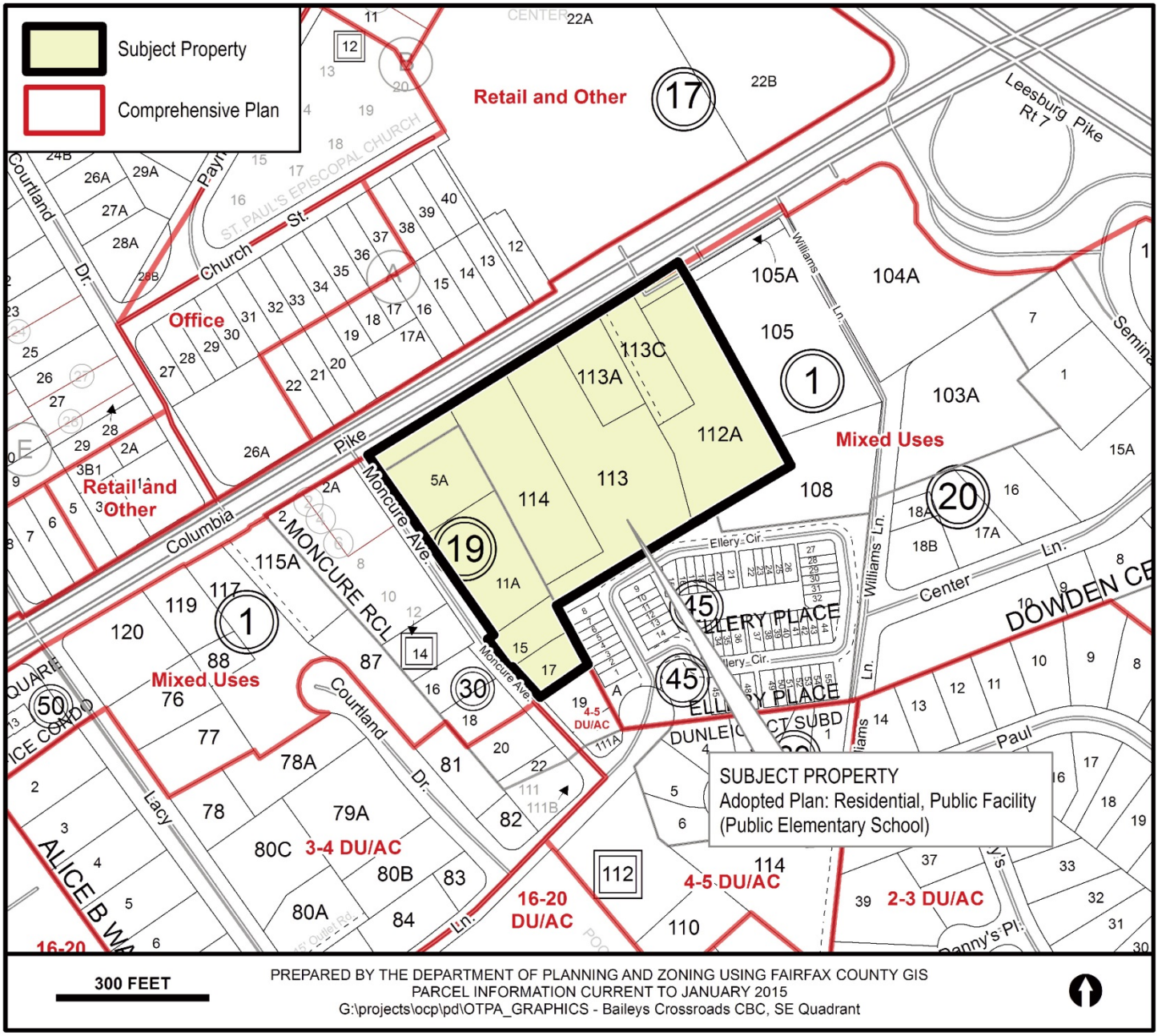
SUB-DISTRICT DESIGNATION:
Town Center District, Land Unit B-2

PARCEL LOCATION: 61-2 ((1)) 112A, 113, 113A, 113C, 114; 61-2 ((19)) 5A, 11A; 61-4 ((30)) 15, 17

SUPERVISOR DISTRICT: Mason

ADOPTED: January 13, 2015 **ITEM NO.** 2014-I-B2

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



AMENDMENT TO THE COMPREHENSIVE PLAN (2013 EDITION)

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown as underlined and deleted text is shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as Amended through 10-28-2014, Baileys Crossroads Community Business Center, Town Center Recommendations, Land Unit B, Sub-unit B-2 , page 86, to identify the existing public facility use and to correct an error in the base plan recommendation to conform with existing conditions at the Ellery Place townhouse development:

"*Base Plan Recommendation* – The base plan recommendation for this sub-unit is 36,600 square feet of retail uses, approximately 30,700 square feet of office uses and 55~~7~~ single-family attached dwelling units developed at 12.54~~98~~ du/ac. Three ~~Four~~ out of the 55~~7~~ units are affordable dwelling units. Tax Map parcels 61-2((19))5A and 11A are developed with County-owned institutional uses including the Baileys Community Homeless Shelter and planned for public facility or institutional use at an intensity up to 0.35 FAR. "

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as Amended through 10-28-2014, Baileys Crossroads Community Business Center, Town Center Recommendations, Land Unit B, Sub-Unit B-2, pages 86-87, to revise the redevelopment options for the sub-unit:

"*Redevelopment Options* – This sub-unit is planned for office, retail, residential, elementary school, and mixed uses.

~~Tax Map parcels 61-2((19))5A and 11A, are developed for institutional use and planned for office use at an intensity up to 0.35 FAR. An alternative of retail use up to 0.35 FAR is planned for Tax Map parcel 5A. The remainder of the sub-unit fronting on Columbia Pike (~~Tax Map parcels 61-2((1)) 112A, 113, 113A,113C, and 114~~) is~~ are planned for community-serving retail or office use up to 0.35 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. Maximum intensity may be increased up to 0.70 FAR with a logical consolidation of five or more acres. ~~A pocket park is planned for a property on the north side of Moncure Avenue along Columbia Pike.~~

As an option, Tax Map parcels 61-2((19)) 5A and 11A; 61-2((1))112A, 113, 113A, 113C, 114, 5A and 11A; and 61-4((30))15 and 17 may be considered for residential use and a public elementary school ~~community-serving retail and/or office use~~ up to an overall FAR of 1.50 ~~0.50~~ if logical consolidation of parcels is achieved~~, building height is limited to 40 feet adjacent to single-family residential uses, and screening and effective landscaping are provided adjacent to residential or institutional uses. These parcels may also be considered for retail/office mixed use at an intensity up to 0.70 with logical consolidation of five or more acres and~~

~~coordinated access to Columbia Pike as far from the interchange as possible is achieved.~~ and the following conditions are met:

- Residential development is coordinated with the bus access and circulation requirements for any proposed school use.

- Provision of open space and streetscape with the understanding that creative design solutions which achieve the intent of the Plan may be necessary given land constraints and the provision of other public improvements.

- Screening and landscaping are provided adjacent to single family residential uses that achieves the intent of the Plan.

- Construction of the sections of new public road connections abutting the site as recommended in the Plan.

These parcels ~~and Tax Map parcels 61-4((30))15 and 17~~, may also be considered for retail/office/residential mixed use at an intensity up to 2.25 FAR with consolidation of five 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 120 feet, with appropriate transitions down to 50 feet along property lines abutting adjacent single-family residential uses.

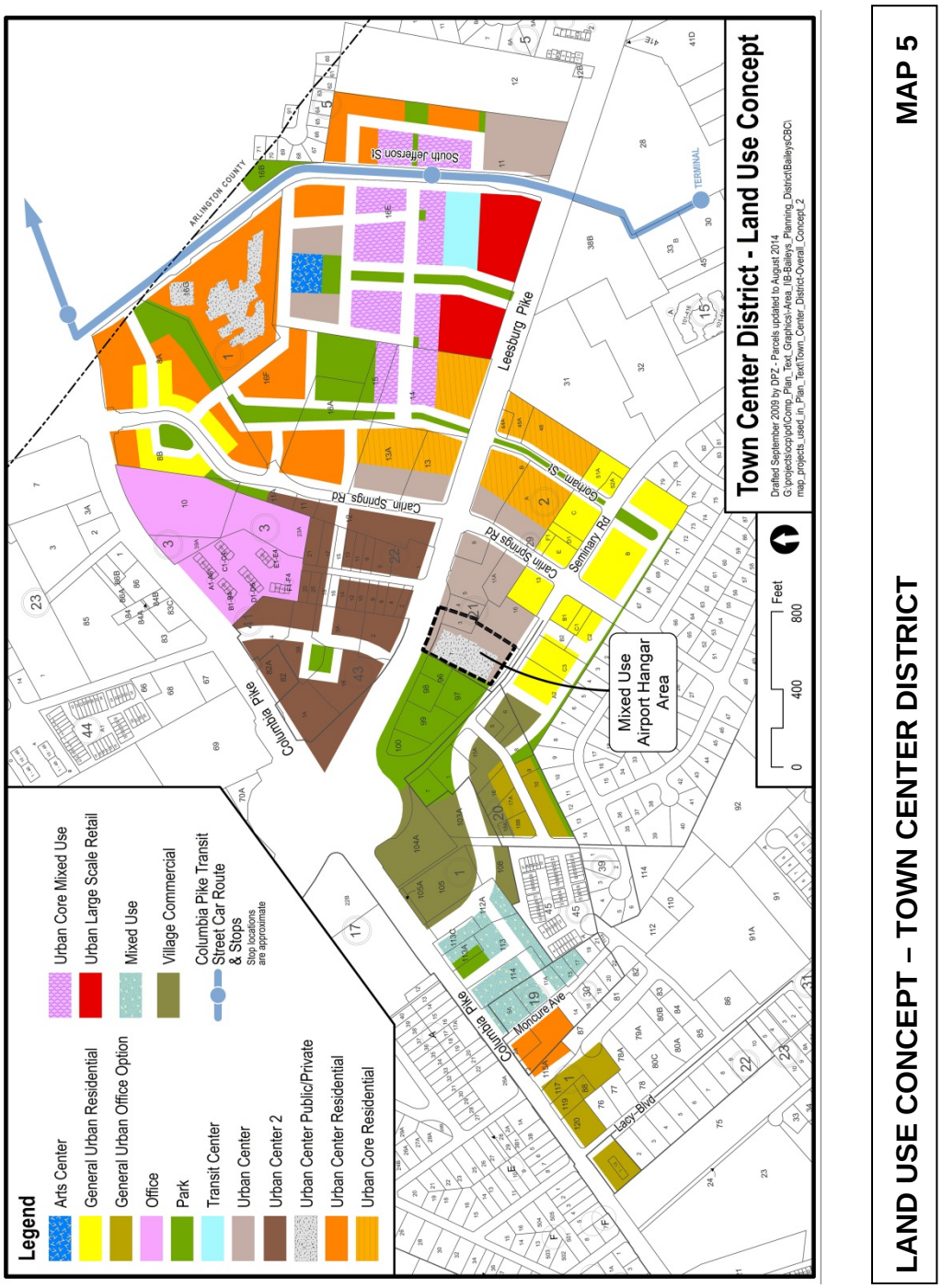
Under any option, an integrated, well-designed, publicly-accessible park space or recreational facility such as a pocket park or similar outdoor amenity space should be provided along or with pedestrian access from Columbia Pike. Public art should be incorporated into the design of the pocket park or open space with public input from the Arts Council of Fairfax County.

The Ellery Place townhouse development consisting of 55~~7~~ single-family attached dwelling units developed at 12.54~~98~~ du/ac should be retained at the existing density.

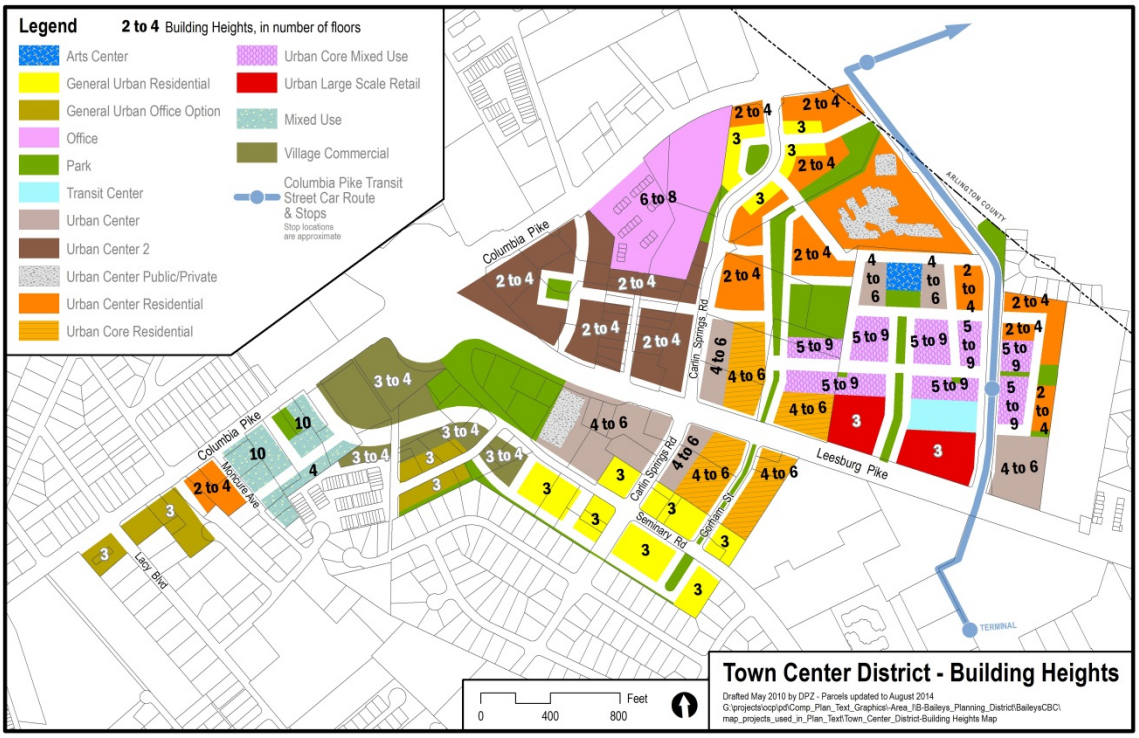
This sub-unit has internal transportation improvements that affect the entire CBC as well as the sub-unit itself. The major improvement is the realignment of Seminary Road to connect to Columbia Pike. Transportation improvements should include additional and/or improved access to Moncure Avenue. If coordinated redevelopment occurs, a new street that would connect to Moncure Avenue and the realigned Seminary Road could be considered provided measures are taken to minimize cut-thru traffic. This would provide a new connection that would link Moncure Avenue to the realigned Seminary Road or Williams Lane. Improved pedestrian connections in this sub-unit should also be considered for existing and new development.

Maximum r~~R~~edevelopment for this sub-unit (approximately 11 acres) is envisioned to include a maximum of 561,000 square feet of retail/office/residential/institutional mixed use and 60 single-family attached dwelling units and the planned urban parks in the Town Center District Parks and Recreation section ~~Urban Parks section~~ for the Town Center District. A minimum of 22,000 square feet of the maximum nonresidential square feet should be institutional uses."

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as Amended through 10-28-2014, Baileys Crossroads Community Business Center, Town Center Recommendations, Map 5, "Land Use Concept – Town Center District" page 53 to replace the land use category label shown as "Village Center as per the 2007 Comprehensive Plan" with " Mixed Use" and to adjust the boundary of this category to encompass all of Tax Map Parcel 61-2 ((1)) 112A.

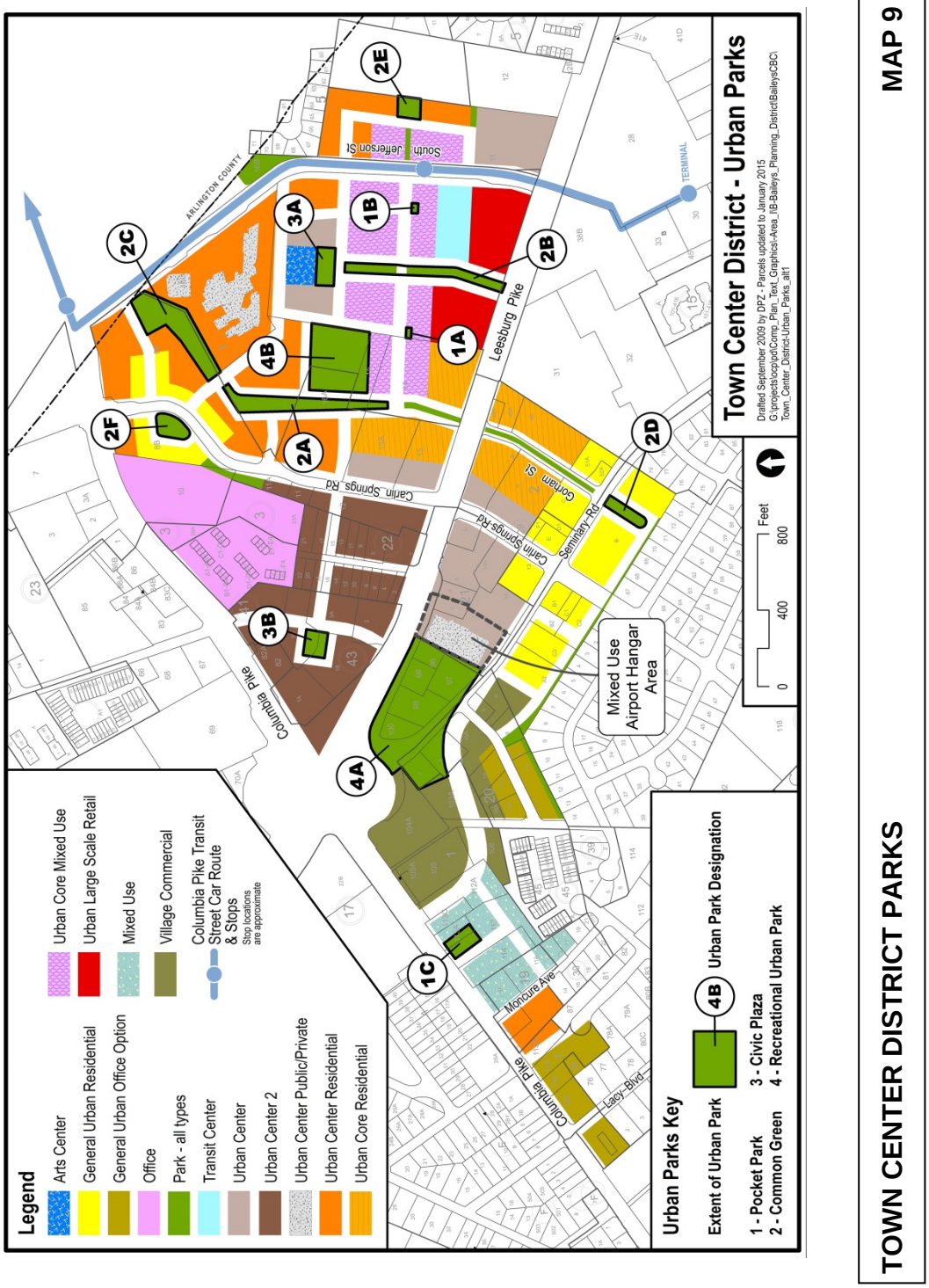


MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as Amended through 10-28-2014, Baileys Crossroads Community Business Center, Town Center Recommendations, Map 6, "Town Center District – Building Heights" page 58 to replace the land use category label shown as "Village Center as per the 2007 Comprehensive Plan" with "Mixed Use" and to adjust the boundary of this category to encompass all of Tax Map Parcel 61-2 ((1)) 112A.

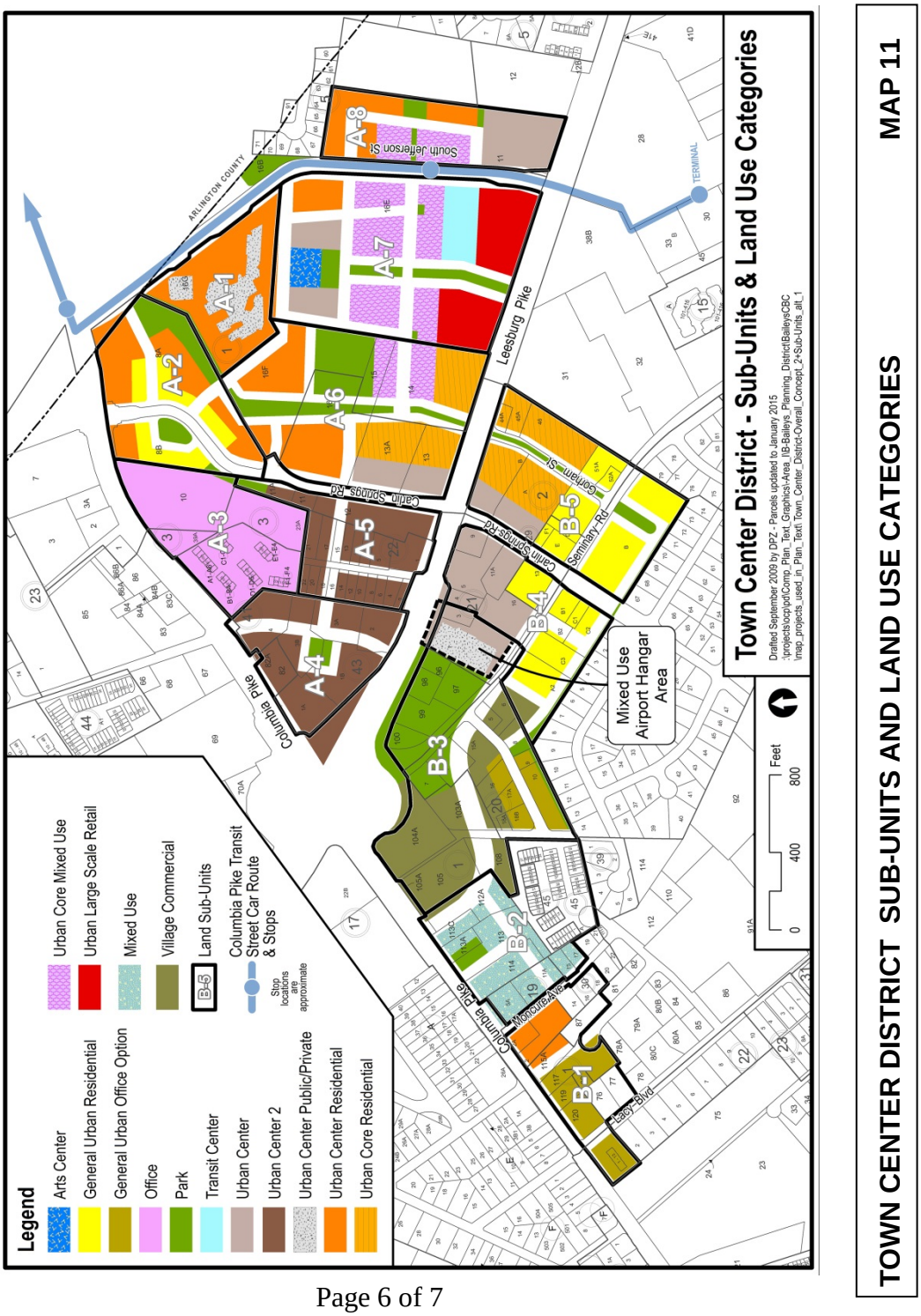


MAP 6

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as Amended through 10-28-2014, Baileys Crossroads Community Business Center, Town Center Recommendations, Map 9, "Town Center District – Urban Parks" page 74 to replace the land use category label shown as "Village Center as per the 2007 Comprehensive Plan" with "Mixed Use" and to adjust the boundary of this category to encompass all of Tax Map Parcel 61-2 ((1)) 112A.



MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as Amended through 10-28-2014, Baileys Crossroads Community Business Center, Town Center Recommendations, Map 11, "Town Center District Sub-Units and Land Use Categories" page 78 to replace the land use category label shown as "Village Center as per the 2007 Comprehensive Plan" with "Mixed Use" and to adjust the boundary of this category to encompass all of Tax Map Parcel 61-2 ((1)) 112A.



LAND USE
PLAN MAP: The Comprehensive Plan map will not change.

TRANSPORTATION
PLAN MAP: The Transportation Plan map will not change.