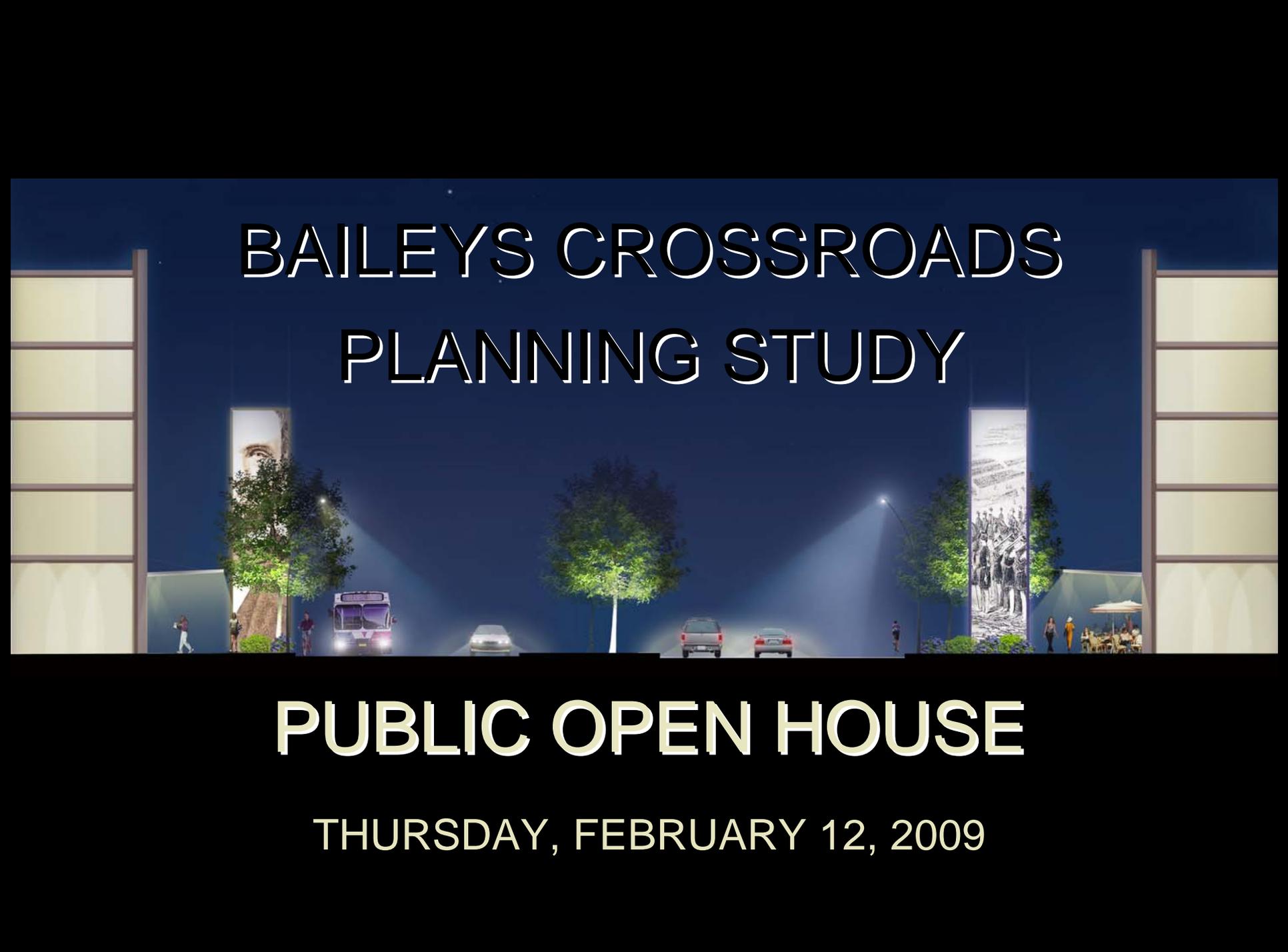


BAILEYS CROSSROADS PLANNING STUDY

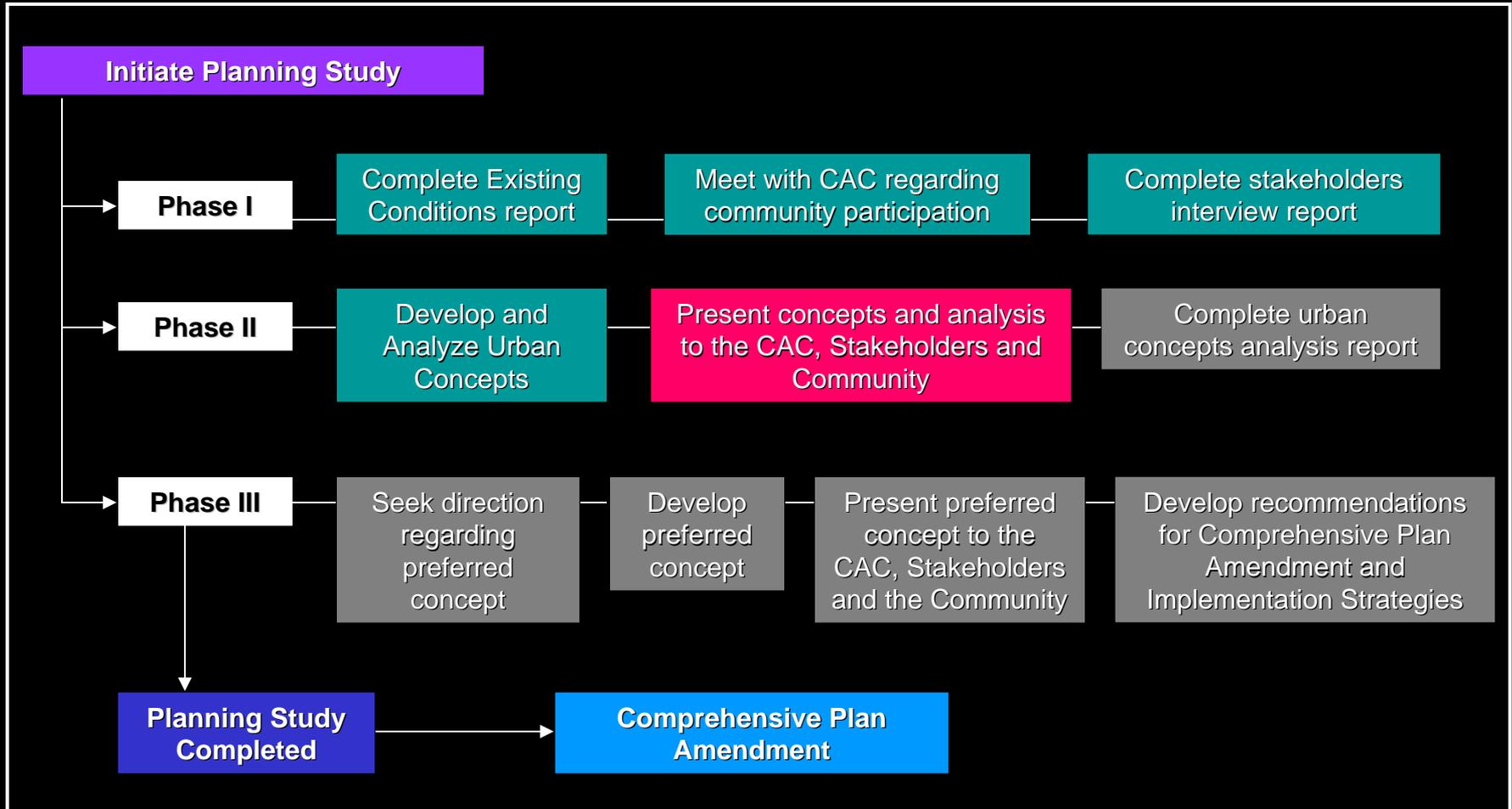


PUBLIC OPEN HOUSE

THURSDAY, FEBRUARY 12, 2009



Process Flow Chart



LEGEND

 Completed

 Pending

 Current

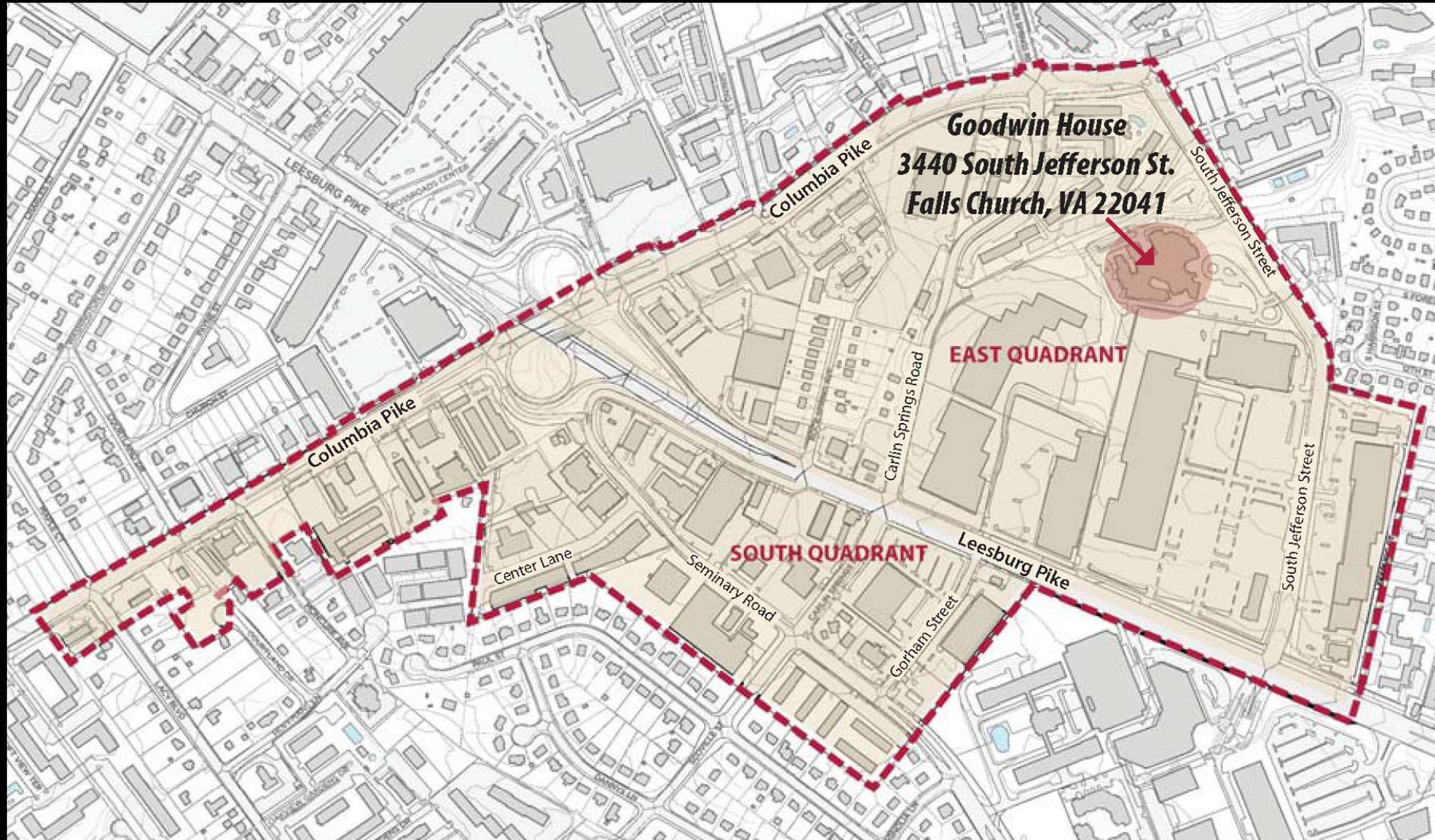


Planning Study Parameters

- Planning Study Boundary
- **ULI Baileys Crossroads Study**
- Columbia Pike Transit Alignment
- **Streetcar Operations Facility**
- Multi-Modal Approach
- **Pedestrian Connectivity**



Planning Study Boundary





Baileys Crossroads Aerial Photo





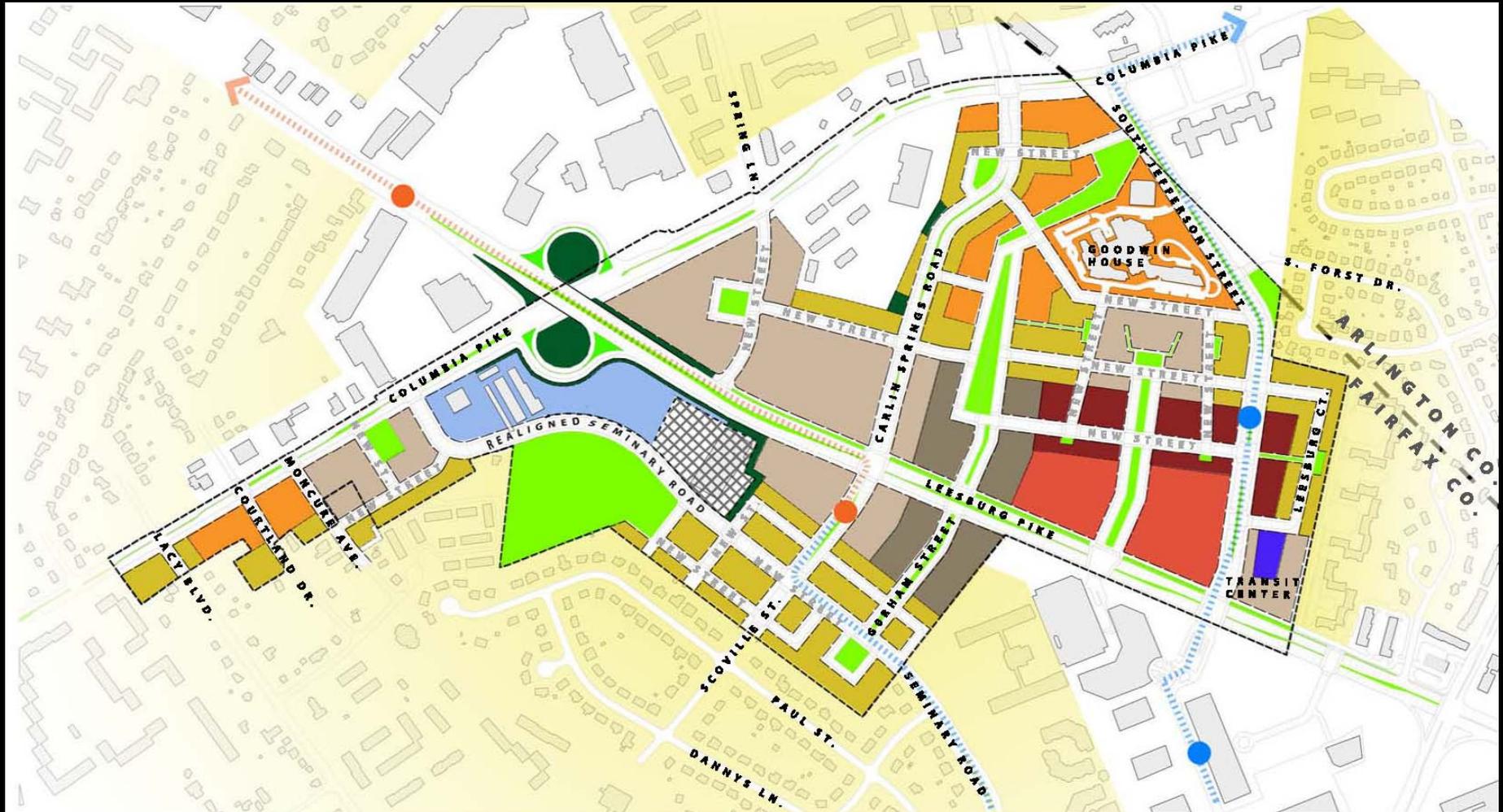
WE AGREE WITH MOST OF THE IDEAS IN THE ULI REPORT, BUT WE ALSO SUGGEST ...

- Concentrating highest densities within 1/8-mile radii of the streetcar stops
- At-grade pedestrian connections
- Exploring various configurations for the streetcar operations facility

Using all of this information, we have developed the following concepts



Concept 1: Town Center



BAILEYS CROSSROADS PLANNING STUDY

Concept 1 - Town Center Proposed Character Areas - Land Use

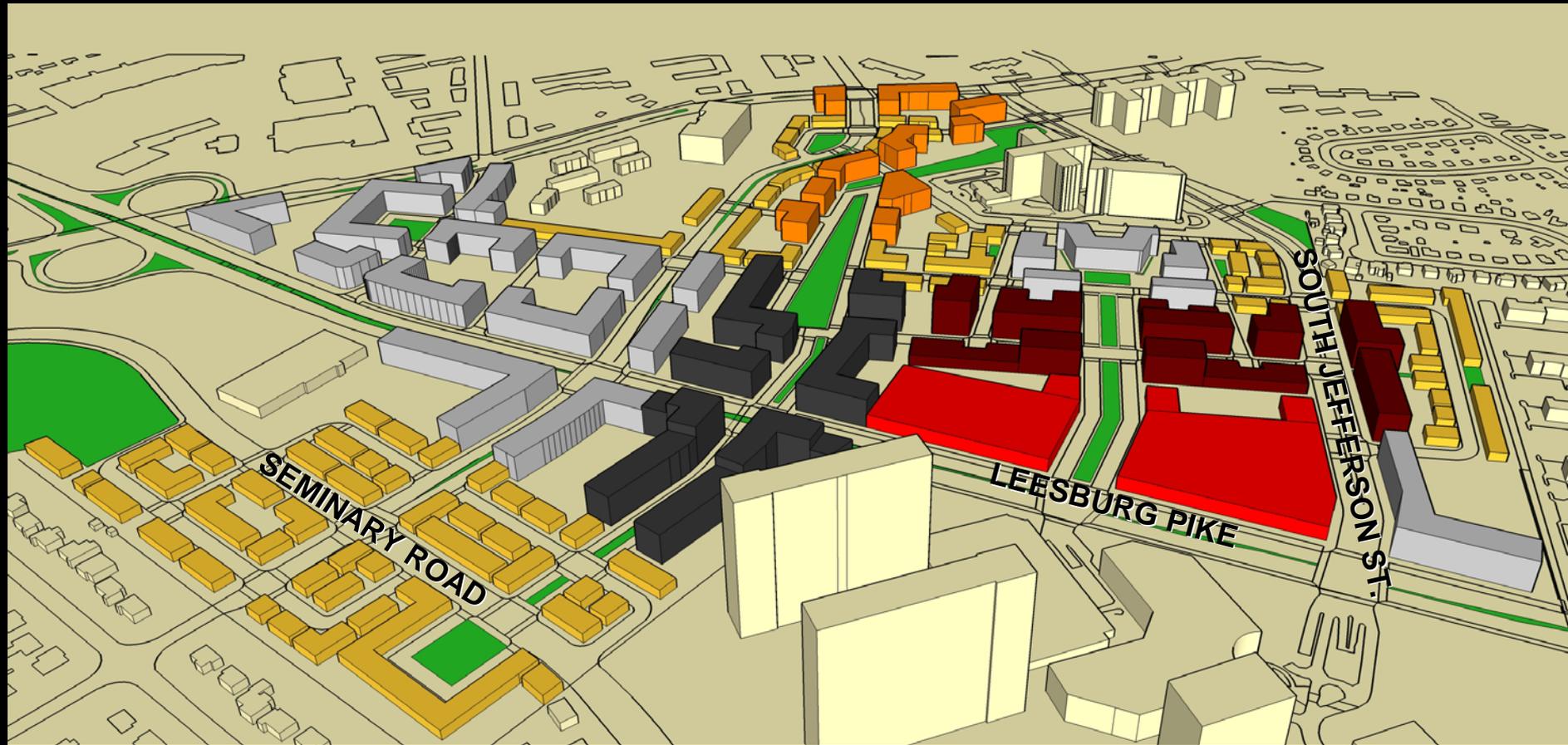


- | | | | | |
|---|---|-----------------------------------|-------------------------------------|------------|
| Urban Core - Mixed Use; 4 to 10 floors | Urban Center - Residential; 3 to 5 Floors | Industrial Flex | Proposed Street Car Route and Stops | Open Space |
| Urban Core - Residential & Neighborhood Retail; 4 to 8 Floors | General Urban - Townhomes & Small Apartments; 2 to 3 Floors | Civic | Street Car Operations 4 Acre Option | Buffers |
| Urban Center - Mixed Use; 4 to 8 Floors | Urban Big Box - Retail; 3 Floors | Residential (Existing / Adjacent) | Planned Street Car Route and Stops | |



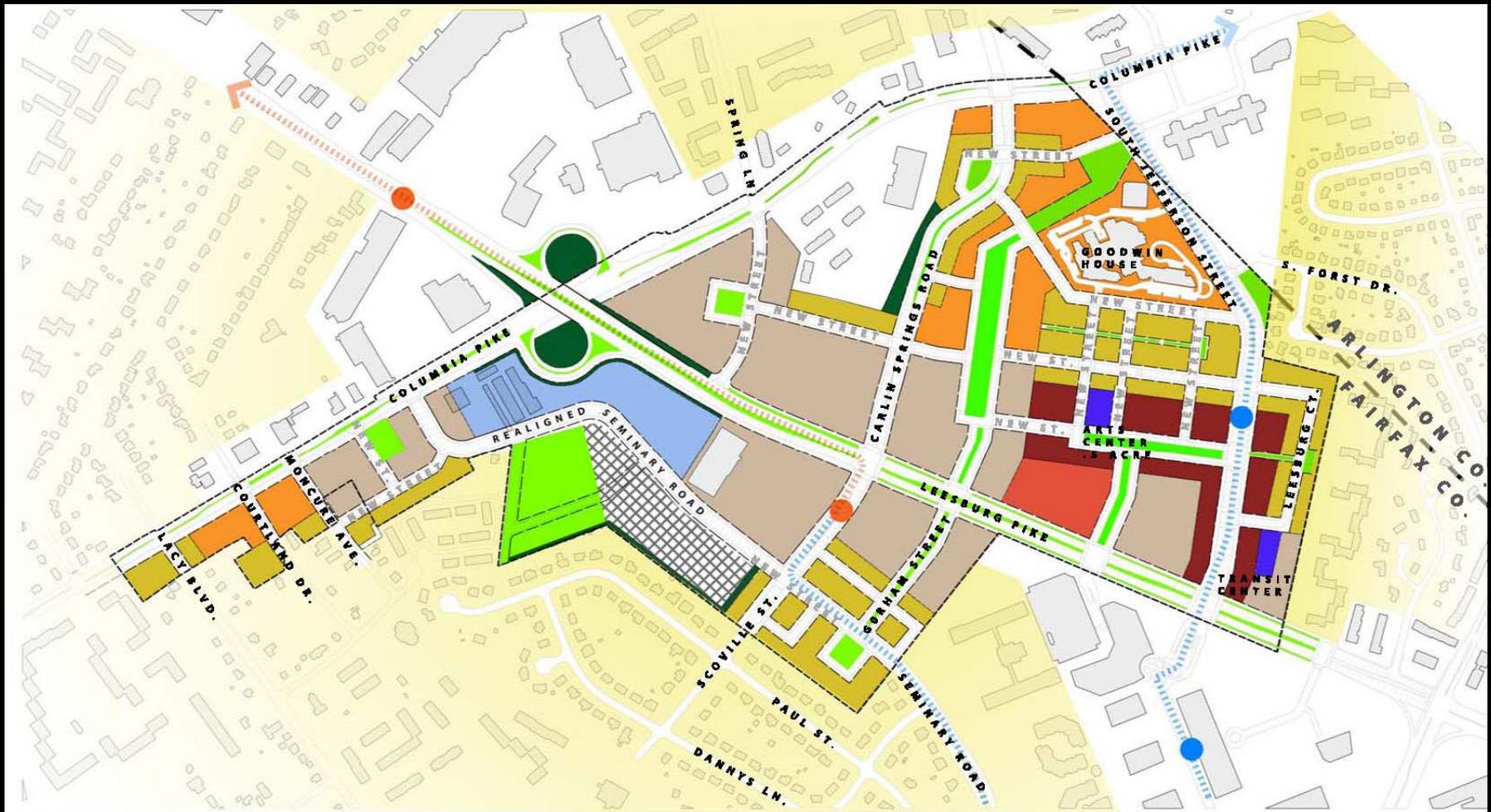


Concept 1 Massing Diagram





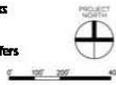
Concept 2: Transit-Oriented Development



BAILEYS CROSSROADS PLANNING STUDY



Concept 2 - Transit Oriented Development
Proposed Character Areas - Land Use



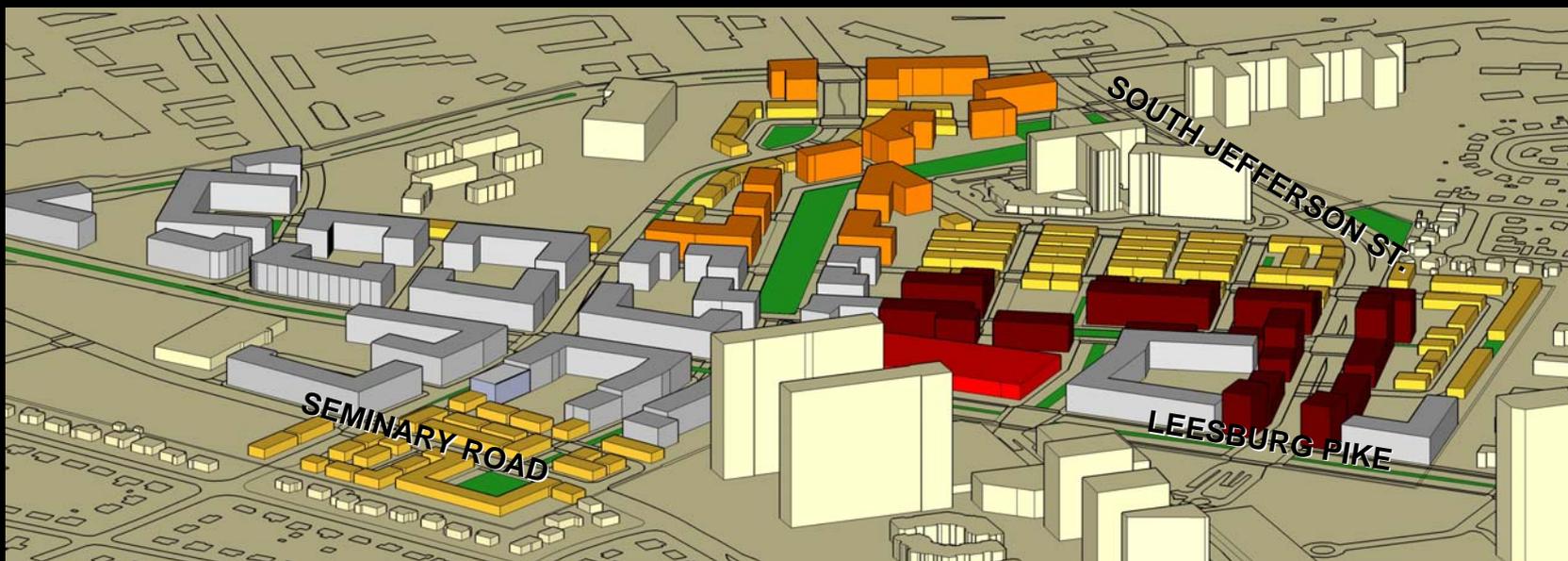
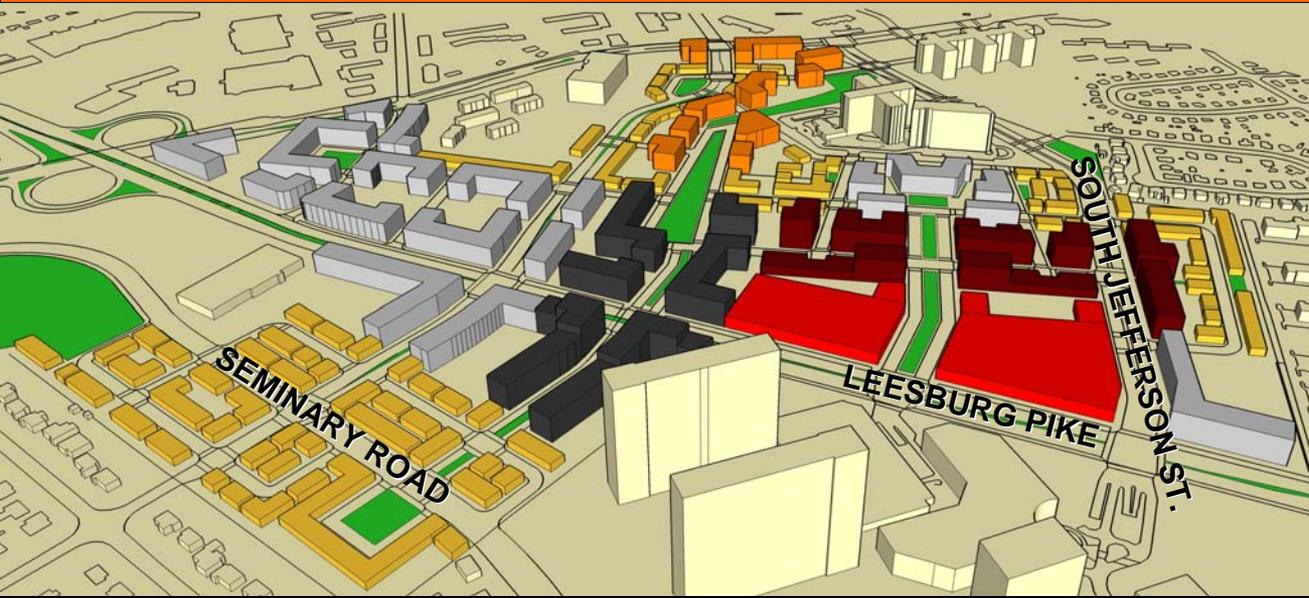


Concept 2 Massing Diagram





Massing Diagram Comparison





Transportation Key Points Summary

- Balance of transportation infrastructure improvements and pedestrian/bicycle needs
- Intersections on Leesburg Pike, Columbia Pike and Seminary Road currently operate acceptably
- Most intersections along Leesburg and Columbia Pikes would continue to operate acceptably until 2030 without changes in land use

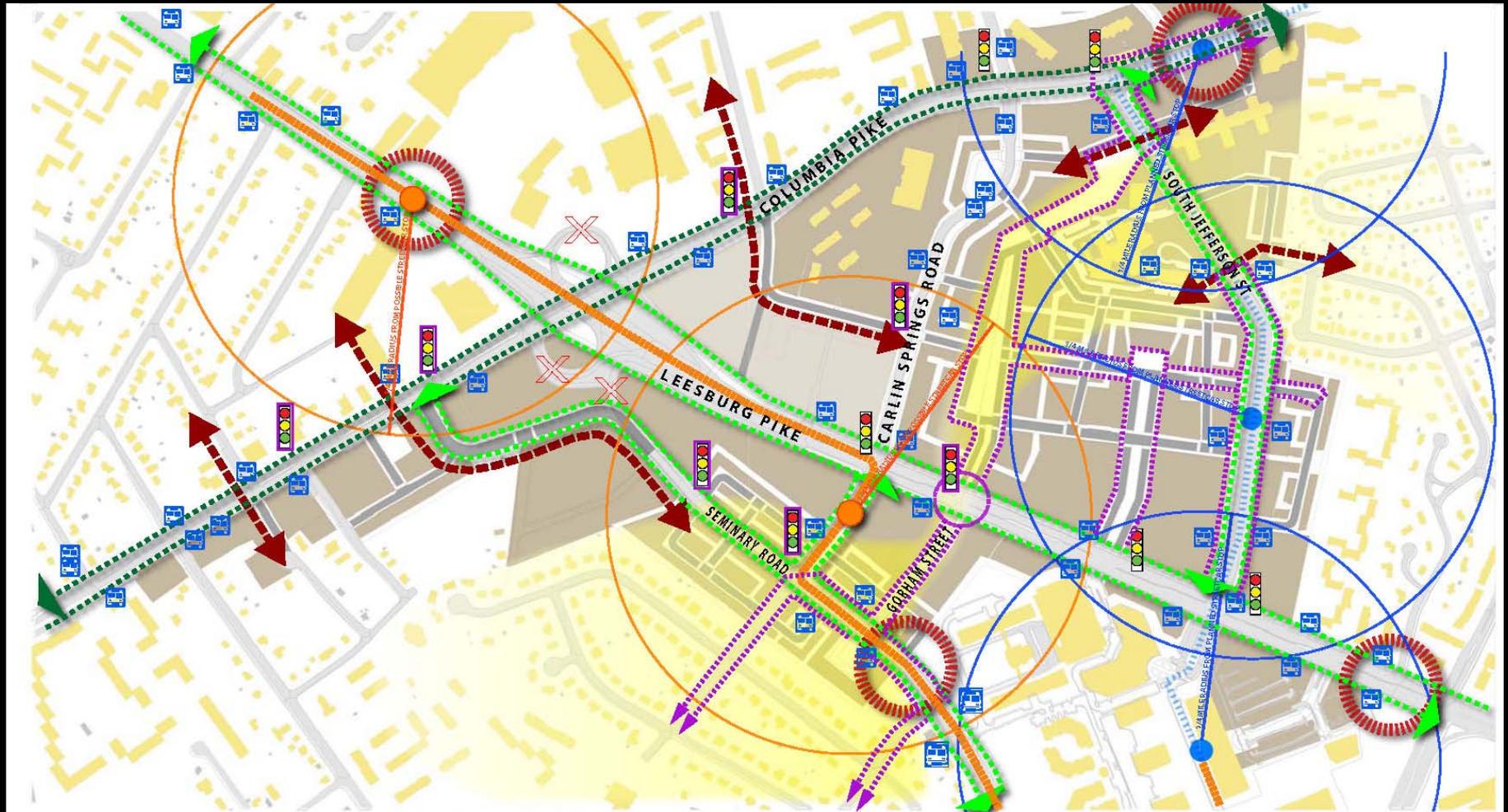


Transportation Key Points Summary

- The configuration of land uses associated with the proposed transit-oriented development component in each Concept would reduce the need for vehicular trip generation by 30%
- Each Concept will require additional through and turn lanes, road widening, and intersection improvements as determined by additional analysis
- A complete traffic analysis of potential transportation improvements will be completed for the Preferred Concept



Connectivity Diagram



BAILEYS CROSSROADS PLANNING STUDY

Connectivity Diagram

E) CONNECTIVITY: ALL ELEMENTS



- Existing Built Form
- Proposed Built Form

- Existing Streets
- Proposed Streets

Thoroughfare Connectivity

Land Use Connectivity

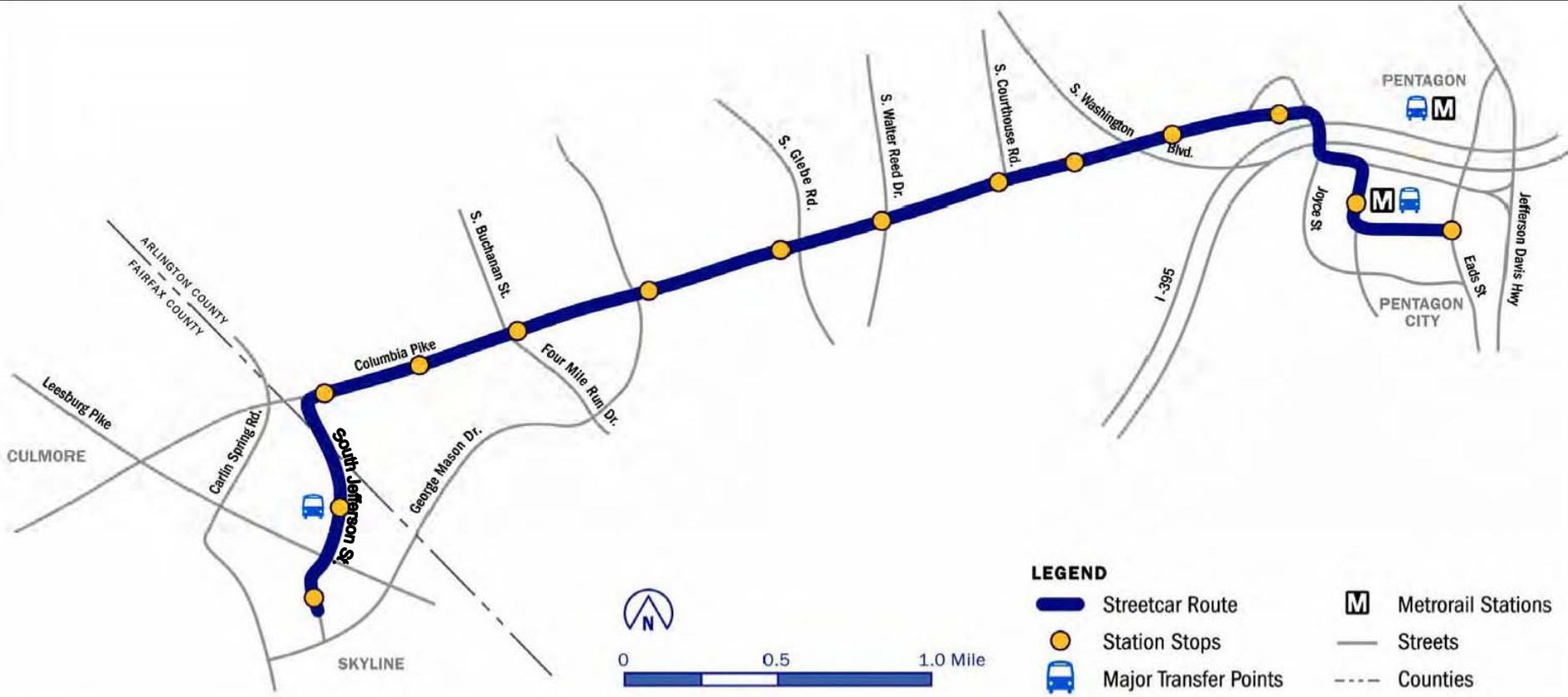
Pedestrian Connectivity

Non-car Transportation

- Neighborhood Connectivity
- Residential Connectivity
- Gateways
- Primary Pedestrian Links
- Major Pedestrian Crossing
- Existing Intersection
- Proposed Intersection
- Planned Streetcar Route and Stops
- Possible Streetcar Route and Stops
- Bus Stops
- Existing Bike Trails
- Proposed Bike Routes

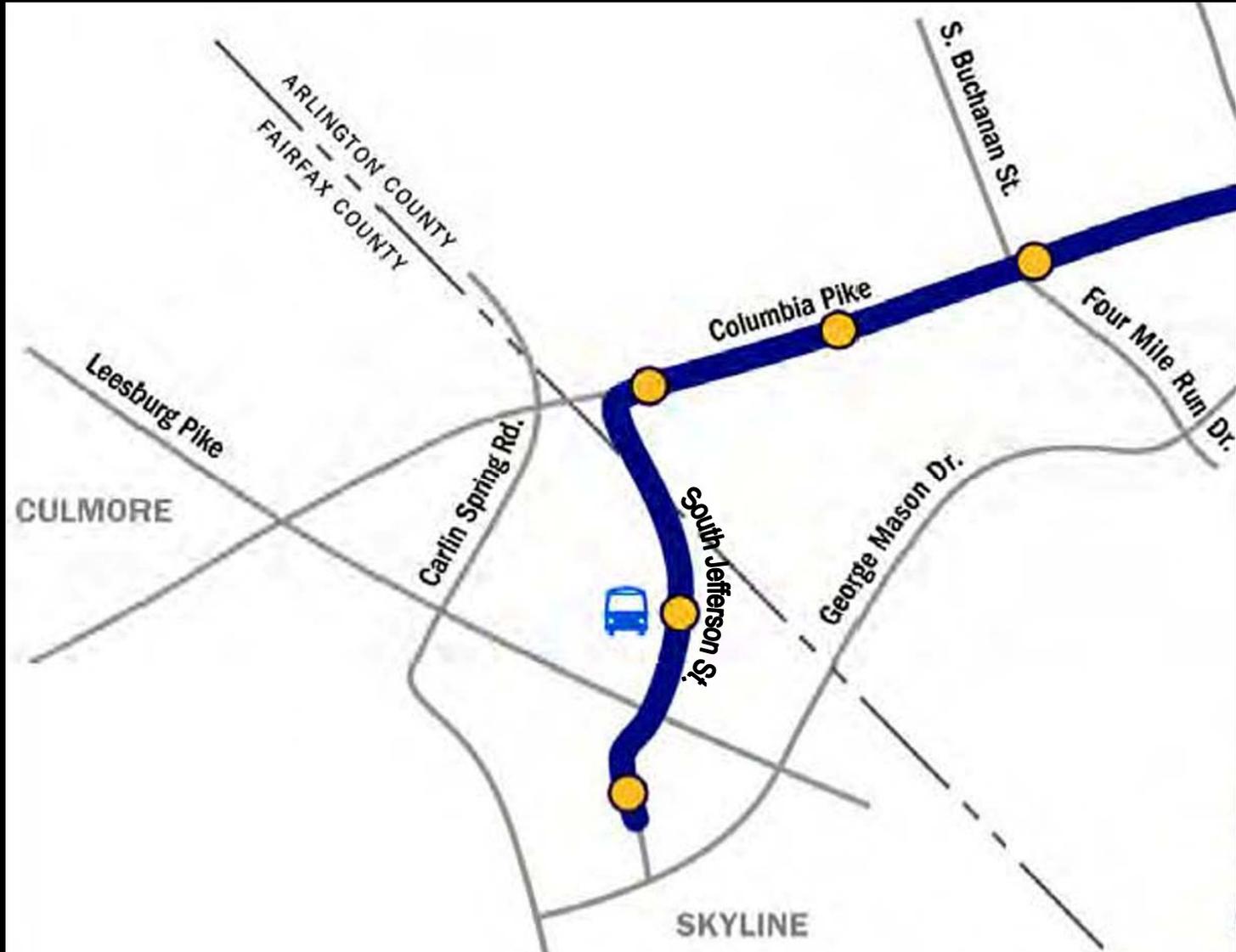


Columbia Pike Transit Alignment





Columbia Pike Transit Alignment (Detail)





Market Analysis of Concepts

MARKET ABSORPTION

- 20 to 40 year timeframe to absorb conceptual program
- Based on projected demand presented by job, household, and spending growth

Summary Conceptual Development Program

Use	SF/DU	Build Out Timeframe
Office (SF)	1,010,660	20 to 30 years
Retail (SF)	1,319,360	20 to 30 years
Residential (DU)	4,283	30 to 40 years



JOBS TO HOUSING BALANCE

- Concept brings Baileys closer to projected balance in County overall
- Current Ratio of Jobs to Housing: **5.90**
- Future (Concept): **1.87**
- Long-Term County (MWCOCG): **1.81**

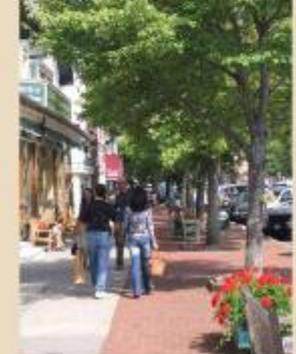


Desired Concept Elements

Urban Mixed-Use Buildings



Urban Streetscapes





Desired Concept Elements





*Please fill out the survey before you
leave tonight!!!!*

- What elements of Concept 1 do you like/concern you?
- What elements of Concept 2 do you like/concern you?
- Which Concept do you prefer and why?
- Other comments?



Other opportunities to submit your comments online

and in-person include the following:

- IN-PERSON COMMENT SESSION
February 17, 2009; the Mason District Government Center
- PUBLIC COMMENT PERIOD OPEN UNTIL
March 1, 2009



- Incorporate comments and develop the Preferred Concept
- Solicit input on the Preferred Concept
- Implement Preferred Concept recommendations in Comprehensive Plan