

BAILEYS CROSSROADS PLANNING STUDY

EXISTING CONDITIONS REPORT

Executive Summary

This document provides an overview of current conditions within the Baileys Crossroads study area. The overview focuses on those issues which are critical to address when dealing with the future of the area: land use and zoning, urban design, environmental resources, transportation and circulation, and demographic and market conditions. A considerable amount of previous thought has been given to changes needed within the study area, including the December 2006 Urban Land Institute's study, *Baileys Crossroads, Virginia; Strategies for Moving from Suburban to Urban*. The current effort builds on this earlier body of work and considers previous observations and recommendations as the "framework" for this on-going effort. In addition to this base of knowledge, however, the current existing conditions summary for the South and East Quadrants of Baileys Crossroads reflects the initial observations of the study team with regard to issues that need to be addressed, opportunities for addressing them, and constraining factors that will need to be accounted for.

An assessment of initial findings and observations summarizes the key redevelopment potentials within the study area and offers possible strategies to "bridge" the decision-making process as it progresses from existing conditions analysis to planning and design concepts. These strategies will be tested during the next phase of the planning study as the team explores conceptual designs for creating a future Baileys Crossroads area that appropriately addresses its planning and design needs in ways that can be supported by both its infrastructures and its economic potential.