

# BAILEYS CROSSROADS PLANNING STUDY



**Public Open House**

April 15, 2010

# Agenda



- Registration
- Browse Stations
- Introductory Remarks by Mason District Supervisor
- CAC Members' Introduction
- Presentation
- Discussion – Q&A
- Revisit Stations

**WHERE ARE WE NOW?**

# Project Parameters and Current Status



## COMPLETED:

- Existing Conditions Report
- Stakeholder Report
- Urban Concept Analysis
- Concept Presentations
- CAC Meetings

## CURRENT:

- Development of Preferred Concept
- Presentation

## PENDING:

- Comprehensive Plan Amendment Recommendations
- Comprehensive Plan Amendment

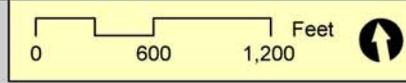
## PROJECT PARAMETERS:

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

# Bailey's Crossroads Area of Study



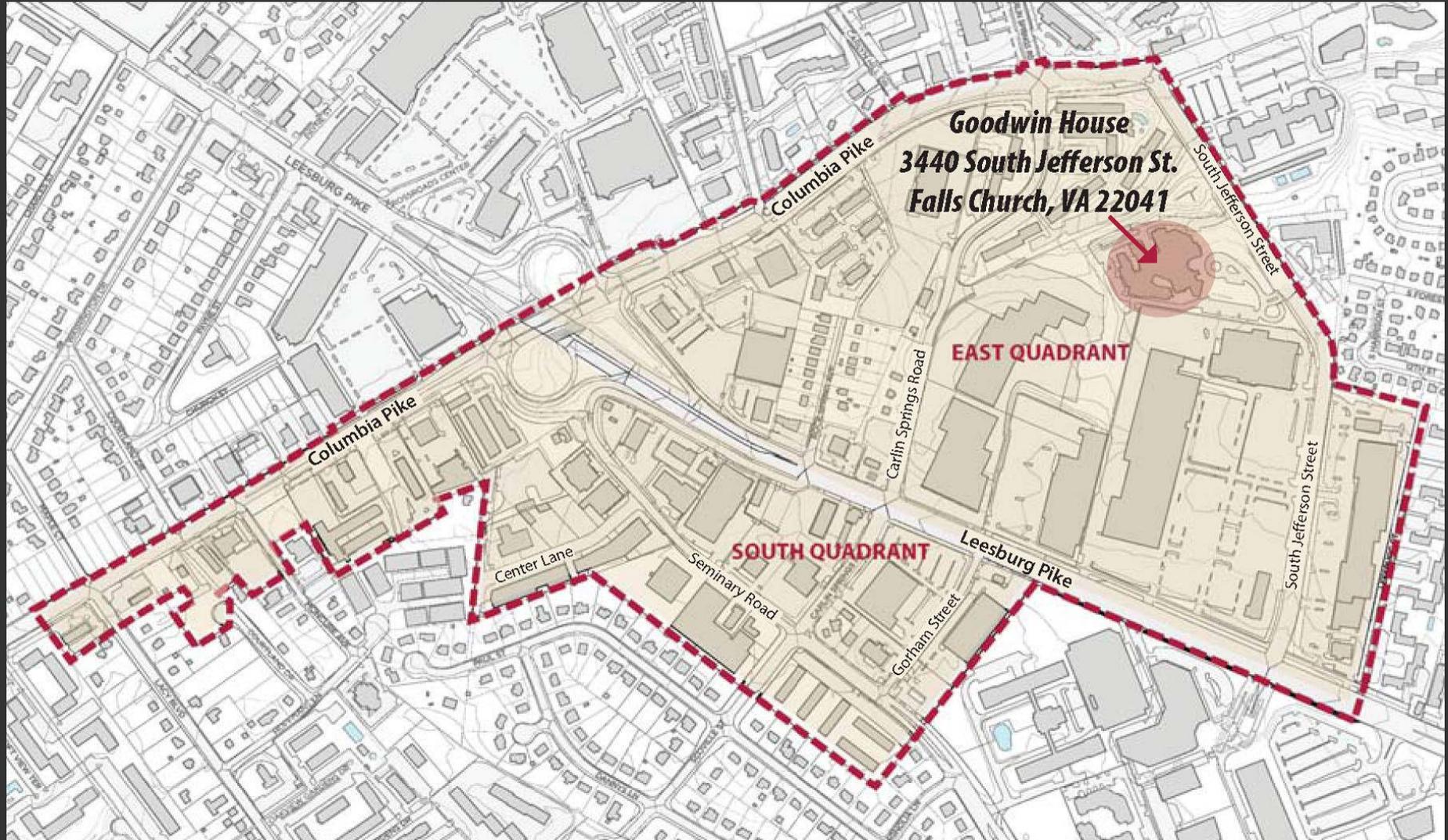
## Baileys Crossroads Planning Study Area of Study



**Study Area**

- Study Area
- Community Business Center (CBC)
- CBC Sub Units
- Fairfax County Boundary

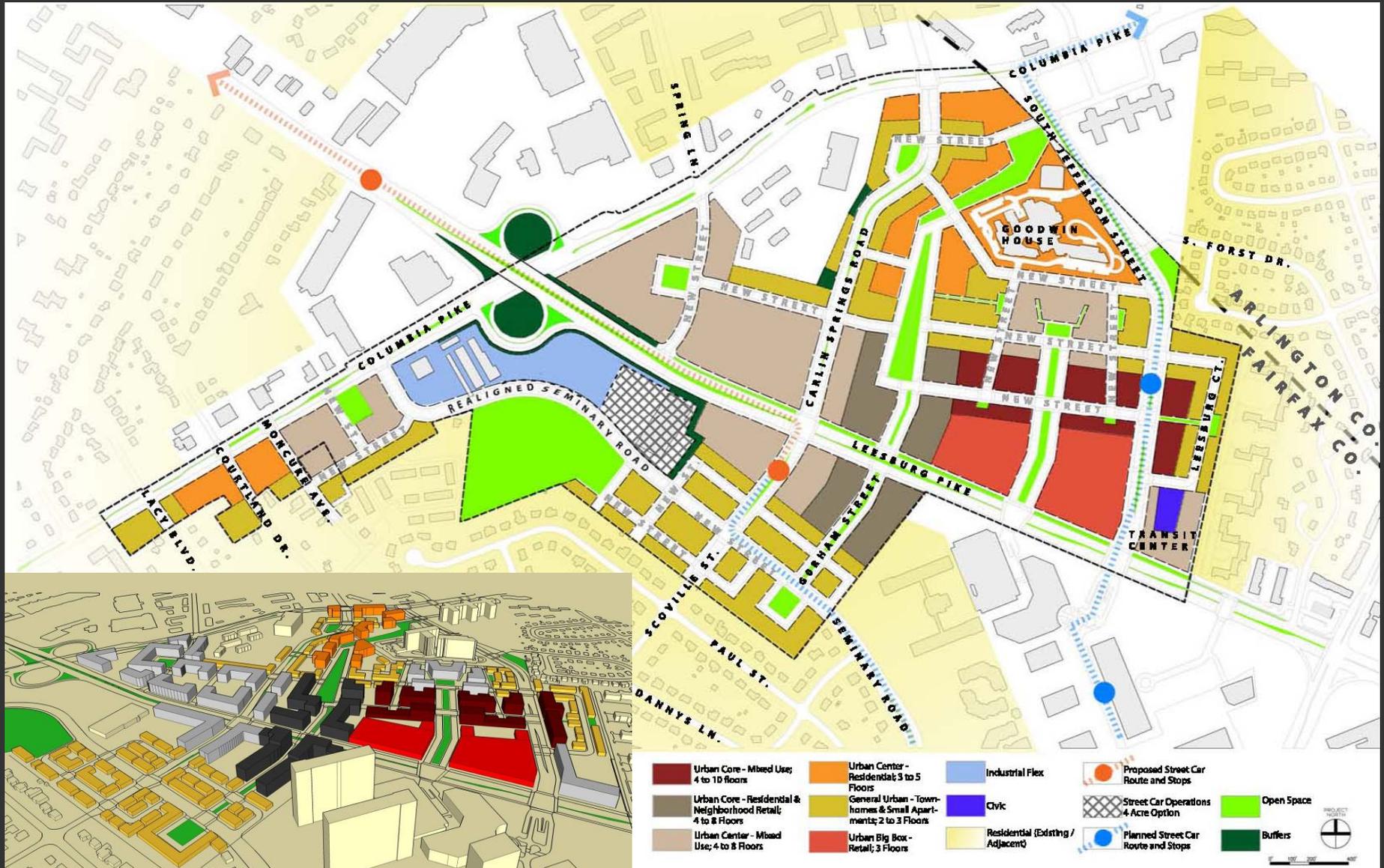
# Planning Study Boundary



# Bailey's Crossroads Current Conditions



# Previous Conceptual Option 1: Town Center



# Feedback on Earlier Concepts



## BAILEYS CROSSROADS PLANNING STUDY

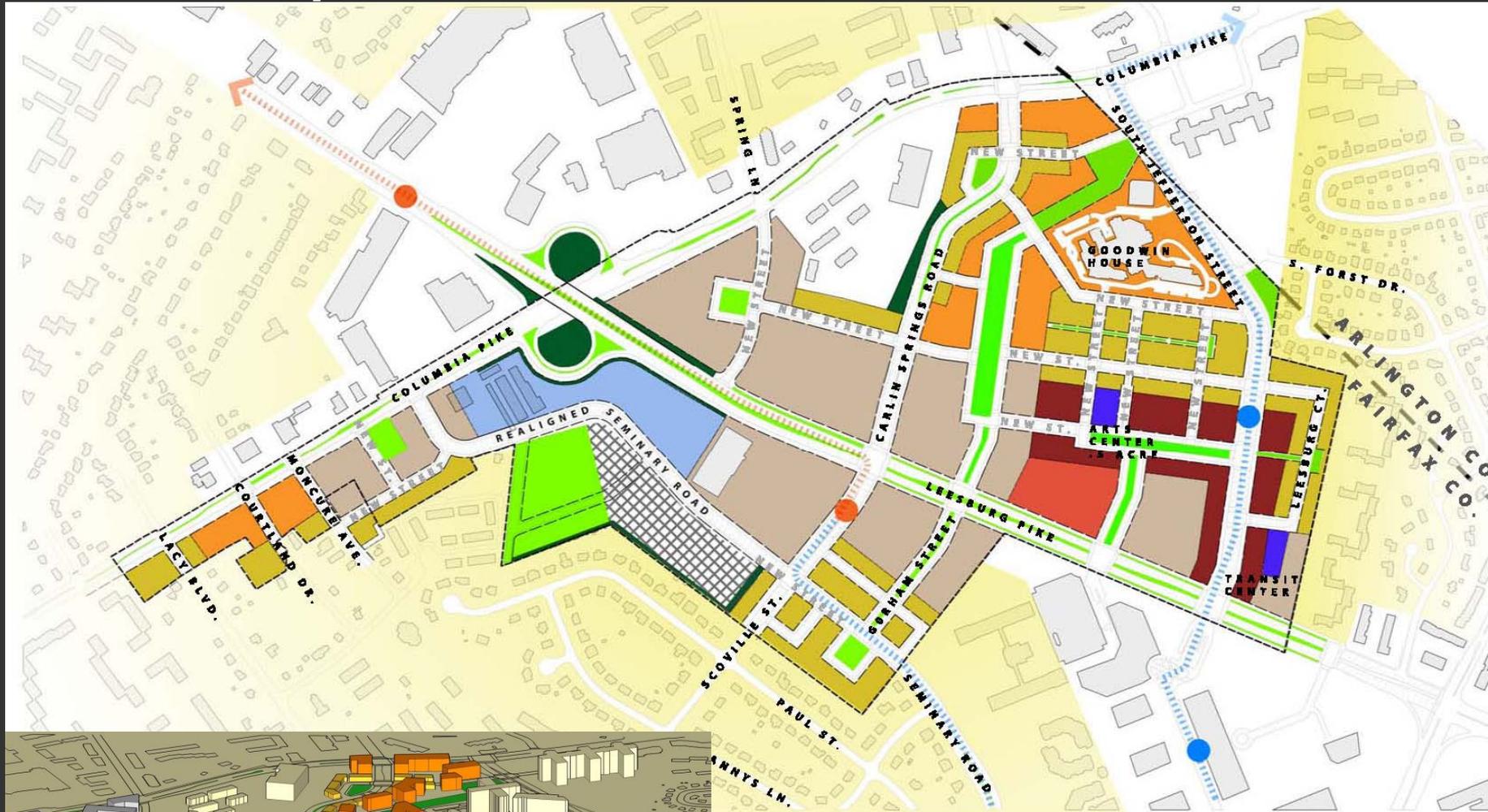


### Concept 1 - Town Center Proposed Character Areas - Land Use

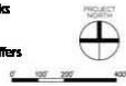
Urban Core - Mixed Use; 4 to 10 floors	Urban Center - Residential; 3 to 5 Floors	Industrial Flex	Proposed Street Car Route and Stops	Open Space
Urban Core - Residential & Neighborhood Retail; 4 to 8 Floors	General Urban - Townhomes & Small Apartments; 2 to 3 Floors	Civic	Street Car Operations 4 Acre 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	



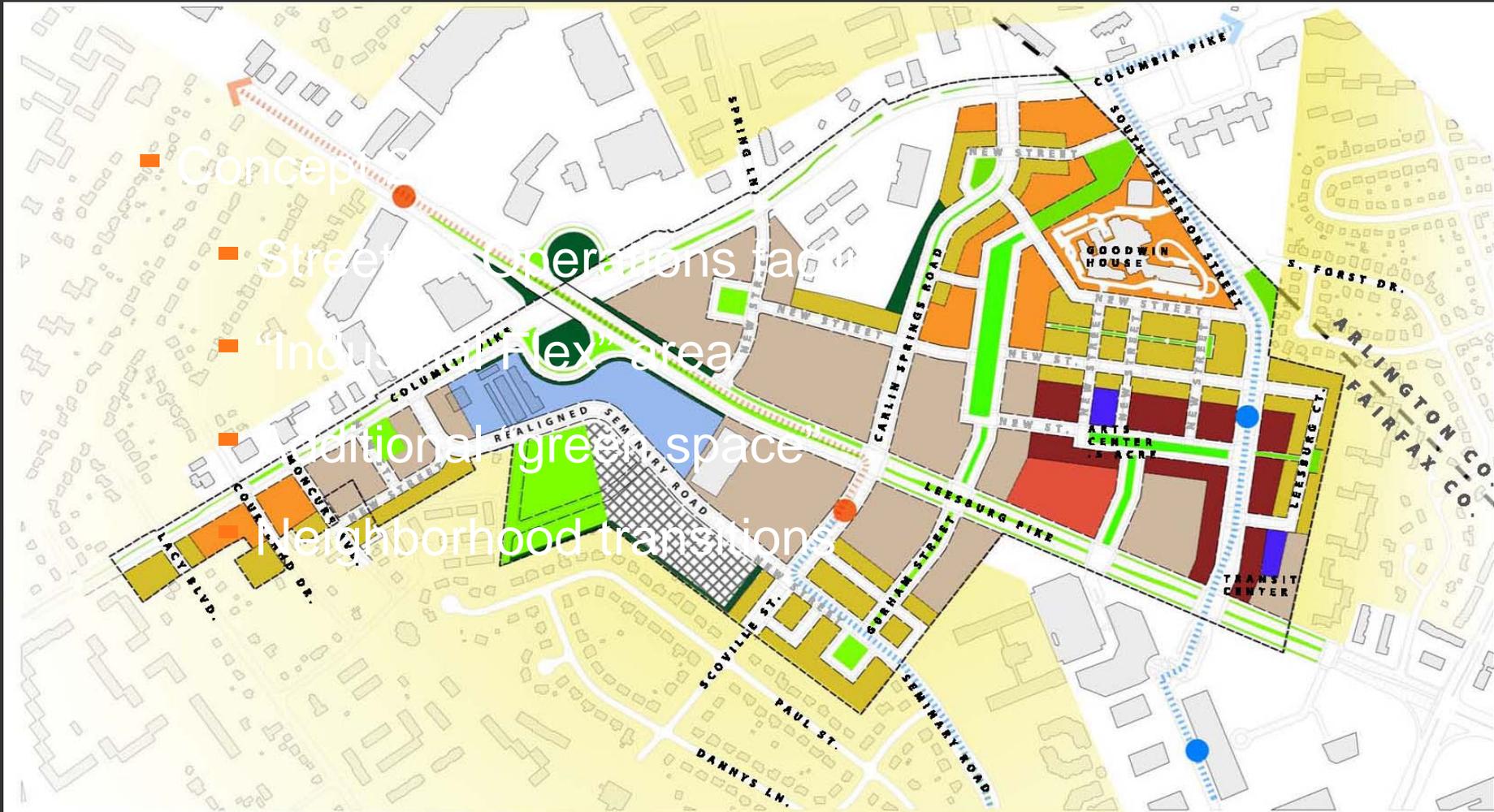
# Previous Conceptual Option 2: Transit-Oriented Development



- Urban Core - Mixed Use; 4 to 10 floors
- General Urban - Townhomes & Small Apartments; 2 to 3 Floors
- Civic
- Street Car Operations 6 Acre Option
- Urban Big Box - Retail; 3 Floors
- Residential (Existing / Adjacent)
- Parks
- Industrial Flex
- Planned Street Car Route and Stops
- Buffers
- Proposed Street Car Route and Stops



# Feedback on Earlier Concepts



- Concept 2
- Street car operations facility
- Industrial Flex area
- Additional green space
- Neighborhood transition

## BAILEYS CROSSROADS PLANNING STUDY



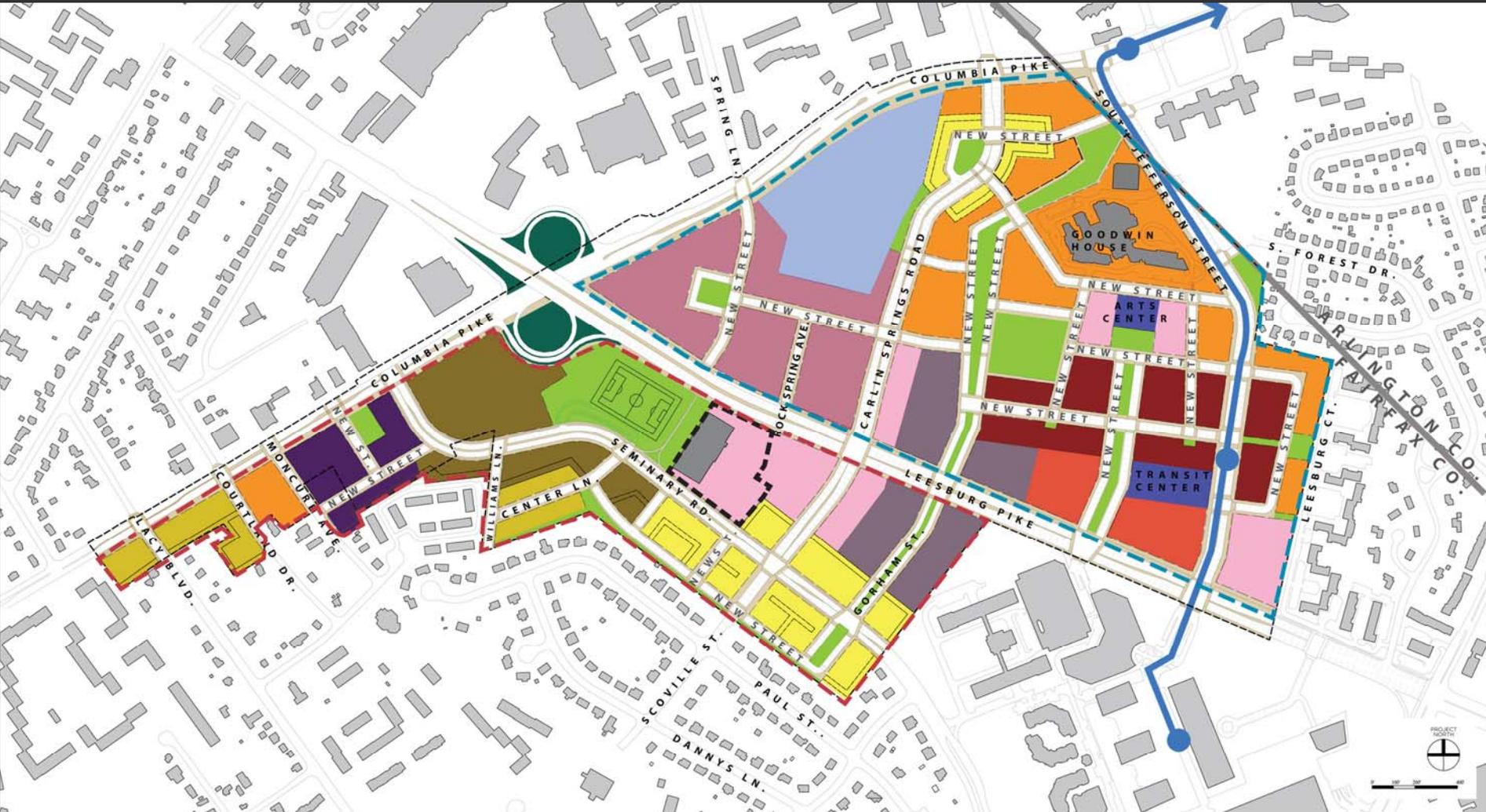
**Concept 2 - Transit**  
**Oriented Development**  
 Proposed Character Areas - Land Use

Urban Core - Mixed Use; 4 to 10 floors	General Urban - Townhomes & Small Apartments; 2 to 3 Floors	Civic	Street Car Operations 6 Acre Option	Parks
Urban Center - Mixed Use; 4 to 8 Floors	Urban Big Box - Retail; 3 Floors	Residential (Existing / Adjacent)	Planned Street Car Route and Stops	Buffers
Urban Center - Residential; 3 to 5 Floors	Industrial Flex	Proposed Street Car Route and Stops		



# THE PREFERRED CONCEPT

# The Preferred Concept

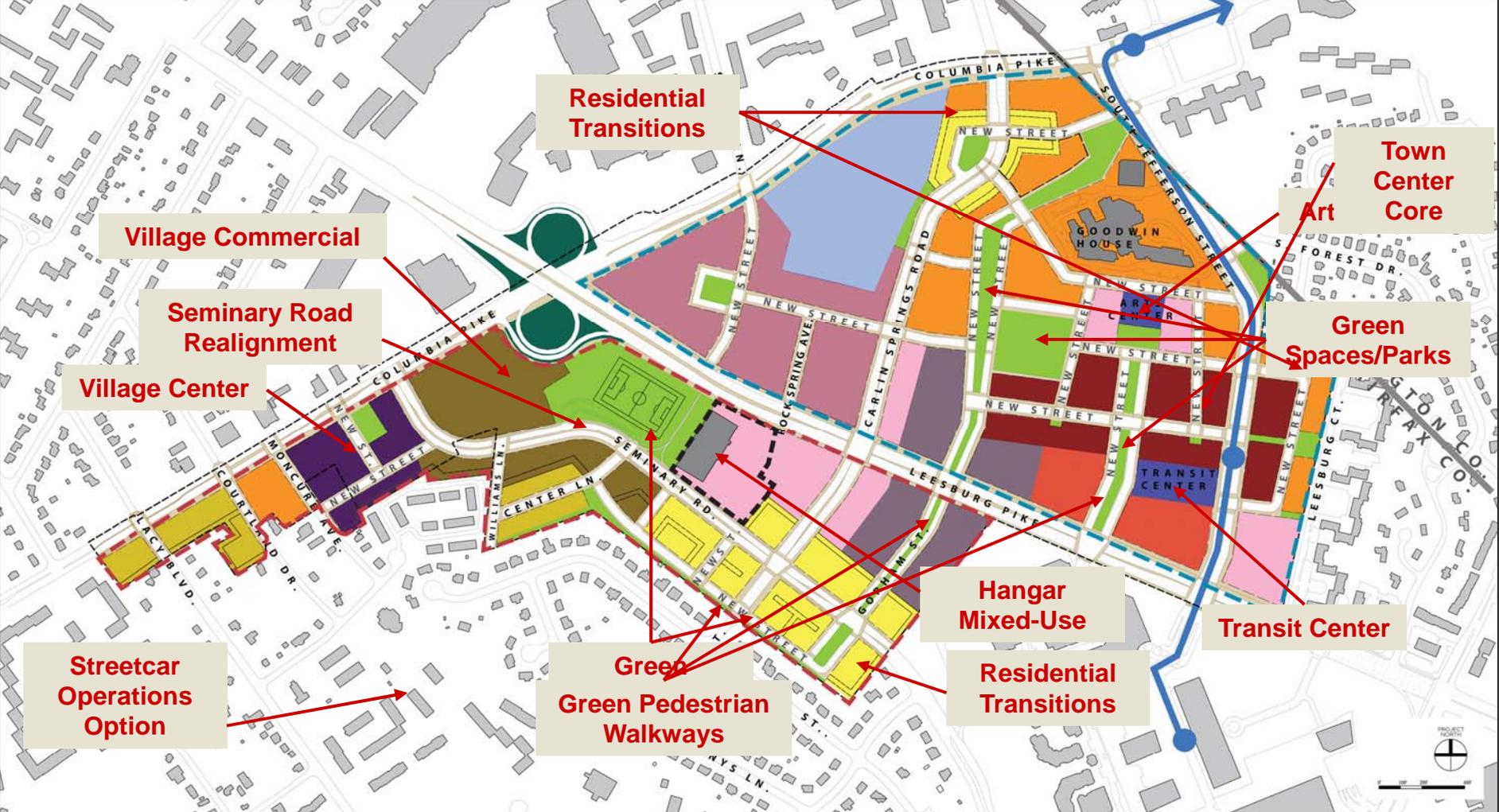


## BAILEYS CROSSROADS PLANNING STUDY

### Town Center Proposed Character Areas - Land Use

Land Unit C	Urban Core - Mixed Use; 5 to 9 floors	Urban Center 2 - Mixed Use; 2 to 4 Floors	General Urban - Office Use Option	Office	Build-To Line	Streetscapes
Land Unit D	Urban Core - Residential & Neighborhood Retail; 4 to 6 Floors	Urban Center - Residential; 2 to 4 Floors	Urban Large Scale Retail; 3 Floors	Civic	Residential Alley - 24' Width	Gateway Green
Village Center Development per the 2007 Comprehensive Plan	Urban Center - Mixed Use; 4 to 6 Floors	General Urban - Townhomes & Small Apartments; 2 to 3 Floors	Village Commercial; 3 Floors	Public / Private Mixed Use Area	Street Car Route and Stops	Parks and Plazas

# The Preferred Concept includes:

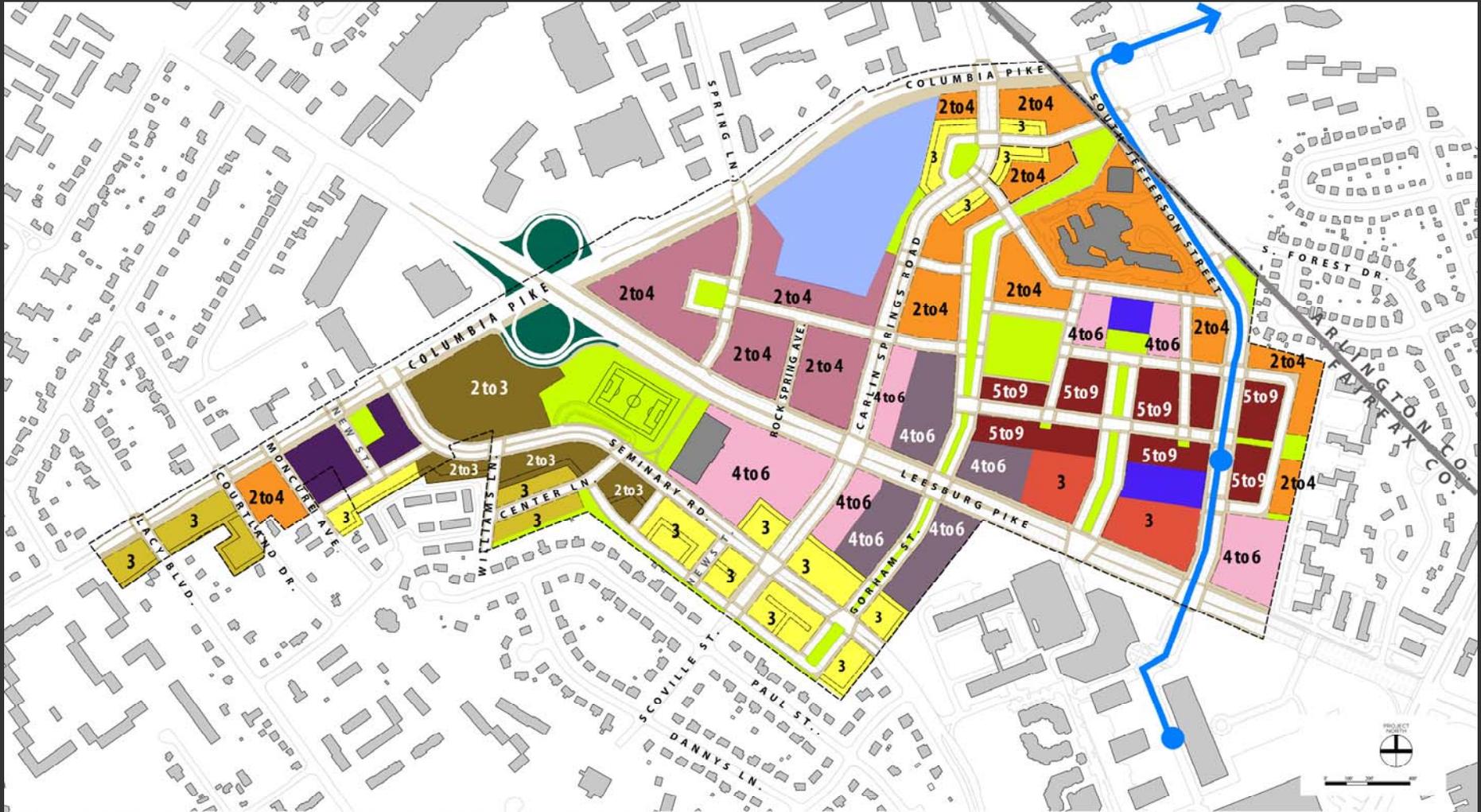


## BAILEYS CROSSROADS PLANNING STUDY

**Town Center Proposed Character Areas - Land Use**

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# The Preferred Concept Building Heights



## BAILEYS CROSSROADS PLANNING STUDY

**Town Center**  
Proposed Building Heights by Character Area

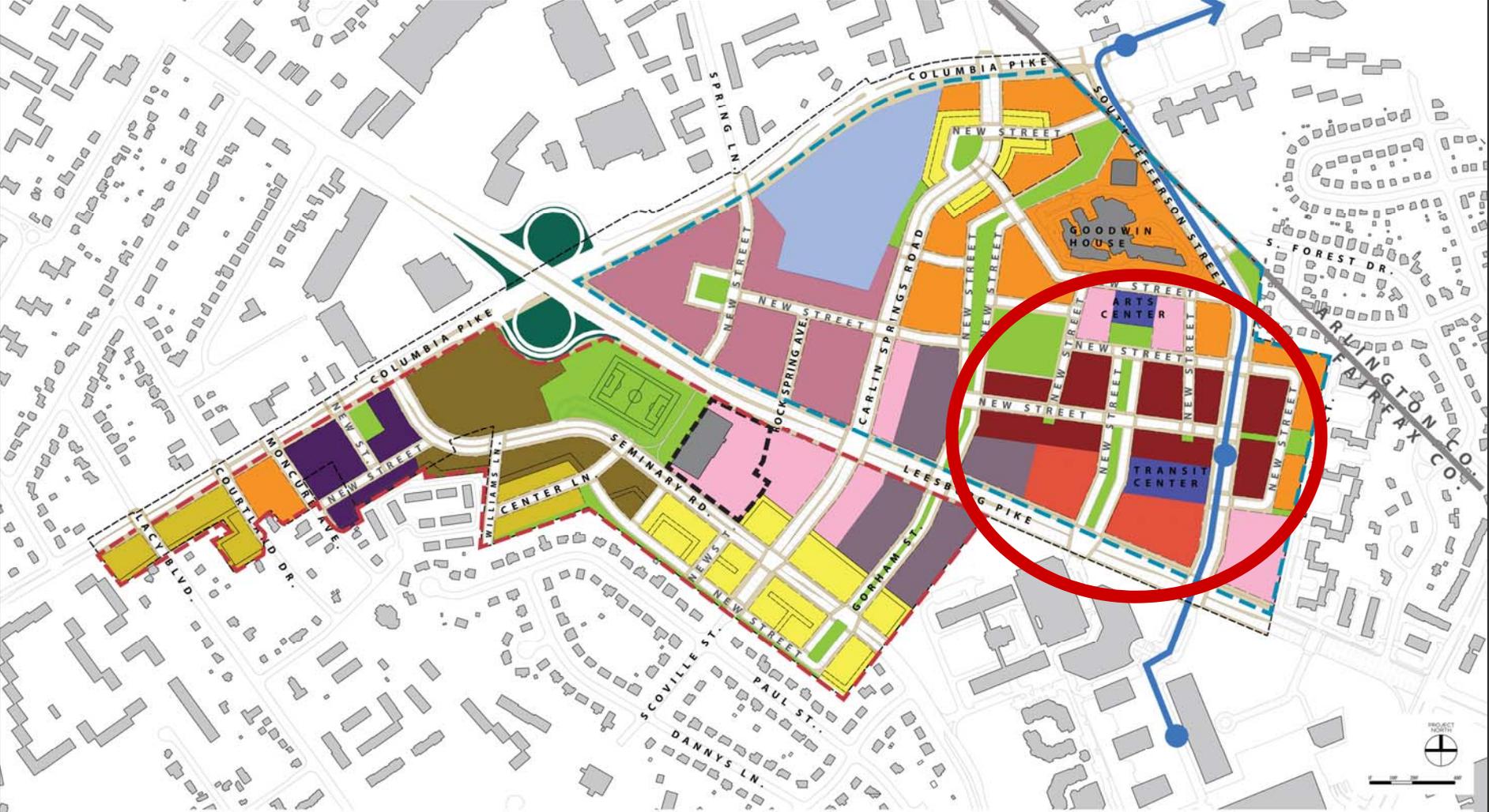
- |   |  |   |   |                            |                               |               |
|---|--|---|---|----------------------------|-------------------------------|---------------|
| Village Center Development per the 2007 Comprehensive Plan    | Urban Core - Mixed Use; 5 to 9 floors                  | Urban Center 2 - Mixed Use; 2 to 4 Floors | General Urban - Office Use Option; 3 floors | Office; 7 floors           | Build-To Line                 | Streetscapes  |
| Urban Core - Residential & Neighborhood Retail; 4 to 6 Floors | Urban Center - Residential; 2 to 4 Floors              | Urban Large Scale Retail; 3 Floors        | Village Commercial; 2 to 3 Floors           | Civic                      | Residential Alley - 24' Width | Gateway Green |
| Urban Center - Mixed Use; 4 to 6 Floors                       | General Urban - Townhomes & Small Apartments; 3 Floors | Village Commercial; 2 to 3 Floors         |   | Street Car Route and Stops | Parks and Plazas              |               |





# Walking Through the Area...

# Character Area 1: A Mixed Use Transit-Oriented Center

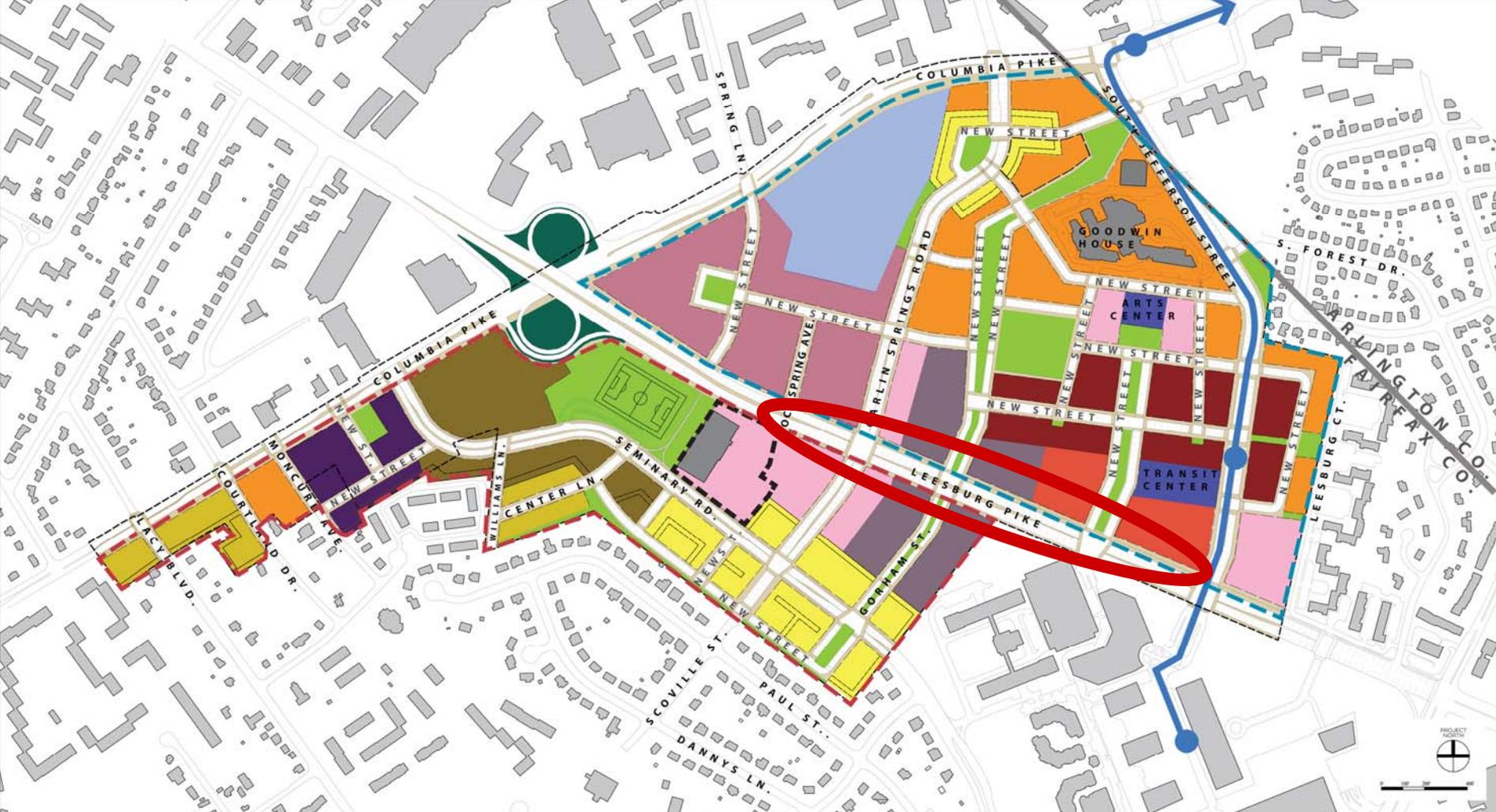


## BAILEYS CROSSROADS PLANNING STUDY

**Town Center**  
Proposed Character Areas - Land Use

- |  |   |   |                                    |                                 |                               |                  |
|--|---|---|------------------------------------|---------------------------------|-------------------------------|------------------|
| Land Unit C  | Urban Core - Mixed Use; 5 to 9 floors                         | Urban Center 2 - Mixed Use; 2 to 4 Floors                   | General Urban - Office Use Option  | Office                          | Build-To Line                 | Streetscapes     |
| Land Unit D  | Urban Core - Residential & Neighborhood Retail; 4 to 6 Floors | Urban Center - Residential; 2 to 4 Floors                   | Urban Large Scale Retail; 3 Floors | Civic                           | Residential Alley - 24' Width | Gateway Green    |
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# Character Area 2: A Connected Mixed Use Boulevard

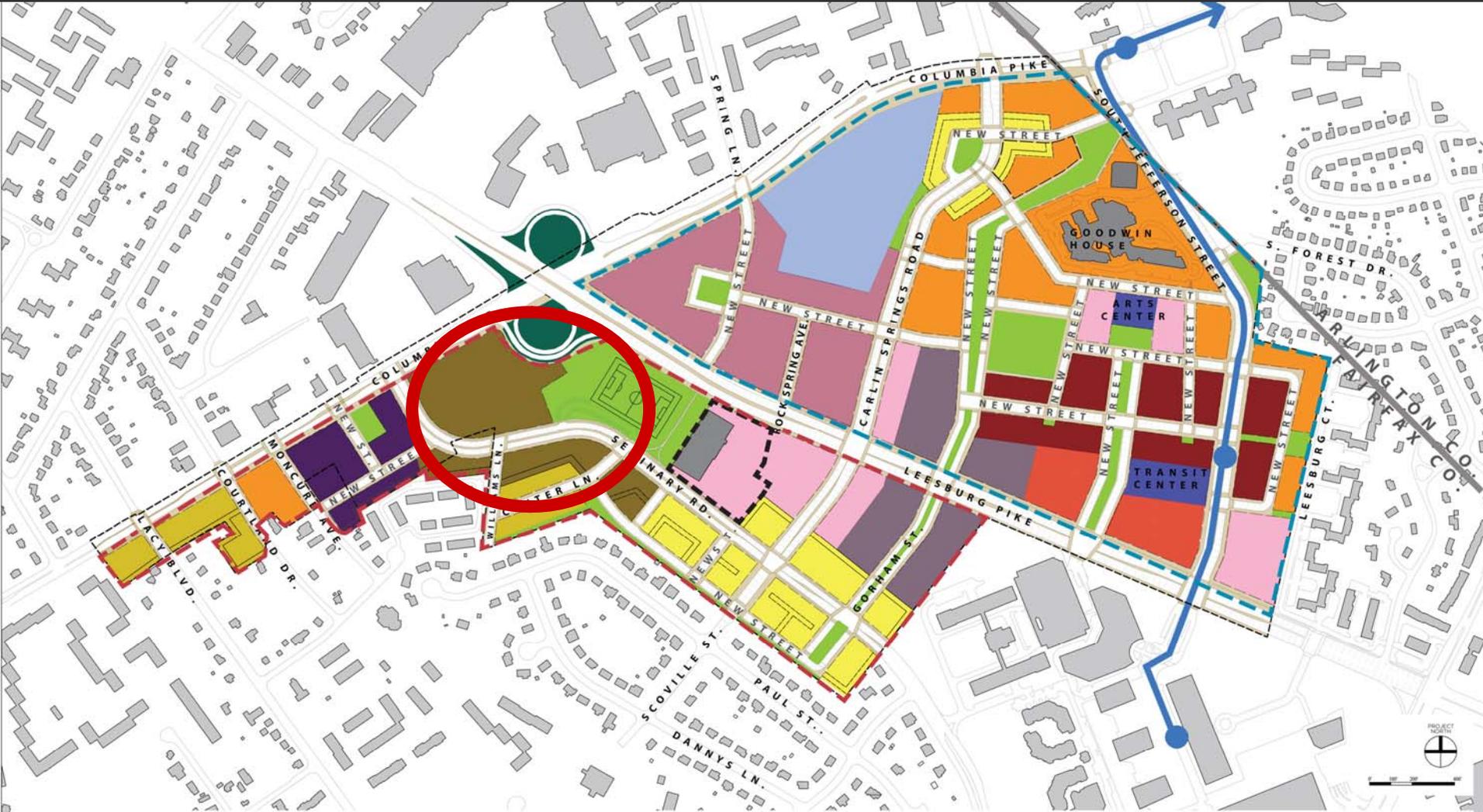


## BAILEYS CROSSROADS PLANNING STUDY

**Town Center**  
Proposed Character Areas - Land Use

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# Character Area 3: Village Commercial



## BAILEYS CROSSROADS PLANNING STUDY

**Town Center**  
Proposed Character Areas - Land Use



# Character Area 4: Residential Connections



## BAILEYS CROSSROADS PLANNING STUDY

**Town Center**  
Proposed Character Areas - Land Use

- |  |   |   |                                    |                                 |                               |                  |
|--|---|---|------------------------------------|---------------------------------|-------------------------------|------------------|
| Land Unit C  | Urban Core - Mixed Use; 5 to 9 floors                         | Urban Center 2 - Mixed Use; 2 to 4 Floors                   | General Urban - Office Use Option  | Office                          | Build-To Line                 | Streetscapes     |
| Land Unit D  | Urban Core - Residential & Neighborhood Retail; 4 to 6 Floors | Urban Center - Residential; 2 to 4 Floors                   | Urban Large Scale Retail; 3 Floors | Civic                           | Residential Alley - 24' Width | Gateway Green    |
| Village Center Development per the 2007 Comprehensive Plan | Urban Center - Mixed Use; 4 to 6 Floors                       | General Urban - Townhomes & Small Apartments; 2 to 3 Floors | Village Commercial; 3 Floors       | Public / Private Mixed Use Area | Street Car Route and Stops    | Parks and Plazas |

# Existing and Proposed Square Footage Comparisons



<b>USE</b>	<b>EXISTING</b>	<b>COMP PLAN</b>	<b>PROPOSED</b>
Office SF	432,900	1.1M	1.9M
Retail SF	1.1M	1.7M	1.1M
Civic SF	27,600	100,000	100,000
Total Residential Units	861	939	4,187

# Parks and Open Spaces



## BAILEYS CROSSROADS PLANNING STUDY

**Town Center**  
Parks, Plazas & Public Facilities

- 1 - Urban Plaza
- 2 - Town Center Park
- 3 - Passive Park with Daylighted Stream
- 4 - Active Recreation Park
- 5 - Pocket Parks
- 6 - Residential Greens and Promenades
- 7 - Activity Streets
  - a - Mixed Use Boulevard
  - b - Gorham Street Shopping
  - c - Linear Parkway

# Parks and Open Spaces



Urban Pocket Park



Urban Plaza



Large Residential Park



Promenade



Business Green



Shopping Boulevard



Restaurant Boulevard



Residential Green



Large Green



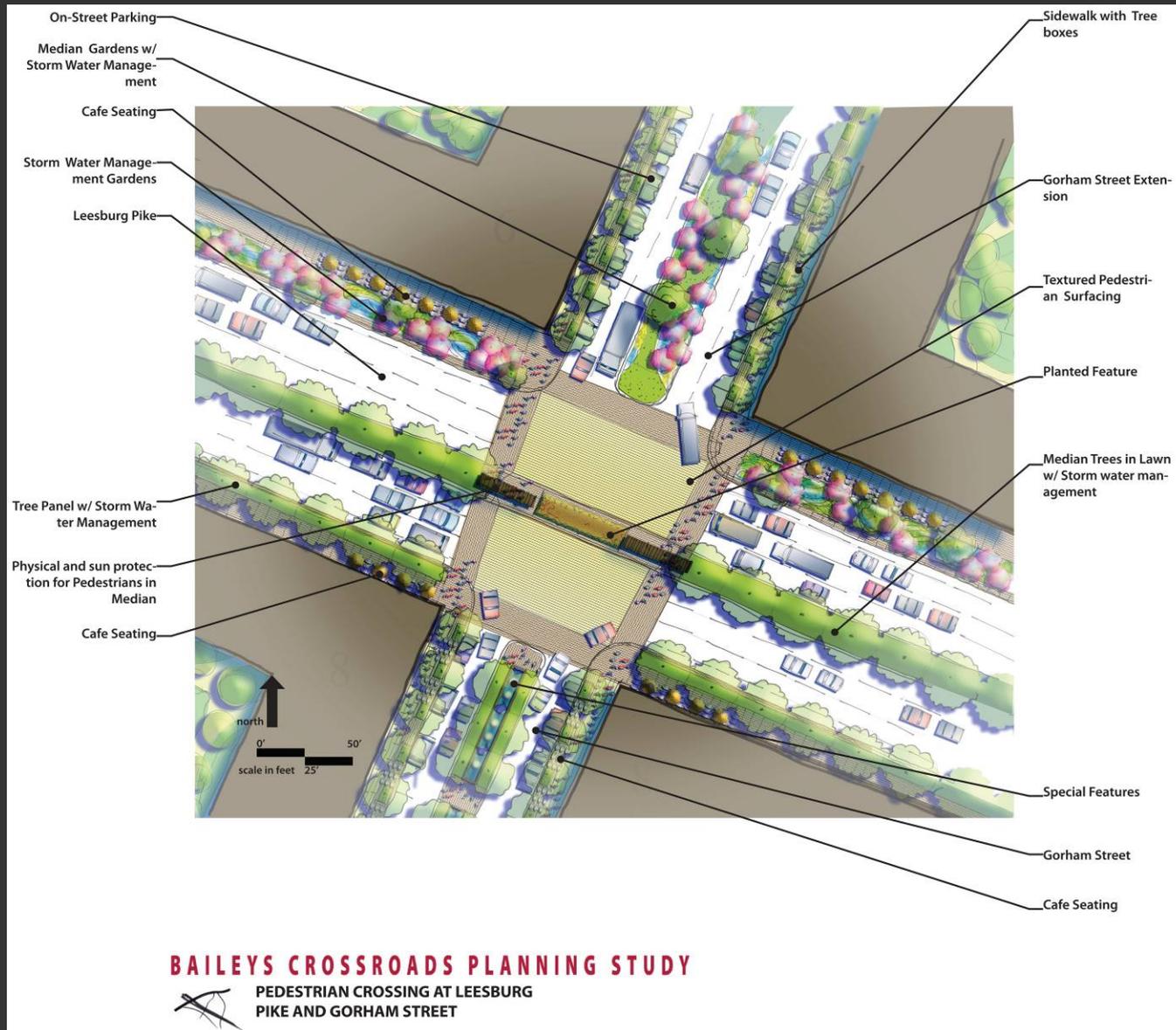
Recreation Park

# MAKING THE PLAN WORK: TRANSPORTATION CONNECTIONS

# Connectivity Diagram



# Character Area 2: A Connected Mixed Use Boulevard

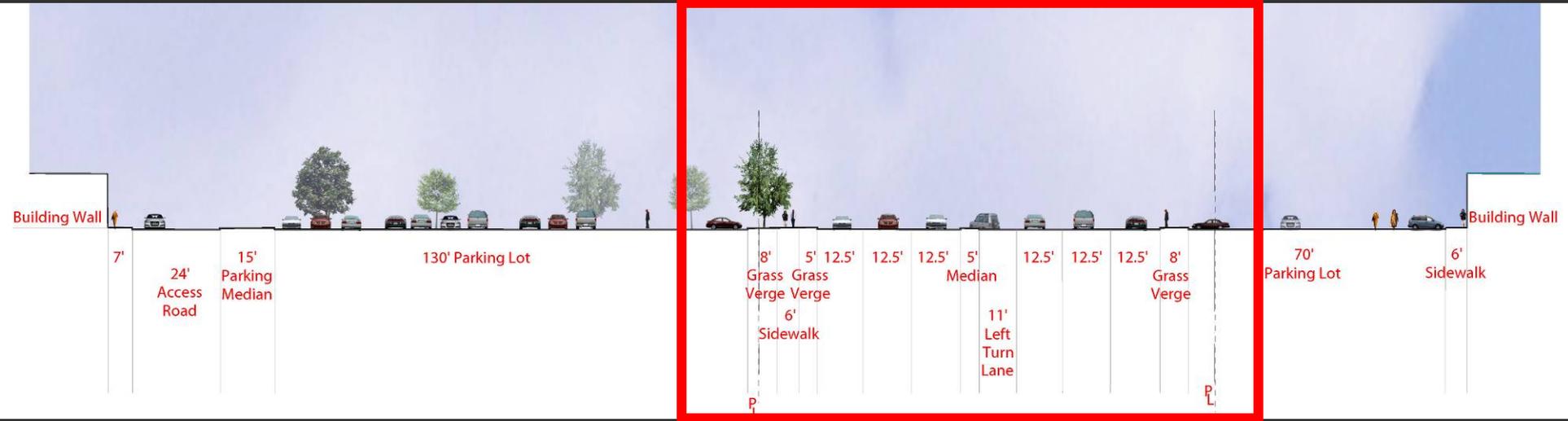


# Street Types

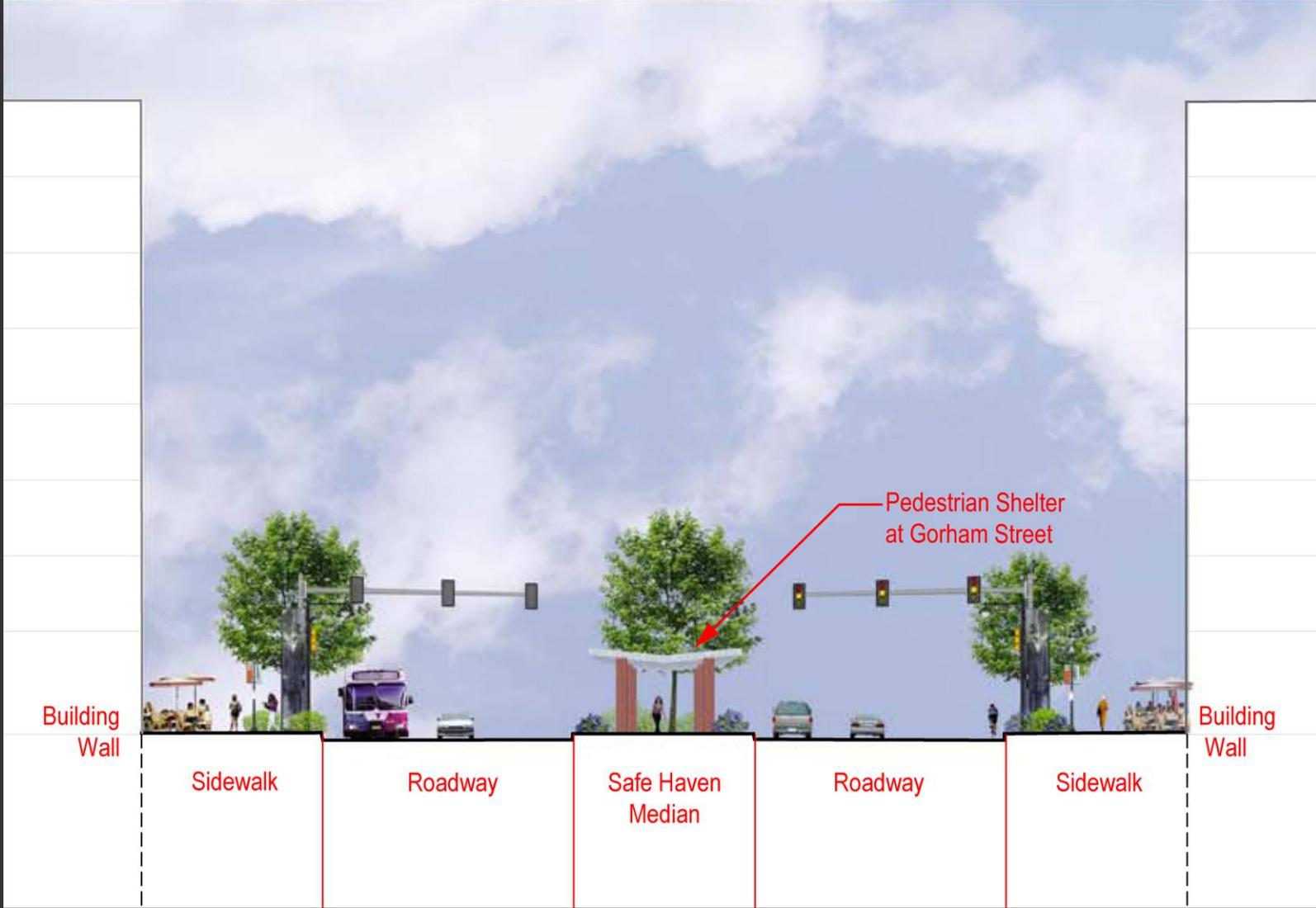




# Existing Cross-section: Leesburg Pike



# Proposed Cross-section: Leesburg Pike



Building Wall

Sidewalk

Roadway

Safe Haven Median

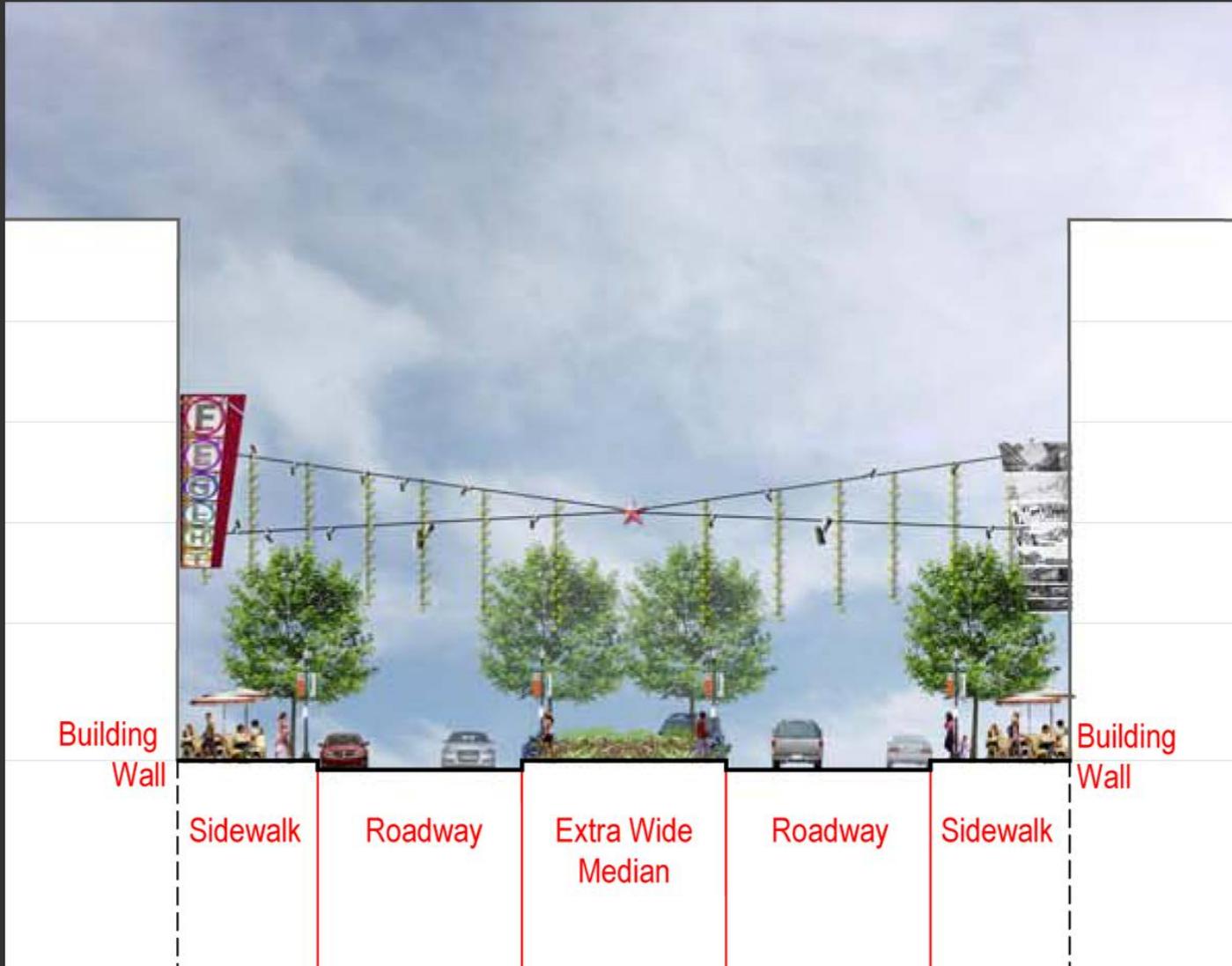
Roadway

Sidewalk

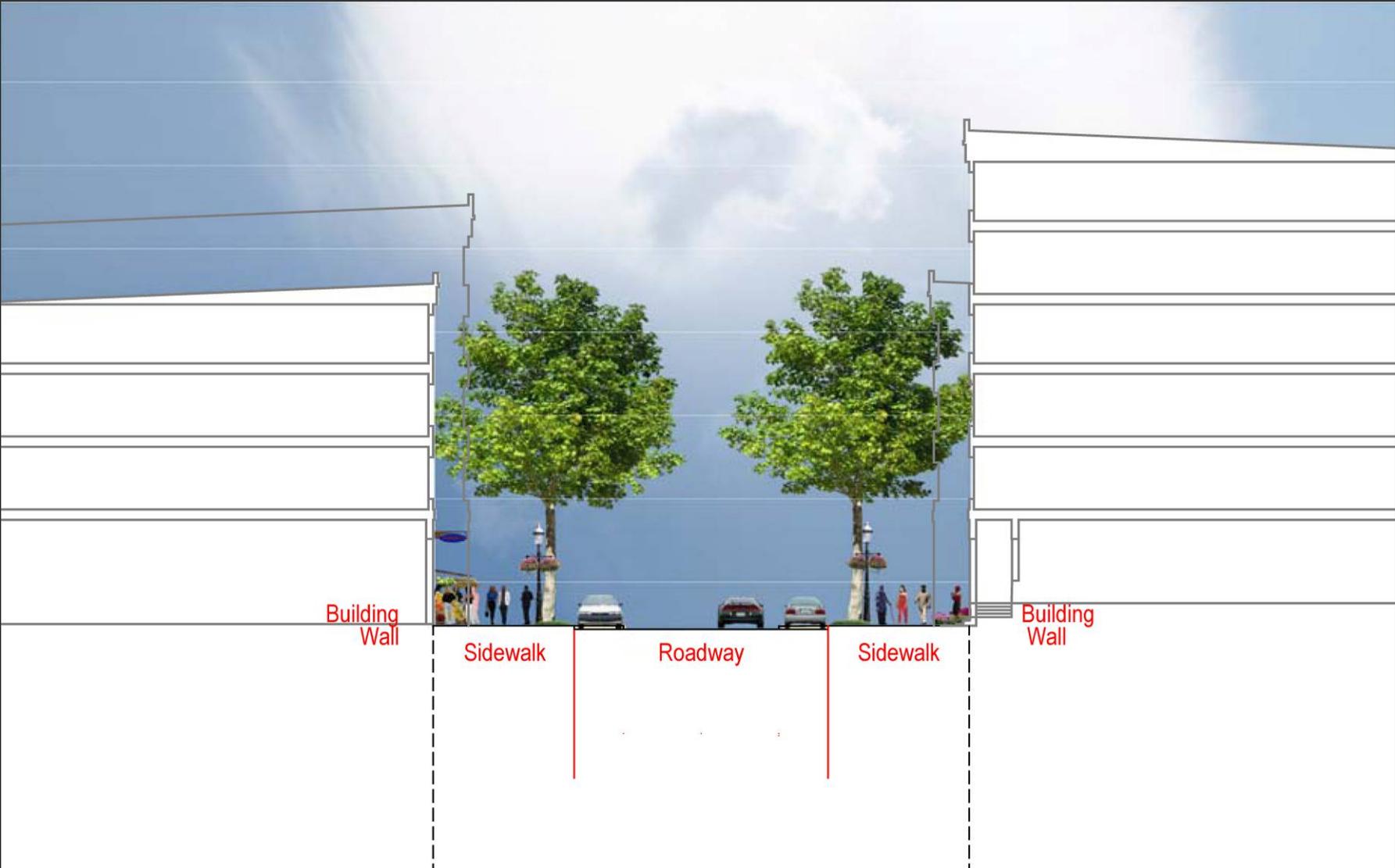
Building Wall

Pedestrian Shelter at Gorham Street

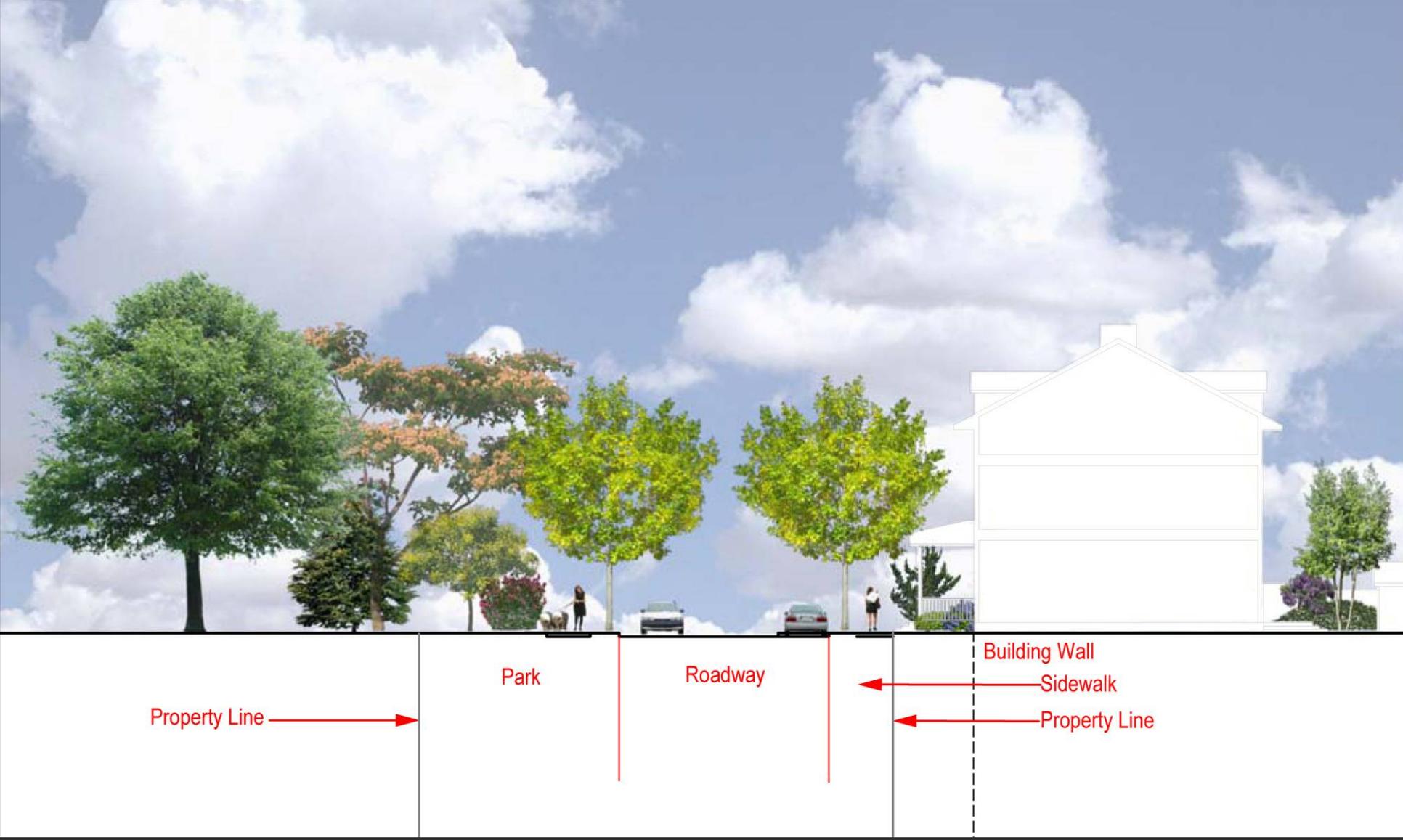
# Proposed Streetscape Cross-section: Gorham Both Sides of Leesburg Pike



# Proposed Streetscape Cross-section: Local Streets



# Proposed Streetscape Cross-section: Linear Parkway



# Transportation Analysis: A Summary

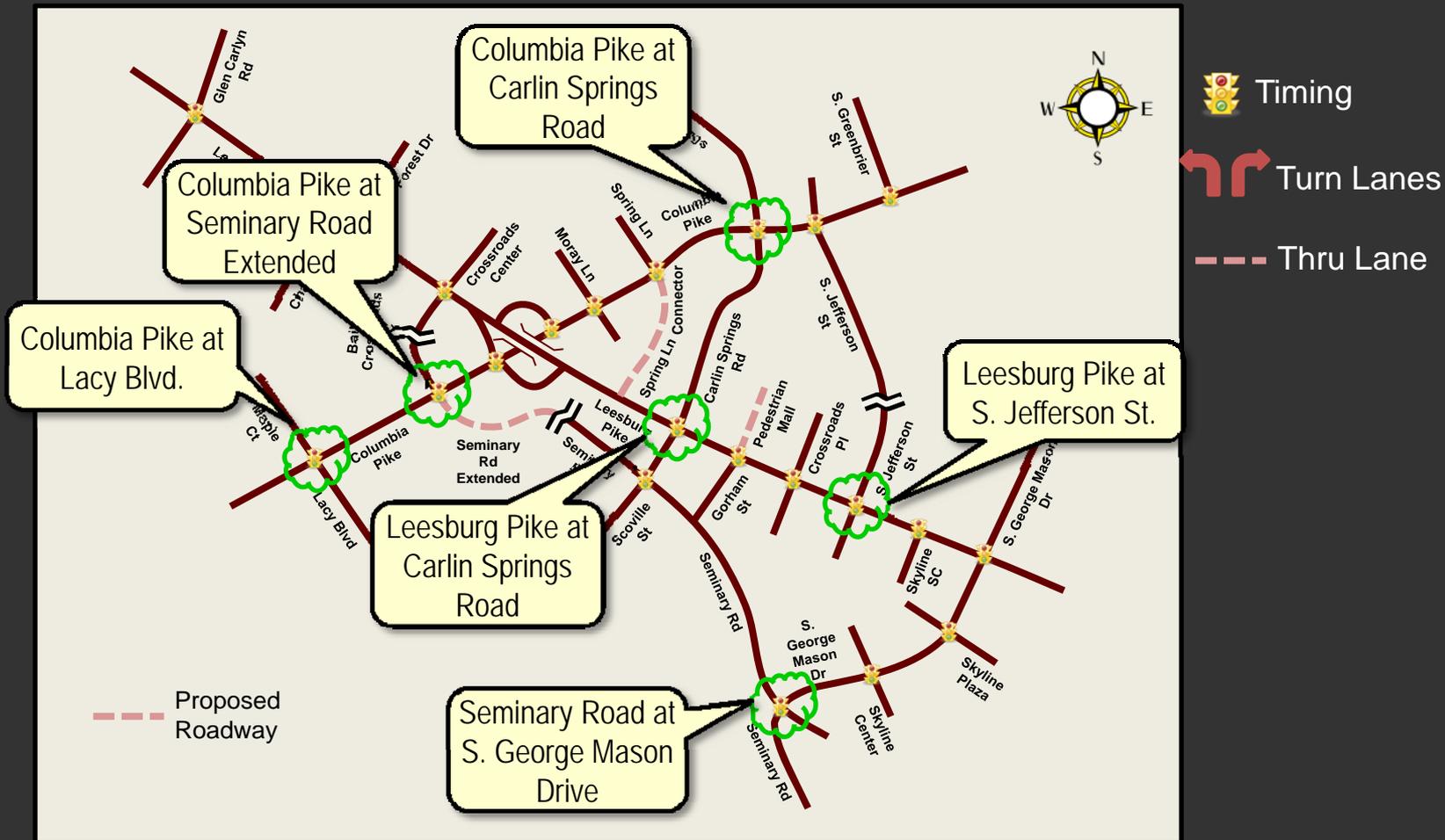


- 1,800 new AM peak hour & 4,700 new PM peak hour vehicle trips area-wide
- About 10,000 more vehicles per day by 2030 on Leesburg Pike near South Jefferson Street
- Assumes 30% reduction within a  $\frac{1}{4}$  mile of the streetcar stations and 25% in the remaining areas
  - These are minimum TDM goals with the intent of reducing vehicle trips.

# Transportation Analysis: A Summary



- Six (6) locations would need improvements to handle this additional traffic in 2030



# VISUALIZING THE AREA'S POTENTIAL

# Visualization #1



# Visualization #2



# Concept Summary



- Creates a destination “place” at Baileys Crossroads
- Provides opportunities to live, work, shop
- Provides needed connections
- Creates a healthier environment: walkable, greener, more sustainable infrastructure
- Respects the existing community context
- Provides significant community amenities (arts center, parks, connected “green” streets, etc.)
- Describes an urban pattern that can support transit
- Transforms Route 7 into a walkable, vibrant boulevard

**NEXT STEPS**

# After Tonight, We Will...



- Refine concept and implement study recommendations in the Comprehensive Plan for:
  - Land Use
  - Urban Design Elements
  - Streetscape Design Guidelines
  - Implementation Strategies

**ANY QUESTIONS?**