

2012 FAIRFAX FORWARD: EDITORIAL UPDATES
Baileys Planning District and Planning Sectors (Mark-up)

Staff recommends that the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined, text proposed to be deleted is shown as ~~strickethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Baileys Planning District as amended through June 19, 2012; Overview, page 1:

‘BAILEYS PLANNING DISTRICT OVERVIEW

OVERVIEW

The Baileys Planning District is located in the eastern ~~central~~ portion of Fairfax County. It is bounded by ~~the Arlington County line~~ to the northeast, the City of Alexandria City line to the southeast, Lincolnia Road and Columbia Pike (Route 244) to the southwest, and Sleepy Hollow Road to the northwest. ~~The Planning District is one of the most fully developed of Fairfax County, encompassing a wide range of retail, office, residential and institutional uses. (See Figure 1) The Baileys Planning District encompasses approximately 4,050 acres in size or approximately 2% of the county.~~

~~In 1995, an estimated 37,499 persons lived in the District, compared with a population in 1970 of approximately 30,000. The relatively stable population level is, in part, attributable to the developed nature of the area.~~

Two ~~c~~Community ~~b~~Business ~~C~~centers (CBC) are located in the ~~p~~Planning ~~D~~istrict: Seven Corners and Baileys Crossroads. The Seven Corners CBC is located at the junction of Wilson Boulevard, Arlington Boulevard (Route 50), and Leesburg Pike (Route 7). The Baileys Crossroads CBC is located at the junction of Columbia Pike and Leesburg Pike. Commercial activity has, in large part, located in and around the intersections of these major thoroughfares. The Seven Corners CBC includes a regional shopping center, several community- and neighborhood-serving shopping centers, and strip commercial areas along the major thoroughfares. The Baileys Crossroads CBC also contains several community- and neighborhood-serving shopping centers, as well as Skyline Center, a major residential, retail and office mixed-use development. The areas surrounding these commercial centers are predominantly stable neighborhoods, with a large component of multi-family housing units.

Baileys Crossroads and Seven Corners are older, commercial centers that are showing some signs of deterioration. The adverse effects of age and lack of maintenance are exacerbated by the roadways that fragment the CBCs. The importance of retaining the Seven Corners and Baileys Crossroads CBCs as community-serving commercial centers is reflected in efforts to restore their viability through commercial revitalization and related actions.

~~Non-residential, institutional uses in the Planning District include schools, religious facilities, libraries, and other public facilities. Outside of the CBCs, the Baileys Planning District~~

is predominantly composed of stable Low density, single-family residential neighborhoods predominate and are located throughout the Planning District. Higher density, residential areas composed of townhouses, garden apartments, mid- and high-rise apartments and condominiums, are located primarily adjacent to the Community Business CentersCBCs, along the major thoroughfares. Non-residential, institutional uses in the Planning District include schools, religious facilities, libraries, and other public facilities.”

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Baileys Planning District as amended through June 19, 2012; B1 – Willston Community Planning Sector, Character page 128:

“B1 WILLSTON COMMUNITY PLANNING SECTOR

CHARACTER

The Willston Community Planning Sector is located in the northern portion of the Baileys Planning District, generally is bounded by Wilson Boulevard to the north, the Arlington County line to the northeast, and Arlington Boulevard (Route 50) to the southwest. The sector contains the northern half of the Seven Corners Community Business Center (CBC), comprises the majority of the planning sector. Plan rRecommendations for the CBC are contained in the preceding section of the Baileys Planning District text following the Overview section.

The planning sector contains a variety of residential uses. The Federal Hill and Ash Lawn Ridge townhouse ~~developments,~~developments are located on Arlington Boulevard. Willston Apartments, a large garden apartment complex that is included in the Willston Conservation Area, is located along Patrick Henry Drive. The Willston Conservation Area expired on January 24, 1988 and is no longer active. Cavalier Club, a high-rise apartment complex, is located north of Wilson Boulevard.

Non-residential uses include public facilities, institutions, and parks. The former Willston Elementary School is now used as a community educational center. Lockwood House, an elderly care facility, and Upton Hill regional park are located north of Willston II Shopping Center.

Sandstone markers were erected in 1791 when the boundaries of the District of Columbia were first determined. The original area of the District was ten miles square, and 40 markers were placed on one-mile intervals along the boundary. Remains of the stones have all been recovered and are under the protection of the Daughters of the American Revolution. There are seven boundary stones along the Fairfax County boundary, two being located within this sector. These stones are listed in the Fairfax County Inventory of Historic Sites, the Virginia Landmarks Register and the National Register of Historic Places. A list and map of heritage resources are included in the Baileys Planning District Overview section, Figures 4 and 5.”

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Baileys Planning District as amended through June 19, 2012; B2 – Glen Forest Community Planning Sector, Character page 134:

“B2 GLEN FOREST COMMUNITY PLANNING SECTOR

CHARACTER

~~The~~ Glen Forest Community Planning Sector is located in the northeastern portion of the Baileys Planning District, is generally bounded by three major arterials: Arlington Boulevard (Route 50) on the northeast, Leesburg Pike (Route 7) on the west, and Columbia Pike (Route 244) on the south, and The Arlington County to the east line marks the eastern boundary. The sector contains portions of the Seven Corners and the Baileys Crossroads Community Business Centers (CBCs) on the northern and southern ends, respectively. Plan recommendations for those centers are addressed in other sections of the Plan the preceding section of the Baileys Planning District, following the Overview section.

~~The northern portion of this sector is developed with commercial and medium density residential uses. Of these, the most dominant feature is the Seven Corners regional Shopping Center, which is within the Seven Corners Community Business Center. The central portion is characterized by stable, low density residential neighborhoods. Medium density residential uses are limited to Hardwick Court and The the Glen of Carlyn, two townhouse developments located on Glen Carlyn Road. Much of the southern portion of the sector lies within the Baileys Crossroads Community Business Center. Like the northern portion, commercial and medium density residential uses are predominant. The residential uses include townhouses, garden apartments, condominiums, and mid- and high-rise apartment buildings and are primarily located along major thoroughfares.~~

The Long Branch of Four Mile Run bisects the area, forming a long stream valley and open space corridor. The southern portion of this sector is a soil-slippage prone area, indicating there may be development constraints.

Sandstone markers were erected in 1791 when the boundaries of the District of Columbia were first determined. The original area of the District was ten miles square, and 40 markers were placed on one-mile intervals along the boundary. Remains of the stones have all been recovered and are under the protection of the Daughters of the American Revolution. There are seven boundary stones along the Fairfax County boundary, one being located within this sector. These stones are listed in the Fairfax County Inventory of Historic Sites, the Virginia Landmarks Register and the National Register of Historic Places. A list and map of heritage resources are included in the Baileys Planning District Overview section, Figures 4 and 5.”

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Baileys Planning District as amended through June 19, 2012; B3 – Commerce Park Community Planning Sector, Character page 141:

“B3 COMMERCE PARK COMMUNITY PLANNING SECTOR

CHARACTER

The Commerce Park Community Planning Sector is located in the east central portion of the Baileys Planning District, bounded by~~situated between~~ Columbia Pike (Route 244) on the northwest and Leesburg Pike (Route 7) on the southwest. Arlington County is adjacent on the northeast, and the City of Alexandria is adjacent ~~to~~on the southeast. The sector is almost entirely within the Baileys Crossroads Community Business Center (CBC). Recommendations for the CBC are contained in the preceding section of the Baileys Planning District text, following the Overview section.

~~The sector contains a variety of retail and office uses, located within the southeast quadrant of the Baileys Crossroads Community Business Center. The commercial areas are located adjacent to, and north of, Leesburg Pike. Recommendations for the CBC are addressed in the Baileys Crossroads Community Business Center section of the Plan. The Grandview Conservation Area is located east of the Columbia Pike/Leesburg Pike interchange, also within the Baileys Crossroads CBC.~~

Outside of the CBC, the sector includes both low and medium density residential uses and institutional uses. Residential uses include townhouses, and garden apartments, such as Leesburg Apartments and Grandview Apartments.

The Grandview Conservation Area was located east of the Columbia Pike/Leesburg Pike interchange, also within the Baileys Crossroads CBC. This conservation area expired on April 20, 1990 and is no longer active.

There are no stream valleys in this sector. The sector is, however, entirely within a soil-slippage prone area, indicating possible development constraints.”

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Baileys Planning District as amended through June 19, 2012; B4 – Glasgow Community Planning Sector, Character page 148-149:

“B4 GLASGOW COMMUNITY PLANNING SECTOR

CHARACTER

The Glasgow Community Planning Sector is located in the west-central portion of the Baileys Planning District and is bounded by Leesburg Pike (Route 7) on the northeast, Columbia

Pike (Route 244) on the northwest, and Lincolnia Road on the southwest. The City of Alexandria is located to the southeast. The sector contains the southern half of The Baileys Crossroads Community Business Center (CBC) encompasses in the eastern and northwestern portions side of the planning sector. Plan recommendations for the CBC are contained in the preceding section of the Baileys Planning District text, following the Overview section.

~~The sector is characterized by a mix of retail, office and residential uses. The commercial area includes Skyline, a mixed-use development that contains high-rise apartments and condominiums, and retail and office uses. Recommendations for these areas are addressed in the Baileys Crossroads Community Business Center section of the Plan.~~

Adjacent to the CBC these concentrations of commercial uses and south of Columbia Pike are stable residential areas, with both low and medium density residential uses. The low density, single-family subdivisions predominate and are sited primarily in the center of this sector. Among the older subdivisions east of the Holmes Run Stream Valley are the Sunset Manor, Dowden Terrace, Springdale, and Lacey Boulevard neighborhoods. ~~A large portion of these neighborhoods is contained in the Baileys Conservation Area.~~ The sector also includes the Lincolnia Heights Community Improvement Area, which is located east of the Parklawn Elementary School.

~~Newer subdivisions, The Palisades, Miracle Woods, and Sylvan Hill subdivisions are located, have been built west of Lacy Boulevard, outside the Conservation Area and adjacent to the stream valley corridor. Interspersed among these neighborhoods are medium density residential uses. These include the Eliza Pickett townhouses, and Sunset Park, Oakland Manor, and Barcroft View garden apartments.~~

Much of the Holmes Run Stream Valley has been acquired by the County and is preserved ~~as an Environmental Quality Corridor~~ in stream valley parks. Substantial tracts on both sides of Holmes Run have slopes in excess of 15 percent. All but the western edge of the sector lies within a soil-slippage prone area.

Clark House located at Barcroft Mews is a significant heritage resource listed in the Fairfax County Inventory of Historic Sites. The exterior of the house has been restored by the Fairfax County Park Authority, and the house is available for community use. Additional historic sites in this sector are also included in the inventory. A list and map of heritage resources are included in the Baileys Planning District Overview section, Figures 4 and 5. ~~Additional historic sites in this sector are also included in the inventory.~~

Baileys Conservation Area

The Baileys Neighborhood Improvement Program and Conservation Plan was adopted in March, 1976 by the Board of Supervisors. The portion of the Baileys Conservation Area in the Glasgow Community Planning Sector is located south of Columbia Pike, east of Lillian Carey Park, and west of the Baileys Crossroads CBC. The goal of the Neighborhood Improvement Program and Conservation Plan is the preservation and improvement of housing and public facilities within the Conservation Area boundaries. A large portion of the older low density

residential neighborhoods in the Glasgow Community Planning Sector comprise the Baileys Conservation Area. The area is generally bounded by Columbia Pike on the north, Williams Lane on the east, Holmes Run Stream Valley on the west, and Magnolia Lane on the south. Lacy Boulevard is the main arterial through the community. The Conservation Plan has been amended twice since its adoption.

Lincolnia Heights Community Improvement Area

On January 25, 1988, the Board of Supervisors adopted the Lincolnia Heights Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Braddock Road, Sano Street, and the northern border of the Sherry Heights subdivision.”

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Baileys Planning District as amended through June 19, 2012; B5 – Barcroft Community Planning Sector, Character page 158:

“B5 BARCROFT COMMUNITY PLANNING SECTOR

CHARACTER

The Barcroft Community Planning Sector is located in the western portion of the Baileys Planning District and is bounded by Columbia Pike (Route 244) on the south and southeast, Leesburg Pike (Route 7) on the west, the northeast, and Sleepy Hollow Road on the northwest, and Old Columbia Pike on the west. The northern and eastern corners of the sector comprise part of the commercial strip which is included within the Seven Corners and Baileys Crossroads Community Business Centers (CBC), respectively. Plan rRecommendations for these areas can be found in the Baileys Crossroads CBC and Seven Corners CBC sections of the Baileys Planning District text, following the Overview section.

~~This sector's~~The Barcroft Community Planning Sector’s dominant features include Lake Barcroft, and the surrounding low density, single-family, residential neighborhoods. Several of these subdivisions, Lake Barcroft, Barcroft Hills, and Lake Barcroft Shores, are oriented to the lake and the adjoining recreational areas. The other portions of this ~~suburban-residential~~ development are oriented to the Sleepy Hollow area. These include Sleepy Hollow Estates, Buffalo Hills, Waters Wood, and Ravenwood subdivisions. A few medium density residential uses are located along two of the major thoroughfares, Leesburg Pike and Columbia Pike, in proximity to the commercial uses in Seven Corners and Baileys Crossroads CBCs. ~~The sector contains a small portion of the Baileys Conservation Area and all of the Courtland Park Community Improvement Area.~~

The Ssector B5 contains Lake Barcroft’s ~~and its~~ two northern tributaries: Holmes Run and Tripps Run Stream Valleys. A large portion of the southern corner of the sector contains slopes

in excess of 15 percent, and the southeastern edge of the sector, along Columbia Pike, lies in a soil-slippage prone region.

Lake Barcroft Dam is a significant heritage resource listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Baileys Planning District Overview section, Figures 4 and 5.

Baileys Conservation Area-

The portion of the Baileys Conservation Area in the Barcroft Community Planning Sector B5 is located on Columbia Pike and lies directly north and south of Marshall Drive. The Baileys Conservation Area was established through a Conservation Plan adopted in March, 1976 by the Board of Supervisors. A primary objective of the Conservation Plan is the provision of financing by the Fairfax County Redevelopment and Housing Authority to facilitate the construction, reconstruction, rehabilitation and/or sale of housing or other improvements constructed or to be constructed within the boundaries of the Conservation Area.

Courtland Park Community Improvement Area

On August 1, 1988, the Board of Supervisors adopted the Courtland Park Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by the Columbia Pike/Leesburg Pike interchange, and roughly encompasses the single-family neighborhoods between the Culmore apartment area and Columbia Pike.”