

Comprehensive Plan Amendment 2014-I-B2

Bailey's Crossroads CBC Southeast Quadrant

Bailey's Crossroads - Seven Corners Revitalization Committee

October 21, 2014

Study Area Overview

- South side of Columbia Pike between Radley Acura and Moncure Ave
- Area: 7.4 acres
- Comp Plan: Bailey's Crossroads CBC-Town Center District Land Unit B-2
- Developed with mixture of nonresidential/public uses

Study Area-Existing Conditions



Study Area – Existing Conditions

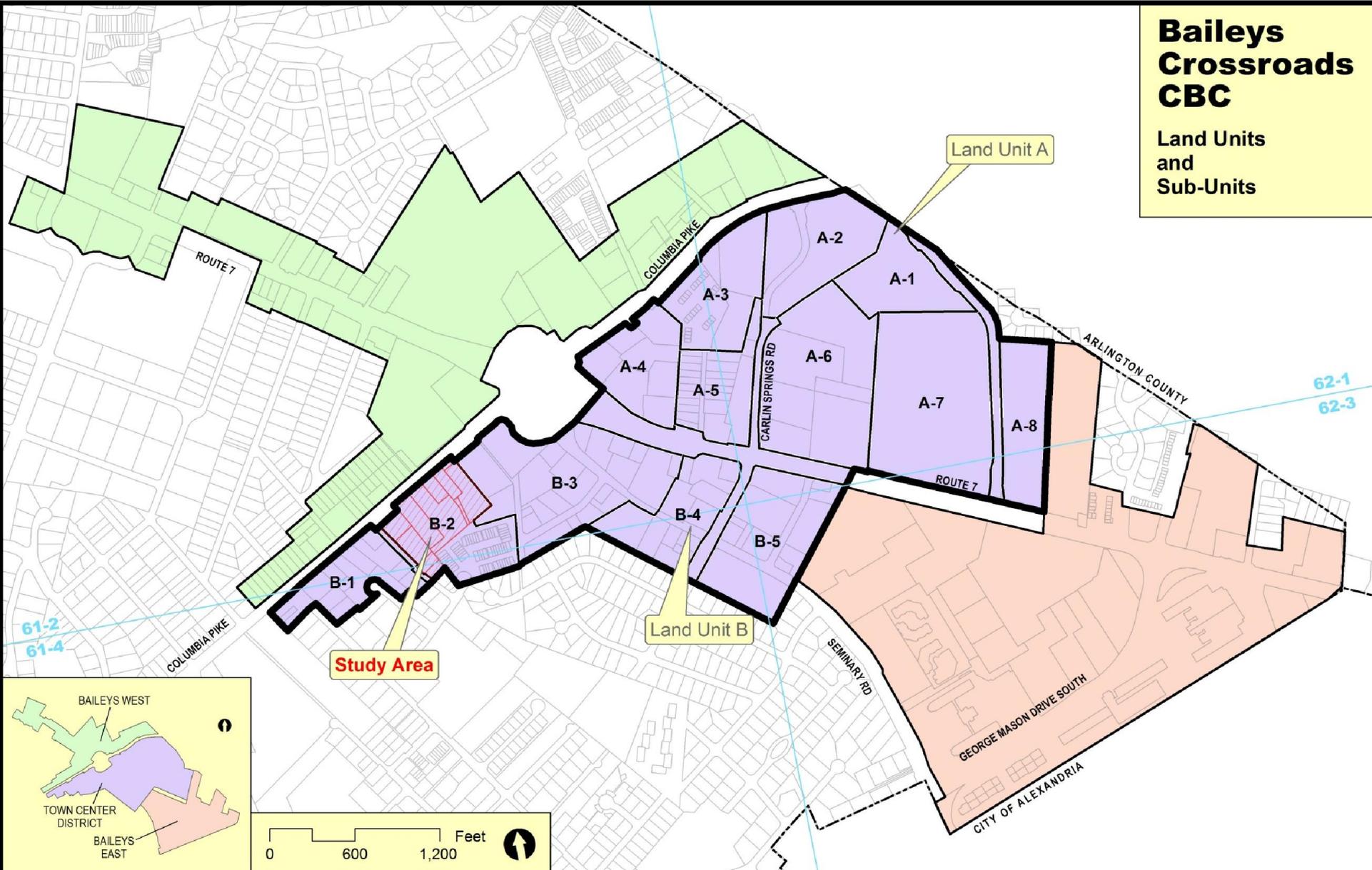


Plan Amendment Background

- Change in ownership for bulk of land in Study Area – Avalon Bay
- Future of County-owned land – Schools Needs
- Avalon Bay in contract for “Weissburg” parcels and Bailey’s International Center (Landmark),
- Opportunity to achieve multiple planning and community objectives through public–private partnership.
- Plan Amendment authorized July 1, 2014 - current plan does not envision this precise mixture of uses
- Rezoning/FDP Filed by Avalon Bay/County August 2014 (not yet accepted)

Baileys Crossroads CBC

Land Units and Sub-Units



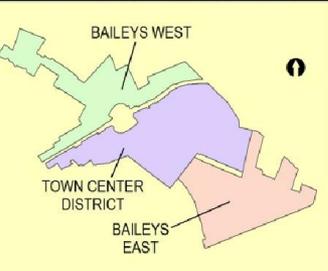
Land Unit A

Study Area

Land Unit B

61-2
61-4

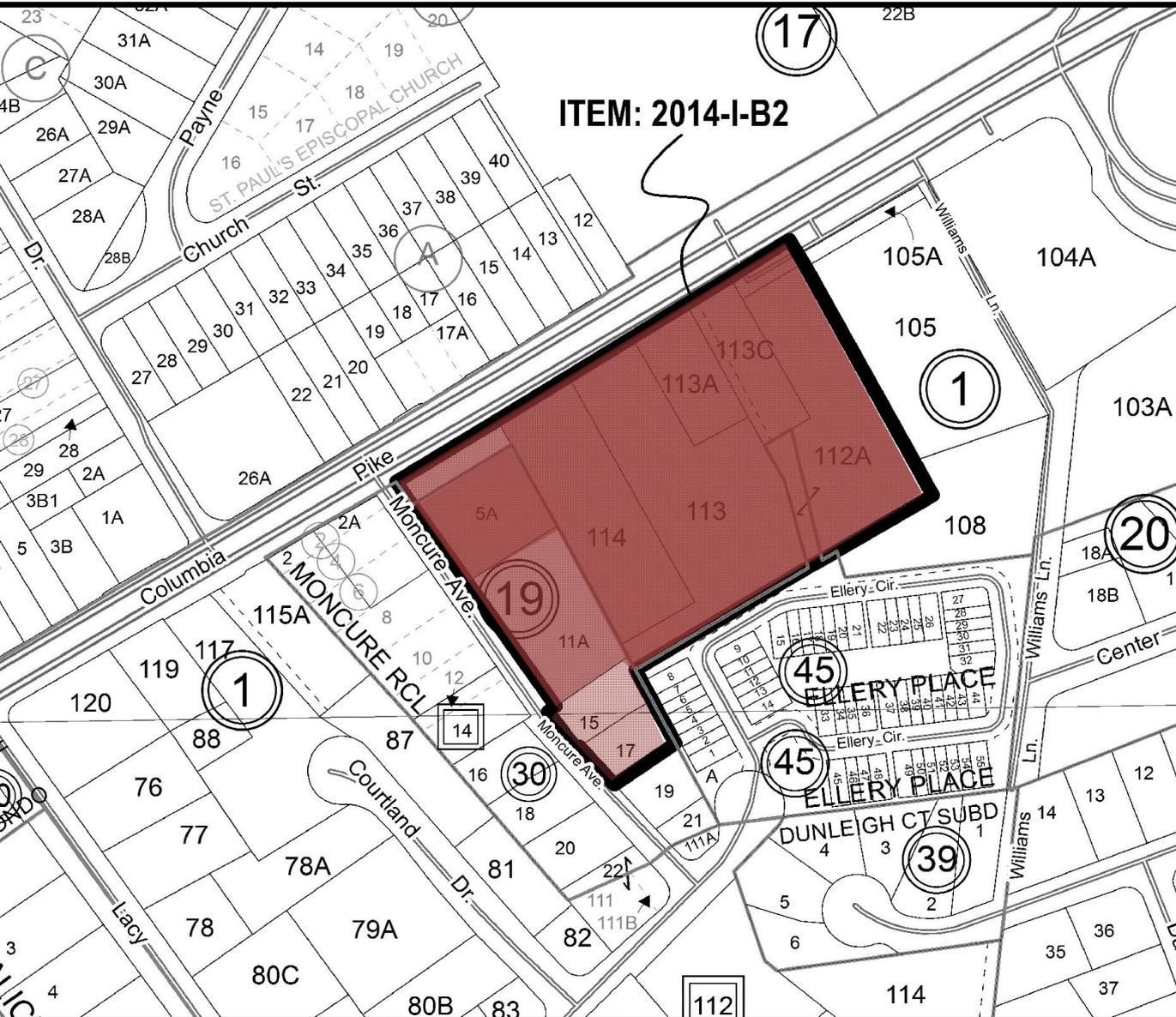
62-1
62-3



Baileys Crossroads CBC, SE Quadrant

ITEM: 2014-I-B2

Current Plan Recs



- Encompasses 9 parcels in sub-unit B-2 of the Baileys CBC.
- Contains mixture of non-res/public uses
- Base Plan is 36,600 sf. of retail and 30,700 sf. of office
- Multiple Redevelopment options: 0.35, 0.70, & mixed use
- Mixed use option dates from 2006 APR cycle- "East County-Weissburg" project

300 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO JULY 2014

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Existing Land Unit Recommendations

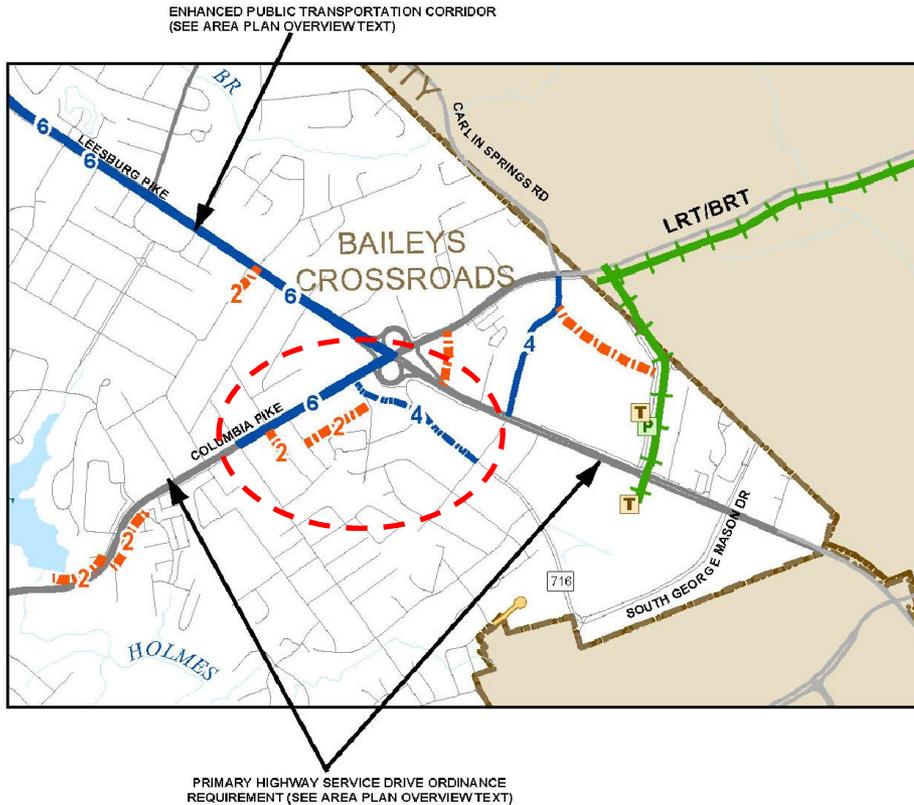
Legend

	Arts Center		Urban Core Mixed Use
	General Urban Residential		Urban Large Scale Retail
	General Urban Office Option		Village Center as per the 2007 Comprehensive Plan
	Office		Village Commercial
	Park		Land Sub-Units
	Transit Center		Columbia Pike Transit Street Car Route & Stops
	Urban Center		Stop locations are approximate
	Urban Center 2		
	Urban Center Public/Private		
	Urban Center Residential		
	Urban Core Residential		

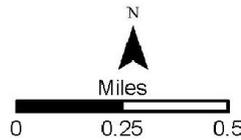


BAILEYS CROSSROADS COMMUNITY BUSINESS CENTER

Transportation Recommendations



- Seminary Road Extension
- New connection from Moncure to Seminary
- No changes to these recommendations



TRANSPORTATION RECOMMENDATIONS LEGEND

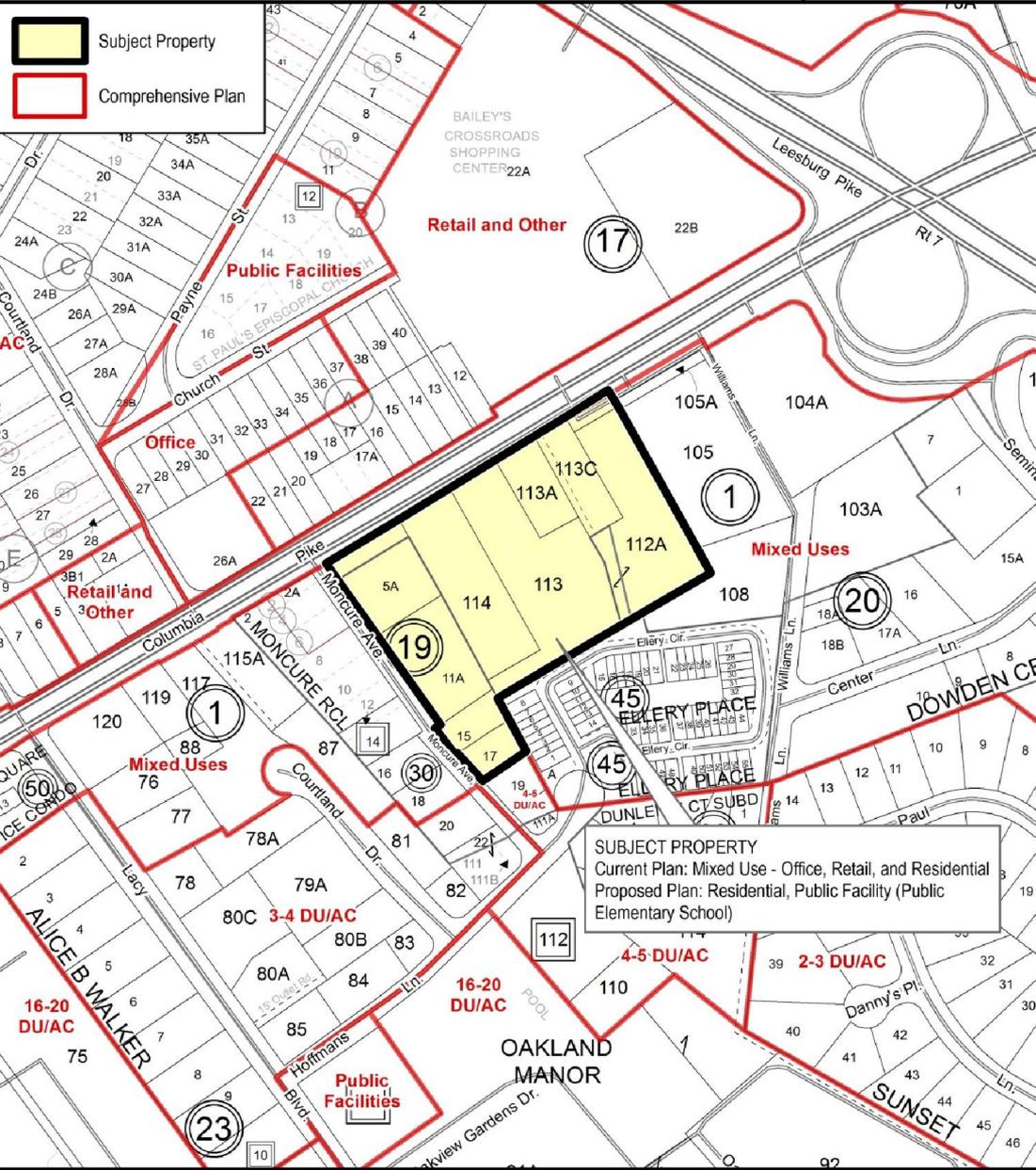
ARTERIAL	COLLECTOR LOCAL		
		WIDEN OR IMPROVE EXISTING ROADWAY	
		CONSTRUCT ROADWAY ON NEW LOCATION	
		TOTAL NUMBER OF LANES, INCLUDING HOV LANES (COLLECTOR/LOCAL CROSS SECTIONS TO BE FINALIZED DURING PROCESS OF REVIEWING PLANS FOR PROPOSED DEVELOPMENT)	
		METRO RAIL STATION	
		COMMUTER PARKING LOT	
		TRANSIT TRANSFER CENTER (NO PARKING)	
		COMMUTER RAIL STATION	
		RAIL STATION	
		HIGH OCCUPANCY VEHICLE LANES	
		PLANNING SECTOR OR DISTRICT	

NOTE: IMPROVEMENTS TO ARTERIAL FACILITIES SUBJECT TO COMPLETION OF CORRIDOR STUDIES. SEE DISCUSSION IN AREA PLAN OVERVIEW TEXT. FINAL ALIGNMENTS SUBJECT TO COMPLETION OF APPROPRIATE ENGINEERING STUDIES.

HOV LANES TO BE CONSIDERED IN PROJECT DEVELOPMENT. HOV LANES TO BE PROVIDED IF WARRANTED BASED ON DEMAND FORECASTS AND CORRIDOR STUDY.

Proposed Amendment Overview

- New redevelopment option that will accommodate the Avalon Bay/Elementary School proposal
- Revise existing options for clarification and to reflect new conditions and priorities



Revisions to Plan Text

- Consolidate text into two options - Non-residential option and a Residential/Elementary School option.
- Non-residential option: Office or Retail at 0.35 FAR without consolidation and up to 0.70 FAR with consolidation of the privately-owned land.
- New Residential/Elementary School option: Residential and School uses at an overall 1.50 FAR with total consolidation of the study area.
- Delete text related to former “Weissburg” plan.
- County-owned land to remain devoted to public uses - added to Base Plan.

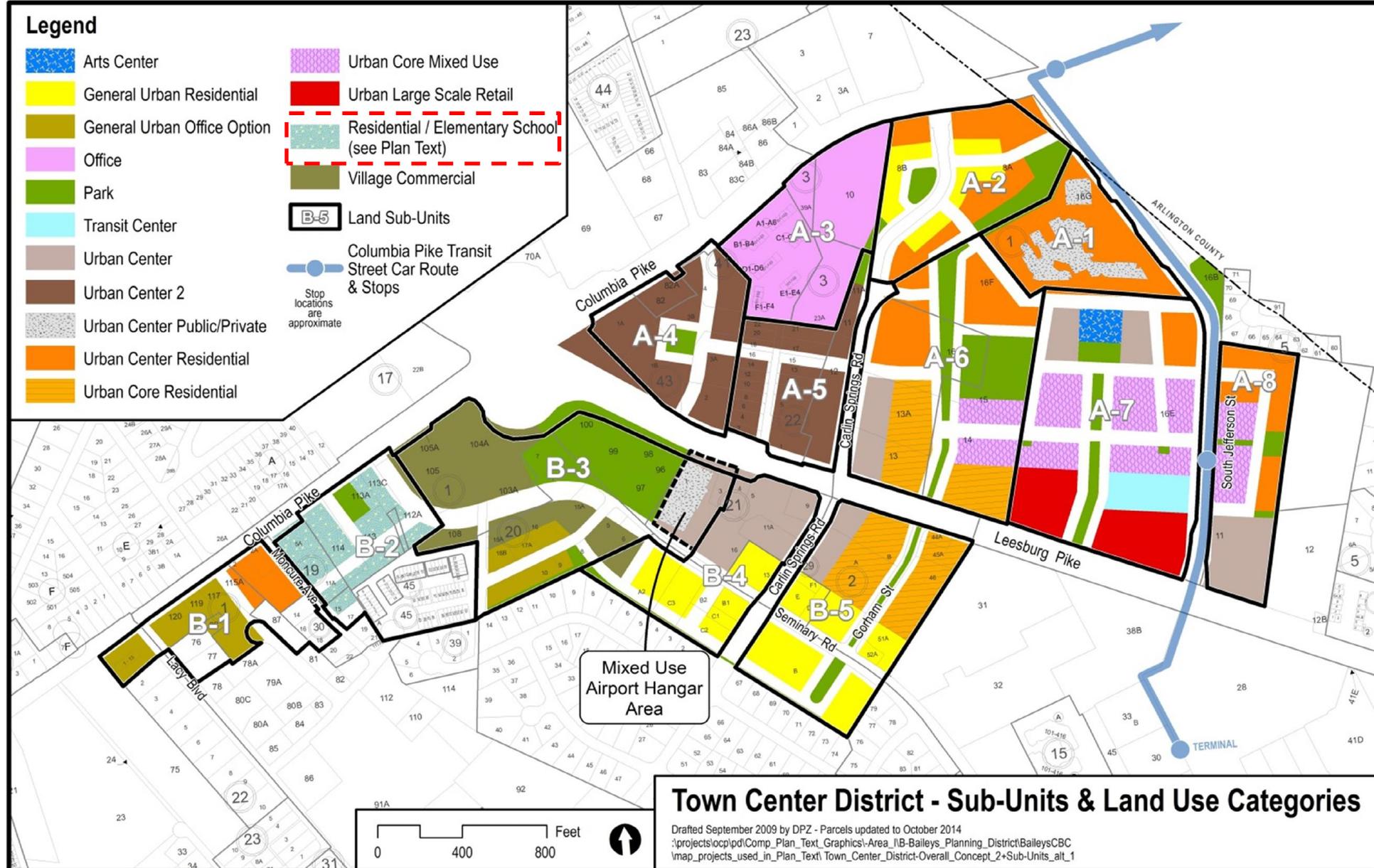
Development Guidelines for New Option

- Residential development is coordinated with the access and circulation requirements for the future elementary school.
- Provision of open space, and streetscape
- Screening and landscaping to be provided adjacent to single family residential uses
- Construction of the portions of new public road connections abutting the site as recommended in the Plan
- Publicly-accessible pocket park or similar outdoor space along or with pedestrian access from Columbia Pike
- Public Art integrated into park space

Amendment to Baileys Map

Legend

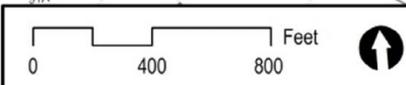
-  Arts Center
-  General Urban Residential
-  General Urban Office Option
-  Office
-  Park
-  Transit Center
-  Urban Center
-  Urban Center 2
-  Urban Center Public/Private
-  Urban Center Residential
-  Urban Core Residential
-  Urban Core Mixed Use
-  Urban Large Scale Retail
-  Residential / Elementary School (see Plan Text)
-  Village Commercial
-  Land Sub-Units
-  Columbia Pike Transit Street Car Route & Stops
-  Stop locations are approximate



Mixed Use
Airport Hangar
Area

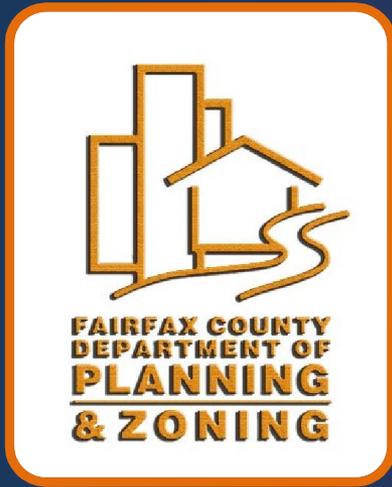
Town Center District - Sub-Units & Land Use Categories

Drafted September 2009 by DPZ - Parcels updated to October 2014
 \projects\ocpl\pd\Comp_Plan_Text_Graphics\Area_IB-Baileys_Planning_District\BaileysCBC
 \map_projects_used_in_Plan_Text\Town_Center_District-Overall_Concept_2+Sub-Units_a1_1



Plan Amendment Timeline

- Baileys Crossroads – Seven Corner – October 21
- Mason District Land Use Committee – October 28
- Planning Commission Public Hearing – November 5
- Board of Supervisors Public Hearing – December 2
- Rezoning/FDP application – Now through Spring/Summer 2015 with continuing public involvement



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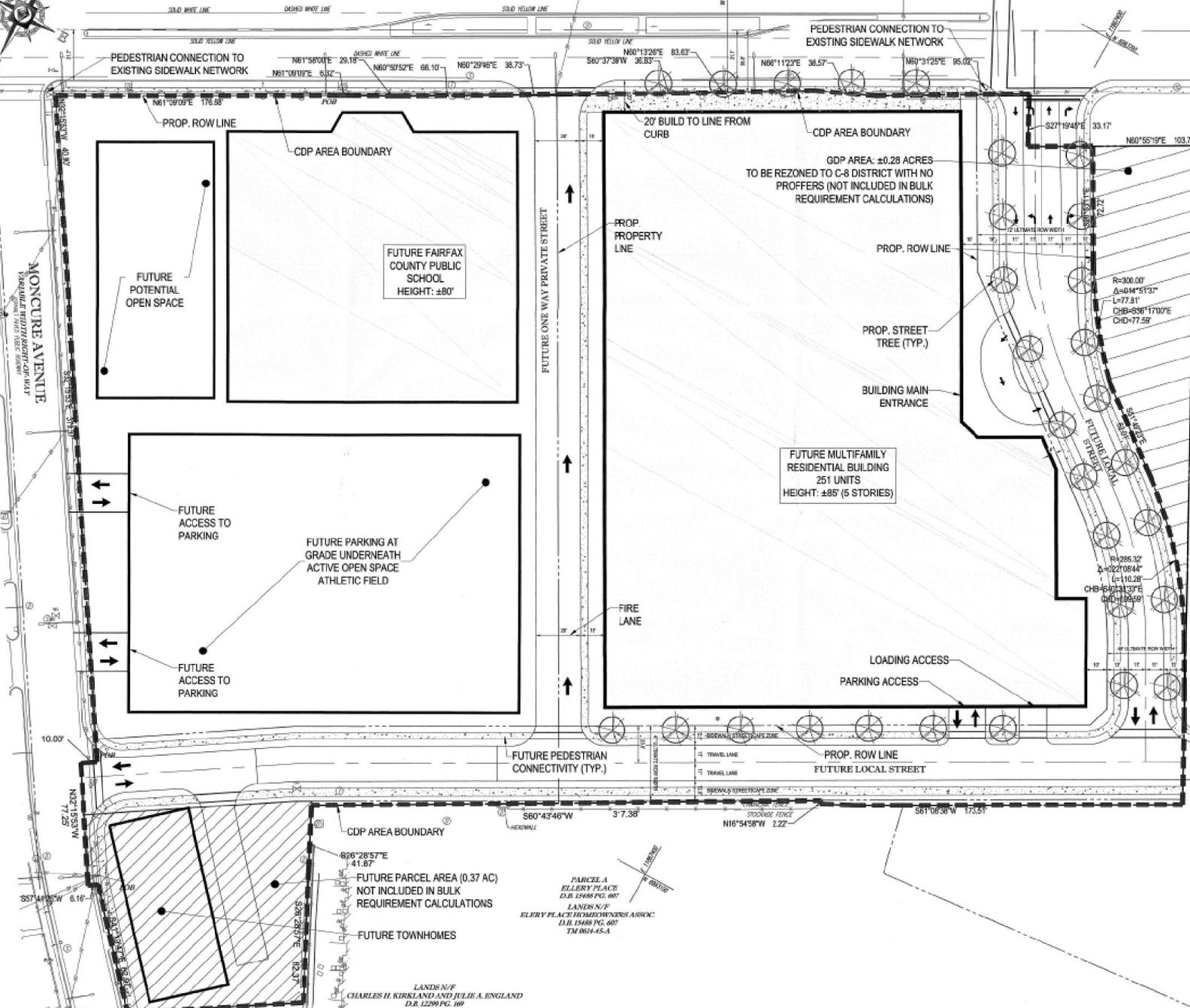
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Avalon Bay Proposal





MONCURE AVENUE
VARIABLE WIDTH RIGHT-OF-WAY
ADJUST FREQ PUBLIC ROADWAY

PEDESTRIAN CONNECTION TO EXISTING SIDEWALK NETWORK

PEDESTRIAN CONNECTION TO EXISTING SIDEWALK NETWORK

PROP. ROW LINE

CDP AREA BOUNDARY

FUTURE FAIRFAX COUNTY PUBLIC SCHOOL
HEIGHT: ±80'

FUTURE POTENTIAL OPEN SPACE

FUTURE ACCESS TO PARKING

FUTURE PARKING AT GRADE UNDERNEATH ACTIVE OPEN SPACE ATHLETIC FIELD

FUTURE ACCESS TO PARKING

20' BUILD TO LINE FROM CURB

CDP AREA BOUNDARY

GDP AREA ±0.28 ACRES TO BE REZONED TO C-8 DISTRICT WITH NO PROFFERS (NOT INCLUDED IN BULK REQUIREMENT CALCULATIONS)

PROP. PROPERTY LINE

PROP. ROW LINE

PROP. STREET TREE (TYP.)

BUILDING MAIN ENTRANCE

FUTURE MULTIFAMILY RESIDENTIAL BUILDING
251 UNITS
HEIGHT: ±85' (5 STORIES)

FIRE LANE

LOADING ACCESS

PARKING ACCESS

FUTURE PEDESTRIAN CONNECTIVITY (TYP.)

PROP. ROW LINE
FUTURE LOCAL STREET

CDP AREA BOUNDARY

FUTURE PARCEL AREA (0.37 AC) NOT INCLUDED IN BULK REQUIREMENT CALCULATIONS

FUTURE TOWNHOMES

PARCEL A
ELLERY PLACE
D.B. 12488 PG. 607
LANDS N/F
ELLERY PLACE HOMEOWNERS ASSOC
D.B. 12488 PG. 607
TM 0614-45-A

LANDS N/F
CHARLES H. KIRKLAND AND JULIE A. ENGLAND
D.B. 12289 PG. 169
TM 0614-36-19



S27°03'12"E 412.24'

R=300.00'
Δ=04°51'31"
L=77.81'
CHB=S36°17'00"E
CHD=77.58'

R=286.32'
Δ=02°10'84"
L=110.28'
CHB=S36°11'37"E
CHD=112.69'

12' ULTIMATE ROW WIDTH



COLUMBIA PIKE

MONQUIRE AVE

PROPOSED SCHOOL BUILDING

KISS AND RIDE

VISITOR/STAFF PARKING (90)

ONE WAY FIRE LANE

POOL

NEW ROAD

MAIN ENTRANCE

GARAGE
84 SPACES PER FLOOR

NEW ROAD

GARAGE ENTRANCE

LOADING

Scale

