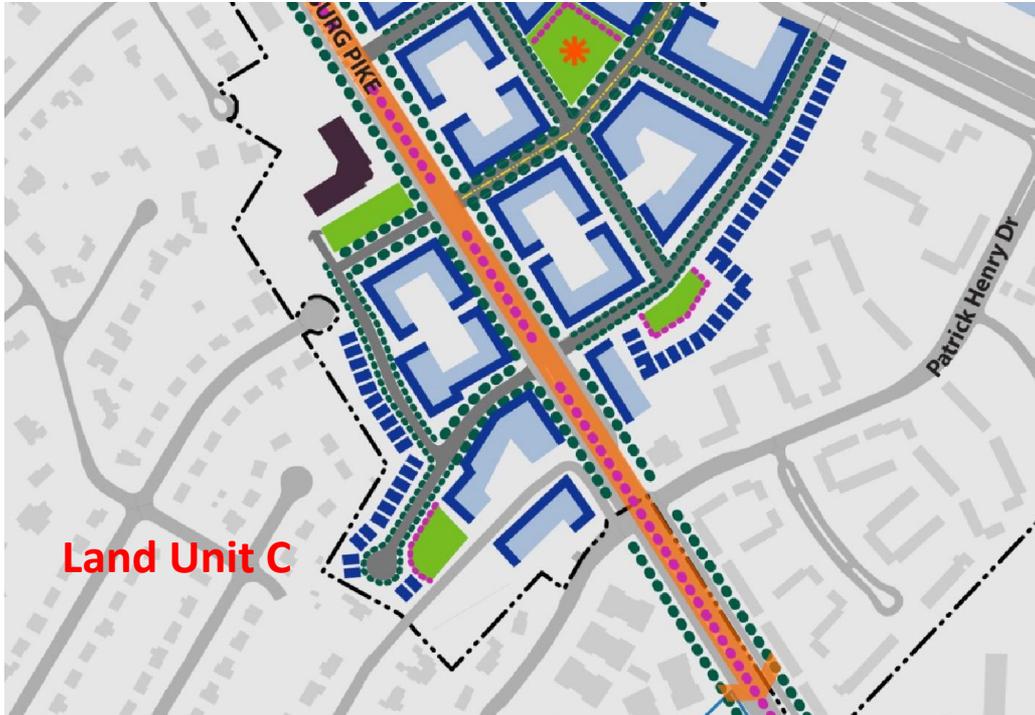


Overview to Changes in Land Unit C

Objectives of the Seven Corners CBC Plan:

1. Promote attractive, high-quality development that exhibits the best in design...
2. Employ measures to improve connectivity...
3. Apply streetscape design to all roads in the CBC to achieve a system of interconnected complete streets...
4. Promote new residential with planned mixed use settings...
5. Retain and enhance businesses serving the community...
6. Ensure the pattern of land uses protects the stability of neighboring residential areas...
7. Encourage mixed-use, pedestrian-oriented development...
8. Utilize design guidelines...
9. Establish civic gathering spaces and other public amenities...
10. Incorporate planned roadway improvements...
11. Create focal points...
12. Establish a hierarchy of green/civic spaces...

Area Wide Recommendations:



- Describes character and overall concept.
 - Leesburg Pike is envisioned as a multimodal transit blvd. that functions as an urban link to Falls Church and Baileys Crossroads.
 - Each Opp. Area to be densely developed with its own unique identity to serve the greater 7C community.
 - Emphasis of form over FAR allows for greater flexibility for a project to meet the needs of community & developer.
- Updated Concept Map incorporates:
 - New park space on the north and south ends,
 - Density/intensity consolidated along Leesburg Pike,
 - Maintaining Juniper Drive in its current configuration,
 - Enhanced streetscapes on new local streets that connect to Rt. 7 only,
 - And, no connections to Shadeland Drive.

Redevelopment Option Table:

Opportunity Area		Existing Development		Redevelopment Option			
		Residential (DU)	Nonresidential (sf)	Residential (sf) ¹	Retail (sf)	Office/Hotel (sf)	TOTAL (sf)
Willston Village Center	Sub-unit A-1	589	0	1,200,000	0 ²	0	3,151,000
	Sub-unit A-2		0	1,000,000	0	0	
	Sub-unit A-3		134,358	560,000	191,000	200,000	
Town Center	Land Unit B	0	630,199	2,450,000	625,000	725,000	3,800,000
Leesburg Pike Village	Land Unit C	0	265,869	575,000 ³	85,000 ⁴	25,000	685,000
TOTAL		589	1,030,426	5,785,000	901,000	950,000	7,636,000

¹ Assumed Residential Unit Size: 1,000 g.s.f. per multifamily unit; 2,000 g.s.f. per townhouse unit.

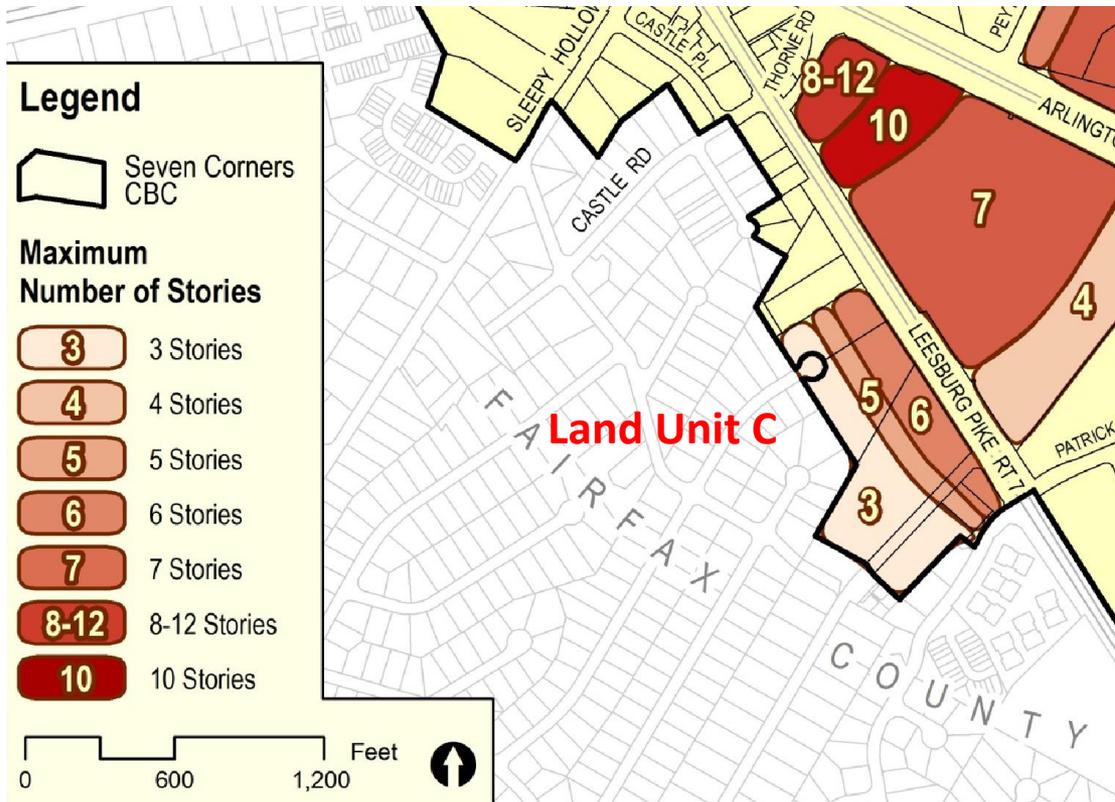
² There is an additional option in this sub-unit to permit up to 190,000 sf of retail along the planned spine road with a commensurate reduction in residential square footage to 1,010,000.

³ Up to 85,000 sf for townhouses, up to 390,000 sf for multi-family, and up to 100,000 sf for elderly housing.

⁴ Approximately 40,000 sf for retail, and approximately 45,000 sf for theater/entertainment retail.

- New recommendation options for redevelopment places a cap of 685,000 square feet within Land Unit C.
- Land uses are identified for office, retail, entertainment, and multiple forms of residential.

Maximum Building Heights:



- Updated to reflect the results of the Opportunity Area C community charrette.
- Bulk of height (6 floors max) is to be located along Leesburg Pike.
- Transitions down to 5 floors along new parallel local street.
- Maximum of 3 stories in height adjacent to single family residential neighborhood.

Framework Plan Map:



- Updated to reflect the results of the Opportunity Area C community charrette.
- Key activated streets are identified for the new connecting local streets.
- Activity node identified for the core of Land Unit C.

Leesburg Pike Village concept text (page 11):

The Leesburg Pike Village, also known as Land Area C, encompasses the parcels west of Leesburg Pike, south of Upper Baileys Elementary School, north of Patrick Henry Drive, and abuts the stable residential neighborhood of Ravenswood Park. It is currently the site of a stand-alone retail department store, two office buildings and a large parking deck. This Opportunity Area is envisioned to be a mixed-use village that provides the greatest building height along Leesburg Pike. As the development approaches the adjacent residential neighborhood, appropriate transitions in building form and type should be used to preserve the character of the existing neighborhood. A new internal road system north of Juniper Lane is planned to intersect to the spine road at Leesburg Pike. Neighborhood-serving retail uses, office uses, and multifamily uses will be integrated together to create the village center. Amenities such as publically accessible park spaces providing active and passive recreation opportunities as well as cafes, outdoor seating areas, and gathering spaces should be oriented to new streets connecting to Leesburg Pike. Development along Leesburg Pike should complement redevelopment at the Town Center, including the provision of street-level retail/office to reinforce the transit boulevard character that is envisioned. Interparcel vehicular and pedestrian connections should be made to the adjacent elementary school. A public park space should be located adjacent to the elementary school. The adjacency of the park space and school site creates opportunities for shared programming of this area. The design of this space and programming possibilities should be explored in coordination with Fairfax County Public Schools.

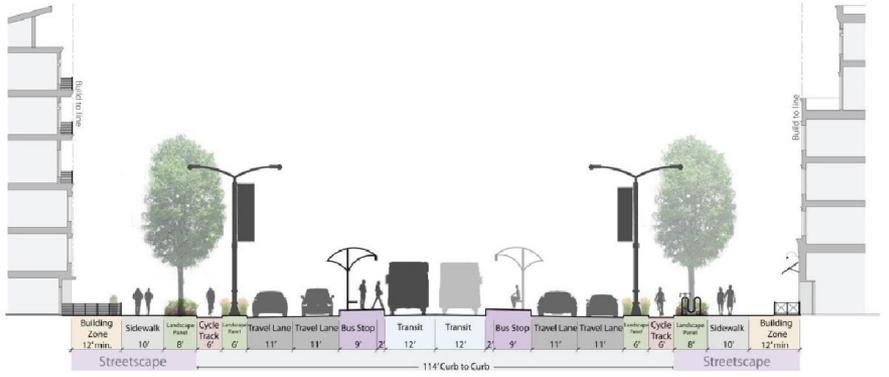
Transportation:

Seven Corners Area Road Recommendations (page 25):

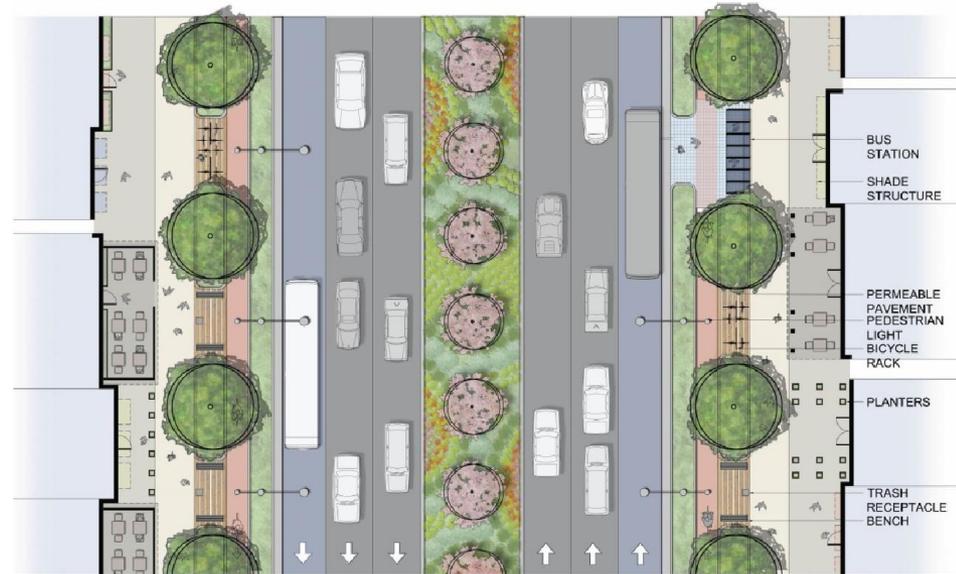
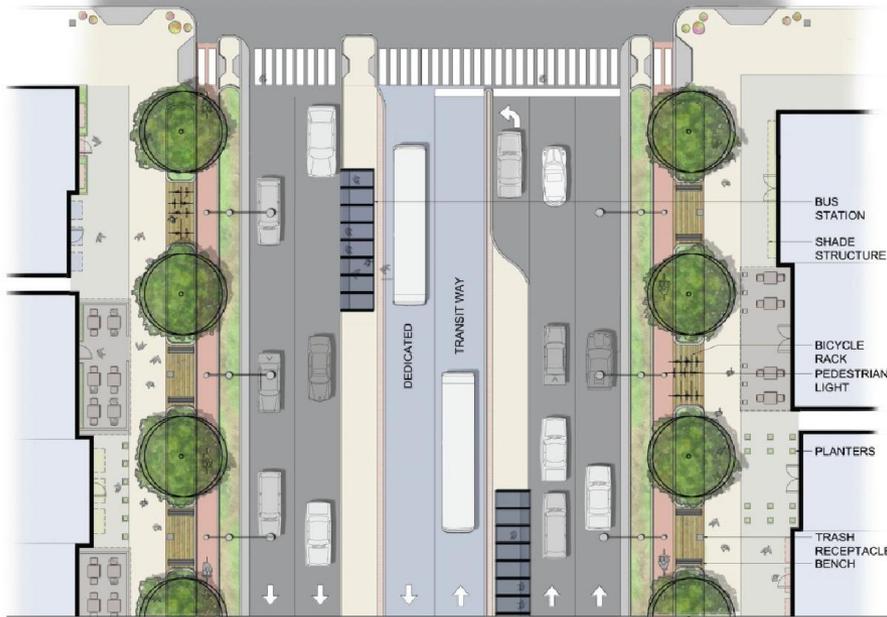
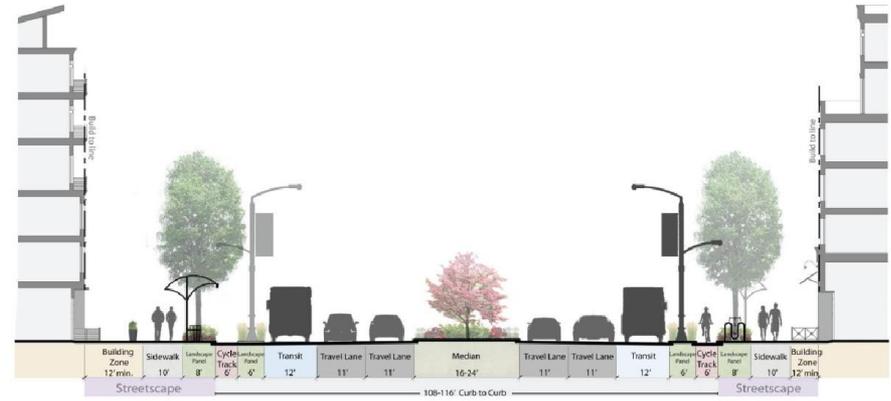
- Conduct further analysis of the roadway network in the vicinity of Juniper Lane and Patrick Henry Drive. This analysis should identify potential strategies to limit cut-through traffic, as well as reduce possible traffic impacts generated by future development, to the surrounding residential neighborhoods while improving connectivity within these neighborhoods. Options to evaluate should include, but not be limited to, the closing of Juniper Lane with the extension of Nicholson Street to Juniper Lane, the realignment of Juniper Lane and its connection to Patrick Henry Drive, and should engage the residential communities in the vicinity of Juniper Lane and Patrick Henry Drive to develop final recommendations. Such analysis should be conducted prior to or concurrent with rezoning applications for non-residential properties abutting Juniper Lane and/or Patrick Henry Drive.

Urban Street Design

Transit Boulevard Median Running
Cross-section



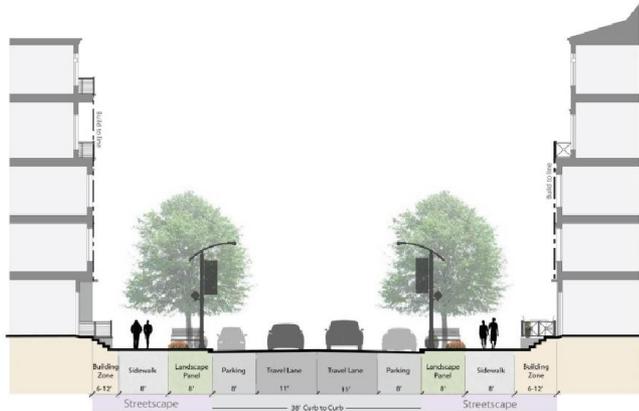
Transit Boulevard Curb Running
Cross-section



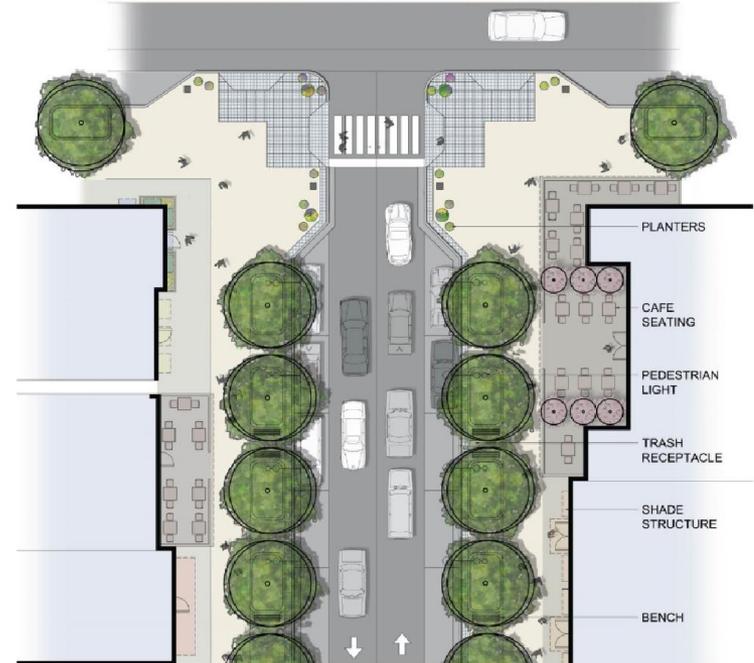
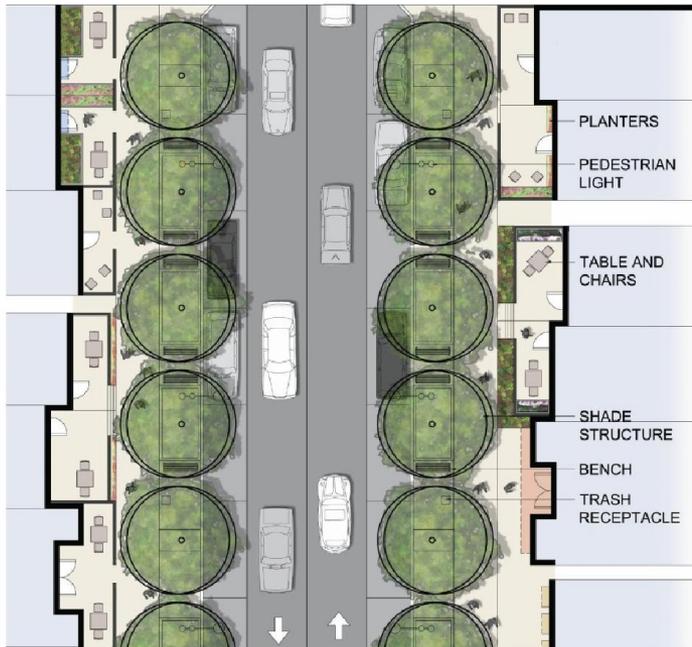
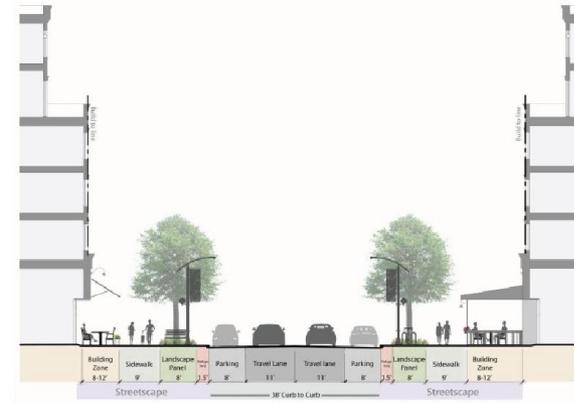
- Applicable to Leesburg Pike -

Urban Street Design

Local Street Cross-section



Village Main Street Cross-section



- Applicable to Juniper Lane, Patrick Henry Drive, and new local streets -

Parks, Recreation and Open Space:

Concept (Page 52):

The Conceptual vision for creating a comprehensive park system for the Seven Corners CBC, as shown in Figure 42, is based on the Fairfax County Urban Parks Framework adopted by the Board of Supervisors . Under the redevelopment option, the concept plan envisions a large-scale civic plaza in the center of the Seven Corners Shopping Center (future Town Center), a common green associated with the future redeveloped Willston Multicultural Center (future Willston Village Center), and pocket parks in Land Unit C (future Leesburg Pike Village) that extend their benefits to the benefit of the broader Seven Corners community. A range of pocket parks and linear green spaces serves as the connected tissue linking together the various sections of the CBC. Potential locations are indicated...

Land Unit Recommendations:

Land Unit C (Leesburg Pike Village) (Page 52):

The Under the Redevelopment Option, this land unit is planned to become the Leesburg Pike Village, organized around an internal street grid with a maximum of 685,000 square feet of mixed use development to include townhouses and multifamily residential, retail, entertainment and office uses. The tallest buildings should be located closest to Leesburg Pike and should be no more than six stories in height, tapering down towards the stable neighborhood on the western end with maximum heights of three stories. To implement this vision, townhouses are planned adjacent to the single-family residential neighborhood. In addition to other conditions provided in this plan, redevelopment of this land unit is contingent in part upon providing a park adjacent to the existing Baileys Upper Elementary School and an additional pocket park on the north side of Juniper Lane. The design of the park space adjacent to the elementary school should explore elements and programming opportunities that would be mutually beneficial to the school and the village. Terraced lawn parcels could also serve as an out door classroom space. Sculptural earthworks or climbable public art can add visual character to the village while encouraging physical play. Landscaping can accent the street view while allowing children to encounter nature. The southern park space adjacent to Juniper Lane is positioned to benefit the village as well as the broader community. Elements that would activate this space through all seasons of the year should be considered that would make this a dynamic, attractive space year round. Landscaping that evolves with each season should complement a diversity of seasonal activities such as water features, a small ice skating area, yoga space, small performances, or neighborhood gatherings.

(Continue.

Land Unit Recommendations:

Land Unit C (Leesburg Pike Village) (Page 52):

To provide greater connectivity and encourage public health, pedestrian and vehicular interparcel connections should be provided to the school property. Mixed-use residential buildings with ground floor retail and office uses, and an enhanced pedestrian realm for cafes and outdoor seating areas should be oriented to Leesburg Pike and the new local streets. The concept plan envisions an activated village main street with ground floor retail and outdoor gathering spaces in an enhanced pedestrian environment. High quality architecture, building materials, landscape design, and placemaking techniques should be employed to create a unique neighborhood identity that fosters pride in the Seven Corners community. The architectural character of the Leesburg Pike Village should reflect the mid-century style of the current retail department store structure either through the re-use of the circular tower or incorporating design cues to echo the site's history.

(Continue...)

Land Unit Recommendations:

Land Unit C (Leesburg Pike Village) (Page 52):

Non-residential uses should include approximately 25,000 square feet of neighborhood-serving office use, approximately 40,000 square feet of neighborhood-serving retail use, and approximately 45,000 square feet of entertainment uses (such as a theater) in Land Unit C. Redevelopment of parcels south of Juniper Lane may be appropriate for residential use for housing for the elderly up to 100,000 square feet.

To avoid cut-through traffic on neighborhood streets in Sleepy Hollow Manor, Ravenswood and Ravenswood Park, vehicular access of the redevelopment north of Juniper Lane should not be connected directly or indirectly to Juniper Lane, and primary vehicular access should be directly connected to Leesburg Pike. To protect and maintain the existing character of the neighborhood, Shadeland Drive should remain as a cul-de-sac with no vehicular or pedestrian connections to Land Unit C. A vegetated buffer between Land Unit C and the adjacent neighborhood should be maintained and enhanced.