

1. Intro

- a. This Plan for the 7Cs CBC consists of a discussion of the area's character and planning history, as well as recommendations for future development. These recommendations are based on a vision for the area, described below in the Concept for Future Development for the CBC, and include areawide guidance for each of the land units that comprise the CBC.

2. Location & Character

- a. 7Cs is a gateway to FFX Co from ARL and Falls Church. The CBC is centered on the intersection of three of the region's major routes: Rt 50, Rt 7, and Rt 613.
- b. The area includes a concentration of highway-oriented, strip-commercial retail development, smaller shopping centers. The First Virginia Bank and Kastle towers, as well as the Seven Corners Shopping Center remain as the dominant visual landmarks and focal points to the area.
- c. Seven Corners and the surrounding neighborhoods host a wide range of housing options. The CBC maintains a significant amount of workforce and affordable housing.

3. Development & Planning History

- a. Include section from current Plan text on history of 7Cs.
- b. Add new section on recent planning study
 - i. On April 2nd, 2012, FFX hosted a ULI mini-TAP study in 7Cs
 - ii. In 2013, the Board designated the 7Cs CBC as a special study area for the purpose of considering changes to the Comprehensive Plan that incorporated recommendations from the 7Cs Land Use and Transportation Task Force.
 - iii. To provide more flexibility in the redevelopment of uses in the 7Cs CBC, the Comp Plan was amended in 2014 to incorporate a form-based development review process...

4. Concept for Future Development

- a. The Comprehensive Plan for the 7Cs CBC encourages redevelopment that will increase the residential population and promotes a high-quality, pedestrian-oriented environment to enhance the area's character and sense of identity. The Plan for the 7Cs CBC envisions a vibrant mix of land uses that significantly enhances the quality of life for its own and neighboring residents, while enabling businesses to prosper and actively contribute to the economic and social vitality of 7Cs. The concept will result in a series of focal points within the 7Cs area in which people have a variety of housing and employment options and enjoy walking to shopping and entertainment uses. It provides places for community interaction and civic events. The higher-density, mixed-use development will strengthen the street edge and reinforce a sense of place. By encouraging the highest quality development, the full potential of the area can be attained while protecting and strengthening the residential communities that surround the CBC. People in nearby residential areas will have attractive walking access to the CBC where their retail and entertainment needs can be satisfied, and their lives enriched by local community activities.
- b. Additions to be made:
 - i. Enhance the connectivity of the area via an improved grid of streets, spine road concept, and the provision of better pedestrian and bicycle facilities.

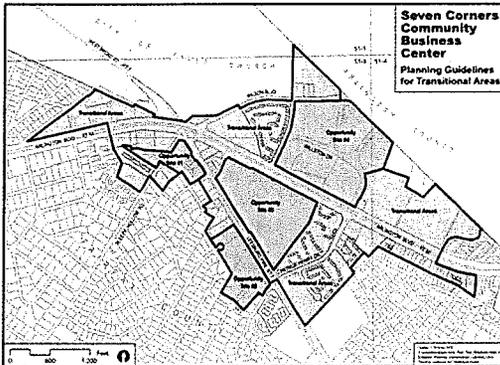
1. Graphic that depicts the boundaries of the Opportunity Sites.
- d. Incentive Option, what that is and what it entails.

7. General Land Use Guidelines

- a. Supported Uses
- b. Discouraged uses
 - i. Storage and Distribution
 - ii. Auto-oriented Uses
 - iii. Outdoor Sales and Storage
 - iv. Industrial and Industrially-commercial Oriented Uses
- c. Alternative Land Uses
- d. Other General Guidelines
 - i. Affordable Housing
 - ii. Parcel Consolidation
 - iii. Telecommunications

8. Land Unit Recommendations

- a. Opportunity Sites
 - i. Discussion of square footage distribution and caps
 - ii. Include chart with land/sub-unit density breakdown
- b. Transitional Areas



- i. Parcels within areas planned for transitional uses may be appropriate for redevelopment through a concurrent Comprehensive Plan amendment and rezoning application. This approach is consistent with County policy to facilitate redevelopment in designated revitalization districts and areas. Proposals for redevelopment pursued under this option should demonstrate:
 1. Logical parcel consolidation;
 2. Compatibility with adjacent land uses to include:
 3. Tapering of building height and buffering as needed to provide a transition to lower density neighborhoods; and/or
 4. Physical connection and complementary architectural style when adjacent to higher intensity uses;
 5. Improved pedestrian, bicycle and vehicular circulation; and
 6. High quality architecture and landscape design.

- iii. Street Types and Design Guidelines
 - 1. Boulevards (Major Arterials)
 - 2. Avenues (Minor Arterials)
 - 3. Collector Streets (Collector)
 - 4. Local Streets (Local)
 - 5. Service Streets (No Functional Classification)
- iv. Rt.50/Rt.7 Connections and Crossings
- v. Access Management Policy
- d. Bicycle Network
 - i. Bicycle Facilities
 - ii. Bicycle Parking
- e. Wayfinding
- f. Level of Service (LOS)
 - i. Level of Service
 - ii. Impacts on Transit, Pedestrian, and Bicycle Facilities
- g. Transportation Management
 - i. Transportation Demand Management (TDM)
 - ii. Parking Management
 - iii. Information and Communications Technology and Intelligent Transportation Systems
 - iv. Traffic Management and Maintenance
- h. Funding and Implementation of Transportation Improvements

12. Urban Design

- a. Urban Design Objectives
- b. Pedestrian Realm Recommendations
 - i. Streetscape Design
 - ii. General Streetscape Recommendations
 - 1. Description of elements
 - iii. Boulevard Streetscapes
 - iv. Major Avenue, Avenue, and Local Streetscapes
 - v. Map of entire CBC showing streetscape types
 - vi. Graphics of Boulevard, Major Avenue, Avenue, and Local streetscapes
 - vii. Special characteristics of the festival streets
- c. Public Art
 - i. Punctuate 7Cs with works of art used to emphasize focal points, mark transitional locations, celebrate public buildings and to enhance the area's sidewalks, open spaces, plazas and parks.
- d. Building and Site Design Recommendations
 - i. Design Quality
 - ii. Build-to Lines and Building Frontages
 - iii. Bulk and Massing
 - iv. Step-Backs
 - v. Building Articulation
 - vi. Fenestration and Transparency
 - vii. Parking Design
 - 1. General Parking Design Recommendations
 - 2. Structured Parking
 - 3. Surface Parking
 - 4. On-Street Parking
 - viii. Signage
 - ix. Building Height Map

- Landscape design