

AN AMENDMENT TO  
**THE COMPREHENSIVE PLAN  
 FOR FAIRFAX COUNTY, VIRGINIA  
 2017 EDITION**

**GENERAL LOCATION:** Sub-unit B-5 of the Town Center District of the Baileys Crossroads Community Business Center

**PLANNING AREA AND DISTRICT:**

Area I, Baileys Planning District

**SUB-DISTRICT DESIGNATION:**

Baileys Crossroads Community Business Center, Sub-unit B-5

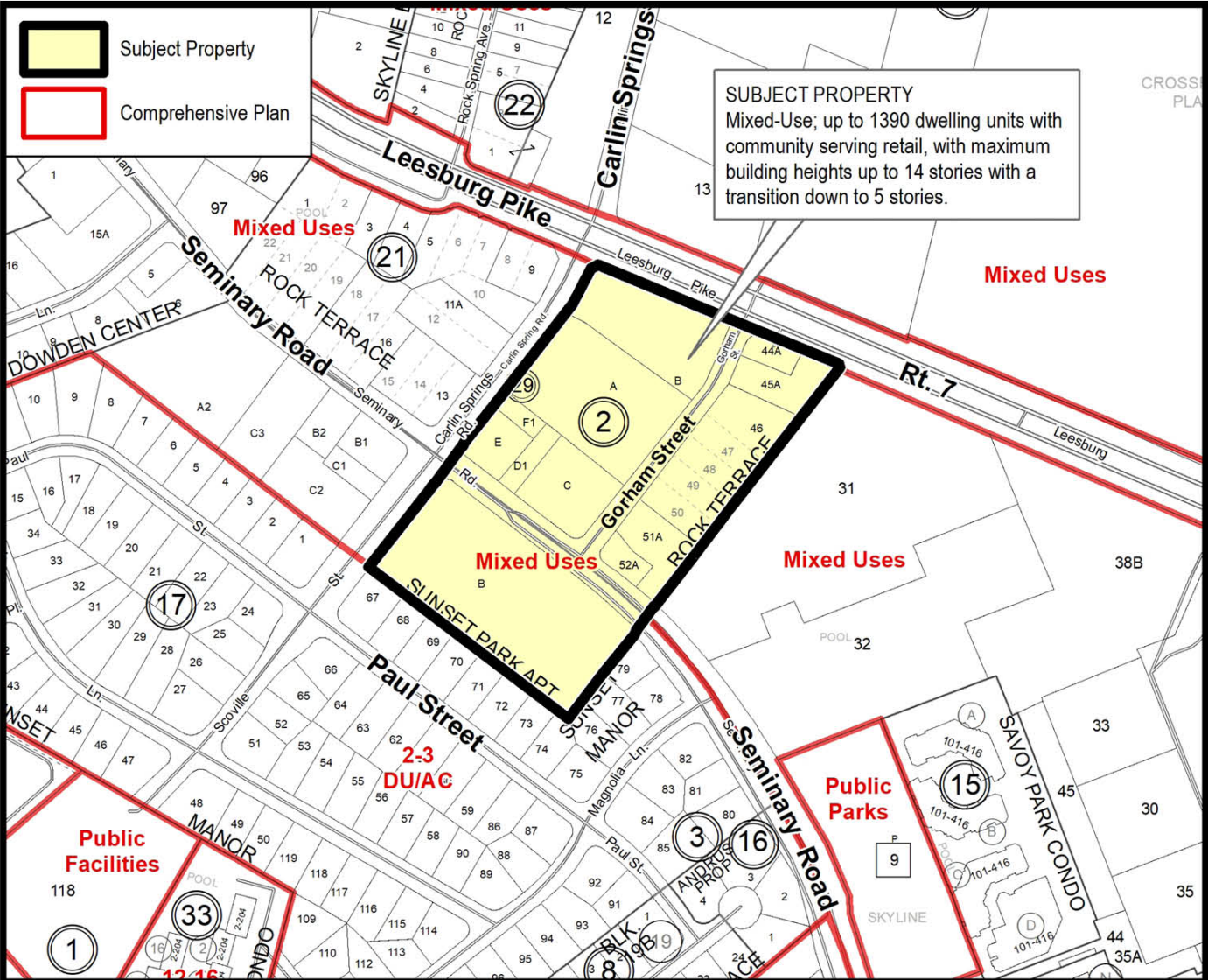
**PARCEL LOCATION:** 61-4 ((17)) B; 61-4 ((29)) D1, E, F1;

62-3 ((2)) A, B, C, 44A, 45A, 46, 51A, 52A

**SUPERVISOR DISTRICT:** Mason

**ADOPTED:** November 21, 2023 **ITEM NO.** PA 2022-I-B1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
 PARCEL INFORMATION CURRENT TO NOVEMBER 2023



**AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)**

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~strikethrough~~.

**MODIFY TABLE:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through April 12, 2022, Baileys Crossroads Community Business Center, Land Use, Potential Development, page 23:

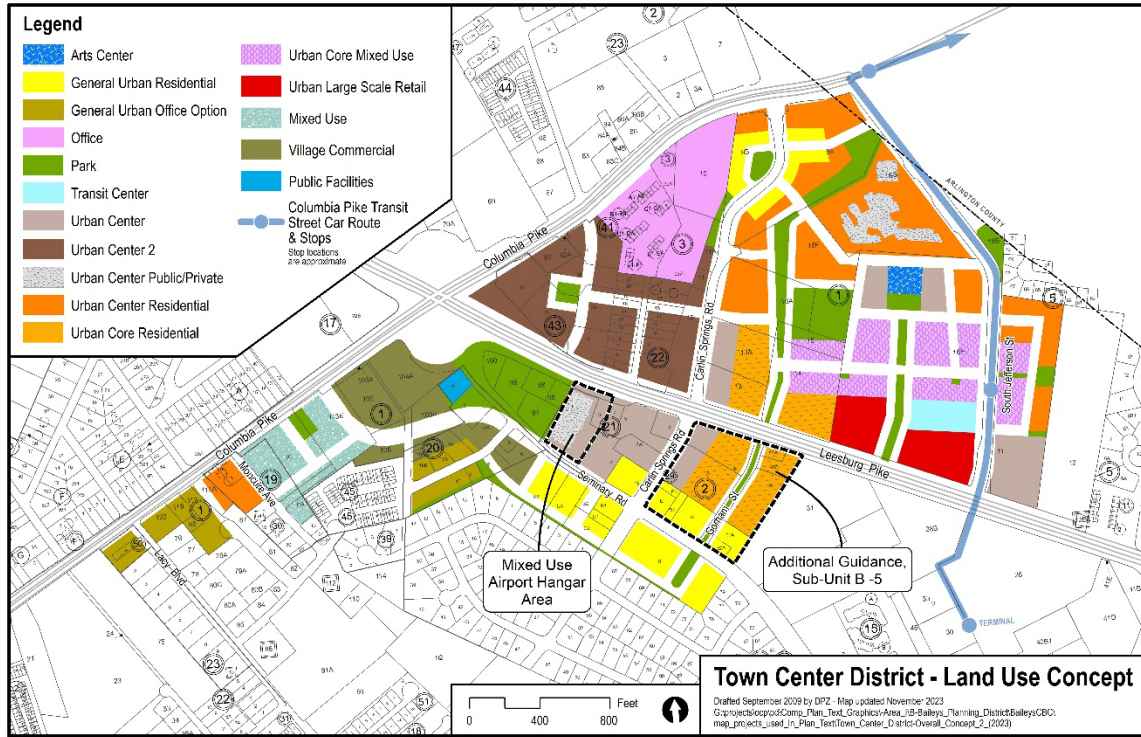
**TABLE 2 – ESTIMATION OF DEVELOPMENT POTENTIAL BY DISTRICT**

<b>DEVELOPMENT POTENTIAL BY DISTRICT<sup>1</sup></b>			
	<b>TOWN CENTER</b>	<b>BAILEYS WEST</b>	<b>BAILEYS EAST</b>
Townhouses	200	0	0
Multifamily	<del>4,250</del> <u>5,140</u>	300	4,150
<b>Total Residential Units<sup>2</sup></b>	<b><del>4,450</del> <u>5,340</u></b>	<b>300</b>	<b>4,150</b>
Office Square Feet	<del>2,145,000</del> <u>2,114,000</u>	620,000	3,186,000
Retail Square Feet	<del>1,291,000</del> <u>1,325,000</u>	1,024,000	440,000
Institutional Square Feet	672,000	36,000	18,000
<b>Total Nonresidential Square Feet</b>	<b><del>4,108,000</del> <u>4,111,000</u></b>	<b>1,680,100</b>	<b>3,644,000</b>
<b>Total Development Potential</b>			
Total Office Square Feet	<del>5,960,000</del> <u>5,929,000</u>		
Total Retail Square Feet	<del>2,760,000</del> <u>2,794,000</u>		
Total Institutional Square Feet	728,000		
<b>Total Nonresidential Square Feet</b>	<b><del>8,870,000</del> <u>8,873,000</u></b>		
<b>Total Residential Units<sup>2</sup></b>	<b><del>8,900</del> <u>9,790</u></b>		

Note 1: The development potential numbers are approximate.

Note 2: The development potential under the Plan does not include potential housing bonuses allowed under the Affordable Dwelling Unit (ADU) Ordinance and the Board of Supervisors Workforce Housing Policy (WDU).

**MODIFY FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through April 12, 2022, Baileys Crossroads Community Business Center, Land Use Concept, page 51. Modify Map 5 and add note to indicate there is additional redevelopment guidance for Sub-unit B-5:



Note: See Sub-unit B-5 for additional redevelopment guidance.

**LAND USE CONCEPT – TOWN CENTER DISTRICT** **MAP 5**

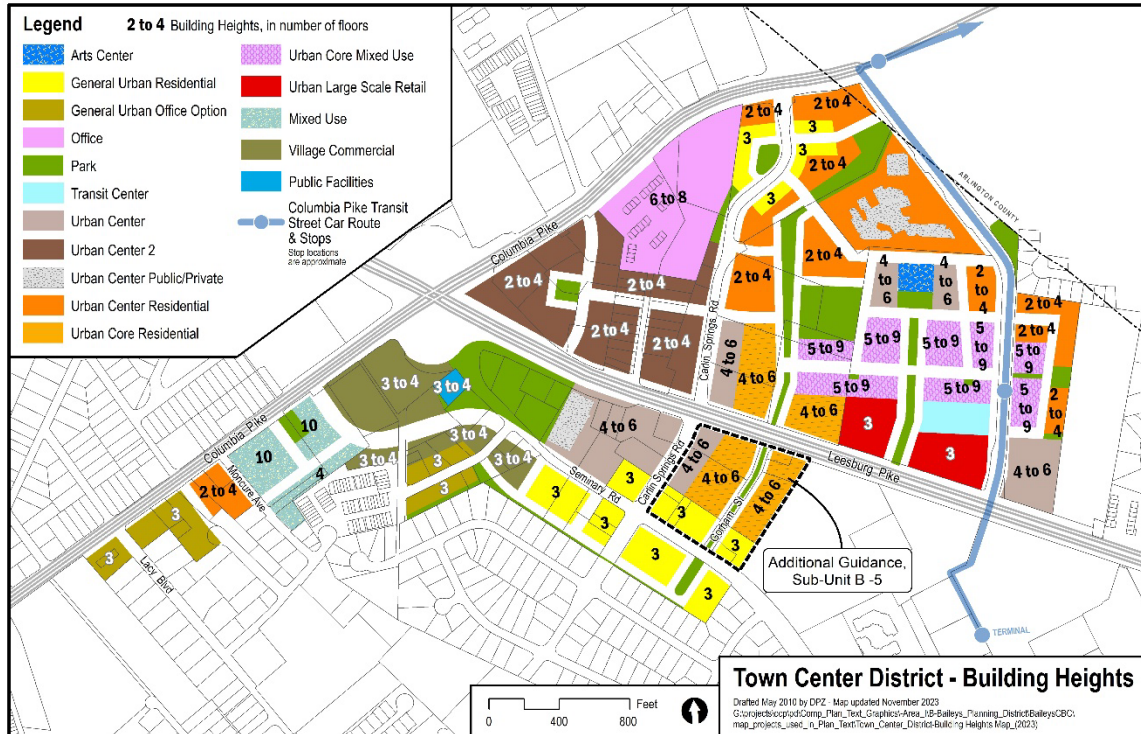
**MODIFY FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through April 12, 2022, Baileys Crossroads Community Business Center, Land Use Categories, page 53. Add note to Table 3 to indicate there is an additional option for portion of Sub-unit B-5.

**TABLE 3 – LOCATION, LAND USE MIX HEIGHT AND DENSITY –  
 LAND USE CATEGORIES**

LAND USE CATEGORY <sup>1,2</sup>	LOCATION	LAND USE MIX, INTENSITY & MIX OF USES	FLOORS
1.Urban Core Mixed-Use Area	In the central portion of the areas to the north of Leesburg Pike	Ground Floor –shop-front retail Upper Floors –residential & office 2 to 2.5 FAR	5 – 9
2.Urban Large Scale Retail	On the north side of Leesburg Pike	Ground Floor –shop-front retail Upper Floors – big box retail uses 1.5 to 2 FAR	3
3.Urban Core Residential/Neighborhood Retail	On the north and south side of Leesburg Pike along a new north-south linear park	Ground Floor – residential; office; retail Upper Floors – residential 1 to 1.5 FAR	4 – 6
4.Urban Center Mixed-Use (Type 1)	On the north side of Leesburg Pike, on the east side of Carlin Springs Road & south side of Leesburg Pike	Ground Floor –residential; office; retail Upper Floors –residential; office 1 to 1.5 FAR	4 – 6
5.Urban Center Mixed Use (Type 2)	On the north side of Leesburg Pike & west side of Carlin Springs Road	Ground Floor –residential; office; retail Upper Floors –residential; office 1 to 1.5 FAR	2 – 4
6.Urban Center Residential	On the north side of Leesburg Pike, south side of Leesburg Pike and east side of Columbia Pike	Ground Floor –office; retail Upper Floors – residential 0.5 to 1 FAR	2 - 4
7.General Urban	On the south side of Leesburg Pike, east side of Columbia Pike	Residential 0.5 to 1 FAR	3
8.General Urban (Office Option)	On both sides of Center Lane	Office 0.5 to 1 FAR	3
9.Village Commercial	On the south side of Leesburg Pike along both Columbia Pike & the realigned Seminary Road	Ground Floor –retail; office Upper Floors –residential; office; retail 0.5 to 1 FAR	2 – 4
10.Office Single-Use	On the south side of Columbia Pike & the east side of Carlin Springs Road	Office 1 to 1.5 FAR	6 – 8
11. Public Facility Use	North of the realigned Seminary Road (Tax Map Parcel 61-2 ((20))7)	Public Facility 0.5 to 0.7 FAR	3 to 4

1. Off-street Parking for Land Use categories 1 to 5, 10 should be included in structures beneath or behind the proposed buildings. Parking for Land Use categories 6, 7, 8 and 9 should be included in structures or surface parking lots behind the proposed buildings. If townhouse style development is proposed for Land Use categories 7 and 8, parking is self-parked, with space provided on each lot or in private garages, entered from behind the buildings.
2. See Sub-Unit B-5 for additional guidance regarding a second redevelopment option that includes heights ranging from 5-14 stories and planned intensity up to 2.5 FAR.

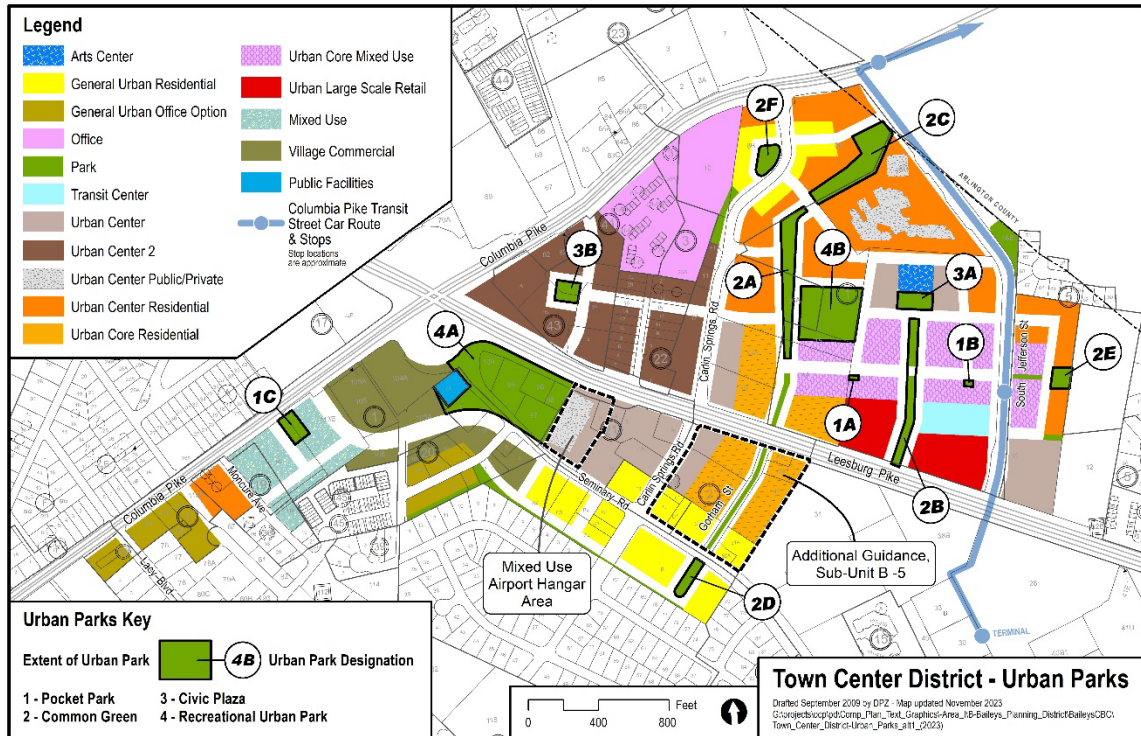
**MODIFY FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through April 12, 2022, Baileys Crossroads Community Business Center, Building and Site Design, page 56. Modify Map 6 and add note to indicate there is additional redevelopment guidance for Sub-unit B-5:



Note: See Sub-unit B-5 for additional redevelopment guidance.

**MAP 6**

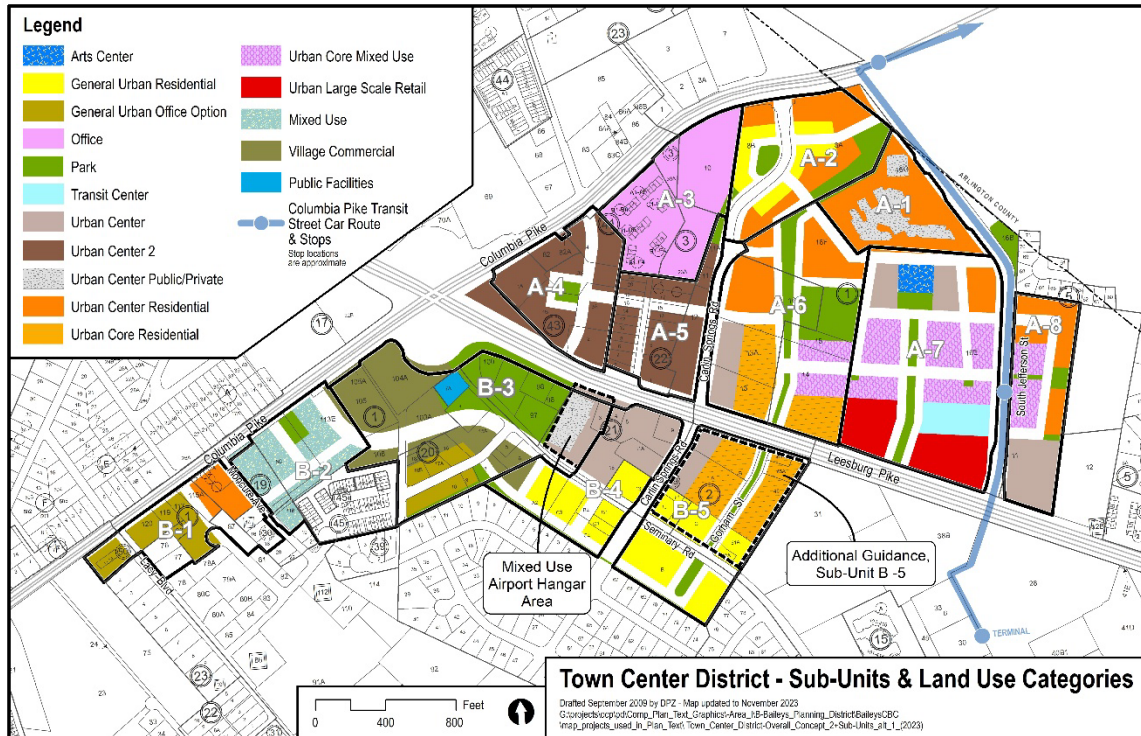
**MODIFY FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through April 12, 2022, Baileys Crossroads Community Business Center, page 72. Modify Map 9 and add note to indicate there is additional redevelopment guidance for Sub-unit B-5:



Note: See Sub-unit B-5 for additional redevelopment guidance.

**TOWN CENTER DISTRICT PARKS** **MAP 9**

**MODIFY FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through April 12, 2022, Baileys Crossroads Community Business Center, page 76. Modify Map 11 and add note to indicate there is additional redevelopment guidance for Sub-unit B-5:



Note: See Sub-unit B-5 for additional redevelopment guidance.

**TOWN CENTER DISTRICT SUB-UNITS AND LAND USE CATEGORIES** **MAP 11**

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through April 12, 2022, Baileys Crossroads Community Business Center, Sub-unit B-5, Recommendations, pages 88-89:

“Sub-Unit B-5

This sub-unit is located on the south side of Leesburg Pike, east side of Carlin Springs Road, east and west sides of Gorham Street and north and south sides of Seminary Road. This sub-unit is currently developed with ~~the Chesapeake Shopping Center and other~~ retail and service uses on the north side of Seminary Road and the ~~Sunset Park~~ Carousel Court Apartments consisting of 90 multifamily residential units on the south side of Seminary Road.

*Base Plan Recommendation* – The base plan recommendation for this sub-unit is 93,200 square feet of retail uses, 20,900 square feet of institutional uses and 90 multifamily residential units at 16-20du/ac. All of the 90 units are affordable dwelling units.

*Redevelopment Option* – This sub-unit is planned for mixed-use development. The area on the north side of Seminary Road is owned by multiple entities and will require consolidation for redevelopment.

Any redevelopment option for the existing ~~Sunset Park~~ Carousel Court Apartments (Tax Map parcel 61((4))(1)7B) on the south side of Seminary Road should retain the existing number of affordable units. Since this area to the south of Seminary Road is owned by a single entity, no consolidation is necessary for redevelopment to occur.

~~A common green should be located at the terminus of Gorham Street. This small green should be designed with shade trees, open play areas, trails and a playground. The center of Gorham Street is planned to have a linear green space that continues as a green street that crosses Leesburg Pike to connect to Sub Unit A-6 on the north side of Leesburg Pike. This linear green space is to be integrated into the street network for this sub-unit.~~

~~— The street with the linear park planned for Sub Unit B-4 may be continued on the south side of this sub-unit to enhance the pedestrian connectivity for the Sunset Park Apartments.~~

Redevelopment of this sub-unit (approximately 12.7 acres) is envisioned to include a mixed-use development with a maximum of 31,000 square feet of office uses, 15,000 square feet of retail uses, and 500 multifamily residential units. A minimum of 90 units out of the 520 units should be affordable housing units in accordance with the affordable housing recommendations of the Policy Plan. This sub-unit is to be developed with the following mixed-use land use categories listed in the Land Use Categories section for the Town Center District and shown on Map 5 and the planned urban parks shown on Map 9 in the Town Center District Parks and Recreation section.

- The Urban Center Mixed Use land use category on the north side of Seminary Road, east side of Carlin Springs Road and south side of Leesburg Pike
- The Urban Core Residential and Neighborhood Retail land use category on the east and west sides of Gorham Street, south side of Leesburg Pike and north side of Seminary Road
- The General Residential Area land use category on the north and south sides of Seminary Road



Second Redevelopment Option –The area north of Seminary Road may be appropriate for higher intensity mixed-use redevelopment up to 2.5 FAR with parcel consolidation and building heights up to 14 stories along Leesburg Pike, transitioning to 5 stories on Seminary Road. The mix is envisioned to include up to 1,300 multi-family residential units and ground floor community-serving retail up to 65,000 square feet. In addition, the following conditions should be met:

- Development should include a variety of housing types and sizes;
- A crosswalk with pedestrian refuge island should be provided at the intersection of Seminary Road at Gorham Street;
- A crosswalk with pedestrian signal and refuge island should be provided on Leesburg Pike at Gorham Street;
- Primary vehicular access to the site should be provided from Carlin Springs Road and Seminary Road, and through streets internal to the site. Additional access may be provided via Gorham Street, though access points should be limited or consolidated to the extent feasible to reduce potential conflicts between vehicles, bicyclists, and pedestrians; and
- Site design should not preclude necessary accommodations for future planned transit along Leesburg Pike which is designated as an Enhanced Public Transit Corridor.

Parks and Recreation- Redevelopment options for Sub-Unit B-5 should include usable park space to support the residents and employees that are anticipated. These spaces should be of proper size and design to function primarily as recreational amenities. A common green should be located at the terminus of Gorham Street. This small green should be designed with shade trees, open play areas, trails and a playground. The center of Gorham Street is planned to have a linear green space that continues as a green street that crosses Leesburg Pike to connect to Sub-Unit A-6 on the north side of Leesburg Pike. This linear green space is to be integrated into the street network for this sub-unit. The street with the linear park planned for Sub-Unit B-4 may be continued on the south side of this sub-unit to enhance the pedestrian connectivity for the Carousel Court Apartments. For the second redevelopment option, creation of a large signature park space is encouraged.

#### Full Consolidation Option for Sub-Units B-4 and B-5

If Sub-Units B-4 and B-5 are consolidated, it will offer the highest potential and maximum flexibility for increased density within the Baileys Crossroads CBC because both the sub-units will become one large sub-unit on the south side of Leesburg Pike in the vicinity of the future transit stop proposed along South Jefferson Street.

Under this consolidation option, various mixed use land use categories consisting of retail, office and residential can be proposed in addition to and in lieu of the applicable land use categories listed in the Land Use Categories section of the Town Center District-wide recommendations. Ground floor retail should be provided for all the land uses.

The planned mixed-use land uses along Leesburg Pike could include more retail and office uses and the planned land uses on the southern portions of this consolidated sub-unit could include more residential uses.

Buildings can be five to seven stories in height with the lowest height of the buildings along the streets and the southern boundary of the consolidated sub-units and the tallest buildings in central portion of these consolidated sub-units.

Common greens are envisioned for this sub-unit. Gorham Street in this sub-unit is envisioned to be part of a central linear green that continues as a green street that crosses Leesburg Pike to connect to Sub-Unit A-6 on the north side of Leesburg Pike. This central linear green is to be integrated into the planned street network for this sub-unit.

A grid of new local streets is also planned for these consolidated sub-units to increase the ease and safety of pedestrians and vehicles. The grid would include both north/south and east/west streets providing better access and connectivity to these consolidated sub-units.

Under this consolidated option, redevelopment for these consolidated sub-units (approximately 22 acres) is envisioned to include a mixed-use development with a maximum of 126,000 square feet of office uses, 43,000 square feet of retail uses, and 800 multifamily residential units and the planned urban parks listed in the Town Center District Parks and Recreation section. Ninety of the multifamily residential units should be affordable units in accordance with the affordable housing recommendations of the Policy Plan.”

**MODIFY FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through April 12, 2022, Baileys Crossroads Community Business Center, page 92. Modify Table 6 to add note to indicate there is additional guidance for Sub-unit B-5:

**TABLE 6 – TOWN CENTER DISTRICT  
 LAND UNIT RECOMMENDATIONS SUMMARY**  
 (continued)

<b>Sub-Unit</b>	<b>Base Plan</b>	<b>Redevelopment Option</b>	<b>Comprehensive Plan Map</b>
A-6	162,700 square feet of industrial uses and 171,800 square feet of retail uses	A maximum of 156,000 square feet of office uses, 79,000 square feet of retail uses and 950 multifamily residential units	Mixed-Uses
A-7	432,100 square feet of retail uses.	A maximum of 468,000 square feet of office uses, 615,000 square feet of retail uses, 700 multifamily residential units and a minimum of 62,000 square feet of institutional uses	Mixed-Uses
A-8	105,000 square feet of retail uses	A maximum of 157,000 square feet of office uses, 74,000 square feet of retail uses and 500 multifamily residential units	Mixed-Uses
B-1	16,600 square feet of office uses and 14,100 square feet of retail uses	A maximum of 44,000 square feet of office uses, 3,000square feet of retail uses and 100 multifamily residential units.	Mixed-Uses
B-2	36,600 square feet of retail uses and 30,700 square feet of office uses	A maximum of 561,000 square feet of retail/office /residential mixed uses, 60 single-family attached dwelling units and a minimum of 22,000 square feet of institutional uses	Mixed-Uses
B-3	129,900 square feet of industrial uses, 104,800 square feet of retail uses and approximately 22,000 square feet of public facility use.	A maximum of 174,000 square feet of office uses, 128,000 square feet of retail uses, 300 multifamily residential units, a minimum of 22,000 square feet of institutional uses and approximately 22,000 square feet of public facility use.	Mixed-Uses
B-4	189,000 square feet of retail uses and 48,000 square feet of office uses	A maximum of 96,000 square feet of office uses, 27,000 square feet of retail uses and 300 multifamily residential units	Mixed-Uses
B-5 <sup>1</sup>	93,200 square feet of retail uses, 20,900 square feet of institutional uses and 90	A maximum of 31,000 square feet of office uses, 15,000 square feet of retail uses and 500 multifamily residential	Mixed-Uses

	multifamily residential units	units	
--	----------------------------------	-------	--

1. See Sub-Unit B-5 for additional guidance regarding a second redevelopment option.

**COMPREHENSIVE LAND USE PLAN MAP:**

The Comprehensive Land Use Plan Map will not change.

**TRANSPORTATION PLAN MAP:**

The Countywide Transportation Plan Map will not change.