

AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA 2013 EDITION

GENERAL LOCATION: North of Columbia Pike and west of Carlin Springs Road

PLANNING AREA AND DISTRICT: Area I, Baileys

SUB-DISTRICT DESIGNATION: Baileys Crossroads Community Business Center, Land Unit C, Sub-Unit C-4

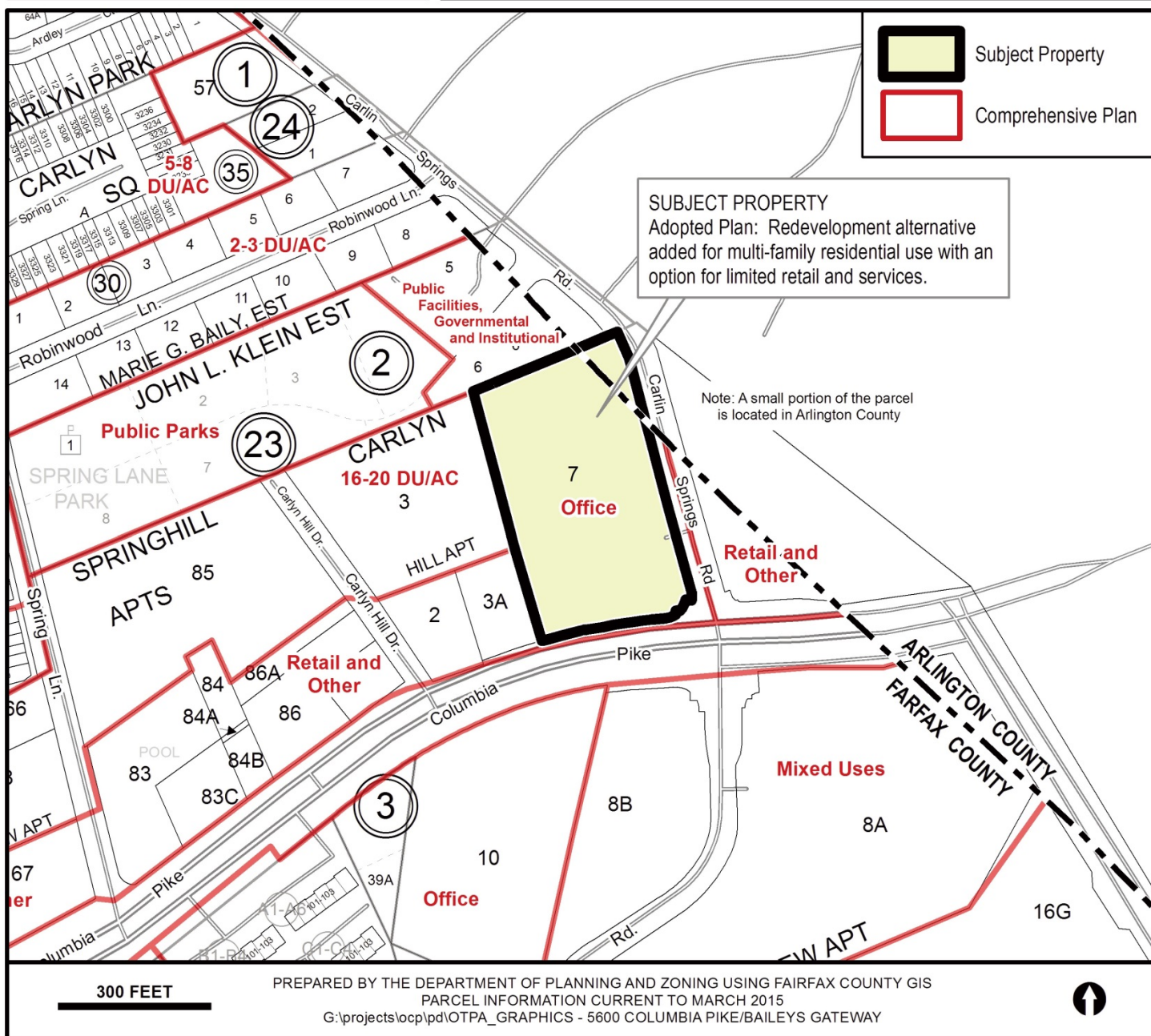
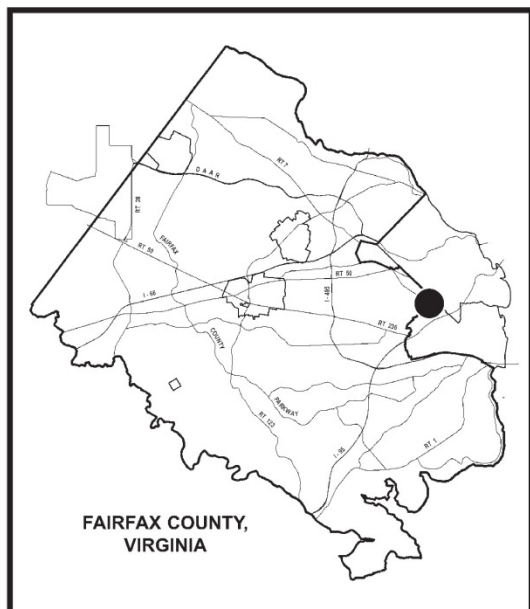
PARCEL LOCATION: 62-1 ((1)) 7

SUPERVISOR DISTRICT: Mason

ADOPTED: March 3, 2015

ITEM NO. 2014-I-B1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



AMENDMENT TO THE COMPREHENSIVE PLAN (2013 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 as underlined and deleted text is shown with a ~~strike through~~.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, amended through 1-13-2015, Baileys Crossroads Community Business Center, Recommendations, page 98 as follows:

“Sub-Unit C-4

This sub-unit is located on the west side of Columbia Pike and north side of Spring Lane. It includes parcels fronting on Spring Lane and extending along Columbia Pike to the Arlington County boundary. It is currently developed with neighborhood-serving retail and office uses fronting on Columbia Pike and multifamily residential uses to the north and along the Arlington County line.

Base Plan Recommendations – The base plan recommendation for this sub-unit is 184,900 square feet of office uses, 19,200 square feet of retail uses and 223 multifamily residential units.

Redevelopment Option - This sub-unit is planned for neighborhood-serving retail and office uses fronting on Columbia Pike and multifamily residential uses to the north and along the Arlington County line. Tax Map parcels 62-1((1))2 and 3A, located east of Carlyn Hill Drive at Columbia Pike, and Tax Map parcel 61-2((1))67, located west of Spring Lane, are developed with and planned for neighborhood- serving retail uses of the same type and current intensity.

Tax Map parcel 62-1((1))7, located in the northwest quadrant of the intersection of Carlin Springs Road and Columbia Pike, is planned for office use at its existing intensity. As an alternative, residential use at up to 400,000 square feet (up to 450 multifamily dwelling units) with an option for ground-level support retail and services is planned, subject to the following conditions:

- Development should take an urban form with an activated ground floor space along Columbia Pike and pedestrian amenities as described in the Urban Design section of the Baileys Crossroads Community Business Center;
- Development should include a signature element at Columbia Pike and Carlin Springs Road to serve as a gateway feature for this eastern entrance to the Baileys Commercial Business Center;
- Development should be designed with parking structures behind and/or under buildings;
- Access points to Carlin Springs Road should be minimized; and

- Interparcel vehicular and pedestrian access to adjacent parcels should be provided, including exploring the opportunity to provide a convenient pedestrian connection to Spring Lane Park.

Together with the garden apartments at 5565 Columbia Pike, parcels west of Carlin Hill Drive are designated as gateway locations.

As an option, office use with ground floor retail up to 0.50 FAR may be appropriate for those parcels fronting on Columbia Pike between Spring Lane and Carlin Hill Drive provided that two or more parcels are consolidated, access points to Columbia Pike are minimized, access to redeveloped parcels is provided via median breaks, and pedestrian linkages to adjacent commercial uses are provided.

As a transition to adjacent residential uses, building height should be limited to 40 feet and an effective landscape buffer to the adjacent multifamily housing should be provided.

Redevelopment of this sub-unit (approximately 18.6 acres) is envisioned to include a maximum of 166,000 square feet of office uses, 62,000 square feet of retail uses and 250 multifamily residential units. An additional 450 multifamily dwelling units may be developed as an alternative to office development on Tax Map Parcel 62-1((1))7.”

COMPREHENSIVE

LAND USE PLAN MAP: The Comprehensive Land Use Plan Map will not change.

COMPREHENSIVE

TRANSPORTATION PLAN MAP: The Countywide Transportation Plan Map will not change.