

BAILEYS CROSSROADS

COMMUNITY INPUT MEETING

REUNION DE LA COMUNIDAD SOBRE
BAILEYS CROSSROADS

WELCOME!
BIENVENIDOS!



PLANNING & DEVELOPMENT



Your Meeting Hosts:
Sus anfitrones de la reunion:

Andrea Dorlester
Project Manager Gerenta de Proyecto

David Huaman
Planner Planificador

Clara Quintero Johnson
Branch Chief Jefa

Penny Gross
Supervisor Funcionaria Electa

Good evening, my name is Andrea Dorlester, with the Fairfax County Department of Planning and Development and I am the project manager for the Baileys Crossroads Planning Study. I am joined tonight by other county staff, including David Huaman, a Planner on my team who will be taking notes and monitoring your questions and comments in the chat; Clara Quintero Johnson, my supervisor in the Planning department; and other county staff from various departments, including Parks and Recreation, Transportation, Community Health, Neighborhood and Community Services, and the Department of Planning and Development's Community Revitalization Section.

Also in attendance is Supervisor Penny Gross, your elected official in the Mason District. Penny, would you like to say a few words?

Agenda

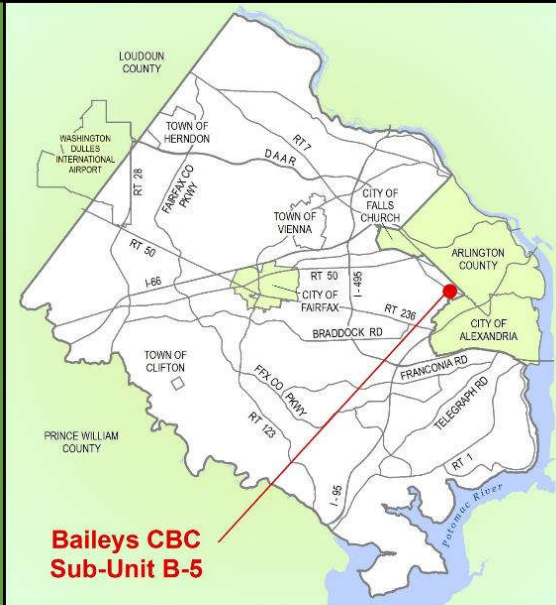
- 1 Welcome!
- 2 Background information
- 3 Existing conditions
- 4 Comprehensive Plan
- 5 Potential development
- 6 Timeline
- 7 Questions & Answers

- 1 ¡Bienvenidos!
- 2 Información general
- 3 Condiciones existentes
- 4 Plan de desarrollo
- 5 Desarrollo potencial
- 6 Línea de tiempo
- 7 Preguntas y respuestas

The agenda for tonight includes a presentation, followed by an opportunity for you to ask questions and make comments. If you could, please hold your questions and comments until the end, after I have finished with the presentation.

Background
information

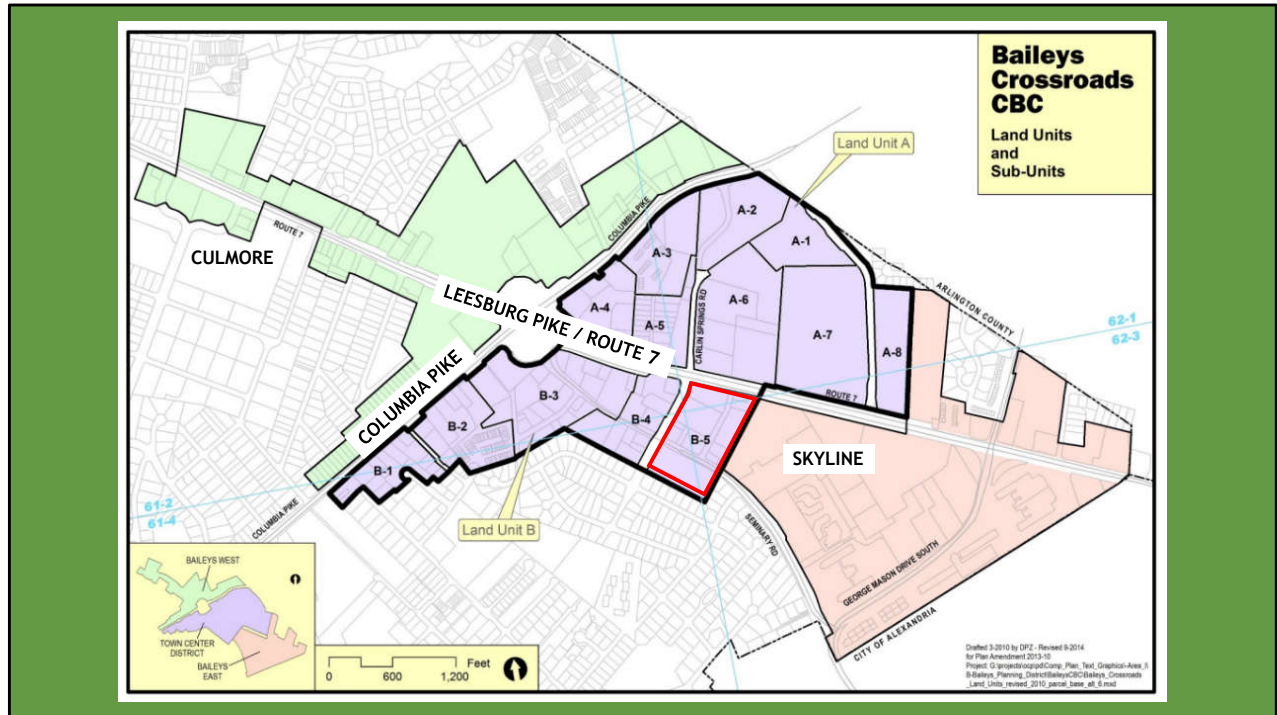
Información
general



Plan Amendment
2022-I-B1
Baileys CBC Sub-Unit B-5



We are here tonight to talk about an area of the Baileys Crossroads Community Business Center that the Board of Supervisors directed County staff to study for possible changes to the Comprehensive Plan.



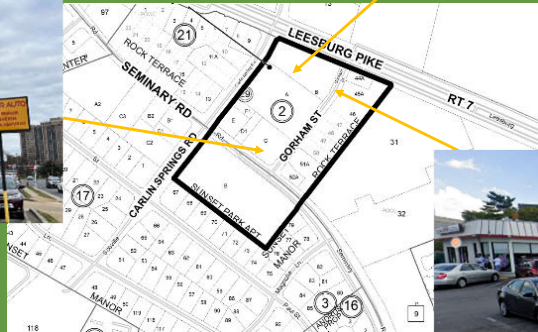
The study area is in the Town Center District of Baileys Crossroads, in Sub-unit B-5.

It is located to the south of Leesburg Pike and just to the west of the Skyline Towers.

The study area is about 13 acres.

Existing
Conditions

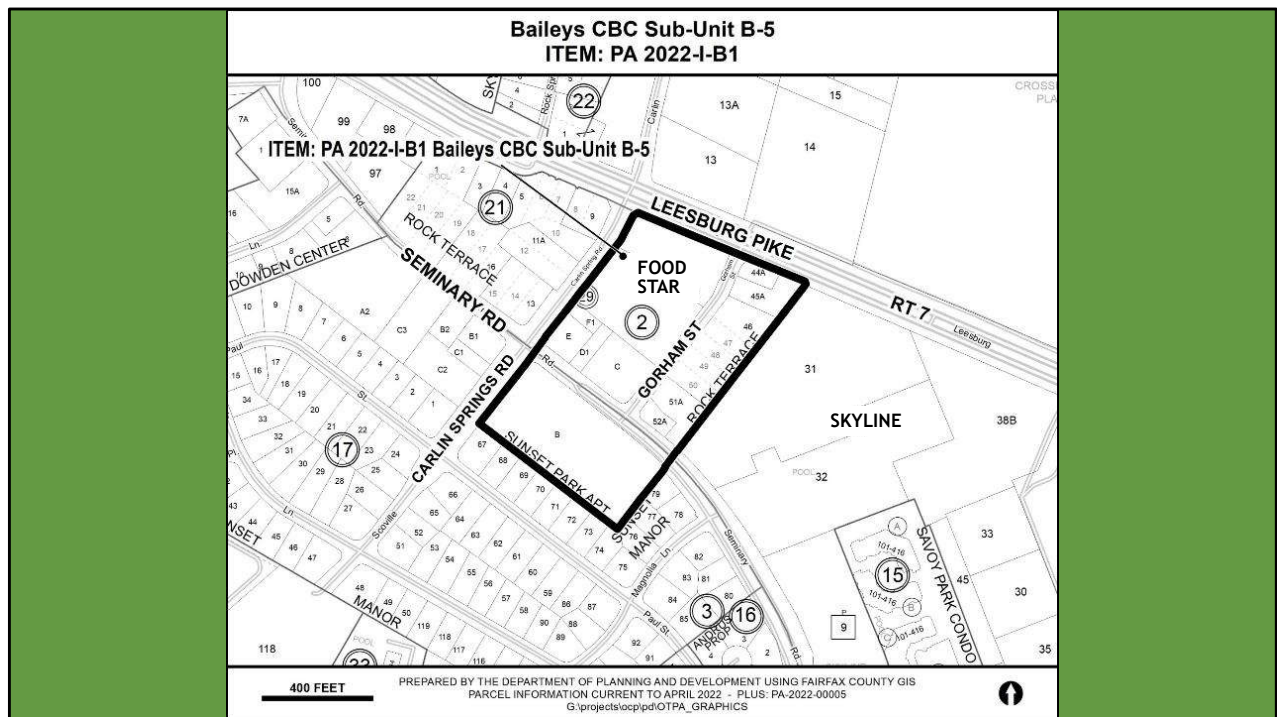
Condiciones
existentes



Here are some photos of the existing buildings and parking lots in the study area. Photo #1 is a view of the Food Star grocery, with the nearest Skyline tower in the background.

Photo #2 is a view of the restaurants and shops along Gorham Street between Food Star and Skyline.

Photo #3 is a view of the auto body shop and office building on Seminary Road, with the Skyline towers in the background.

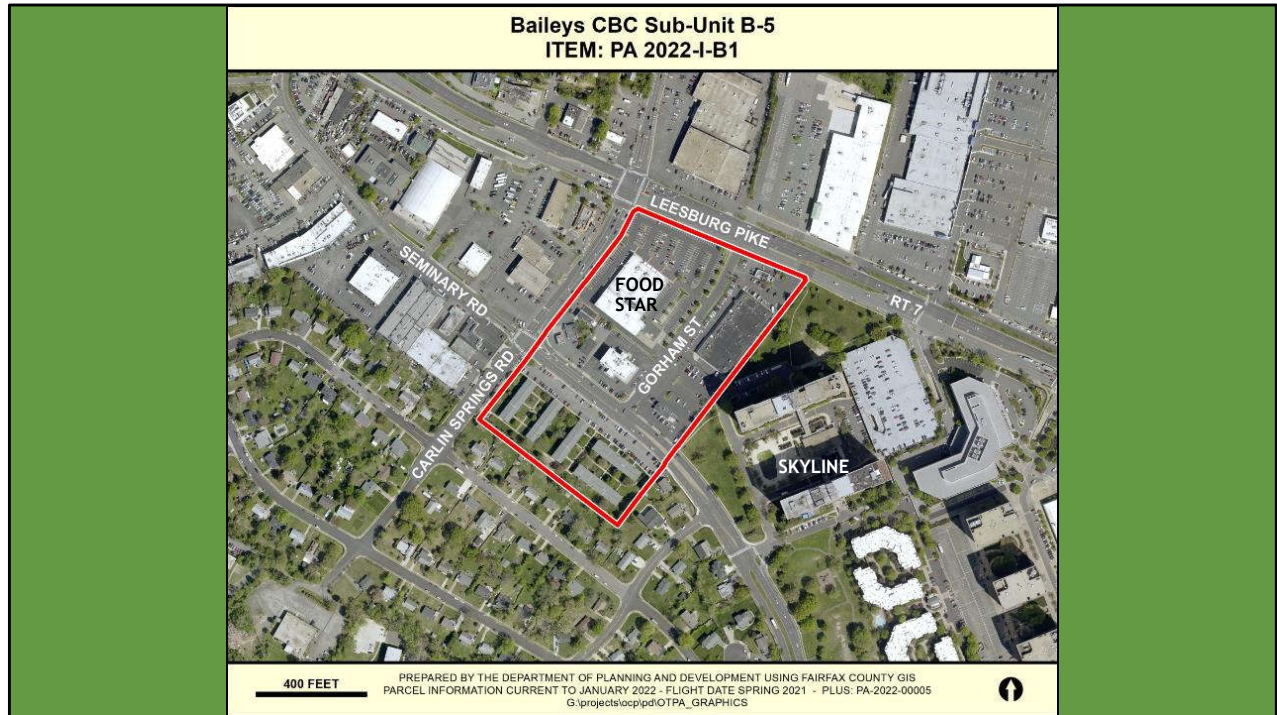


The study area consists of 15 Parcels, all commercially zoned in the C-8 District.

About 4 acres to the south of Seminary Road is developed with the Carousel Court garden-style apartments. The plan for this area will not change.

The study area north of Seminary Road is about 9 acres and includes the Food Star grocery store, a Filipino grocery, several restaurants, a couple of banks, a gas station, an auto repair shop, auto parts store, nail salon, pawn shop, a couple of tobacco and vape shops, and a small amount of office space.

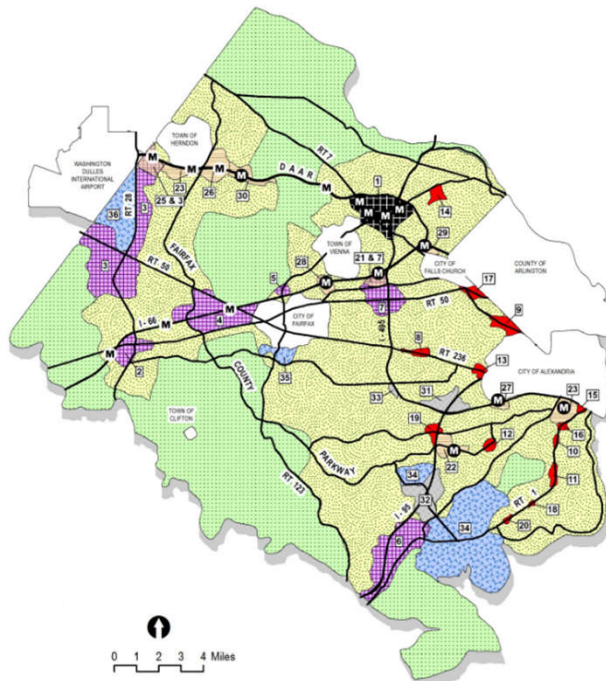
All buildings were constructed between 1959-1965.



This slide shows an aerial photo view of the study area, taken from an airplane. You can see that the study area is surrounded by residential uses to the east and south and commercial uses to the north and west.

Comprehensive Plan

Plan de desarrollo



What is the Comprehensive Plan?

It is Fairfax County's general guide to future land uses and development.

The Plan represents the community's vision for the future. It gives guidance and options for future development.

A recommended future land use change does not mean the County government will develop private property or that redevelopment will happen soon.

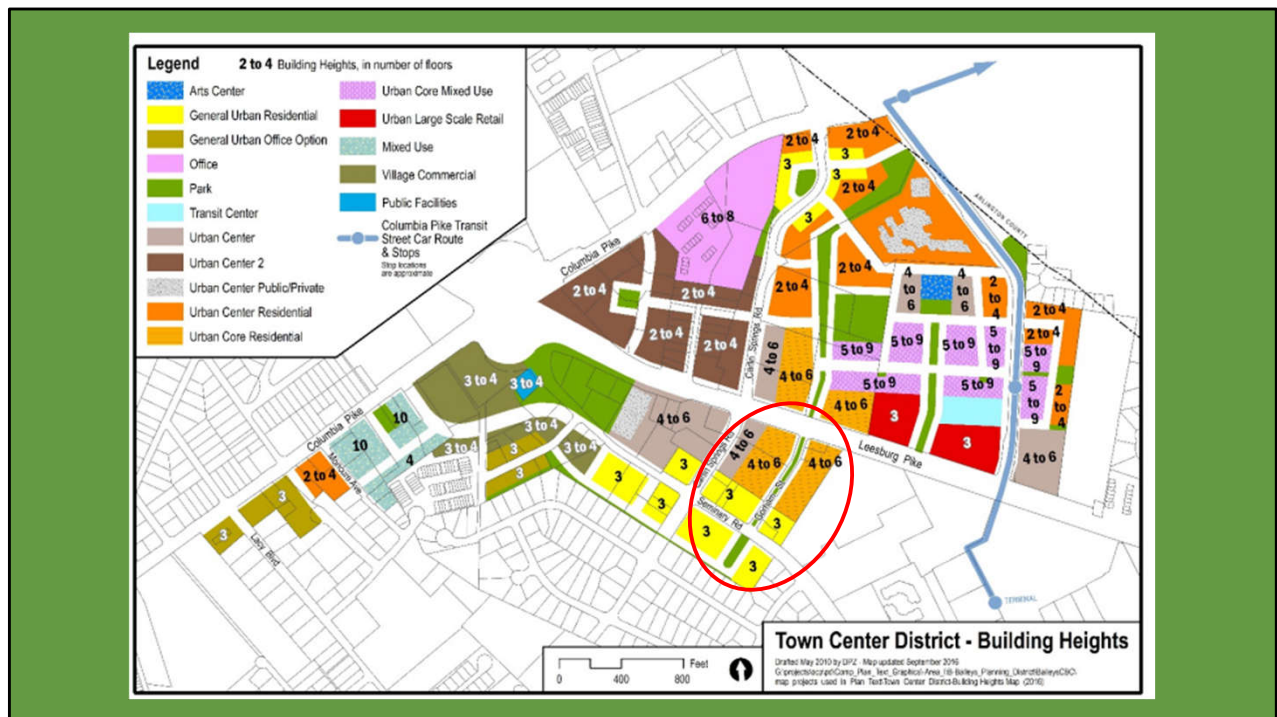
The Plan is a long-term vision, and it depends on individual landowners to decide to develop their property in accordance with the guidance and options in the Plan.

Conceptual
illustrations

Illustrations
conceptuales



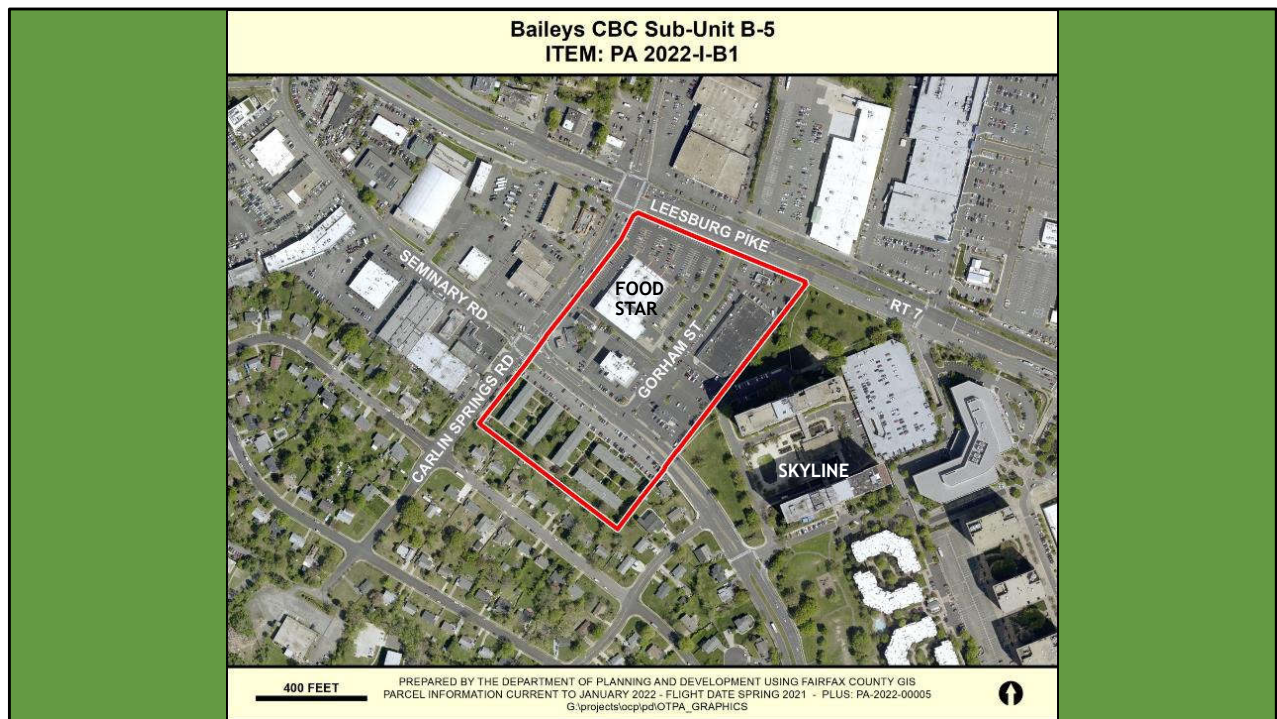
These conceptual illustrations from the Comprehensive Plan show the planned vision for Baileys Crossroads that was approved in the year 2010.



This map from the Comprehensive Plan shows the planned building types and sizes for the Baileys Crossroads Town Center.

The study area we are talking about tonight is planned for residential and mixed-use buildings with ground-floor shops and restaurants. The buildings are planned to be from 3 up to 6 stories tall.

The Plan text also mentions that if both Sub-units B-4 and B-5 consolidate and redevelop together, buildings may be up to 7 stories tall.

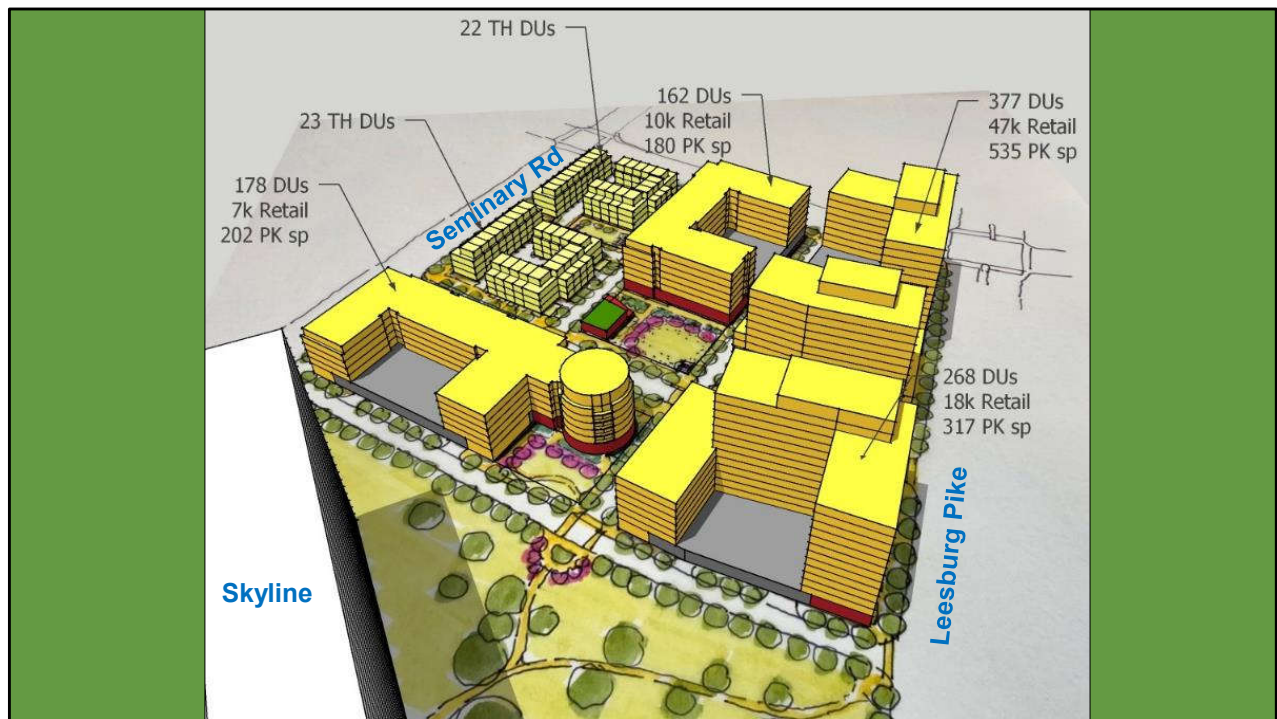


Last year, the Board of Supervisors authorized a study of Sub-unit B-5, because the owner of the Food Star property is interested in redeveloping to tall apartment buildings with ground floor shops.

The Board of Supervisors asked county planners to focus on the area north of Seminary Road and said that there should be no change in land use or density to the Carousel Court apartments located south of Seminary Road.

For the part of the study area north of Seminary Road, The Board of Supervisors asked staff to consider a mix of residential and commercial uses with a strong emphasis on:

- Parcel consolidation
- Design
- Open space
- Building heights from 4 up to 14 stories



Based on the Board of Supervisors guidance, Fairfax County planners created this Conceptual Redevelopment Scenario.

The scenario shows 14-story buildings along Leesburg Pike, stepping down to shorter buildings in the middle of the block and just 4-6 stories along Seminary Road. The primary use is residential, with about 1,000 new apartments and the possibility for about 45 townhouses.

The first floor of some buildings, especially those along Leesburg Pike can include space for shops, restaurants, and other retail uses.

The concept also shows a few new, small park spaces and the potential to connect to existing open spaces nearby. Overall, the design would follow the current Plan guidance for a walkable urban village, with sidewalks on every street and safe crosswalks at every intersection.

It is important to know that this is just one possible outcome for redevelopment and that the entire study area may not redevelop all at once. In fact, only one or two buildings may be built at first, with others to

be built at an unknown time in the future, when property owners are interested and ready.



So, we have some things to think about:

If these properties redevelop, how tall should the buildings be?

What types and sizes of housing are needed?

How much park space is needed?

What does the community need here?

Project Timeline/Línea de tiempo



County staff has been thinking about these questions since last summer and now we would like to hear from you, the members of the community.

Next steps will be to consider community comments and make recommendations.

We use the information you provide to understand what is important to the community.

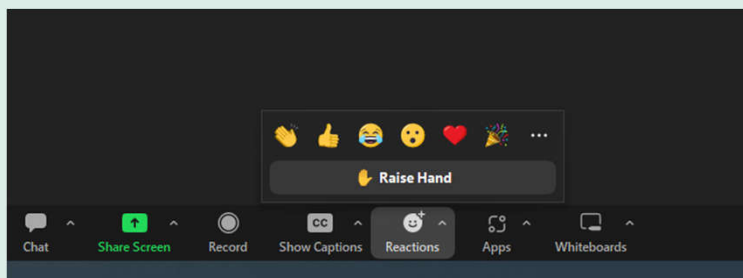
A staff report with recommendations will be published later in the spring and will be followed by a Planning Commission public hearing and then a hearing before the Board of Supervisors, at which time the Board will decide whether to change the Plan for this area.

QUESTIONS & COMMENTS



Select the **Reactions** icon at the bottom of the screen
Then click on **Raise Hand** to ask to speak.

Questions can also be asked via the **Chat** box



Now we would like to hear from you. What questions do you have?

What do you think of the proposed changes?

What concerns do you have?

What would you like us to know about this area?

Thank you!
Gracias!

Visit the project web page to fill out a survey

Feel free to send your comments to andrea.dorlester@fairfaxcounty.gov

Or call 703-324-2654 with questions



Thank you for your participation tonight! I would also like to thank my Fairfax County colleagues as well as Tania and Luci, our Spanish language interpreters for their help.

If you would like to share your comments in writing, you may visit the project web page and complete a survey, or you may send me an email or call me on the phone. My contact information is on the screen, and we have also included this information in the chat.