



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: 2014-I-B2
October 22, 2014

GENERAL LOCATION: Columbia Pike from Moncure Avenue to a point 500 feet west of the Leesburg Pike interchange.

SUPERVISOR DISTRICT: Mason

PLANNING AREA: Area I

SPECIAL AREA: Baileys Crossroads Community Business Center

SUB-DISTRICT DESIGNATION:
Town Center District, Land Unit B-2

PARCEL LOCATION: 61-2 ((1)) 112A, 113, 113A, 113C, 114; 61-2 ((19)) 5A, 11A; 61-4 ((30)) 15, 17

PLANNING COMMISSION PUBLIC HEARING:
Wednesday, November 5, 2014 @ 8:15 PM

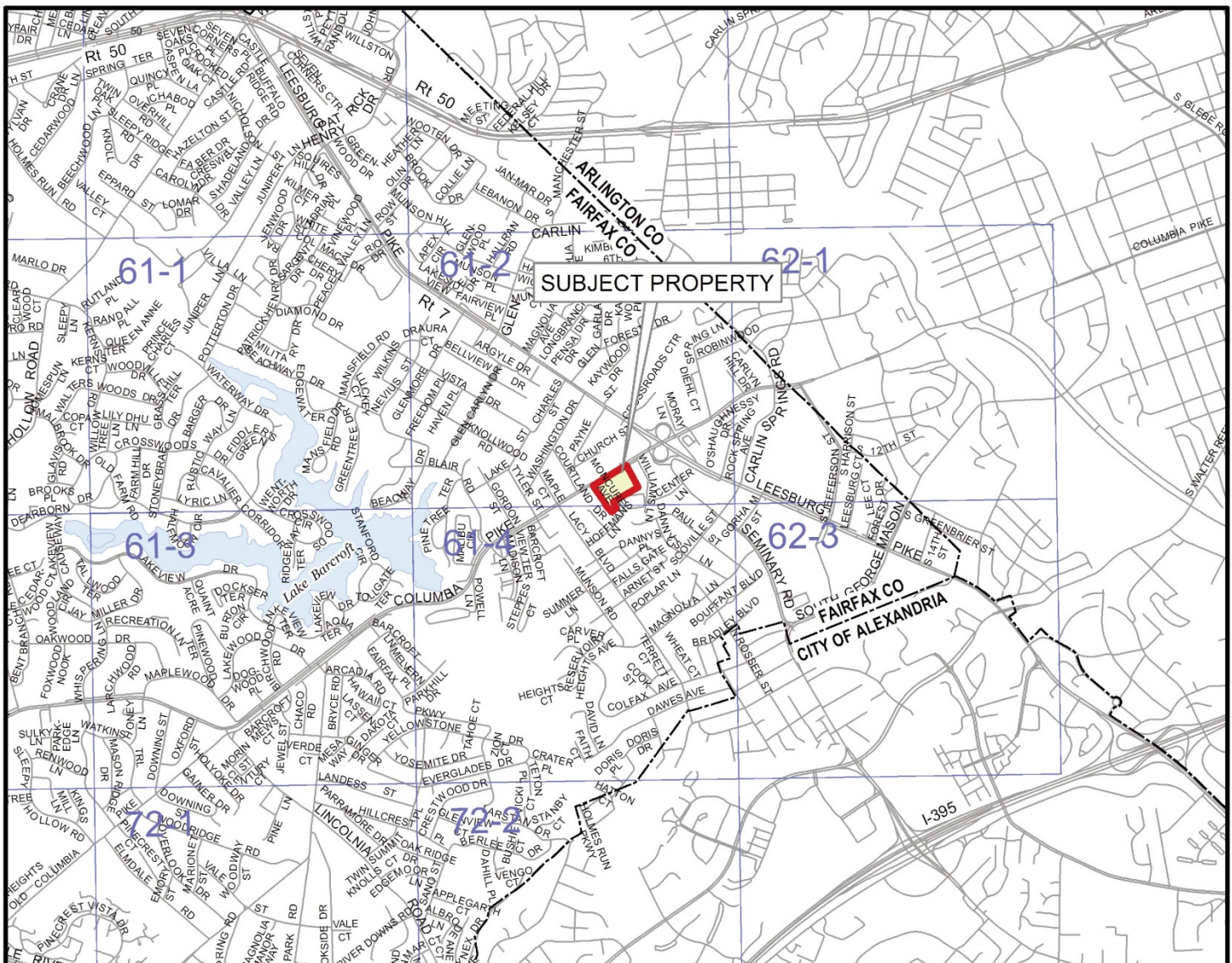
BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, December 2, 2014 @ 5:00 PM

**PLANNING STAFF DOES RECOMMEND
THIS ITEM FOR PLAN AMENDMENT**

For additional information about this amendment call (703) 324-1380.



Reasonable accommodation is available upon 48 hours advance notice. For additional information about accommodation call (703) 324-1334.



3000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
Baileys Crossroads CBC, SE Quadrant

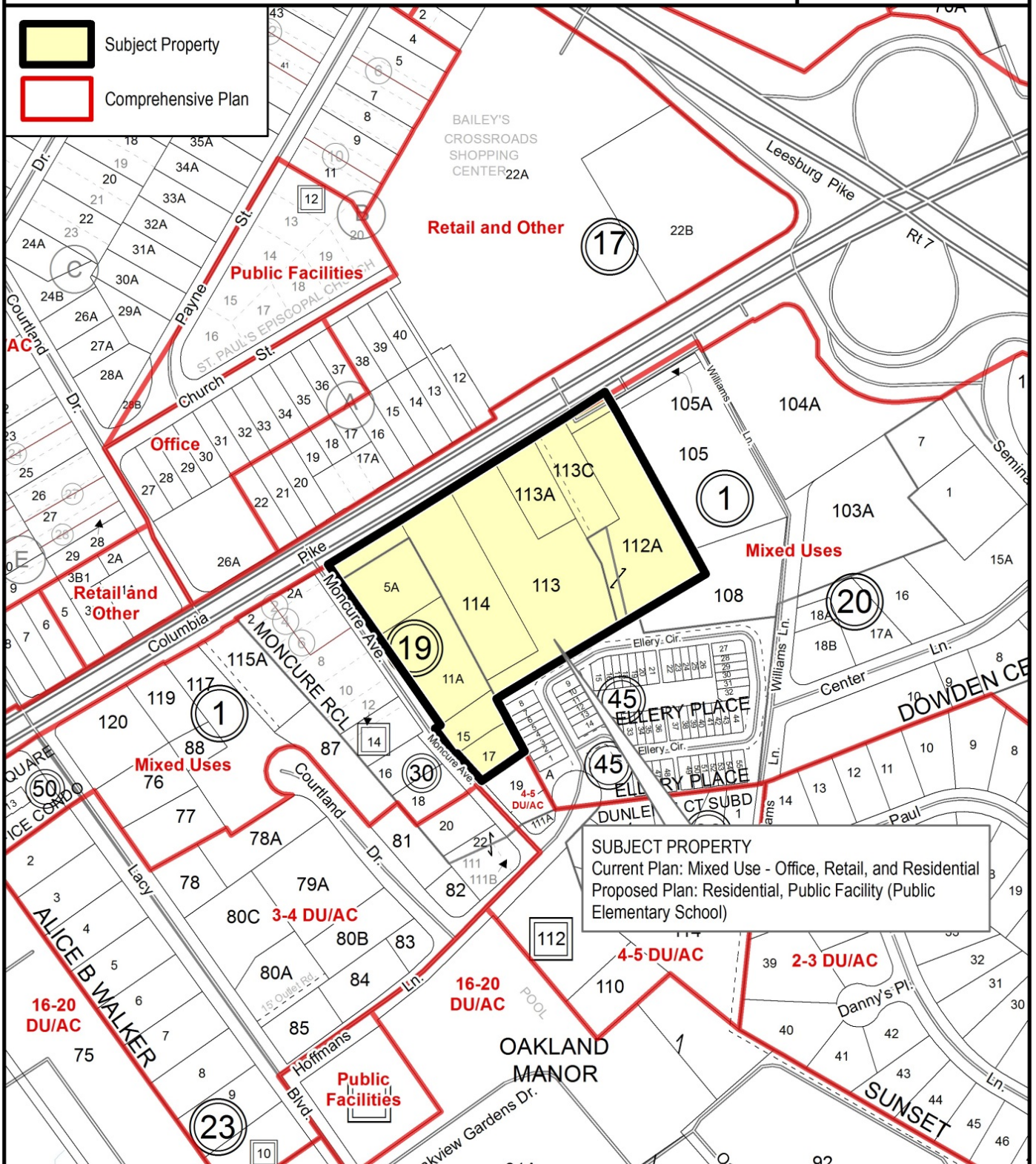
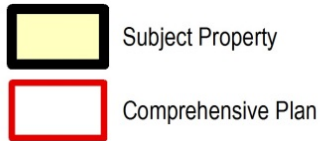


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CURRENT PLAN AND PROPOSED CHANGE

PARCEL LOCATION MAP SHOWING CURRENT PLAN AND PROPOSED CHANGE FOR
SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

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STAFF REPORT FOR PLAN AMENDMENT 2014-I-B2

BACKGROUND

On July 1, 2014, the Board of Supervisors authorized a Plan amendment for Tax Map Parcels 61-2 ((1)) 112A, 113, 113A, 113C, 114; 61-2 ((19)) 5A, 11A; and 61-4 ((30)) 15 and 17 in Sub-Unit B-2 of the Town Center District of the Baileys Crossroads Community Business Center (the study area).¹ The area consists of approximately 7.40 acres of land, generally located at the southeast corner of Moncure Avenue and Columbia Pike, in the southeast quadrant of the “crossroads” of Leesburg Pike and Columbia Pike (Figure 1).

When the Comprehensive Plan for the Baileys Crossroads CBC was amended in 2010, the land in study area, which includes Board-owned land, was principally recommended for office and retail use. Since then, changes have occurred which present new redevelopment opportunities that, although consistent with the area-wide recommendations for Bailey’s Crossroads and the Town Center District, are not specifically envisioned in the current Plan. Tax Map Parcels 61-2 ((1)) 112A, 113, 113A, 113C, and 114; and 61-4 ((30)) 15 and 17 have been assembled by Avalon Bay Communities, a national multi-family residential developer. At the same time, Fairfax County Public Schools has been exploring options to relieve overcrowding at schools in the Baileys Crossroads area, including the possibility of building a new elementary school on and in the vicinity of Tax Map Parcels 61-2 ((19)) 5A, 11A, which are owed by the Board of Supervisors. Through the facilitation of the Mason District Supervisor’s Office, Office of the County Executive, Office of Community Revitalization, Department of Planning and Zoning (DPZ), and others, the concept to redevelop the study area and provide a new school site as part of a public-private partnership was conceived. Subsequently, Avalon Bay filed a rezoning and final development plan application to permit the construction of a 251-unit, five-story multifamily residential building along Columbia Pike, as well as five single family attached townhouses on parcels 61-4 ((30)) 15 and 17 on Moncure Avenue. In addition, the land at the corner of Moncure Avenue and Columbia Pike, including the Board-owned parcels, is set aside for an approximately 125,000 square foot multi-level elementary school with structured parking and rooftop athletic facilities. The development plan includes the provision of right-of-way and partial construction of a new street connection from Moncure Avenue to Seminary Road and Columbia Pike, as recommended in the Comprehensive Plan. However, as the precise mix of uses is not specifically recommended in the current Plan, a Plan amendment is necessary to facilitate the proposed rezoning and support the public-private redevelopment.

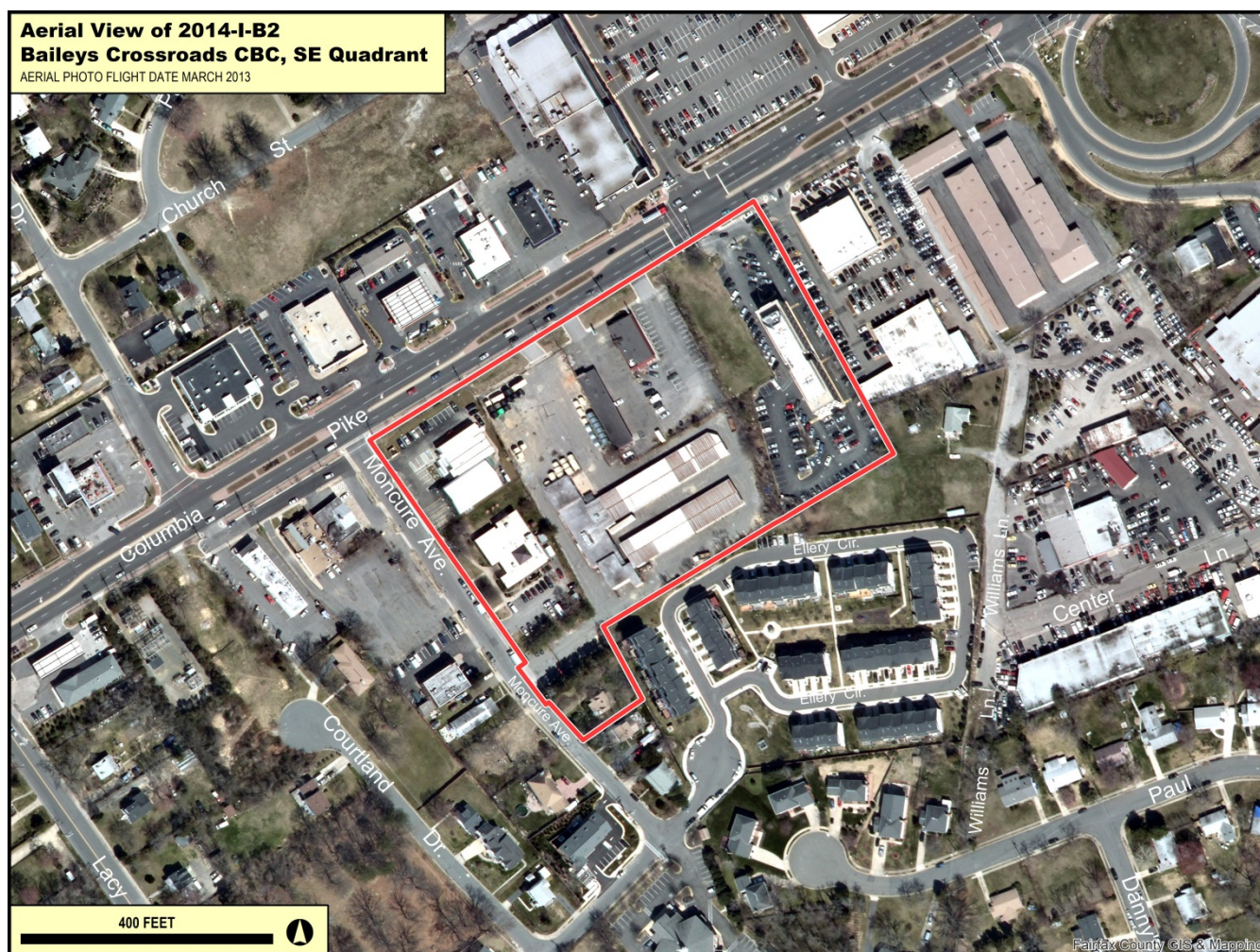
CHARACTER OF THE AREA

The study area is predominantly characterized by a mixture of older commercial uses typical of the Baileys Crossroads area. A 1960’s-era five-story office building known as the Bailey’s International Center is located at the northeastern end of the study area, adjacent to the Radley Acura dealership. Moving southwest along Columbia Pike there is a vacant piece land,

¹ Tax Map Parcels 61-2 ((1)) 112 and 61-2 ((45)) B were merged by deed in 2003 (DB 15488, PG 1117). County records now reflect a new parcel 61-2 ((1)) 112A. All of the land area included in the new merged parcel was included by the Board in their motion authorizing the plan amendment, thus no new authorization is required. This report uses the new number wherever applicable.

restaurant, auto repair facility, and a utility repair facility with large outdoor covered storage areas. Southwest of that, at the corner of Moncure Avenue, is Board-owned land that contains a temporary firehouse² and the Baileys Community Homeless Shelter. There is a single family detached house south of the shelter along Moncure Avenue. The study area is mostly zoned C-8 and C-3; Tax Map Parcel 61-4 ((30))17, south of the shelter on Moncure Avenue is zoned R-3.

Figure 1. Aerial View of Study Area



The study area is surrounded by commercial uses to the north, east, and west along and across Columbia Pike and Moncure Avenue. These include the Radley Acura Dealership, part of the Baileys Crossroads Shopping Center, several restaurants, a dry cleaner, gas station, and convenience store. The Ellery Place townhouses along with the Crossroads Baptist Church and several single-family homes are located to the south, southeast, and southwest.

² The temporary Baileys Crossroads Volunteer Fire station was erected in 2012 while the station's permanent facility at the corner of Columbia Pike and Firehouse Lane is rebuilt. It is expected that the new station will be completed in late 2014, after which the temporary facility and parking area will be completely removed.

The study area is within Sub-Unit B-2 of the Town Center District of the Baileys Crossroads CBC. It comprises all of the sub-unit with the exception of the Ellery Place townhouse development. The base plan recommendations for this sub-unit are for 36,600 square feet of retail uses, approximately 30,700 square feet of office uses, and 57³ single-family attached dwelling units (Ellery Place). The Plan currently contains three redevelopment options for the sub-unit that recommend office, retail, and mixed uses. They are summarized below:

Option 1 - the “0.35 FAR option”: This option recommends office use up to 0.35 FAR with an alternative of retail use at an intensity up to 0.35 FAR for Tax Map parcel 61-2 ((19) 5A. The remainder of the sub-unit fronting on Columbia Pike is recommended for community-serving retail or office use at an intensity up to 0.35 FAR with appropriate access from Columbia Pike to allow bi-directional turning movements. This option also specifies a pocket park for the area on the north side of Moncure Avenue along Columbia Pike.

Option 2 – the “0.70 FAR option”: This option indicates that the parcels fronting on Columbia Pike and the Board-owned land may be considered for community-serving retail or office use at an intensity up to 0.50 FAR with logical consolidation of the parcels and if a series of conditions are met related to building height, screening, and landscaping. The option further recommends that these parcels may be considered for retail/office mixed use at an intensity up to 0.70 FAR with a consolidation of five or more acres and coordinated access to Columbia Pike.

Option 3 – the “mixed use option”: This option includes all of the land in the study area and specifies that it may be considered for retail/office/residential mixed use at an intensity up to 2.25 FAR with consolidation of five or more acres and coordinated access to Columbia Pike as far from the interchange as possible.

The transportation recommendations for this section of the Baileys CBC include realigning Seminary Road to intersect Columbia Pike and constructing new road connections to Moncure Avenue, Williams Lane and Columbia Pike. The Plan also calls for the widening of Columbia Pike from four to six lanes adjacent to the Study Area.

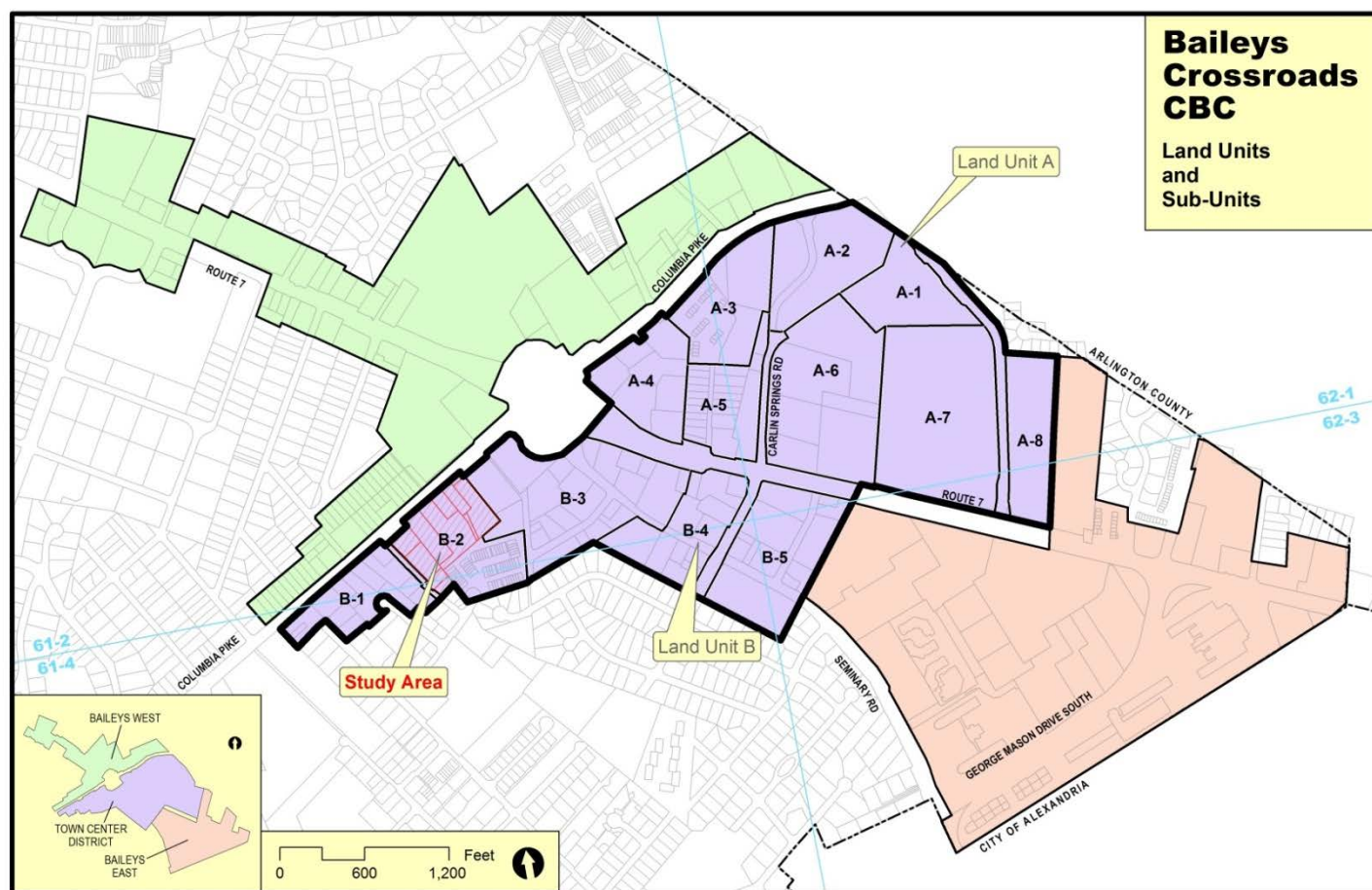
PLANNING HISTORY

The last Comprehensive Plan changes in the study area occurred in 2010 when guidance for the entire Baileys Crossroads CBC was updated after a multi-year planning process (Amendment No. 2007-25, adopted on July 13, 2010). This amendment completely restructured the planning framework for the Baileys CBC by organizing the area into three districts (Baileys West, Town Center, and Baileys East). The land within the study area was placed into Sub-Unit B-2 of the Town Center District (Figure 2). The Town Center District is considered the priority redevelopment area because of its greater development potential and ability to spur redevelopment in the adjacent districts. The recommendations for the study area were updated and provided a base recommendation of retail and office uses along with three redevelopment

³ The number of existing units at the Ellery Place townhouse development is incorrectly listed as 57 in the current Plan instead of 55. The error will be corrected as part of this Plan amendment and is described in greater detail in a subsequent section of this report.

options for varying mixtures of non-residential, residential, and institutional uses as discussed above (see verbatim plan text in Attachment I). Part of the redevelopment options, namely the mixed use option, was carried forward from a prior Plan amendment approved during the 2005-2006 APR review cycle, which itself drew upon previous planning initiatives conducted by DPZ and the Urban Land Institute in 2006. The Plan also identified that the proposed transportation improvements in this area, including the realigned Seminary Road and new connections to Moncure Avenue and Columbia Pike are integral projects that affect the entire CBC. Since 2010, no other Comprehensive Plan amendments have been adopted within the study area.

Figure 2. Town Center District Land Units



ADOPTED COMPREHENSIVE PLAN TEXT

The Comprehensive Plan text for the subject area is primarily contained in the Area I, Baileys Planning District, as amended through 4-29-2014, Baileys Crossroads Community Business Center, Town Center Recommendations, Land Unit B, pages 86-7. See Attachment I for complete Comprehensive Plan guidance.

PROPOSED PLAN AMENDMENT

This Plan amendment uses the land use scenario and site design of the pending rezoning and final development plan (RZ/FDP) as a basis for analysis. The RZ/FDP proposes rezoning the area to the Planned Residential Mixed Use (PRM) district and constructing 251 multifamily residential units in a five-story building facing Columbia Pike and five single-family attached townhouses on Moncure Avenue, for a total of approximately 250,000 sf of residential development. In addition, an approximately 125,000 sf public elementary school would be constructed by Fairfax County Public Schools at the corner of Moncure Avenue and Columbia Pike.

This proposed Plan amendment provides a new redevelopment option for the study area that could accommodate the proposed rezoning application by specifying a mix of uses including multi-family and single-family attached residential along with a public elementary school. One of the existing redevelopment options would be deleted and the two others would be revised and updated. These changes are detailed below.

ANALYSIS

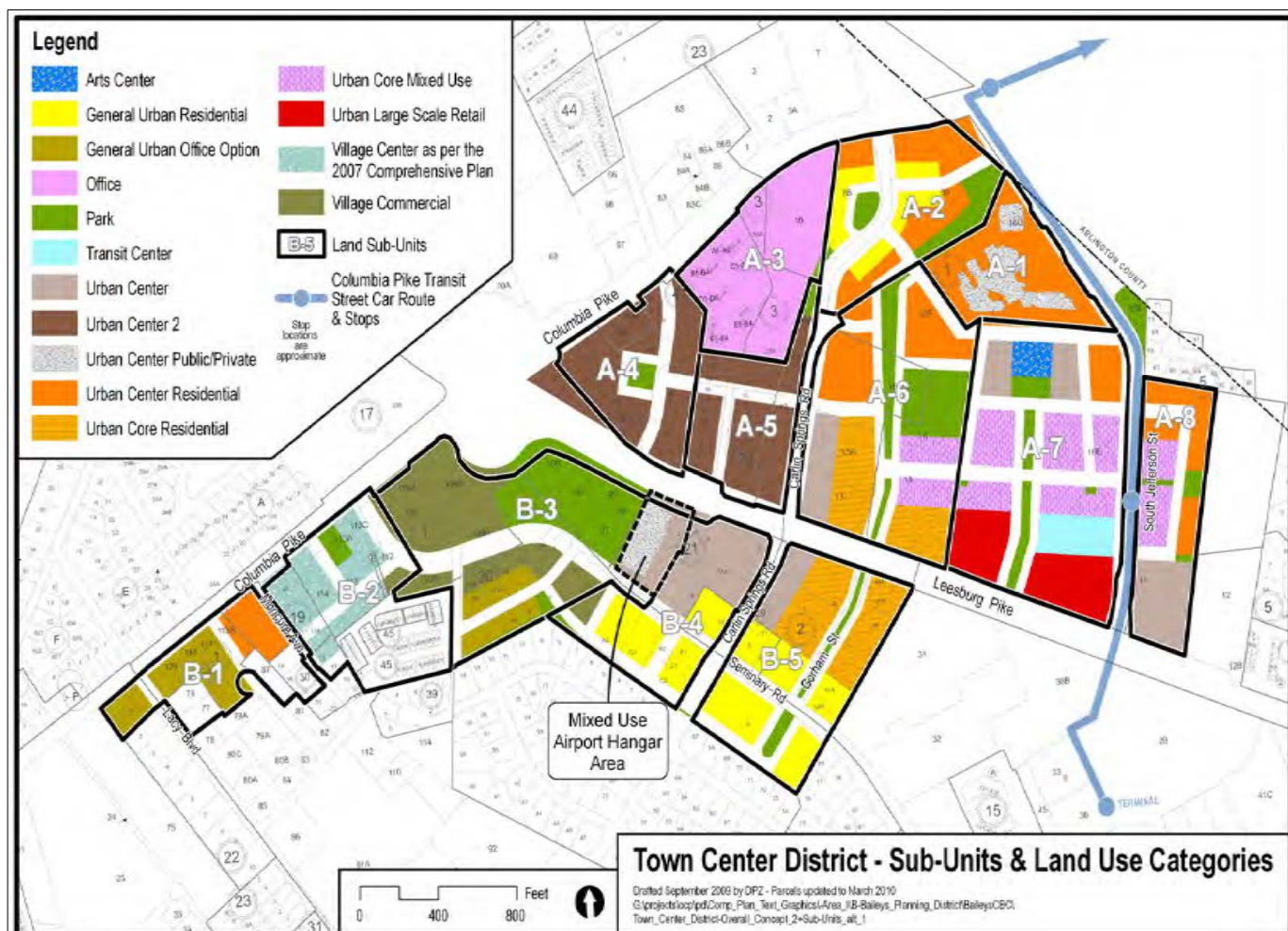
Land Use

Although the plan for the Baileys Crossroads Community Business Center was revised and updated only four years ago, several significant changes have occurred that support a Plan amendment for the study area. Since 2010, no new development has occurred within the sub-unit. As of 2014, the largest landowner in the study area (the owner of parcels 61-2((1)) 113, 113A, 113C, 114; and 61-4 ((30)) 15 and 17) has decided to divest themselves of their holdings and is under contract to sell the property to Avalon Bay. Avalon Bay is also in discussions to purchase 61-2 ((1)) 112A. In total this represents a consolidation of 5.75 acres or about 50% of the entire B-2 sub-unit (it represents all of the privately-owned land in the sub-unit with the exception of the Ellery Place townhouses). During the same time, the County reevaluated its objectives for the future of the Board-owned land (parcels 61-2 ((1)) 5A and 11A) in light of pressing needs for additional elementary school capacity in the Bailey's Crossroads area. After discussions among the county, Avalon Bay, and Fairfax County Public Schools, a mutually beneficial opportunity emerged whereby a public-private partnership could be structured to allow for a new public elementary school to be built in conjunction with a multi-family residential building utilizing an assemblage of both the public and privately owned land. The existing county homeless shelter would be relocated. Accordingly, the Board of Supervisors and Avalon Bay have filed a joint rezoning and final development plan application to permit an elementary school and 251-unit multi-family building fronting Columbia Pike. In addition, five single family attached units are also proposed along Moncure Avenue. As the current Comprehensive Plan does not envision such a development scenario, the following changes to the Plan are recommended:

Revision of the Redevelopment Options for Sub-Unit B-2 of the Town Center District

Two of the three redevelopment options in the current Plan focus on retail and office uses at intensities of 0.35 to 0.70 FAR, depending on the amount of consolidation among the subject parcels. The 0.35 FAR option indicates that the Board owned land is planned for office or retail use. The 0.70 FAR option, as currently worded, requires the consolidation of the privately-owned land on Columbia Pike for office or retail in order to attain that intensity. In order to simplify the redevelopment options for the study area, the 0.35 FAR and 0.70 FAR options should be combined into one non-residential option that provides for an intensity of 0.35 FAR without consolidation and up to 0.70 FAR with consolidation of the privately-owned land. With the consensus that the Board owned land will now remain devoted to public uses, the language and recommendations related to these parcels should be revised to indicate this and shifted to the base plan recommendation.

Figure 3. Existing Town Center Land Unit Recommendations



A third option in the current Plan does allow for residential uses, but only as part of a mixed retail/office/residential development that consolidates the entire study area. This scenario was

predicated on previous plans that called for a mixed use development at 2.25 FAR that was to include a new county facility. This recommendation was originally adopted by the Board in 2006 during the 2005-2006 APR review cycle and was carried forward unchanged in the 2010 plan. It is indicated on the current series of Baileys land use maps as the “Village Center per the 2007 Plan” (see Figure 3). After eight years with no redevelopment and the pending change in ownership, this option is no longer being pursued and it is unlikely that it will be implemented in the future. Accordingly, it is recommended that it be deleted in its entirety from the Plan text.

Therefore, this Plan amendment proposes to retain a modified version of the “non-residential options” (with the recommended revisions described above) and to add a new “residential-elementary school option for the study area that includes a multifamily residential building, a public elementary school, and single-family attached units along Moncure Avenue at an overall FAR of 1.50. By providing a solution to address school capacity needs, consolidating all of the remaining re-developable land in the sub-unit, and creating a residential transition to the existing units in Ellery Place, the new option is consistent with the goals for the Baileys CBC and the Town Center District; the 1.50 FAR in this option represents a reduction in intensity from the current Plan. Several development guidelines for the new option are recommended to ensure that the development meets Plan goals and objectives and is compatible with the surrounding area. These include, among others, coordinating access and circulation between the residential uses and the elementary school, constructing adjoining sections of new road connections as called for in the Plan, providing adequate screening to adjacent residences, meeting goals for park/open space, and providing adequate parking.

The series of Baileys CBC Town Center District maps will be revised to replace the existing “Village Center per the 2007 Plan” category with the label “Residential/Elementary School (see plan text)”. This category would be mapped over all of the parcels in the study area (see Figure 4).

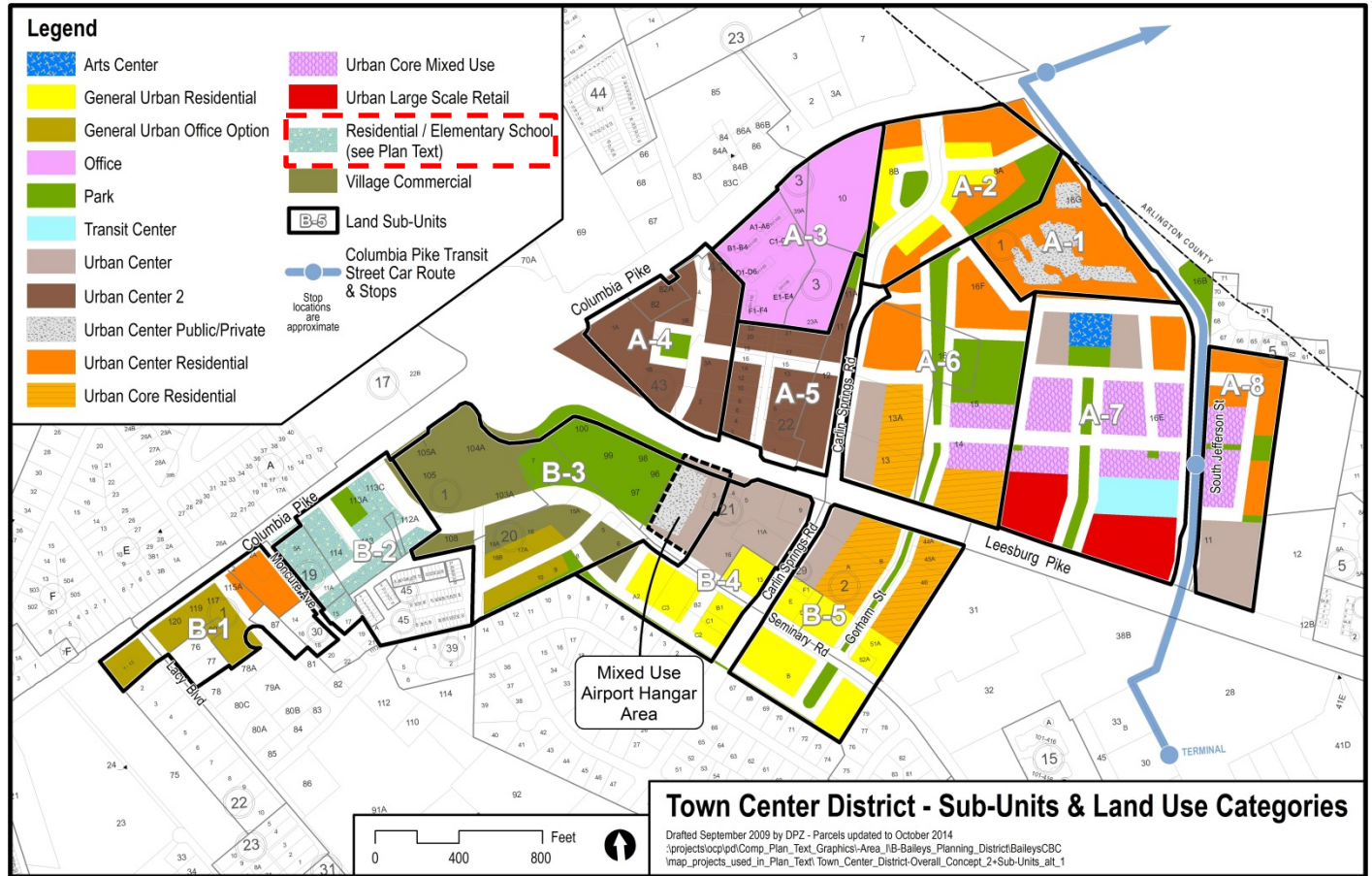
Changes to reflect existing conditions at Ellery Place

The Plan amendment will correct an error in the existing plan text for Sub-Unit B-2 whereby the existing Ellery Place Townhouse development on Tax Map Parcels 61-2((45))1-55 is identified as having 57 units, including four affordable units, at 12.98 du/ac instead of the 55 units and three affordable units that actually exist. The development, approved in 2002 under RZ 2002-MA-015, included two development options that hinged on the final design of the stormwater management system to be approved by DPWES during site plan review. Ultimately, Option B, the 55 unit option at 12.54 du/ac, was approved and built. The plan text will be updated to reflect this in the base plan recommendation and the redevelopment options.

Public Facilities

Tax Map Parcels 61-2 ((19)) 5A and 11A at the intersection and the area immediately surrounding them to the south and east is the portion of the study area intended for an elementary school under the proposed redevelopment option. In order to reflect this, a new elementary school in the vicinity of Moncure Avenue and Columbia Pike should be added to the list of public facilities needs in the overview section of the Baileys Planning District in the Plan.

Figure 4. Proposed Town Center Land Unit Recommendations



Transportation

Since the proposed amendment actually represents a decrease in the maximum intensity from the current Plan, the adoption of this Plan amendment should not have a significant negative effect on the surrounding transportation network. However, the area within and immediately surrounding the study area contains several vital new roadway linkages that are key components of the overall plan for Baileys Crossroads. The current Transportation Plan Map includes a recommendation to extend Seminary Road from its existing terminus east of the Columbia Pike/Route 7 interchange westward to Columbia Pike at a point just east of the study area. A new parallel roadway to Columbia Pike is called for that would run from the extension of Seminary Road southwest to Moncure Avenue along the boundary between the Ellery Place townhouses and the study area. Lastly, a new connection from the parallel roadway to Columbia Pike through the middle of the study area is also recommended. This Plan amendment does not propose any changes to these recommendations. Any redevelopment in the study area is expected to dedicate and construct the sections of these roadways that abut their site frontages. This would likely include the new parallel roadway to Moncure Avenue and the new connection from that street to Columbia Pike. The Seminary Road connection, being outside the study area, would be constructed in the future by others. The Plan also calls for Columbia Pike to be

widened from four to six lanes along the full length of the Study Area's frontage. Based on the traffic projections conducted as part of the 2010 Baileys CBC study, this recommendation should be retained; any development in the study area would be expected to reserve or dedicate the necessary right-of-way to accommodate the widening in the future.

Coordination of circulation and parking between new residential development and the school is essential, with particular attention paid to how bus drop-off and pick-up will be accommodated. Parking for the school and residential building should not spill over onto surrounding neighborhood streets. Appropriate bicycle and pedestrian facilities should be provided along Columbia Pike, Moncure Avenue and the new connector to Seminary Road as recommended by FCDOT. Efforts should be made to connect internal bicycle/pedestrian facilities with existing and planned County facilities. The need for additional transportation improvements may be identified during the review of the rezoning/FDP applications.

Schools

The subject area is within the Parklawn Elementary School, Glasgow Middle School, and J.E.B. Stuart High School boundaries; however, the area is also served by Baileys, Baileys Upper, Glen Forest, and Belvedere Elementary schools. Figure 5 shows the existing school capacity and projected enrollment.

Figure 5. Existing School Capacity and Projected Enrollment

	Capacity 2013 / 2018	Enrollment (9/30/13)	2014-2015 Projected Enrollment	Capacity Balance 2014-2015	2018-19 Projected Enrollment	Capacity Balance 2018-19
Bailey's ES	1,024/1,024	1,331	812	212	853	171
Bailey's Upper ES	700/700	--	625	75	727	-27
Belvedere ES	684/684	674	759	-75	788	-104
Glen Forest ES	1,004/1,004	1,043	1,126	-122	1,327	-323
Parklawn ES	904/904	774	835	69	1,016	-112
Glasgow MS	1,665/1,665	1,517	1,608	57	1,943	-278
Stuart HS	1,968/1,968	1,823	1,994	-26	2,488	-520

Capacity and enrollment are based on the FCPS FY 2015-19 CIP; Projected Enrollments based on 2013-14 to 2018-19 6-year projections.

The chart represents a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are updated annually on a six-year timeframe, currently through school year 2018-2019, and are updated annually. At this time, if development occurs within the next six years, all schools with the exception of Bailey's Elementary are projected to have capacity deficits. However, it should be noted that these figures do not include the possible new elementary school that is being considered as part of this Plan amendment.

A total of 29 students (16 elementary, 4 middle, and 9 high school) are estimated from the residential units proposed with the plan amendment, based on the current rezoning proposal for 251 multi-family units and 5 single-family attached units. This represents a theoretical increase

of 12 students over what is recommended under the current Plan; although it should be noted that the base plan and two of the three current plan options do not include any residential development. The third option in the current Comprehensive Plan could generate 17 students.

The identification of a new elementary school site within the study area has the potential to alleviate existing elementary school capacity issues in the Baileys Crossroads area. It should also be noted that the area is projected to have capacity deficits at the middle and high school levels.

Parks and Recreation

The proposed Plan amendment should clarify the current recommendation in the Comprehensive Plan that specifies a pocket park along Columbia Pike in the study area. As Baileys Crossroads is an area generally lacking in park space as compared to other parts of the county, the creation of new parks and open spaces are an integral component of the Baileys Crossroads plan. The current Plan stresses the importance of including open space with new development, per the guidance of the Urban Parks Framework (UPF). The UPF applies specifically to Community Business Centers as well as other revitalization-focused areas. Therefore, it is recommended that the identification of a future pocket park remain in the series of Baileys CBC plan maps; however, site specific text should be revised to indicate that the actual implementation of that park space could be achieved by relocating it within the general vicinity shown on the map or through other creative means in conjunction with the development of the school site.

The Urban Parks framework would require 0.89 acres of publically accessible open space for the 251-unit proposal (assuming 2.37 residents/unit). The UPF also encourages active recreation opportunities on the site; it is possible that this could be achieved through the construction of any athletic facilities for the elementary school.

Noise

Noise impacts are a concern with the recommendation of residential uses fronting Columbia Pike. As recommended by Objective 4 of the Environment element of the Policy Plan, residential development should not occur in areas with a projected noise level above 75 decibel Day-Night Loudness (dBA DNL). Additionally, residential development in areas with noise levels between 65 and 75 dBA DNL will require structural mitigation, and interior noise within residential units should be reduced to 45 dBA DNL or lower. Finally, outdoor activity areas should not exceed 65 dBA DNL.

As part of the rezoning review, it should be demonstrated that no residential development is constructed within the 75dBA DNL contour and that full mitigation is demonstrated for units between the 65 and 75dBA DNL contours to reduce interior noise levels to 45 dBA DNL or below, and to 65 dBA DNL or below for outdoor activity areas.

Water Quality and Stormwater Management

The study area is within the Lower Holmes Run sub-watershed of the Cameron Run watershed. The Lower Holmes Run sub-watershed has an area of approximately 3,201 acres and is located near the center of the Cameron Run watershed, below the Lake Barcroft dam. This sub-watershed is one of the oldest and most developed portion of the watershed and drains the commercial and residential areas along Columbia Pike, west of Leesburg Pike near Baileys Crossroads as well as areas of the City of Alexandria. Holmes Run flows into Cameron Run near Cameron Station in Alexandria at the confluence with Backlick Run. Twenty-five percent of the sub-watershed is impervious and many commercial sites were developed before the advent of modern stormwater management facilities. Overall, the quality of Cameron Run and its tributaries is poor due to high levels of imperviousness. Flash flooding is also a problem due to the lack of or inadequacy of existing stormwater controls.

Accordingly, stormwater management should be an integral component of any development within the Study Area. Development proposals should meet or, ideally, exceed minimum Public Facilities Manual (PFM) requirements for retention and detention. To improve water quality, new development should incorporate Low Impact Development (LID) practices, particularly through the minimization of impervious surfaces, maximizing open spaces, and providing stormwater best management practices.

CONCLUSION

The Plan amendment will update and revise the base plan and redevelopment options for Sub-Unit B-2 of the Town Center District of the Baileys Crossroads Community Business Center. The two existing non-residential options would be combined and revised to recommend office and retail uses for the privately-owned parcels but indicate that the Board-owned land is planned for public facility uses. A new redevelopment option that specifies multi-family and single-family attached residential and a public elementary school is proposed that would allow for the development scenario now favored by both the public and private landowners in the study area. Such redevelopment is consistent with the guiding planning principles and district-wide recommendations of the Baileys CBC plan. The proposed plan text includes a set of conditions which establish clear expectation for any redevelopment that will help ensure it does not negatively affect the surrounding residential neighborhood. The potential to consolidate and redevelop more than seven acres of underutilized land in Baileys Crossroads with a high-quality residential development and a needed public facility is a unique opportunity that would have multiple benefits to the Baileys Crossroads community and Fairfax County. This Plan amendment creates the framework within which this opportunity can be pursued; however, a careful and deliberate review of the rezoning and final development plan applications will be critical to ensure it is realized.

RECOMMENDATION

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~striketrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-23-2014, Districtwide Recommendations, Public Facilities, page 11, to add a new elementary school to the list of future public facilities:

“A number of public facilities have been identified as future needs in this Planning District. These facilities are included for informational purposes and in most cases will require a 2232 Review public hearing before the county Planning Commission prior to being established. Those facilities for which a specific location for future construction has been identified are also listed in the sector plans and may be considered a feature of the Comprehensive Plan upon review of the Planning Director and concurrence by the Planning Commission. If such a feature shown determination is made, these projects will not require a future 2232 Review. The following public facilities are identified as future needs in the Baileys Planning District:

1. Provide a Human Services Center to include the District Public Health Office, Department of Family Services office and Office for Children Training Satellite Office.
2. Provide a halfway house for adults who have successfully completed a substance abuse program.
3. Provide infrastructure revitalization to the Woodrow Wilson Community Library.
4. Renovate and expand the Willston Pumping Station in Sector B2.
5. Provide an elementary school in the vicinity of the intersection of Columbia Pike and Moncure Avenue.”

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-23-2014, Baileys Crossroads Community Business Center, Town Center Recommendations, Map 5, “Land Use Concept – Town Center District” page 53 to replace the land use category label shown as “Village Center as per the 2007 Comprehensive Plan” with “ Residential/Elementary School (see plan text)” and to adjust the boundary of this category to encompass all of Tax Map Parcel 61-2 ((1)) 112A.

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-23-2014, Baileys Crossroads Community Business Center, Town Center Recommendations, Map 9, “Town Center District – Urban Parks” page 74 to replace the land use category label shown as “Village Center as per the 2007 Comprehensive

Plan” with “ Residential/Elementary School (see plan text)” and to adjust the boundary of this category to encompass all of Tax Map Parcel 61-2 ((1)) 112A.

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-23-2014, Baileys Crossroads Community Business Center, Town Center Recommendations, Map 11, “Town Center District Sub-Units and Land Use Categories” page 78 to replace the land use category label shown as “Village Center as per the 2007 Comprehensive Plan” with “ Residential/Elementary School (see plan text)” and to adjust the boundary of this category to encompass all of Tax Map Parcel 61-2 ((1)) 112A.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-23-2014, Baileys Crossroads Community Business Center, Town Center Recommendations, Land Unit B, Sub-unit B-2 , page 86, to identify the existing public facility use and to correct an error in the base plan recommendation to conform with existing conditions at the Ellery Place townhouse development:

“Base Plan Recommendation – The base plan recommendation for this sub-unit is 36,600 square feet of retail uses, approximately 30,700 square feet of office uses and 557 single-family attached dwelling units developed at 12.5498 du/ac. Three ~~Four~~ out of the 557 units are affordable dwelling units. Tax Map parcels 61-2((19))5A and 11A are developed with County-owned institutional uses including the Baileys Community Homeless Shelter and planned for public facility or institutional use at an intensity up to 0.35 FAR.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-23-2014, Baileys Crossroads Community Business Center, Town Center Recommendations, Land Unit B, Sub-Unit B-2, pages 86-7, to revise the redevelopment options for the sub-unit:

“Redevelopment Options – This sub-unit is planned for office, retail, residential, elementary school, and mixed uses.

Tax Map parcels 61-2((19))5A and 11A, are developed for institutional use and planned for office use at an intensity up to 0.35 FAR. ~~An alternative of retail use up to 0.35 FAR is planned for Tax Map parcel 5A. The remainder of the sub-unit fronting on Columbia Pike (Tax Map parcels 61-2((1)) 112A, 113, 113A, 113C, and 114) is~~ are planned for community-serving retail or office use up to 0.35 FAR with median cuts allowing bi-directional access to this portion of the sub-unit from Columbia Pike. These median cuts should be coordinated with those serving redevelopment in Sub-Unit A-3, to the north. Maximum intensity may be increased up to 0.70 FAR with a logical consolidation of five or more acres. A pocket park is planned for a property on the north side of Moneure Avenue along Columbia Pike.

As an option, Tax Map parcels 61-2((19)) 5A and 11A; 61-2((1))112A, 113, 113A, 113C, 114, 5A and 11A; and 61-4((30))15 and 17 may be considered for residential use and a public elementary school ~~community serving retail and/or office use up to an overall FAR of 1.50 0.50 if logical consolidation of parcels is achieved, building height is limited to 40 feet adjacent to single family residential uses, and screening and effective landscaping are provided adjacent to residential~~

~~or institutional uses. These parcels may also be considered for retail/office mixed use at an intensity up to 0.70 with logical consolidation of five or more acres and coordinated access to Columbia Pike as far from the interchange as possible is achieved. and the following conditions are met:~~

- ~~• Residential development is coordinated with the bus access and circulation requirements for any proposed school use.~~
- ~~• Provision of open space and streetscape with the understanding that creative design solutions which achieve the intent of the Plan may be necessary given land constraints and the provision of other public improvements.~~
- ~~• Screening and landscaping are provided adjacent to single family residential uses that achieves the intent of the Plan.~~
- ~~• Construction of the sections of new public road connections abutting the site as recommended in the Plan.~~

~~Under any option, an integrated, well-designed, publicly-accessible park space or recreational facility such as a pocket park or similar outdoor amenity space should be provided along or with pedestrian access from Columbia Pike. Public art should be incorporated into the design of the pocket park or open space with public input from the Arts Council of Fairfax County.~~

~~These parcels and Tax Map parcels 61-4((30))15 and 17, may also be considered for retail/office/residential mixed use at an intensity up to 2.25 FAR with consolidation of five or more acres and coordinated access to Columbia Pike as far from the interchange as possible. The maximum building height on those parcels with direct frontage on Columbia Pike is limited to 120 feet, with appropriate transitions down to 50 feet along property lines abutting adjacent single family residential uses.~~

~~The Ellery Place townhouse development consisting of 557 single-family attached dwelling units developed at 12.5498 du/ac should be retained at the existing density.~~

~~This sub-unit has internal transportation improvements that affect the entire CBC as well as the sub-unit itself. The major improvement is the realignment of Seminary Road to connect to Columbia Pike. Transportation improvements should include additional and/or improved access to Moncure Avenue. If coordinated redevelopment occurs, a new street that would connect to Moncure Avenue and the realigned Seminary Road could be considered provided measures are taken to minimize cut-thru traffic. This would provide a new connection that would link Moncure Avenue to the realigned Seminary Road or Williams Lane. Improved pedestrian connections in this sub-unit should also be considered for existing and new development.~~

~~Redevelopment for this sub-unit (approximately 11 acres) is envisioned to include a maximum of 561,000 square feet of retail/office/residential/institutional mixed use and 60 single-family attached dwelling units and the planned urban~~

parks in the Town +Center District Parks and Recreation section ~~Urban Parks~~
section for the Town Center District. ~~A minimum of 22,000 square feet of the~~
~~maximum nonresidential square feet should be institutional uses.”~~

LAND USE

PLAN MAP: The Comprehensive Plan map will not change.

TRANSPORTATION

PLAN MAP: The Transportation Plan map will not change.

Attachment I

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-23-2014, Baileys Crossroads Community Business Center, Town Center Land Unit Recommendations, pages 86-7:

LAND UNIT B

Sub-Unit B-2

This sub-unit is located on the east side of Columbia Pike and north side of Moncure Avenue. The area currently contains two vacant parcels and is currently developed with industrial/retail uses. Tax Map parcels 61-2((45))1 to 55 (approximately 4.39 acres) to the south of the parcels within Sub-unit B-1 that have access from Hoffmans Lane and Ellery Circle are currently developed with the Ellery Place townhouse development.

Base Plan Recommendation – The base plan recommendation for this sub-unit is 36,600 square feet of retail uses, approximately 30,700 square feet of office uses and 57 single-family attached dwelling units developed at 12.98 du/ac. Four out of the 57 units are affordable dwelling units.

Redevelopment Option – This sub-unit is planned for office, retail and mixed uses.

Tax Map parcels 61-2((19))5A and 11A, are developed for institutional use and planned for office use up to 0.35 FAR. An alternative of retail use up to 0.35 FAR is planned for Tax Map parcel 5A. The remainder of the sub-unit fronting on Columbia Pike (Tax Map parcels 61-2((1)) 112, 113, 113A, 113C, and 114) is planned for community-serving retail or office use up to 0.35 FAR with median cuts allowing bi-directional access to this portion of the sub-unit from Columbia Pike. These median cuts should be coordinated with those serving redevelopment in Sub-Unit A-3, to the north. A pocket park is planned for a property on the north side of Moncure Avenue along Columbia Pike.

As an option, Tax Map parcels 61-2((1))112, 113, 113A, 113C, 114, 5A and 11A may be considered for community-serving retail and/or office use up to an FAR of 0.50 if logical consolidation of parcels is achieved, building height is limited to 40 feet adjacent to single-family residential uses, and screening and effective landscaping are provided adjacent to residential or institutional uses. These parcels may also be considered for retail/office mixed use at an intensity up to 0.70 with logical consolidation of five or more acres and coordinated access to Columbia Pike as far from the interchange as possible is achieved.

These parcels and Tax Map parcels 61-4((30))15 and 17, may also be considered for retail/office/residential mixed use at an intensity up to 2.25 FAR with consolidation of five or more acres and coordinated access to Columbia Pike as far from the interchange as possible. The maximum building height on those parcels with direct frontage on Columbia Pike is limited to 120 feet, with appropriate transitions down to 50 feet along property lines abutting adjacent single-family residential uses.

The Ellery Place townhouse development consisting of 57 single-family attached dwelling units developed at 12.98 du/ac should be retained at the existing density.

This sub-unit has internal transportation improvements that affect the entire CBC as well as the sub-unit itself. The major improvement is the realignment of Seminary Road to connect to Columbia Pike. Transportation improvements should include additional and/or improved access to Moncure Avenue. If coordinated redevelopment occurs, a new street that would connect to

Moncure Avenue and the realigned Seminary Road could be considered provided measures are taken to minimize cut-thru traffic. This would provide a new connection that would link Moncure Avenue to the realigned Seminary Road or Williams Lane. Improved pedestrian connections in this sub-unit should also be considered for existing and new development.

Redevelopment for this sub-unit (approximately 11 acres) is envisioned to include a maximum of 561,000 square feet of retail/office/residential/institutional mixed use and 60 single-family attached dwelling units and the planned urban parks in the Town Center District Parks and Recreation section Urban Parks section for the Town Center District. A minimum of 22,000 square feet of the maximum nonresidential square feet should be institutional uses.