

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

GENERAL LOCATION: On the east side of Seminary Road, south of the intersection between Columbia Pike and Leesburg Pike.

PLANNING AREA AND DISTRICT: Area I, Baileys Planning District

SPECIAL PLANNING AREA: Baileys Crossroads Community Business Center, Town Center District, Sub-Unit 3

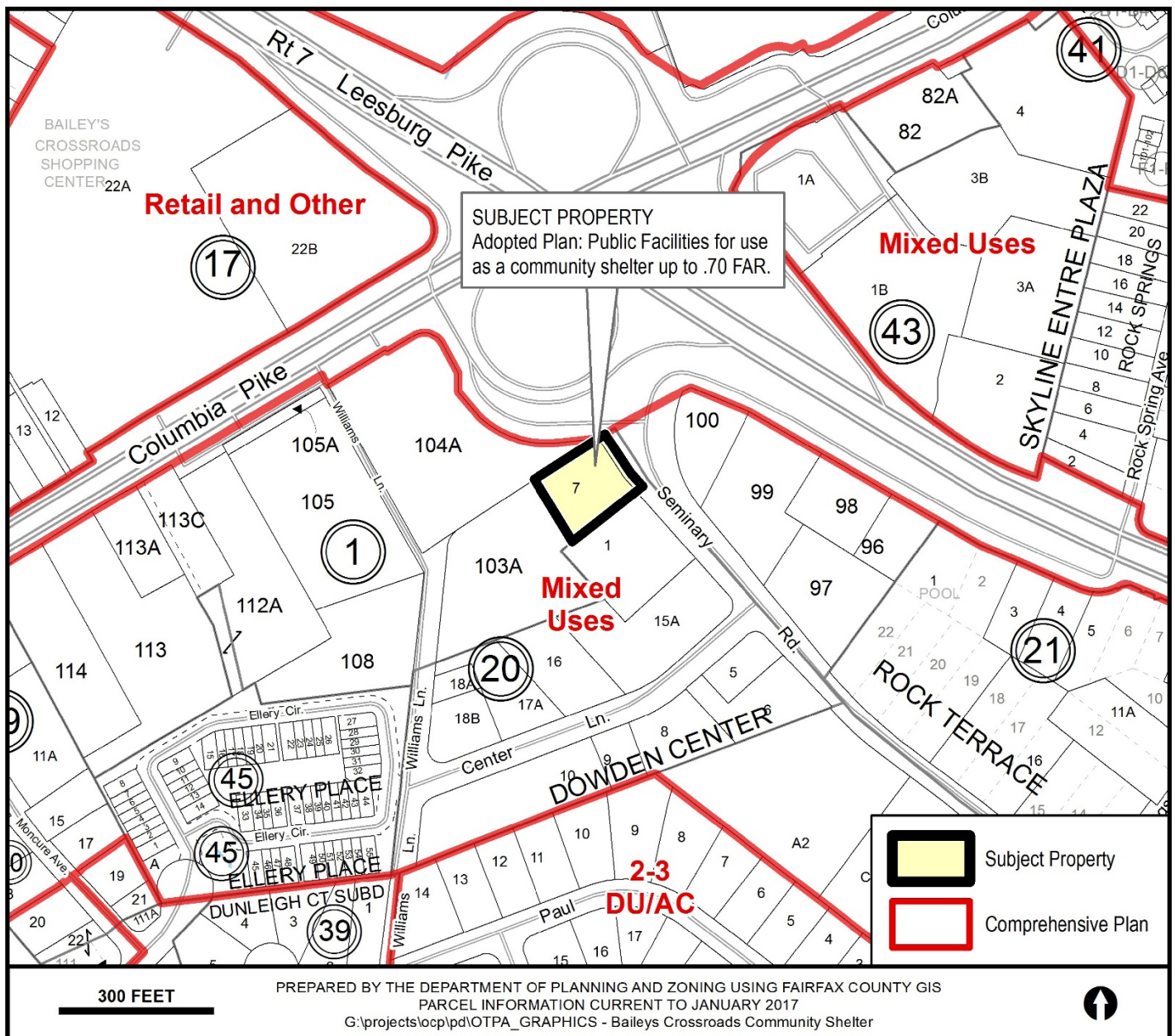
PARCEL LOCATION: 61-2 ((20)) 7

SUPERVISOR DISTRICT: Mason

ADOPTED: January 24, 2017

ITEM NO. PA 2016-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 text proposed to be deleted is shown with a ~~strike through~~.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-20-2016, Districtwide Recommendations, Public Facilities, page 14, to add a new community shelter to the list of future public facilities:

Public Facilities [underlined in original text]

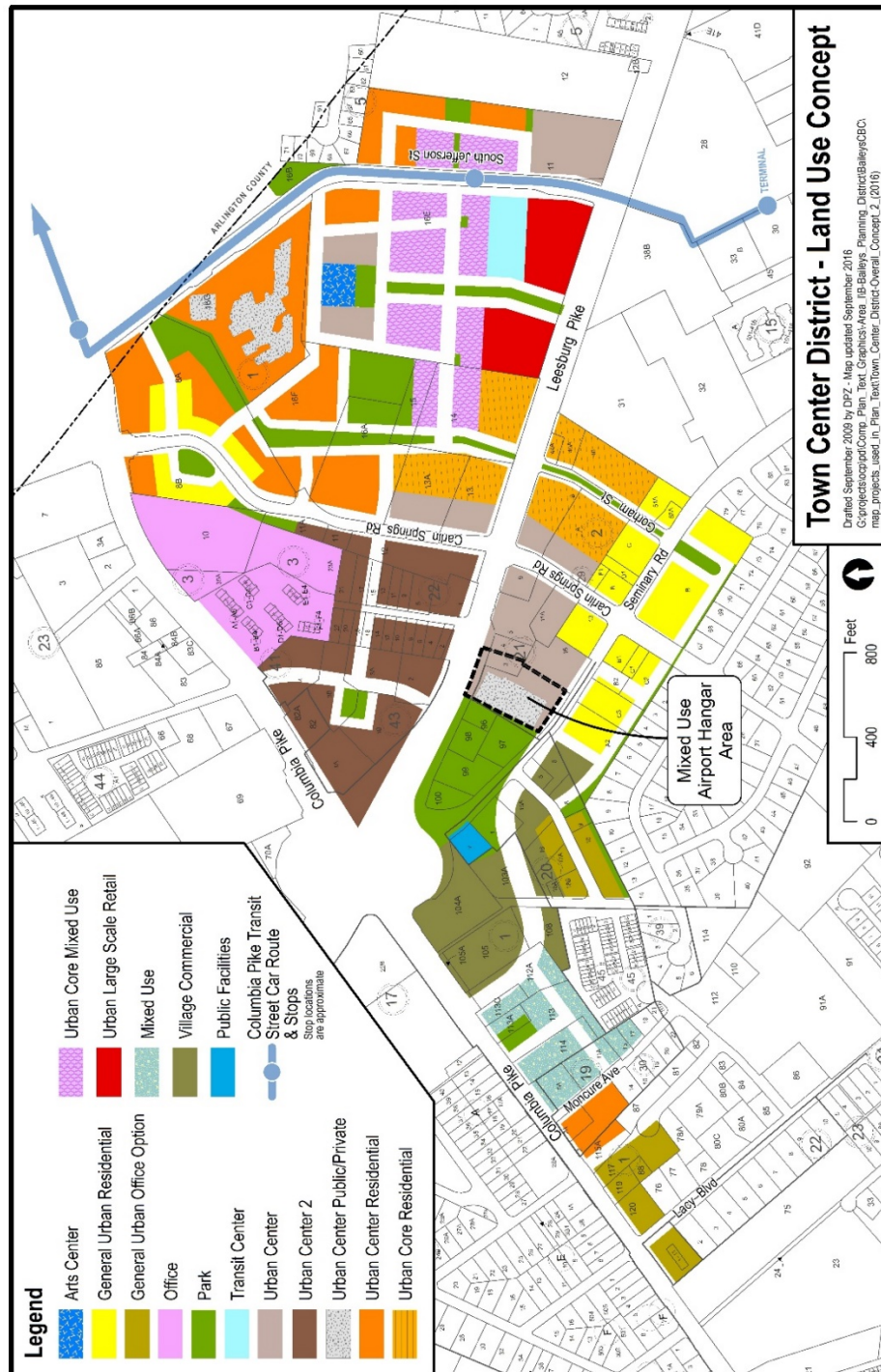
...

“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 additional school facilities to include a new elementary school, middle school capacity enhancements, and high school capacity enhancements.
6. Provide a community shelter in Sector B4 as a replacement for the existing Baileys Crossroads Community Shelter.”

**MODIFY
FIGURE:**

Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-20-2016, Baileys Crossroads Community Business Center, Town Center Recommendations, Map 5, "Land Use Concept - Town Center District" page 53 to add the land use category of "Public Facilities" and to adjust the boundary of this category to encompass all of Tax Map Parcel 61-2 ((20)) 7 and a 15 foot strip of land dedicated as a public right-of-way for Seminary Road adjacent to the northern boundary of the subject parcel.



LAND USE CONCEPT - TOWN CENTER DISTRICT

MAP 5

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-20-2016, Baileys Crossroads Community Business Center, District-wide Recommendations, page 55:

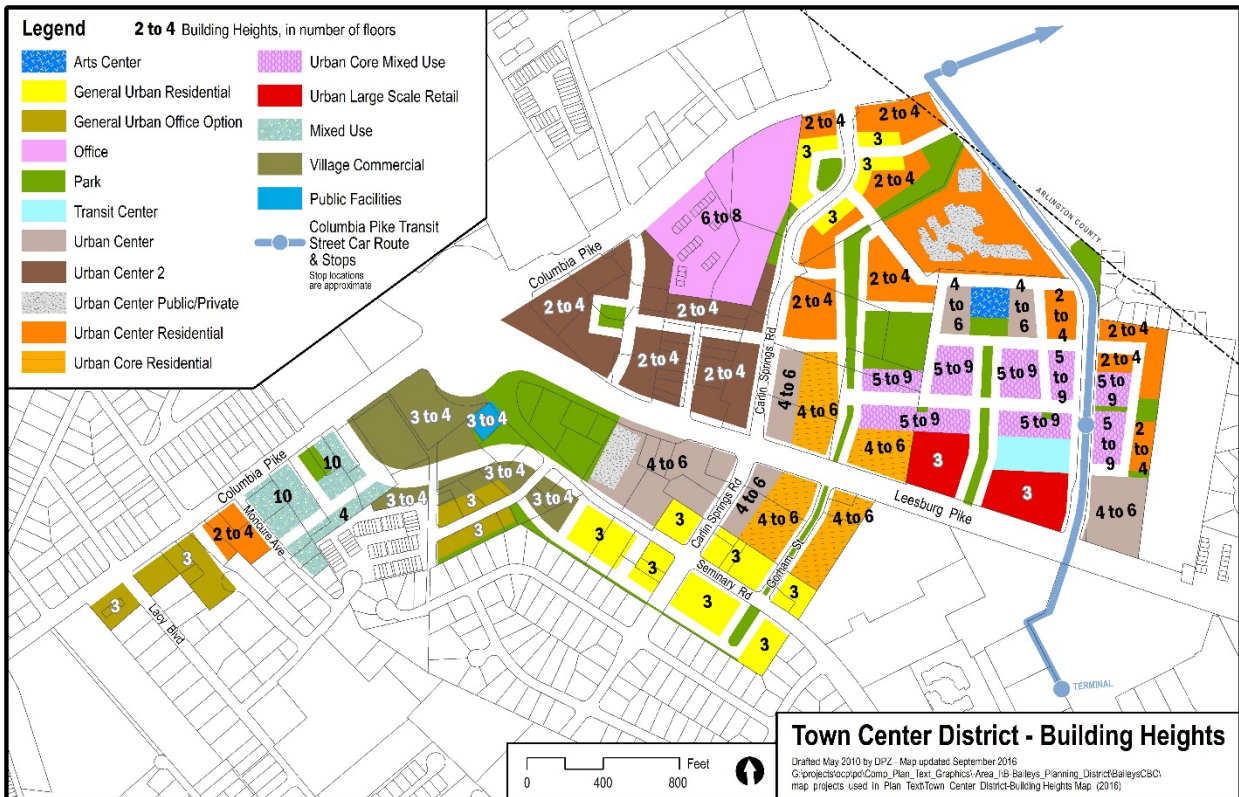
“TABLE 3 – Location, Land Use Mix Height and Density - Land Use Categories

LAND USE CATEGORY ¹	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
<u>11. Public Facility Use</u>	<u>North of the realigned Seminary Road (Tax Map Parcel 61-2 ((20))7)</u>	<u>Public Facility</u> <u>0.5 to 0.7 FAR</u>	<u>3 to 4</u>

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.”

**MODIFY
FIGURE:**

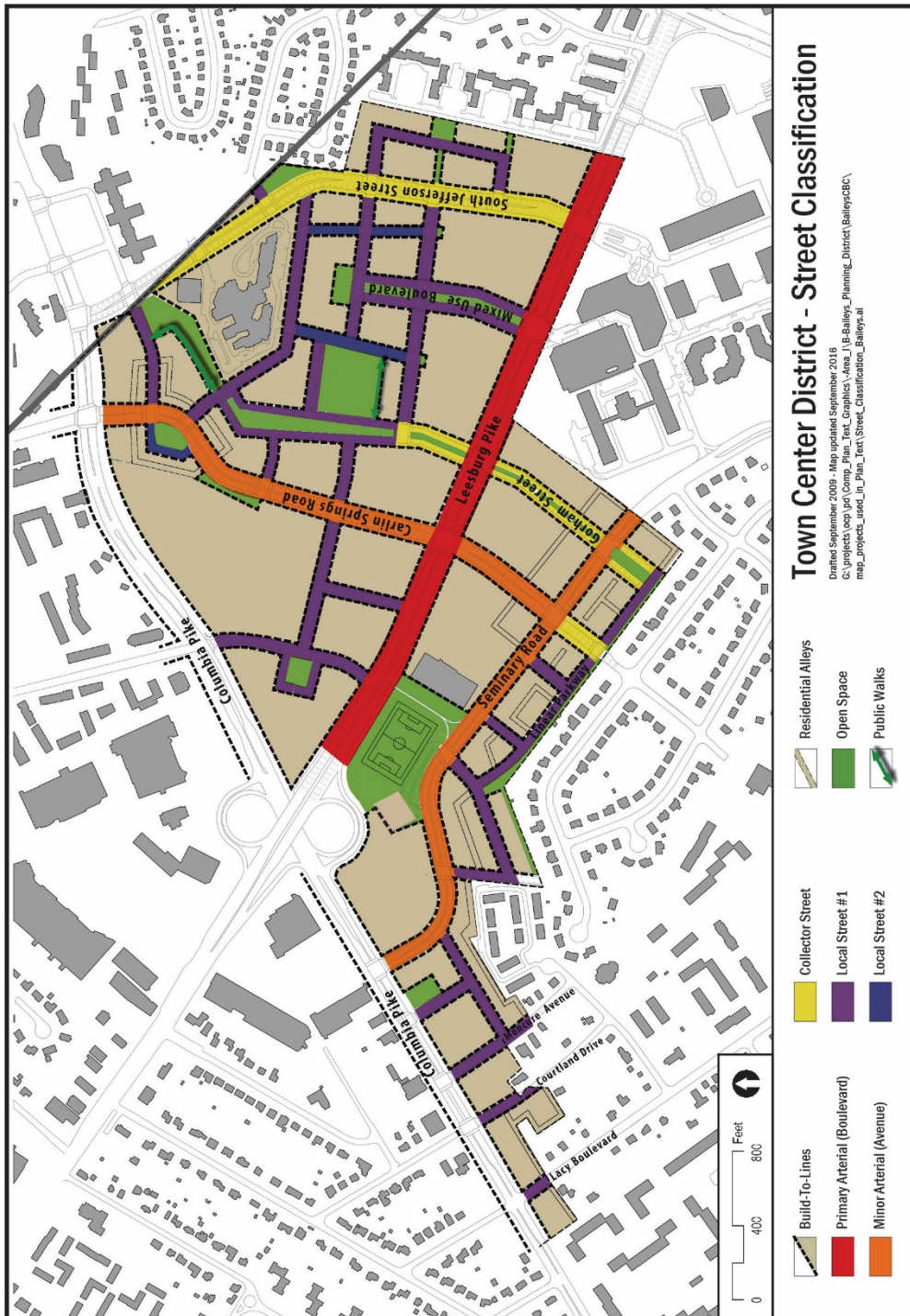
Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-20-2016, Baileys Crossroads Community Business Center, Town Center Recommendations, Map 6, "Town Center District- Building Heights" page 58 to add the land use category of "Public Facilities" with building heights of 3 to 4 floors, and to adjust the boundary of this category to encompass all of Tax Map Parcel 61-2 ((20)) 7 and a 15 foot strip of land dedicated as a public right-of-way for Seminary Road adjacent to the northern boundary of the subject parcel:



MAP 6

**MODIFY
FIGURE:**

Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-20-2016, Baileys Crossroads Community Business Center, Town Center Recommendations, Map 7, "Classification of Streets - Town Center District" page 61 to remove Tax Map Parcel 61-2 ((20)) 7 and a 15 foot strip of land dedicated as a public right-of-way for Seminary Road adjacent to the northern boundary of the subject parcel from the open space category:

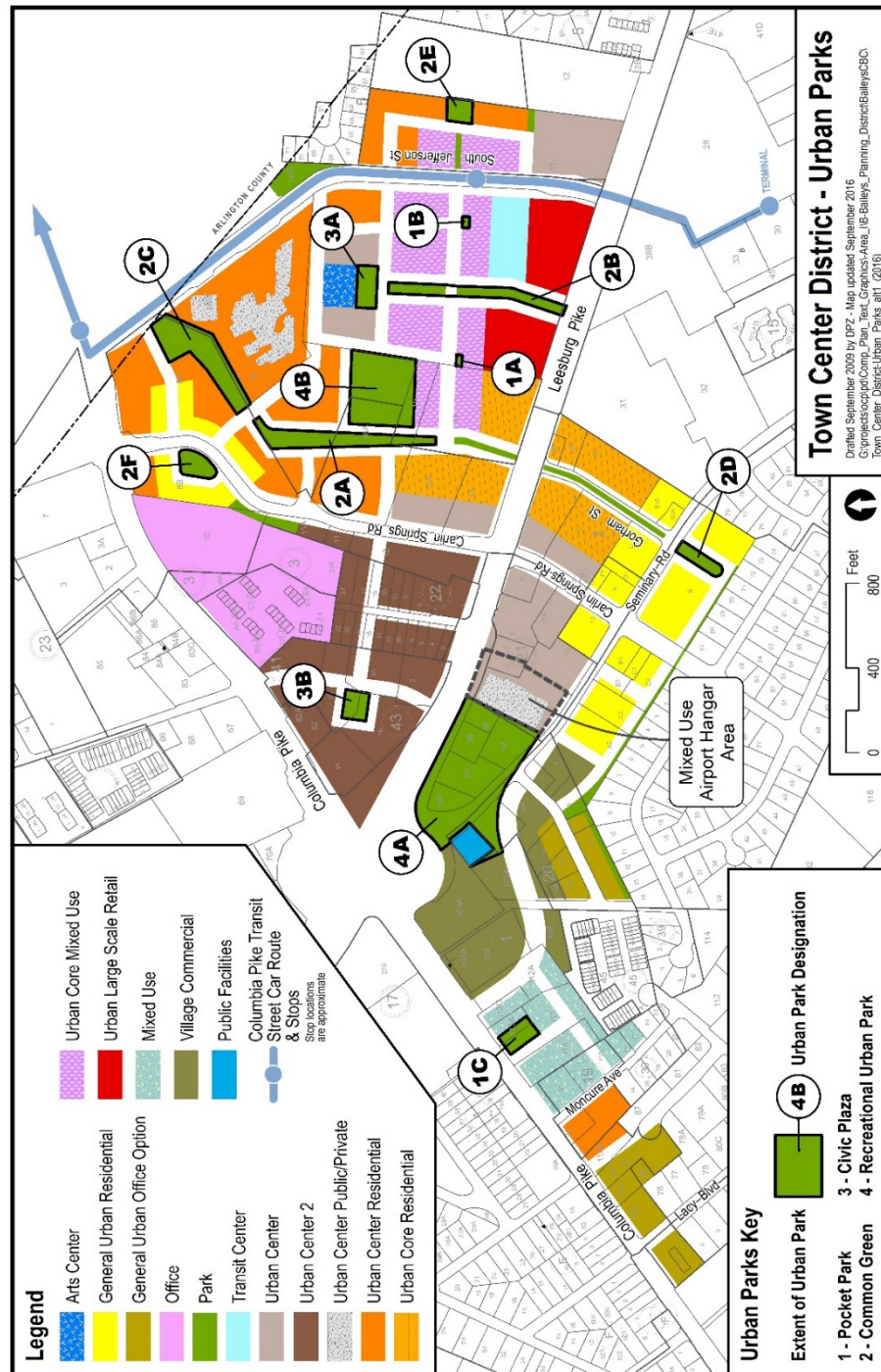


MAP 7

CLASSIFICATION OF STREETS – TOWN CENTER DISTRICT

**MODIFY
FIGURE:**

Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-20-2016, Baileys Crossroads Community Business Center, Town Center Recommendations, Map 9, "Town Center District Parks" page 74 to add the land use category of "Public Facilities" and to adjust the boundary of this category to encompass all of Tax Map Parcel 61-2 ((20)) 7 and a 15 foot strip of land dedicated as a public right-of-way for Seminary Road adjacent to the northern boundary of the subject parcel:

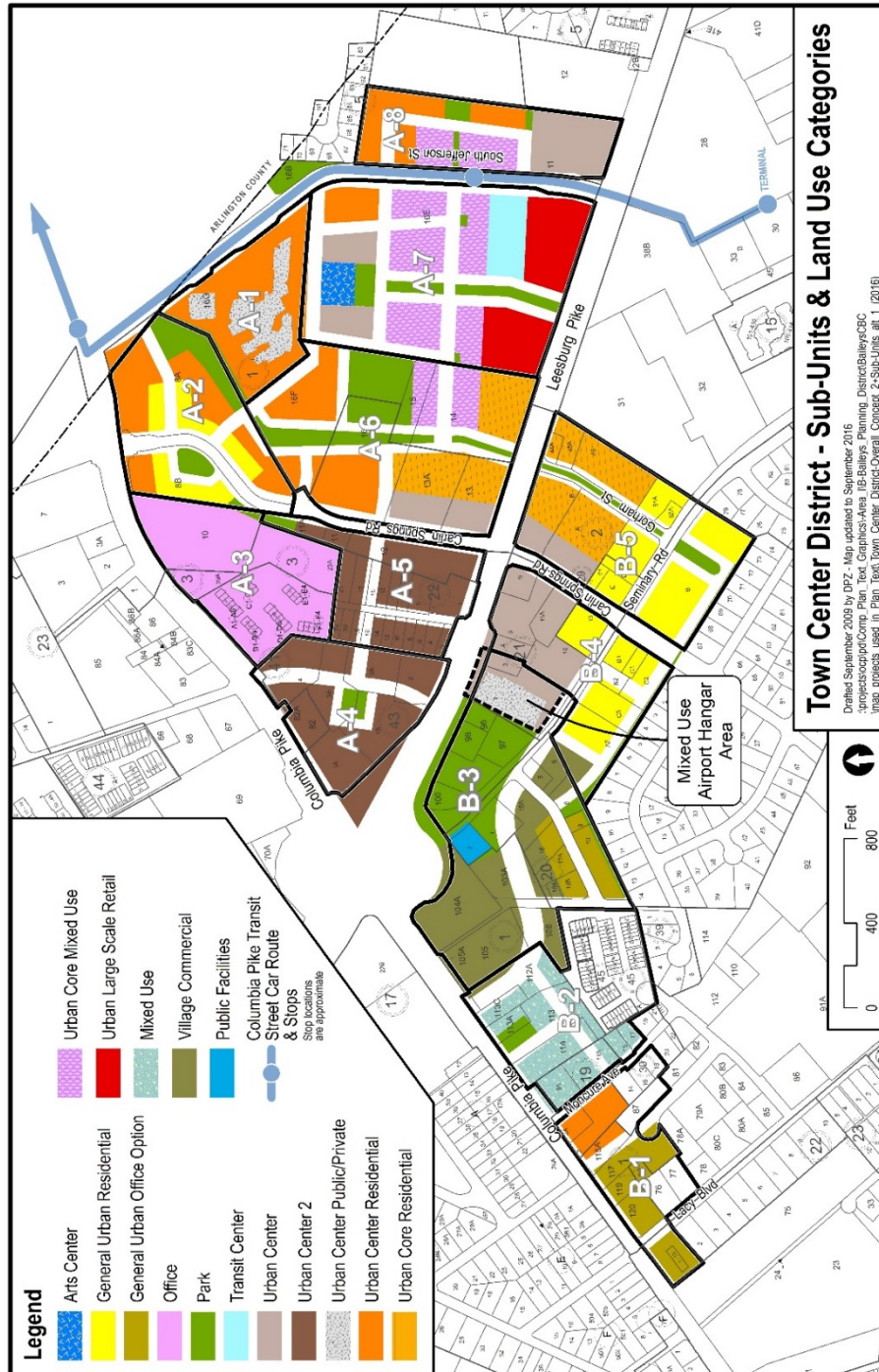


MAP 9

TOWN CENTER DISTRICT PARKS

**MODIFY
FIGURE:**

Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-20-2016, Baileys Crossroads Community Business Center, Town Center Recommendations, Map 11, "Town Center District Sub-Units and Land Use Categories" page 78 to add the land use category of "Public Facilities" and to adjust the boundary of this category to encompass all of Tax Map Parcel 61-2 ((20)) 7 and a 15 foot strip of land dedicated as a public right-of-way for Seminary Road adjacent to the northern boundary of the subject parcel:



MAP 11

TOWN CENTER DISTRICT SUB-UNITS AND LAND USE CATEGORIES

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-20-2016, Baileys Crossroads Community Business Center, Town Center Land Unit Recommendations, Sub-Unit B-3, page 87:

“Sub-Unit B-3 [underlined in original text]

This sub-unit is located on the south and east sides of the Leesburg Pike and Columbia Pike interchange. Access to this sub-unit is also provided by Seminary Road, Williams Lane and Center Lane. This sub-unit is currently developed with an auto dealership (Radley Acura), retail, office and auto service and other commercial service uses. The existing airport hangar building area is in this sub-unit.

Base Plan Recommendation – The base plan recommendation of this sub-unit is 129,000 square feet of industrial uses ~~and~~ 104,800 square feet of retail uses; and public facility use.

The parcel northeast of the village scale mixed-use development, on the south side of the existing Seminary Road (Tax Map 61-2 ((20)) 7), is appropriate for public facility use up to a maximum FAR of .70 for use as a community shelter. This location will serve the community’s emergency housing needs as a new location for the existing Baileys Crossroads Community Shelter, currently operating in Sub-Unit B-2.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-20-2016, Baileys Crossroads Community Business Center, Town Center Land Unit Recommendations, Sub-Unit B-3, page 89:

“Sub-Unit B-3 [underlined in original text]

...

Redevelopment of this sub-unit (approximately 17 acres) is envisioned to include a mixed-use development with a maximum of 174,000 square feet of office uses, 128,000 square feet of retail uses, ~~and~~ 300 multifamily residential units, ~~and~~ a minimum of 22,000 square feet of institutional uses and approximately 22,000 square feet of public facility use. This sub-unit is to be developed with the following Land Use Categories section for the Town Center District shown on Map 5 and the planned urban parks shown on Map 9 in the Town Center District Parks and Recreation section:

- The Village Commercial land use category along Columbia Pike and the south side of the planned realigned Seminary Road;
- The Public Facilities land use category on Tax Map parcel 61-2 ((20)) 7;
- The General Urban Office Option land use category on either side of Center Lane;
- Mixed-use of the Airport Hangar Building area or adaptive reuse of the Airport hangar building with mixed use or mixed-use; and,
- A portion of this area could be a part of the maintenance/storage facility that would accompany the adaptive reuse of the Airport hangar building for the Pike Transit Initiative (if an operational facility is proposed at this location).”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-20-2016, Baileys Crossroads Community Business Center, Land Unit Recommendations Summary, Table 6, page 93:

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

Sub-Unit	Base Plan	Redevelopment Option	Comprehensive Plan Map
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, 3,000 square 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, and 104,800 square feet of retail uses <u>and approximately 22,000 square feet of public facility use.</u>	A maximum of 174,000 square feet of office uses, 128,000 square feet of retail uses, 300 multifamily residential units, and a minimum of 22,000 square feet of institutional uses <u>and approximately 22,000 square feet of public facility use.</u>	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	93,200 square feet of retail uses, 20,900 square feet of institutional uses and 90 multifamily residential units	A maximum of 31,000 square feet of office uses, 15,000 square feet of retail uses and 500 multifamily residential units	Mixed-Uses”

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

TRANSPORTATION PLAN MAP: The Countywide Transportation map will not change.