



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA 2016-I-B1
November 17, 2016

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

SUPERVISOR DISTRICT: Mason

PLANNING AREA: Area I

PLANNING DISTRICT: Baileys Planning District

SPECIAL PLANNING AREA:

Baileys Crossroads Community Business Center,
Town Center District, Sub-Unit 3

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

PLANNING COMMISSION PUBLIC HEARING:
Thursday, December 1, 2016 @ 8:15 PM

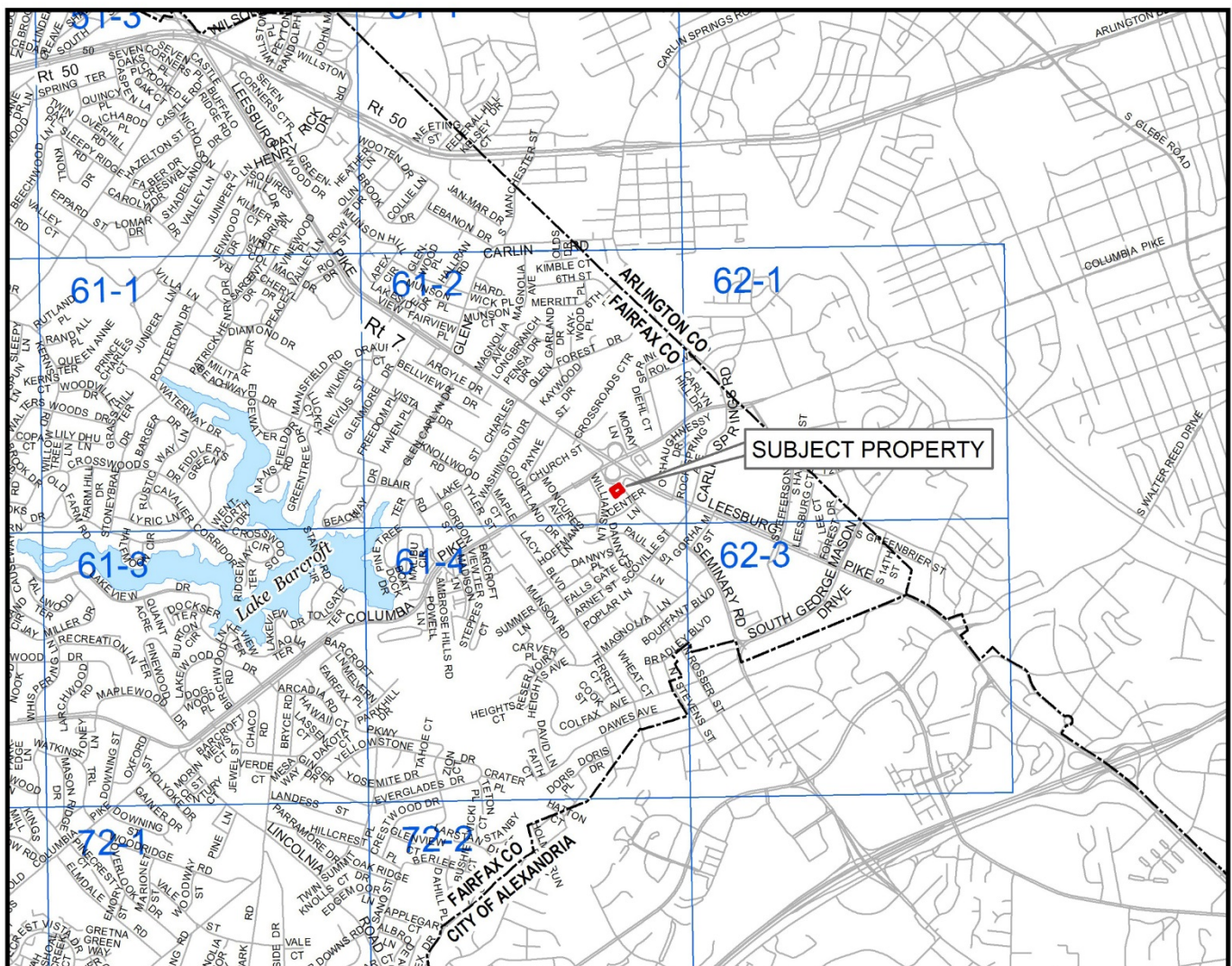
BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, January 24, 2017 @ 4:00 PM

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



Reasonable accommodation is available upon 48 hours
notice. For additional information about accommodation
call the Planning Commission office at (703) 324-2865,
or the Board of Supervisors office at (703) 324-3151.

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



3000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
Baileys Crossroads Community Shelter

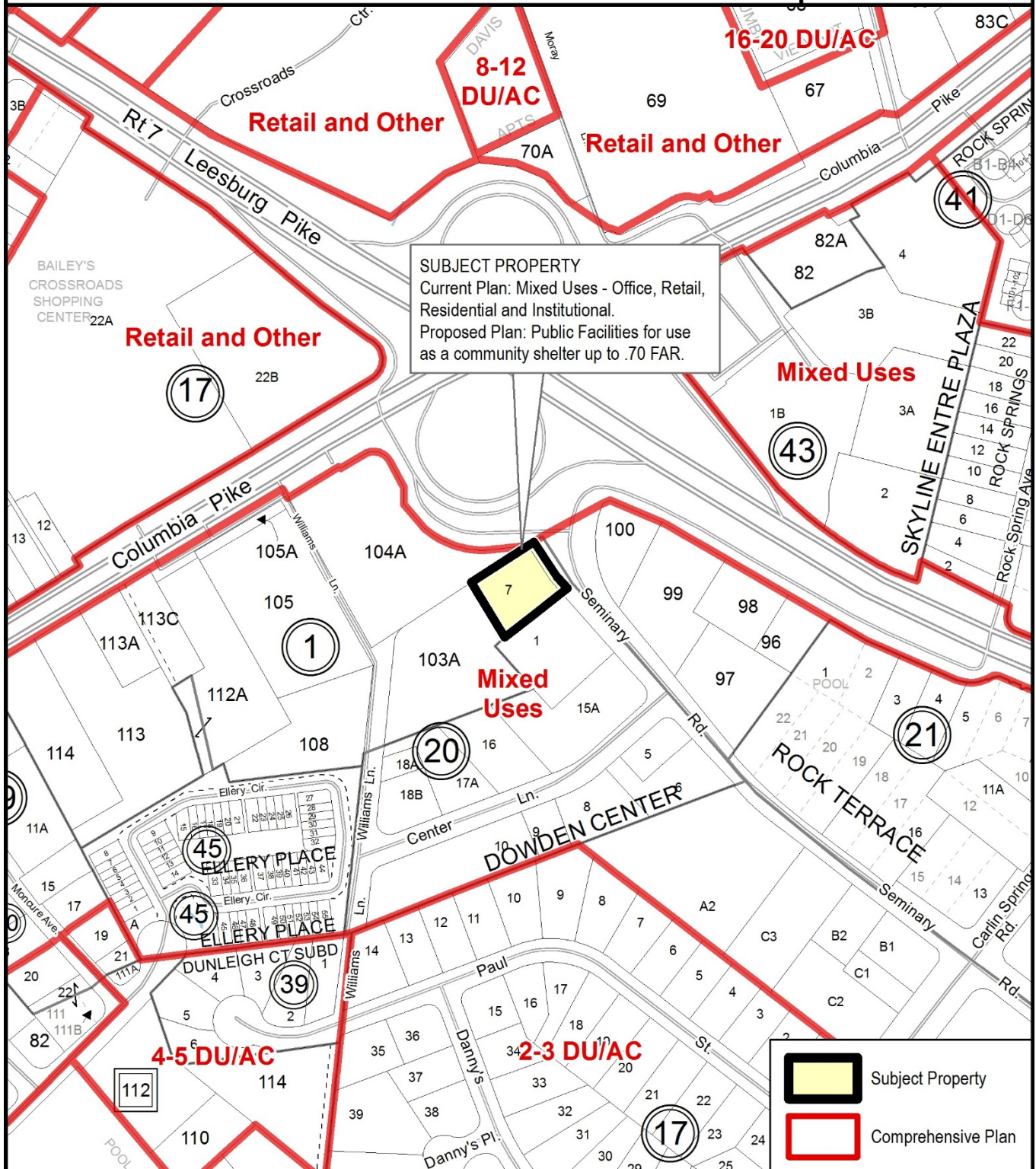


This page intentionally left blank

CURRENT PLAN AND PROPOSED CHANGE

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

ITEM:
PA 2016-I-B1



This page intentionally left blank

STAFF REPORT FOR PLAN AMENDMENT PA-2016-I-B1

BACKGROUND

On July 26, 2016, the Fairfax County Board of Supervisors (Board) authorized Plan Amendment (PA) 2016-I-B1 directing staff to evaluate a parcel located at 5914 Seminary Road, Falls Church, VA 22041 (Tax Map 61-2 ((20)) 7) for public facilities use at an intensity up to .70 floor area ratio (FAR) for use as a community shelter. The existing Baileys Crossroads Community Shelter is located at 3525 Moncure Avenue, less than a quarter of a mile south of the subject property, in an area known as the “Southeast Quad.” The shelter opened in 1987, is outdated, and does not meet accessibility requirements. Additionally, redevelopment opportunities for the Southeast Quad will contribute to the revitalization of Baileys Crossroads; as such, relocating the current community shelter to another site is desirable. This Plan Amendment facilitates the relocation of the Baileys Crossroads Community Shelter to a nearby location. The new facility will provide emergency beds and permanent supportive housing units, in accordance with the County’s Housing First strategy.

CHARACTER OF THE SITE

The 20,000 square foot subject property at 5914 Seminary Road (Tax Map 61-2 ((20)) 7), is south of the Leesburg and Columbia Pike interchange in Baileys Crossroads (see Figure 1). A 15-foot strip of land adjacent to the northeast boundary of the subject property that is a dedicated public right-of-way for Seminary Road is also the subject of this Plan Amendment. The right-of-way for Seminary Road is approximately 1,855 square feet but and may be vacated for the realignment of Seminary Road as recommended in the Comprehensive Plan. The subject parcel is developed with a 1,738 square foot building constructed in 1955, that was the former Fairfax Animal Hospital. The site is also developed with a surface parking lot and a curb cut that provided ingress and egress to Seminary Road. The subject property is zoned C-8, and is developed at a .09 FAR.

Figure 1: Aerial View of Subject Property

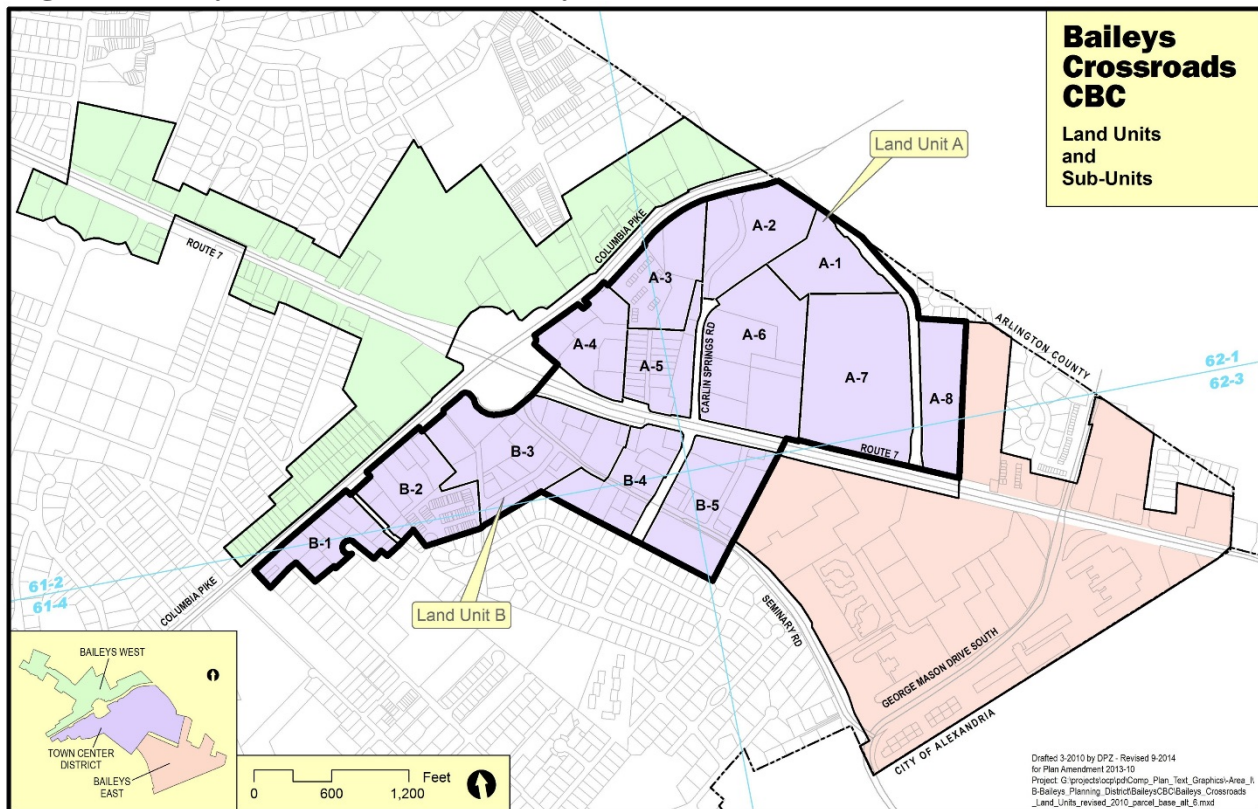
CHARACTER OF THE AREA

The area surrounding the subject property is primarily comprised of light industrial and retail uses. The surrounding parcels are zoned C-8, and include a self-storage center and automobile dealership to the northwest, automobile service uses to the southeast, and the Leesburg and Columbia Pike interchange to the north. The overall Baileys Crossroads Community Business Center (CBC), developed with shopping centers, office buildings, light industrial uses and a range of housing types, is surrounded by stable residential neighborhoods. Skyline Center, a complex of high-rise residential and office buildings, along with a retail center, is a dominant feature of the Baileys Crossroads CBC. The Comprehensive Plan for the Baileys Crossroads CBC recommends a higher intensity and greater mix of pedestrian-oriented uses.

The subject property is located in Sub-Unit B-3 (see Figure 2) of the Town Center District of the Baileys Crossroads CBC, and is characterized by automobile repair warehouse uses, clustered along Seminary Road and Center Lane. The sub-unit also includes one single family residential unit along Williams Lane. The remaining sub-units of Land Unit B are dominated by uses similar to Sub-Unit B-3, as well as single family attached and detached dwelling units. Land Unit B is bordered by Sunset Manor, a stable residential neighborhood to the south.

The base plan for Sub-Unit B-3 of the Town Center District recommends 129,000 square feet of industrial uses and 104,800 square feet of retail uses. However, there is a redevelopment option for Sub-Unit B-3 that envisions a village scale mixed-use development along Leesburg and Columbia Pike. This option recommends a maximum of 174,000 square feet of office uses, 128,000 square feet of retail uses, 300 multifamily units, 22,000 square feet of institutional uses, and a recreation based park. Under the redevelopment option, the subject property is planned as part of the recreation based park.

Figure 2: Baileys Crossroads Community Business Center



PLANNING HISTORY

The Baileys Crossroads CBC is comprised of 530 acres, located along Leesburg and Columbia Pikes, bordering the City of Alexandria and Arlington County. Its location along major commercial and commuter corridors creates regional accessibility, and the area is a gateway to Fairfax County from the City of Alexandria and Arlington County. Baileys Crossroads was designated a commercial revitalization area by the Board of Supervisors in the 1980's. The designation was meant to encourage and support economic revitalization, preserve neighborhood retail uses, and protect stable residential neighborhoods from encroachment resulting from redevelopment. In 1990, the County's Policy Plan introduced the concept of Community Business Centers, and provided more focused redevelopment and revitalization guidance for the area. The current Comprehensive Plan text of the Baileys Crossroads CBC was adopted on July 13, 2010, (Amendment 2007-25), the result of a multi-year study of the area. The Plan

Amendment restructured the Baileys Crossroads CBC into three districts: Baileys West, Town Center, and Baileys East, with recommended redevelopment options consisting of mixed-use residential, office, retail and institutional. The subject property is located in the Town Center district, which is envisioned as a pedestrian-oriented mixed-use center, as stated previously.

ADOPTED COMPREHENSIVE PLAN TEXT (See Figure 3)

Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, amended through 9-20-2013, Baileys Crossroads Community Business Center, Recommendations, page 87 - 89:

“Sub-Unit B-3

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 for this sub-unit is 129,900 square feet of industrial uses and 104,800 square feet of retail uses.

Redevelopment Option- If the interchange is redesigned as a gateway element, there would be an opportunity to build on this gateway image by developing buildings that would enhance this area as the gateway site for Baileys Crossroads along with Sub-Unit A-4 on the north side of Leesburg Pike as one enters from the west.

Within this sub-unit, planned transportation improvements could include the realignment of portions of Center Lane and Williams Lane and the realignment of Seminary Road to connect to Columbia Pike as redevelopment occurs.

Redevelopment for this sub-unit is envisioned to include a village scale mixed-use development along Columbia Pike, the realigned Seminary Road and realigned portions of Williams Lane and Center Lane. Development can include a combination of retail uses similar to an arts district, uses similar to an international market and a variety of restaurants and unique eating establishments to capitalize on the diverse cultural make-up of the Baileys Crossroads CBC. Ground floor retail should be provided for all the buildings.

At a minimum, the redevelopment of the Airport Hangar building area (Tax Map parcel 61-2((21))1) according to the new community/public facilities in the Area-wide recommendations should be provided. At a minimum, the Airport Hangar building area parcel should be consolidated with the parcel to the east (Tax Map parcel 61-2((21))3).

A large recreation based park should be provided in the area on the northeastern side of the village scale mixed-use development along Columbia Pike, the western side of the airport hangar parcel along Leesburg Pike and the north side of the realigned Seminary Road. This area for the planned park is envisioned to include parcels currently on the south side of Leesburg Pike and the north and south sides of the current alignment of Seminary Road. The proximity of the park to adjacent village-scale shops could provide park users with a variety of refreshment options. If the hangar is not used as a maintenance/storage/operational facility for the Columbia Pike Transit project, the existing hangar might feature additional indoor athletic fields as well as destination

play facilities, such as climbing walls and play structures. The more outlying areas of the park would provide facilities for gatherings including shelters and play areas as well as parking.

The planned park can be developed along with the airport hangar building area as a public-private mixed-use development.

This sub-unit is owned by multiple entities. Feasible consolidation of parcels in this sub-unit should be coordinated with appropriate dedications for the planned realignment of Seminary Road to incentivize redevelopment of this sub-unit.

If the phasing of redevelopment for this sub-unit is proposed, it is recommended that the Airport Hangar building area and the adjacent property be developed first. The parcels required for the planned park should be consolidated and developed as the next phase. The appropriate existing parcels on both the north and south sides of the current alignment for Seminary Road should be considered for the park. The parcels on both sides of Center Lane would require minimum consolidation and should be developed in third stage and the larger parcels along Columbia Pike could be developed in the fourth phase because these properties contain larger and established auto related uses and office uses, and it is likely that these parcels would be the last to redevelop. The redevelopment of these parcels could also be coordinated with the redevelopment of Sub-Unit B-2.

Since the larger parcels along Columbia Pike contain larger and established auto related uses and office uses that may not redevelop for a long time, the following option is provided for these parcels to incentivize and expedite redevelopment of these parcels and for consistency with the redevelopment options for the parcels along Columbia Pike in Sub-unit B-2

Under this option, the two parcels along Columbia Pike (with the auto related uses (Tax Map parcel 61-2((1))105) and the self-storage facility (Tax Map parcel 61-2 ((1))104A) could be developed with a mixed-use development of a maximum of 350,000 square feet (approximately a maximum of 2.0 FAR for both the parcels) provided:

- These parcels are consolidated with the property with the single-family residential use to the south (Parcel 61-2 (1) 108;
- Parking for the planned uses is provided underground or in structured parking garage behind buildings on these parcels or provided on Parcel 61-2 (1) 108;
- Appropriate vehicular and pedestrian connections from and to adjacent properties are established;
- At least one access (primary or secondary access) for these properties is provided from the realigned Seminary Road;
- Appropriate dedications for a realigned Seminary Road are provided;
- The maximum height of buildings do not exceed ten stories along Columbia Pike and steps down to three stories along the rear of the properties;
- The maximum development potential for this sub-unit listed below is not exceeded under this option; and,
- Development is compatible with the future development of adjacent properties.

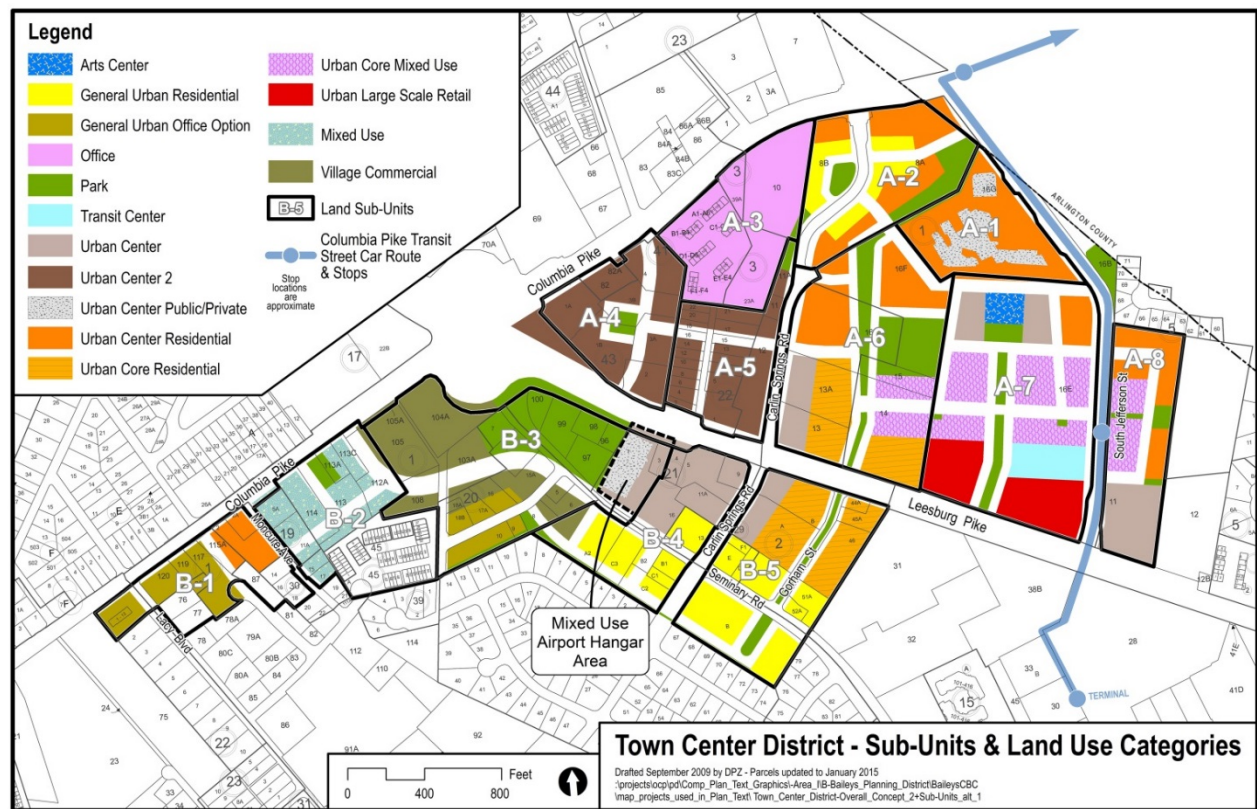
An auto dealership may be considered as part of a mixed-use redevelopment provided new vehicle sales is coordinated and/or integrated with other uses, that all on-site service/storage functions are coordinated and/or integrated as well, and are screened from residential view.

Under this option, coordinated development and/or consolidation with the individual parcels along Columbia Pike in Sub-unit B-2 is highly encouraged.

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. 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 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)."

Figure 3: Existing Town Center Land Use Concept



PROPOSED PLAN AMENDMENT

Plan Amendment 2016-I-B1 proposes a public facilities use for the subject property with an intensity up to .70 floor area ratio (FAR) for use as a community shelter. The subject parcel is zoned C-8, allowing a maximum intensity of .50 FAR, and will require a Special Exception to achieve a .70 FAR. The community shelter will provide emergency beds and permanent supportive housing units, in an approximately 15,000 square foot building. This proposed Plan

Amendment provides a redevelopment option for the subject property. The existing redevelopment option for the remaining recreation-based park is unchanged.

ANALYSIS

Land Use

The subject property is located in Sub-Unit B-3 of the Town Center District in the Baileys Crossroads CBC. The Comprehensive Plan recommends 129,000 square feet of industrial and 104,800 square feet of retail uses at the base level. There is a redevelopment option for Sub-Unit B-3 that envisions a village scale mixed-use development with up to 174,000 square feet of office, 128,000 square feet of retail, 300 multifamily dwelling units, 22,000 square feet of institutional use, and a recreation based park.

The land use concept map for the Town Center District indicates general locations for planned land uses and land use categories, and depicts the subject property as part of a recreational based park. However, adding the option for public facilities use does not preclude the creation of a recreation based park in Sub-Unit B-3. The subject property is approximately one-half acre, and is located in the southwest corner of the area planned for a recreation based park. The recreation based park could comprise approximately 5 acres; removing the subject property leaves approximately 4.5 acres of contiguous parcels for a recreation based park. Therefore, the community shelter use leaves adequate acreage for a recreational based park and does not conflict with the redevelopment option for Sub-Unit B-3.

The proposed maximum intensity of .70 FAR, is compatible with the redevelopment options recommended in the Comprehensive Plan for Sub-Unit B-3. The adjacent parcels, (Tax Map 61-2 ((1)) 104A, 105), have an option for mixed-use development with a maximum of 350,000 square feet, an FAR of approximately 2.0.

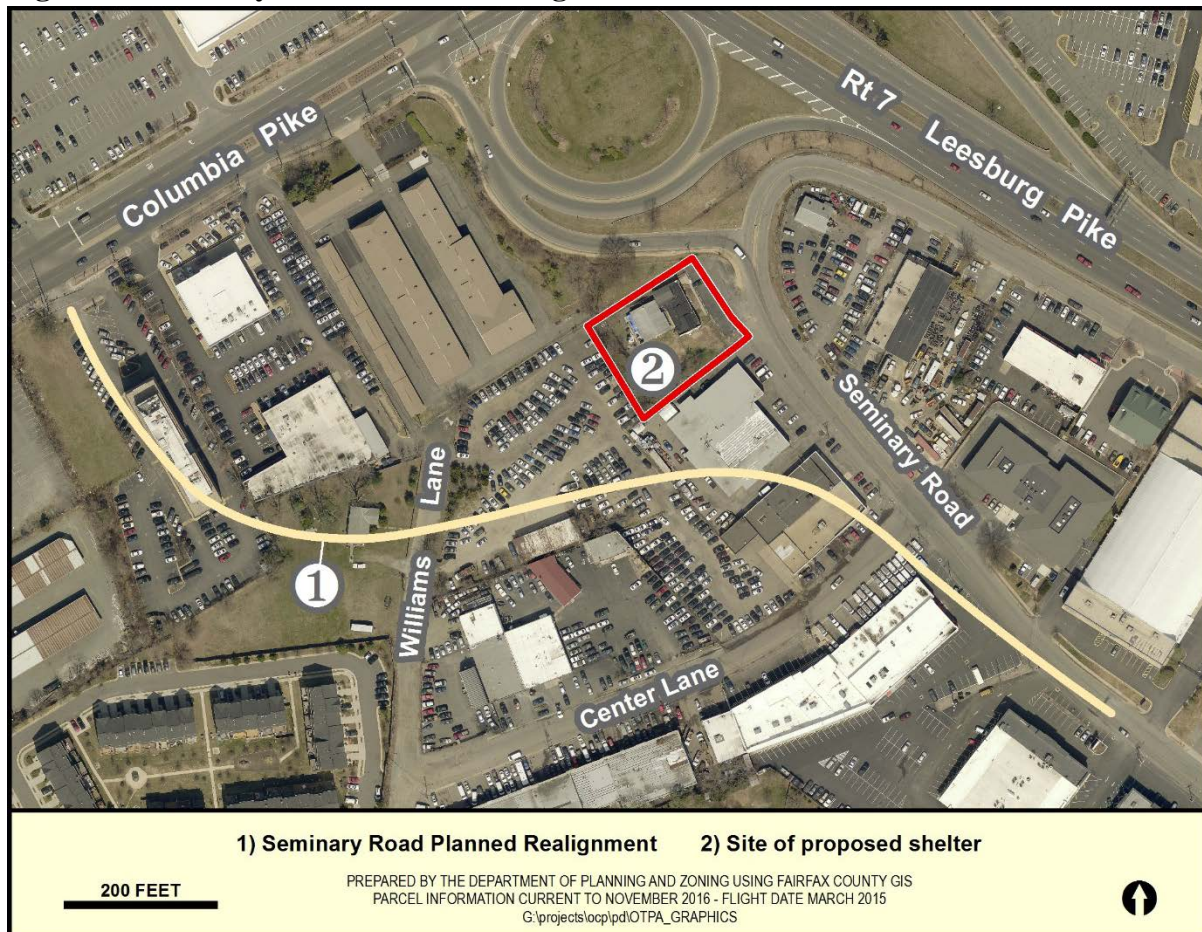
The proposed Plan Amendment to relocate the current Baileys Crossroads Community Shelter, from its current location in the Southeast Quad in Sub-Unit B-2 allows for the redevelopment of that sub-unit and facilitates the revitalization of Baileys Crossroads. The proposed community shelter will offer clients access to the same services and transit options available at the current location. The relocated shelter in the proposed location would be compatible with the uses and intensities recommended by the Comprehensive Plan, creating no adverse impact on the surrounding area.

Transportation

The use and intensity proposed for the subject property by this Plan Amendment are not anticipated to generate an adverse amount of vehicular traffic. Vehicular trips generated by employees, visitors and residents of the proposed community shelter are not expected to generate trips in excess of the current base plan. The current Transportation Plan recommends that the roadways of the Baileys Crossroads CBC be designed to accommodate a more urban style of development. One important component of these recommendations is realigning Seminary Road from its existing terminus east of Seminary Road with the Leesburg Pike and Columbia Pike

Interchange to an intersection with Columbia Pike south of the interchange. The realigned Seminary Road would have a posted speed of 25 miles per hour. This planned realignment may eliminate the need for the existing right-of-way of Seminary Road, allowing the vacation of right-of-way of the current alignment (Figure 4). The development of the subject property should consider how site access by all modes will be provided considering the future alignment of Seminary Road. In the interim, adequate sidewalk and site access should be provided via the current alignment of Seminary Road. Additionally, development of the subject property should consider parking options under the current and future Seminary Road alignment.

Figure 4: Seminary Road Planned Realignment



The subject property is within walking distance of six bus stops served by 10 Washington Metropolitan Transit Authority (WMATA) bus routes. These bus routes provide local and express service to the Orange, Silver, Blue and Yellow Metrorail lines, and the Seven Corners Transfer Center and Southern Towers, across Seminary Road from the Mark Center Transfer Center. Peak hour bus route frequency ranges from 15 to 30 minutes (Table 1). The multiple bus routes create a redundancy in service and offer residents and visitors multiple options to meet their travel needs.

Table 1: Bus Routes

| Route | Description | Headway |
|--------------|--|--|
| 16A, B, J | Columbia Pike Line with Eastbound Service to the Pentagon Metro and Westbound Service to Annandale. | M – F Peak: 15 minutes S – Su: 20 minutes |
| 16E, P | Pentagon City Station | M – F after 11 pm and Sunday: 30-60 minutes |
| 16L | Annandale – Skyline City – Pentagon Line | M – F Peak: 30 minutes |
| 16X | Columbia Pike – Federal Triangle Line (stops at Pentagon Metro) | M – F peak: 15 minutes |
| 25B | Landmark – Ballston Line | M – F all day: 30 minutes |
| 28A | Leesburg Pike Line with Eastbound Service to King Street and Westbound Service to Tysons Metro (stops at Seven Corners Transit Center and Southern Towers) | M – F all day: 20 minutes S-Su: 30 minutes |
| 28G | Skyline City Line | M – F peak: 30 minutes |

Pedestrian connections are an important aspect of the transportation network, and development on the subject property will require adequate pedestrian connections to access transit and services within walking distance. The Comprehensive Plan areawide urban design guidelines for the Baileys Crossroads CBC emphasize a street network that encourages walking, biking and transit use. The County recently constructed pedestrian facilities on Leesburg Pike, Columbia Pike and Seminary Road. Proposed development of the subject property should construct pedestrian facilities connecting the site with the existing sidewalks.

Schools

The proposed development of the subject property considers a community shelter with emergency beds and permanent supportive housing units for single adults, and is not expected to generate any demand on local schools.

Parks and Recreation

The Plan Amendment proposes a community shelter on approximately 0.50 acres of the approximately 5 acre planned recreation based park. Additionally, the adjacent airport hangar building may be utilized for indoor athletic fields and destination play areas, such as climbing walls and play structures, potentially creating opportunities for additional recreation facilities. An athletic field is envisioned by the plan for the recreation based park. The proposed community shelter does not overlap with the footprint of the planned field, nor preclude the use of the remaining area for recreation. According to analysis by the Fairfax County Park Authority, the loss of one-half of an acre could have served approximately 300 residents, 5,000 office or retail employees, or a combination, from the surrounding area. The remaining 4.5 acre area could potentially serve approximately 3,000 residents and 45,000 office or retail employees.

Environment

The subject property is surrounded by automobile sales and repair uses. As a result, a preliminary environmental site assessment may be appropriate to determine the exposure of the subject property to petrochemicals and other contamination. Environmental mitigation may be required prior to redevelopment.

Water Quality and Stormwater Management

The subject property is located in the Four Mile Run Watershed. The site is currently developed and is not constrained by any environmentally sensitive land. The landscaped areas of the subject property should be increased to enhance water quality and livability of the site, if possible.

Green Buildings

Redevelopment of the subject property should adhere to the County's green building policy. The future Community Shelter should accommodate energy conservation, water conservation and other green building practices found in Objective 13 of the Environmental section of the Policy Plan.

Noise

The subject property may be subject to transportation generated noise from the adjacent Leesburg Pike and Colombia Pike Interchange. Objective 4 of the Environmental section of the Policy Plan recommends that new residential development not occur in areas where transportation generated noise exceeds day-night average sound level (DNL) 75 dBA. Interior noise levels of new residential should not exceed DNL 45 dBA and exterior recreational areas should not exceed DNL 65 dBA. A noise analysis should be conducted prior to redevelopment to determine appropriate mitigation measures for construction and any proposed outdoor recreation areas.

CONCLUSION

This proposed Plan Amendment creates an opportunity for a community shelter on the subject property at an intensity up to .70 FAR. The existing redevelopment option in the Comprehensive Plan for the surrounding parcels would remain unchanged. The use of the subject property as a community shelter aligns with the County's Housing First Strategy, and does not conflict with the recommendations of the Comprehensive Plan or create an adverse impact on surrounding land uses. It also will not preclude Comprehensive Plan recommendations supporting the creation of a recreation based park on adjacent parcels. The proposed use is not expected to generate vehicular traffic that will create adverse impacts on local streets. The proximity to transit will offer accessibility to residents of the community shelter. The proposed location is within a quarter of a mile of the existing shelter, ensuring uninterrupted service and access of the clients currently served at the existing shelter.

RECOMMENDATION

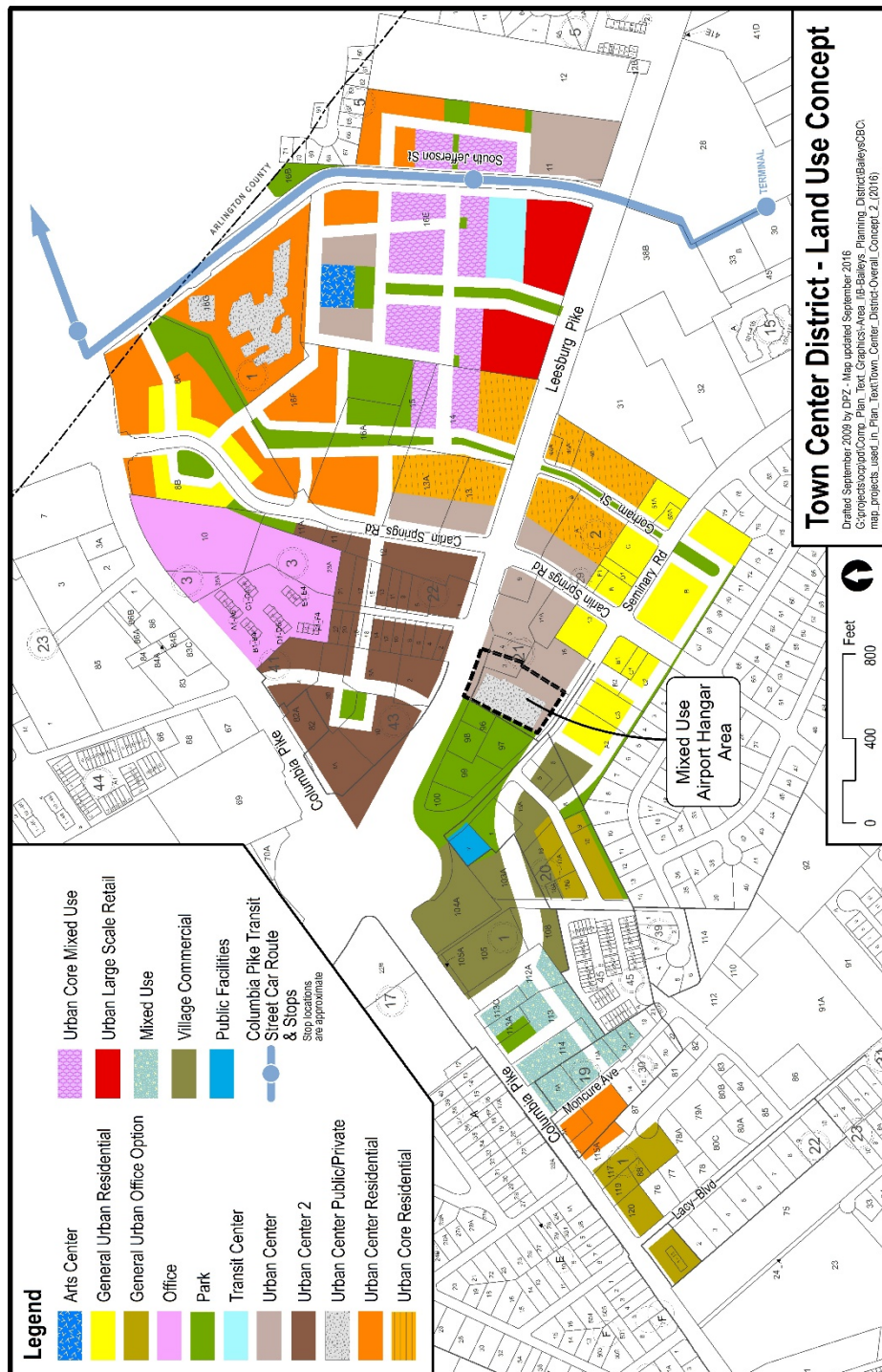
Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strike through~~.

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.

“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.



MAP 5

LAND USE CONCEPT – TOWN CENTER DISTRICT

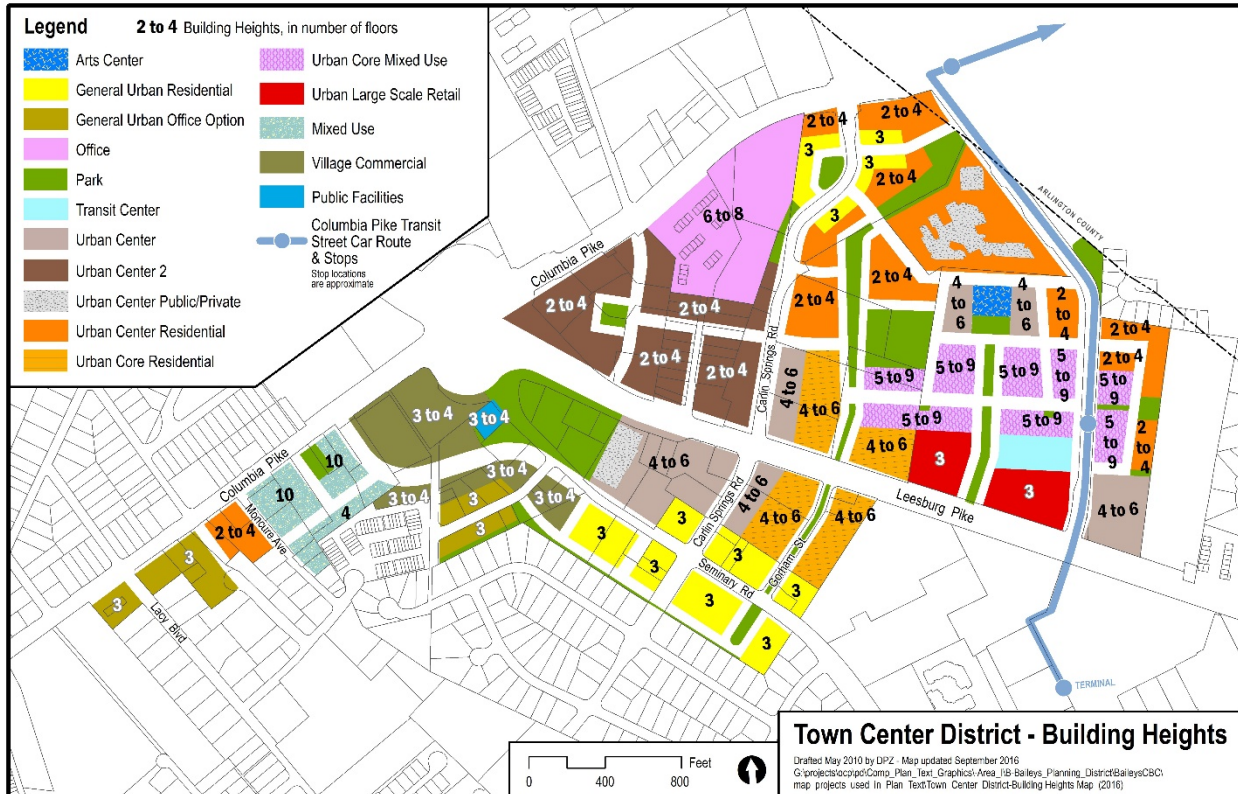
MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-20-2016, Baileys Crossroads Community Business Center, page 55.

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> |

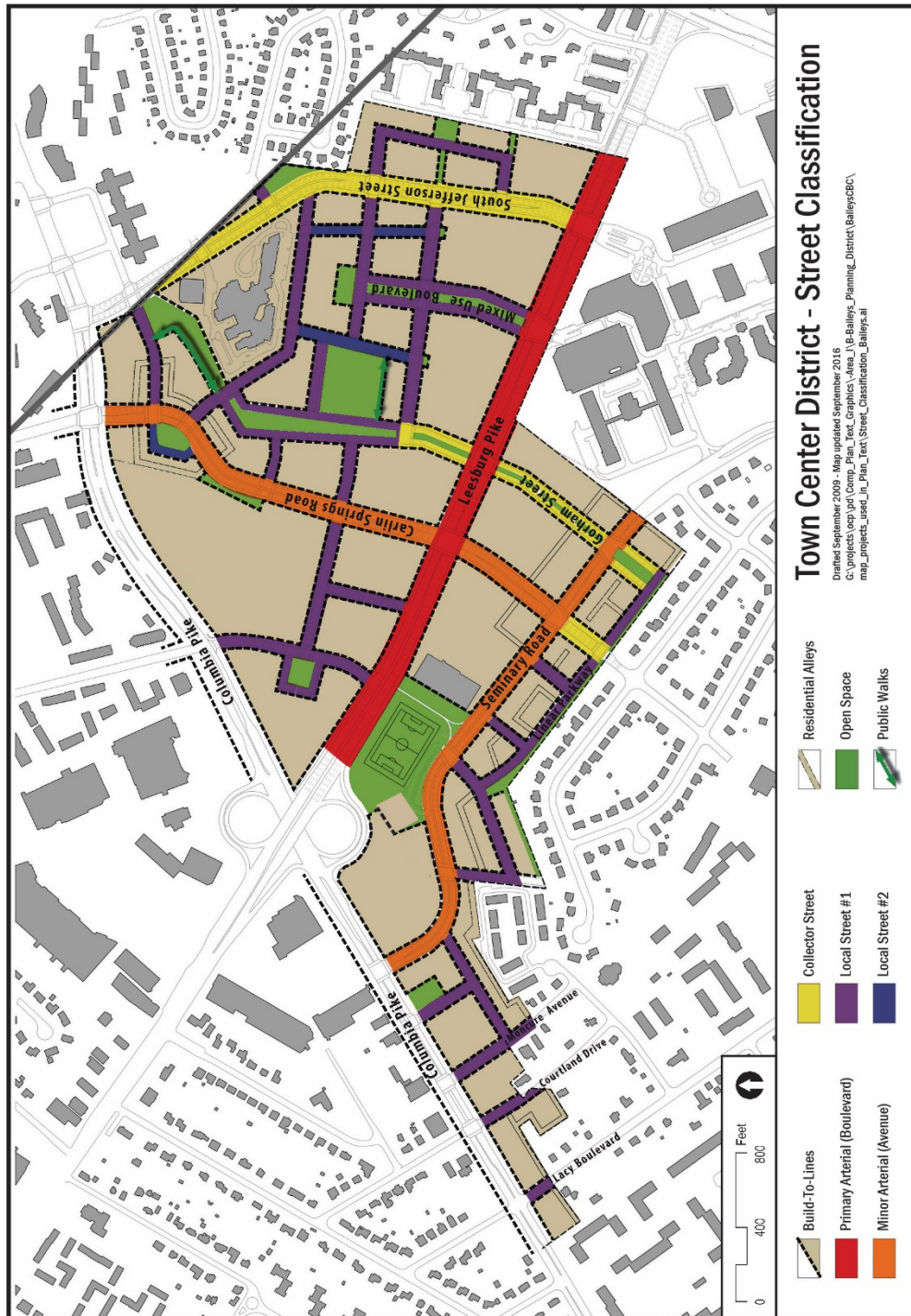
1. Off-street Parking for Land Use categories 1 to 5, 10 should be included in structures beneath or behind the proposed buildings. Parking for Land Use categories 6, 7, 8 and 9 should be included in structures or surface parking lots behind the proposed buildings. If townhouse style development is proposed 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

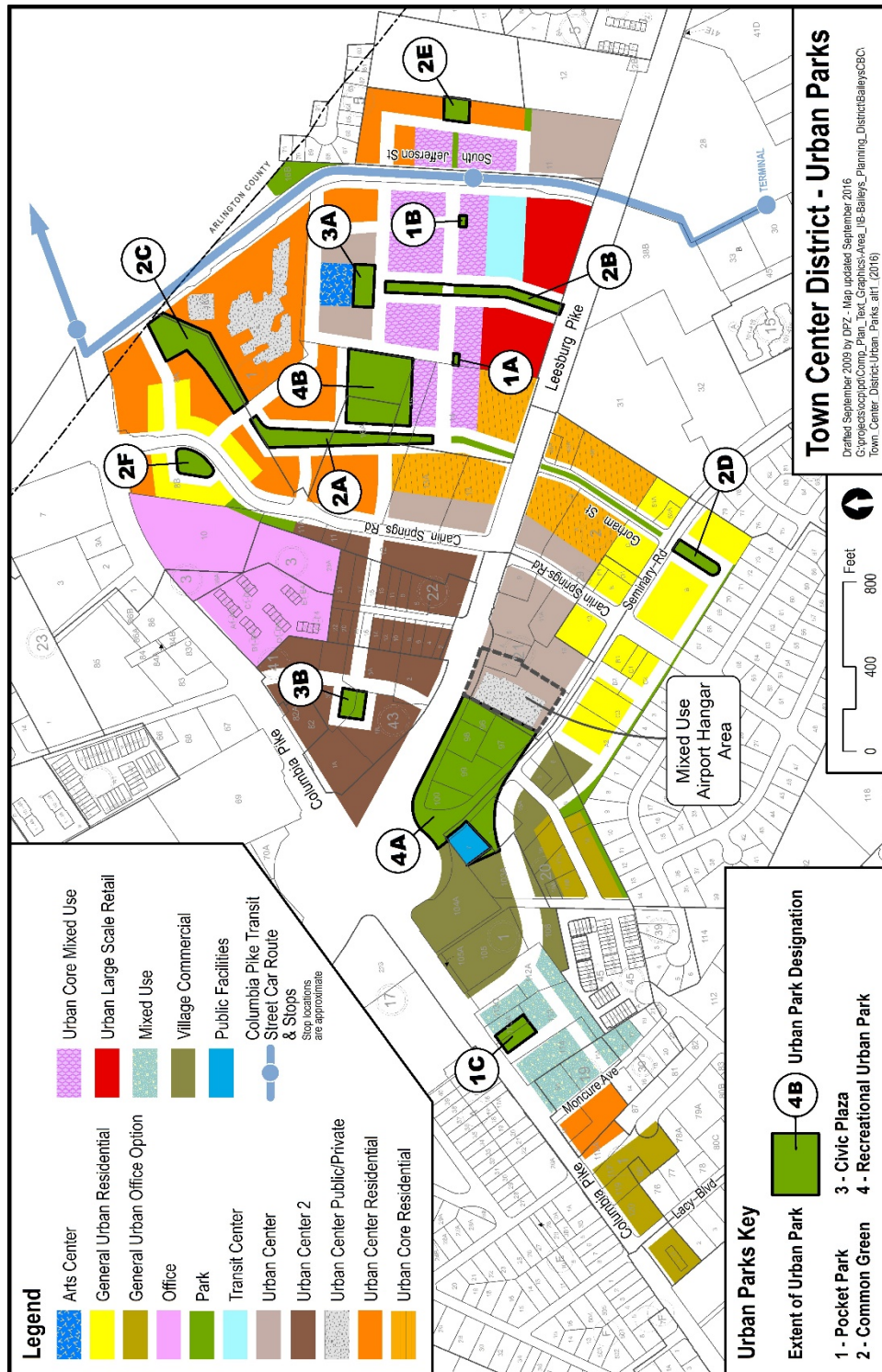
MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-20-2016, Baileys Crossroads Community Business Center, Town Center Recommendations, Map 7, “Classification of Streets - Town Center District” page 61 to remove Tax Map Parcel 61-2 ((20)) 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.



CLASSIFICATION OF STREETS – TOWN CENTER DISTRICT

MAP 7

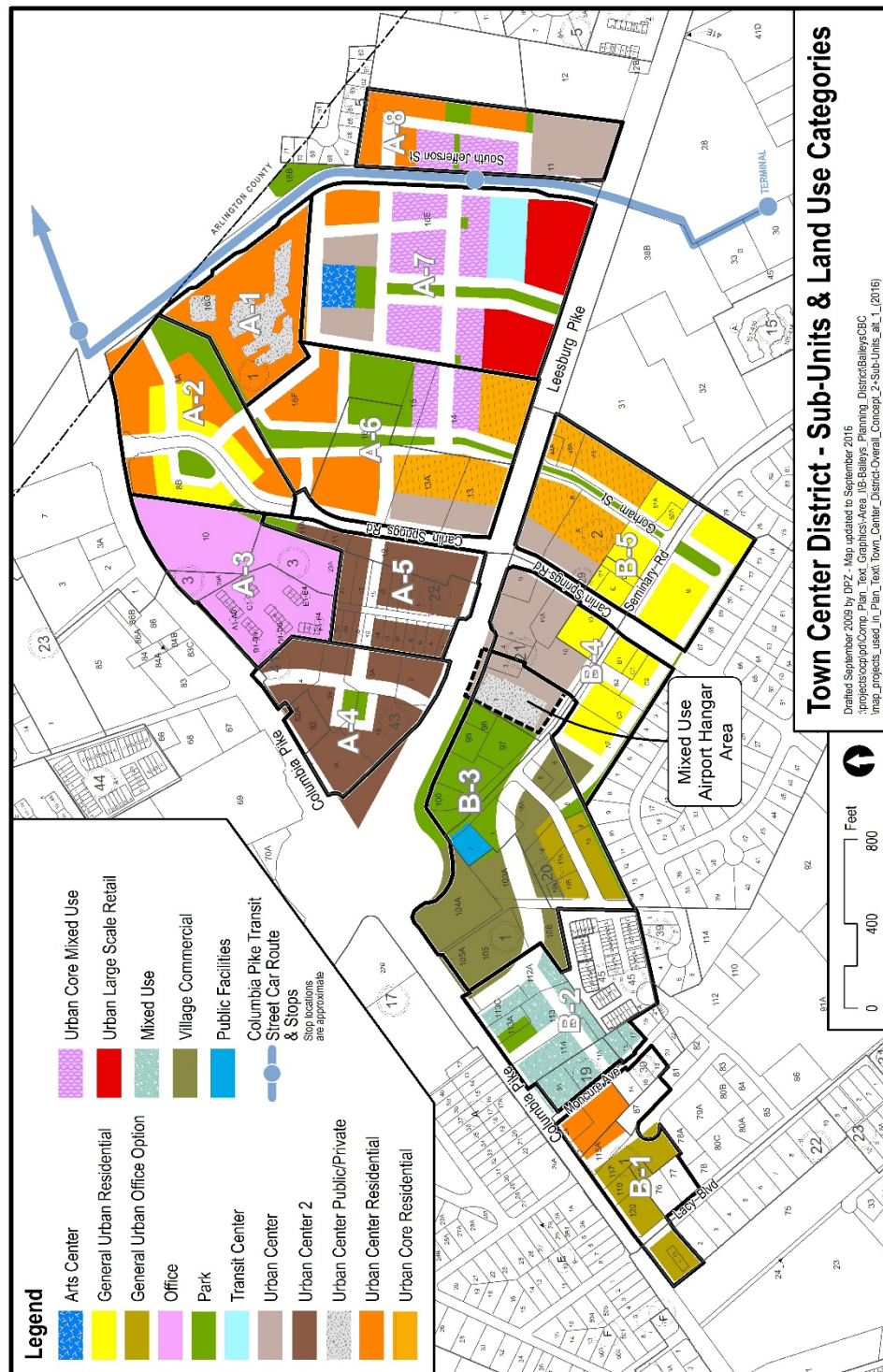
MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, as amended through 9-20-2016, Baileys Crossroads Community Business Center, Town Center Recommendations, Map 9, “Town Center District Parks” page 74 to add the land use category of “Public Facilities” and 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, page 87.

“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, page 89.

“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 15,000 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, 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 15,000 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 15,000 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.