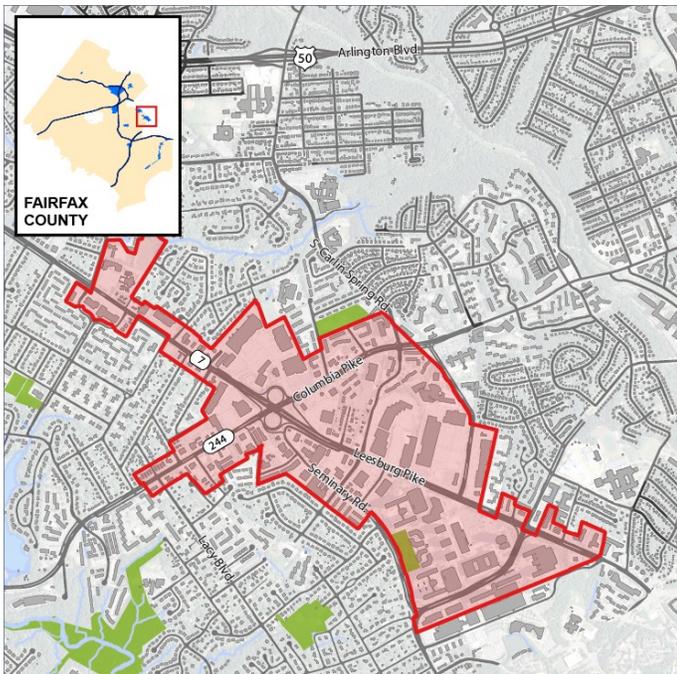
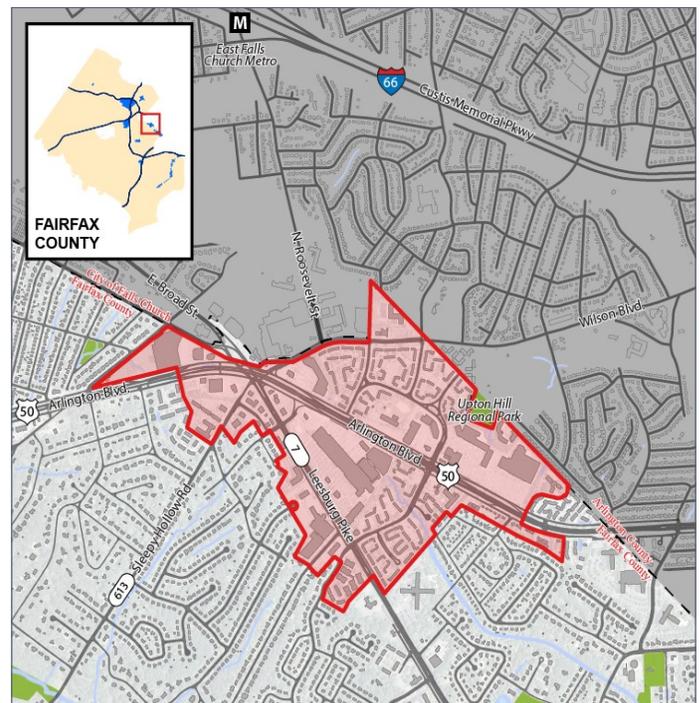


BAILEY'S CROSSROADS/ SEVEN CORNERS REVITALIZATION REPORT

August 2015



Bailey's Crossroads



Seven Corners

BAILEY'S CROSSROADS/SEVEN CORNERS OVERVIEW

This report covers recent planning and development activity in the Bailey's Crossroads/Seven Corners Commercial Revitalization District (CRD). Located at the eastern edge of Fairfax County adjacent to Arlington County and the City of Falls Church, this Commercial Revitalization District (CRD) includes two Community Business Centers (CBCs) – Bailey's Crossroads and Seven Corners. Each CBC serves as a gateway from neighboring jurisdictions to Fairfax County.

The Bailey's Crossroads CBC encompasses approximately 530 acres of land surrounding the interchange of Leesburg Pike and Columbia Pike (Route 244) and is characterized by neighborhood and community-serving shopping centers and a variety of free-standing retail, office and light-industrial uses. Housing types range from single-family detached to high-rise multi-family units. These include the 100-acre Skyline Center, a complex of high-rise residential and office towers along with a retail center. In total, there is 9,154,623 square feet of commercial development, including 2,026 rental apartments, and 3,095,383 square feet (SF) of residential development within the CBC.

The Seven Corners CBC encompasses approximately 203 acres of land and is located at the confluence of the Seven Corners interchange, where Arlington Boulevard, Leesburg Pike and Wilson Boulevard all intersect. This CBC contains two high-rise office towers that serve as landmarks for the area. Other predominate land uses include retail – mostly in shopping centers – and garden-apartment style residential development. In total, there are 3,616,562 square feet of commercial development, including 1,097 rental apartments, and 592,455 square feet of residential development within the CBC.

Vision for the Future: The Comprehensive Plan for the Bailey's Crossroads CBC was amended by the Board of Supervisors in 2010. The vision for Bailey's Crossroads is that of an attractive, diverse and vibrant area for living, working, shopping and relaxing. The core area will contain a mix of uses including medium to high density residential, office retail and recreational/cultural uses, in a compact, pedestrian-friendly form.

The Comprehensive Plan for the Seven Corners CBC was amended by the Board of Supervisors in July 2015. For more information on the Plan amendment for Seven Corners, see page 3.



Hampton Inn—under construction in Seven Corners



Bailey's Crossroads Streetscape Improvements



New ground-floor commercial space — Skyline Center

NEW PLAN FOR SEVEN CORNERS ADOPTED BY BOARD OF SUPERVISORS

On July 28, 2015, the Board of Supervisors (Board) approved Plan Amendment 2013-I-B2 to update the county's vision in the Comprehensive Plan (Plan) for the Seven Corners Community Business Center (CBC). The Board also adopted ten (10) Follow-On Motions dealing with affordable housing, transportation and funding. These actions followed an extensive multi-year planning and public outreach effort.

Highlights of the Comprehensive Plan

The vision for the Seven Corners CBC is for a mixed-use urban town center anchored by two mixed-use urban villages, connected by transportation facilities and linkages that serve motorists, pedestrians, and bicyclists. Planned uses include medium to higher-density residential uses and non-residential uses, such as retail, office, entertainment, and hotel, with more parks and green spaces. A primary goal of the Plan is the creation of a grid of streets and enhanced streetscapes that would result in shorter, walkable blocks that support a variety of users, as well as a reconfiguration of the Seven Corners interchange.

Land Use

The Plan concentrates redevelopment into three Opportunity Areas (Land Units A, B, and C) that have the greatest nearer-term redevelopment potential.

- Land Unit A: Willston Village Center
- Land Unit B: Town Center
- Land Unit C: Leesburg Pike Village

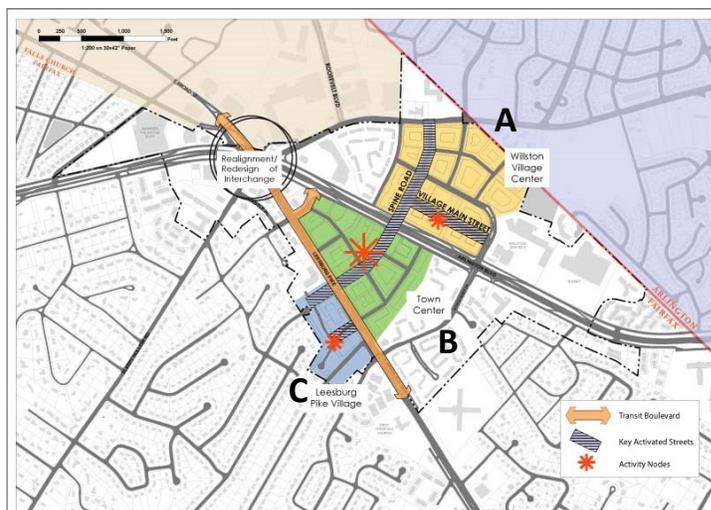
The Plan focuses the tallest building heights and development intensity in the Town Center, while ensuring that appropriate transitions are made to existing residential communities. In total, the Plan proposes more residential than commercial development to respond to market forces, to foster a more walkable live-work environment, and to strengthen opportunities for new commercial development.

Housing, Urban Design, Schools, and the Environment

The Plan includes goals and recommendations related to affordable housing, urban design, stormwater management, heritage resources, schools and other public facilities. The plan preserves 589 affordable housing units at 60 percent or less of area median income (AMI) and adds new affordable housing units with other redevelopment. It also provides for the building of an elementary school at the Willston site or elsewhere within the area unless determined not to be necessary by the Fairfax County Public Schools (cont. on page 6).



Charrette participants discuss Land Use Concepts



Seven Corners Framework Plan

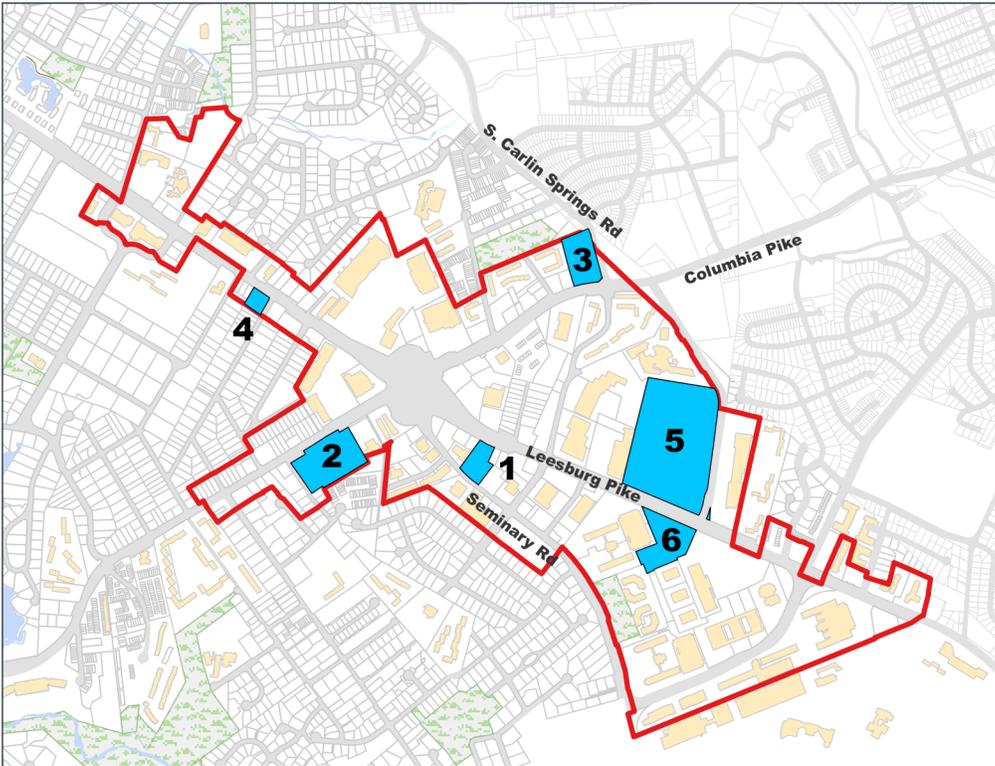


Land Use Concept for Land Unit C: Leesburg Pike Village

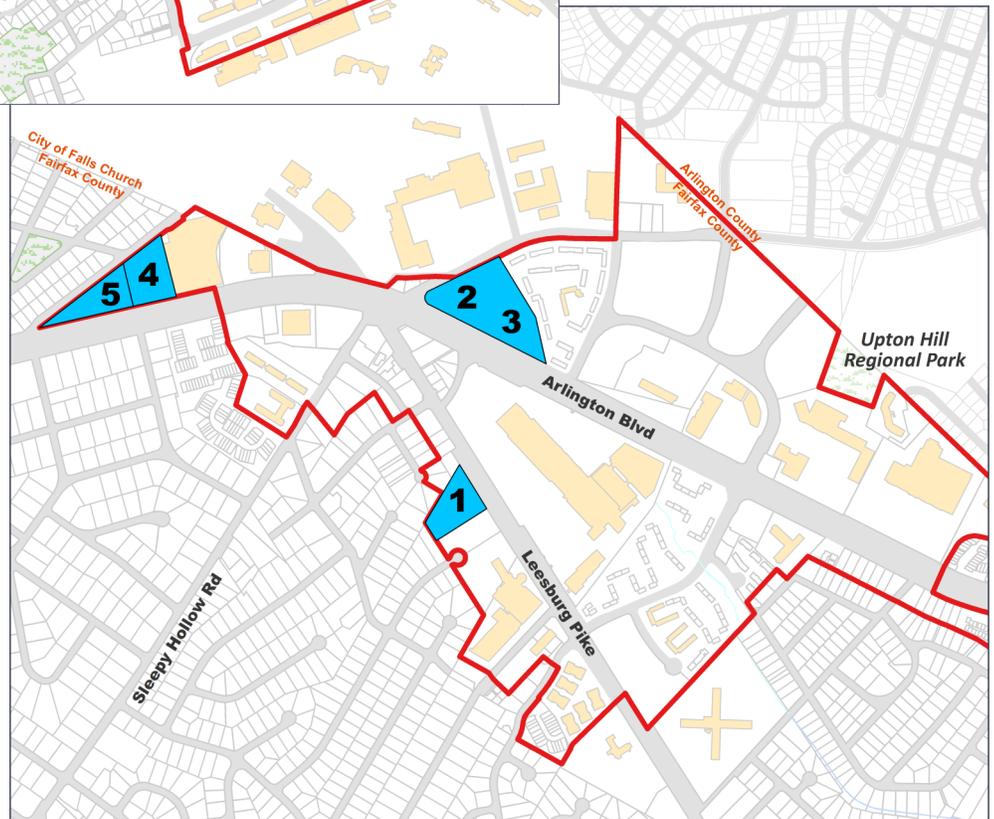
DEVELOPMENT ACTIVITY

In 2015, the Bailey's Crossroads/Seven Corners CRD has approximately 16,563,974 square feet (SF) of existing development. Of this amount, 12,771,185 SF, or approximately 77% of total development, is commercial development, which include rental apartments, and 3,687,838 SF, or 22% is other residential development. There are over 3,123 rental apartments located in the Bailey's Crossroads/Seven Corners CRD, with additional units planned for construction.

More information on each development can be obtained through the County's Land Development System, found online at: <http://ldsnet.fairfaxcounty.gov/ldsnet>



*Bailey's Crossroads CBC
Development Activity Map*



Seven Corners CBC Development Activity Map

Rezoning/Site Plan Number (Approval Date/Status)	Bailey's Crossroads/Seven Corners CRD Development Activity
BAILEY'S CROSSROADS	
1) EXTRA SPACE STORAGE, INC. SEA 97-M-016 (under review)	A Special Exception Amendment for an Extra Space Storage facility located at 5821 Seminary Road. The application proposes modification to existing development conditions related to façade improvements and landscaping (see page 7 for more details).
2) AVALON BAY COMMUNITIES, INC. RZ 2014-MA-023/FDP 2014-MA-023 (under review)	A Rezoning for a 6-story, 330 unit multi-family residential building, a smaller 4-story, 25 unit multi-family residential building, and a future public facility use.
3) FP COLUMBIA PIKE, LLC RZ 2014-MA-014/FDP 2014-MA-014 (indefinitely deferred)	A Rezoning for a 3.8 acre site at 5600 Columbia Pike that would have razed the existing office building and replaced it with a 432-unit multi-family building. The proposal has been deferred indefinitely.
4) SPECTRUM DEVELOPMENT, LLC RZ 2014-MA-011/SE 2014-MA-013 (under review)	A Rezoning and Special Exception for the development of a 14,280 SF drive-through pharmacy and 11,625 SF of retail space located at 5885 Leesburg Pike and called the Shops at Bailey's Crossroads.
5) DARDEN DEVELOPMENT 8667-SP-002-2 (under review)	Site Plan for the construction of a by-right 6,275 SF Longhorn Steakhouse pad-site development in the Crossroads Place Shopping Center on Leesburg Pike.
6) CESC SKYLINE, LLC PCA C-052-08/FDPA C-052-14 (approved 7/29/14) 4237-MSP-012-2 (approved 11/10/14) (under construction)	Approval of a Proffered Condition Amendment to convert up to 32,325 SF of first-floor GFA and up to 71,597 SF of cellar space to non-office use to include retail, eating establishments, fast food restaurants, quick service food stores, personal service establishments, financial institutions and health clubs in the Skyline Center.
SEVEN CORNERS	
1) FAIRFAX COUNTY SCHOOL BOARD PCA 76-M-007-02 (approved 6/23/15) 6494-MSP-002-3 (under review)	Approval of a Proffered Condition Amendment for the construction of a gymnasium and sport courts at Bailey's Upper Elementary School on Leesburg Pike (see page 7 for more details).
2) AAA MID-ATLANTIC, INC. SE 2014-MA-012 (approved 10/28/14) 4946-SP-002-2 (under review)	A Special Exception for a vehicle light service establishment and retail services within the Corner at Seven Corners Shopping Center.
3) SEVEN CORNERS SHOPPING CENTER SE 2014-MA-069 (approved 4/28/15)	Approval of a Special Exception to replace two existing free-standing signs with new monument signs at the Corner at Seven Corners Shopping Center.
4) ARLINGTON BOULEVARD DEVELOPMENT, LLC PCA C-108/CDPA C-108-02/ FDPA C-108-04/SE 2012-PR-005 (approved 4/30/13) 5636-SP-003-2 (under review)	Approval of a 3 to 5-story mixed-used development located at 6404 Arlington Boulevard to consist of 174 multi-family residential units, 14 townhome-style units and 14,800 SF of ground-floor retail use. Initial grading and clearing of the site has begun.
5) SEVEN CORNERS HOSPITALITY, LLC 6402-SP-002-3 (approved 11/15/13) (under construction)	A 102,000 SF Hampton Inn & Suites hotel located at 6430 Arlington Boulevard.

NEW PLAN FOR SEVEN CORNERS ADOPTED (CONT'D FROM PAGE 3)

Transportation Enhancements

The vision for Seven Corners includes an improved transportation network that addresses existing issues and projected needs. It includes:

- A redesigned Seven Corners interchange that unites the existing multi-road, single-point configuration and produces a regular, four-way intersection.
- A new ring road around this intersection that provides multiple connection points and increases local connectivity.
- A transportation network that disperses traffic, increases trip options, improves level of service for all transportation modes, and supports an urban development pattern.
- An emphasis on complete streets that accommodate multiple modes of transportation and features high quality streetscapes, as well as community spaces for people.
- The addition of more than 4 miles of new sidewalks and more than 5 miles of dedicated bike lanes.
- A redesigned Leesburg Pike that accommodates future higher capacity transit services, including circulator buses that provide better transit service to Metro.

Parks and Open Space

The vision for Seven Corners incorporates much-needed and much-desired park space and greenery into the community. The Plan:

- Addresses the current lack of publicly-accessible active recreation facilities within Seven Corners, which has only one existing athletic field.
- Recommends as much as 15 acres of new public park spaces, including a large-scale civic plaza for community gatherings in the town center, a common green, pocket parks, and additional active recreational facilities.

Planning Process and Public Outreach

In 2012, Mason District Supervisor Penny Gross requested that county staff organize a series of visioning workshops regarding the future of Seven Corners. As a result of those workshops, Supervisor Gross appointed people to the Seven Corners Land Use and Transportation Task Force to develop recommendations to guide the future development of the area. A Quality of Life Working Group, a Connectivity Working Group, and an Opportunity Area C Special Working Group were also created to develop recommendations. Membership on the Task Force and groups included residents, property owners and business owners of the area.

In October 2014, the Task Force finalized its recommendations for Seven Corners except for Land Unit C, and in March 2015, the Opportunity Area C Special Working Group finalized its recommendations. During the 3-year planning process, more than 85 meetings, presentations, workshops, and other opportunities were conducted to develop recommendations and gather input from stakeholders.



Concept for Leesburg Pike Streetscape and Transportation Enhancements

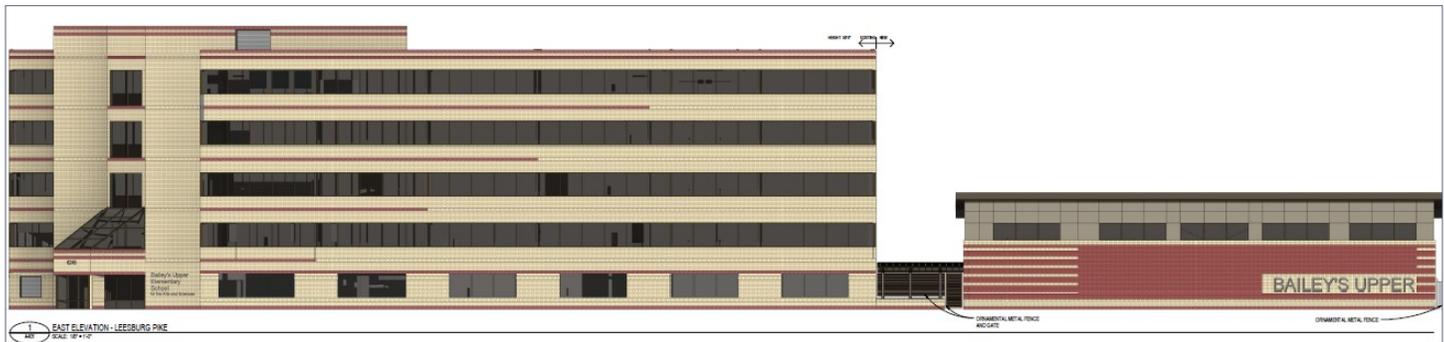
URBAN SCHOOL OPENS IN SEVEN CORNERS; ADDITION PLANNED

In the fall of 2014, the Fairfax County School Board opened Bailey's Upper Elementary School located at 6245 Leesburg Pike. The former office building on the 3.43 acre site was gutted and redesigned as a public elementary school to address the overcrowding at Bailey's Elementary School.

The anticipated design of the gymnasium as seen from Leesburg Pike is shown below.



Bailey's Upper Elementary School



Design Concept for Gymnasium Addition

NEW LOOK PROPOSED FOR HANGAR BUILDING IN BAILEY'S CROSSROADS

A Special Exception Amendment is under review for the Extra Space Storage facility located in the old Hangar building along Seminary Road in Bailey's Crossroads.

The application proposes façade improvements to the building, including new materials, paint colors, and landscaping for the site. The anticipated design of the building as seen from Seminary Road is shown to the right.



Proposed Façade Improvements

BC7RC LAUNCHES NEW WEBSITE

The Bailey's Crossroads Seven Corners Revitalization Corporation (BC7RC) is a nonprofit corporation comprised of members from a cross section of the community. BC7RC's mission is to promote the revitalization of the Bailey's Crossroads and Seven Corners area. The organization launched its revamped website, www.baileyscrossroads.org, in August 2015.

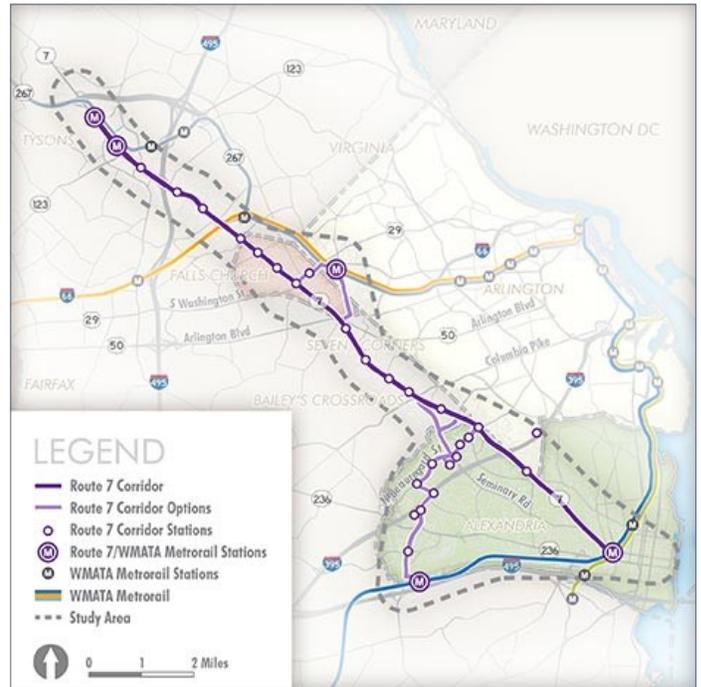


TRANSPORTATION PROJECTS

Northern Virginia Transportation Commission (NVTC) - Route 7 Corridor Transit Study

The NVTC undertook a study of the Route 7 Corridor with the goal of assessing transit options to make this vital corridor more accessible, more desirable and easier to travel through. The NVTC obtained federal funding for the initial phase of the study, which looked at various enhanced transit modes, routing options and preliminary costs and feasibility. The process included extensive community outreach and input. The first Phase of this study was completed in the fall of 2013. For more information go to <http://route7corridorstudy.com> (Phase I)

Phase II of the study began in April 2015 and will evaluate the implementation of Bus Rapid Transit (BRT) or Light Rail Transit (LRT) along the corridor, and the effectiveness of local bus service if Transportation Systems Management improvements are implemented. The study will examine the viability of transit in the corridor given potential demand, affect of transit choice on local and regional mobility and accessibility, and include cost estimates and potential funding sources. Phase II is expected to last until Spring 2016 and will include community outreach and input from stakeholders. For more information go to <http://www.envisionroute7.com> (Phase II)



Route 7 Corridor - Study Area Map



Example of BRT - Eugene, Oregon



Example of LRT - Denver, Colorado



Contact Information

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