

## City of Alexandria, Virginia

## MEMORANDUM

**DATE:** JUNE 16, 2010

**TO:** HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

**FROM:** JAMES K. HARTMANN, CITY MANAGER

**SUBJECT:** ORAL REPORT ON BASE REALIGNMENT AND CLOSURE (BRAC-133) PROJECT AT MARK CENTER AND THE BEAUREGARD CORRIDOR SMALL AREA PLAN PROCESS – CITY PROPOSED COMMENTS TO FAIRFAX COUNTY ON THE BAILEY’S CROSSROADS PLANNING STUDY

---

**ISSUE:** Take the opportunity of the upcoming public hearings on the “*Bailey’s Crossroads Community Business Center Planning Study and Comprehensive Plan Amendment*” to invite Fairfax County to participate in the City of Alexandria’s Transit Corridor Feasibility Study, and, in particular, to jointly explore extending the Columbia Pike Transit Project past Bailey’s Crossroads to connect with Alexandria’s planned Beauregard high capacity transit corridor.

**RECOMMENDATION:** Authorize the Mayor to sign the proposed letter (Attachment I) to the Chairman of the Fairfax County Board of Supervisors.

**SUMMARY:** The Fairfax County Planning Commission will hold a public hearing on the *Bailey’s Crossroads Planning Study* on June 23, 2010. The Fairfax County Board of Supervisors is scheduled to hold its public hearing on the study in July. The *Planning Study* shows Arlington’s planned Columbia Pike transit line extending into Fairfax County for two stops and terminating at Skyline.

The City is beginning a detailed study of the three high capacity transit corridors shown in the adopted City of Alexandria Comprehensive Transportation Plan. One of these corridors, Corridor B, is shown as generally following a Van Dorn/Beauregard alignment with potential connections to Shirlington and the Pentagon.

Connecting the Corridor B transit line to the Columbia Pike transit line through Bailey’s Crossroads has sufficient potential benefits to warrant consideration, and City staff recommends inviting Fairfax County to participate in the City’s transit planning study.

**BACKGROUND:** Staff of Alexandria City and Fairfax County have been sharing information on a number of planning issues over the past several months. The Fairfax County Planning issues include: (1) proposed amendments to their Comprehensive Plan that would increase the development potential on two parcels on our shared boundary; and (2) a planning study of the future of Bailey's Crossroads. The Alexandria planning issues included BRAC-133, the King/Beauregard Intersection Plan, the Beauregard Corridor small area plan, and the upcoming Eisenhower West small area plan.

City staff previously updated the City Council on the status of the two proposed Fairfax County Comprehensive Plan amendments. These proposals are going through a State review process to determine transportation impacts, and City staff is monitoring that process.

The Bailey's Crossroads Planning Study's goal is "to make the Baileys Crossroads CBC an attractive, diverse and vibrant area for living, working, shopping and relaxing with a compact, pedestrian, and biking-friendly, mixed-use development containing medium to high density residential, office, retail and civic uses within walking distance of the proposed Columbia Pike streetcar transit stations." To accomplish this objective, the study recommends increasing the development potential of Bailey's Crossroads from 8.1 million to 8.5 million square feet of nonresidential space, and from 5,352 to 8,600 housing units. In addition to streetcar stations, transportation improvements include a more connected roadway system, including opening a connection from Seminary Road to Columbia Pike. The Bailey's Crossroads Planning Study shows the Columbia Pike transit line terminating at Skyline.

The City of Alexandria's Transportation Master Plan calls for a high capacity transit line along three corridors, of which Corridor B is generally along or near Van Dorn Street and Beauregard Street within the City. Potential regional connections include Kingstowne, the Plaza at Landmark, and Bailey's Crossroads in Fairfax County and the Columbia Pike corridor, Shirlington, and the Pentagon in Arlington County. The City is beginning a detailed study of each transit corridor and including potential connections through Fairfax County.

Earlier this spring, Fairfax County staff invited City staff to make staff-to-staff comments on an early draft of the *Bailey's Crossroads Planning Study*, and Alexandria staff transmitted those comments on April 19, 2010 (Attachment II). Two main points in those comments: a request that the City and County explore the possibility of extending the Columbia Pike transit line that is shown in the Planning Study as ending at Skyline, and a request that the County consider converting Seminary Road at George Mason Drive to a T intersection.

Fairfax County staff replied on May 24, 2010, (Attachment III) and indicated that, with respect to the transit line, current efforts are focused on advancing that project and that "it is premature to explore extensions at this time." County staff also noted that the County currently plans only signal modification improvements for the Seminary Road - George Mason Drive intersection, but County staff did request a copy of the City's traffic study that indicated a projected level of service of "F" at that intersection.

The Bailey's Crossroads Planning Study is now moving to the more formal review process at the Fairfax County Planning Commission and the Fairfax County Board of Supervisors. Fairfax

County requested formal comments by letter dated May 28, 2010 (Attachment IV). City staff recommend the transmittal of the attached letter (Attachment I) notifying the Fairfax County Board of Supervisors of the City's dedicated corridor feasibility studies and inviting their participation.

Attachment V is an "Interjurisdictional Information Packet" prepared by Fairfax County staff to provide an overview of the "Bailey's Crossroads Community Business Center Planning Study and Comprehensive Plan Amendment."

**ATTACHMENTS:**

- Attachment I. Proposed City Letter from Mayor William Euille to Fairfax County Board Supervisor Chairman Sharon Bulova Regarding the Bailey's Crossroads Planning Study
- Attachment II. Memorandum from City Staff to Fairfax County Staff Providing Comments on Baileys Crossroads Planning Study
- Attachment III. Response from Fairfax County Staff on City Staff's Comments on the Baileys Crossroads Planning Study
- Attachment IV. Request from Fairfax County for Formal Comments from the City of Alexandria
- Attachment V. "Interjurisdictional Information Packet" Prepared by Fairfax County

**STAFF:**

Mark Jinks, Deputy City Manager  
Faroll Hamer, Director, Planning and Zoning  
Karl Moritz, Deputy Director, Planning and Zoning  
Rich Baier, Director, Transportation and Environmental Services  
Abi Lerner, Deputy Director, Transportation and Environmental Services

DRAFT

June 22, 2010

The Honorable Sharon Bulova  
Chairman  
Fairfax County Board of Supervisors  
12000 Government Center Parkway  
Suite 530  
Fairfax, Virginia 22035

Dear Chairman Bulova:

Thank you for providing the City of Alexandria with the opportunity to comment on the *Bailey's Crossroads Planning Study*. The goal of an urban, mixed-use Bailey's Crossroads that is supported by transit is a worthy one. Increased density in already-developed areas is an appropriate part of a regional strategy to minimize sprawl, encourage infill, and minimize growth in vehicle miles traveled. As the study recognizes, significantly improved transit service in dedicated lanes is needed for the increased density to be workable.

The City of Alexandria shares the County's interest in supporting redevelopment with dedicated transit service, and has adopted a *Comprehensive Transportation Master Plan* that calls for three such corridors within the City: Van Dorn Street/Beauregard Street, Duke Street and Route 1/ Washington Street Corridor. In the case of all three lines, connectivity to a regional transit network is essential, and the City understands that coordinated planning with our neighboring jurisdictions is also essential.

The Bailey's Crossroads Planning Study shows the Columbia Pike transit line terminating at Skyline. Northern Virginia Community College has expressed interest in hosting the transit line's rail yard on the Alexandria campus.

The City is beginning a detailed study to explore the feasibility of each of our planned corridors and would welcome the opportunity to coordinate with Fairfax County on investigating potential connections through Skyline, the Plaza at Landmark, and Kingstowne to Van Dorn Metro station and the Columbia Pike transit line. We believe that such a study can be accomplished in such a way so not to interfere with the Columbia Pike Transit Line project schedule.

The Honorable Sharon Bulova  
Chairman, Fairfax County Board of Supervisors  
June 22, 2010  
Page 2

We appreciate and share Fairfax County's commitment to transit-oriented redevelopment and look forward to further discussions on inter-jurisdictional planning efforts beneficial to our two jurisdictions.

If you or your staff should have additional questions and for further coordination on the transit corridor itself, please contact me or Sandra Marks, the City's Transportation Planning Division Chief, at 703.746.4025.

Sincerely,

William D. Euille  
Mayor

cc: The Honorable Members of the Alexandria City Council  
The Honorable Members of the Fairfax County Board of Supervisors  
Anthony H. Griffin, County Executive, Fairfax County  
Fred R. Selden, Director, Planning Division, Fairfax County  
James K. Hartmann, City Manager, City of Alexandria  
Mark Jinks, Deputy City Manager, City of Alexandria  
Faroll Hamer, Director, Planning and Zoning, City of Alexandria  
Karl Moritz, Deputy Director, Planning and Zoning, City of Alexandria  
Rich Baier, Director, Transportation and Environmental Services, City of Alexandria  
Abi Lerner, Deputy Director, Transportation and Environmental Services  
City of Alexandria  
Sandra Marks, Transportation Planning Division Chief, Transportation and  
Environmental Services, City of Alexandria

***City of Alexandria, Virginia***

---

**MEMORANDUM**

DATE: April 19, 2010

TO: Laxmi Nagaraj, Planner V, Planning Division  
Fairfax County Department of Planning and Zoning

FROM: Karl Moritz, Deputy Director, Long Range and Strategic Planning  
City of Alexandria Department of Planning and Zoning

SUBJECT: Staff Comments – Baileys Crossroads Planning Study

---

Thank you for the opportunity to provide staff comments on the Bailey's Crossroads Planning Study. We also appreciate your presenting the study to our interdepartmental staff meeting on April 7, 2010. It was extremely helpful!

The goal of an urban, mixed use Bailey's Crossroads that is supported by transit is a worthy one. Increased density in already-developed areas is an appropriate part of a regional strategy to minimize sprawl, encourage infill, and minimize VMT growth. As the study recognizes, significantly improved transit service in dedicated lanes is needed for the increased density to be workable.

As we have mentioned, the City of Alexandria has adopted a master plan calling for dedicated transit lanes along three corridors in the City: Van Dorn Street/Beauregard Street, Duke Street and Route 1. In the case of all three lines, connectivity to a regional transit network is essential, and the City understands that coordinated planning with our neighboring jurisdictions is also essential. Specifically, we would like to explore with you ideas to extend the Columbia Pike transit line that is shown as ending at Skyline. There are a number of different options for making that connection: Seminary Road, Route 7, through the NVCC campus, or other. The extended transit line would ultimately connect to the Van Dorn Metro station – improving Metro access for Bailey's Crossroads residents, workers, and visitors. While our Transportation Master Plan shows the alignment for this transit line connecting from Beauregard to Van Dorn Street at Sanger Avenue, we are willing to explore with Fairfax County alignment options that could include the Plaza at Landmark.

In addition to transit, arterial and collector connectivity are key to supporting the density and intensity of development being proposed without requiring inappropriately large traffic corridors and pedestrian-unfriendly intersections with multiple turns. The proposals for Route 7, Seminary Road and Columbia Pike, with a number of new connections through the Bailey's Crossroads center, help achieve connectivity of the arterials and collectors in the roadway network.

Cut-through traffic is an issue that can be addressed by providing alternative arterial and collector routes in and out of the area, and this is proposed in the plan. This should help to reduce the incentive to cut through residential neighborhoods on local streets. City staff agrees this approach is preferable to a targeted "fix" such as closing off access to a street, which reduces connectivity.

Although outside of the study area, City staff recommends that Fairfax County consider converting the intersection of George Mason Drive and Seminary Road to a traditional "T" intersection configuration. In our Beauregard Corridor planning effort, City residents have emphasized the importance of understanding the impacts of City development on nearby intersections in Fairfax County. To ensure that we address that issue adequately, our traffic studies are looking at these intersections, including the George Mason Drive – Seminary Road intersection. Our recent traffic counts show the intersection operating at a level of service of F in the PM peak hour. We would be happy to share that study with you if you would find it helpful.

Spillover parking can be a consequence of increased densities, effective TDM, and a more connected circulation network. City staff is not suggesting that you are unaware of that issue, but we note it because City residents have raised it as an issue in the Beauregard Corridor planning effort.

We appreciate the opportunity to provide these staff comments, and we are happy to discuss any of them with you in more detail. I will also be following up with a query about when it would be appropriate for more comments to come to you from our elected officials.

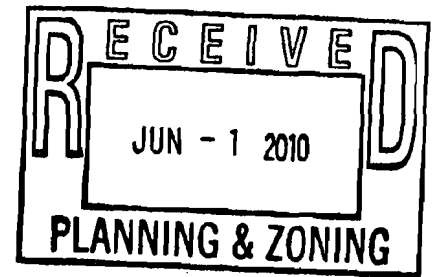


## County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

May 24, 2010

Karl Moritz, Deputy Director  
Long Range and Strategic Planning, Dept. of Planning and Zoning  
301 King Street  
Alexandria, VA 22314



**Re: Alexandria Staff Comments – Bailey's Crossroads Planning Study**

Dear Mr. Moritz:

Thank you for providing comments, dated April 1, 2010, on the Bailey's Crossroads Planning Study. Since your comments were related to transportation issues, the Department of Planning and Zoning forwarded your comments to our department for a response.

Transit improvements and regional connectivity in the transit system are of utmost importance to the County. The County is certainly interested in working with the City to improve connectivity in the regional transit network and to coordinate better the County and City long-range plans. With respect to the Columbia Pike Transit Project, we are working very diligently at the moment to advance this project. Given the significant project challenges that we are addressing at the moment, we believe it is premature to explore extensions at this time.

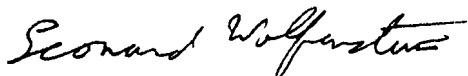
One other specific suggestion in your comments concerned the intersection of George Mason Drive and Seminary Road. The transportation analysis for the Bailey's Crossroads Planning Study did analyze the intersection of Seminary Road and South George Mason Drive. A decision was made by Fairfax County staff to accept a level of service of "E" in the Community Business Center except on Leesburg Pike where a level of service "D" should be maintained. Based on the acceptance of the lower level of service the only improvement identified for this intersection was signal modifications. We do not have any plans to convert this intersection to a traditional "T" intersection; however we will monitor it in the future to determine if improvements are needed. Based on the level of service "F" you cited in your memorandum for this intersection, we would find it helpful if you shared your study with us.



Karl Moritz, Deputy Director  
Long Range and Strategic Planning, Dept. of Planning and Zoning  
May 24, 2010  
Page 2 of 2

We appreciate the City of Alexandria staff comments on this study and look forward to continued collaboration of transportation impacts and improvements as they arise.

Sincerely,



Leonard Wolfenstein, Chief, Planning Section  
Fairfax County Department of Transportation

cc: Dan Rathbone, FCDOT  
Fred Selden, Department of Planning and Zoning (DPZ)  
Laxmi Nagaraj, DPZ  
Mike Garcia, FCDOT

Attachment IV

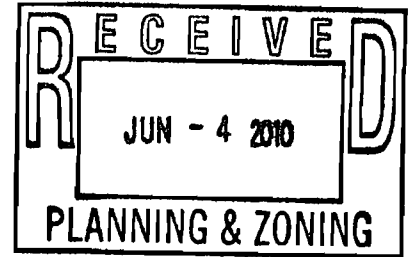


# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

May 28, 2010

City of Alexandria  
Ms. Faroll Hamer, Director  
Planning and Zoning  
City Hall  
301 King Street, Room 2100  
Alexandria, VA 22314



RE: Plan Amendment # ST10-CW-3CP, Baileys Special Study


Dear Ms. Hamer,

As part of the legal notice requirements contained in Section 15.2-2204 (Amended) of the Code of Virginia, the following regulations must be addressed relating to notification of adjacent counties and municipalities:

"When a proposed comprehensive plan or amendment thereto, a proposed change in zoning map classification, or an application for special exception or variance involves any parcel of land located within one-half mile of a boundary of an adjoining county or municipality of the Commonwealth, then, in addition to the advertising and written notification as above required, written notice shall also be given by the local commission, or its representative, at least ten days before the hearing to the chief administrative officer, or his designee, of such adjoining county or municipality."

Therefore, in accordance with the above regulations, attached is a copy of the notice sent to adjacent properties for the above referenced application. For additional information, please contact the following divisions in the Department of Planning and Zoning:

- Comprehensive Plan Amendments: Planning Division, DPZ  
(703) 324-1380
- Rezoning, Special Exception and related applications: Zoning Evaluation Division, DPZ  
(703) 324-1290
- Special Permit & Variance applications: Zoning Evaluation Division, DPZ  
(703) 324-1280

 Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities. Reasonable accommodations will be provided upon request. For information, call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**Department of Planning and Zoning**  
 Planning Division  
 12055 Government Center Parkway, Suite 730  
 Fairfax, Virginia 22035-5509  
 Phone 703 324-1380  
 FAX 703 324-3056  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

May 28, 2010

RE: Plan Amendment No. ST10-CW-3CP

Dear Civic Association Representative:

In accordance with Board of Supervisors approved procedures, you are hereby notified of the scheduled public hearings on the above referenced proposed Plan Amendment at which time you may present either written or verbal comment.

The Fairfax County Planning Commission will hold a public hearing on this proposed Plan Amendment on **June 23, 2010 at 8:15 pm** in the Board Auditorium, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia. The Board of Supervisors will hold a public hearing on the proposed Plan Amendment on **July 13, 2010 at 4:00 pm** in the same location. **If the Planning Commission or the Board of Supervisors subsequently defers the public hearing on this item you will not be notified by mail. Please contact the Planning Commission and the Clerk to the Board of Supervisors listed below to find out the status of this Plan Amendment.**

Plan Amendment ST10-CW-3CP proposed revisions to the Comprehensive Plan for the Baileys Crossroads CBC in the Baileys Planning District of the Area I volume of the Comprehensive Plan. See map on reverse side for general location of the area. Changes to other sections of the Baileys Planning District text to reflect the above revisions are also proposed. The Baileys Crossroads CBC Comprehensive Plan Amendment includes new guidance for revitalizing the Baileys Crossroads CBC into a more vital, urban, pedestrian-oriented, mixed-use center compatible with the adjacent residential areas. The new guidance sets forth a Vision for the area, described in the Concept for Future Development for the CBC and Areawide Recommendations for the CBC for land use, urban design framework, transportation, streetscape guidelines and design, environmental stewardship, heritage resources, public facilities and implementation. Revisions to the Transportation Network discussion and analysis will include recommended improvements to address the proposed development potential, improved connectivity, complete streets, and improved road networks.

Copies of the proposed Plan Amendment staff report may be obtained two weeks prior to the Planning Commission public hearing from the Department of Planning and Zoning, 7th Floor, Herrity Building, 12055 Government Center Parkway, Fairfax, Virginia or by visiting <http://fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. If you have questions regarding this proposed Plan Amendment, you may direct them to the Department of Planning and Zoning at (703) 324-1380. If you desire to be placed on the list of speakers for the public hearing(s), please call the following numbers:

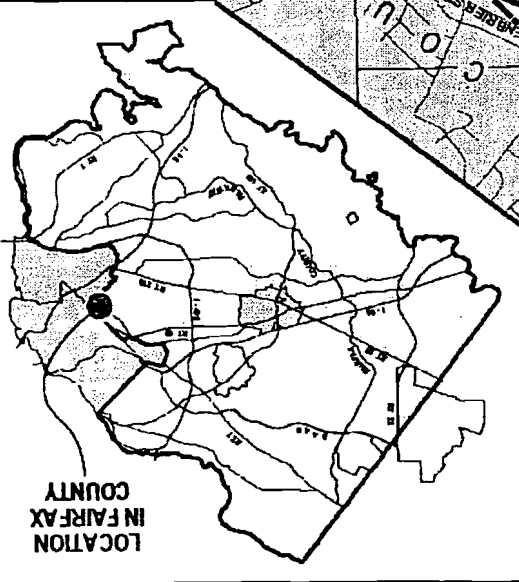
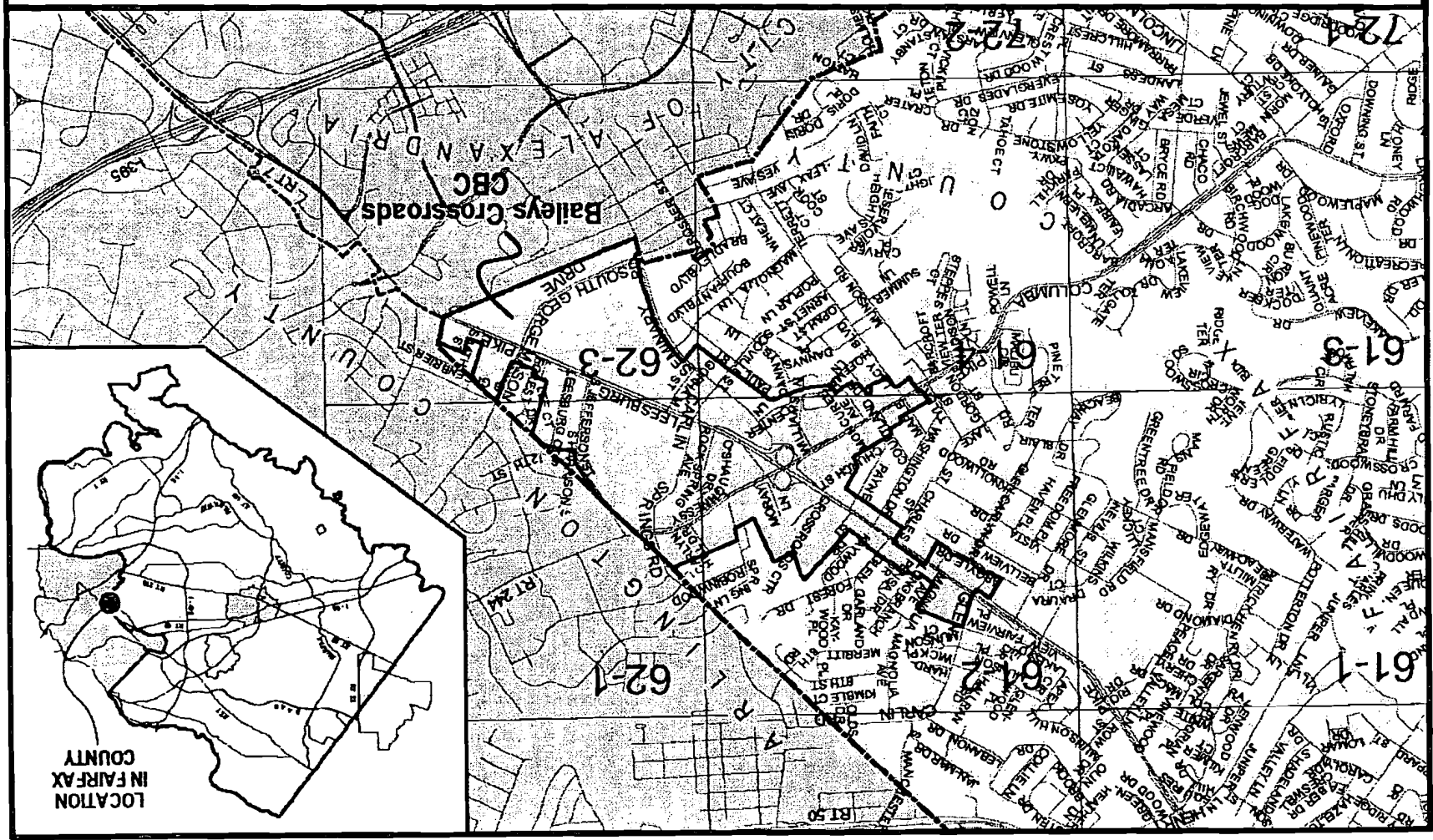
Planning Commission - (703) 324-2865  
Board of Supervisors - (703) 324-3151



Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities. Reasonable accommodations will be provided upon request. For information, call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Baileys Crossroads Community Business Center Locator Map

3000 FEET



**INTERJURISDICTIONAL INFORMATION PACKET  
OVERVIEW OF THE BAILEYS CROSSROADS COMMUNITY BUSINESS CENTER (CBC)  
PLANNING STUDY AND COMPREHENSIVE PLAN AMENDMENT**

The overview of the Baileys Crossroads Community Business Center (CBC) includes background information on the Planning Study and preliminary information on the proposed Comprehensive Plan Amendment. The attached map, Attachment A, illustrates the boundaries of the Baileys Crossroads CBC.

**BACKGROUND:**

Baileys Crossroads Planning Study

The Department of Planning and Zoning initiated the Baileys Crossroads Planning Study based on a report, "Baileys Crossroads Virginia – Moving from Suburban to Urban dated December 2006" by the Urban Land Institute's (ULI) Advisory Services. The study evaluated and refined the revitalization concepts of the ULI Report to create a long-term vision/concept for a portion of the Baileys Crossroads CBC. Please refer to the attached map, Attachment B, for the boundaries of the Baileys Crossroads CBC and the study area for the Baileys Crossroads Planning Study.

The Planning Study was coordinated with a consultant, the Fairfax County Department of Transportation, the Office of Community Revitalization and Reinvestment and the Park Authority. A Citizens Advisory Committee was appointed by the Mason District Supervisor for this planning study to direct and advise county staff to conduct effective community outreach throughout the planning study process.

Based on extensive public input and comments, staff and the consultants developed two preliminary concepts for the study area. The two concepts were presented to the community at a Public Open House to solicit input and comments on the preliminary concepts. Comments on the concepts were also solicited online through the Planning Study web site.

A preferred concept was developed by staff and the consultant based on public input on the two preliminary concepts. The preferred concept incorporated desired elements from both the preliminary concepts like an arts center, a neighborhood commercial area, parks, more accessibility for pedestrians, bicyclists and transit riders etc. The preferred concept will also be presented at a Public Open House to the community. Please refer to Attachment C, for the preferred concept.

Based on the long term vision created by the preferred concept, the Planning Study made recommendations for revising the land use guidance in the Fairfax County Comprehensive Plan for the Baileys Crossroads CBC.

Please refer to the Planning Study web page for detailed information on the Baileys Crossroads Planning Study.

<http://www.fairfaxcounty.gov/dpz/projects/baileys/>

Current Comprehensive Plan Guidance for the Baileys Crossroads CBC

The current Comprehensive Plan recommends Baileys Crossroads as one of several areas throughout the County designated as Community Business Centers. This designation implies the

retention, redevelopment, and revitalization of community-serving retail uses. The Plan envisions, in addition to community-serving retail uses, a mixture of neighborhood-serving retail, office, residential, and recreational/cultural uses developed with a pedestrian scale and character. The Plan includes overall land use, urban design, streetscape and transportation recommendations for the entire CBC. In addition, the Baileys Crossroads CBC is divided into "land units" A, B, C and D for the purpose of providing additional land use recommendations for specific subsections of the CBC. Please refer to Pages 15-41 of the Fairfax County Comprehensive Plan for the Baileys Crossroads CBC.

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area1/baileys.pdf>

## **PROPOSED PLAN AMENDMENT**

### Proposed Comprehensive Plan Guidance

The subject Comprehensive Plan amendment for the Baileys Crossroads CBC is based on the recommendations of the Baileys Crossroads Planning Study and will include Comprehensive Plan guidance for revitalizing the entire Baileys Crossroads CBC and not just the Study Area.

The Baileys Crossroads Area will become one of the County's CBCs to be served by transit, with the introduction of a new streetcar route along Columbia Pike between Bailey's Crossroads CBC/Skyline area in Fairfax County and Pentagon City in Arlington County, Virginia. At present, two streetcar transit stops are proposed for the Baileys Crossroads CBC – one on the north side of Leesburg Pike along South Jefferson Street, and one within the Skyline complex. A potential location for the Columbia Pike streetcar operational facility (if one is to be located in the Baileys Crossroads CBC) is also proposed within the Baileys Crossroads CBC.

The subject Comprehensive Plan Amendment will include overall land use, urban design, streetscape and transportation recommendations to make the Baileys Crossroads CBC an attractive, diverse and vibrant area for living, working, shopping and relaxing with a compact, pedestrian, and biking-friendly, mixed-use development containing medium to high density residential, office, retail and civic uses within walking distance of the proposed Columbia Pike streetcar transit stations.

### Proposed Land Units

The subject Comprehensive Plan amendment divides the Baileys Crossroads CBC into three major "land units" for the purpose of organizing land use recommendations for specific subsections of the CBC. Please refer to the attached map, Attachment D, for the proposed land units.

### Town Center Area

The Town Center Area is the study area of the Baileys Crossroads Planning Study. It includes a major portion of the area on the south and east of the intersection of Columbia Pike and Leesburg Pike. This is the area with the maximum development potential for major redevelopment and revitalization and includes the areas surrounding the Streetcar transit stop along Jefferson Street. This area includes Sub-units C-1, C-2, C-3, C-4, C-5, D-1, D-2 and D-3 of the current Comprehensive Plan. The proposed Comprehensive Plan guidance for this area includes a significantly higher development potential than the current comprehensive plan for this area.

The Comprehensive Plan guidance will include recommendations for the proposed land uses in this area that include mixed-use buildings, urban large scale retail structures, an arts center, a transit center and recommendations for parks, pedestrian linkages and parking.

#### Future Development Area

The future development area includes areas to the west and north of the intersection of Columbia Pike and Leesburg Pike. These areas have the potential to develop as future mixed-use areas with a continuation of the residential/office and retail mix planned for the town center area. This area includes Sub-units A-1, A-2, A-3, A-4, B-1, B-2, B-3 and B-4 of the current Comprehensive Plan. The proposed Comprehensive Plan guidance for this area does not change the development potential and land uses in the current comprehensive plan for this area but will include guidance and editorial changes to tie these areas to the town center area by streetscape elements etc.

#### Skyline Complex and other areas

This area includes the Skyline Complex area and the remaining areas of the CBC on the north side of Leesburg Pike. This area is an area of minimum change because it is assumed that the Skyline Complex will remain for the foreseeable future and the areas to the north of Leesburg Pike will also not change in the foreseeable future because they have recently approved new developments. This area includes Sub-units D-4, C-6, C-7 and C-8 of the current Comprehensive Plan. The proposed Comprehensive Plan guidance for this area does not change the development potential and land uses in the current comprehensive plan for this area but will include guidance and editorial changes to tie these areas to the town center area by streetscape elements etc.

#### Proposed Streetscape

The proposed streets will incorporate context sensitive design principles and elements of complete streets that allow for all modes of transit while reducing the walking distance at intersections and the distance between buildings. The streets will be considered as part of an effective open space system, providing attractive connections within and between districts. In addition to the existing street network, new streets are proposed to increase connectivity.

#### Proposed Jobs Housing Ratio

The proposed jobs to housing ratio will be approximately 1.85

#### Proposed Development Potential

The table below provides a comparison of the current Comprehensive Plan development potential and the development potential of the subject Comprehensive Plan Amendment for the proposed land units.

	TOWN CENTER AREA	FUTURE DEVELOPMENT AREA	SKYLINE COMPLEX AND OTHER AREAS
<b>CURRENT COMPREHENSIVE PLAN</b>			
Townhouses	0	0	0
Multifamily	939	303	4,110
<b>Total Residential Units</b>	<b>939</b>	<b>303</b>	<b>4,110</b>
Office SF	1,015,534	620,390	3,185,765
Retail SF	1,689,609	1,024,012	307,001
Institutional SF	115,150	36,427	18,403
Hotel SF	8,440	0	133,063
<b>Total NonResidential SF</b>	<b>2,828,733</b>	<b>1,680,829</b>	<b>3,644,232</b>
<b>SUBJECT COMPREHENSIVE PLAN AMENDMENT</b>			
Townhouses	208	0	0
Multifamily	3,979	303	4,110
<b>Total Residential Units</b>	<b>4,187</b>	<b>303</b>	<b>4,110</b>
Office SF	1,964,528	620,390	3,185,765
Retail SF	1,110,968	1,024,012	30,7001
Institutional SF	105,114	36,427	18,403
Hotel SF (included in retail)	0	0	133,063
<b>Total NonResidential SF</b>	<b>3,180,610</b>	<b>1,680,829</b>	<b>3,644,232</b>

The table provides a comparison of the Current Comprehensive Plan and Subject Plan Amendment Development Potential for the Baileys Crossroads CBC.

	Current Comprehensive Plan	Subject Comprehensive Plan Amendment
<b>Nonresidential SF</b>	8,153,794	8,505,671
<b>Residential Units</b>	5,352	8,600

Proposed Transportation Recommendations/Improvements

Based on balancing land uses and transportation needs, the following mitigations are needed:

- Adopt an overall level of service E throughout the Bailey's Crossroads CBC at all intersections except Leesburg Pike where an overall level of service D must be maintained.
- Realign Seminary Road to the Bailey's Crossroads Shopping Center signal.
- Remove the ramp from northbound Leesburg to eastbound Columbia Pike.
- Add a Spring Lane Connector road from northbound Leesburg Pike to eastbound Columbia Pike to replace the ramp.
- Show Columbia Pike to be improved and widened to six lanes from Lacy Boulevard to the Leesburg Pike/Columbia Pike interchange.



- Grid of local streets implemented with redevelopment.
- Overall minimum TDM goals of 30% in the TOD-core area and 25% in the non-TOD core.
- Retain Leesburg Pike as a six lane improved arterial as well as Carlin Springs as a four lane improved collector.
- The streetcar as well as other improvements must be implemented to achieve the higher levels of development as proposed in the Plan Amendment.
- Guidelines for context-sensitive design of streets, pedestrian and bike improvements, and other multi-modal improvements.

#### **NEXT STEPS**

The Comprehensive Plan Amendment is tentatively scheduled for the Planning Commission Public Hearing in June 2010 and the Board of Supervisors Public Hearing in July 2010.

#### **ATTACHMENTS**

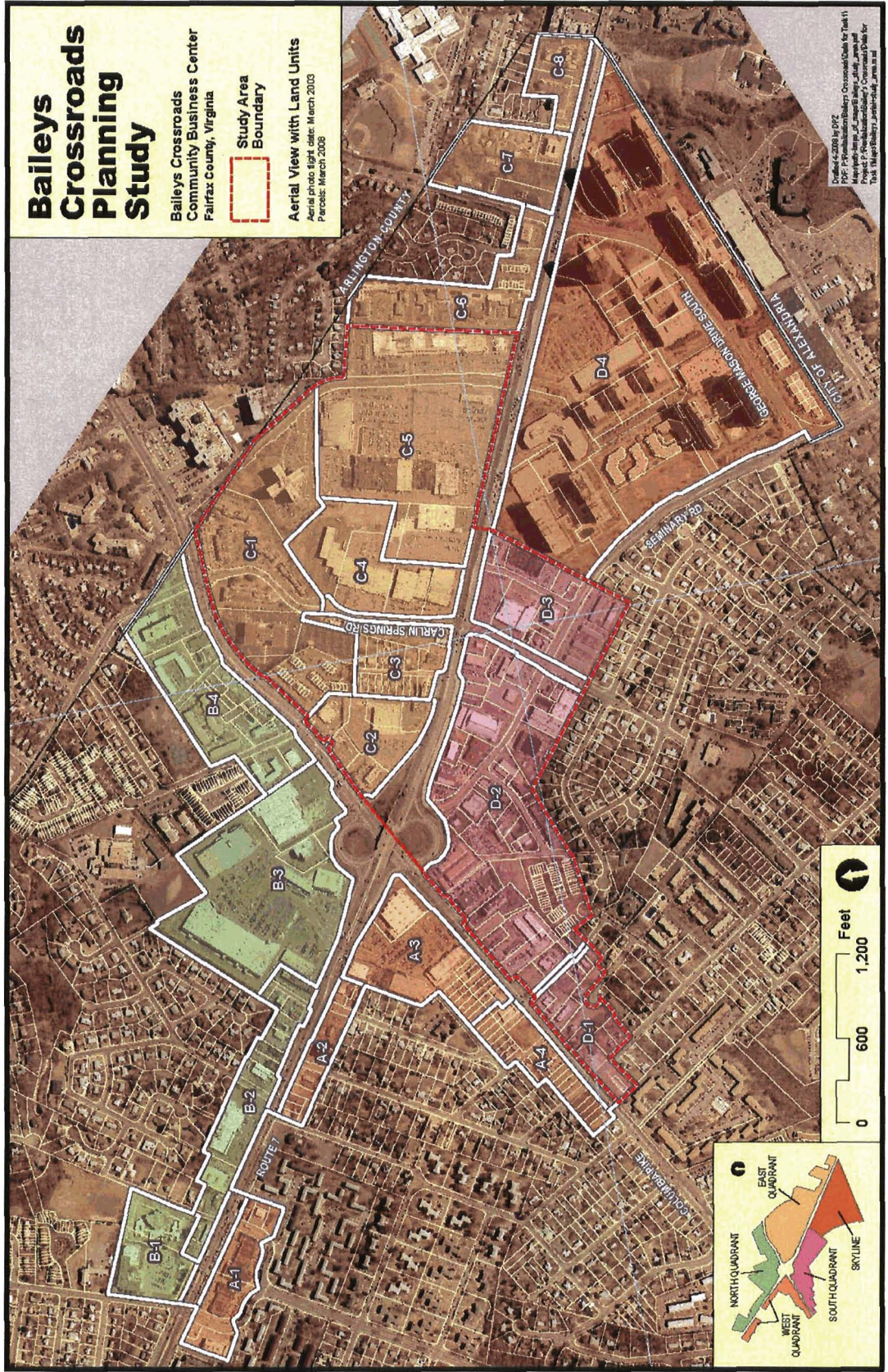
Attachment A - Baileys Crossroads CBC

Attachment B - Baileys Crossroads CBC and Baileys Crossroads Planning Study – Study Area

Attachment C - Baileys Crossroads Planning Study – Preferred Concept

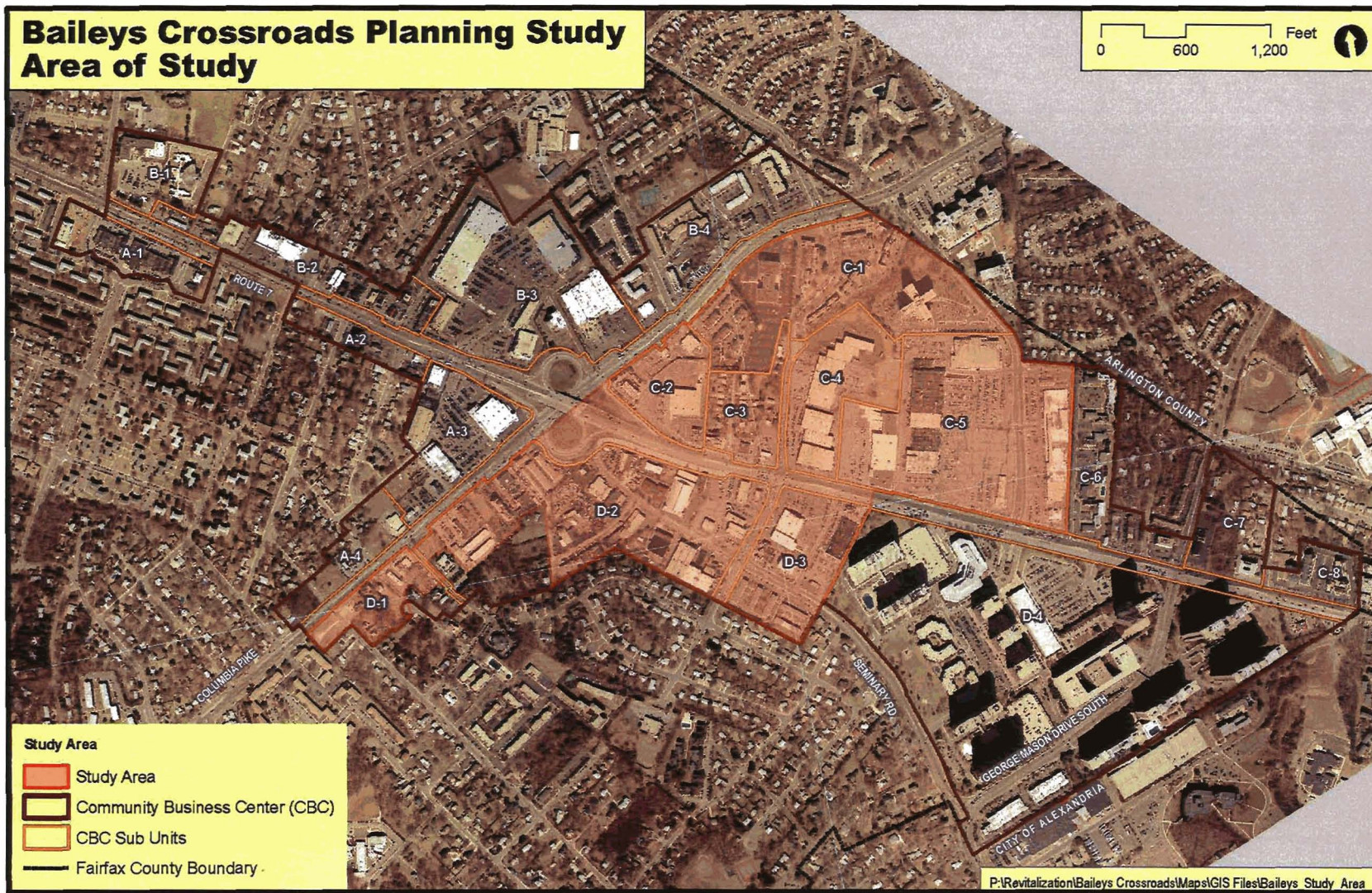
Attachment D- Subject Comprehensive Plan Amendment – Proposed Land Units

Attachment A - Baileys Crossroads CBC

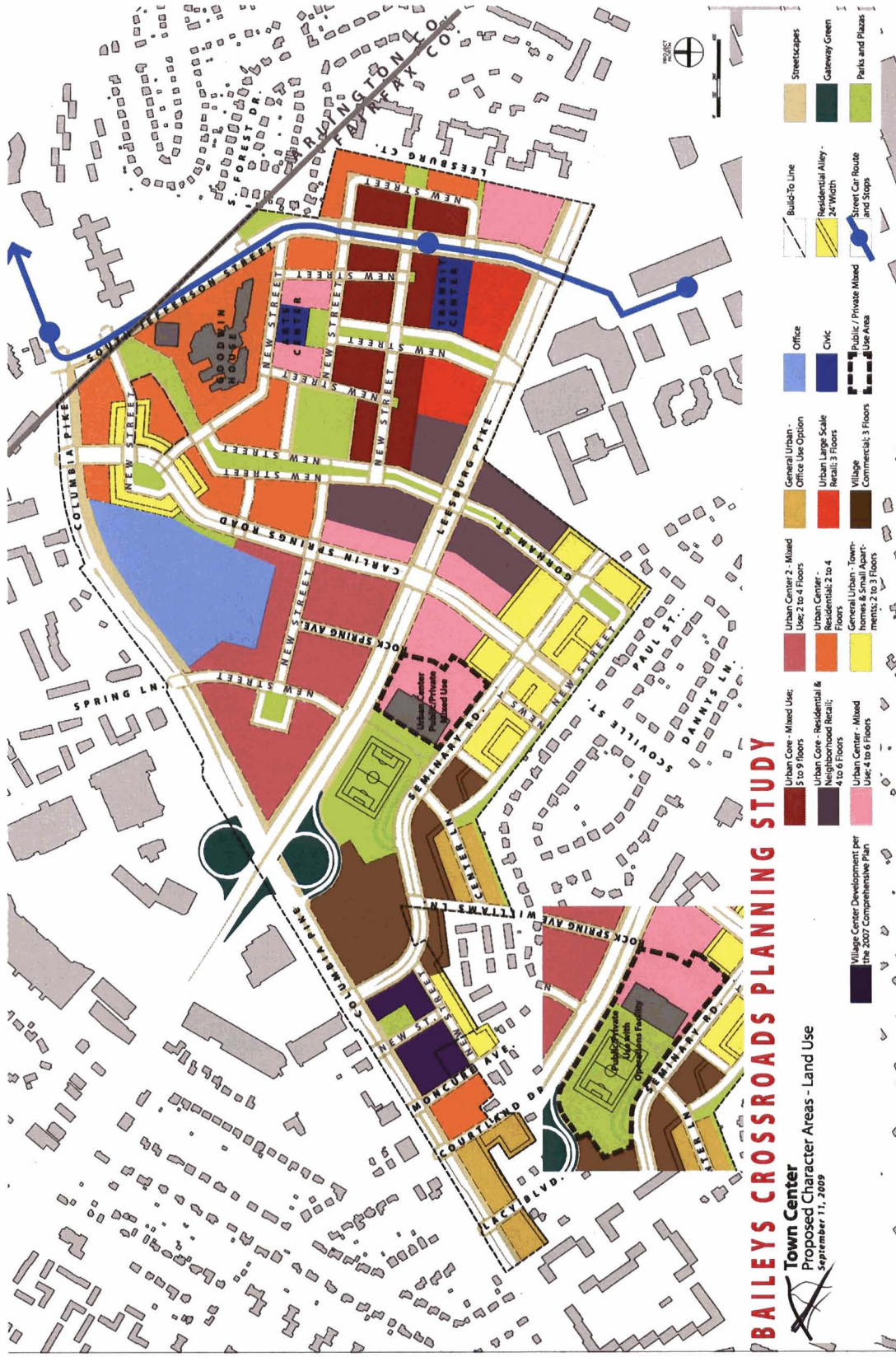


181

Attachment B - Baileys Crossroads CBC and Baileys Crossroads Planning Study – Study Area



**Attachment C - Baileys Crossroads Planning Study – Preferred Concept**



Attachment D- Subject Comprehensive Plan Amendment – Proposed Land Units



18  
6-22-10



**COA Contact Us: Docket Item #18, 6/22/10 City Council Meeting**

Janet Gregor to: william.euille, frank.fannon, kerry.donley,  
alicia.hughes, council, delpepper, paulcsmedberg,  
rose.boyd, jackie.henderson, elaine.scott,  
rob.krupicka, linda.owens

06/22/2010 03:01 PM

**Please respond to Janet Gregor**

1 attachment



da5eec2a12823f9f5a2ecb1576d20d25.doc



**Time: [Tue Jun 22, 2010 15:01:22] Message ID: [22472]**

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Janet  
**Last Name:** Gregor  
**Street Address:** 2813 Davis Avenue  
**City:** Alexandria  
**State:** VA  
**Zip:** 22302  
**Phone:** 703-927-5435  
**Email Address:** jrgregor@comcast.net  
**Subject:** Docket Item #18, 6/22/10 City Council Meeting  
**Comments:**  
**Attachment:** da5eec2a12823f9f5a2ecb1576d20d25.doc



June 22, 2010

Re: Docket Item 18

Dear Mayor Euille and Members of the City Council:

Board members:

**Tim Lovain**  
Chairman  
City of Alexandria

**Inta Malis**  
Arlington County

**James McClellan**  
At-Large

**Sasha Gong**  
Fairfax County

**Eddy Cetina**  
At-Large

Contact:  
202.329.1648

The Northern Virginia Streetcar Coalition commends the City of Alexandria on its proposed letter to the Chairman of the Fairfax County Board of Supervisors. The letter explicitly points to the importance of regional, coordinated planning in Northern Virginia.

We believe that it is only through regional cooperation in land use and transportation planning that we can begin to identify solutions to the traffic issues of Northern Virginia. Transportation planning transcends jurisdictional borders, and efficiencies in linking work and home can only come about if all the jurisdictions coordinate where they allow activity centers and provide transit support to those activity centers.

We support the City's invitation to Fairfax County to work together on analyzing potential transit corridors, and hope that Fairfax County will accept the invitation.

Sincerely yours,

Timothy Lovain, Chairman  
Northern Virginia Streetcar Coalition Board

Cc: Fairfax County Board of Supervisors