



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-MA-003
Supervisor District	Mason
Parcel ID Number(s)	61-2 ((17A)) 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, and 40
Parcel Address(es)	6500 Block (no addresses assigned) Church St, Falls Church, VA 22041
Nominator	David S. Houston
Plan Map Designation	Retail Other (portion) Office (portion)
Comprehensive Plan Recommendation for Nominated Property	Office/Retail
Proposed Land Use	Residential,Retail_OtherCommercial
Summary of Proposed Comprehensive Plan Change	<p>The SSPA requests that the Comprehensive Plan provide for a maximum of residential uses up to 82,000 square feet. The requested density is approximately 1.0 FAR. The SSPA seeks to increase the current baseline recommendation in the Comprehensive Plan for retail in Sub-Unit D-4. The current base-line retail recommendation for Sub-Unit D-3 is 200,100 square feet. Current conditions are well below this cap. The nature of the Property's consolidation places part of the potential development in Sub-Unit D-3 and the remainder in D-4. Sub-Unit D-4 recommends only 21,100 square feet of retail between a multitude of parcels and owners and, as mentioned above, would be exceeded by any proposed development increasing retail on the Property. To accommodate new development with optional retail, the proposed update would increase the recommended retail intensity to a maximum of 31,100 square feet in Sub-Unit D-4 – an increase by 10,000 square feet.</p>

Bailey's Crossroads - Church Street SSPA
Statement of Justification
Site Specific Plan Amendment Application of the Bailey's Crossroads LLLP
Tax Maps: #061-2 ((17A)) 0030 through 0040 (the "Property")

1. Introduction

Bailey's Crossroads LLLP (the "Applicant"), through the Nominator as the Applicant's agent, seeks to update the recommendations for the 11 contiguous parcels owned by the Applicant within Land Sub-Units D3 and D4 of the Bailey's Crossroads Community Business Center portion of the Comprehensive Plan. The nomination seeks to better accommodate viable land uses, building types, greater density responding to planned development of adjacent sites and to better fulfill the vision of Bailey's Crossroads as a mixed-use urban area characterized by neighborhoods with multiple affordable housing types and community-serving retail.

The Applicant, as an experienced retail operator, has always held the Property for future retail opportunities, it is cognizant of the other types of uses and needs of the community. This nomination is intended to refine the current planning guidance, but also to offer a denser residential option than currently recommended.

2. The Subject Property

The Property consists of 90,750 SF or 2.08 acres of vacant land. Of the 11 parcels, seven are zoned R-3 (Residential District, Three Dwelling Units/Acre) and three parcels are zoned C-5 Neighborhood Commercial Retail on the eastern portion of the Property located in Sub-Unit D3. The Applicant also owns and manages the Bailey's Crossroads Shopping Center east of the Property.

3. Proposed Use and Development

This SSPA proposes that the 11 parcels located in the D-3 and D-4 Sub-Units continue the mix of uses currently included in the Comprehensive Plan. Specifically, with retail, office and residential uses, but with increased density and density flexibility between residential, office and retail. This SSPA proposes increasing the intensity of development up to 0.904 FAR with a height limitation of 50 feet across the Property. With the increased intensity, the SSPA proposes a medium rise multi-family residential development be included in the residential use option along with the currently recommended townhouse-type structures.

With more flexible recommendations in place, the Property could develop under a range of scenarios. Options include a (1) four story multi-family building with 75 dwelling units, (2) approximately 28 townhomes with associated garage and street parking; or (3) approximately 8,000-10,00 square feet of additional community-serving retail above the current planned threshold amount.

4. Proposed Comprehensive Plan Amendments

The SSPA requests that the Comprehensive Plan provide for a maximum of residential uses up to 82,000 square feet. The requested density is approximately 1.0 FAR. The SSPA seeks to increase the current baseline recommendation in the Comprehensive Plan for retail in Sub-Unit D-4. The current retail recommendation in this Sub-Unit is only 21,100 square feet. The Applicant believes that this threshold is already exceeded by the existing uses along Columbia Pike, so the Property, as a vacant piece of land, is essentially excluded from this opportunity. The current base-line retail recommendation for Sub-Unit D-3 is 200,100 square feet. Current conditions are well below this cap.

The nature of the Property's consolidation places part of the potential development in Sub-Unit D-3 and the remainder in D-4. Sub-Unit D-4 recommends only 21,100 square feet of retail between a multitude of parcels and owners and, as mentioned above, would be exceeded by any proposed development increasing retail on the Property. To accommodate new development with optional retail, the proposed update would increase the recommended retail intensity to a maximum of 31,100 square feet in Sub-Unit D-4 – an increase by 10,000 square feet.

5. Address Emerging Community Interests of Changes in Circumstance

The updates in this nomination would help to address Fairfax County's housing crisis. There continues to be an insufficient supply of price-appropriate rental and for-sale housing stock in Fairfax County for all income levels. According to the Housing Strategic Plan, "Fairfax County is not producing enough housing to close the existing housing gap and will not be able to meet future housing needs." The Fairfax County Housing Policy Plan elevates the need for the county to have "a range of income levels, in both rental and homeownership markets, as it has become increasingly difficult for many households to find price-appropriate housing." Providing flexible land use options in proximity to the Bailey's Crossroads Town Center and its community-serving retail could provide stable, affordable, high-quality housing increasing the supply of housing and furthering access to opportunities to ensure all residents can prosper and employers can have an array of workforce options.

6. Advance Objectives of County's Policy, Plans, and Concepts for Future Development

The proposed land use recommendation changes to the Comprehensive Plan in this nomination will further several county objectives, plans, and policies. Objective 14 of the Land Use Policy seeks to achieve a "harmonious and attractive development pattern" which limits undesirable impacts created by incompatible uses. The recommended updates will encourage development in an established area that is compatible with existing and planned land use within the surrounding area. The updates seek to increase the intensity of development on the Property commensurate with the land use recommendations made for properties located directly across Columbia Pike from the subject property in Sub-Unit B-2 of the Bailey's Crossroads Community Center Plan.

Sub-Unit B-2 of the Plan provides optional mixed-use development with increased density of 2.25 FAR, maximum building height of 120 feet fronting Columbia Pike, with "appropriate transitions down to 50 feet along property lines abutting adjacent single-family residential." With the Property

acting as the transitional area between Columbia Pike and single-family housing, development would follow the same principles of other similarly located areas identified in the Plan.

Objective 2 of the Countywide Objectives and Policies Plan, encourages the provision of price appropriate housing affordable for all income levels in all parts of the county. In furtherance of this objective, policies suggest methods to “expand for-sale and rental housing opportunities in or near mixed-use centers as a way of providing the opportunity for persons to live and work within the county.” The proposed land use recommendations update could promote the development of multifamily in both mixed-use centers and existing residential areas in furtherance of Countywide Objectives, is appropriate to the location, would help diversify the housing stock and expand lower cost housing options.

7. Align with County Goals

The Countywide Strategic Plan emphasizes the importance of functional communities identifying “reasonably priced housing and healthy, livable communities” as key to a higher quality of life for the residents of Fairfax County. The Plan identifies several strategies to implement its goals, including HNL 3, “encourage mixed-income and diverse types of housing developments near transit hubs, transit routes and revitalization areas that meet affordability requirements for a range of income levels, especially units large enough to accommodate families.”

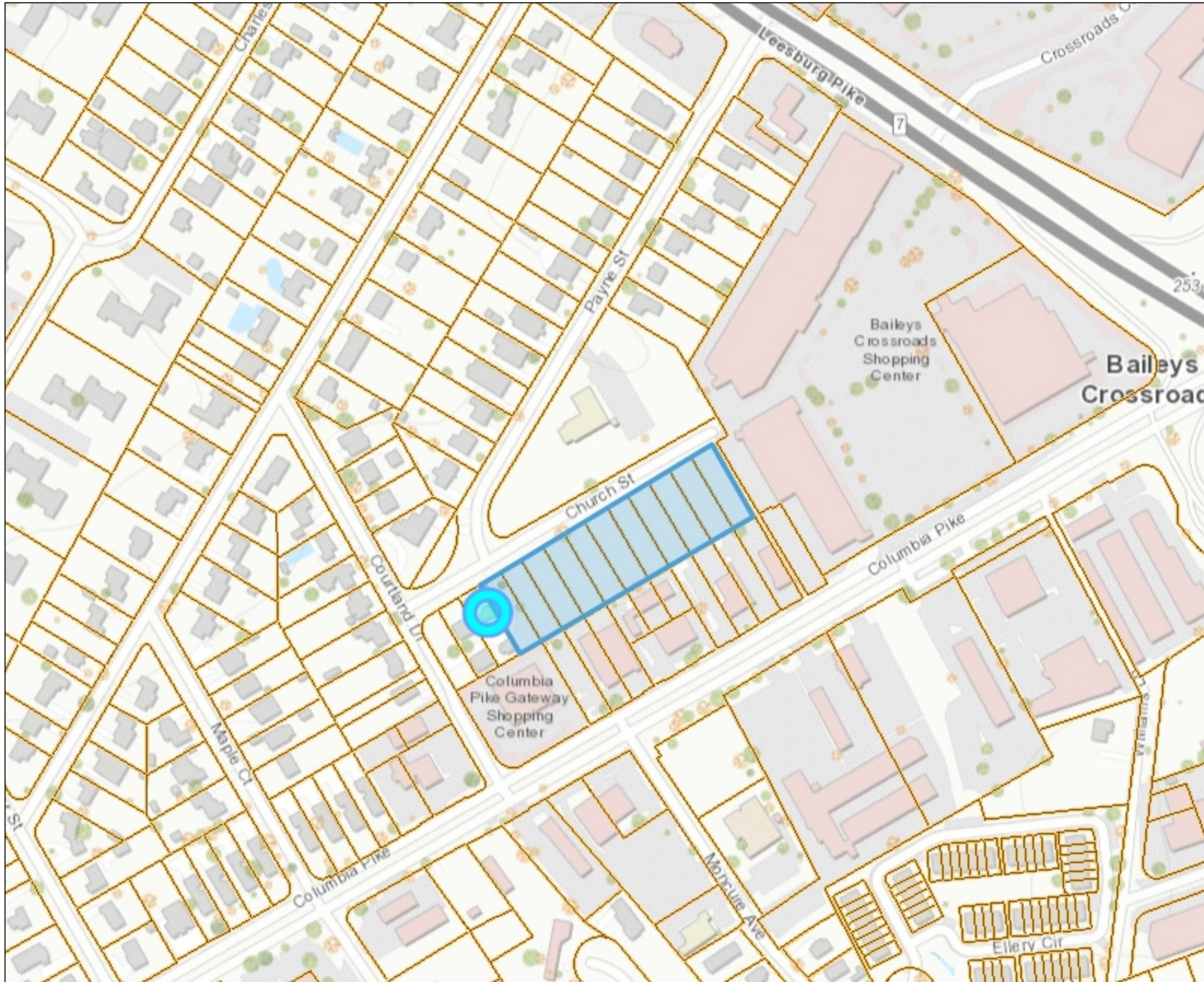
Fairfax County's Strategic Plan to Facilitate Economic Success provides guidance to “continue focus planning and development activities around the creation of mixed-use communities.” These mixed-use communities are identified as areas served by multi-modal transportation options, contain a mix of housing types and price points, and are in proximity to vibrant retail and entertainment options. Supporting higher density mixed-use development, such as the proposed land use recommendation changes, in community service retail areas will help revitalize those areas and attract new businesses and residential growth.

8. Conclusion

Given the Property's proximity to Bailey's Crossroads Town Center, an increase in density for the currently planned retail and residential uses in the Comprehensive Plan recommendations would create greater potential for successful redevelopment of the Property and adjacent areas in this key revitalization area. Allowing greater residential density positively affects the County's housing stock, provides greater access to more affordable housing types, and harmonizes with approved and future land uses in the area.



Baileys Crossroads Church Street SSPA

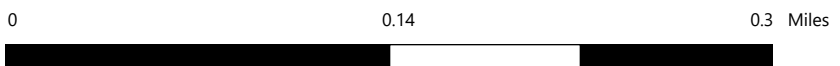


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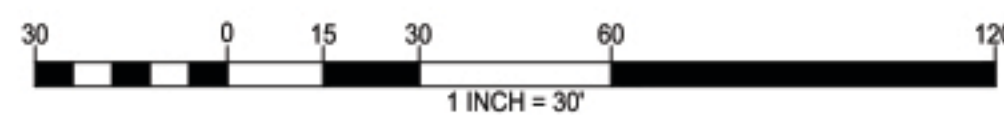
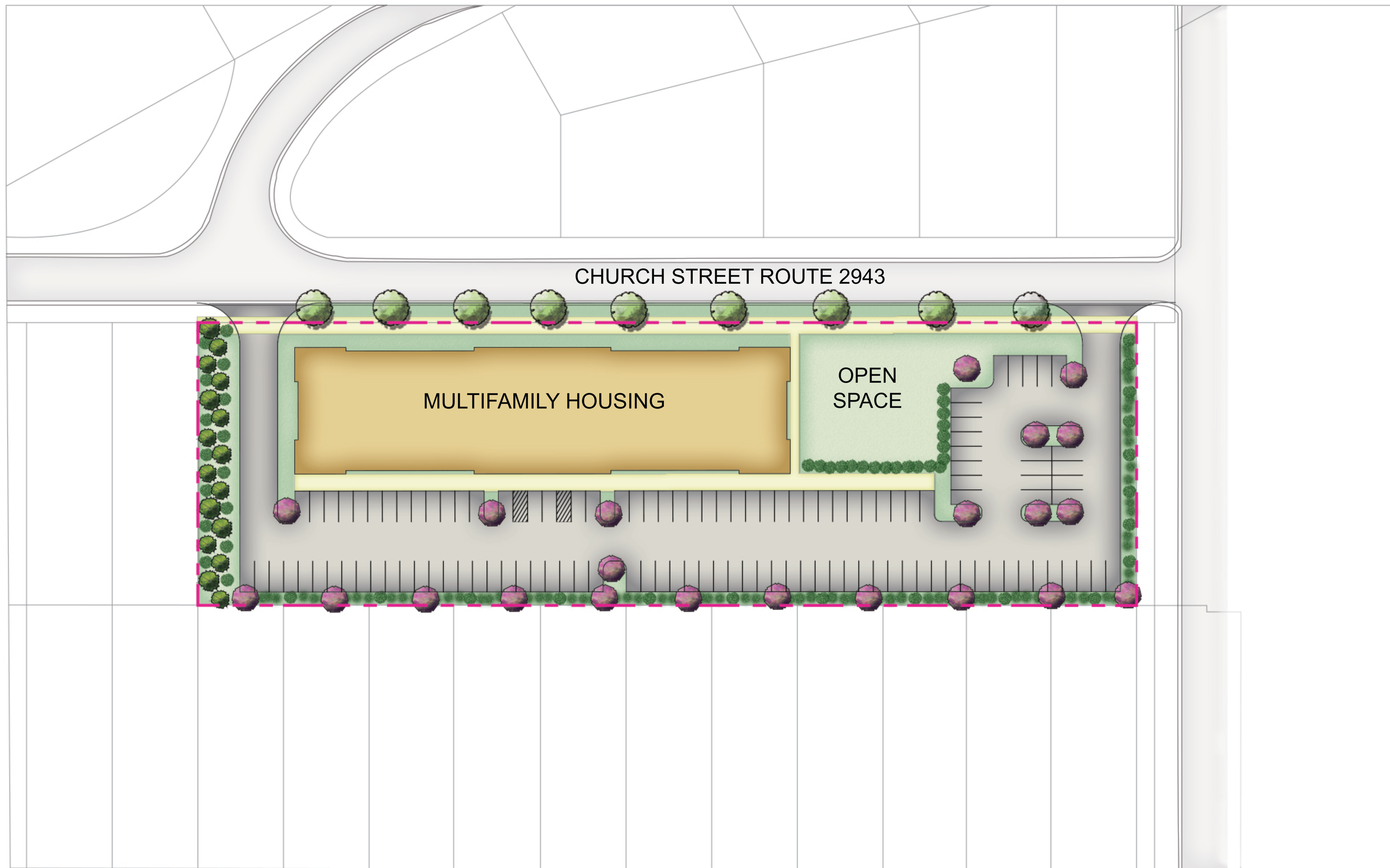
- Parcels

Notes:

Map produced: 10/26/2022



This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.



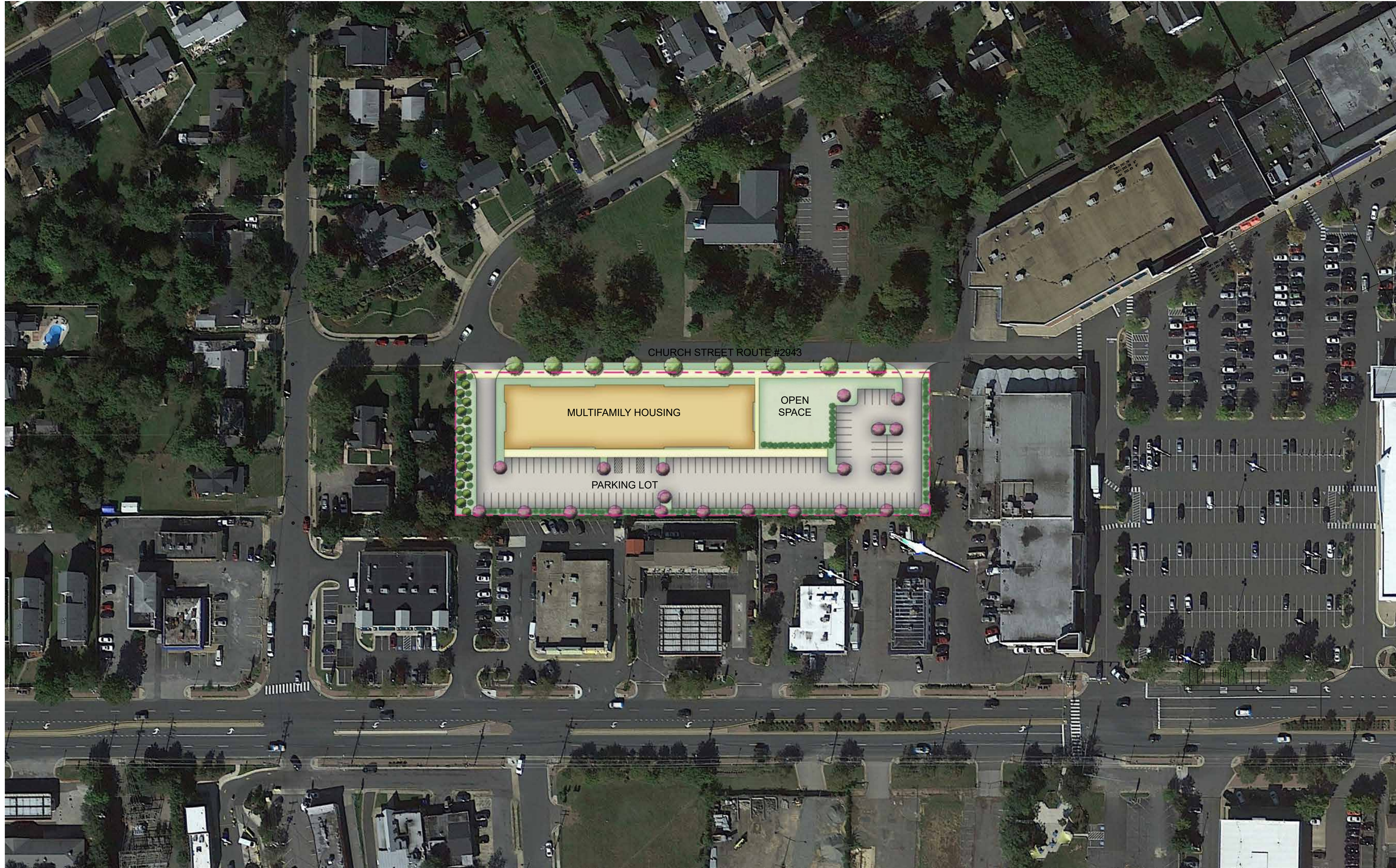
CONCEPT EXHIBIT - MULTIFAMILY
BAILEY'S CROSSROADS SHOPPING CENTER

PREPARED BY
WALTER L. PHILLIPS
 INCORPORATED ESTABLISHED 1946

Engineers • Surveyors • Planners
 Landscape Architects • Arborists
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 WLPINC.com

SCALE: 1" = 30'
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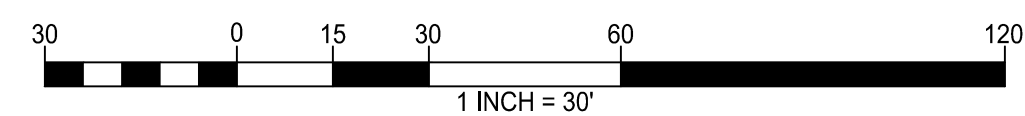


CHURCH STREET ROUTE #2943

MULTIFAMILY HOUSING

OPEN SPACE

PARKING LOT

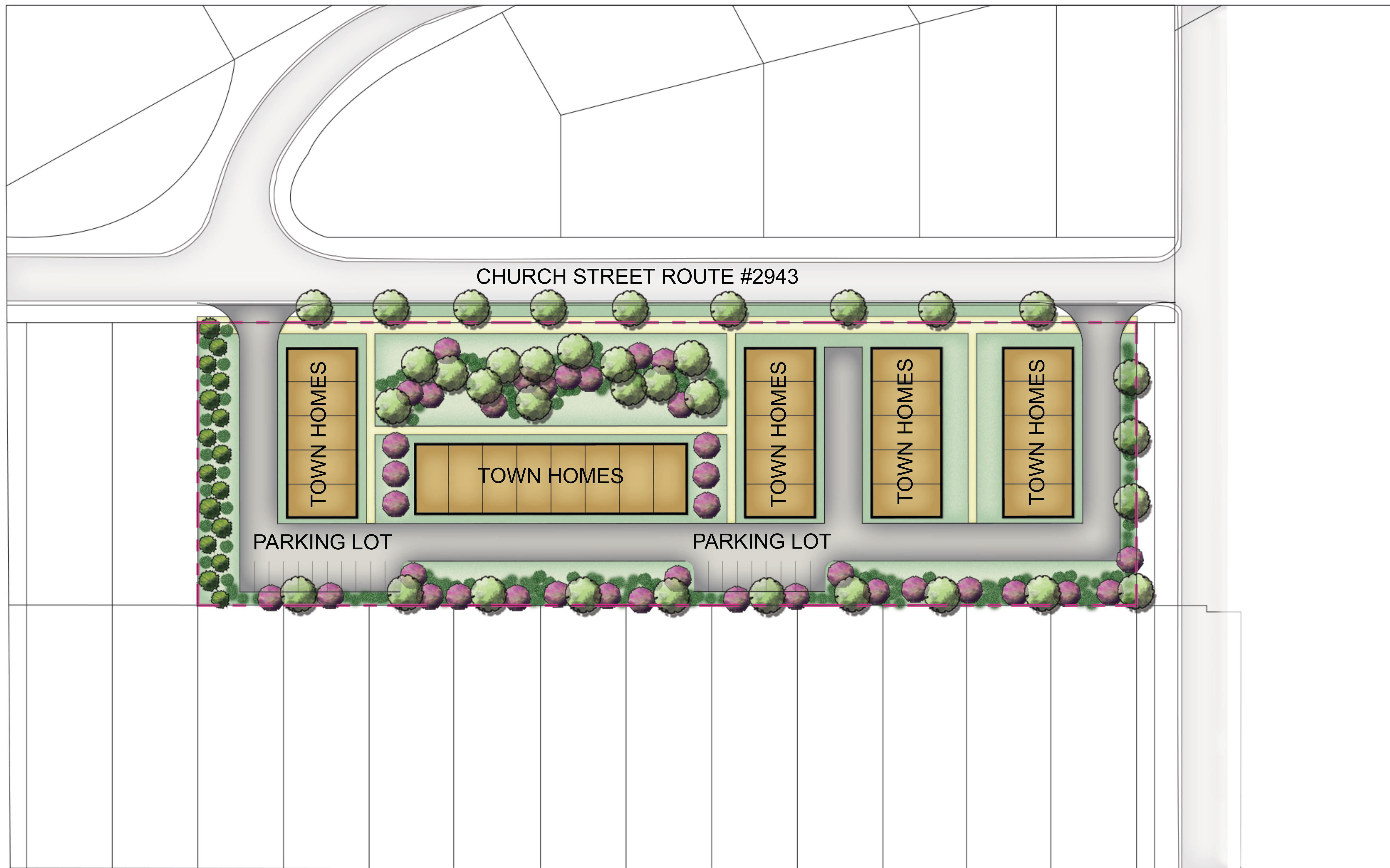


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CHURCH STREET ROUTE #2943

TOWN HOMES

TOWN HOMES

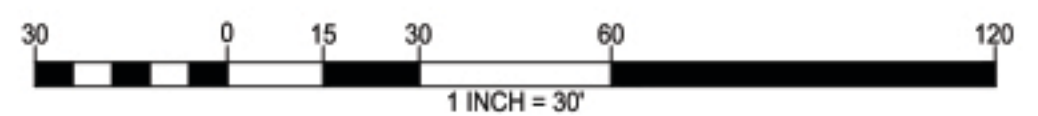
TOWN HOMES

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TOWN HOMES

PARKING LOT

PARKING LOT

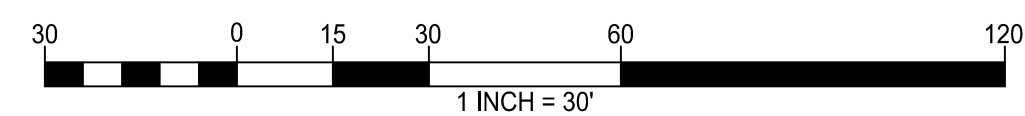
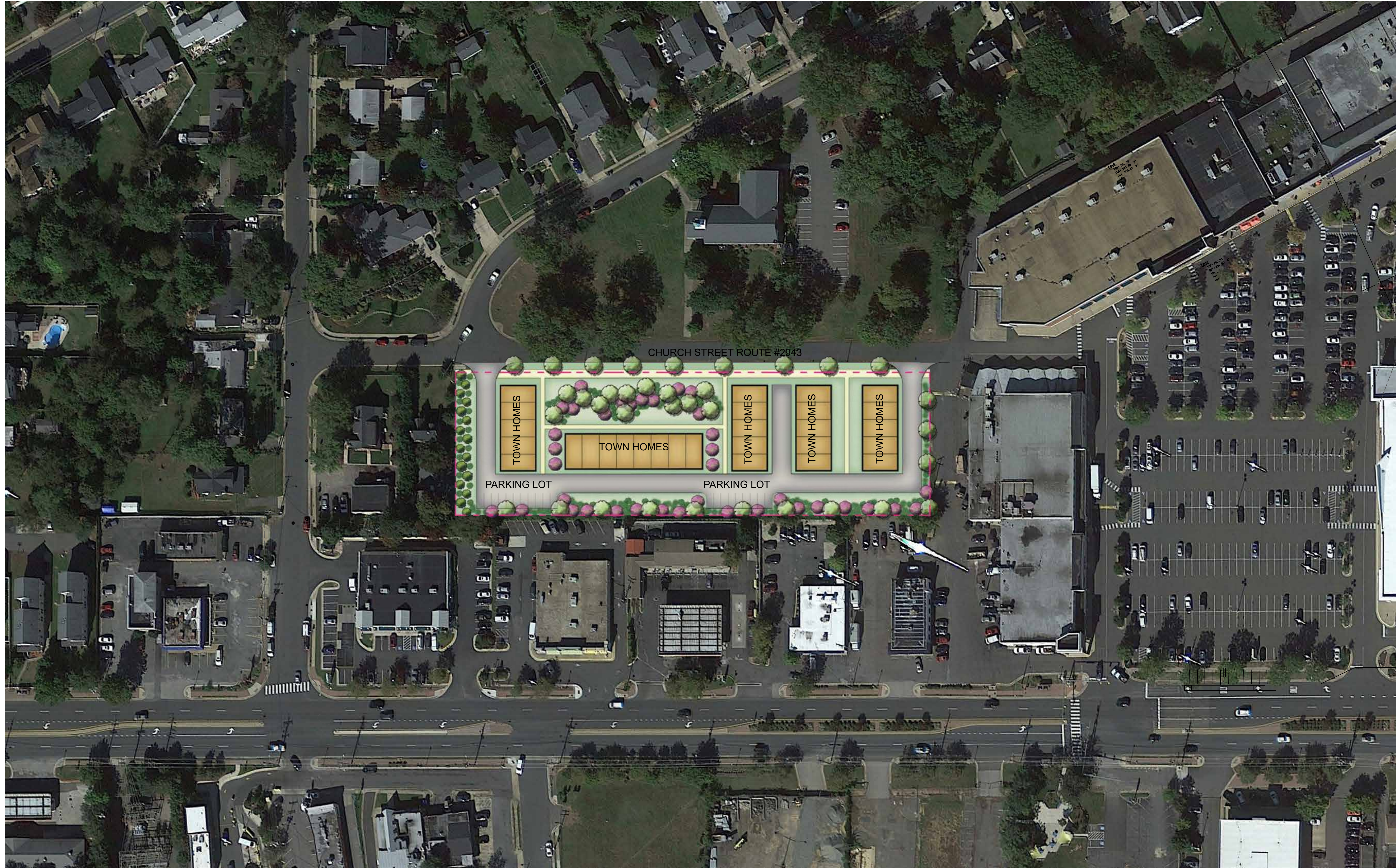


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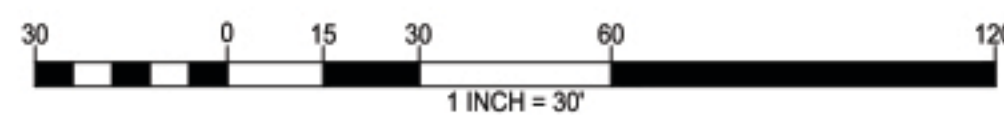
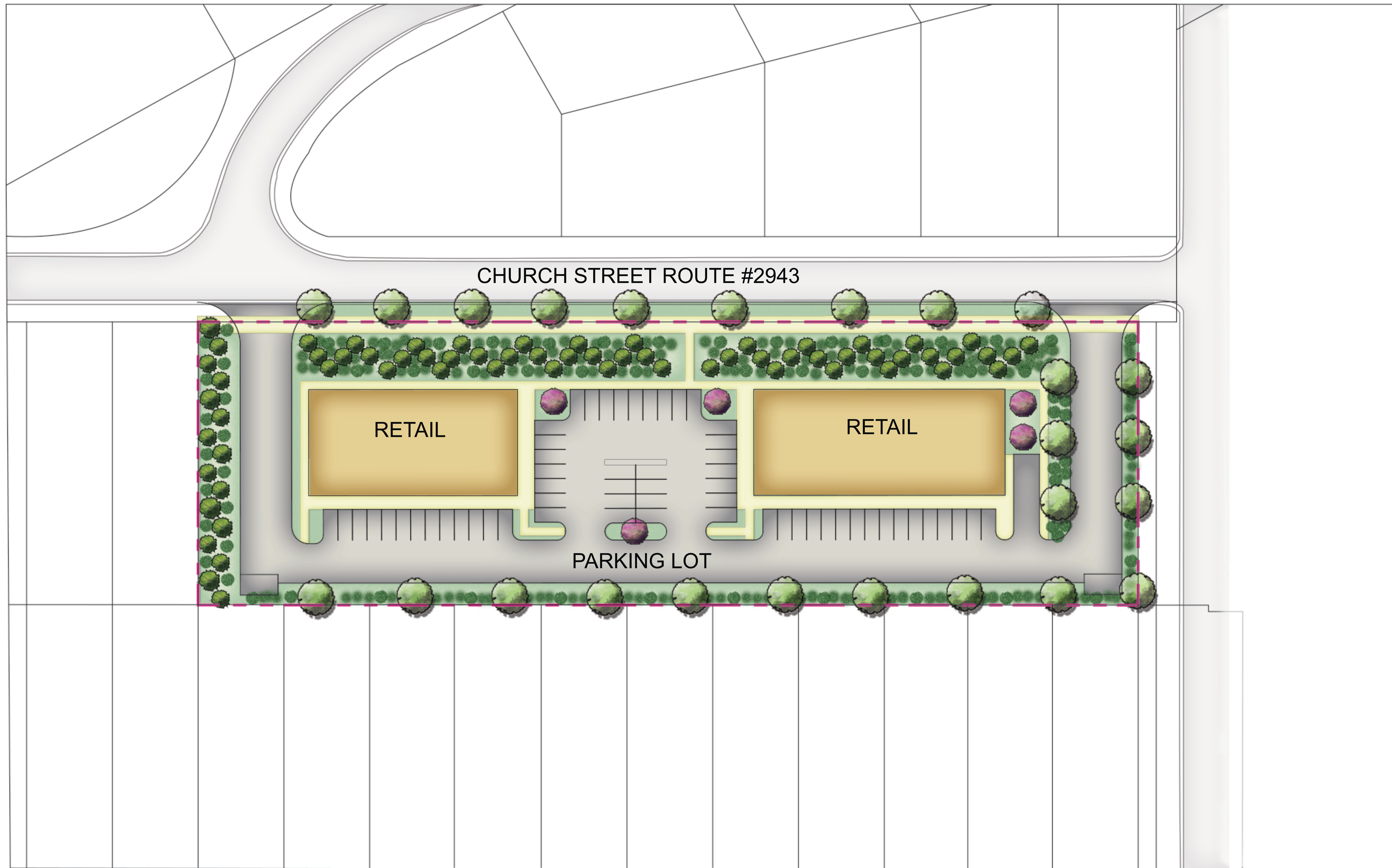


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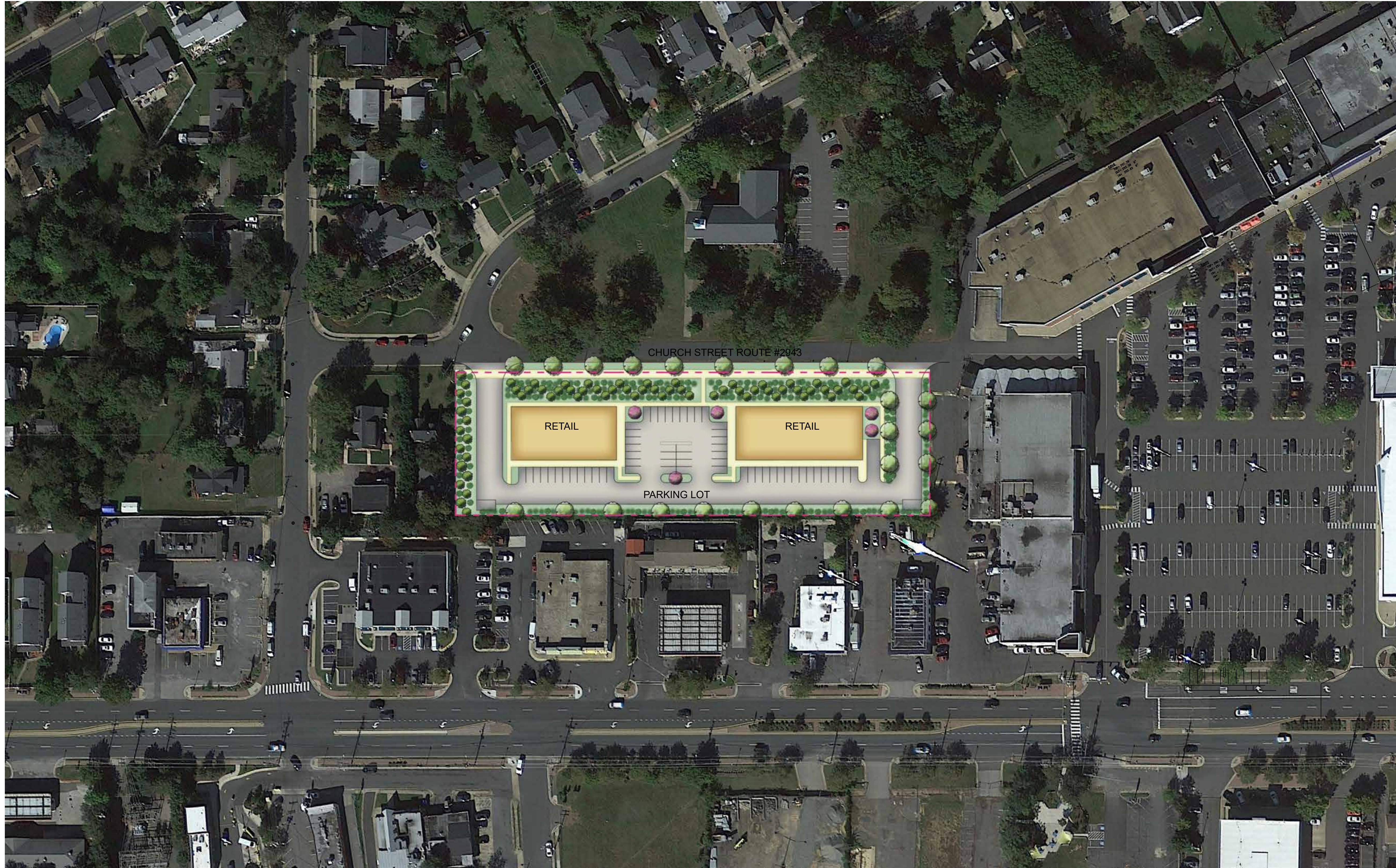
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CONCEPT EXHIBIT - RETAIL
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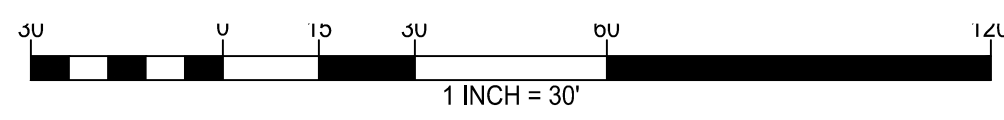


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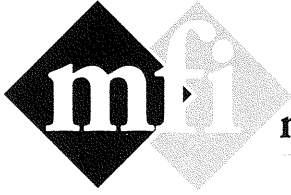
RETAIL

RETAIL

PARKING LOT



CONCEPT EXHIBIT - RETAIL
BAILEY'S CROSSROADS SHOPPING CENTER



maryland financial investors, inc.

October 21, 2022

Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035

Re: SSPA Nomination for Church Street, Falls Church, VA (TM 061-2-((17A)) 0030 through 0040)

To Whom it May Concern,

Bailey Crossroads LLLP (the "Owner") is the sole owner of eleven parcels located on Church Street in Falls Church, Virginia 22041, and whose Tax Map Parcel References are 061-2-((17A)) 0030 through 0040 (collectively, the "Property"). As Owner, we consent to and authorize David S. Houston of Bean Kinney & Korman, PC to act as the "Nominator" on our behalf to nominate the Property for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. The Owner further designates and authorizes Bean Kinney & Korman, PC, including David S. Houston, to be the Owner's designated agent/attorney and point of contact for this nomination. I have reviewed the subject nomination and, on behalf of the Owner, consent to the Property being submitted for consideration. Furthermore, the Owner understands the expectations for the process and is willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,

Baileys Crossroads LLLP

By: *Beverly Dobrochowski*
Name: Beverly Dobrochowski
Title: Vice President

c/o Maryland Financial Investors
2800 Quarry Lake Drive, Suite 340
Baltimore, Maryland 21209-3764
Email Address: Scherry@mfimgmt.com
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Redevelopment of this sub-unit (approximately 5.5 acres) is envisioned to include a maximum of 26,000 square feet of office uses and 29,000 square feet of retail uses..

Sub-Unit D-3

This sub-unit is located on the south and west sides of the intersection of Leesburg Pike and Columbia Pike. It is currently developed with the Baileys Crossroads Shopping Center which is located directly west of the Columbia Pike/Leesburg Pike interchange and adjacent related commercial uses on Columbia Pike and Leesburg Pike.

Base Plan Recommendations – The base plan recommendation for this sub-unit is 200,100 square feet of community serving retail uses.

Redevelopment Option - Revitalization of the existing Baileys Crossroads shopping center and expansion and renovation within the sub-unit should provide facade renovation, parking lot landscaping, coordinated signage, and coordinated access points along Leesburg and Columbia Pikes.

This sub-area is planned for community-serving retail and office uses up to 0.35 FAR. As an option, retail and office mixed use up to 0.50 FAR may be considered provided that consolidation of all parcels within the sub-unit occurs, access points to Leesburg and Columbia Pikes are consolidated, and a buffer with appropriate landscaping and a solid wall is provided as a transition to adjacent residential or institutional uses. As a further option, Tax Map parcels 61-2((17))(A)17-18 and 35-36 may be considered for townhouse-style residential use at 8-12 du/ac, or Tax Map parcels 61-2((17))(A)17-18 for townhouse-style office use up to 0.35 FAR, if these parcels are consolidated with adjacent parcels in Sub-Unit D-4 planned for similar use, and access to Columbia Pike is minimized.

Any access points along Columbia Pike for this sub-unit should be coordinated with the planned transportation improvements along Columbia Pike, the existing signalized intersections and other access points on the east side of Columbia Pike. Access points along Leesburg Pike should be coordinated with the signalized intersection at the Crossroads Center Way on the north side of Leesburg Pike. Pedestrian connections to adjacent residential properties from the shopping center should be provided.

Redevelopment of this sub-unit (approximately 13.5 acres) is envisioned to include a maximum of 152,000 square feet of office uses and 152,000 square feet of retail uses.

Sub-Unit D-4

This sub-unit is located on the west side of Columbia Pike and north side of Tyler Street. It is currently developed with neighborhood serving retail uses and office uses in residentially scaled buildings.

Base Plan Recommendations – The base plan recommendation for this sub-unit is 6,100 square feet of office uses and 21,100 square feet of retail uses.

Redevelopment Option - Within this sub-unit, Tax Map parcels 61-2((17))(E)1A-5 and 61-2((17))(A)19-21 are developed with and planned for neighborhood-serving retail uses. Tax Map parcels 61-2((17))(A)23-34 are planned for office use at the current intensity. To provide a transition between the stable single-family residential neighborhood to the west and north, the remainder of this sub-unit is planned for residential use at 4-5 du/ac.

As an option, townhouse-style residential use at 8-12 du/ac may be considered for this sub-unit provided that logical consolidation is achieved, vehicular access to Columbia Pike is minimized, and access to redeveloped parcels is provided via median breaks. As a further option, townhouse-style office use up to 0.35 FAR may be appropriate for those parcels within the sub-unit that front on Columbia Pike provided that, in addition to the above conditions, a buffer consisting of a solid wall, landscaping, and setback area is provided as a transition to adjacent residential uses.

Access points along Columbia Pike for this sub-unit should be minimized to the extent feasible and should be coordinated with the planned transportation improvements along Columbia Pike, the existing signalized intersections and other access points on the east side of Columbia Pike.

Redevelopment of this sub-unit (approximately 6.9 acres) is envisioned to include a maximum of 65,000 square feet of office uses and 23,000 square feet of retail uses.

LAND UNIT E

Dominant features of Land Unit E include Fairfield Baileys, a multifamily residential development, institutional uses, office uses and hotel uses. The Arlington County boundary and stable single-family residential uses in Fairfax County and Arlington County are on the north side of this Land Unit.

The following recommendations apply to the sub-units of Land Unit E.

Sub-Unit E-1

This sub-unit is located on the north side of Leesburg Pike between Leesburg Court and George Mason Drive. It is currently developed with a variety of residential, office, retail and institutional uses.

Base Plan Recommendations – The base plan recommendation for this sub-unit is 50,100 square feet of office uses, 1,300 square feet of institutional uses and 180 multifamily residential units.

Redevelopment Option - This sub-unit is planned for and developed with a variety of residential, office, retail and institutional uses. The Leesburg Apartments (Tax Map parcel 62-3((1))12), are planned for and developed at 16-20 du/ac and should be retained at the existing density.

Redevelopment of this sub-unit (approximately 12.5 acres) is envisioned to include a maximum of 55,000 square feet of office uses, 2,000 square feet of institutional uses and 200 multifamily residential units.

Sub-Unit E-2

This sub-unit is located on the north side of Leesburg Pike, east side of South George Mason Drive, west side of South Fourteenth Street and south side of Dinwiddie Street. It is currently developed with institutional and office uses and multifamily residential uses.

Base Plan Recommendations – The base plan recommendation for this sub-unit is 27,250 square feet of office uses, 16,200 square feet of institutional uses and 415 multifamily residential units.