



County of Fairfax, Virginia

September 25, 2018

**Fairfax County
Office of Community Revitalization**

SUBJECT: Volume II: Baileys Crossroads and Seven Corners Urban Design Guidelines—Recap of community engagement activities and revisions to the document based on stakeholder feedback

The initial draft of the *Baileys Crossroads and Seven Corners Urban Design Guidelines* was released for community input in November 2017. Comments were received during several community presentations and group meetings and also from an online survey. These suggested revisions were used to make significant changes to the document, including dividing it into two volumes. The first volume (*Volume I: Urban Design Guidelines for Fairfax County Revitalization Districts and Areas*) applies to all Commercial Revitalization Districts (CRD) and Areas (CRA) and the second is a smaller volume II that is tailored to the needs of the Baileys Crossroads and Seven Corners CRD.

After the new volume II district-specific guidelines was released for review in June 2018, a second round of community engagement commenced. A workshop, hosted by BC7RC, was held at the Mason District Governmental Center on June 19, 2018. The workshop reviewed the content in both volumes and presented a series of options for streetscape materials, finishes, furnishings, and lighting specifically for Baileys and Seven Corners. Revisions were made to the document and suggested streetscape details were added to *Chapter 5: Public Realm Elements*, based on the preferences discussed at the workshop. The revised chapter 5 was released for a final community review in July 2018.

Since the workshop in June, 44 comments on all five chapters of Volume II were received from community. Each comment was considered and many resulted in revisions to the document. Some comments could not be incorporated because the recommended edits were beyond the scope of the Guidelines. A number of minor editorial changes were made including some graphic changes to maps to make them more legible. Below is a summary of more significant edits.



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Summary of Changes to the Volume II: District Guidelines for Baileys Crossroads and Seven Corners by chapter (since the June 2018 revised draft was released)

1. *Chapter 1: Introduction*

- The sections on 'Intent of these Guidelines' were revised to ensure that it is clear that the Guidelines are meant to offer design guidance only and there is flexibility in how or whether a design element or recommendation can be realized to promote creativity in new developments.
- Revisions to the Flexibility section was intended to ensure that these Guidelines are used to encourage high-quality revitalization and not used as an additional layer of regulation. Phrases such as "are encouraged", "should consider", and "as appropriate" replaced words like should throughout the document to promote flexibility and encourage innovation.

2. *Chapter 2: District Vision and Open Space*

- The open space map for Baileys was revised to clarify recommendations in the Comprehensive Plan for enhanced connectivity across Columbia Pike to the Town Center. This issue was raised by a community member who wanted to ensure that there was good connectivity between existing parks such as Spring Lane Park and neighborhoods such as Glen Forest to the Town Center (see map #8 in the Volume II: District Design Guidelines in Chapter 2). The community member noted that some streets that intersect with Columbia Pike are more pedestrian friendly because they are less sloped than other streets which made them better candidates for enhanced pedestrian facilities.

3. *Chapter 3: Site Design*

- Text was added to encourage the use of low-impact development techniques and permeable pavement in the design of site to promote more sustainable developments and reduce runoff into nearby stream valleys.

4. *Chapter 4: Street Network*

- The number of travel lanes in the '*Leesburg Pike Transit Boulevard: Curb Running Transit Option*' was corrected from two lanes to three lanes to be consistent with the median running option as shown in the Comprehensive Plan.

5. *Chapter 5: Public Realm Elements*



- The initial streetscape concept was revised based on community conversations and decisions made at the June 19, 2018 workshop after several streetscape schemes were evaluated by the group.
- Suggested paving material specifications, paving patterns, benches, and trash receptacles that were selected by the workshop participants were added to the document.

