



Comprehensive Plan Amendment for Seven Corners

Land Use

The draft Comprehensive Plan amendment for the Seven Corners Community Business Center (CBC) envisions a future Seven Corners that has a mixed-use urban town center anchored by two mixed-use urban villages, and is better connected through transportation facilities and linkages that serve motorists, pedestrians and bicyclists. The Plan increases the residential and non-residential (retail, office, entertainment, and hotel) opportunities in Seven Corners and seeks to transform a primarily auto-oriented, disconnected center dominated by single uses into three mixed-use nodes. 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.

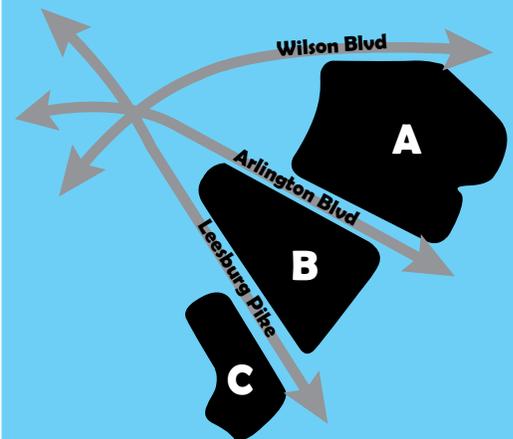
Important land use concepts:

- 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
- Focuses tallest building heights and development intensity in the Town Center.
- Emphasizes making appropriate transitions to the existing residential communities.
- 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

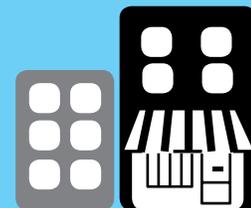
The Plan includes goals and recommendations related to affordable housing, urban design, stormwater management, heritage resources, schools and other public facilities.

Plan Highlights



Opportunity Areas:
Land Units A, B & C

**3 mixed-use,
walkable
nodes**



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 unties the existing multi-road, single-point configuration and produces a regular, four-way intersection consisting of Leesburg Pike, Wilson Boulevard and Sleepy Hollow Road.
- 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 accommodates 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 bicycle 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 infuses much-needed and much-desired park space and greenery into the community. The vision:

- 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/Community Involvement and Next Steps

In 2012, Mason District Supervisor Penny Gross requested that Fairfax County staff organize a series of visioning workshops related to the future of Seven Corners. As a result of those workshops, a Land Use and Transportation Task Force, a Quality of Life Working Group, a Connectivity Working Group, and an Opportunity Area C Special Working Group were created to develop recommendations for the future of Seven Corners and to provide opportunities for community input. In October 2014, the Land Use 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 for Land Unit C. 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.

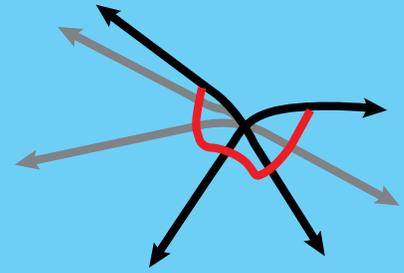
A public hearing on the Comprehensive Plan amendment will be held before the Planning Commission on May 7, 2015. The draft Plan Amendment and Staff Report are available at:

fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm



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7 Corners Interchange



4-way Intersection and Partial Ring Road



4 miles of new Sidewalks
5 miles of new Bike Lanes



Existing
1 field

Up to
15 acres of
Park Space



Planning Process
3 years
85 Meetings

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fcrevet.org/bailey/7corners.htm