

The background features a dark blue field with a light blue grid pattern. A large, irregularly shaped light blue area represents a city district. Overlaid on this area are several white geometric elements: a large circle, a smaller circle in the center, a rectangle, and a hatched rectangle at the top. At the bottom of the district area, there are two overlapping circles. The text is positioned on the left side of the image.

VOLUME II
DISTRICT DESIGN
GUIDELINES

BAILEYS CROSSROADS
SEVEN CORNERS

SEPTEMBER 2018

ACKNOWLEDGEMENTS

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Fairfax County is committed to achieving a high standard of urban design and architectural quality in its activity centers. Urban Design Guidelines provide best practices and design suggestions for new developments, redevelopments and capital projects to ensure they integrate well into their surroundings, are functional and aesthetically pleasing, support community vision and vitality, and improve upon the overall livability of the area. The Urban Design Guidelines further articulate and elaborate upon the recommendations contained in the Comprehensive Plan.

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INTRODUCTION

OVERVIEW OF THE TWO URBAN DESIGN GUIDELINES VOLUMES

The Urban Design Guidelines for the County’s Commercial Revitalization Districts/Areas (CRDs/CRAs) are contained in two documents, collectively “the Design Guidelines”.

- **Volume I: Urban Design Guidelines for Fairfax County’s Revitalization Districts and Areas** contains urban design principles and strategies that are applicable generally to all of the CRDs and CRAs.
- **Volume II: District Design Guidelines** (District Guidelines) contains urban design guidelines that are tailored specifically for each individual CRD or CRA, based on the guidance contained in the Comprehensive Plan for the individual area.

The two volumes of the Guidelines should be used together to inform design decisions. There may be instances where guidance provided in Volume II may elaborate upon or contradict material provided in Volume I. In such instances, the guidance in Volume II would supersede the guidance in Volume I.

BACKGROUND AND PURPOSE

Baileys Crossroads and Seven Corners are important activity centers within Fairfax County and within the greater Washington, DC region. They are culturally diverse, offer a range of housing and employment options, and are retail nodes for the surrounding neighborhoods. Baileys Crossroads is located at the eastern edge of Fairfax County. It is bordered by Arlington County to the east and the City of Alexandria to the south. Seven Corners is situated north of Baileys Crossroads and is bounded by Arlington County to the east and the City of Falls Church to the north. Leesburg Pike is a key transportation link that connects the two areas to each other and to the larger community.

Map 1 depicts the boundaries (shown in yellow) for the Baileys Crossroads and Seven Corners Commercial Revitalization District (CRD). The boundaries were created in 1998 by the Fairfax County Board of Supervisors as part of the adoption of Commercial Revitalization Districts as overlay districts in the Zoning Ordinance.

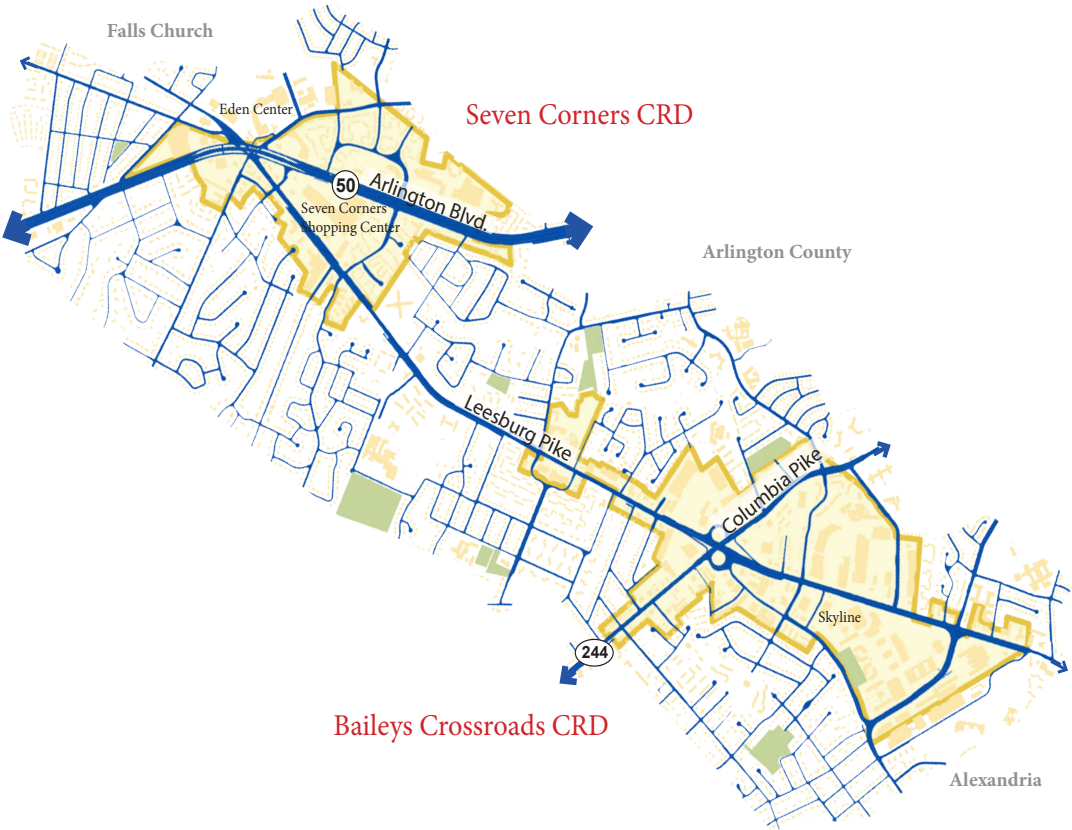
The communities of Baileys Crossroads and Seven Corners each developed a vision, embodied in each area’s [Comprehensive Plan](#), that encourages a pedestrian-friendly, mixed-use urban environment. The Comprehensive Plan establishes guidance for appropriate land uses, building heights, building types, multimodal streets, open space systems and street cross-sections, among other things. It offers general urban design guidance, but does not provide detailed design recommendations for new development or redevelopment. Volumes I and II of the Design Guidelines elaborate on the recommendations contained in the Comprehensive Plan, and provide suggestions as to how those recommendations may be implemented.

STRUCTURE OF THE DISTRICT GUIDELINES FOR BAILEYS CROSSROADS AND SEVEN CORNERS

The District Guidelines for Baileys Crossroads and Seven Corners are organized into five chapters. Chapter 1 introduces the District Guidelines and explains how and where they should be applied. Chapters 2 through 5 contain the urban design recommendations and address specific topics such as public space design; site and building design; the street network; roadway cross-sections; and, streetscape elements. In Chapters 3 and 5, the topical sections are organized as follows:

- **Design Principles:** provides a summary of the urban design element, defines the goals to be achieved, and explains the purpose of each urban design element, as well as the desired conditions needed to successfully achieve the intent.
- **Design Strategies:** includes concepts, schemes, dimensions, and details to articulate a means to implement the ideas contained in the design principles.
- **Suggested Specifications:** chapter 5 provides suggested products including model numbers, sizes, colors, and installation recommendations to illustrate the intended appearance and quality for certain elements described in these Guidelines.
- **Resources:** within the topical sections, online references may be provided for additional information via hyperlinks and website addresses.

MAP 1: BAILEYS CROSSROADS AND SEVEN CORNERS CRD



Map 1 depicts the boundaries (shown in yellow) of the Baileys Crossroads and Seven Corners CRD; Leesburg Pike connects the two areas as an east-west Boulevard; Arlington County, the City of Falls Church and the City of Alexandria border the CRD



Baileys Crossroads, VA

Baileys Crossroads CRD aerial depicts the intersection of Columbia Pike and Leesburg Pike on the left side of the graphic; the Town Center area is shown in the center of the graphic
Image Credit: Fairfax County

INTENDED USE

The District Guidelines apply to development proposals for all properties located within the boundaries of the Baileys Crossroads and Seven Corners CRD. They are intended to be used as a complement to the Comprehensive Plan by citizens, developers, land owners, designers, Fairfax County staff, the Fairfax County Planning Commission, and the Board of Supervisors when either proposing, designing or reviewing development proposals in the CRD.

As stated in the County's Strategic Plan for Economic Development, flexibility and agility in zoning and development review is necessary to respond to evolving development trends and technologies. The content in this document is designed to be applied as guidelines rather than as regulatory (mandatory) "one size fits all" requirements. The District Guidelines are meant to offer design guidance only and there is flexibility in how a design element may be realized, provided the design intent can be achieved. As such, these Guidelines are not prescriptive; architectural style, specific street furnishings, plant species, or exact paver types are not dictated. Rather, a palette is provided that allows for flexibility and innovation.

The District Guidelines are not a substitute for the codes and ordinance provisions associated with the development review process.

FLEXIBILITY IN APPLYING DESIGN GUIDELINES

There will be instances where the urban design and streetscape recommendations outlined in the Comprehensive Plan and these Guidelines cannot be accommodated in the manner envisioned, even with reasonable adjustment and flexibility. Where pre-existing site constraints are present, or where infill or expansion of buildings or other existing features limit the ability of a development to satisfy the urban design recommendations, or when modifications to the streetscape guidance are necessary to conform to applicable County and/or Virginia Department of Transportation (VDOT) requirements and guidelines, variations may be permitted on a case-by-case basis using the following criteria:

- The inability to conform to the recommendations is demonstrated through written and/or graphic evidence; and,
- Deviations are as minimal as possible; and,
- Modifications still meet the intent of the Plan and the District Guidelines.

FUTURE AMENDMENTS

As Baileys Crossroads, Seven Corners, and their surrounding neighborhoods develop and evolve, the District Guidelines may need to be amended to respond to those changing conditions. In addition, new technologies, maintenance challenges, and innovations may provide opportunities for different design strategies, new products, materials, etc., which should be reflected in updated versions of these District Guidelines.



Seven Corners, VA

Seven Corners CRD aerial depicts the Seven Corners interchange of Arlington Boulevard and Leesburg Pike; the Town Center area is shown in the center-right of the graphic
Image Credit: Fairfax County