

Welcome!
¡Bienvenidos!



X COLUMBIA
CROSSROADS

East County Part B Community Conversation

Tuesday, January 27, 2026, 6 PM

Bailey's Community Center



Experienced, Mission-Driven, Local

The NHP Foundation



Nonprofit affordable housing developer with 35+ years experience in the DMV

Gibson Spyre



Veteran-owned Virginia developer with extensive experience in LIHTC deals

Soto Architecture



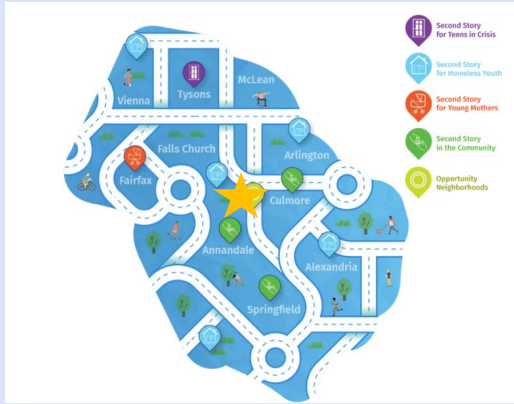
Award-winning Architecture firm committed to creating inspiring communities

FCRHA (Fairfax County Redevelopment and Housing Authority)

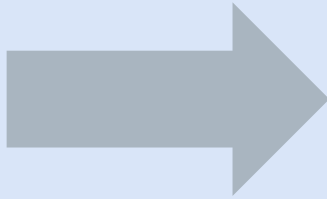


County partner & landowner

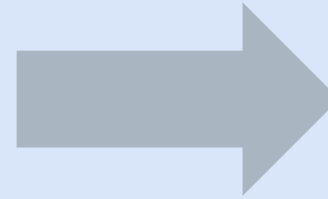
Our Nonprofit Partners



Second Story –
youth & family
services



**Neighborhood
Health –** primary
& behavioral
healthcare



**Operation
Pathways –**
on-site resident
services
coordinator

How We Got Here

- 2024:**

- Fairfax County identified need and issued RFP

- 2025:**

- NHPF and Gibson Spyre selected
- Interim Agreement executed

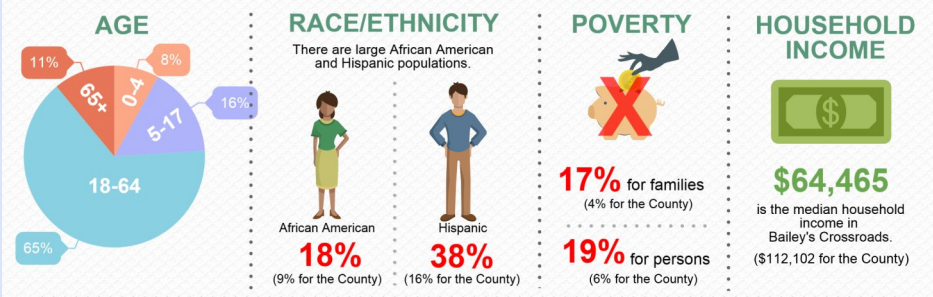
- 2026:**

- Community conversations begin

Why We are Here

- Introduce the opportunity and share early ideas
- Listen and learn
- Understand what services would be most valuable to the community

Who Lives Here Today?



HEALTHCARE

Approximately **31%** of the population in Bailey's Crossroads is without health insurance. (13% for the County)

LABOR FORCE

At **7%**, the unemployment rate in Bailey's Crossroads is higher compared to the County's rate at 5%.

HOUSING

53% of the renters in Bailey's Crossroads are cost-burdened.** (44% for the County)

31% of the homeowners in Bailey's Crossroads are cost-burdened.** (25% for the County)

** Percentage of household income spent for mortgage costs or gross rent. According to HUD programs, households spending more than 30% of income for these housing costs are considered to be "cost-burdened."

INDIVIDUALS WITH DISABILITIES

Approximately **7%** of the population in Bailey's Crossroads has one or more disabilities. (6% for the County)

YOUTH

38% of the teens (8th-, 10th-, and 12th-grade) enrolled in the Stuart High School pyramid reported depressive symptoms according to the 2014 Fairfax County Youth Survey. (32% for the County)

63% of the students enrolled in the Stuart High School pyramid during the 2014-2015 school year were eligible for free and reduced-price lunch. (28% for the County)

LANGUAGE

Almost **22%** of the non-English speaking population* (age 5 and over) speak English "less than very well". (15% for the County average)

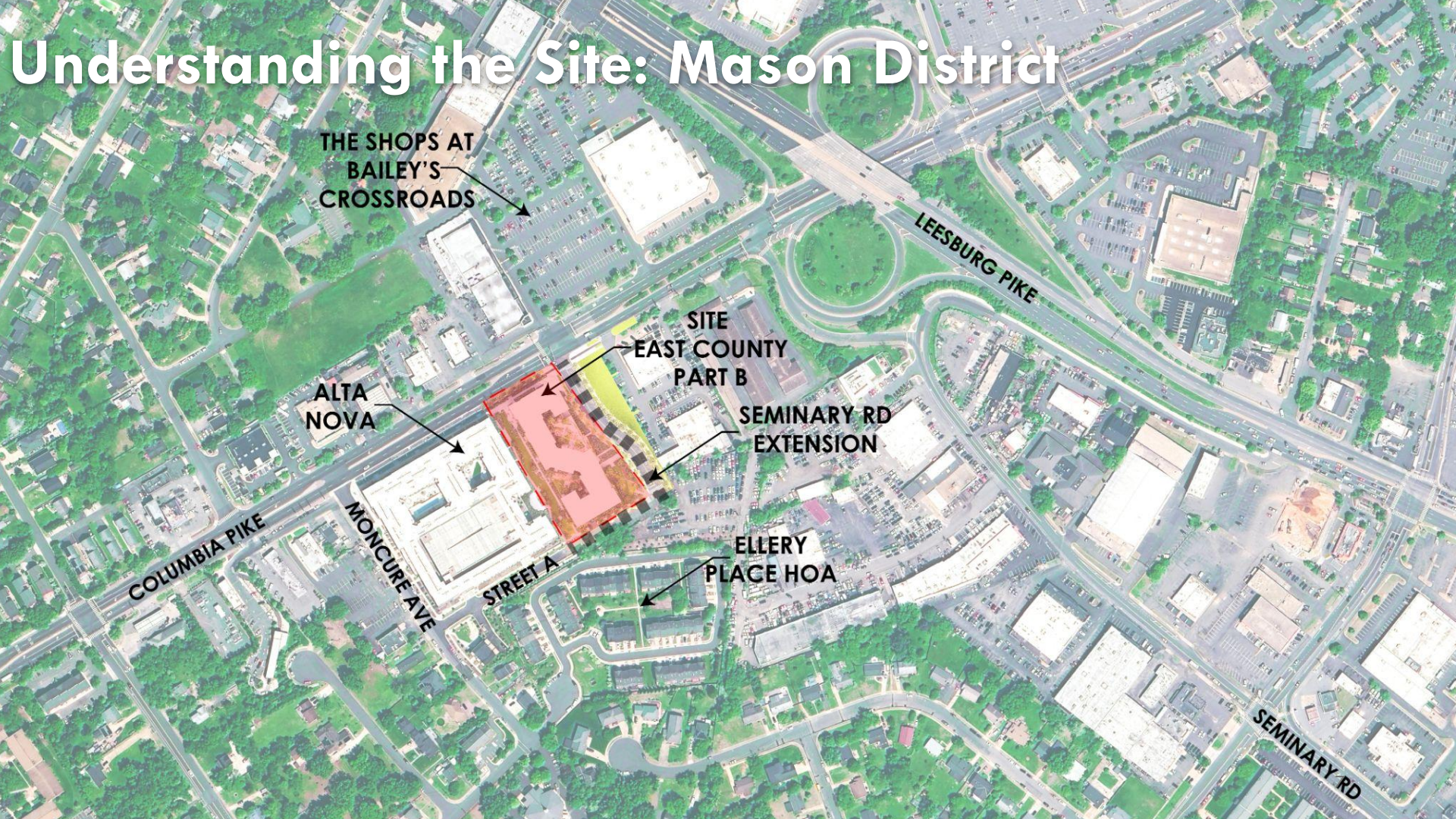
About **37%** of the Spanish speaking population* (age 5 and over) speak English "less than very well". (14% for the County average)

*Population includes native and foreign-born persons.

Sources: U.S. Census Bureau, 2010-2014 American Community Survey; 2014 Fairfax County Youth Survey; Virginia Department of Education; and Fairfax County Public Schools. Data does not include the City of Fairfax. Prepared by Dawn Hyman, Community Capacity Building, CS&PA, Fairfax County Department of Neighborhood and Community Services, June 2015.

To obtain this information in an alternative format, please call 703-324-4600, TTY 711.

Understanding the Site: Mason District



THE SHOPS AT
BAILEY'S
CROSSROADS

ALTA
NOVA

SITE
EAST COUNTY
PART B

SEMINARY RD
EXTENSION

ELLERY
PLACE HOA

LEESBURG PIKE

COLUMBIA PIKE

MONCURE AVE

STREET A

SEMINARY RD

Supporting County Priorities



Affordable homes



Safer streets & walkability



Community-serving spaces



Sustainability & health



Equity & opportunity

Who this Housing Serves

- 160 affordable rental homes
- 75% of the units are family-sized (2 & 3 BRs)
- Families, seniors, and residents who already live or work in the area
- Teachers, First Responders, medical assistants, retail workers, County employees

What Does “Affordable” Mean



- Rents are tied to household income
- On-site resident services and amenities
- Professional management



Community Benefits



37,000 SF

Public open space



5,900 SF

Nonprofit service
center



15,900 SF

Resident amenity
space

Our proposal



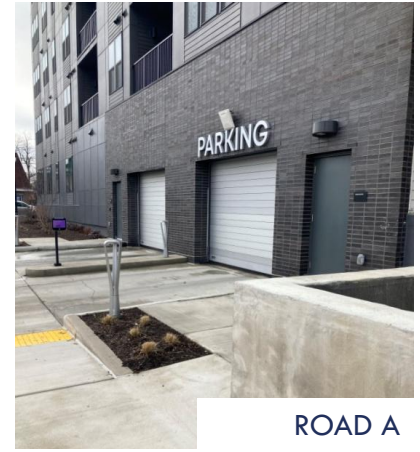
X COLUMBIA
CROSSROADS



COLUMBIA PIKE



THE MEWS



ROAD A



COLUMBIA PIKE

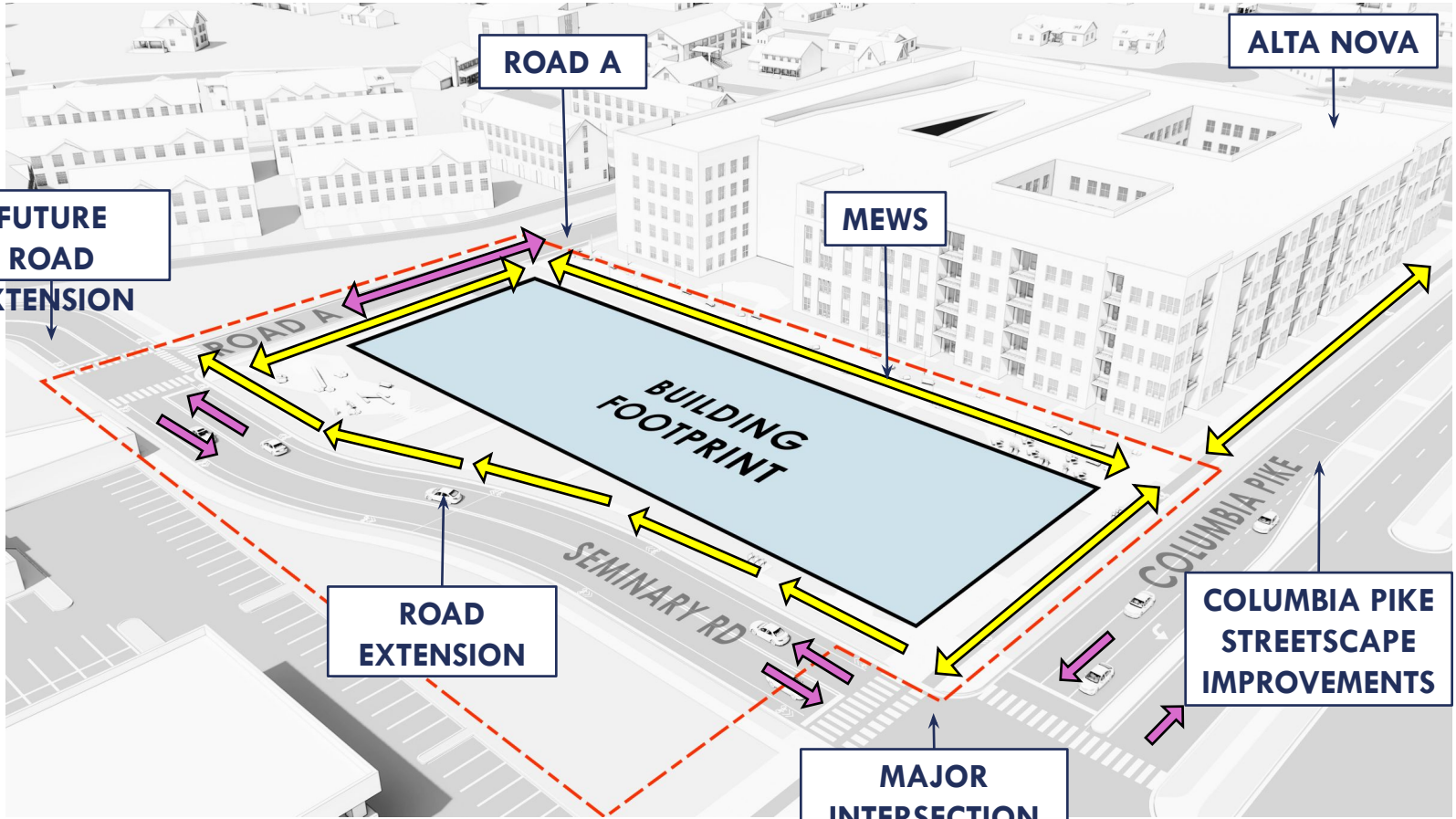


ALTA NOVA



ROAD A

SITE & CONTEXT



FUTURE ROAD EXTENSION

ROAD A

ALTA NOVA

MEWS

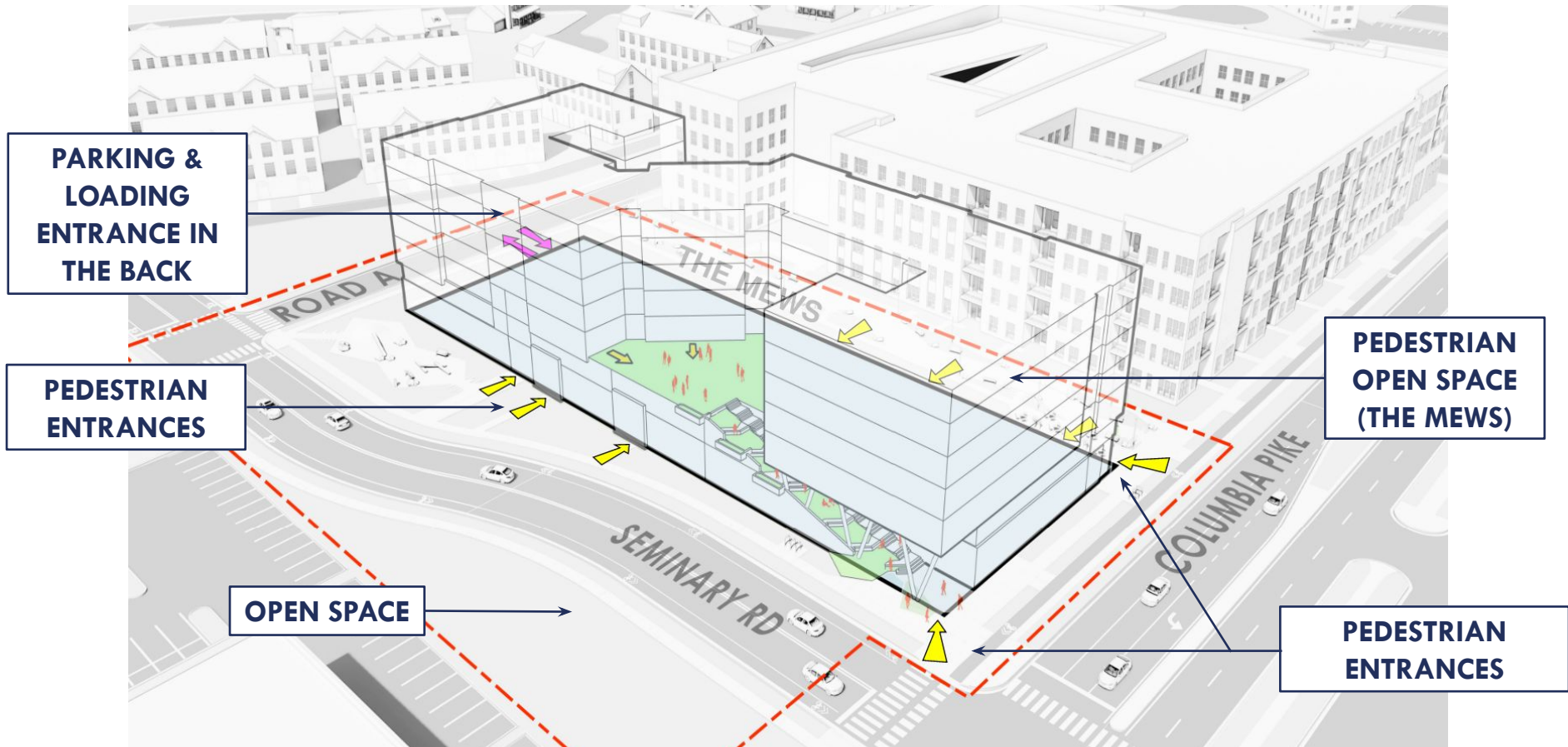
ROAD EXTENSION

COLUMBIA PIKE STREETScape IMPROVEMENTS

MAJOR INTERSECTION

PEDESTRIAN CIRCULATION
VEHICULAR CIRCULATION

SITE & CONTEXT



PARKING & LOADING ENTRANCE IN THE BACK

PEDESTRIAN ENTRANCES

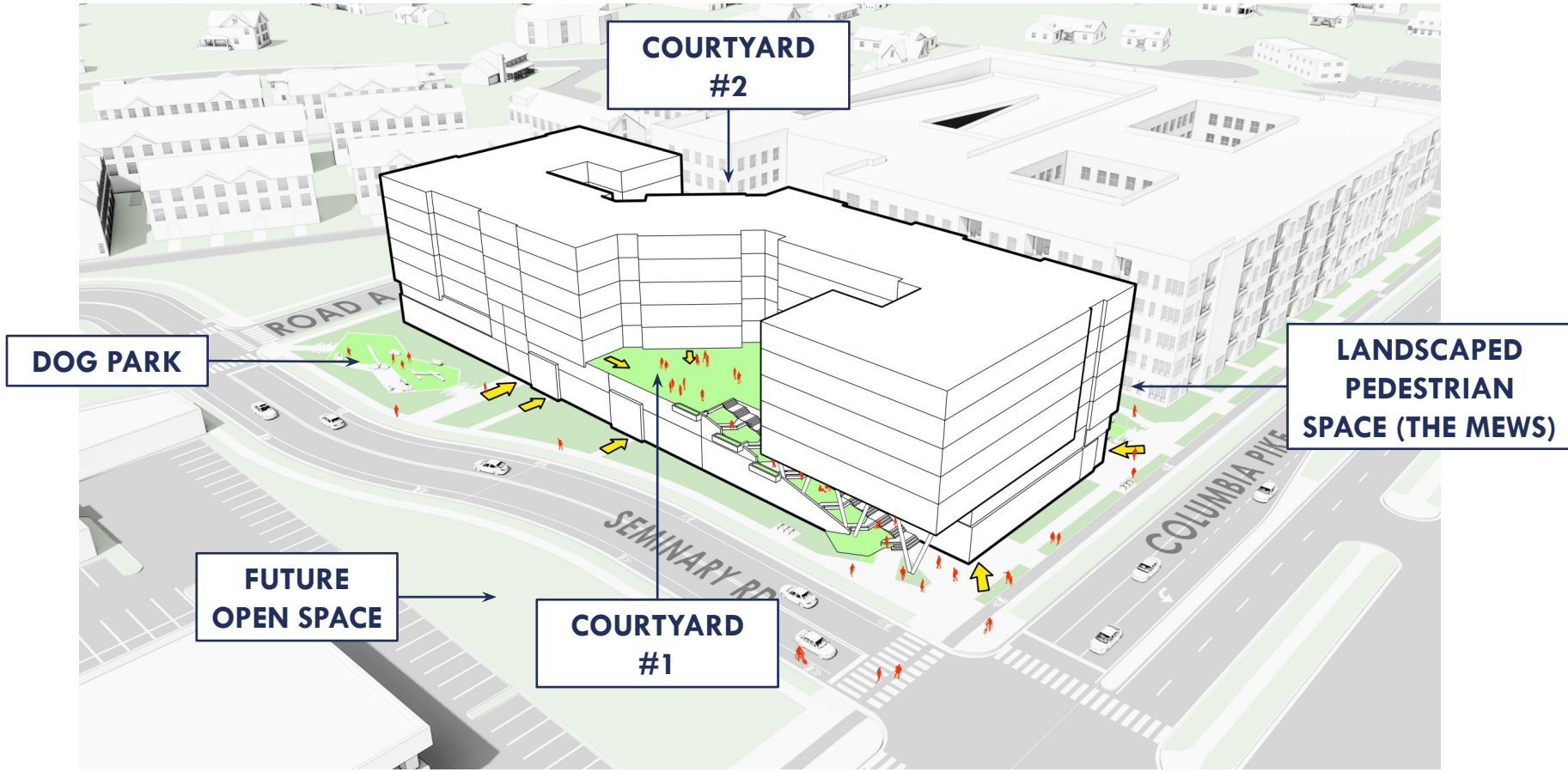
OPEN SPACE

PEDESTRIAN OPEN SPACE (THE MEWS)

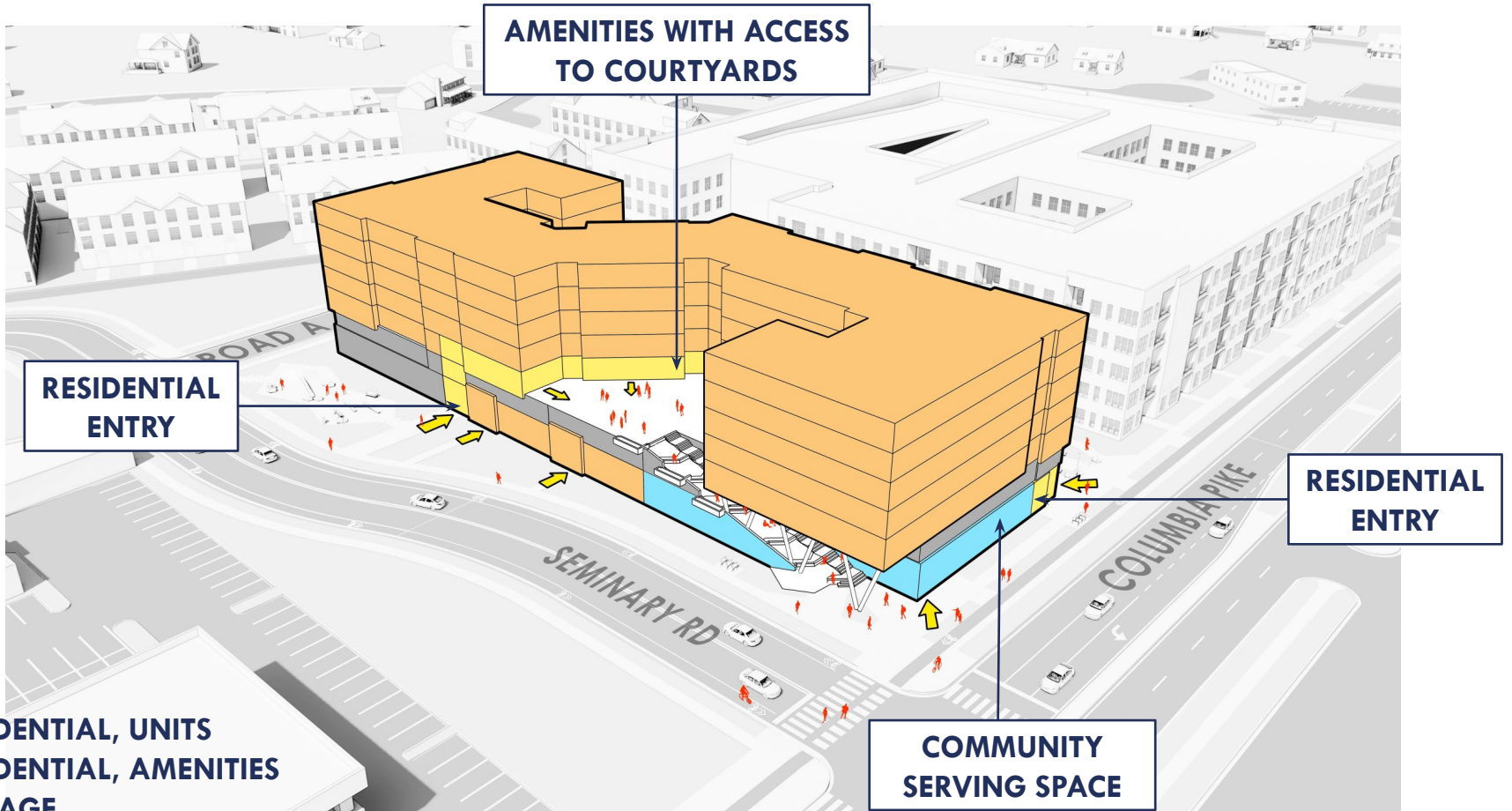
PEDESTRIAN ENTRANCES

➡ PEDESTRIAN CIRCULATION
➡ VEHICULAR CIRCULATION

DESIGN APPROACH



DESIGN APPROACH



AMENITIES WITH ACCESS TO COURTYARDS

RESIDENTIAL ENTRY

RESIDENTIAL ENTRY

COMMUNITY SERVING SPACE

- RESIDENTIAL, UNITS
- RESIDENTIAL, AMENITIES
- GARAGE
- NON-RESIDENTIAL

DESIGN APPROACH



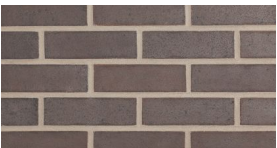
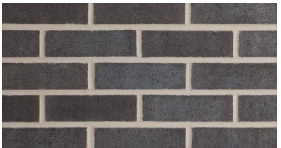
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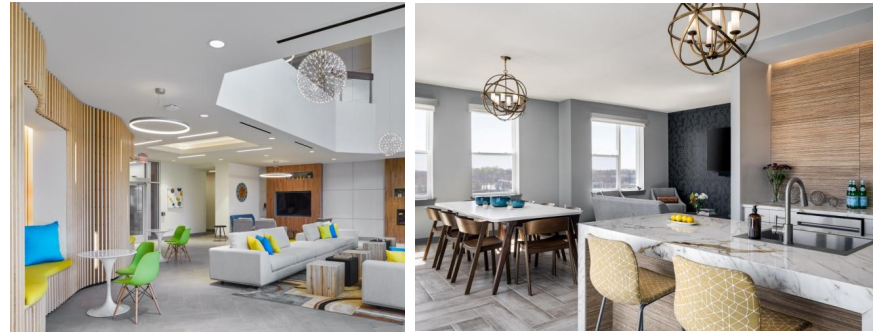
DESIGN APPROACH



DESIGN APPROACH



SPECIFICATIONS



SPECIFICATIONS

How the Process Works



Stay Connected!

- Thank you for being here!
- Sign up for updates on our mailing list
- Contact us directly:
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