



Seven Corners Study Area

Existing Conditions Report

Fairfax County, Virginia



This document is available at: <http://www.fcrevit.org/baileys/7corners.htm>
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Acknowledgments

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Executive Summary

Located at the eastern boundary of Fairfax County and abutting both Arlington County and the City of Falls Church, the Seven Corners area is a thriving commercial hub. Many of the commercial offerings reflect the diversity of the resident population. Not technically a TOD (transit-oriented development) area, it is nonetheless rich in transportation options due to the confluence of three major roadways – Arlington Boulevard, Leesburg Pike and Wilson Boulevard; a transit center served by multiple transit lines; and its proximity to the East Falls Church Metro Station. Despite its locational advantages, the area has seen little new investment and development in the past twenty years.

Demographics

The Seven Corners area (Study Area) has not experienced any real population growth in a couple of decades. Most of the area is developed and the last new housing to be built was in the mid-1980s. The Study Area is also a minority-majority area. About 53 percent of the area's residents are Hispanic and 42 percent of the residents speak Spanish at home. It is also a predominantly transit-dependent population; seventeen percent of its residents have no vehicle at home and 42 percent have only one vehicle at home. Area residents have below median household incomes compared with Fairfax County as a whole (\$43,834 vs. \$102,700). Residents of the Study Area also have lower educational attainment on average than do residents county-wide.

Land Use

The Study Area includes most of the Community Business Center (CBC) located around the interchange of Arlington Boulevard, Leesburg Pike and Wilson Boulevard. In total, the Study Area is 192 acres, of which a little more than a third (35 percent) is devoted to residential land use. Despite the majority of land being devoted to commercial land uses, the study area has more residential land use than many CBCs. What it does not have is mixed-use development, however. The predominant development pattern is of segregated, stand-alone land uses at low-to-medium intensities. Also, about 5 percent of all land is devoted to government or institutional uses.

There is a total of 2,155,329 square feet of existing nonresidential development in the Study Area. Of that, 63 percent is retail development and 23 percent is office. Existing industrial gross floor area (GFA) accounts for slightly less than 6 percent of all development, followed by governmental and institutional GFA at about 5 percent.

In the Study Area, retail is typically zoned at an intensity of 0.35 FAR to 0.50 FAR (Floor Area Ratio), although there are some sites zoned for an intensity of 0.80 FAR. Office developments are typically zoned at intensities ranging from 0.50 to 1.00 FAR. There is more development potential under the existing zoning than under the Comprehensive Plan; whereas most areas of the County have more development potential remaining under the Comprehensive Plan, which can be an incentive to redevelop consistent with the redevelopment option in the Plan. In total there is about 1,755,356 square feet of commercial development potential remaining under the

current zoning, most of which is retail (22 percent is office). There also is a small amount of additional residential development potential (78 dwelling units) available under the current zoning.

Housing

The Study Area contains 1,663 housing units, which are all multi-family units with the exception of 36 townhomes. Of the multi-family units, 395 are condominium units (26 percent) with the remainder (74 percent) being rental. There are 174 public housing units, 10 shelter units and 148 rent controlled units. Tax credit financing was used to acquire the rent controlled units, which will keep those units affordable for the next 30 to 40 years.

Virtually all of the housing in the Study Area is considered affordable housing. Rents are typically below market. In general, the housing stock is older, outmoded, and lacks modern amenities. Most of the units were built in the early 1950s, except for one apartment building built in 1965 and the townhomes, which were constructed in 1986. Most of the multi-family units are developed at an intensity of 20 to 24 dwelling units per acre (zoning at 16-20 du/ac). The Comprehensive Plan goal is to preserve affordable housing and for any redevelopment to replace the affordable units on a one-for-one basis. Thus, redevelopment of any of the multi-family units would be expected to be at a higher density in order to be financially feasible.

Transportation

The Study Area is located at the confluence of three jurisdictions and three major roadways. The Seven Corners interchange can be challenging to navigate, and has five signals that control vehicular movement. The movements through the interchange will be evaluated and possible mitigation measures identified as part of the Seven Corners study.

The Comprehensive Plan for the Study Area calls for six lane arterials on Arlington Boulevard and Leesburg Pike with service drives. However, if sufficient inter-parcel access can be provided, these service drives will not be necessary and can be removed. Motorists driving in the Study Area will most likely experience congestion at a few major intersections.

In addition to being served by major roadways, Study Area has significant transit service and its own transit center. There are 10 WMATA bus routes that serve the area. The East Falls Church Metro is about 1.5 miles from the area. Bus lines connect the Study Area to the Ballston, Rosslyn, West Falls Church and King Street Metro stations. With the Metrorail Silver line's opening by early 2014, there will be an even greater need for connectivity with the East Falls Church Metro station to reduce passenger loading demand at the West Falls Church Station. There are plans to add a new bus route that would provide daily service between the Seven Corners Transit Center and the East Falls Church Metro station.

The Study Area's existing pedestrian network has some missing and difficult connections, especially in the residential areas to the south and west of Leesburg Pike. Similarly, bicycle connectivity through the Study Area is limited. There are a small number of bicycle routes instead of more desirable bicycle facilities such as on-road bicycle lanes or paved trails.

Finally, the Study Area is characterized by large expanses of surface parking lots, many of which have inadequate landscaping. Many of the parking lots serve single land uses and therefore there may be opportunities for shared parking among land uses, especially with future redevelopment.

Parks and Recreation

There are no local serving parks and recreational facilities within the Study Area boundaries, with the exception of the unimproved athletic field behind the Willston Center. However, within a one mile radius of the Study Area there are 11 Park Authority parks and 15 publically accessible athletic rectangles or diamond fields. Additionally, there are City of Falls Church and Arlington County parks nearby, as well as the Upton Hill Northern Virginia Regional Park Authority Park adjacent to the Study Area. Despite the abundance of these parks, the Baileys Planning District (in which the Study Area is located) is deficient in certain types of facilities such as dog parks, skate parks, youth or adult softball fields and basketball courts. Because the Study Area is a CBC, addressing park needs in the future should be guided by the county's Urban Parks Framework in the Comprehensive Plan.

Schools

The Study Area is located within Cluster 3 of the Fairfax County Public Schools system. Cluster 3 is experiencing growing enrollment that currently exceeds the capacity at some of its schools, a situation that is projected to worsen in the near-term. School over-capacity is particularly acute at the elementary school level. By 2017-18, the area is projected to have a deficiency of 898 seats in grades K-6. New construction or renovation will be required to address the additional elementary school enrollments. Projections for 2017-18 also show some deficiencies in seats at the middle and high school levels but those challenges are anticipated to be addressed through additional modular placements, new construction or using a school-within-a-school approach on existing campuses.

As land becomes increasingly scarce and expensive, the Fairfax County Public School system has been exploring urban school models to accommodate growing enrollments on smaller tracts of land. The urban school model may entail building multi-story buildings, parking structures and providing recreation space in new ways.

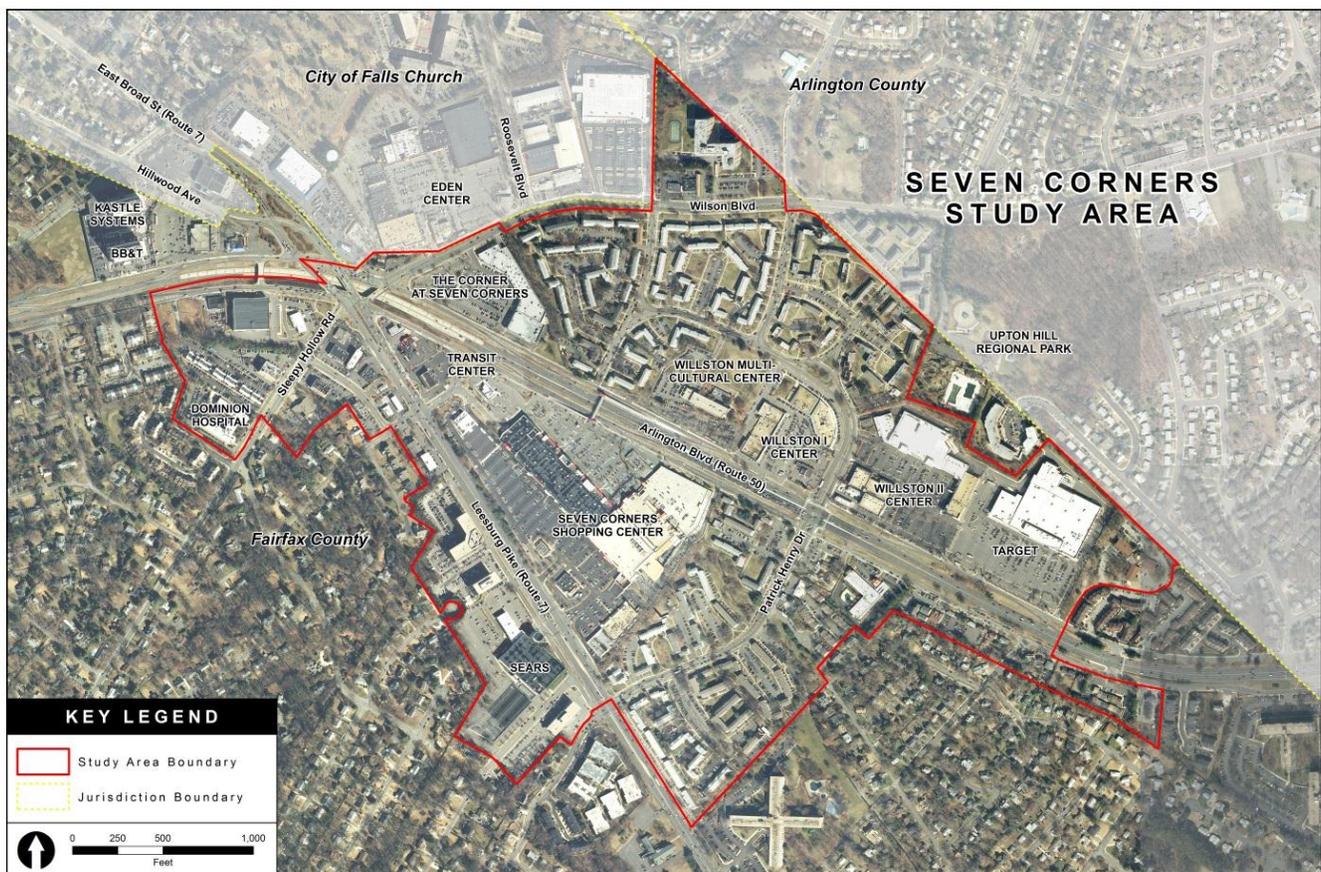
Human Services

The Willston Multicultural Center houses a number of collocated human and educational services offered by the county and the public schools, as well as nonprofits that provide services to various ethnic communities. There is also a separate stand-alone child care center on the site adjacent to the Willston Center. Until July 2012, the area also had a Fairfax County Human Service Office located within the Study Area, but those services have been relocated to a building in Annandale.

Overview

The Study Area is a major crossroads area. The intersection of Arlington Boulevard (Route 50), Leesburg Pike (Route 7), Wilson Boulevard, Hillwood Avenue and Sleepy Hollow Road forms the multi-cornered grade separated interchange from which the area's name is derived. The area is dominated by the Seven Corners Shopping Center, the First Virginia Bank Plaza, the Willston Shopping Centers I and II, The Corner at Seven Corners, individual department stores or big box stores, and office buildings. The Study Area also contains a variety of apartment and townhouse neighborhoods. Single family neighborhoods in portions of Fairfax County, Falls Church, and Arlington County surround the Study Area. The map in Figure 1 depicts the boundary of the Study Area.

Figure 1: Aerial Photograph of the Seven Corners Study Area



Source: Fairfax County Office of Community Revitalization, 2012.

Demographics

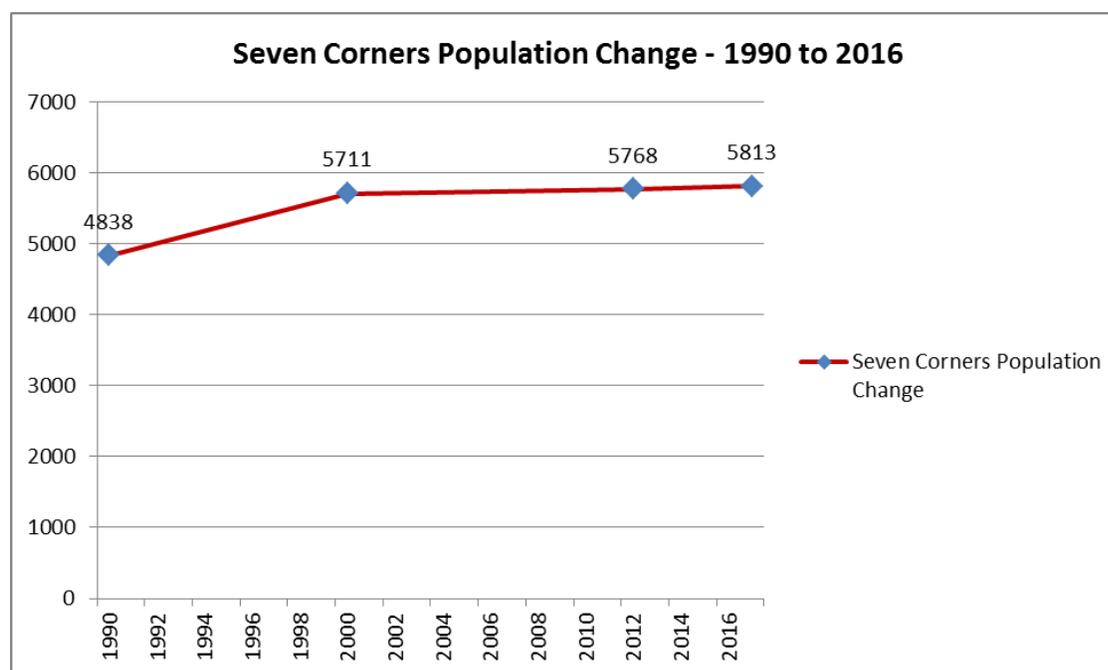
Population

There are approximately 5,800 residents in the Study Area according to a 2012 estimate (Figure 2). After a period of relatively fast population increase in the late 1990s when population increased about 18 percent, the rate of growth has been slower recently. Between 2000 and 2012, the population increased around 1 percent. Over the next five years, the population is projected to grow by approximately 0.8 percent. This is compared to Fairfax County as a whole, which is expected to grow around 3 percent during this same time period. The relatively stable population is an indication of development build-out.

The current year median age for the population in this area is 33.8 years. The population of the Study Area is younger than that of the County, where the current year median age is 37.3 years. In five years, the median age of the Study Area population is projected to be 35.6 years. The estimated average household size in 2012 is 2.63 people. A majority of all households in the Study Area (56.4 percent) have one or two people. For those households with more than one person, 67 percent are married-couple families. The remaining households are comprised of unmarried persons, with 17 percent male-headed households and 15 percent female-headed households.

For Fairfax County in 2011, the average household size was comparable at 2.8 people. Approximately 59 percent of all households were comprised of married-couple families.

Figure 2: Population Change in Seven Corners Since 1990



Source: Claritas Reports, Seven Corners, 2012

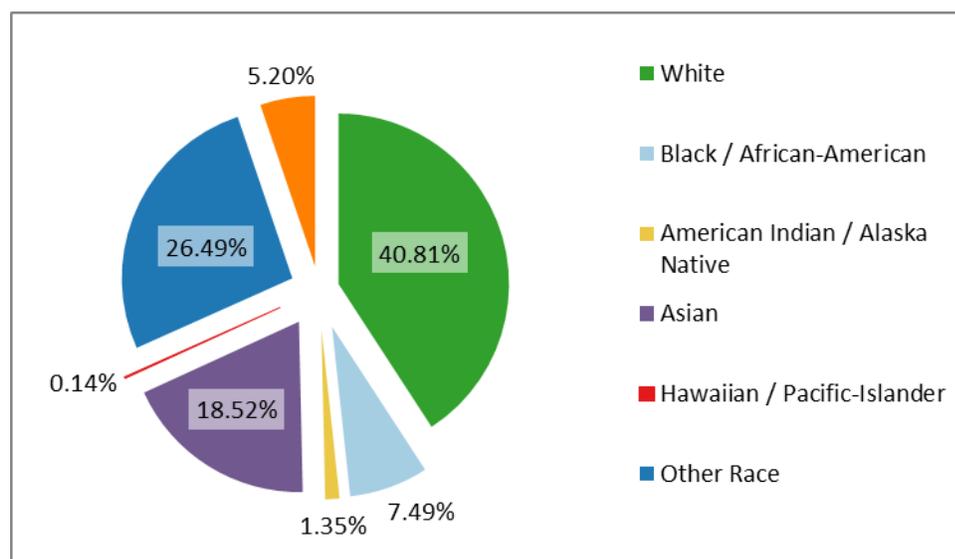
Diversity

The population of the Study Area is an extremely diverse community. According to the 2000 Census, the Study Area is a “minority majority” community, where white residents make up 41 percent of the population. Residents of all other races and ethnicities comprise the remainder of the community. Asian residents make up 18.5 percent of the population and approximately 8 percent of the community is identified as black or African American. About 5 percent of the population identify themselves as being of two or more races. This area's estimated Hispanic or Latino population is 53.1 percent (Figure 3).

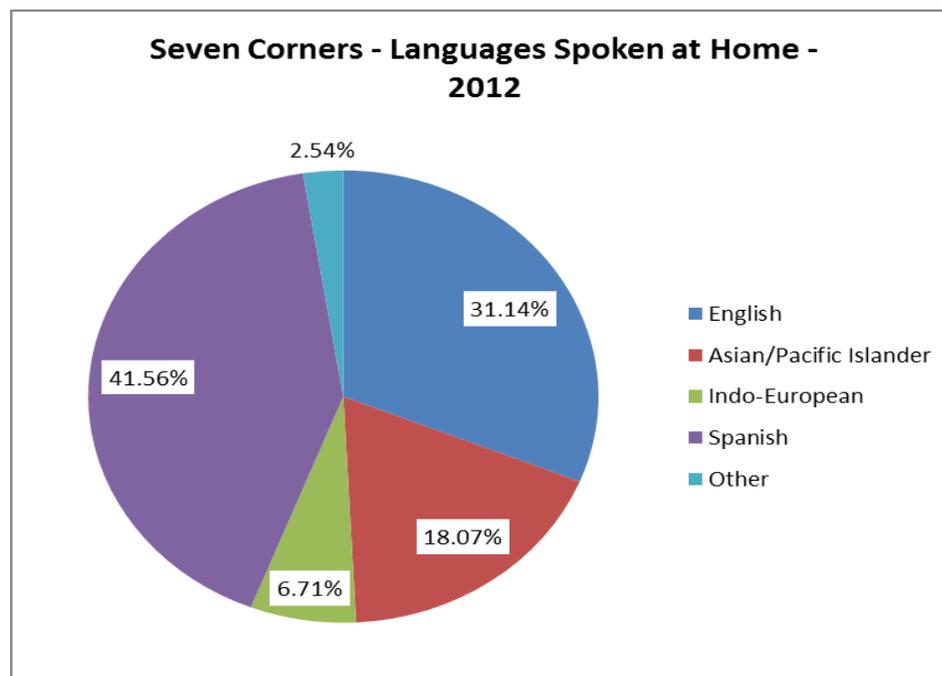
Fairfax County as a whole is less diverse than the Study Area. In 2010, the County was approximately 63 percent white, 9 percent black, 18 percent Asian or Pacific Islander, and 10 percent mixed or multiracial. Sixteen percent of the County as a whole was identified as Hispanic or Latino.

This diversity of the Study Area is also reflected in the number of languages that are spoken at home (Figure 4). Spanish is spoken at 42 percent of the households, making it the most commonly spoken language at home. English, which is spoken at 31 percent of the households, is the second most common language followed by Asian or Pacific Islander languages spoken at 18 percent of households. For Fairfax County as a whole, for those who speak a language other than English at home, Spanish is spoken by 37 percent of the population, while Asian or Pacific Islander languages are spoken by 31 percent.

Figure 3: Seven Corners Population by Race (Estimate 2012)



Source: Claritas Reports, Seven Corners, 2012.

Figure 4: Languages spoken at Home (estimate 2012)

Source: Claritas Reports, Seven Corners, 2012.

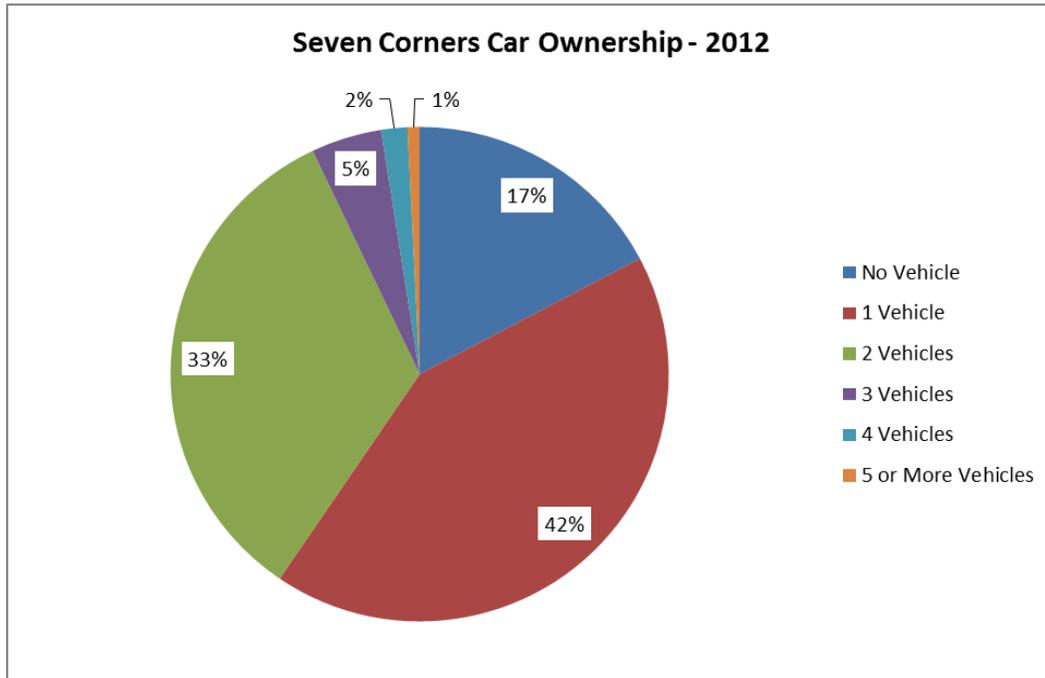
Car Ownership and Transportation

Car ownership can reflect levels of mobility and the transportation needs in an area. In the Study Area, a substantial number of households have no vehicles (17 percent) or only one vehicle (42 percent). This is of particular interest given that approximately 68 percent of households in Study Area have two or more people.

As such, public transit and other non-vehicular modes of transportation are particularly important in the area. According to 2012 estimates, approximately 44 percent of workers (age 16 and older) drove a car alone to work, while 23 percent carpoled, and over 23 percent used public transportation. Other modes of travel, including walking and biking, were used by nearly 10 percent of workers. Nationally, around 75 percent of people drive to work alone (Figure 6).

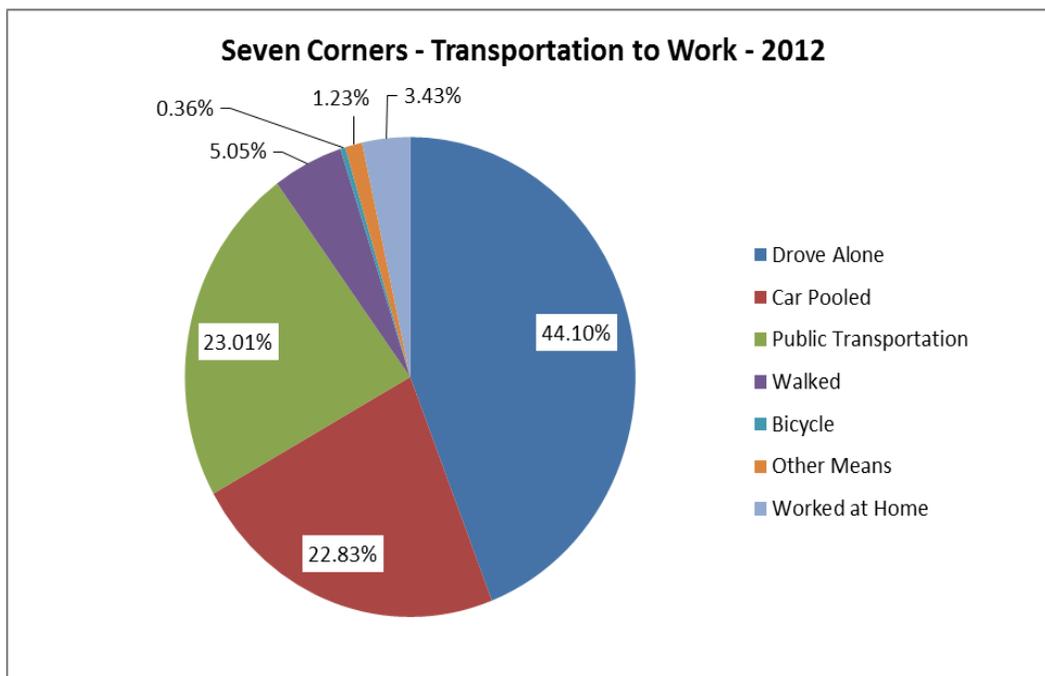
Travel times to work vary for those in the Study Area. The estimated average travel time for workers (age 16 and older) is 34 minutes. Approximately 14 percent of workers have a commute less than 15 minutes in duration. Most workers (75 percent) have a commute time between 15 minutes and hour in length, while 11 percent of workers travel for more than an hour to work.

Figure 5: Car Ownership (Estimate 2012)



Source: Claritas Reports, Seven Corners, 2012.

Figure 6: Modes of Transportation to Access Workplace (Estimate 2012)

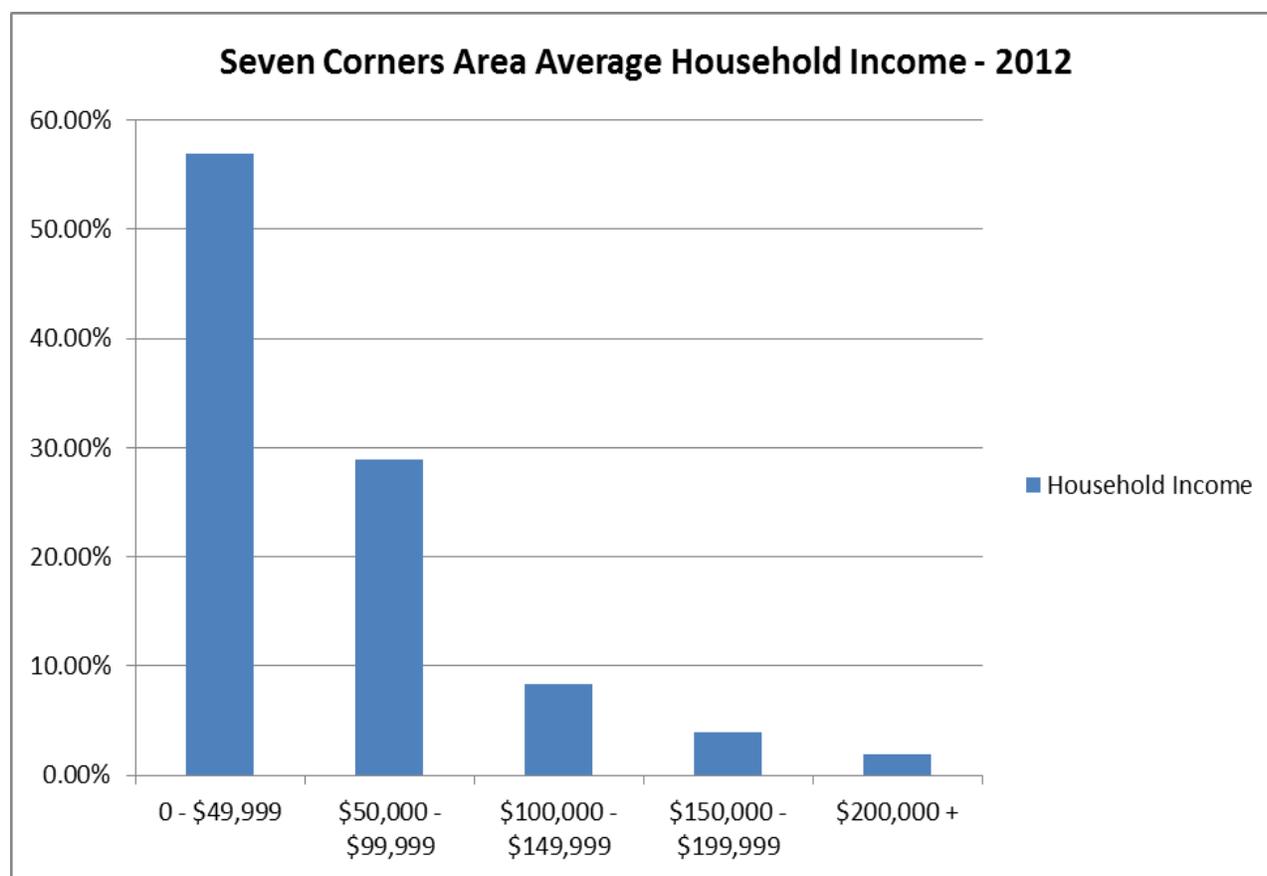


Source: Claritas Reports, Seven Corners, 2012.

Income

There is a wide range of income levels in Study Area. In 2010, the majority of households made less than the Fairfax County median income of \$102,700 for a family of four. Approximately 32 percent of households made less than \$25,000; approximately 62 percent made less than \$50,000; and 10 percent make over \$100,000 (Figure 7). In general, 2012 income levels in the Study Area are less than those County-wide or the national average. The median household income in the Study Area was estimated to be \$43,834 for 2012, while the median household income for Fairfax County in 2011 was estimated to be \$105,797. The average household income in this area is projected to grow over the next five years, from \$57,584 to \$59,415 in 2017.

Figure 11: Household Income Levels (Estimate 2012)



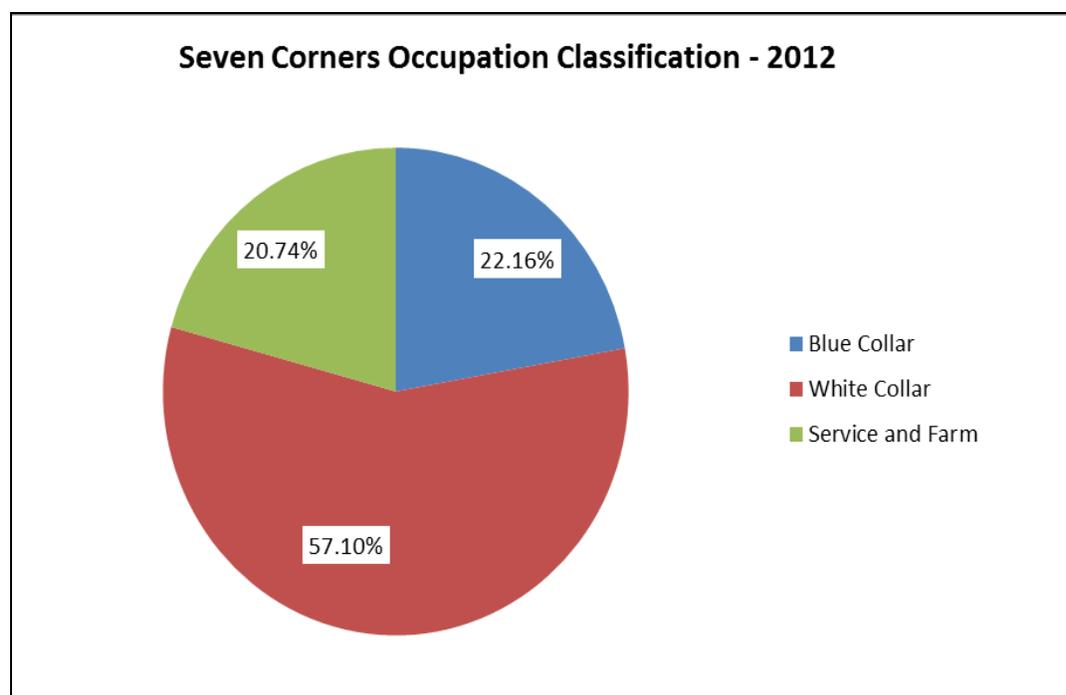
Source: Claritas Reports, Seven Corners, 2012.

Employment and Education

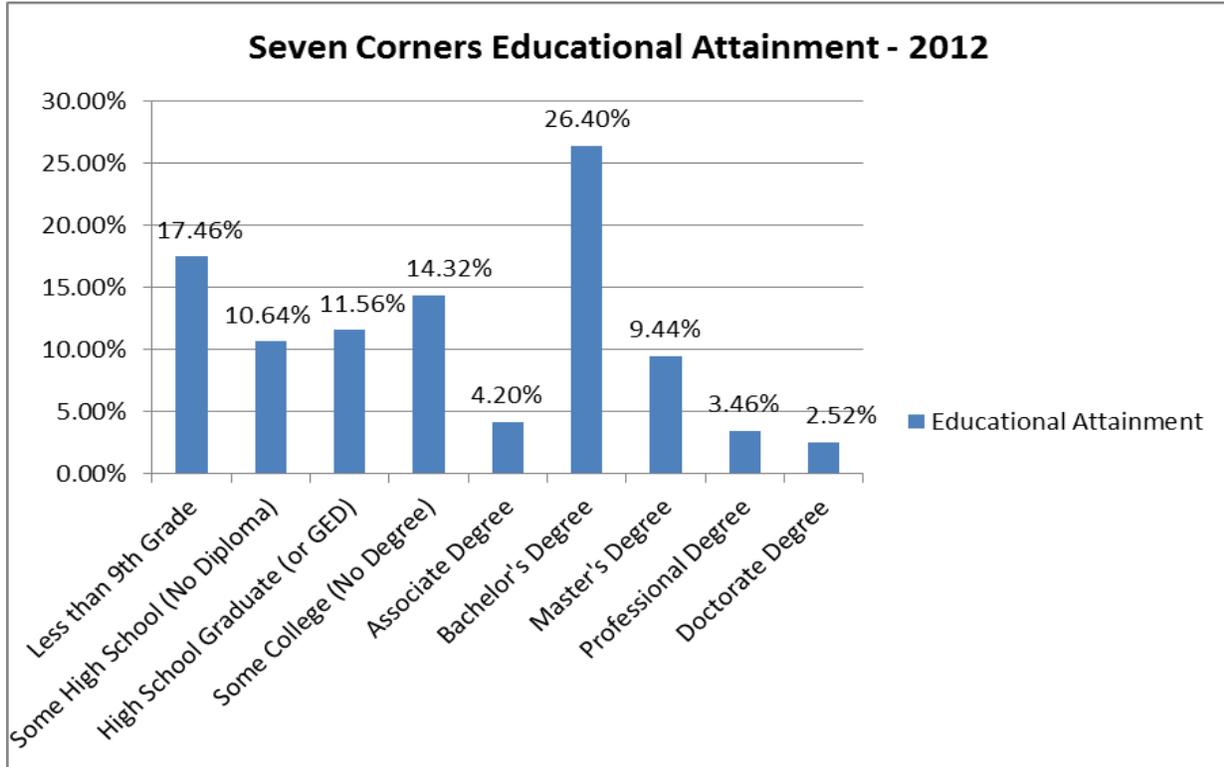
For the Study Area, 89.4 percent of the population age 16 and over was estimated to be employed in 2012, of which 22.1 percent hold blue collar jobs, 57.1 percent are employed in white collar occupations, and 20.8 percent are employed as service or farm workers (Figure 8). The industry specific categories for which the most people in the Study Area hold jobs include 14.0 percent in Construction and Extraction, 10.6 percent in Business/Finance, 9.6 percent in Sales and Related Services, and 9.3 percent in Management.

Currently, it is estimated that 9.4 percent of the population age 25 and over in the Study Area had earned a Master's Degree, 3.5 percent had earned a Professional School Degree, 2.5 percent had earned a Doctorate Degree and 26.4 percent had earned a Bachelor's Degree. Approximately 28.1 percent had not received a high school diploma or equivalent (Figure 9). In general, this is a lower educational attainment than for Fairfax County as a whole.

Figure 8: General Occupational Classification (Estimate 2012)



Source: Claritas Reports, Seven Corners, 2012.

Figure 9: Educational Attainment (Estimate 2012)

Source: Claritas Report, Seven Corners, 2012.

For additional demographic data visit these websites:

- Fairfax County Demographics:
<http://www.fairfaxcounty.gov/government/about/data/>
- American Community Survey, 2011:
http://www.fairfaxcounty.gov/demogrph/census_summaries/acs-1year/acs2011.pdf

Planning History and Development

The Study Area has evolved throughout the 20th Century. Arlington Boulevard, which cuts through the center of the area, follows an early county road that ran from the Fairfax Court House via Falls Church and the Aqueduct Bridge to Washington. Known as Lee Boulevard in the 1920s, it became a major commuter route in the 1930s with the expansion of the Federal government during the Great Depression and the development of new, affordable housing in Fairfax County. After World War II, the area experienced rapid residential and commercial growth as demand for new housing, and the retail and office related uses to serve it, spread from Arlington west to rural Fairfax County. The Seven Corners Shopping Center, the second and at the time the largest “modern” shopping center in the Washington region, opened in the 1950s, and was a hub of high-end retail in the area with major department stores such as Garfinckel's. This shopping center, and the grade-separated interchange built in the 1960s, set the development pattern for the area as additional commercial development occurred from that time through the 1970s, with expansions and renovations of existing facilities during the 1980s through the 1990s¹.

Recognizing the age of many structures in older commercial areas throughout the County, and the opportunities and constraints of commercial revitalization and redevelopment in these areas, the Fairfax County Board of Supervisors initiated a commercial revitalization program in 1986 designating the Seven Corners area as part of the Bailey's Crossroads/Seven Corners Revitalization Area. This designation was intended to support and encourage a comprehensive program of economic revitalization, preserving community and neighborhood serving retail uses, and protecting stable residential neighborhoods from commercial encroachment associated with redevelopment.

The concept of Community Business Centers (CBCs) and providing more focused development and revitalization guidance was introduced in the County's 1990 Policy Plan component of the Comprehensive Plan. To further support the revitalization process, a consultant study of the potential for revitalization of the Seven Corners CBC was undertaken in 1997 (*Commercial Redevelopment Plan: Baileys Crossroads and Seven Corners Revitalization Areas*). This study included market analyses as well as urban design, transportation, and redevelopment recommendations for the Baileys Crossroads/Seven Corners Revitalization Area. The consultant's findings and recommendations were prepared under the direction of the County's Department of Housing and Community Development (HCD) and developed with input from a citizen group of stakeholders.

In 1998, the Board authorized a special study of the Seven Corners CBC for the purpose of considering changes to the area's Comprehensive Plan to encourage and support community revitalization efforts. This special study evaluated these previous planning efforts and projected the development potential for the Seven Corners CBC based on an analysis of future planned

¹ Fairfax County Comprehensive Plan, 2011 Edition, Area I, Baileys Planning District as amended through June 19, 2012; Seven Corners Community Business Center, Development and Planning History, pages 107-109.

infrastructure and environmental constraints. Also in 1998, the Board designated the area comprising the Seven Corners CBC as part of the Baileys Crossroads/Seven Corners Commercial Revitalization District (CRD). This designation is a special category within the County's Zoning Ordinance intended to encourage revitalization activities.

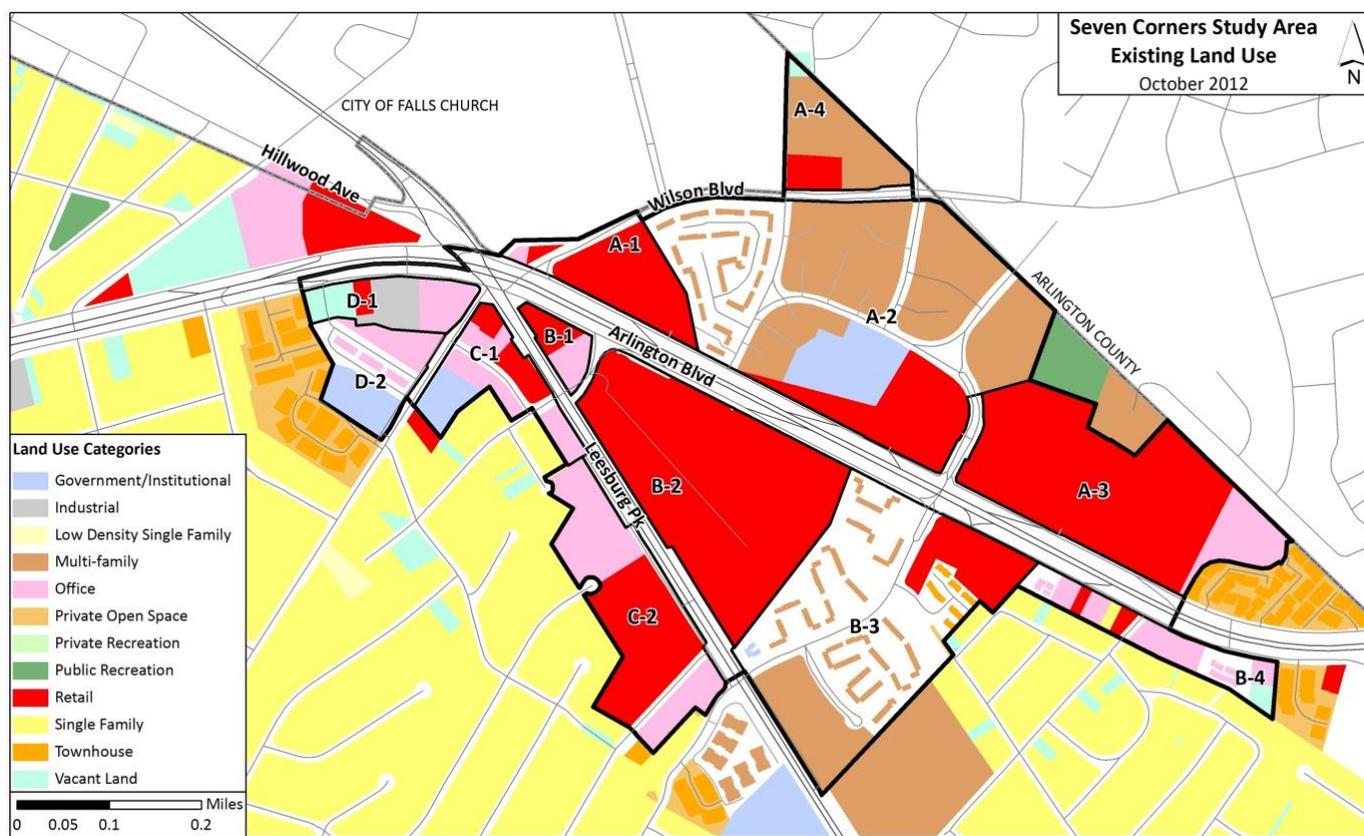
Existing Development

The Study Area, which includes all of the area of the CBC that is located within the Mason District, consists of about 192.23 acres (excluding roads). The approximate acreage of existing land uses within the area is as follows:

- 9.12 acres (5 percent) are developed with government/institutional uses
- 1.95 acres (1 percent) are developed with industrial uses
- 66.53 acres (35 percent) are developed with residential uses
- 29.63 acres (15 percent) are developed with office uses
- 83.9 acres (44 percent) are developed with retail uses

Distribution of land use categories across the Study Area and adjacent neighborhoods is shown in Figure 10.

Figure 10: Existing Land Uses and Sub-Unit Boundaries



Source: Fairfax County Department of Planning and Zoning, 2012.

Residential

Residential uses comprise about 66.53 acres of land or 35 percent of the total developable land area in the Study Area. Of the land area devoted to residential uses, multi-family development constitutes the majority of the residential uses, accounting for 97 percent of residentially developed land in the Study Area. In total, there are 1,627 multifamily residential units, and 36 townhouses with townhouses representing 2.2 percent of total units on 5.6 acres. No single-family detached houses exist within the Study Area. For more information on residential uses in the area, see the Housing chapter.

Office

The Study Area has approximately 504,810 square feet of gross floor area (GFA) currently being utilized for office use, which is approximately 23 percent of the nonresidential GFA in the area. The area is characterized by mostly older Class B and Class C mid-rise office buildings. The twin, 13-story office buildings are located just outside the Study Area at the northwest corner of the Seven Corners interchange. Office buildings in the Study Area were renting for an average of \$25.59 per square foot in late 2012.

Retail

Retail uses include primarily stores in shopping centers, restaurants, and automobile sales and services establishments. The Study Area has 1,359,756 GFA of retail, which is about 63 percent of the total nonresidential GFA. The area is home to several large shopping centers including the Seven Corners Shopping Center, Willston Centre I and II shopping centers and The Corners at Seven Corners. Just outside of the study boundaries and within the City of Falls Church is the Eden Center Shopping Center with its concentration of Vietnamese stores and restaurants. Most other retail uses are free-standing, including a stand-alone Sears Department store located along Leesburg Pike.

Industrial

The industrial category includes warehouse, wholesale, manufacturing, printing and publishing, industrial-flex, construction concerns, and other industrial uses to include self-storage facilities. Industrial use accounts for 6 percent of the total nonresidential GFA in the area.

Government/Public Facilities/Institutional

These uses include government facilities such as public schools, post offices, fire stations, public safety and utilities, and transportation facilities. The Study Area has approximately 100,499 GFA of institutional uses, including the Willston Multicultural Center and the Seven Corners Fire Station #28. Collectively, these uses constitute about 5 percent of the land area on 9 acres in the Study Area.

Vacant land

Vacant land includes parcels that are undeveloped or have dilapidated structures of no visible use. These vacant areas can also be parcels that have received zoning approvals in the past, but have not been developed. Currently, there are no vacant properties in the Study Area.

Zoning Potential

The Fairfax County Zoning Ordinance establishes limitations on the amount and type of development for properties. Parcels are designated by a specific zoning district, which regulates uses, bulk regulations, and open space requirements. Development that can occur under current zoning and does not require any legislative action by the Board of Supervisors or the Board of Zoning Appeals is known as by-right development. Table 1 shows the associated maximum floor area ratio (FAR) (which is the ratio of development square footage permitted to land area), height for commercial uses, and the maximum number of dwelling units per acre for residential uses permitted by-right in each zoning district found within the Study Area.

Table 1: Densities and Building Height Restrictions

Zoning	Max FAR	Max height
C-1	0.25	35'
C-2	0.50	40'
C-3	1.00	90'
C-5	0.30	40'
C-6	0.40	40'
C-7	0.80	90'
C-8	0.50	40'

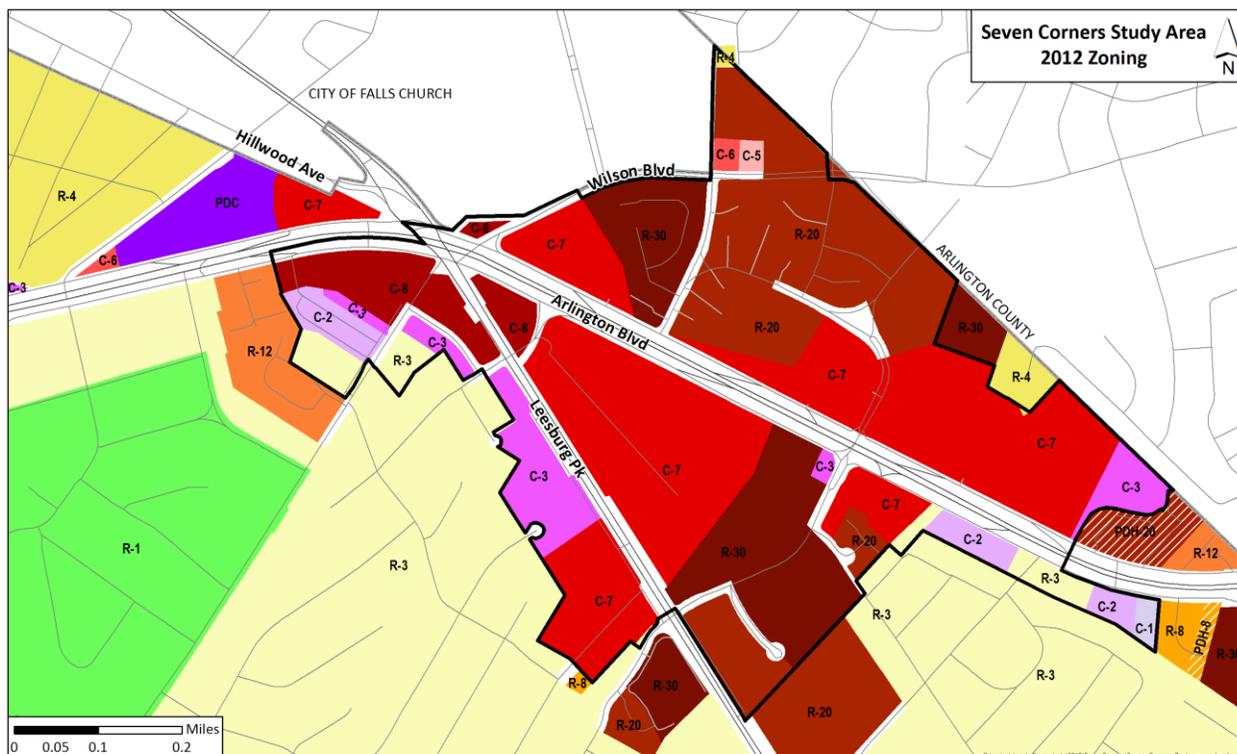
Zoning	Max du/ac
R-20	20 units
R-30	30 units

Source: Fairfax County Zoning Ordinance, 2012.

Under the Fairfax County Zoning Ordinance, “Cs” are commercial district designations and “Rs” are residential district designations.

Figure 11 illustrates the zoning district designations for the Study Area.

Figure 11: Existing Zoning



Source: Fairfax County Department of Planning and Zoning, 2012.

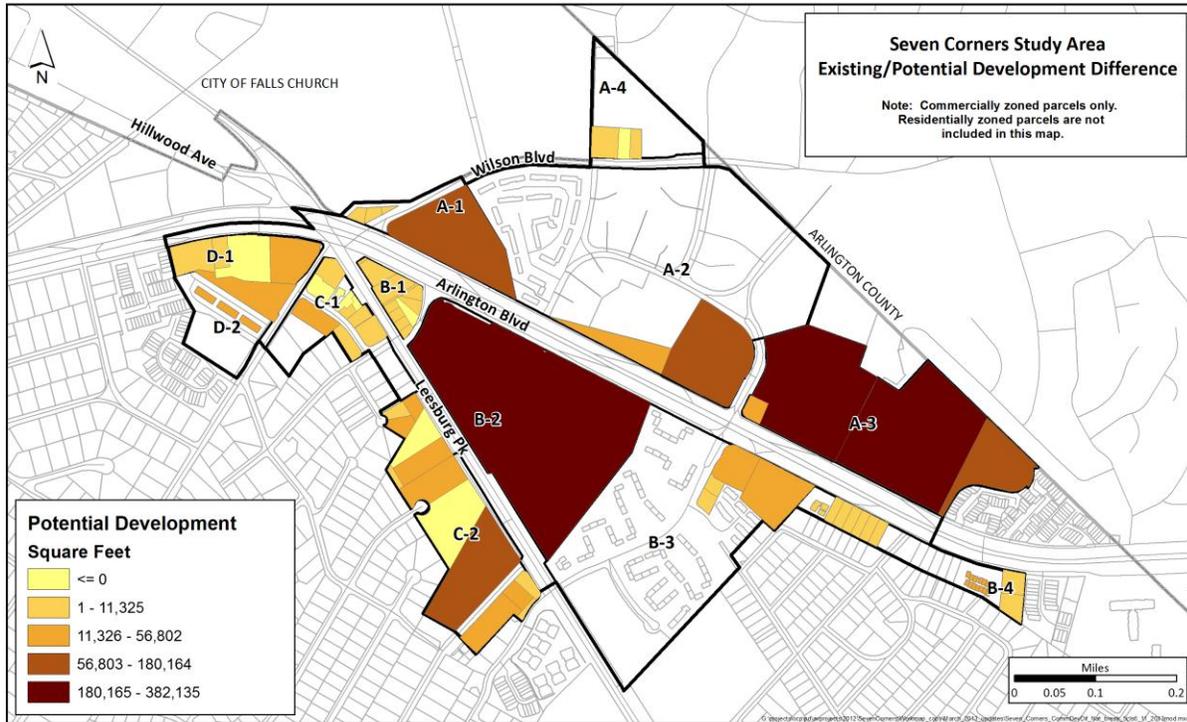
Table 2: Distribution of Acreage within Zoning Districts

Number of acres per zoning district within the Study Area						
C-1	C-2	C-3	C-5	C-6	C-7	C-8
0.99 ac	6.46 ac	14.08 ac	0.65 ac	0.64 ac	81.83 ac	10.67 ac
R-3	R-4	R-20	R-30			
6.89 ac	0.16 ac	41.01 ac	29.38ac			

Source: Fairfax County Department of Planning and Zoning, 2012.

In the Study Area, 2,155,329 square feet of nonresidential development existed as of December 2012. As shown in Table 3, the total maximum nonresidential potential for by-right development in the Study Area is approximately 3,702,918 square feet, based on the current zoning designations. This calculation does not assume any new zoning actions taken on the properties within the Study Area. Figure 12 depicts the difference between the amount of existing nonresidential square footage constructed and the potential amount available under the zoning ordinance.

Figure 12: Existing/Potential Development Difference (Nonresidential Parcels)



Source: Fairfax County Department of Planning and Zoning, 2013.

Table 3: Maximum Nonresidential Zoned Potential (GFA)*

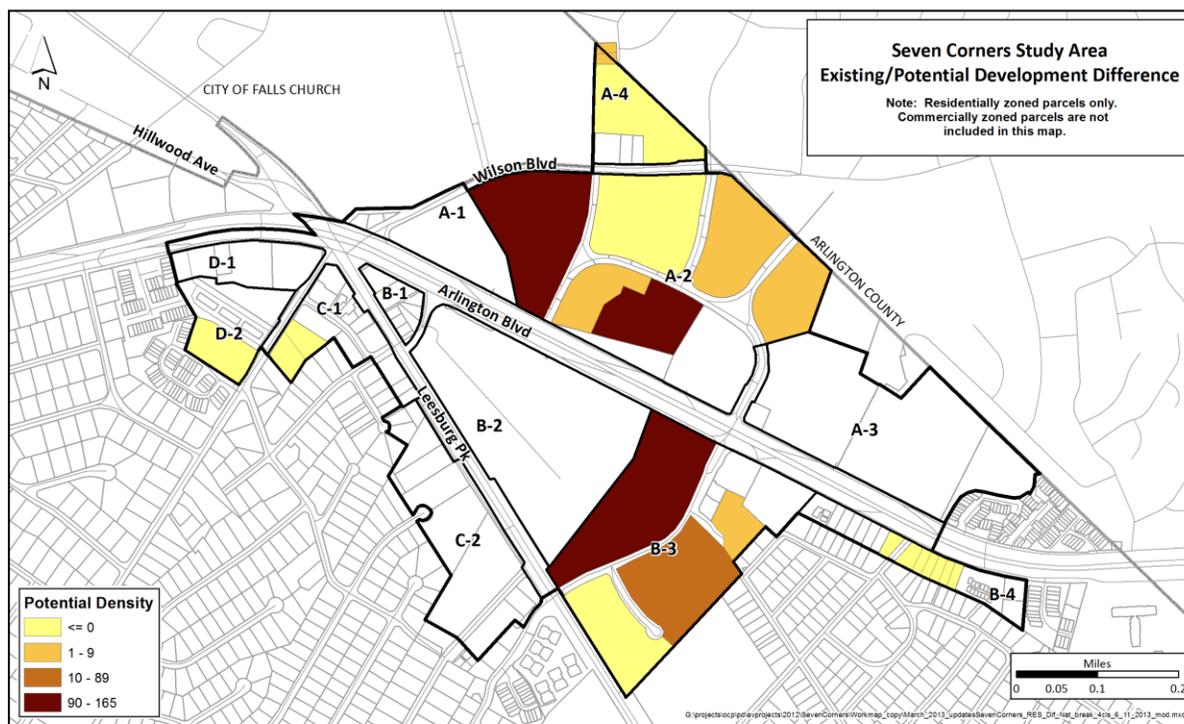
Use	Square Feet
Retail	2,760,998
Office	810,936
Industrial	42,471
Hotel	88,513
Total	3,702,918

Source: Fairfax County Department of Planning and Zoning, 2013.

* Note: Does not include potential hotel development at the Seven Corners Shopping Center.

Existing zoning would also allow for additional residential units in the Study Area, as shown in Figure 13.

Figure 13: Existing/Potential Development Difference (Residential Parcels)



Source: Fairfax County Department of Planning and Zoning, 2013.

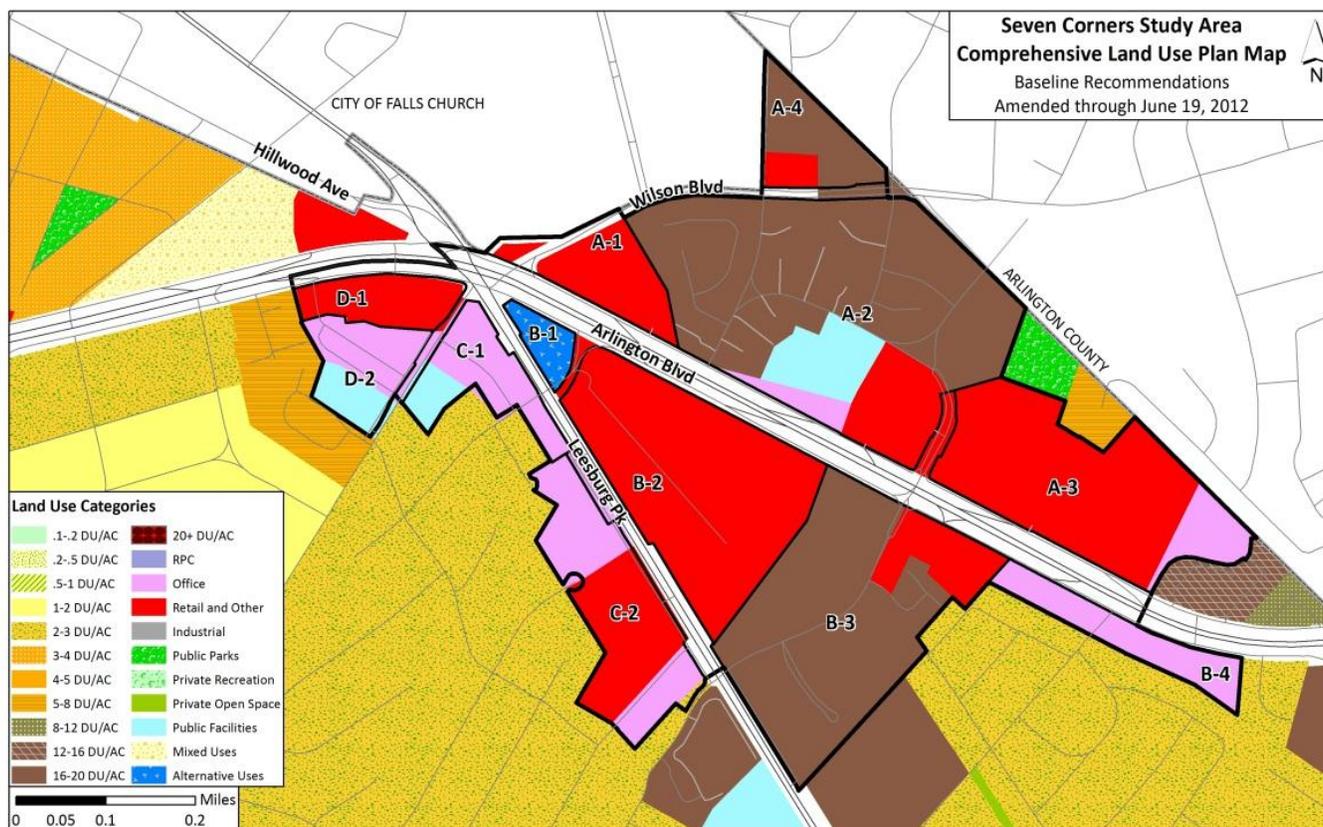
Planning and Land Use

The Comprehensive Plan (Plan) designates the Study Area as a Community Business Center (CBC). This designation implies the retention, redevelopment, and revitalization of community-serving retail uses within a relatively concentrated area. The Plan envisions, in addition to community-serving retail uses, a mixture of neighborhood-serving retail, office, residential, and recreational/cultural uses developed at a pedestrian scale and character. This combination of compatible land uses developed with an emphasis on enhanced appearance and accessibility will strengthen the viability of the area and its ability to contribute to the quality of life of its residents and those of nearby neighborhoods.

The Plan delineates the Seven Corners CBC into 13 sub-units (12 are located in the Study Area). The land use recommendations are located in the Fairfax County Comprehensive Plan, 2011 Edition, Area I, Baileys Planning District as amended through July 19, 2012, Seven Corners Community Business Center, Land Unit Recommendations, pages 120-126.

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/>

Figure 14 and Table 4 portray the sub-units and Plan map land use recommendations.

Figure 14: Comprehensive Land Use Plan and Sub-Units

Source: Fairfax County Department of Planning and Zoning, 2012.

Comprehensive Plan Potential

The Comprehensive Plan sets forth the county's vision for land use and development, supplying general policies and text regarding land use, transportation, environmental protections, heritage resources, public facilities, and parks. The timeframe for the Plan anticipates change over the next 20-30 years. In recent years, efforts to increase opportunities for residential use as part of mixed-use development in the CBCs in further support of revitalization have begun. While substantial residential use is planned within the Study Area, the majority of redevelopment is planned for retail and other commercial uses up to an average intensity of 0.50 FAR. Currently, none of the property within the Study Area is planned for mixed-use development.

Both the Comprehensive Plan and the zoning indicate there is a considerable amount of additional nonresidential development potential in the Study Area. About 3.7 million square feet of nonresidential development could be built by-right under current zoning, while over 2 million square feet of nonresidential development is recommended in the current Comprehensive Plan. These figures indicate that the Study Area has greater development potential under its current zoning than what is currently planned under the Comprehensive Plan, which results in limited incentive to rezone and redevelop under the current Comprehensive Plan recommendations, since it would result in less density than what could be achieved under current zoning.

Additional zoning development potential by sub-unit is displayed in Table 5.

Table 4: Comprehensive Plan Potential

Sub-unit	FAR	DU/AC	Residential	Retail	Office	Hotel	Civic
A-1	Current Intensity (+/- 0.25)			X	X		
A-2	0.35-0.50	16-20	X	X	X		X
A-3	0.30			X	X		
A-4	0.25	16-20	X	X			
B-1	0.35-0.50			X	X		
B-2	0.50			X		X	
B-3	0.35	16-20	X	X		X	
B-4	0.25-0.35				X		
C-1	0.50-0.70			X	X		
C-2	Current Intensity (+/- 0.54)			X	X		
D-1	0.50-0.70			X	X		
D-2	Current Intensity (+/- 0.46)				X		

Table 5: Zoning Quantifications by Sub-Unit

Area		Office and Retail/Hotel			Residential		
Sub-unit	Acres	Existing Square Feet	Zoned Square Ft	Zoning Potential ¹	Existing Units	Zoned Units	Zoning Potential ³
A-1	6.87	74,582	234,047	159,465			
A-2	46.85	113,484	261,359	147,875	833	887	74
A-3	27.51	365,349	958,667	593,318			
A-4	7.07	13,118	19,383	6,265	220	114	-106 ³
B-1	2.28	16,717	49,653	32,936			
B-2	29.05	630,199	1,012,334	382,135			
B-3	31.00	71,850	155,420	83,570	610	720	110
B-4	6.58	71,027	91,040	37,656 ²			
C-1	6.95	99,230	136,883	37,653			
C-2	15.4	365,219	521,466	156,247			
D-1	5.45	27,469	76,230	48,761			
D-2	7.22	74,490	143,965	69,475			
Study Area	192.23	1,922,734	3,660,447	1,755,356²	1,663	1,721	78

Source for Tables 4 & 5: Fairfax County Department of Planning and Zoning, 2013.

¹ Zoning Potential is the square foot difference between Existing and Zoned.

² Seven R-3 zoned parcels were assumed to have a Special Exception for 0.25 FAR office use, and thus not factored in Zoned Potential resulting in a positive difference of 17,643 square feet.

³ Zoning Potential may be less than Existing Units because some existing units predate current zoning regulations and therefore may be built at a greater density.

Table 6: Summary of Existing, Zoned, and Planned Potential by Land Use

Land Use	Zoned Ordinance			Recommended Comprehensive Plan Intensity
	Existing	Zoned Square Feet	Remaining Square Feet	
Non-Res Uses (GFA)				
Office	504,810 SF	810,936 SF	300,790	804,261 SF
Retail	1,359,756 SF	2,760,998 SF	1,401,242	1,496,721 SF
Hotel	58,168 SF	88,513 SF	30,345	58,168 SF
Industrial	132,096 SF	42,471 SF	--	0
Public Facilities	100,499 SF	--	--	--
TOTAL GFA:	2,155,329 SF	3,702,918 SF	1,648,088 SF	2,359,150 SF
Res. Use (Units)				
20-30 DU/AC	1,663 units	1,721 units		1,431 units

Source: Fairfax County Department of Planning and Zoning, 2013.

Potential Environmental Constraints

While much of the Study Area is characterized by urban and suburban development, there may be opportunities to preserve elements of the existing natural environment, restore areas impacted by existing development as part of the redevelopment process and reduce future impacts to the land and residents through applying various measures. The following is a description of environmental issues that should be considered.

Water Quality

A portion of the Four Mile Run stream valley is located between Leesburg Pike and Arlington Boulevard, beginning at the eastern edge of the Seven Corners Shopping Center. The headwaters of Cameron Run are located just outside of the Study Area running parallel to Sleepy Hollow Road. The majority of this area was developed in an era when stormwater management relied on measures to move water away from developed areas as quickly as possible with no real consideration for removing pollutants or reducing adverse impacts to nearby receiving streams. As a result, many surrounding streams are in poor condition. Any redevelopment should recognize the need to reduce pollutants and manage the volume and velocity of water running off of developed areas.

Air Quality

Measures such as access to transit, reducing single passenger vehicle trips, ridesharing, mixed-use development, tree preservation and the planting of new tree cover can aid in the goal of air quality improvement, as outlined in the Environment section of the Policy Plan.

Tree Cover

Much of the Study Area has been developed over time in a manner which did not promote the preservation of existing vegetation and tree canopy. As a result, there are expansive areas of impervious surface with little to no vegetation or tree canopy. Any redevelopment project should provide tree cover and other vegetation and/or preserve existing tree canopy.

Green Building

Buildings proposed as part of zoning applications on land within the Study Area should consider achieving a green building certification (LEED Certified, or equivalent). Currently, there are no certified green buildings in the Study Area.

Traffic Noise

Transportation generated noise is likely to impact residential and other noise sensitive uses along portions of Leesburg Pike and Arlington Boulevard. Based on current guidance in the Policy Plan, no new residential uses are recommended in areas impacted by noise levels exceeding 75 dBA DNL. Buildings proposed in areas impacted by high noise levels should provide mitigation for exterior and interior spaces.

Steep Slopes

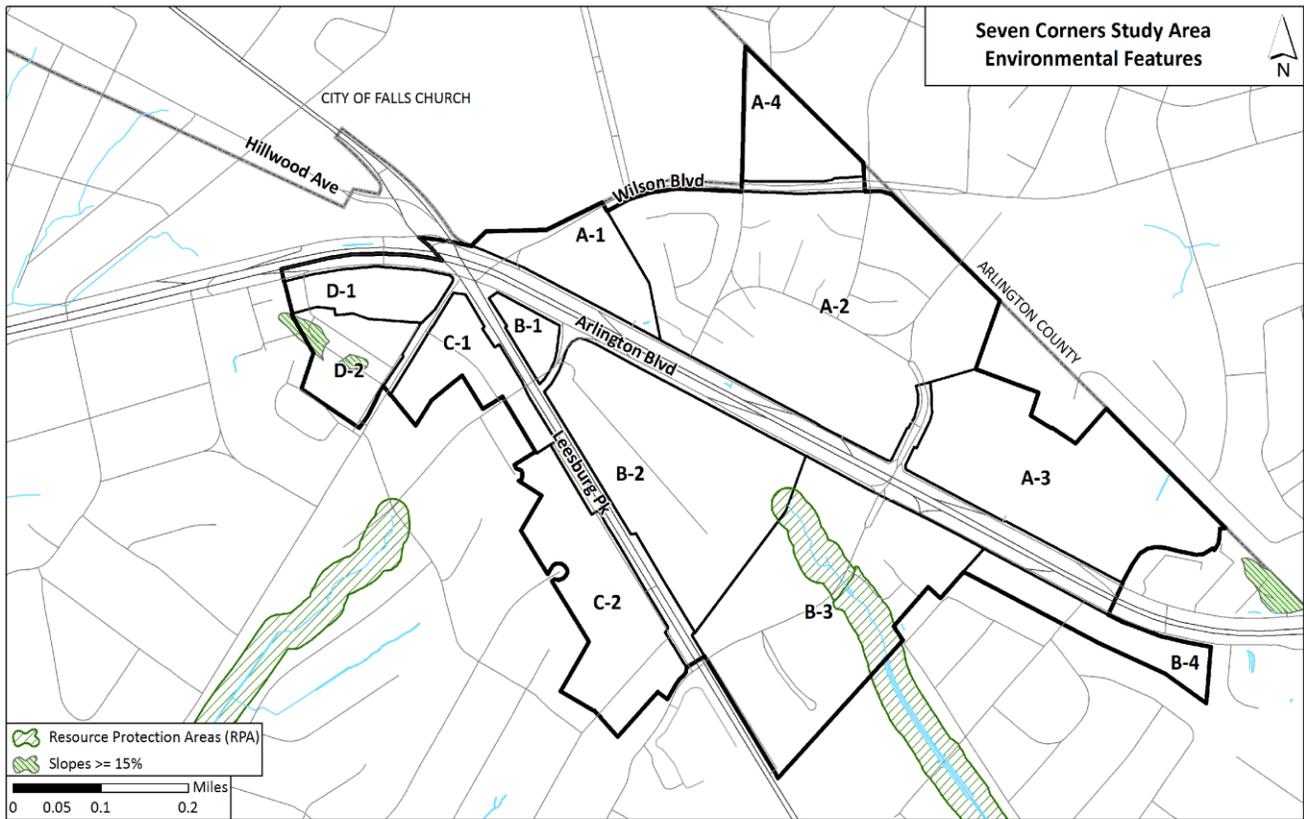
Slope topography exceeding 15 percent can be challenging for construction and presents environmental constraints. Figure 15 titled “Environmental Features” indicates that little land in the Study Area is characterized by steep slopes.

Resource Protection Areas and Environmental Quality Corridor

The Chesapeake Bay Preservation Ordinance requires that Resource Protection Areas (RPAs) be designated around all water bodies with perennial flow, which is defined as water that is always present in the stream or other water body except during periods of drought. Figure 15 depicts the extent of RPAs in the Study Area.

The Fairfax County Environmental Quality Corridor (EQC) policy is an important tool for the conservation of natural resources because it seeks to protect and restore the ecological quality of streams. This policy promotes efforts to minimize the adverse impacts of land use and development on the County’s streams. While both the EQC policy and RPA regulations are concerned with water quality protection, the boundaries of these areas may not coincide. The EQC goes beyond the state-regulated RPA, further identifying key elements along the length of a stream valley that contribute to the protection of the stream’s water quality, such as flood plain, steep slopes, wetlands, and other undeveloped land that buffer and protect a stream. EQC areas should be preserved during the development process.

Figure 15: Environmental Features



Source: Fairfax County Department of Planning and Zoning, 2012.

Housing

Existing Residential Use

The eight residential communities in the Study Area contain approximately 1,663 housing units. Five of the eight residential communities are rental apartment complexes comprising 1,232 rental apartments or 74 percent of the housing stock in the Study Area. The remaining three communities are fee simple ownership units that include 395 condominiums and 36 townhouses, or 26 percent of the total housing stock in the Study Area. With the exception of the 36 townhouses, housing in the Study Area is located in multifamily buildings.

The residential communities in the Study Area were constructed in 1952 with the exception of the Cavalier Club Apartments, which was constructed in 1965, and the St. Andrews Square Townhouses constructed in 1986. The Study Area is primarily comprised of renter-occupied housing. Although approximately 26 percent of the units are for-sale units, a significant number of the for-sale units appear to be investment properties that are rented. One condominium complex has a mix of rental and privately owned condominium units. Four of the eight residential communities have rents that are restricted pursuant to the terms and conditions of Federal financing. See Appendix A for more detailed information.

Rental Properties – Apartments and Condominiums

The rental complexes have rental rates that are generally below market. While these apartment complexes enjoy excellent locations and are well maintained, they offer affordable rents as a result of functional obsolescence due to their age and lack amenities as compared to newer communities. Rent restrictions for certain properties tied to financing also result in affordable rents.

The average monthly rent for housing in Fairfax County for 2011 was \$1,433. For units over 20 years of age, it was \$1,342. By comparison, in 2011 the average monthly rent for the Baileys Planning District, in which the Study Area is located, was \$1,304. A comparison of the average rent for different unit sizes reveals that, in 2011, the average rent in Fairfax County was \$1,010 for efficiencies, \$1,268 for a 1 bedroom apartment, \$1,508 for a 2 bedroom apartment and \$1,732 for a 3 bedroom apartment. See Appendix B for the complete tables.

When comparing average rents by unit size, the majority of the rents for the Study Area are below the average rents for Fairfax County. The exception appears to be the Cavalier Club Apartments, which has higher rent than the average in Fairfax County. The rent for Cavalier Club Apartments appears to be in the 80 percent range of affordability, whereas the rent for East Falls Church, Hollybrooke II and Seven Corners Apartments fall into the range considered affordable to households with incomes at or below 60 percent of the Area Median Income (AMI).

Affordable rent is calculated in Fairfax County based on a household expending no more than 25 percent of its income (excluding utilities) for the cost of housing. Appendix Table B.1 displays

affordability as defined as a percentage of household Area Median Income (AMI) for Fairfax County.

Fee Ownership Properties – Townhouses & Condominiums

All of the fee ownership communities offer prices that can be characterized as affordable workforce housing. The condominium communities are comprised entirely of affordable homes. The level of affordability these ownership homes offer can be found in Appendix Table B.1 which expresses the price of a home as a percentage of Household Area Median Income.

Public Housing

The Fairfax County Redevelopment and Housing Authority (FCRHA) own 174 public housing units located in Greenwood Apartments and Villages at Falls Church. The Board of Supervisors owns 10 units in the Hollybrooke complex which serve as the Patrick Henry Family Shelter and the After Hours Crisis Center. In 2005 and 2006, AHC Inc., through the use of low-income tax credits and Fairfax County's One Penny Fund, purchased 148 units in the Hollybrooke complex. The terms of the tax credit financing ensures that the units remain affordable for 30-40 years. (AHC, Inc. is a non-profit housing developer that works in mid-Atlantic region whose purpose is to produce, preserve, manage, advocate for, and finance affordable rental and owner-occupied housing).² FCRHA and HCD monitor affordable apartment complexes that may be at risk because tax credits have expired or other market conditions. At this time, none of the apartment complexes in the Study Area have been identified as being at-risk.

Affordable Housing Policies (ADUs and Workforce Housing)

The Fairfax County Comprehensive Plan includes the following Board of Supervisors goal with regard to affordable housing:

“Opportunities should be available to all who live or work in Fairfax County to purchase or rent safe, decent, affordable housing within their means. Affordable housing should be located as close as possible to employment opportunities without adversely affecting quality of life standards. It should be a vital element in high density and mixed-use development projects, should be encouraged in revitalization areas, and encouraged through more flexible zoning wherever possible.”³

Affordable housing is defined by the Fairfax County Comprehensive Plan as housing that is affordable to households with incomes that are 120 percent or less of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area (MSA). One of the Fairfax County programs designed to produce affordable housing is the Affordable Dwelling Unit (ADU) Program, which produces units that are affordable to households with incomes that are 70 percent or less of the AMI. Affordable housing also includes units produced through the

² AHC, Inc., <http://www.ahcinc.org/about.html>; (accessed May 7, 2013).

³ Fairfax County Comprehensive Plan, Policy Plan, Housing, 2011 Edition, amended through 2-12- 2013.

Workforce Housing Initiative, designed to encourage proffers of rental and for-sale units that are affordable to households at various income limits up to 120 percent of AMI. Affordable housing may also include other units produced through federal, state or local programs by the private, non-profit and/or public sectors.

Affordable Dwelling Units (ADU) Program

Affordable Dwelling Units are for-sale or rental housing units to serve households with incomes up to 70 percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area (MSA) which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In return for provision of this housing, additional development density is granted. Eligible occupancy, sales prices and rents of ADUs are controlled for a certain period of years.

Under the Zoning Ordinance, the maximum required number of ADUs in a development is based on the density requested versus the Comprehensive Plan recommendation and the type of dwelling unit being constructed. For-sale ADUs are made available to households with an income of 70 percent or less of the AMI and rental ADUs are made available in two tiers to households with an income of 50 percent AMI and 65 percent AMI or less. One-third of all rental ADUs produced must be affordable at up to 50 percent or less of the AMI; the remaining two-thirds are affordable up to and including 65 percent of AMI.

Workforce Housing

Workforce Housing, another type of Affordable Housing, is defined in the Comprehensive Plan as “Rental or for-sale housing units that are affordable to households with maximum income limits up to and including 120 percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area, as determined periodically by the U.S. Department of Housing and Urban Development.”⁴ The intent of the Workforce Housing initiative is to encourage these and other types of affordable housing in the County’s Mixed-Use Centers. Workforce Housing should be provided in accordance with the guidelines specified in Appendix 1 of the Housing Section of the Policy Plan. In return for proffered Workforce housing units, additional development density or intensity is made available.

Workforce Dwelling Units (WDUs) are provided on a voluntary basis and are made available in three tiers of income of up to 80 percent AMI, up to 100 percent AMI and up to 120 percent AMI. WDUs are generally anticipated to comprise not less than 12 percent of the total number of dwelling units to be constructed or, if being provided in a development that also provides ADUs, the combined total of ADUs and WDUs should be not less than 12 percent of the total number of dwelling units. Additionally, workforce housing should be provided in accordance with the Guidelines for Transit-Oriented Development, found in the Land Use element of the Policy Plan.

⁴ Fairfax County Comprehensive Plan, Policy Plan, Housing 2011 Edition, amended through 2-12-2013

Preservation

Preservation of the county's existing affordable housing stock remains a key strategy for the region. Many units in the Seven Corners CBC are affordable to low- and moderate-income households. The location of this housing is important as it is situated near a multi-modal transit center with easy access to jobs and services. The preservation of affordable units embodies many of the best planning principles for a successful, sustainable community. A goal of the Comprehensive Plan is that any affordable units lost in the advent of any redevelopment should be replaced on a one for one basis. Consideration should be given to providing these units in partnership with a non-profit organization.

Additional Information

The following links provide detailed information on the zoning, policy and comprehensive plan recommendations with respect to the provision and preservation of affordable housing:

Zoning Ordinance:

- Section 2.800 of the Fairfax County Zoning Ordinance dealing with ***Affordable Dwelling Units*** (after clicking on link, please scroll to Part 8) (PDF)
<http://www.fairfaxcounty.gov/dpz/zoningordinance/articles/art02.pdf>
- Section 2.1100 of the Fairfax County Zoning Ordinance: ***Work Force Housing*** (after clicking on link, please scroll to Part 11) (PDF)
<http://www.fairfaxcounty.gov/dpz/zoningordinance/articles/art02.pdf>

Comprehensive Plan Language:

- Fairfax County Comprehensive Plan, Policy Plan, Land Use Section and the Housing Section (after clicking on the link, please scroll to Land Use and to Housing):
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/>
- Fairfax County Comprehensive Plan, Tysons Corner Plan
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/adoptedtext/2007-23.pdf> (Pg. 33-35)

Work Force Housing Policy:

- Fairfax County Board of Supervisors ***Policy on Workforce Housing*** (after clicking on the link, please scroll to "Other Zoning Topics" and click on Board of Supervisors' Policy on Workforce Dwelling Units (PDF)
<http://www.fairfaxcounty.gov/dpz/zoning/workforceduboardpolicy.pdf>
- Fairfax County Board of Supervisors ***Policy on Workforce Housing for Tysons Corner:***
http://www.fairfaxcounty.gov/dpz/tysonscorner/tysons_wdu_policy_guidelines_final_signed.pdf

Transportation

The Comprehensive Plan recommends certain transportation improvements for the Study Area. These include widening and streetscape enhancements for Arlington Boulevard (Route 50) and Leesburg Pike (Route 7). Improvements to the Seven Corners interchange are also recommended and will have both land use and transportation implications due to the potential need for additional right-of-way as well as access management issues.

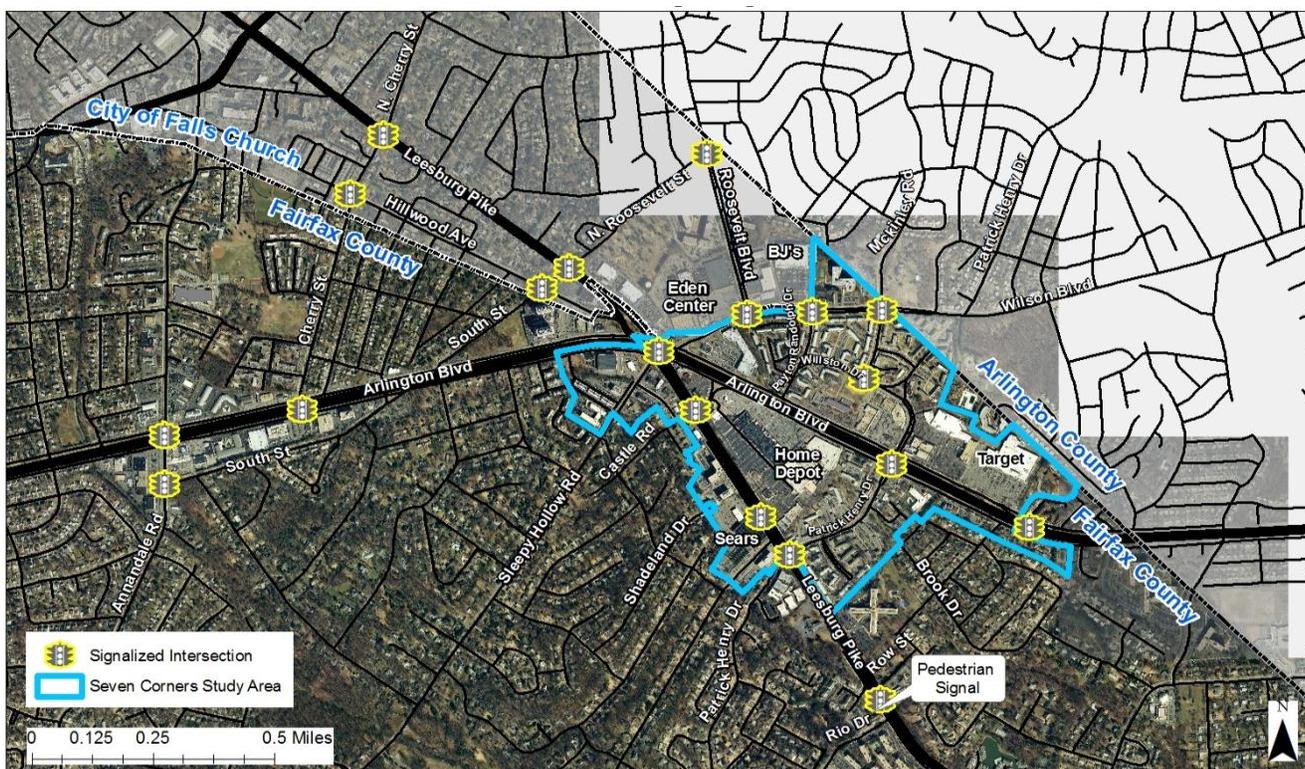
Complete information on transportation recommendations for the Seven Corners CBC in the Comprehensive Plan can be found at:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area1/baileys.pdf> pages 117 – 126.

Roadways

The Study Area receives its name from the seven corners that are formed at the interchange of Leesburg Pike, Arlington Boulevard, Sleepy Hollow Road, Wilson Boulevard, and Hillwood Avenue. As outlined in blue in Figure 16, the transportation component of the study extends beyond the Study Area, and generally encompasses the entire area shown. The figure also shows the locations of signalized intersections in and around the Study Area.

Figure 16: Seven Corners Signalized Intersections



Source: Fairfax County Department of Transportation, 2012.

The Study Area is uniquely situated in Fairfax County. Table 7 shows the total number of intersections included in this study, broken down by the jurisdictions in which they are located. One of these signals, located to the east of Leesburg Pike and Row Street in Fairfax County, is a pedestrian-only signal, meaning the signal is only meant to stop traffic to allow pedestrians to cross.

Table 7: Signalized Intersections in Transportation Study by Jurisdiction

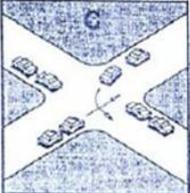
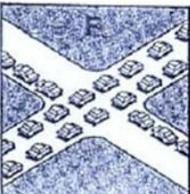
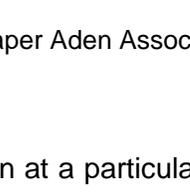
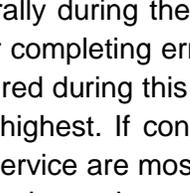
Signalized Intersections	Number
Fairfax County	13
Arlington County	1
City of Falls Church	5
Total	19

Source: Fairfax County Department of Transportation, 2012.

Level of Service

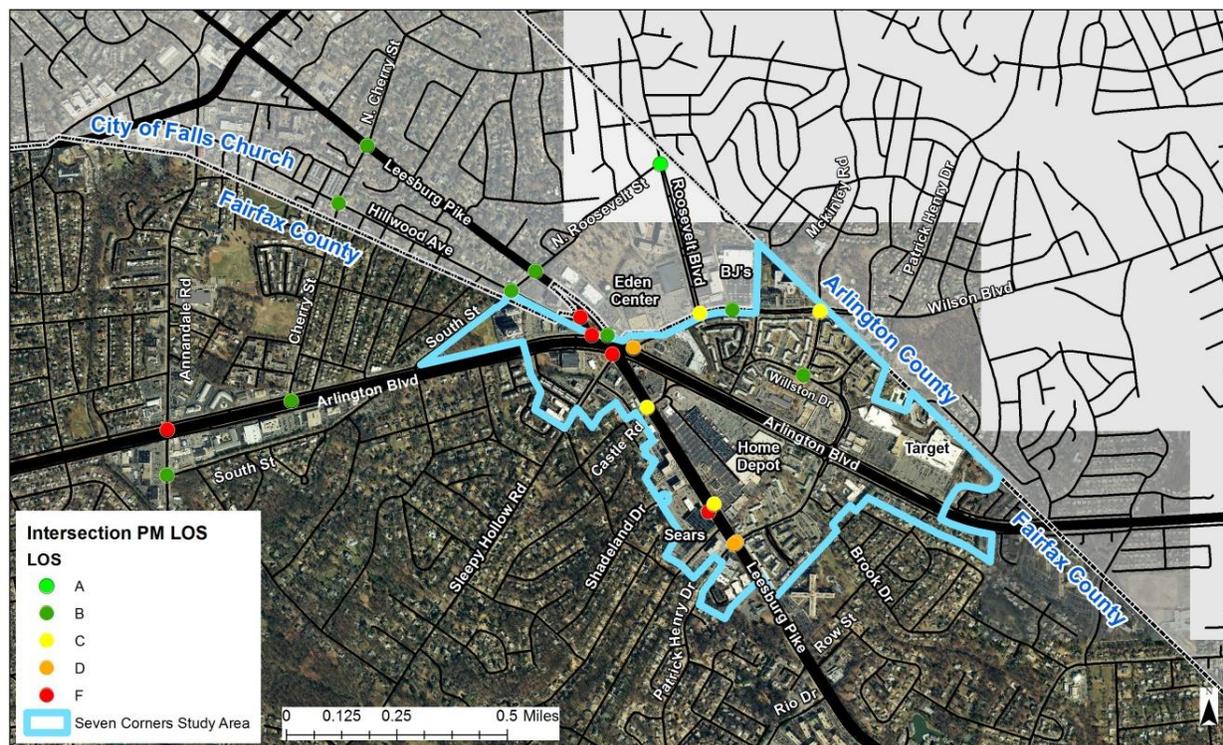
Intersection performance is measured by a metric called level of service (LOS). The LOS is measured on a scale from A to F, with F having the most congestion. LOS A is not a practical goal in transportation planning. If the County strove to create a LOS A at all intersections, many of our roads would be excessively wide. The cost and urban design impacts would be significant, especially in older developed areas such as Seven Corners. There are a few instances where a LOS A is found at intersections with major roads in the Study Area; however, most motorists driving through Seven Corners experience congestion. According to the County's Transportation Policy Section in the Comprehensive Plan, the County strives to maintain an overall LOS of D at all intersections, except in instances where a lower LOS may be acceptable, such as within activity centers such as the Seven Corners and Transit Oriented Development (TOD) areas where the County is encouraging alternative means of mobility other than a car. Figure 17 provides information on various Levels of Service.

Figure 17: Level of Service

<u>L.O.S.</u>	<u>Roadway Segments or Controlled Access Highways</u>	<u>Intersections</u>	
A	Free flow, low traffic density.	No vehicle waits longer than one signal indication.	
B	Delay is not unreasonable, stable traffic flow.	On a rare occasion motorists wait through more than one signal indication.	
C	Stable condition, movements somewhat restricted due to higher volumes, but not objectionable for motorists.	Intermittently drivers wait through more than one signal indication, and occasionally backups may develop behind left turning vehicles, traffic flow still stable and acceptable.	
D	Movements more restricted, queues and delays may occur during short peaks, but lower demands occur often enough to permit clearing, thus preventing excessive backups.	Delays at intersections may become extensive with some, especially left-turning vehicles waiting two or more signal indications, but enough cycles with lower demand occur to permit periodic clearance, thus preventing excessive back-ups.	
E	Actual capacity of the roadway involves delay to all motorists due to congestion.	Very long queues may create lengthy delays, especially for left turning vehicles.	
F	Forced flow with demand volumes greater than capacity resulting in complete congestion. Volumes drop to zero in extreme cases.	Backups from locations downstream restrict or prevent movement of vehicles out of approach creating a storage area during part or all of an hour.	

Source: Hunter Mill Rd, Traffic Calming Study Fairfax County, Virginia, Draper Aden Associates, Alternate Street Design, Dec. 2006.

It should be noted that, while a specific movement, such as left turn at a particular intersection, may have a lower LOS, the overall intersection may operate acceptably. The County evaluates an intersection on an overall LOS. The worst time of day is generally during the evening rush hour (or peak hour), which is when people are commuting home or completing errands such as shopping at stores that are closed earlier in the day. LOS is measured during this evening peak hour precisely because it is when congestion levels are typically highest. If congestion levels can be kept at an acceptable LOS during this peak time, levels of service are mostly likely to be at an acceptable level during all other times of the day. Figure 18 shows the existing evening peak LOS for the signalized intersections shown in Figure 16.

Figure 18: Evening Intersection Level of Service

Source: Fairfax County Department of Transportation, 2012.

The Seven Corners interchange is made up of five signals that control movement through the interchange. There can be several movements within a single signal. With a total of five signals within the interchange, there are more than five movements that can be made. While a few movements, such as overlapping left turns, can occur at one time, there are still several simultaneous movements. The number of turning movements and the amount of vehicles passing through the interchange lead to the congestion experienced at the interchange.

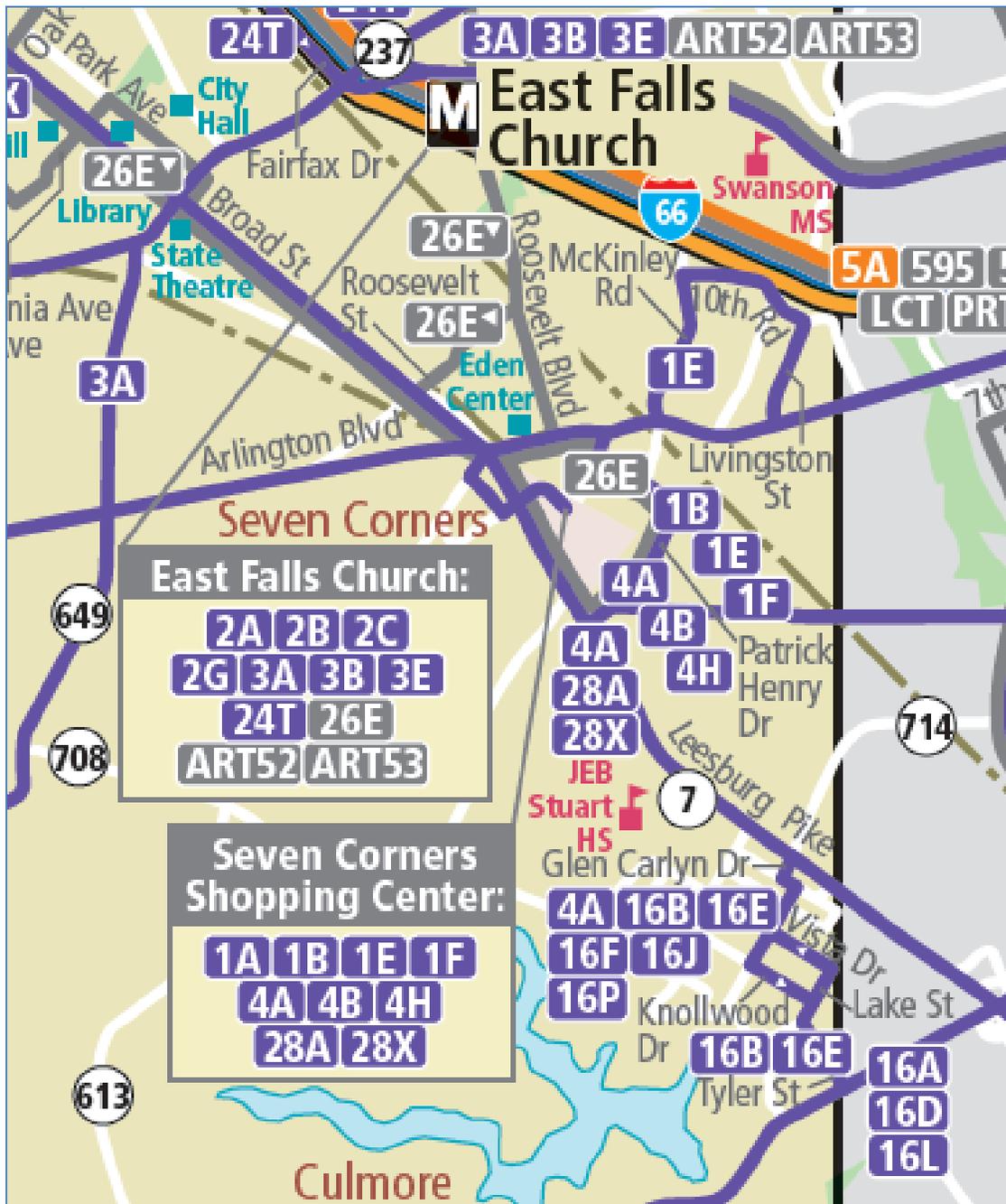
Transit Service

Bus Service

The map in Figure 19, from the Washington Metropolitan Area Transit Authority (WMATA), shows bus routes serving the Study Area and routes that connect to the East Falls Church Metro. Routes that connect to the Transit Center at the Seven Corners Shopping Center are identified.

There are ten WMATA bus routes that serve area and nine of the ten provide direct service to the newly constructed Seven Corners Transit Center. The routes are grouped into three main lines, which are denoted as 1s, 4s, and 28s. The transit service to the Seven Corners Transit Center was used to determine service frequency to the Study Area for all bus routes.

Figure 19: Seven Corners Area – Transit Service 2013



*note: The 26E bus route is a former City of Falls Church route that is no longer in service.

Source: Washington Metropolitan Area Transit Authority, 2013.

The 1 Line, shown in Table 8, provides service from the Vienna Metrorail station to the Ballston Metrorail station via Arlington Boulevard and Wilson Boulevard. Bus service on the 1 Line is provided approximately every 15 minutes during the weekday peak period and every 30 minutes during the day and at night on the weekday. Saturday and Sunday service is provided every 30 minutes.

Table 8: WMATA 1 Line from Vienna Metro to Ballston Metro

Route	Weekday - Peak Period				Weekday		Weekend	
	Morning WB	Morning EB	Evening WB	Evening EB	Mid-day	Night	Saturday	Sunday
1A	X	X	X	X	X	X	X	X
1B	X	X	X	X				
1E		X	X					
1F						X		X
1Z		X	X					

*note: The 1Z does not provide service to the Seven Corners Transit Center but does serve the area

The 4 Line, shown in Table 9, provides service from the Study Area to the Rosslyn Metrorail station via Arlington Boulevard eastbound and through Wilson Boulevard, Pershing Drive, and Arlington Boulevard westbound. The 4A route is extended to provide service to Culmore. Bus service on the 4 Line is provided approximately every 15 minutes during the peak period and every 30 minutes during the weekday mid-day and night. Saturday service is provided every 30 minutes during the day and at night. Sunday has bus service every hour.

Table 9: WMATA 4 Line from Seven Corners to Rosslyn Metro

Route	Weekday - Peak Period				Weekday		Weekend	
	Morning WB	Morning EB	Evening WB	Evening EB	Mid-day	Night	Saturday	Sunday
4A	X	X	X	X	X			
4B	X	X	X	X	X	X	X	X
4H		X	X			X	X	X

*note: The 4A provides service beyond the Seven Corners Transit Center to Culmore

The 28 Line (shown in Table 10) provides service from Tysons Corner to the King Street Metrorail station via Leesburg Pike, Seminary Road, and King Street. The 28X is a limited stop service that runs from the Mark Center in the City of Alexandria to Tysons Corner with approximately every other bus terminating service at the West Falls Church Metrorail station in Fairfax just before Tysons Corner. Bus service on the 28 line is provided approximately every 30 minutes through the entire week including Saturday and Sunday. The 28X provides service approximately every 15-20 minutes during the weekday peak period.

Table 10: WMATA 28 Line from Tysons Corner to King Street Metro

Route	Weekday - Peak Period				Weekday		Weekend	
	Morning WB	Morning EB	Evening WB	Evening EB	Mid-day	Night	Saturday	Sunday
28A	X	X	X	X	X	X	X	X
28X	X	X	X	X				

*note: The 28X provides service from Tysons or West Falls Church to the Mark Center in Alexandria

Metrorail Service and Station Access

Metrol Service

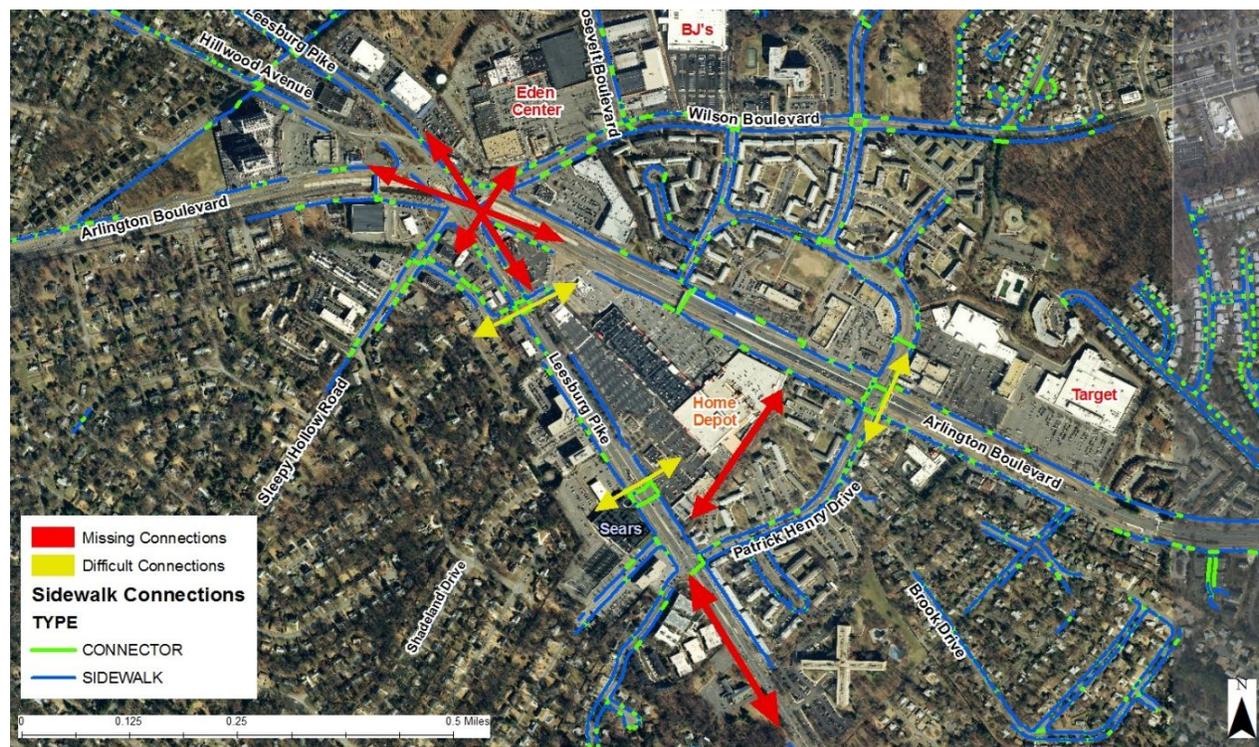
There are two Metrorail stations in close proximity to the Study Area. The East Falls Church Metro station is located approximately 1.5 miles from the Seven Corners Transit Center, which is close to the center of the Study Area. The West Falls Church Metro station is approximately 3.1 miles from the transit center. Both stations are currently served by the Orange line. However, in December of 2013, the East Falls Church Metro station will have additional service with the Silver Line that will connect Washington, D.C. to Reston, and eventually to the Dulles International Airport.

Metrol Station Access via Bus

The East Falls Church station is the closest Metro station to the Study Area, but there is currently no direct bus service to the station. Previously bus service (George Route 26E) operated by the City of Falls Church that connected the northern portion of the Study Area along Wilson Boulevard to East Falls Church via Roosevelt Boulevard, but was discontinued by the City. Currently, the East Falls Church station is accessible using the existing bus service but requires a transfer at the intersection of Route 7 and Route 29. However, there is a proposal to add a new bus route with the opening of the new Silver Line that would connect the Seven Corners Transit Center and the East Falls Church Metro station. The new Route 26A, as proposed, would operate hourly all day on weekdays. There is direct bus service (no transfers) to the West Falls Church Metro station and Ballston Metro station (approximately 2.7 miles from the transit center).

Seven Corners Pedestrian Infrastructure

Figure 20 below shows the Study Area's existing sidewalk network, existing crosswalks and driveway crossings (referred to as "connectors"), as well as intersections and stretches of roadways with missing or difficult pedestrian connections. The existing sidewalk network is fairly extensive along the commercial corridors of Arlington Boulevard and Leesburg Pike, but is nearly nonexistent in the more residential areas surrounding the core of the Study Area, especially to the south and west of Leesburg Pike.

Figure 20: Pedestrian Infrastructure

Source: Fairfax County Department of Transportation, 2012.

Pedestrian Challenges

- Lack of pedestrian infrastructure connecting the areas surrounding the Study Area to Leesburg Pike (Route 7) and Arlington Boulevard (Route 50).
- Gaps in pedestrian infrastructure along Leesburg Pike and Arlington Boulevard.
- Large gaps between safe pedestrian crossings of Leesburg Pike and Arlington Boulevard, over 0.25 miles in some locations.
- The interchange of Arlington Boulevard, Leesburg Pike, Hillwood Avenue, Wilson Boulevard and Sleepy Hollow Road is especially challenging for pedestrians due to a lack of safe, easy to understand pedestrian infrastructure, numerous curb cuts, high vehicle volumes/speeds, as well as complicated vehicle weaving movements.
- Lack of safe, well defined and clearly visible pedestrian connection between Leesburg Pike and Arlington Boulevard through the Seven Corners Shopping Center.

Recent Pedestrian Improvements

- Pedestrian bridge, across Arlington Boulevard, at Arlington Boulevard and Peyton Randolph Drive.
- Signalized pedestrian crosswalks, signage, striping, and signal operations modifications completed at the intersection of Leesburg Pike and Patrick Henry Drive.

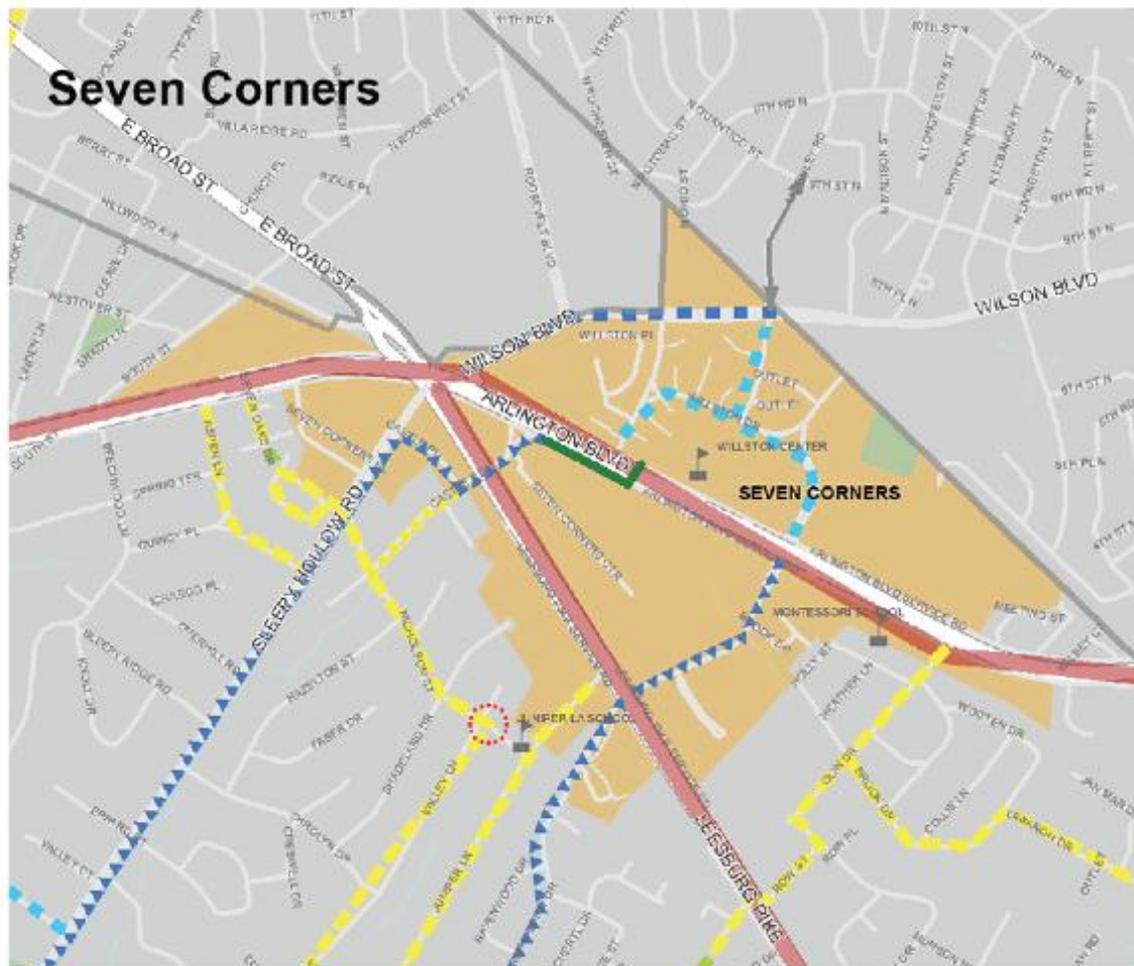
Seven Corners Existing Bicycle Infrastructure

Figure 21 shows the Study Area as it appears on the May 2012 Fairfax County Bicycle Map. The Fairfax County Bicycle Map shows preferred bicycle routes and existing bicycle facilities in Fairfax County. Bicycle connectivity in and through the Seven Corners area is limited to a small number of preferred bicycle routes rather than dedicated bicycle facilities like on-road bicycle lanes or paved trails.

Bicycle Challenges

- Lack of dedicated bicycle infrastructure in, through and surrounding Seven Corners.
- Since pedestrian facilities are often utilized by bicyclists, the pedestrian challenges detailed on the previous page also pertain to bicyclists.

Figure 21: Recommended Bikeway Network



Recommended Bike Network

ON-ROAD BIKEWAYS

- Bike Lane
- Buffered Bike Lane
- Shared Lane Marking (Sharrow)
- Climbing Lane
- Striped Shoulder
- Shared Roadway
- Shared Roadway with Safety Treatment

OFF-ROAD BIKEWAYS

- TRANSPORTATION TRAILS**
- Shared Use Path (New)
- Shared Use Path (Upgrade Existing)
- Sidewalk with Bikes Permitted (New and Existing)
- CYCLE TRACKS**
- Cycle Track
- CORRIDOR RECOMMENDATIONS**
- Policy Road
- Study further

Spot Recommendations

- Bicycle Access Links and Crossings
- Transit Station Improvement
- Bridge
- Tunnel

Recommended Bikeway Network

Countywide Bicycle Master Plan

Draft for Planning Commission Review | October 2012

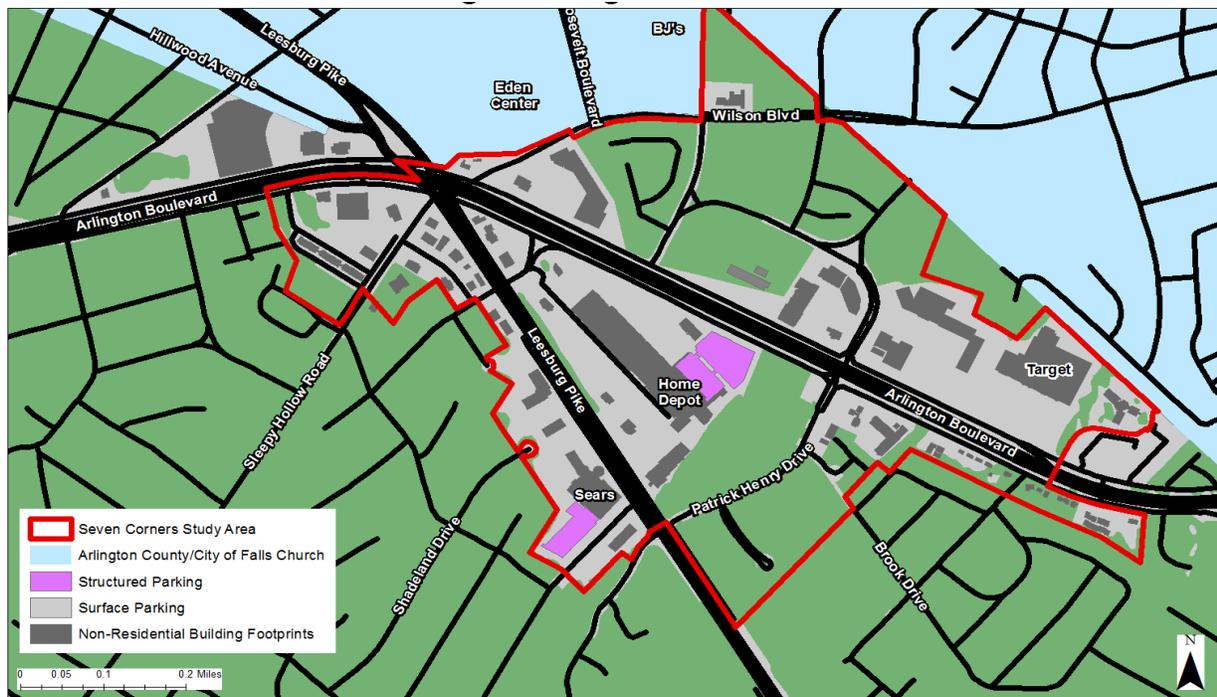
Source: Fairfax County Department of Transportation, 2012.

Parking Infrastructure

Figure 22 shows the existing surface parking lots and parking structures for commercial properties in the Study Area (detailed in gray and pink). As indicated in the map, the vast majority of parking in the Study Area is provided in large surface lots, located on large blocks, between roadways and buildings, with minimal and often non-existent tree cover.

The existing parking supply in the Study Area is restricted for the use of patrons using the buildings they serve. This means that if a restaurant/bar generates parking demand greater than the parking supply allocated for this use on a Saturday night, patrons will experience a parking shortage even if the office building next door has a completely empty parking lot.

Figure 22: Seven Corners Commercial Use Parking Infrastructure



Source: Fairfax County Department of Transportation, 2012.

Parking Challenges

- Lack of shared parking supply
- Large surface parking lots that separate buildings from each other
- Few or no pedestrian connections between or across parking areas
- Lack of tree cover and other landscaping
- Large amounts of impervious surface that is unattractive

Parks and Recreation

Fairfax County Park and Recreation Facilities

The Study Area is characterized by highway-oriented retail and office uses, and multi-family residential complexes; generally, there is a lack of parks and recreational opportunities within the boundaries. Currently, the only recreational facility is the unimproved field behind the Willston Multicultural Center, which is operated by the Department of Fairfax County Neighborhood and Community Services. The field is open on a first-come, first-serve basis and is heavily used informally by community members.

However, within a one-mile radius of the Study Area, there are a variety of parks and recreational facilities, including 11 Park Authority parks (Table 11, Figure 23) and fifteen publicly-accessible athletic rectangle and diamond fields (Table 12, Figure 24). In addition, there are several facilities that are planned but have not been constructed (Table 13).

Table 11: Fairfax County Park Authority Parks within one mile of Study Area

Fairfax County Park Authority Parks (<i>within one mile of Study Area</i>)			
Park	Acres	Park Classification	Facilities
Azalea Park	1.18	Local Park	Trails, picnic tables, school age playground and tot lot, half basketball court
Baileys Elementary School Site (leased)	1.84	Local Park	Rectangle synthetic turf field
Baileys Park	2.24	Local Park	Trails
Bel Air Park	1.44	Local Park	Half basketball court, trails, picnic tables, school age playground
Hogge Park, Boyd D. & Charlotte M.	6.10	Local Park	Open space, planned for community park facilities
J.E.B. Stuart Park	17.98	Local Park	Trails, picnic tables, school age playground, four tennis courts, basketball court, 60' lighted skinned diamond field
James Lee School Site (leased)	12.44	District Park	Trails, picnic tables, school age playground, open play area, rectangle field, two tennis courts, two lighted basketball courts, two 60' grass diamond fields
Jefferson Village Park	2.01	Local Park	Trails, picnic tables, school age playground, 60' grass diamond field
Larry Graves Park	5.23	Local Park	Trails, rectangle field, two 60' skinned diamond fields
Munson Hill Park	2.22	Local Park	Trails, picnic tables, school age playground
Sleepy Hollow Park	12.67	Local Park	Trails

Note: All facilities are non-lighted except those otherwise noted.

Source: Fairfax County Park Authority, 2012.

Table 12: Fairfax County Fields within one mile of Study Area

Fairfax County Athletic Fields (<i>within one mile of Study Area</i>)		
Location	Owner	Facilities
Baileys Elementary School Site (leased)	Park Authority	Rectangle synthetic turf field
Glen Forest ES	Public Schools	Rectangle field (under renovation)
J.E.B. Stuart Park	Park Authority	60' lighted diamond field
James Lee School Site (leased)	Park Authority	Rectangle field, two 60' diamond fields
Jefferson Village Park	Park Authority	60' diamond field
Larry Graves Park	Park Authority	Rectangle field (not scheduled), two 60' diamond fields
Sleepy Hollow ES	Public Schools	Two rectangle fields
Stuart HS	Public Schools	90' lighted diamond field, lighted rectangle field (not scheduled)
Willston Multicultural Center	Board of Supervisors	Unimproved and unmaintained rectangle field (not scheduled)

Note: All fields can be scheduled through the Fairfax County Department of Neighborhood and Community Services, except those noted otherwise. All facilities are non-lighted except those noted otherwise.

Source: Fairfax County Park Authority, 2012.

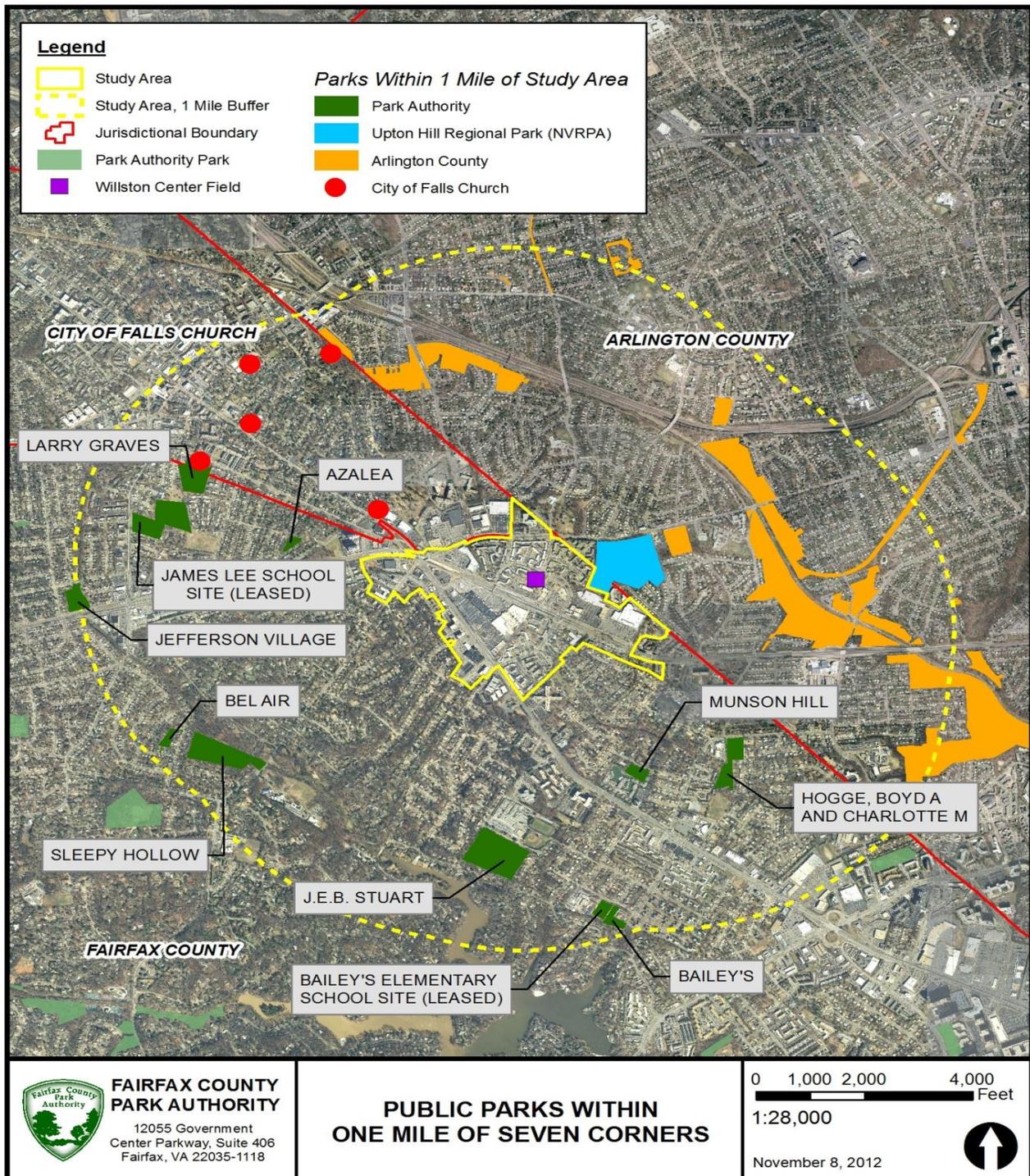
Table 13: Planned Facilities (not constructed) within one mile of Study Area

Not Constructed Master Planned Facilities within Fairfax County Park Authority Parks (<i>within one mile of Study Area</i>)	
Park	Planned Facilities
Bel Air Park	Adult area with horseshoe courts and game tables, tot-lot
Hogge Park, Boyd D. & Charlotte M.	Master Plan approved 02/2011 and includes: trails, community garden, picnic pavilion, sport court, playground and/or fitness apparatus
J.E.B. Stuart Park	Two tennis courts, practice tennis court (1/2 court with wall), picnic shelter
Jefferson Village Park	Half-basketball court, horseshoe court

Note: All facilities are non-lighted except those noted otherwise.

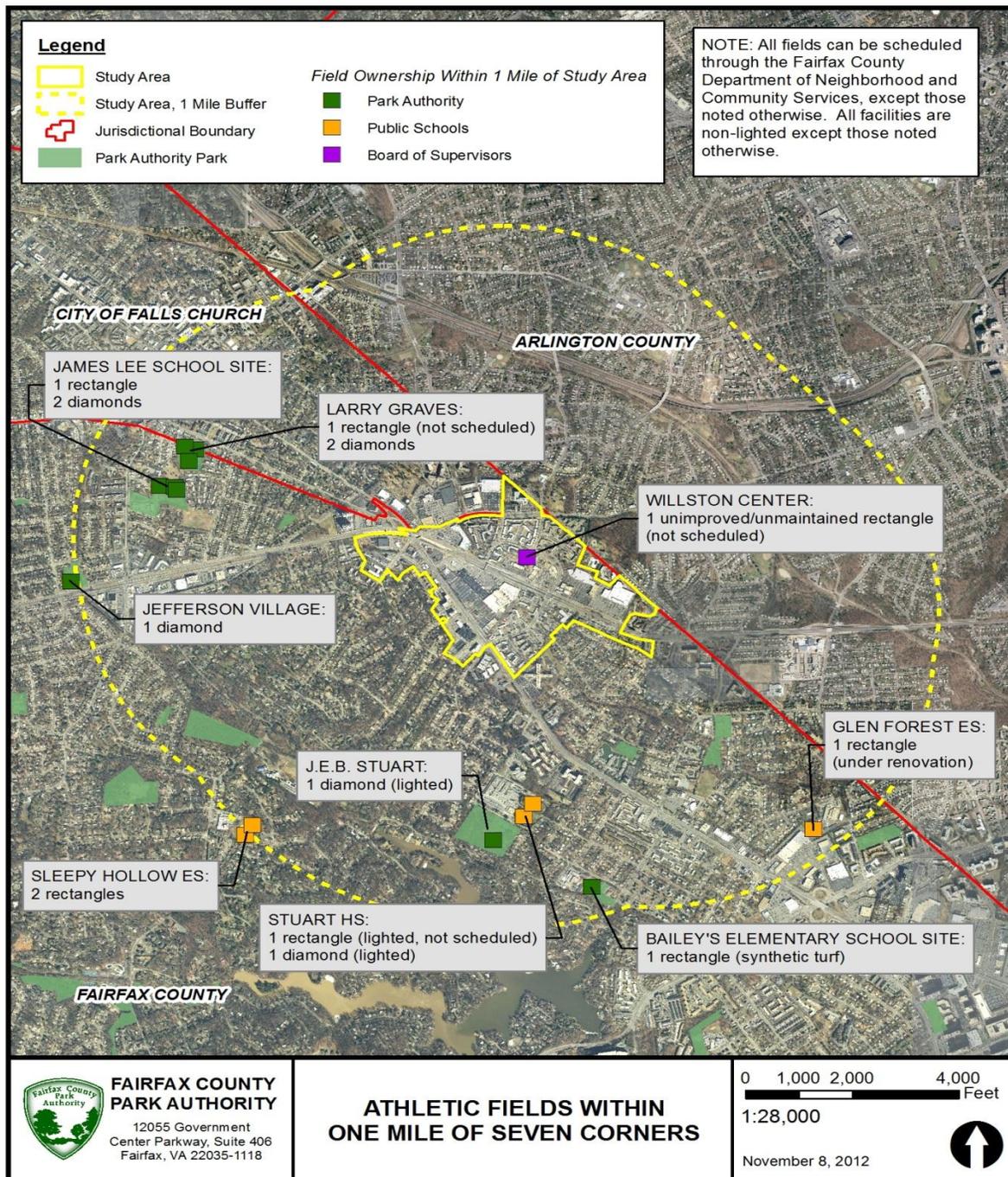
Source: Fairfax County Park Authority, 2012.

Figure 23: Public Parks within one mile of Study Area



Source: Fairfax County Park Authority, 2012.

Figure 24: Athletic Fields within one mile of Study Area



Source: Fairfax County Park Authority, 2012.

The Study Area is situated adjacent to Arlington County and the City of Falls Church, where numerous parks and recreational opportunities lie just beyond the Fairfax County border (Figures 23 and 24, Table 14). Within one mile of the Study Area, there are 14 Arlington County parks and five City of Falls Church parks. While these parks and recreational facilities are not included in the current Park Authority's Needs Assessment, they are a valuable asset to the residents of the Study Area. For more information on Fairfax County's Park Classification System, see Appendix C.

Northern Virginia Regional Park Authority's Upton Hill Regional Park, on the Fairfax/Arlington County border, offers a variety of outdoor experiences within one of the most densely populated areas in Fairfax County. Upton Hill Regional Park has an outdoor aquatic facility with water slides, a kiddie pool, a lap pool, a play pool, and a splash pad; an 18-hole miniature golf course; a picnic shelter and picnic tables; batting cages; a bocce court; a horseshoe court; a playground; concessions and restrooms; and numerous trail loops including a W&OD trail spur.

Table 14: Non Fairfax County Parks within one mile of the Study Area

Park	Jurisdiction	Facilities
21st Street North and North Potomac Street Park	Arlington County	Open space
Benjamin Banneker Park	Arlington County	Picnic tables, horseshoe court, combined school age playground and tot-lot, trails, off-leash dog area, rectangle field
Bluemont Junction Park	Arlington County	Trails, rectangle field, picnic shelter, open play area
Bluemont Park	Arlington County	School age playground, picnic shelter, picnic tables, horseshoe court, 18-hole golf course, Frisbee, three diamond fields, basketball court, nine lighted tennis courts, tennis practice wall court, volleyball court
Bon Air Park	Arlington County	Two picnic shelters, picnic tables, trails, ornamental garden, school age playground, tot-lot, two tennis courts, basketball court, volleyball court
Crossman Park	City of Falls Church	Picnic tables, slide and swings
Donald Frady Park	City of Falls Church	Horseshoe court, game table, gazebo, mini-amphitheater, picnic tables, play equipment
East Falls Church Park	Arlington County	Open play area, trails, lighted basketball court
Edison Park	Arlington County	Combined school age playground and tot-lot, trails
Fort Taylor Park	City of Falls Church	Historic trail
Glencarlyn Park	Arlington County	Two picnic shelters, picnic tables, trails, off-leash dog area, ornamental garden, amphitheater, combined school age playground and tot-lot
Isaac Crossman Park at Four Mile Run	Arlington County	Open space
John Marshall Greenway	Arlington County	Open space
Larry Graves Field	City of Falls Church	Parking for Park Authority Larry Graves Park
Madison Park	City of Falls Church	Basketball court, picnic shelter, picnic tables, play

		equipment
Madison Manor Park	Arlington County	Picnic shelter, picnic tables, combined school age playground and tot-lot, diamond field, two tennis courts, basketball court, trails
Parkhurst Park	Arlington County	Combined school age playground and tot-lot, gazebo
Powhatan Springs Park	Arlington County	Rectangle field, ornamental garden, skate park
Upton Hill Regional Park	Northern Virginia Regional Park Authority	Outdoor aquatic facility with water slides, kiddie pool, lap pool, play pool, splash pad; 18-hole miniature golf course; picnic shelter; picnic tables; batting cages; bocce court; horseshoe court; playground; trails
Westover Park	Arlington County	Picnic shelter, picnic tables, combined school age playground and tot-lot, two diamond fields, lighted basketball court, lighted volleyball court, open play area, trails, ornamental garden

Source: Arlington County, City of Falls Church, Northern Virginia Regional Park Authority, 2012.

The 2010 suburban service levels for the Baileys Planning District (Table 15), which includes the Study Area, illustrate that the Study Area is underserved with local-serving parks and recreational facilities. A comparison of suburban service levels in the Baileys Planning District to the County at large shows significantly greater deficiencies in the Baileys Planning District than in the County at large. With no parks or recreational facilities existing in the Study Area, the service level deficiencies for local-serving parks and recreational facilities is even greater within Seven Corners than the Baileys Planning District. However, some of these deficiencies are offset by the presence of Upton Hill Park, a NVRPA facility, and other park facilities located outside, but in close proximity to the study area boundaries. For general information on Fairfax County Park Service Levels, see Appendix D.

Table 15: Parks and Recreation Service Levels Comparison

2010 Baileys Planning District Population: 45,847			
2010 Fairfax County Population: 1,056,422			
Facility	Service Level Standard	2010 Baileys Planning District Service Level	2010 Fairfax County Service Level
Local Parkland	5 acres / 1,000 people	53%	89%
Urban Parkland	1.5 acres / 1,000 people & 1 acre / 10,000 employees	N/A	N/A
District/Countywide Parkland*	13 acres / 1,000 people	0.5%	73%
Rectangle Fields	1 field / 2,700 people	65%	87%
Adult Baseball Fields	1 field / 24,000 people	50%	120%
Adult Softball Fields	1 field / 22,000 people	0%	72%
Youth Baseball Fields	1 field / 7,200 people	67%	107%

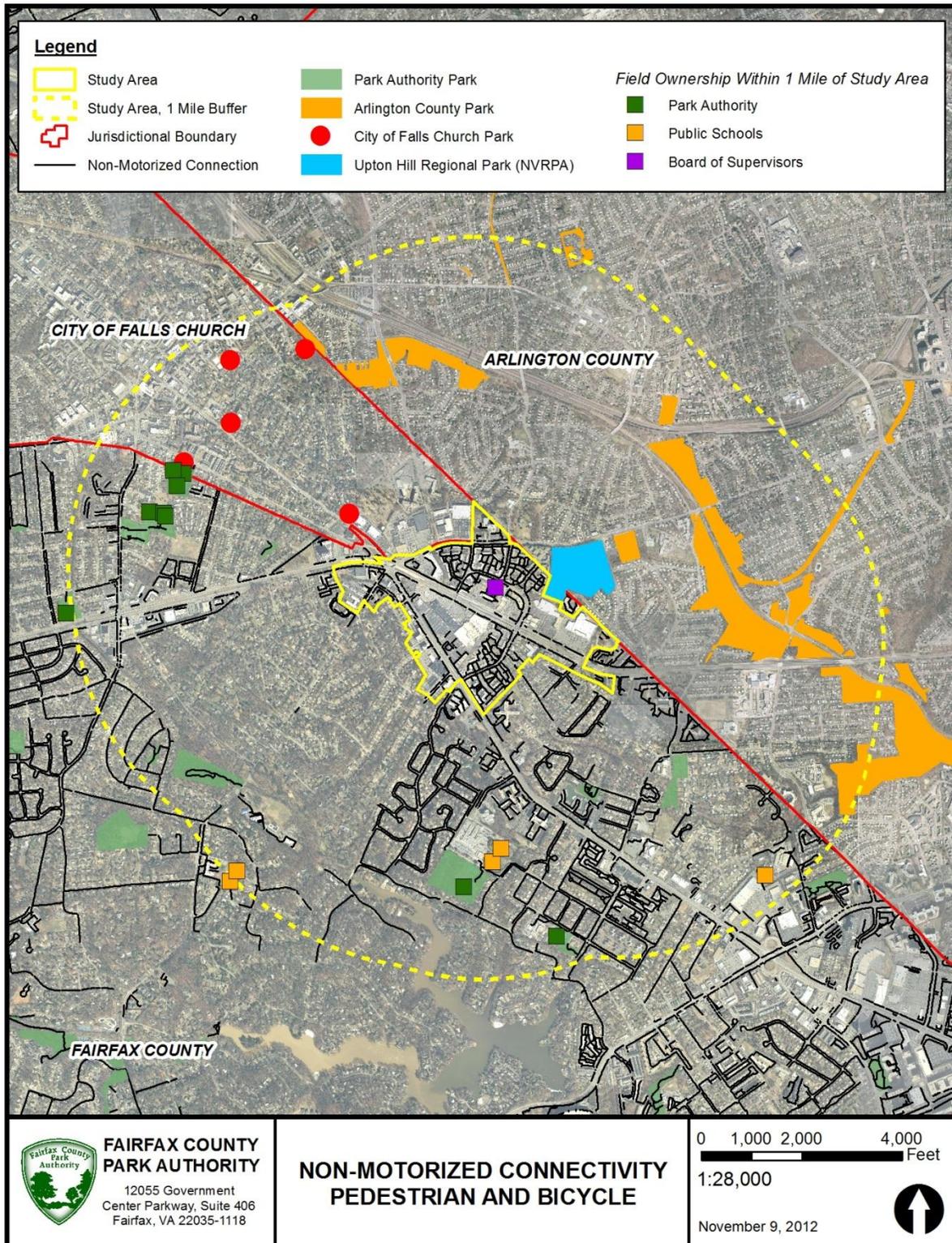
Youth Softball Fields	1 field / 8,800 people	0%	118%
Basketball Courts	1 court / 2,100 people	20%	54%
Playgrounds	1 playground / 2,800 people	75%	101%
Neighborhood Dog Parks	1 dog park / 86,000 people	0%	64%
Neighborhood Skate Parks	1 skate park / 106,000 people	0%	20%
*Note: Several District and Countywide parks located outside the Baileys Planning District serve Seven Corners, including Upton Hill Regional Park operated by the Northern Virginia Regional Park Authority.			

Source: Great Parks, Great Communities 2010-2020 Comprehensive Park System Plan, 2010.

Connectivity to Parks and Recreation

An important component of a vibrant park and recreation system is connectivity, which includes non-motorized access via pedestrian and bicycle connections (Figure 25). Pedestrian and bicycle connections to the available parks and recreational opportunities within and near the Study Area are inadequate or limited. Another connectivity barrier is the lack of direct pedestrian and bicycle routes to parks and recreational opportunities, which require out-of-the-way connections that exacerbate travel times and convenience and may discourage use.

Figure 25: Pedestrian and Bicycle Connectivity



Source: Fairfax County Park Authority, 2012.

Public School System

The Fairfax County school system is divided into eight pyramid clusters, each comprising two to four high schools and their feeder elementary and middle schools. The Study Area is located within Cluster 3 and includes three high school pyramids: Annandale HS, Stuart HS, and Woodson HS. Additionally, Falls Church High School in Cluster 2 is located adjacent to the area.

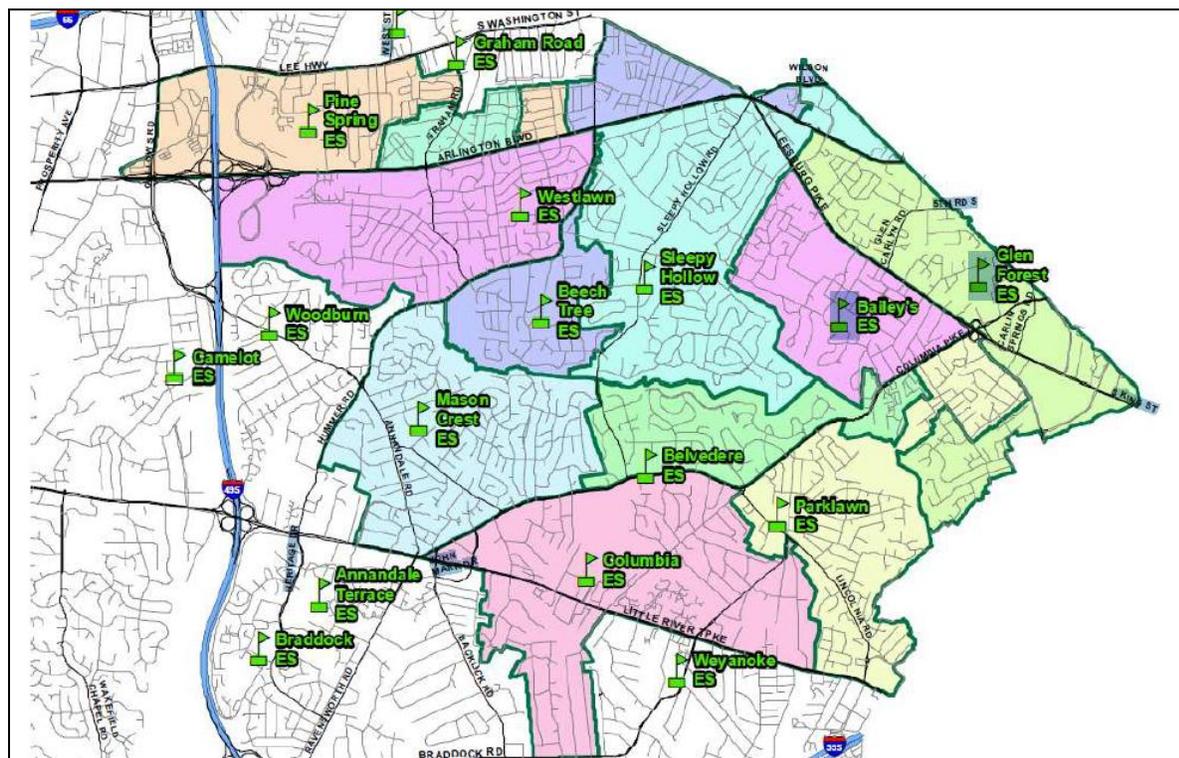
As Fairfax County and the region continue to grow the Study Area is faced with a number of enrollment growth challenges. There are deficiencies in school space in the elementary, middle, and high schools in the Stewart Pyramid, particularly as the school system projects growth over the next five years. The County uses four basic approaches for addressing enrollment growth challenges. These can include: adding modular facilities and trailers, removing pre-school options and other special programs, redistricting school enrollment areas, and renovating or constructing new schools.

Elementary Schools

By the 2017-18 school year, the region will have a deficiency of 898 seats in grades K-6. Table 16 and Figure 26 provide information on elementary school capacity and five-year projected capacity utilization.

Table 16: Capacity of Elementary Schools in the Region

Elementary School	Capacity and Enrollment Projections							2017-18 Capacity Utilization
	Capacity	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	
Bailey's ES	1020	1321	1453	1529	1605	1621	1631	160%
Glen Forest ES	1026	999	1069	1129	1194	1268	1313	128%
Sleepy Hollow ES	450	440	486	496	480	485	467	104%
Belvedere ES	638	650	563	557	606	663	633	99%
Parklawn ES	918	753	851	878	926	997	1030	112%
Graham Road ES	439	475	488	505	502	507	515	117%
Westlawn ES	755	738	854	900	945	967	997	132%
Beech Tree ES	449	392	366	335	310	309	302	67%
Columbia ES	469	452	529	575	601	624	647	138%
Mason Crest ES	811	459	559	572	577	572	560	69%
Pine Spring ES	597	590	593	637	656	683	710	119%

Figure 26: Elementary School District Boundaries in the Seven Corners Region

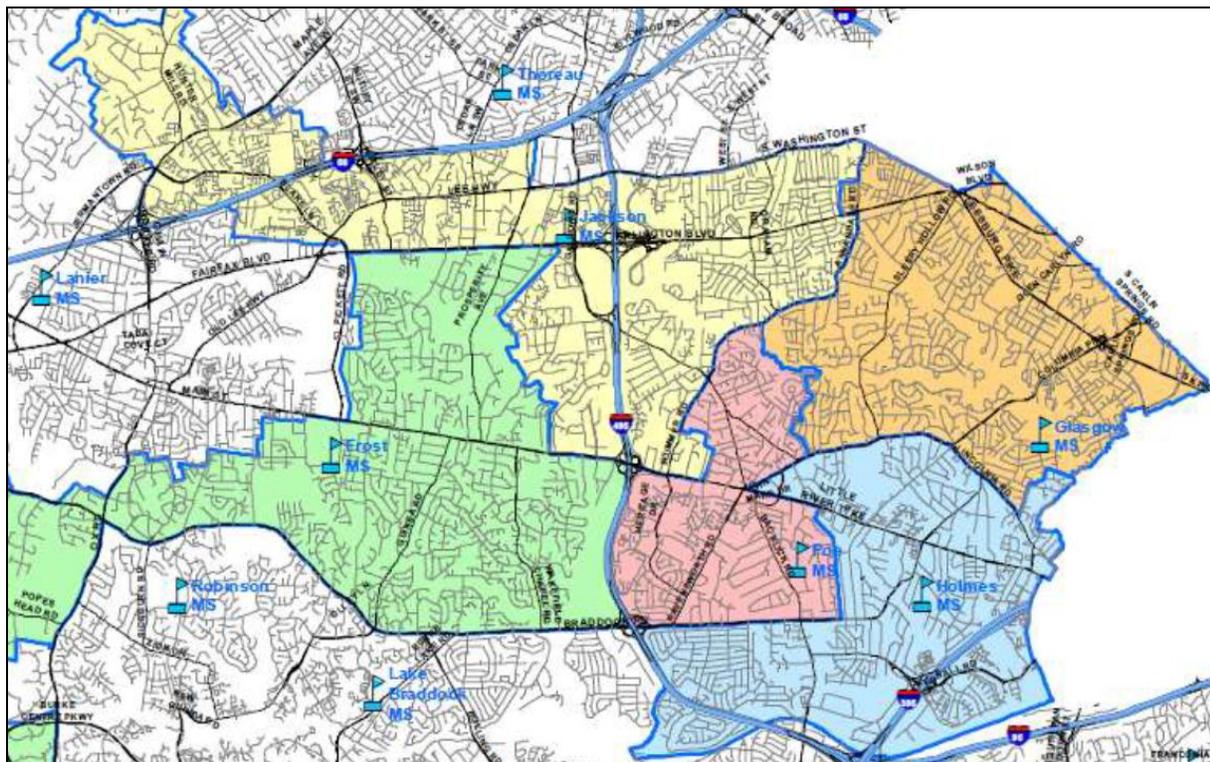
Source: Fairfax County Public Schools, 2013.

Middle Schools

Middle schools that serve the region are expected to have a deficiency of 322 seats by the 2017-18 school year. The challenge is expected to be addressed by modular placement, new building additions at a current site, or using a new school-within-a-school approach at a co-program location. See Table 17 and Figure 27 on middle school capacity and five-year projected capacity utilization.

Table 17: Capacity of Middle Schools in the Seven Corners Region

Middle School	Capacity and Enrollment Projections							2017-18 Capacity Utilization
	Capacity	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	
Glasgow MS	1665	1441	1584	1684	1790	1873	1987	119%
Holmes MS	1176	845	927	1014	1052	1119	1159	99%
Jackson MS	1146	1164	1150	1200	1320	1426	1505	131%
Poe MS	1341	936	1023	993	992	1022	1066	79%

Figure 27: Middle School District Boundaries in the Seven Corners Region

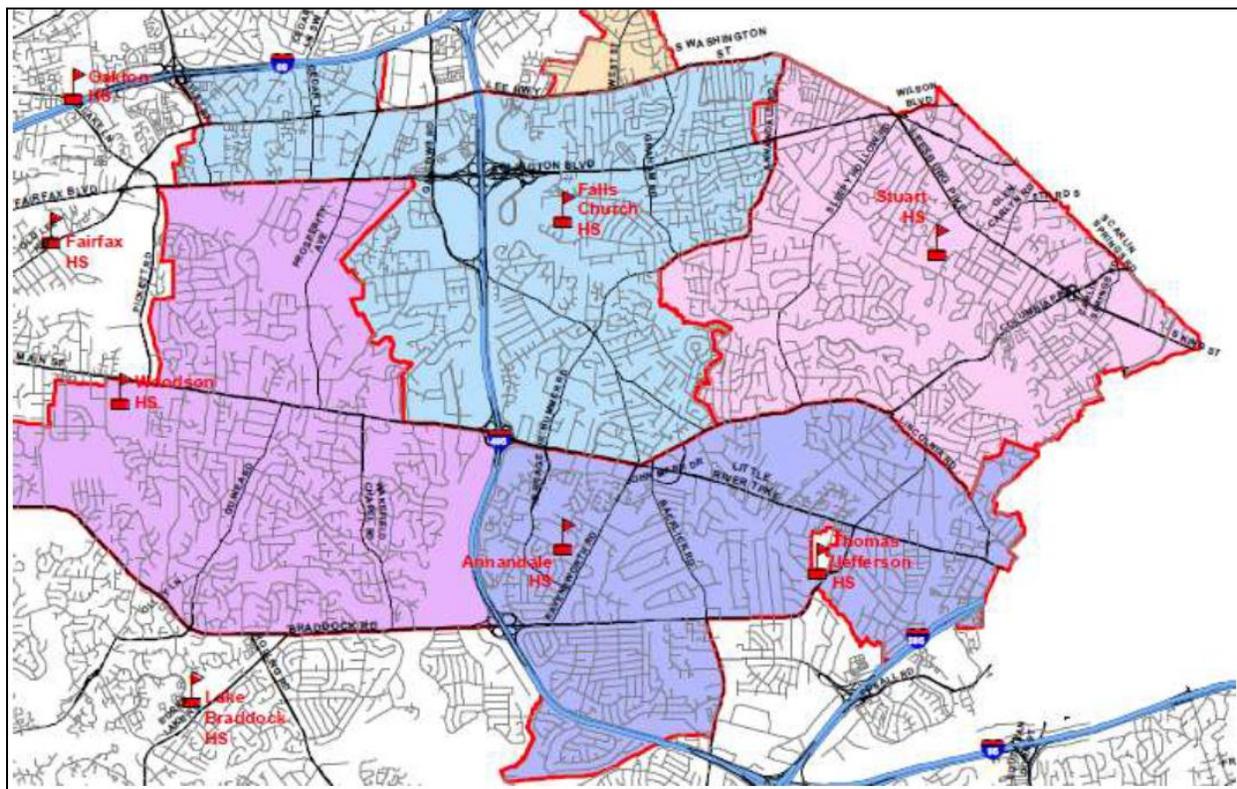
Source: Fairfax County Public Schools, 2013.

High Schools

By the 2017-18 school year, a deficiency of 535 seats is expected at the region's three high schools. The challenge is expected to be addressed by new construction or using a new school-within-a-school approach at a co-program location. See Table 18 and Figure 28 on high school capacity and five-year projected capacity utilization.

Table 18: Capacity of High Schools in the Seven Corners Region

High School	Capacity and Enrollment Projections							2017-18 Capacity Utilization
	Capacity	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	
Stuart HS	1941	1746	1965	2120	2277	2430	2476	128%
Falls Church HS	1954	1663	1700	1733	1785	1865	2020	103%
Annandale HS	2350	2404	2319	2243	2224	2228	2287	97%

Figure 28: High School District Boundaries in the Seven Corners Region

Source: Fairfax County Public Schools, 2013.

Urban School Model

As the County continues to urbanize and vacant land becomes increasingly expensive and less available, Fairfax County Public Schools is considering alternative school designs that require less land while continuing to offer the same features and services. This urban school model could be accommodated on an existing school site, as part of a new real estate acquisition or as a collocated within a commercial building. Fairfax County Public Schools has identified certain criteria for locating sites that may be appropriate for an urban model school for elementary schools.

- Site of 4.5 to 5.5 acres
- Building heights up to five levels, 80 feet
- General building dimensions of 170' x 180' or approximately 100,000 square feet
- A structured parking deck could be utilized for play space and possibly a recreational field on top of the garage.
- Co-program demands: Services and programs at an urban school site may support non-traditional school grade configurations, multi-level programs, post-secondary learning opportunities, as well as other community services.

WILLSTON CENTER AND HUMAN SERVICES

Background

On June 20, 1949, by a Deed of Dedication, the land located at 6131 Willston Drive and identified as Tax Map No. 51-3 ((18)) 0001 was dedicated to the Fairfax County School Board. The parcel was conveyed with the express condition that it be used for or in connection with educational purposes, or the parcel would revert to its original owner. Built in 1951 as an elementary school, the property currently serves as the Willston Multicultural Center.

On March 12, 1981, the School Board adopted a resolution to declare the parcel surplus to public school needs and on July 14, 1983, by a Quitclaim Deed, the parcel was conveyed to the Fairfax County Board of Supervisors.

Currently, the Willston Multicultural Center accommodates a variety of collocated county, school and nonprofit programs that are easily accessible by residents of the surrounding Seven Corners apartment complexes and neighborhoods. These include computer technology and afterschool programming for youth and their families through Fairfax County's Department of Neighborhood and Community Services (NCS), as well as Adult English Classes (ACE) provided by the Fairfax County Public Schools. The Center also houses several multicultural, multi-lingual associations, clubs, and organizations that provide educational, recreational, and acculturation services to the Vietnamese, Korean and African communities. The grounds also contain a playground, picnic tables and pavilion that are used heavily by the community, as well as an unimproved playing field. The Board of Supervisors maintains the facility, rectangle field, playground, picnic tables and a pavilion.

The Seven Corners Children's Center was founded in 1971 by First Christian Church in Falls Church as an outreach to low-income families in the Falls Church area of Fairfax County. It outgrew its space due to demand and a new center was built in 1987 at its current location adjacent to the Willston Multicultural Center

The Willston Multicultural Center is a well-known landmark and provides the only space open for public use within the Study Area boundaries. The building and surrounding area is frequently the site of cultural events, meetings and community activities and serve as a prime location for educational outreach and engagement with the community by public and private human service providers. The Center is open Monday through Friday, 8:00 a.m. to 10:00 p.m.; Saturdays from 7:30 a.m. to 10:30 p.m.; and Sundays from noon to 8:00 p.m.

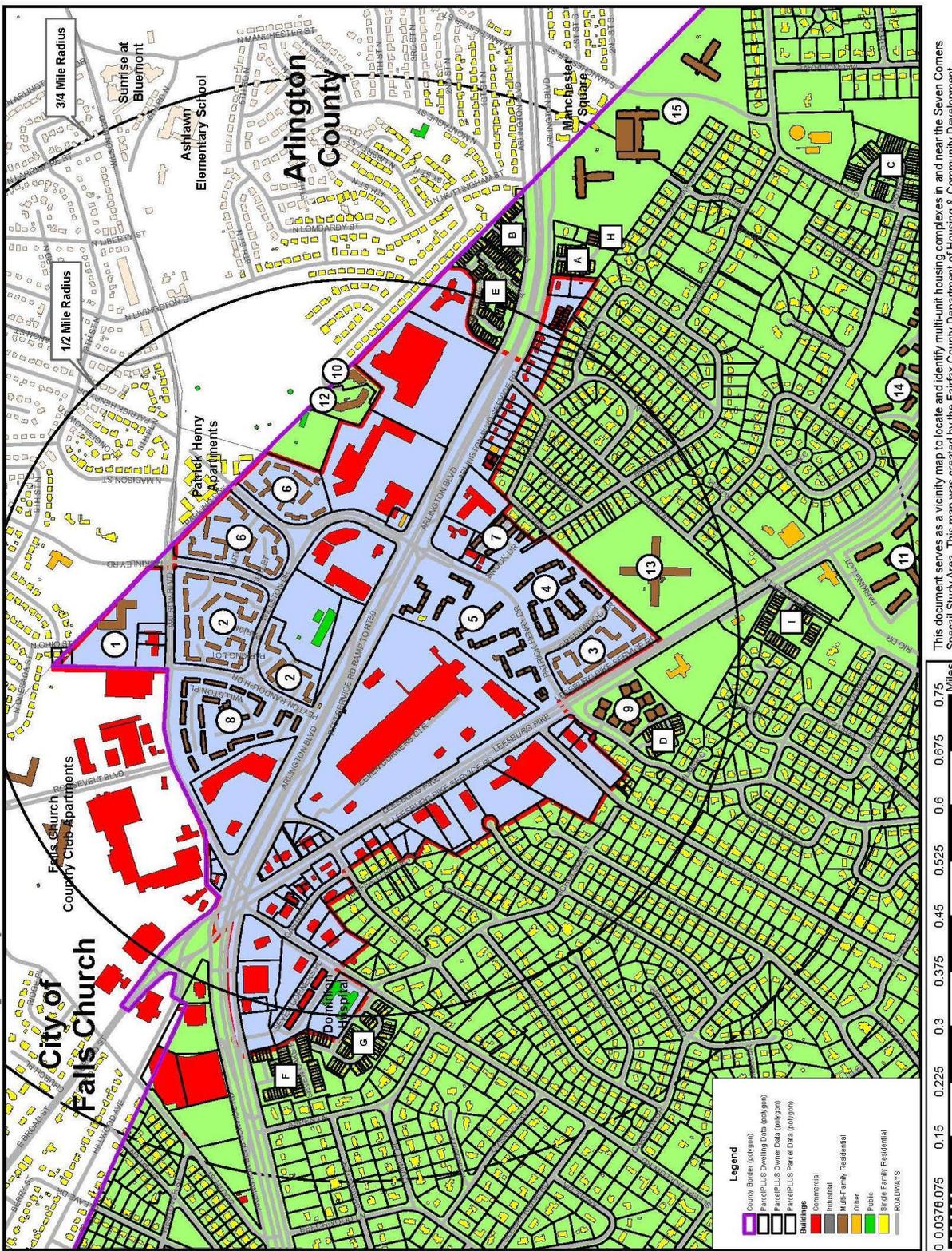
Organizations in the Surrounding Community

Bailey's Community and Senior Center	5920 Summers Lane
Bailey's Community Health Care Clinic	6196 Arlington Boulevard
Bailey's Crossroads Shelter	3525 Moncure Avenue
Boat People SOS	6066 Leesburg Pike
Culmore Resource Center	3304-B Culmore Court
Culmore Teen Center	6017 Argyle Drive
Culmore United Methodist Church	5901 Leesburg Pike
Dar Al-Hijrah Islamic Center	3159 Row Street
First Christian Church	6165 Leesburg Pike
Hispanic Committee of Virginia	5827 Columbia Pike, Suite 200
Hogar Hispano	6201 Leesburg Pike, # 305
Just Neighbors	5827 Columbia Pike, Suite 320
Legal Aid Justice Center	6400 Arlington Boulevard, Suite 600
Legal Services of Northern Virginia	6066 Leesburg Pike, Suite 500
Patrick Henry Family Shelter	3080 Patrick Henry Drive
St. Anthony's Catholic Church	3305 Glen Carlyn Road
St. Paul's Episcopal Church	3439 Payne Street
Tahirih Justice Center	6402 Arlington Boulevard, Suite 300

Relocation of County's Region 2 Human Services Functions

The county's Region 2 Human Services office was located in a leased office building at 6245 Leesburg Pike in the Seven Corners Community Business Center. In 2012, the County relocated these human services to a new location at 7611 Little River Turnpike in Annandale. The lease at this new location is for a term of approximately 8 years.

Appendix A: Existing Residential Properties



This document serves as a vicinity map to locate and identify multi-unit housing complexes in and near the Seven Corners Special Study Area. This map was created by the Fairfax County Department of Housing & Community Development.

Figure A.1: Seven Corners Residential Locator Map
 Source: Fairfax County Department of Housing and Community Development, 2012.

Table A.1: Residential Housing Complexes within the Study Area

Map ID	Property Name	Address_1	Parcel ID	Unit Type	# of Units	Private/Public Owned	Year Built	Zoning	Land Use Code
Residential Housing Complexes Within Study Area									
1	Cavalier Club Apartments	6200 Wilson Boulevard	0513 01 0043	Apartments	220	Private	1965	R-20	High Rise Apartments (= > 9 story)
2	East Falls aka Fields of Westover	6168 Willston Drive	0513 18 C	Apartments	305	Private	1952	R-20	Garden Apartments (= < 4 story)
3	Greenwood Apartments	6189 Greenwood Drive	0513 18 J	Apartments	138	FCRHA	1952	R-20	Garden Apartments (= < 4 story)
4	Hollybrooke Condo	3031 Patrick Henry Drive	0513 32 A	Condo-Apartment	187	Private	1952	R-30	Garden Style Condominium (= < 4 story)
5	Hollybrooke II Condo	3064 Patric Henry Drive	0513 36640101	Condo-Apartment	249	Private	1952	R-30	Garden Style Condominium (= < 4 story)
6	Seven Corners Apartments	2965 Patrick Henry Drive	0513 18 D	Apartments	284	Private	1952	R-20	Garden Apartments (= < 4 story)
7	St. Andrews Square	6140 Brook Drive	0513 38	Townhouse - Condo	36	Private	1986	R-20	Townhouse in Condominium Development
8	Villages at Falls Church	6230 Arlington Boulevard	0513 33	Condo-Apartment	244	Private	1952	R-30	Garden Style Condominium (= < 4 story)
				Units within study area:	1663				

Source: Fairfax County Department of Housing and Community Development, 2012.

Table A.2: Residential Housing Complexes Near the Study Area

Map ID	Property Name	Address_1	Parcel ID	Unit Type	# of Units	Private/Public Owned	Year Built	Zoning	Land Use Code
Residential Housing Complexes Near Study Area									
9	Chateaux Condo	3109 Patrick Henry Drive	0513 39 0627	Condominium	108	Private	1965	R-30	High Rise Style Condominium (= > 9 story)
10	Elmwood House	550 N Madison Street	0514 01 0003A	Apartments	50	Private	1995	R-4	Medium Rise Apartments (5 to 8 story)
11	Lafayette Park	6133 Leesburg Pike	0611 20	Condominium	400	Private	1964	R-30	Medium Rise Style Condominium (5 to 8 story)
12	Lockwood House	600 N Madison Street	0514 01 0003B	Apartments	100	Private	1986	R-4	Garden Apartments (= < 4 story)
13	The Jefferson (was Prestwick)	6166 Leesburg Pike	0513 01 0024	Apartments	310	Private	1962	R-20	Medium Rise Apartments (5 to 8 story)
14	Waters Edge	3310 Lakeside View Drive	0612 40010002	Condominium	119	Private	1984	R-12	Multiplex in Condominium Development
15	Woodlake Towers	6001 Arlington Boulevard	0514 13	Condo-Apartment	500	Private	1970	R-30	High Rise Style Condominium (= > 9 story)

Source: Fairfax County Department of Housing and Community Development, 2012.

Note: Land Use Code means type of residential development.

Table A.3: Townhouse Communities Near Study Area

Map ID	Property Name	Address_1	Parcel ID	Unit Type	# of Units	Private/Public Owned	Year Built	Zoning	Land Use Code
Townhome Communities Near Study Area									
A	Fallswood Court	3020 Fallswood Glen Court	0514 17 A	Townhomes	17	Private	1996	R-8	Townhouse in Ownership Development
B	Federal Hill	3011 Meeting Street	0514 12 A	Townhomes	76	Private	1986	PDH-20	Townhouse in Ownership Development
C	Hardwick Court	6074 Hardwick Place	0612 32 A	Townhomes	49	Private	1965	R-12	Townhouse in Ownership Development
D	Hills of Barcroft	6223 Squires Hill Drive	0513 40 A	Townhomes	20	Private	1993	R-20	Townhouse in Ownership Development
E	Kelsey Court (Ashlawn Ridge)	6030 Kelsey Court	0514 16 A	Townhomes	26	Private	1993	R-12	Townhouse in Ownership Development
F	Seven Oaks	6400 Seven Oaks Court	0513 31 A1	Townhomes	47	Private	1980	R-12	Townhouse in Ownership Development
G	Seven Oaks Two	6324 Crooked Oak Lane	0513 3102 B	Townhomes	47	Private	1989	R-12	Townhouse in Ownership Development
H	Springbergs Addition Fallswood Glen	3034 Fallswood Glen Court	0514 1701 A	Townhomes	6	Private	2005	PDH-8	Townhouse in Ownership Development
I	Vinewood	6180 Vine Forest Court	0513 35 A	Townhomes	33	Private	1985	R-8	Townhouse in Ownership Development

Source: Fairfax County Department of Housing and Community Development, 2012.

Note: Land Use Code means type of residential development.

Residential Complex Details

Detailed information about the housing complexes located within the Study Area is available below. The information explains age of the units, ownership structure, number and types of units, as well as the preservation of affordable housing.

Cavalier Club Apartments

6200 Wilson Blvd, Falls Church, VA 22044
703-291-0215

Units were built in 1965 and remodeled in 1999. There is a waiting list estimated at one year. Rent includes utilities (water, electric and gas), with discounts to military (5%), teachers (5%), police (10%) and students.

23	Studio	\$1254
124	1 bedroom	\$1384-1494
63	2 bedroom	\$1809
10	3 bedroom	\$2139

220 total units

East Falls Apartments (aka Fields at Westover)

2913-A Peyton Randolph Rd (6168 Willston Drive)

703-533-1611 <http://www.silverwoodcompanies.com/development/east-falls.php>

This is a privately-owned low-income housing tax credit property. The property consists of 305 units which were built in 1952. The property owner has stated that the property was refinanced recently using tax exempt bonds which will preserve the affordability until around 2025.

152 1 bedroom \$1120 + electric
153 2 bedroom \$1347 + electric

305 total units

Greenwood Apartments

3077 Patrick Henry Drive, Falls Church, VA 22044

51-3((18))J

703-246-5335

This property has 138 public housing units that were built in 1952. The property is owned by the Fairfax County Redevelopment and Housing Authority.

45 1 bed
79 2 bed
14 3 bed

138 total units

Hollybrooke and Hollybrooke II Condominium

51-3((32))((36))

3012 Patrick Henry Drive, Falls Church, VA 22044

703-534-2050

Hollybrooke II consists of 249 units constructed in 1952. In 2005, in partnership with AHC through the use of low-income housing tax credits and the Fairfax County One Penny Fund, 98 units were preserved for affordable housing. As part of that agreement, eight-nine of these units will remain affordable to households with incomes 60 percent or less of the AMI for 40 years. The remaining 9 units, at that time, were estimated to be affordable to households making up to 65 percent of the AMI and no rent restrictions were placed on the remaining 9 units. The bedroom mix of the 98 units is 54 one-bedroom units and 44 two-bedroom units.

In 2006, again in partnership with AHC through the use of low-income housing tax credits and the Fairfax County One Penny Fund, 50 additional units were preserved for affordable housing. As part of the agreement, 10 of the units will have rents affordable to households with incomes at or below 50 percent of the AMI and the remaining 40 units will be affordable to households with incomes at or below 60 percent of the AMI. The unit mix is 12 one-bedroom units and 38 two-bedroom units and the term is for 30 years.

As the result of these two actions, a total of 148 units have been preserved for affordable housing. In addition to the 148 units, the Board of Supervisors purchased 10 units in 1985. These units house the Patrick Henry Family Shelter and After Hours Crisis Center.

The DTA records show the majority of remaining units are held by investors, including 50 units that are owned / managed by TYCOM HACH KG.

AHC manages the rentals at Hollybrooke for both their own units and for TYCOM HACH KG. The rents are 1-bedroom at \$1090 and 2-bedroom at \$1299 + electric.

Hollybrooke Condo consists of 187 condominium units that were constructed in 1952. DTA records show the units with approximate assessed values of \$71,000 for the one-bedroom units and \$92,000 for the two-bedroom units. Sales last year in Hollybrooke ranged from \$72,000 to \$101,000.

Seven Corners Apartments

6122 Willston Drive, Falls Church, VA 22044
(703) 532-5000

This property contains 284 units and was constructed in 1952.

142	1 bed	\$975 + electric
142	2 bed	\$1275 + electric
284 total units		

St. Andrews Square

51-3((38))

St Andrews Square is a small 36 unit townhouse community constructed in 1986. DTA records show approximate assessed values of \$275,000 +/- 5%. The only sale for this development last year fell in this range.

Villages at Falls Church

2904 Peyton Randolph Drive
51-3((33))

This property consists of 244 condominium units built in 1952. The FCRHA purchased 36 of these units in 1984 as public housing units. The public housing units are comprised of 8 one-bedroom and 28 two-bedroom units.

DTA records show the one-bedroom units assessed at \$72,180 and the two-bedroom units assessed at \$97,800. Sales from 2011 show that the units seem to be selling in the \$100,000 range plus or minus 10 percent. The review of DTA data also suggests that many of the condos are held as investment property which indicates private rentals.

Appendix B: Rental Housing Analysis

Table B.1: Housing Price Affordability Adjusted for Family Size

Household Size	Income at 70% adjusted for family size	Income Limits	Affordability assuming 2 ½ times income	Affordability assuming 3 times income
1 Person	70% x \$ \$75,250	\$ 52,675	\$ 131,685	\$ 158,025
2 Persons	80% x \$ \$75,250	\$ 60,200	\$ 150,500	\$ 180,600
3 Persons	90% x \$ \$75,250	\$ 67,725	\$ 169,610	\$ 203,175
4 Persons	100% x \$ \$75,250	\$ 75,250	\$ 188,125	\$ 225,750
5 Persons	108% x \$ \$75,250	\$ 81,270	\$ 203,175	\$ 243,810
6 Persons	116% x \$ \$75,250	\$ 87,290	\$ 218,225	\$ 261,870
7 Persons	124% x \$ \$75,250	\$ 93,310	\$ 233,275	\$ 279,930

2012 Washington, DC MSA = \$107,500 for a family of four. At 70% of the Washington, DC MSA for a family of four: $107,500 \times .70 = \$75,250$. The calculations adjust for family size, income and unit size. One industry standard is to look at 2 ½ to 3 times income to determine what a family may be able to afford. HCD, in conjunction with lending requirements for an FHA loan, uses approximately 30% of gross income as a determination for total affordable housing expenses for low and moderate income families. This table is intended to provide a measure of general affordability of housing for low and moderate income families and is in no way intended to substitute for actual loan underwriting criteria.

The following tables have been extracted from Rental Housing Complex Analysis 2011, prepared by Economic, Demographic and Statistical Research Department of Neighborhood and Community Services, County of Fairfax, Virginia.

TABLE B.2
Rental Housing Complex Analysis:
Average Monthly Rent by Year; Fairfax County, 2001 to 2011

Year	Average Monthly Rent	Percent Change
2001	\$1,129	14.2%
2002	\$1,157	2.5%
2003	\$1,168	1.0%
2004	\$1,157	-0.9%
2005	\$1,202	n/a ¹
2006	\$1,247	3.7%
2007	\$1,311	5.1%
2008	\$1,341	2.3%
2009	\$1,375	2.5%
2010	\$1,383	0.6%
2011	\$1,433	3.6%

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Average monthly rents are based on units located in major rental housing complexes having five or more units. Units leased by individual owners are not included. Privately owned subsidized housing units as well as publicly owned rental units are excluded from the rent calculations.

¹ Due to a change in methodology, the percent change from the prior year is not comparable.

TABLE B.3
Rental Housing Complex Analysis:
Average Monthly Rent by Age of Complex
Fairfax County, 2010 and 2011

Age of Complex	Average Monthly Rent		
	2,010	2,011	Percent Change
1 to 5 Years	\$1,765	\$1,858	5.3%
6 to 10 Years	\$1,454	\$1,639	12.7%
11 to 15 Years	\$1,464	\$1,632	11.5%
16 to 20 Years	\$1,568	\$1,661	5.9%
Over 20 Years	\$1,315	\$1,342	2.1%
Fairfax County	\$1,383	\$1,433	3.6%

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Figures do not include units leased by individual owners, public housing units, and privately owned subsidized housing complexes.

TABLE B.4
Rental Housing Complex Analysis:
Average Monthly Rent by Planning District; Fairfax County, 2011

Planning District	Units	Average Monthly Rent
Annandale	3,963	\$1,356
Bailey's	5,878	\$1,304
Bull Run	6,268	\$1,400
Fairfax	7,492	\$1,478
Jefferson	5,567	\$1,373
Lincolnia	2,946	\$1,402
Lower Potomac	1,474	\$1,238
McLean	2,982	\$1,754
Mount Vernon	10,334	\$1,311
Pohick	954	\$1,429
Rose Hill	2,609	\$1,674
Springfield	1,726	\$1,416
Upper Potomac	12,069	\$1,483
Vienna	3,223	\$1,664
Fairfax County	67,485	\$1,433

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Figures do not include units leased by individual owners. Rental costs were reported for 80.2 percent of the non-subsidized Fairfax County rental units. Not all complexes provided information.

TABLE B.5
Rental Housing Complex Analysis:
Average Monthly Rent by Magisterial District; Fairfax County, 2011

Supervisor District	Units	Average Monthly Rent
Braddock	4,888	\$1,388
Dranesville¹	5,625	\$1,555
Hunter Mill²	8,132	\$1,461
Lee	8,474	\$1,407
Mason	11,940	\$1,321
Mount Vernon	7,819	\$1,360
Providence	12,010	\$1,568
Springfield	4,601	\$1,407
Sully	3,996	\$1,415
Fairfax County	67,485	\$1,433

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Figures do not include units leased by individual owners. Rental costs were reported for 80.2 percent of the non-subsidized Fairfax County rental units. Not all complexes provided information.

¹ Includes the Town of Herndon.

² Includes the Town of Vienna.

TABLE B.6
Rental Housing Complex Analysis:
Average Monthly Rent by Unit Type; Fairfax County, 2010 and 2011

Unit Type	Average Rent		
	2,010	2,011	Percent Change
Efficiency	\$992	\$1,010	1.8%
1 Bedroom	\$1,216	\$1,268	4.3%
1 Bedroom/Den	\$1,334	\$1,392	4.3%
2 Bedrooms	\$1,447	\$1,508	4.2%
2 Bedrooms/Den	\$1,572	\$1,664	5.9%
3 Bedrooms	\$1,689	\$1,732	2.5%
3 Bedrooms/Den	\$1,729	\$1,817	5.1%
4 Bedrooms	\$1,783	\$1,763	-1.1%
Fairfax County	\$1,383	\$1,433	3.6%

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Figures do not include units leased by individual owners, public housing units, and privately owned subsidized housing complexes.

TABLE B.7
Rental Housing Complex Analysis:
Average Monthly Rent by Structure Type; Fairfax County, 2010 and 2011

Structure Type	Average Rent		
	2010	2011	Percent Change
Low-Rise	\$1,350	\$1,411	4.5%
Mid-Rise	\$1,658	\$1,651	-0.4%
High-Rise	\$1,458	\$1,461	0.2%
Townhouse	\$1,712	\$1,695	-1.0%
Fairfax County	\$1,383	\$1,433	3.6%

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Figures do not include units leased by individual owners, public housing units, and privately owned subsidized housing complexes.

Definitions:

Low-rise or garden structure is 1 to 4 stories.

Mid-rise structure is 5 to 8 stories.

High-rise structure is 9 or more stories.

Townhouse is usually a multi-story, single-family dwelling attached structure containing a common wall.

Appendix C: Fairfax County Park Classification System

The Park Authority Board adopted the Park Classification System to serve as a general framework intended to guide open space and public facilities planning by grouping parks according to certain common typical characteristics. The park classification system gives an indication of the primary intended use, general park size ranges, typical facility types, and the general experience a user may expect at a type of park. The three park classifications, in ascending order of size and potential development intensity, are: local, district, and countywide. A fourth park classification, resource-based, is used to denote parks that contain significant natural or cultural resources that should be protected.

Local parks primarily provide facilities for active or passive recreation, or both; areas for scheduled and unscheduled recreation activities and social gathering places; and, serve residential, employment and mixed-use centers. In suburban settings, park size will typically be between 2.5 acres and 50 acres, but some local parks may range up to 75 acres. In urban areas, park size is typically less than five acres and often less than ½ acre.

The character of local parks may vary depending on their location within the County. In residential settings, local parks will generally be larger than in urban parts of the County. Typical facilities may include open play areas, playgrounds, courts, athletic fields, game areas, trails, trail connections, natural areas, picnic facilities and facility lighting. In a suburban setting and depending on the park size and facilities, the local park service area may be up to 3 miles. In urban areas, urban-scale local parks are appropriate as outlined in the adopted Urban Parks Framework contained in the Policy Plan of the Fairfax County Comprehensive Plan. These publicly accessible urban parks should include facilities that are pedestrian-oriented and provide visual enhancement, a sense of identity, opportunities for social interactions, enjoyment of outdoor open space and performing and visual arts. Primary elements of urban-scale local parks are ease of non-motorized access and a location that complements, or is integrated with, surrounding uses. Features may include urban style plazas, mini-parks, water features and trail connections that are oriented to pedestrian and/or bicycle use by employees and residents. Service area is generally within a 5-10 minute walking distance from nearby offices, retail and residences.

District parks provide diverse opportunities for passive and active recreation uses, are typically 50 to 150 acres, and have a service area of three to six miles. Generally, facilities in these parks are larger in number and scale than at local parks and support a longer visit. District parks may combine recreation-oriented complexes of developed facilities with areas of the park that are undeveloped. The extent of development will depend on actual site conditions, such as topography, amount of developable acreage, and access. Appropriate facilities include those that support active and passive recreation, often clustered together, areas for programmed activities and gathering places and areas designated for resource protection. Lighted facilities and extended hours of operation are the norm.

Countywide Parks provide diverse opportunities for passive and active recreation uses to a wide range of simultaneous users. Generally, these parks provide complexes of intensively developed activity areas. The complexes may include multiple facilities for the same activity, an assortment of different activity focuses in one or more areas of the park, and/or unique facilities found in only one or a few parks within the entire park system. Appropriate facilities include those typically found in district parks as well as the facilities unique to countywide parks and the support uses necessary for a full day activity such as concessions and restrooms. Formally scheduled community gathering places and areas for large programmed activities and events are also typical. Lighted facilities and extended hours of operation are the norm.

Resource-based parks are selected for inclusion in the park system because of their exemplary natural and/or cultural features and are acquired, identified and preserved for stewardship and protection. Protection and stewardship of unique natural and cultural resources provide a variety of public benefits. These parks provide educational and interpretative opportunities relative to environmental and cultural resources. These lands may offer opportunities to restore degraded areas and protect, increase and restore biodiversity of species that may inhabit these areas. In addition, passive recreation opportunities and facilities are also appropriate at these parks. Development which does not adversely affect resources and which enhances awareness of the resource values is appropriate.

Appendix D: Fairfax County Park Service Levels

The Park Authority uses two approaches to calculate the park and recreation needs in Fairfax County: the suburban standard and the urban framework. The suburban standard reflects established countywide service level goals based on population as identified in the Park Authority Needs Assessment. The Urban Parks Framework endorsed by the Park Authority in 2008, and adopted by the Board of Supervisors on May 14, 2013, considers the mix of uses typically found in more urban areas and the number of workers in addition to the number of residents.

The County's Comprehensive Plan envisions concentrating growth in areas designated on the Concept for Future Development as Mixed-Use Centers and seeks a balance between residential and employment uses. This guidance is commonly applied within older commercial areas to assist their revitalization, redevelopment and reinvestment, and within transit station areas to assist their transformation into mixed used activity centers, placing greater emphasis on pedestrian accessibility and mobility. The Urban Parks Framework defines an urban park typology and associated park design elements for the amount of residents and workers in those areas that are more urban or are urbanizing areas. In addition, the Urban Parks Framework provides recreational facility type recommendations for each urban park type, whereas the suburban standard recommends a specific quantity of parkland and recreational facilities.

A combination of the suburban standard and Urban Parks Framework would be appropriate to establish and accomplish park and recreation goals in the Study Area. Opportunities lie within underutilized areas like the field behind the Willston Multicultural Center, areas identified to be redeveloped, and in improving existing facilities to increase playing capacity. For instance, installing lights and synthetic turf to athletic fields will increase playing capacity by about 65 percent. Through a combined suburban and urban approach, there are opportunities to efficiently identify and accomplish park and recreation goals.