

SSPA Infrastructure Impacts and Rezoning Proffer Summary

Presented by Katrina Newton, Planner
Katrina.Newton@fairfaxcounty.gov

Franconia District Land Use Committee
May 13, 2023



PLANNING & DEVELOPMENT



Proposed Site-Specific Plan Amendments*

- Tier 1
- Tier 3
- Recently Adopted*
- County Boundary



SF= Square Feet
MF= Multifamily

Approved and In Review Zoning Projects (2019-Present)*

* Springfield Town Center dates to 2009

- Approved
- In Review

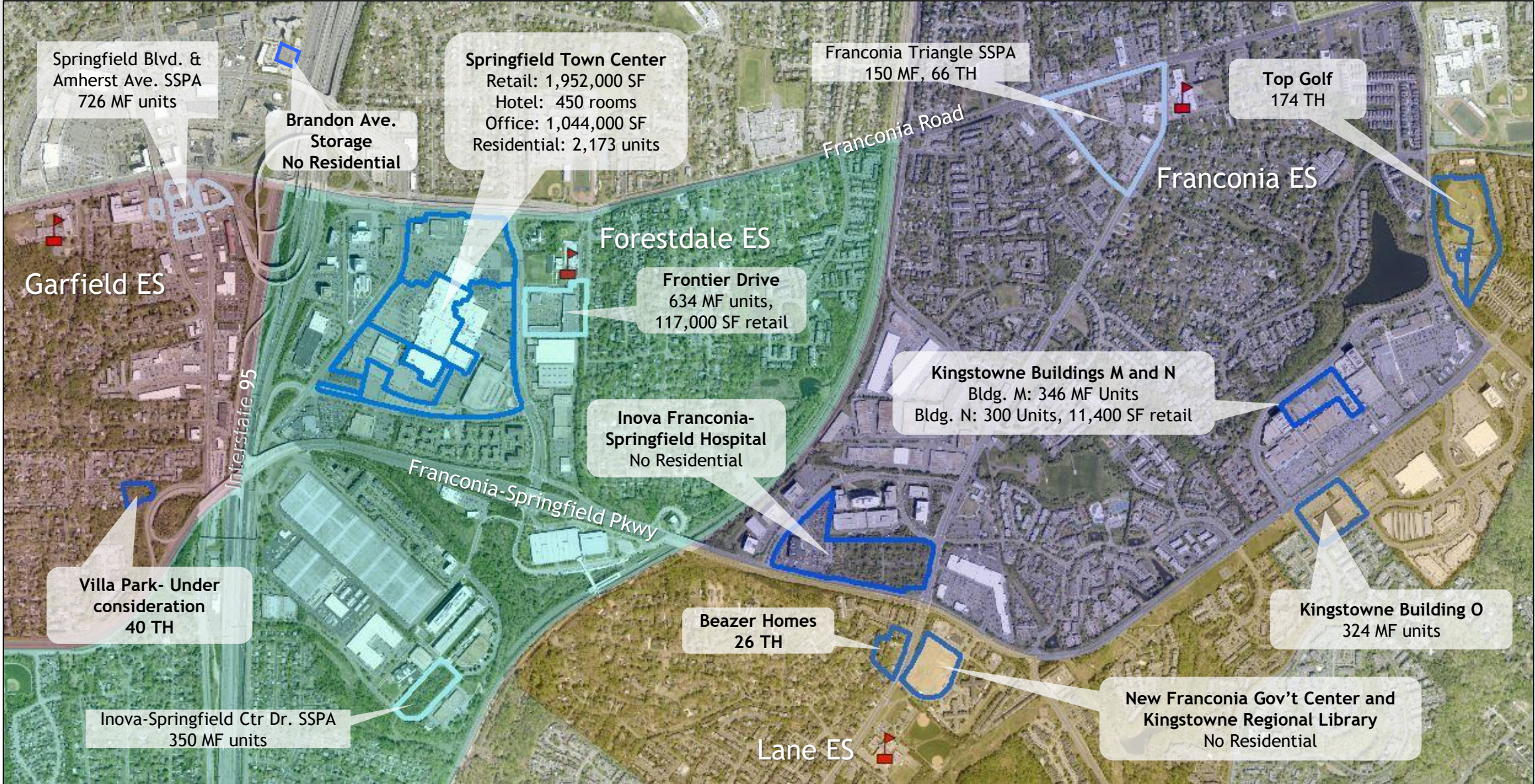


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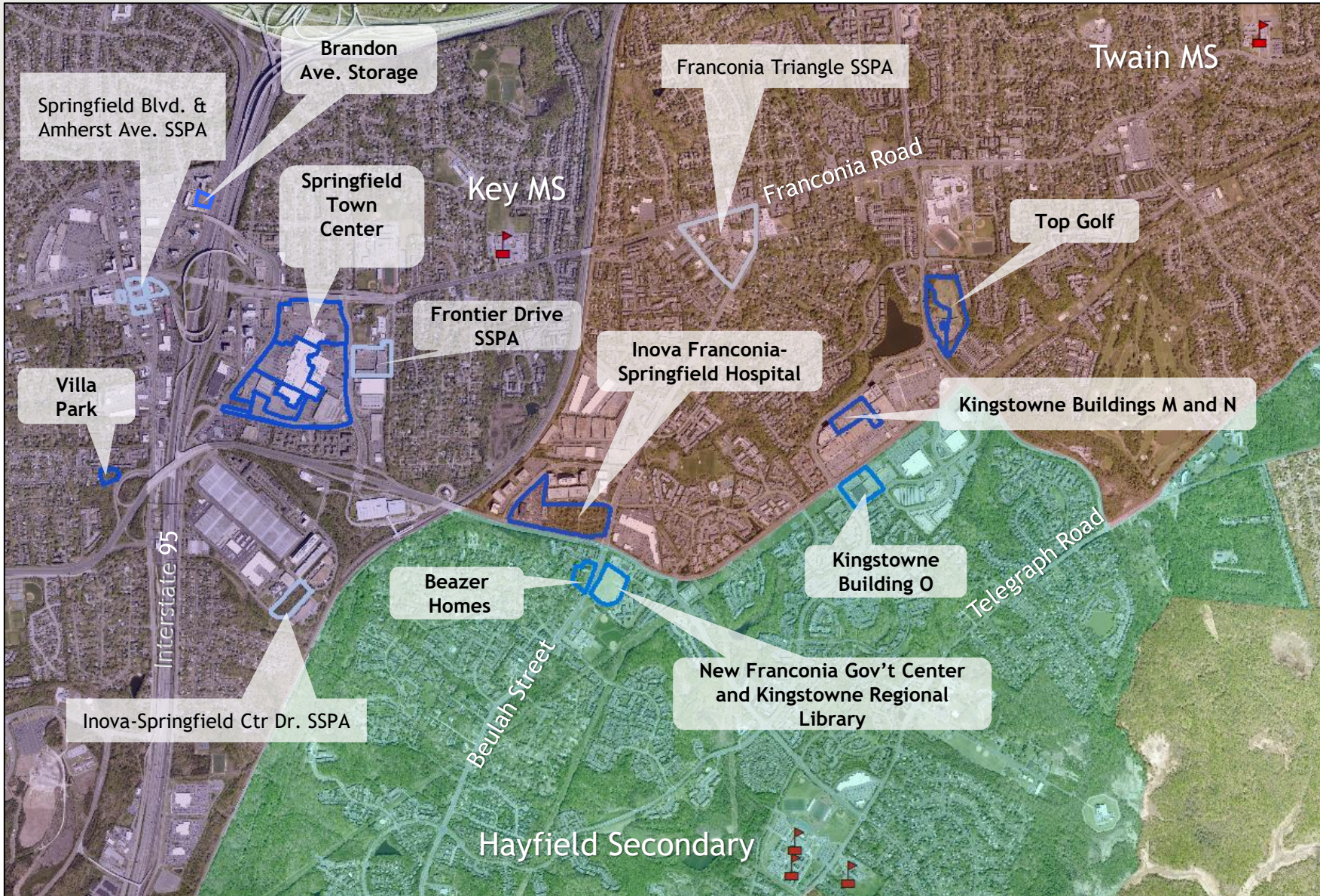
Schools



Elementary School Boundaries



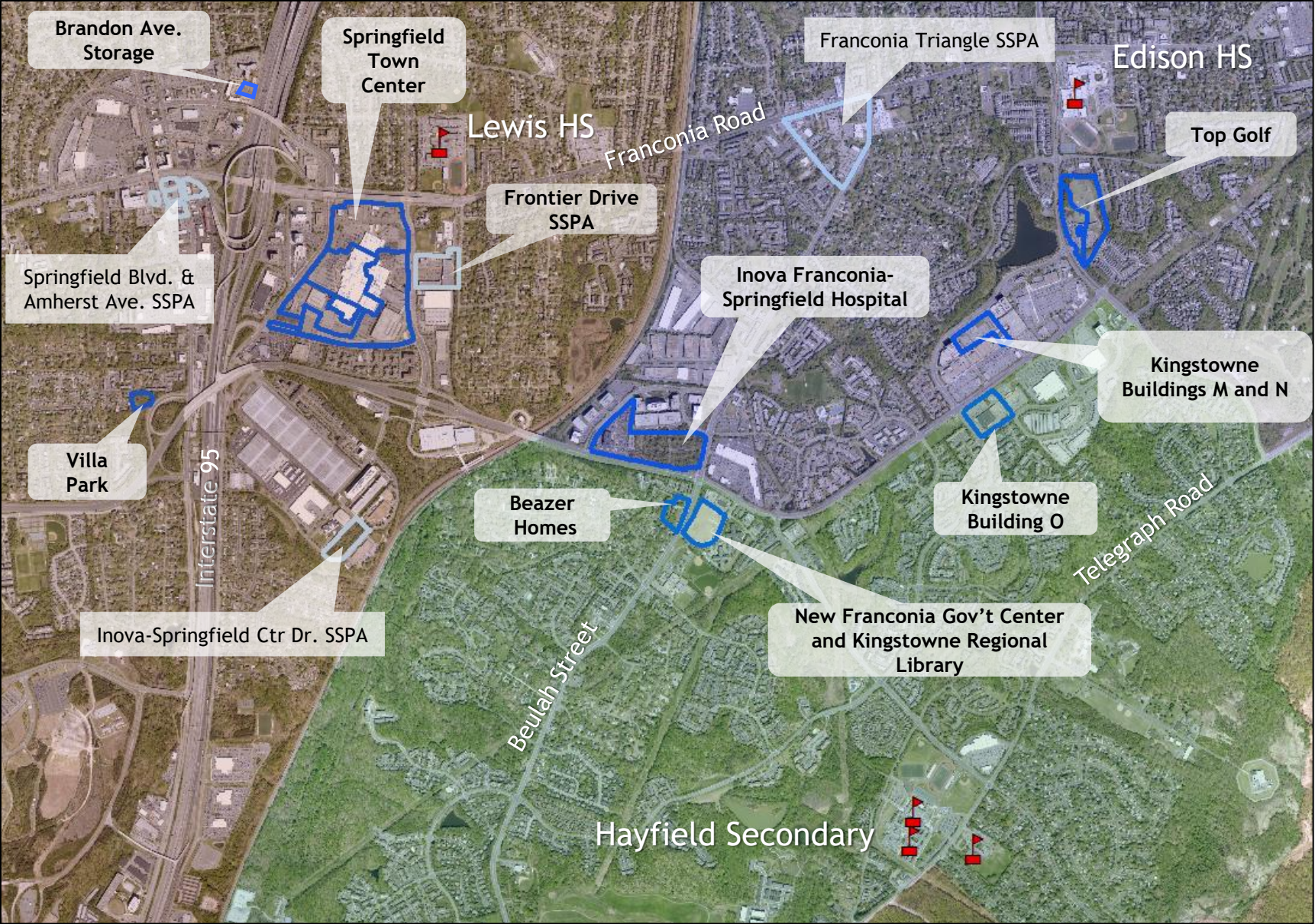
Middle School Boundaries



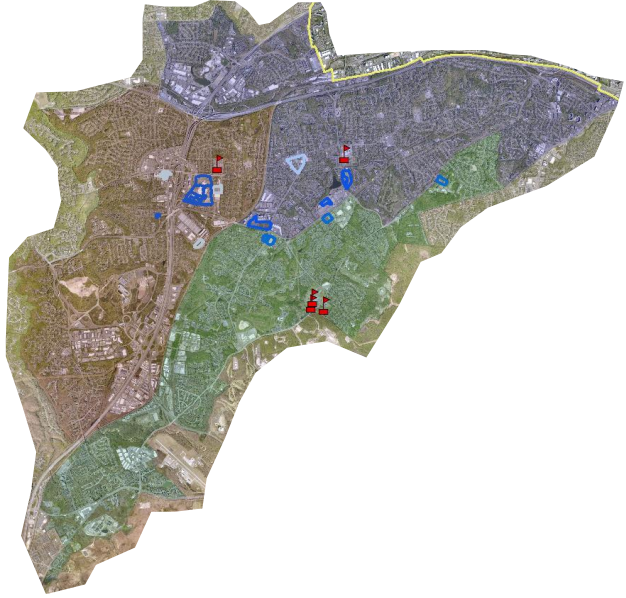
Entire Area of MS Districts



High School Boundaries



Entire Area of HS Districts



Schools- Elementary

Amendment	Elementary School	Potential Student Yield	Capacity	CIP Potential Solutions
Springfield Blvd. / Amherst Ave.	Garfield	20	SY 2023-2024: 77% SY 2028-2029: 75% Surplus Capacity	Monitor Student Membership*
Inova-Springfield Ctr Dr.	Forestdale	21	SY 2023-2024: 79% SY 2028-2029: 83% Surplus Capacity	Monitor Student Membership*
Frontier Dr.	Forestdale	39		
Franconia Triangle	Franconia	47	SY 2023-2024: 92% SY 2028-2029: 86% Sufficient Capacity	Monitor Student Membership*

*Based on the identified capacity needs for current and projected programs and growth, the FCPS Adopted CIP FY 2025-29 identifies the existing need for one new school in this region to alleviate overcrowding. This new school is identified as the repurposing of Virginia Hills Center.

Schools- Middle

Amendment	Middle School	Potential Student Yield	Capacity	CIP Potential Solutions
Springfield Blvd./Amherst Ave.	Key	20	SY 2023-2024: 74% SY 2028-2029: 70% Surplus Capacity	Monitor Student Membership
Inova-Springfield Ctr Dr.	Key	10		
Frontier Dr.	Key	18		
Franconia Triangle	Twain**	24	SY 2023-2024: 96% SY 2028-2029: 98% Approaching Capacity	*See below

*Twain MS: Increase efficiency by reassigning instructional spaces within a school to accommodate an increase in membership; possible program changes; minor interior facility modifications to create additional instructional space and to help accommodate a capacity deficit; addition of temporary classrooms to accommodate a short-term capacity deficit; capacity enhancement through either a modular or building addition; and/or potential boundary adjustment with other schools identified as having a capacity surplus.

**Twain MS: Indicated for renovation per FCPS CIP FY2025-2029, Table 15, Capitol Projects 2024-33.

The FCPS Adopted CIP FY 2025-29 includes potential solutions to alleviate current and projected school capacity deficits. For consideration purposes, as many options as possible have been identified for each school, in no significant order, and may be contingent on other potential solutions listed. Any option(s) chosen for implementation will be discussed and decided through a transparent process with the appropriate stakeholders, in accordance with Fairfax County School Board Policies and Regulations.

Schools- High Schools

Amendment	High School	Potential Student Yield	Capacity	CIP Potential Solutions
Springfield Blvd./Amherst Ave.	Lewis	20	SY 2023-2024: 86% SY 2028-2029: 74% Surplus Capacity	Monitor Student membership
Inova-Springfield Ctr Dr.	Lewis	10		
Frontier Dr.	Lewis	18		
Franconia Triangle	Edison	24	SY 2023-2024: 106% SY 2028-2029: 103% Slight Deficit	*See Below

*Edison HS: Increase efficiency by reassigning instructional spaces within a school to accommodate an increase in membership; possible program changes; minor interior facility modifications to create additional instructional space and to help accommodate a capacity deficit; addition of temporary classrooms to accommodate a short-term capacity deficit; capacity enhancement through either a modular or building addition; and/or potential boundary adjustment with other schools identified as having a capacity surplus.

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Schools- Student Yield Ratios

Single-Family Detached	.261 Elementary
	.084 Middle
	<u>.175 High</u>
	.521 Total

Low-Rise Multifamily (≤ 4 stories)	.202 Elementary
	.057 Middle
	<u>.098 High</u>
	.357 Total

Single-Family Attached (Townhouse)	.254 Elementary
	.072 Middle
	<u>.141 High</u>
	.467 Total

Mid/High-Rise Multifamily (> 4 stories)	.061 Elementary
	.019 Middle
	<u>.028 High</u>
	.108 Total

\$14,956 per student proffer contribution for residential rezonings accepted on or after June 1, 2022

[Student Yield Ratios and Proffer Contribution \(fcps.edu\)](https://www.fcps.edu)

School Proffer Contributions

-  Approved
-  In Review



Parks and Recreation



Parks: Park Types and Standards

Policy Plan Element of the Comprehensive Plan

- Park Classification System
- Urban Parks Framework (Springfield CBC & Franconia-Springfield TSA)
- Standards and Criteria for Establishment of Parks and Recreation Facilities

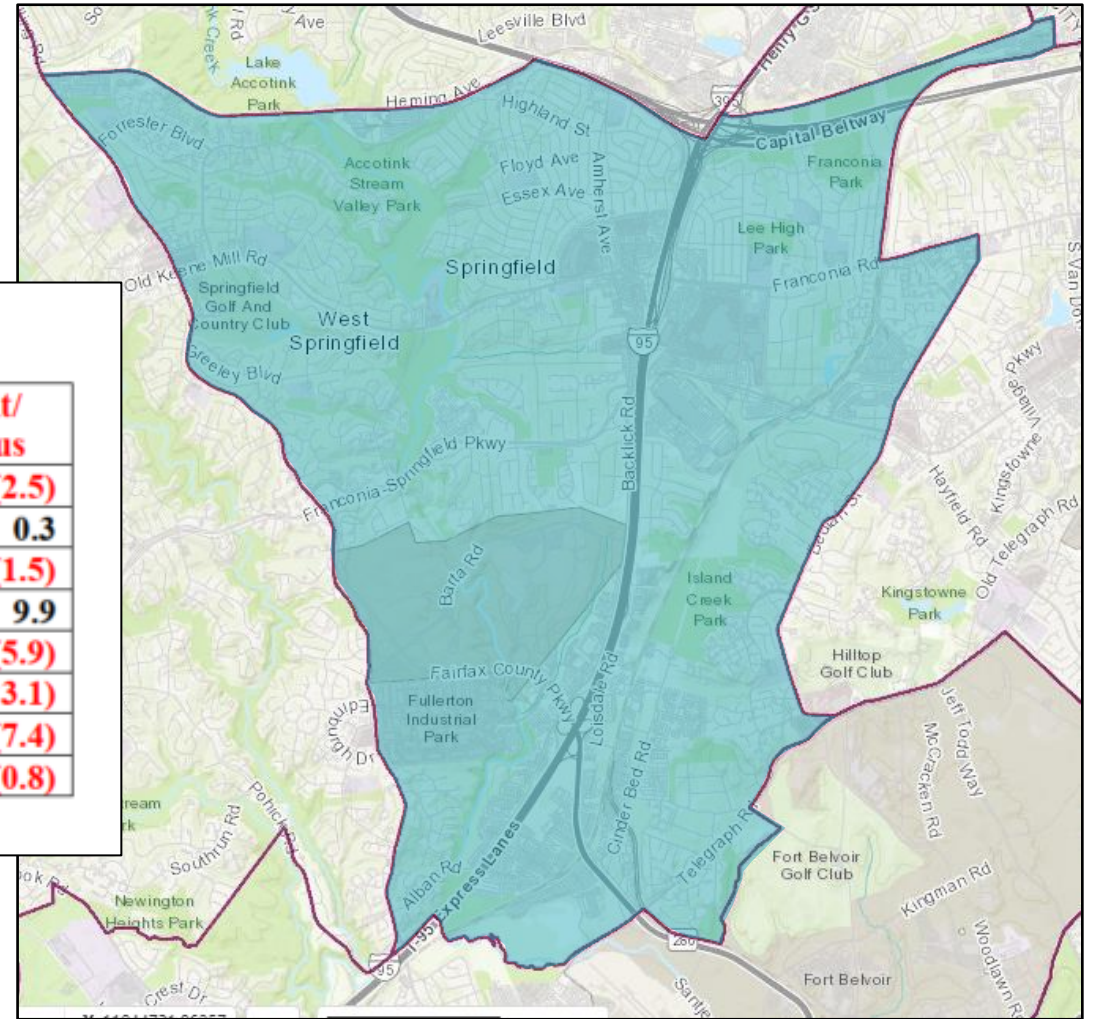


Parks and Recreation-Springfield Planning District Recreational Facility Needs

Table 1. Springfield Planning District Recreational Facility Needs.

Facility Type	Existing	Needs Assessment Standard	Need in 2020	Deficit/ Surplus
Rectangle Fields	21.7	1 field / 2,700 people	24.2	(2.5)
Adult Baseball Fields	3.0	1 field / 24,000 people	2.7	0.3
Adult Softball Fields	1.5	1 field / 22,000 people	3	(1.5)
Youth Baseball Fields	19.0	1 field / 7,200 people	9.1	9.9
Youth Softball Fields	1.5	1 field / 8,800 people	7.4	(5.9)
Sport Courts	8	1 court / 2,100 people	31.1	(23.1)
Playgrounds	16	1 playground / 2,800 people	23.4	(7.4)
Dog Parks	0	1 dog park / 2,700 people	0.8	(0.8)

Table 1 compares existing recreational facilities in the Springfield Planning District to the district's facility needs based on needs assessment standards as of 2020.



Springfield Planning District

Parks and Recreation

	Service Level Standards	Springfield Blvd.	Amherst Ave (Net difference only)	Frontier Drive	Inova-Springfield Ctr. Drive	Franconia Triangle	TOTAL
UNITS		604	122	634	350	150 MF 66 Attached	1,926
POPULATION		1,057	214	1,110	613	503	3,497
SERVICE LEVEL NEEDS							
URBAN PARK ACRES		1.59	0.32	1.66	0.92	N/A	4.49
RECTANGLE FIELDS	1 Field/2,700 people	0.39	0.08	0.41	0.23	0.19	1.3
ADULT BASEBALL FIELDS	1 field/24,000 people	0.04	0.01	0.05	0.03	0.02	0.15
ADULT SOFTBALL FIELDS	1 field/22,000 people	0.05	0.01	0.05	0.03	0.02	0.16
YOUTH BASEBALL FIELDS	1 field/7,200 people	0.15	0.03	0.15	0.09	0.07	0.49
SPORT COURTS	1 court/2,100 people	0.50	0.10	0.53	0.29	0.24	1.66
PLAYGROUNDS	1 playground/2,800 people	0.38	0.08	0.4	0.22	0.18	1.26
DOG PARKS	1 dog park/86,000 people	0.01	0.00	0.01	0.01	0.01	0.04

Parks and Open Space Proffers and Contributions

- Approved
- In Review



Brandon Avenue Self-Storage
Publicly accessible plaza with public art

Springfield Town Center
460-unit MF Bldg.
Publicly Accessible Southwest Fitness Park, \$7,500 to FCPS for Olander & Margaret Banks Park or park in vicinity
165-room Hotel
\$7,500 to FCPS for Olander & Margaret Banks Park or park in vicinity

Top Golf
174 Townhomes
Publicly Accessible Linear Park, Community Park and Neighborhood Parks
\$3,000/unit to KROC or \$2,625.42/unit to FCPA

Kingstowne Buildings M and N
Bldg. M: 346 MF Units
Bldg. N: 300 Units, 11,400 SF retail
Public Plaza with seasonal ice rink and water feature.
\$1,562.75/unit to FCPA for parks in service area of property

Inova Franconia-Springfield Hospital
\$50,000 to FCPA for Olander & Margaret Banks Park or park in vicinity

Kingstowne Building O
324 MF units
22,000 SF of publicly accessible open space
\$506,331 to FCPA for parks in service area of property

Villa Park- In review
40 Townhomes
Publicly accessible open space/amenities/trail connections
\$2,473.61/unit to FCPA for Fran. District parks (Draft Proffers)

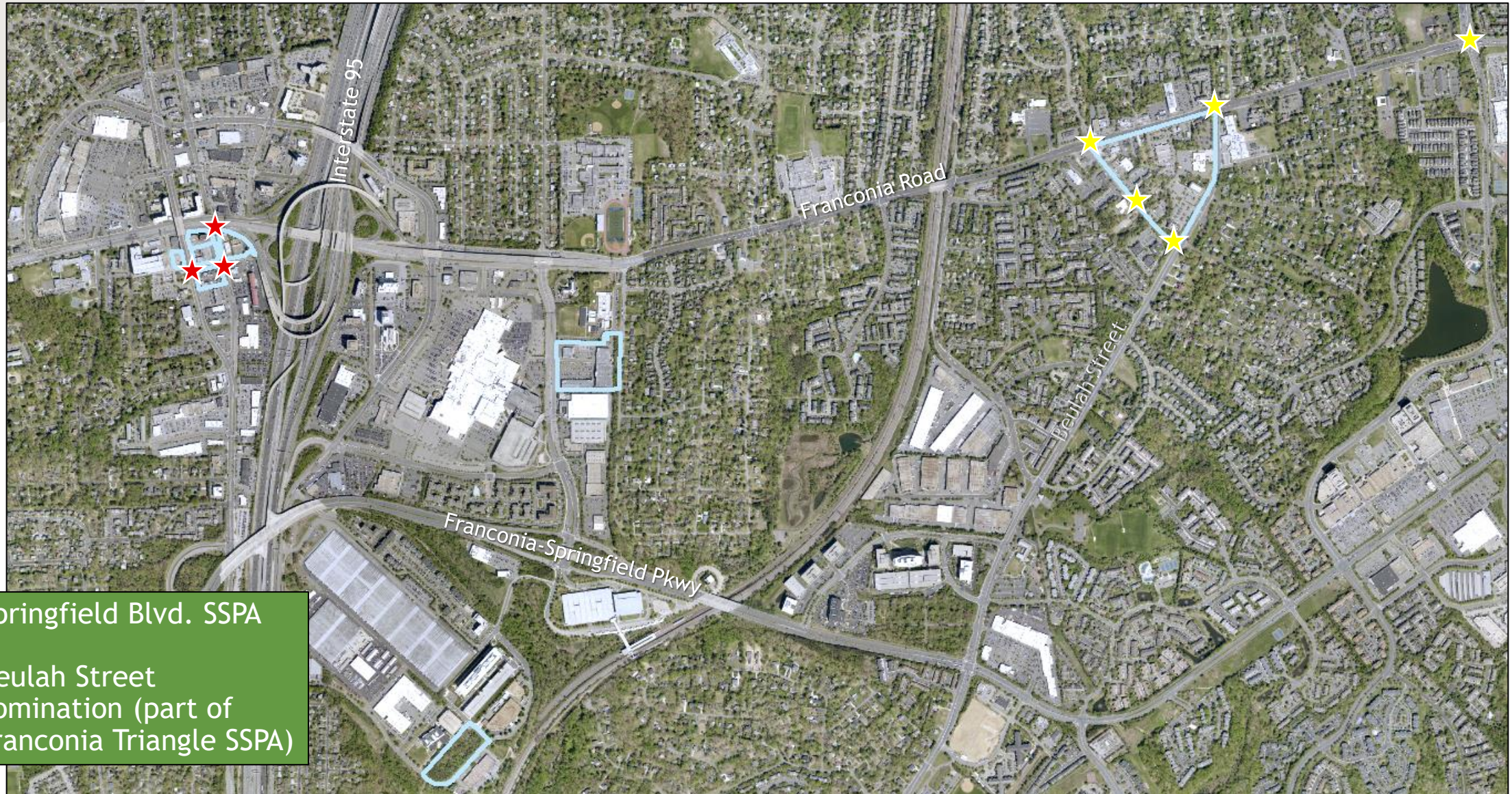
7600 Beulah Street
26 Townhomes
\$2,625.42/unit to FCPA for parks in the vicinity

New Franconia Gov't Center and Kingstowne Regional Library
10-ft wide trail along Beulah St.

Transportation



Transportation Analysis- Intersections Studied

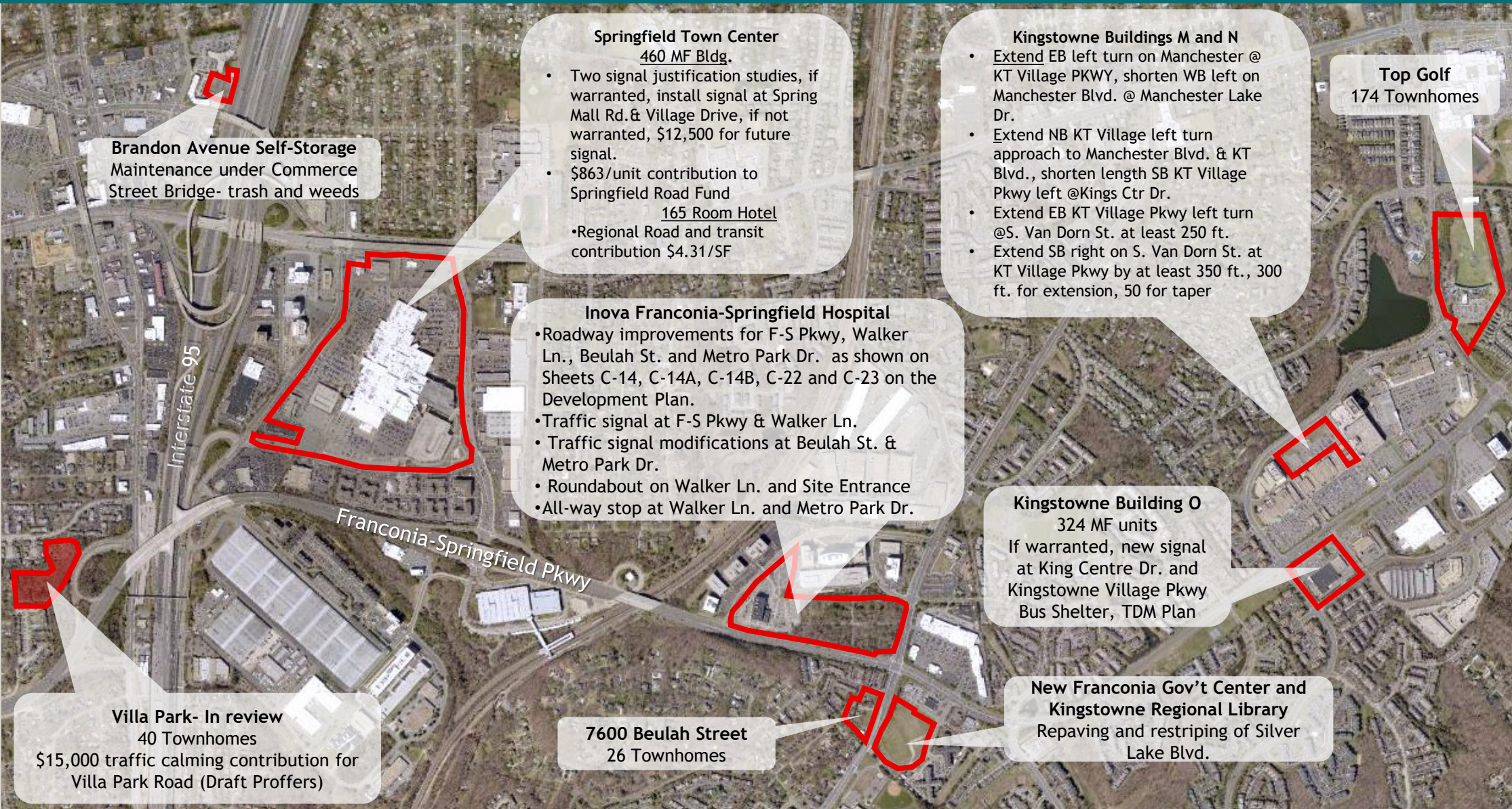


★ Springfield Blvd. SSPA

★ Beulah Street
nomination (part of
Franconia Triangle SSPA)

Highlights of Transportation Improvements in Proffers

- Approved
- In Review



Brandon Avenue Self-Storage
Maintenance under Commerce Street Bridge- trash and weeds

Springfield Town Center
460 MF Bldg.

- Two signal justification studies, if warranted, install signal at Spring Mall Rd. & Village Drive, if not warranted, \$12,500 for future signal.
- \$863/unit contribution to Springfield Road Fund

165 Room Hotel

- Regional Road and transit contribution \$4.31/SF

Kingstowne Buildings M and N

- Extend EB left turn on Manchester @ KT Village PKWY, shorten WB left on Manchester Blvd. @ Manchester Lake Dr.
- Extend NB KT Village left turn approach to Manchester Blvd. & KT Blvd., shorten length SB KT Village Pkwy left @Kings Ctr Dr.
- Extend EB KT Village Pkwy left turn @S. Van Dorn St. at least 250 ft.
- Extend SB right on S. Van Dorn St. at KT Village Pkwy by at least 350 ft., 300 ft. for extension, 50 for taper

Top Golf
174 Townhomes

Inova Franconia-Springfield Hospital

- Roadway improvements for F-S Pkwy, Walker Ln., Beulah St. and Metro Park Dr. as shown on Sheets C-14, C-14A, C-14B, C-22 and C-23 on the Development Plan.
- Traffic signal at F-S Pkwy & Walker Ln.
- Traffic signal modifications at Beulah St. & Metro Park Dr.
- Roundabout on Walker Ln. and Site Entrance
- All-way stop at Walker Ln. and Metro Park Dr.

Kingstowne Building O
324 MF units

If warranted, new signal at King Centre Dr. and Kingstowne Village Pkwy Bus Shelter, TDM Plan

Villa Park- In review
40 Townhomes

\$15,000 traffic calming contribution for Villa Park Road (Draft Proffers)

7600 Beulah Street
26 Townhomes

New Franconia Gov't Center and Kingstowne Regional Library

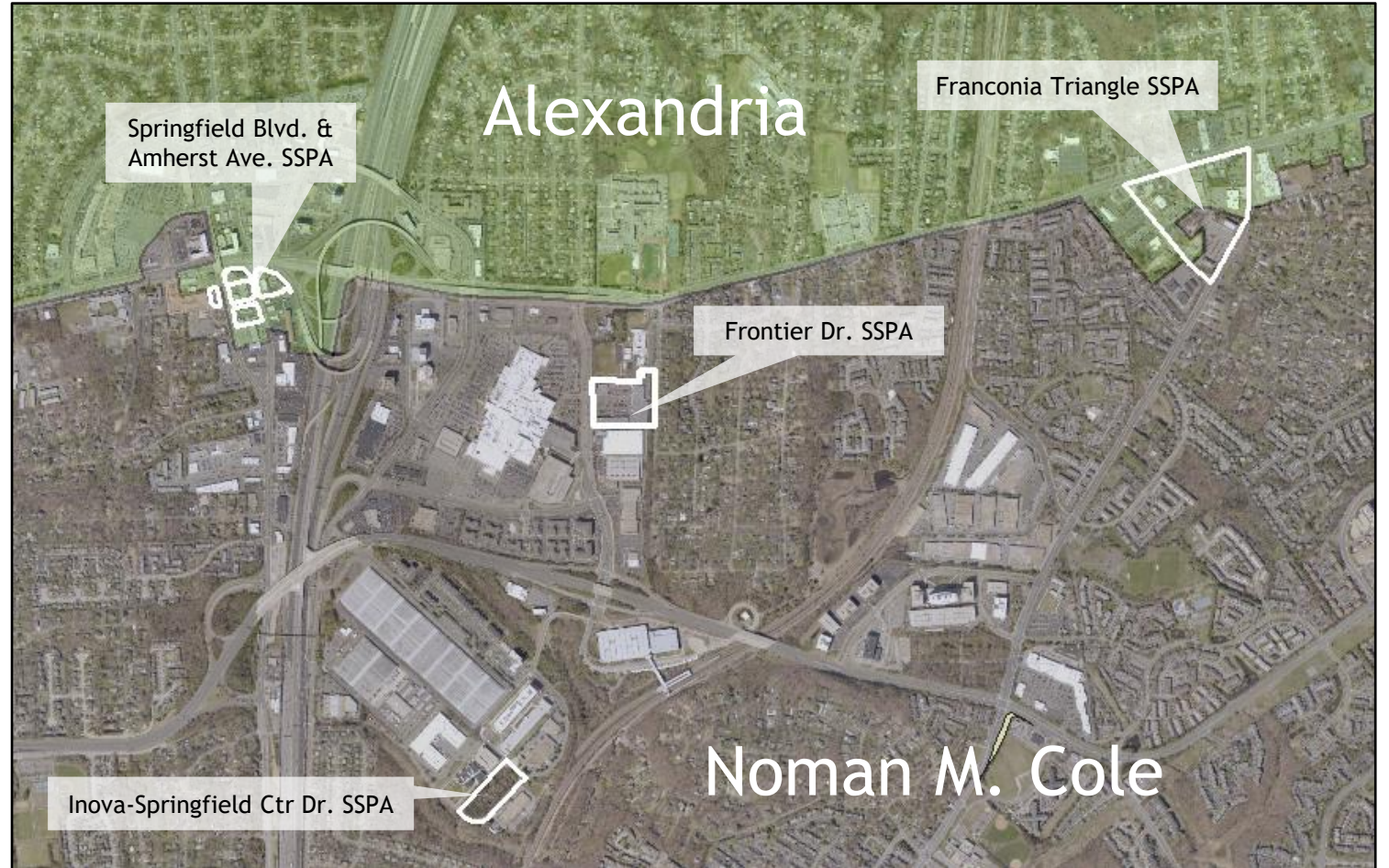
Repaving and restriping of Silver Lake Blvd.

Other Infrastructure



Sewer Service

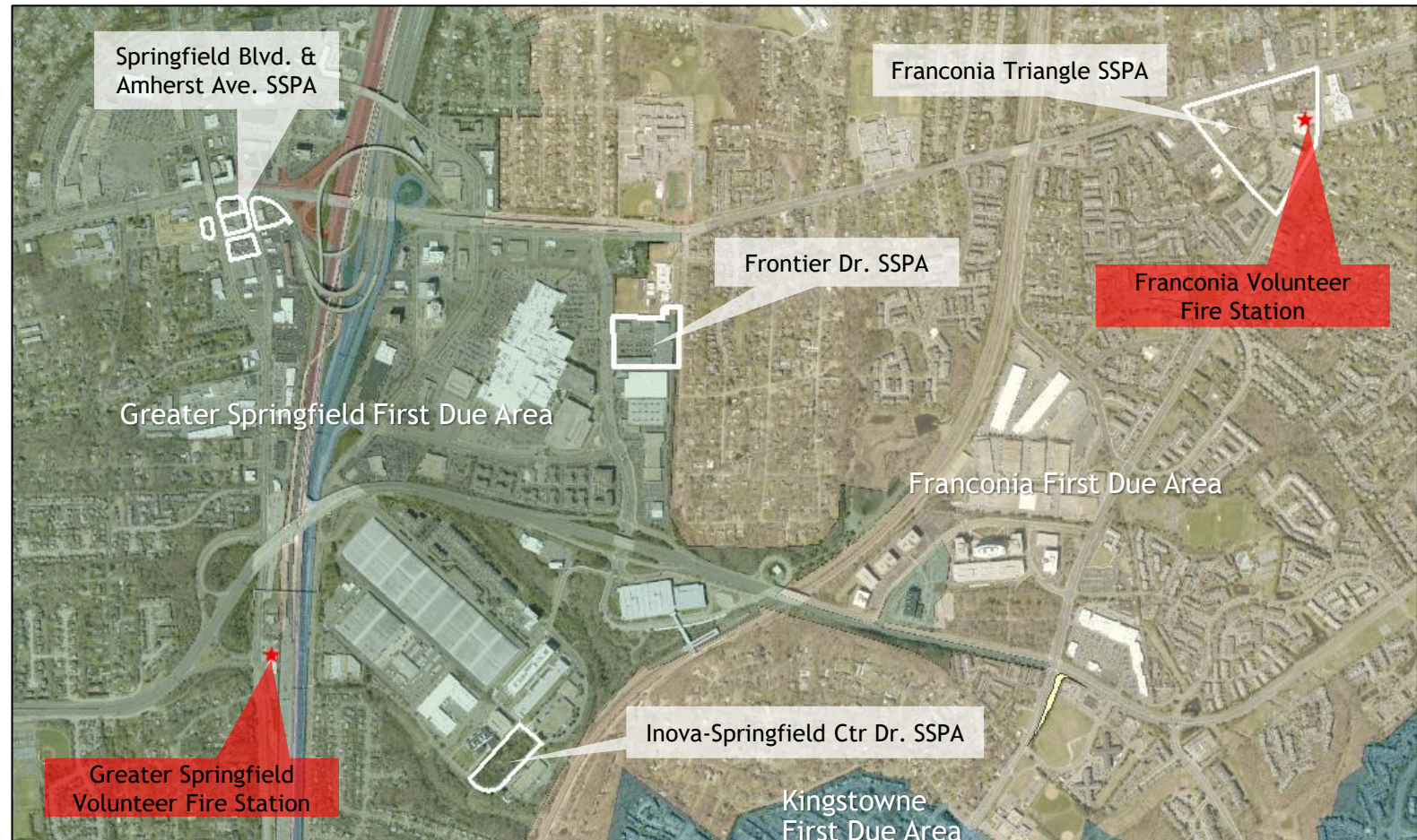
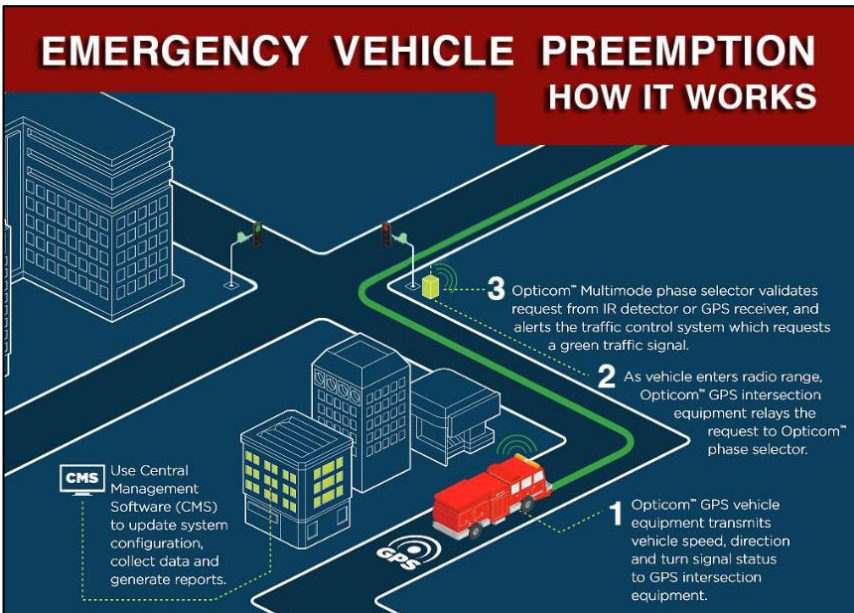
- DPWES indicates trunk sewer capacity sufficient to serve all SSPA properties
- Upgrade of local sewer lines serving the site
- Sanitary sewer study during zoning review per Section 8101.1 H of the Zoning Ordinance



Sewage Treatment Areas

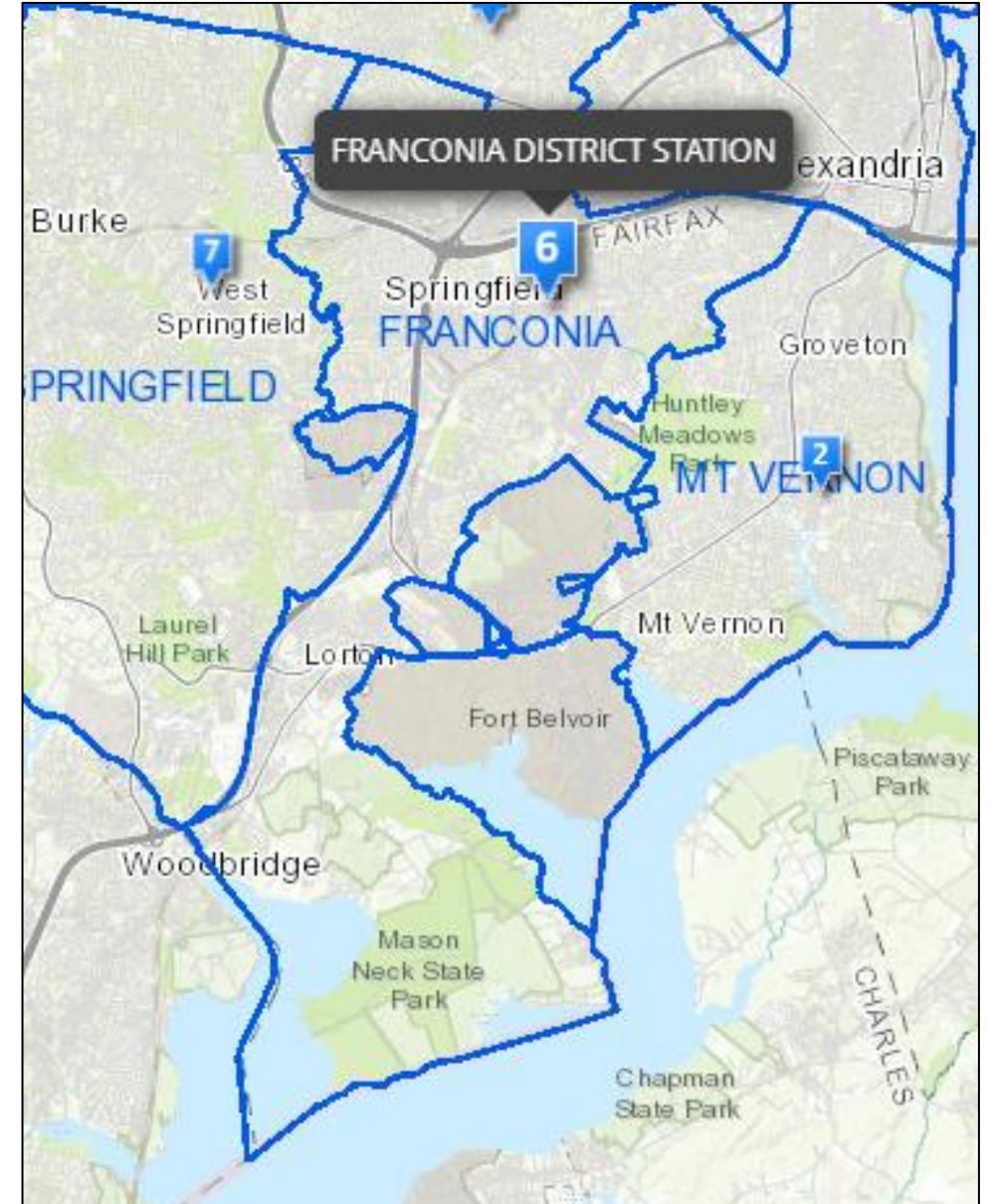
Fire and Rescue

- Fire and Rescue- Adequate Service currently to service the proposed Plan amendment sites
- Proffer for Emergency Vehicle Preemption (EVP) Device on nearby traffic signals
 - Average Cost: \$10K/intersection
 - FRD has installed 200+ EVPs on VDOT traffic signals.
 - \$75,000 EVP Contributions through proffers



Police

- Police do not anticipate any issues providing services to Plan amendment parcels/projects.



Dominion Energy

- Reviewed the proposed Comprehensive Plan amendments and have sufficient capacity to support them.



Deeper Dive Resources

- Fairfax County Fire and Rescue, 2023 Standards of Cover
<https://bit.ly/4bgcXy0>
- Fairfax County Public Schools, Capitol Improvements Program, FY 2025-2029
<https://www.fcps.edu/sites/default/files/media/pdf/Adopted-CIP-2025-29.pdf>
- Fairfax County Park Authority, Publication, Plans and Budget
<https://www.fairfaxcounty.gov/parks/publications-plans>
- FY 2020 - FY 2024 Advertised Capital Improvement Program (CIP)
[Advertised Capital Improvement Program \(CIP\) | Management and Budget \(fairfaxcounty.gov\)](#)

