

# Dulles Suburban Center Study

## DSC-D1-1 (Middleton Farms)



**Submitted By:** Greg Riegle, McGuireWoods LLP

**Location:** South of Frying Pan Road, East of Route 28

**Address:** 13801 Frying Pan Road

**Tax Map Parcel #:** 24-2((1))1 and 10

**Acreage:** 66.96 acres

**Supervisor District:** Sully and Dranesville Districts

**Adopted Plan Recommendation:** (Please see Land Unit D1, p. 89, for full text)

Planned for office up to .15 FAR with an option for office, hotel, recreational facilities and support service retail up to .4 FAR with conditions including locating development on the south side of Horsepen Run, construction of the planned roadway connection and provision of recreation facilities.

**Proposed Change:** Add an option for single-family attached residential units at a density of 5 du/ac

	Existing Development	Current Comprehensive Plan (Base Level)	Current Comprehensive Plan (Option with Consolidation)	Proposed Plan Amendment
Middleton Farms	Vacant	437,495 s.f. Office	1,166,654 s.f. Office	334 Townhomes



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## TRANSPORTATION

Under the proposed plan, there is a decrease of 2,193 daily trips and a decrease of 488 AM peak hour trips and 415 PM peak hour trips, as compared to the current Comprehensive Plan.

### Trip Generation Comparison for Middleton Farms

	Use (ITE Code)	Quantities	Daily Trips	AM			PM		
				In	Out	Total	In	Out	Total
Current Comprehensive Plan Base									
Middleton Farms	Office (710)	437 KSF	4,030	548	75	623	97	472	569
Total Trips Generated			4,030	548	75	623	97	472	569
Comprehensive Plan Option									
Middleton Farms	Office (710)	1,167 KSF	8,493	1,202	164	1,366	235	1,150	1,385
Total Trips Generated			8,493	1,202	164	1,366	235	1,150	1,385
Gross Impact Over Current Plan Base			4,463	654	89	743	138	678	817
Proposed Plan Amendment									
Middleton Farms	Townhome (230)	334 DU	1,837	23	112	135	102	50	153
Total Trips Generated			1,837	23	112	135	102	50	153
Gross Impact Over Current Plan Base			(2,193)	(525)	37	(488)	5	(422)	(415)

Trip generation is provided for comparison only and does not account for pass-by, internal capture or transit.

### Transportation Improvements

A new 4 lane divided roadway extension is planned between Park Center Road and Sunrise Valley Drive. The new connection should be planned to safely accommodate all modes and to connect to pedestrian and bicycle facilities recommended in the Countywide Trails Master Plan and Bicycle Master Plan.

The Countywide Trails Master Plan recommends a shared use path on Frying Pan Road and a minor paved trail along Frying Pan Run and Horsepen Run. The Bicycle Master Plan recommends a bike lane on Sunrise Valley Drive and Frying Pan Road.

## PARKS

The proposed amendment would allow up to 334 townhomes on site which is estimated to be approximately 925 residents. The community will need access to usable open space and recreational amenities onsite or nearby.

FCPA owns and operates Horsepen Run and Frying Pan Stream Valley Parks which are located adjacent to the vacant subject property. Per the adopted Plan, the Horsepen Run Stream Valley traverses the property and is planned for public park use. The Comprehensive Plan recommends that the ECQ lands be dedicated to the Park Authority and that the Horsepen Run EQC undergo stream restoration and re-vegetation. Further the Plan recommends provision of active recreation and possible cash contributions to help fund county land acquisition and offset the impacts to the area's existing recreational facilities.

# SCHOOLS

## School Capacities

The schools serving this area are, Westfield High, Carson Middle, and Coates Elementary schools. The chart below shows existing school capacity, enrollment, and projected enrollment.

School	Capacity 2015 / 2020	Enrollment (9/30/15)	Projected Enrollment SY16-17	Capacity Balance SY16-17	Projected Enrollment SY20-21	Capacity Balance SY20-21
Westfield HS	2,760 / 2,760	2,608	2,565	195	2,610	150
Carson MS	1,296 / 1,296	1,467	1,516	-220	1,403	-107
Coates ES	743/743	764	771	-28	731	12

*Capacities and Projected Enrollments based on the adopted 2017-21 Capital Improvement Program (January 2016)*

## Development Impact

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

School Level	Single Family Attached Ratio	Proposed # of Units	Proposed Student Yield
High	.127	334	42
Middle	.062	334	21
Elementary	.252	334	84
<b>Total Student Count</b>			<b>147</b>

*2013 countywide student yield ratios (November 2014)*

## **School Facility Needs:**

As the charts above indicate, the 334 Townhomes would result in a 147 increase in student yield above the current Plan – a total of 42 high, 21 middle, and 84 elementary school students.

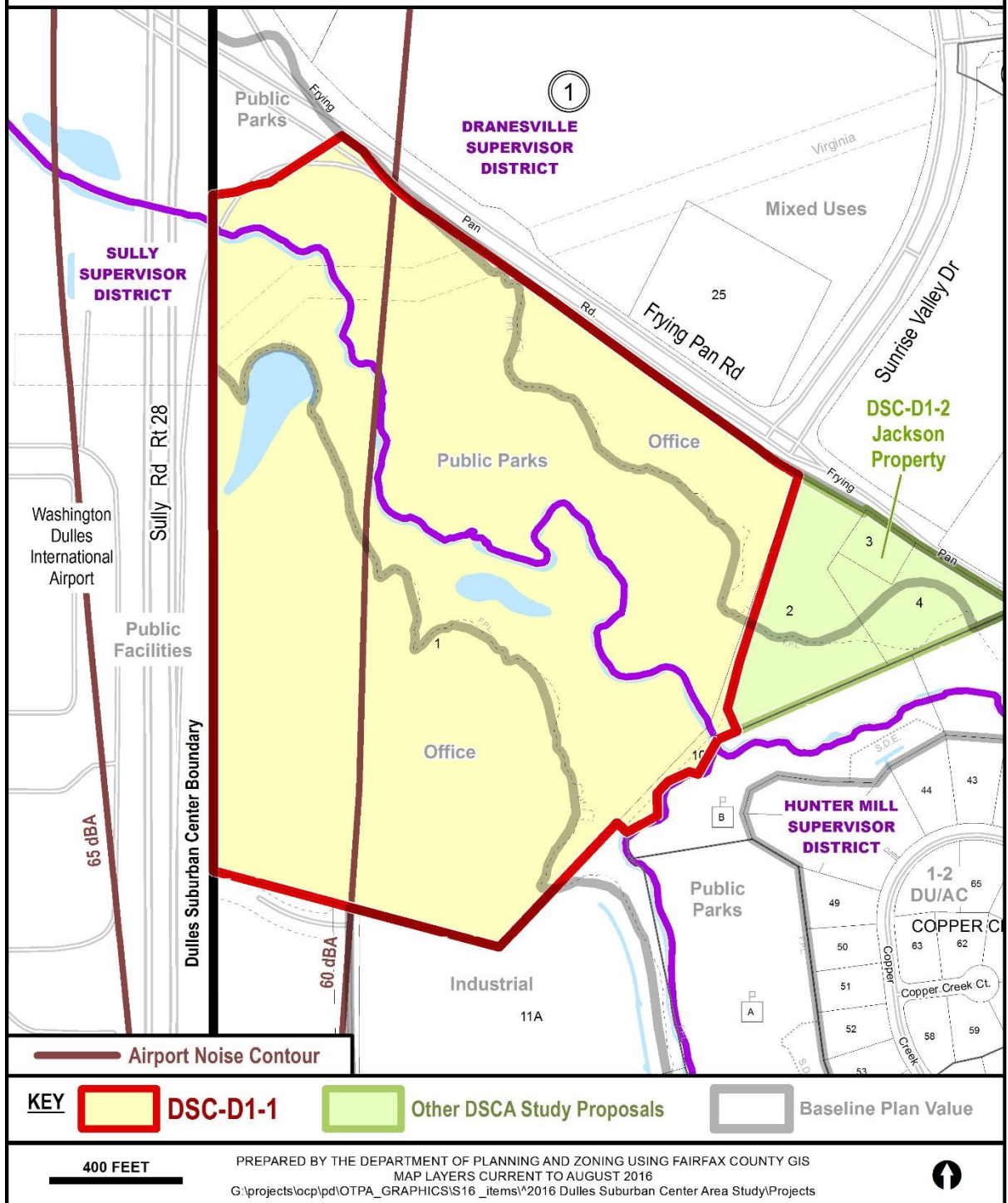
This area is projected to have capacity challenges at the middle school level. The Capital Improvement Program recommends reassigning Advanced Academic Program (AAP) students residing within the Franklin MS attendance area from Carson MS AAP Center to the new AAP Center at Franklin MS. This option will provide capacity relief to Carson MS. Additionally, the Capital Improvement Program recommends the construction of a new high school in the western end of the Silver Line Metro vicinity. This solution will involve multiple boundary adjustments to the schools in the western portion of the county, including Westfield HS. Also, the Capital Improvement Program recommends the construction of a new elementary school facility in the North West part of the county to accommodate growth at McNair ES and Coates ES.

## **CONSIDERATIONS**

- Increased residential density, on a site with multiple constraints.
- Airport Noise Policies in conflict with residential uses.
- Pedestrian and Bicycle connectivity; the property is adjacent to existing stream valley trails
- Schools Impacts - FCPS requests consideration be given for the possible dedication of land for a school site 10 buildable acres in size.
- Provision of Parks and Recreation for new uses
- Protection of Horsepen Run and Frying Pan Run Stream Valley Parks and its associated natural resources and EQC.
- Decreased Transportation Peak-Hour and Daily vehicle trips.
- The planned road extension is identified in the Comprehensive Plan. The road alignment is also identified in the Countywide Transit Network Study (CTNS) as part of a recommended Light Rail Transit (LRT)/Bus Rapid Transit (BRT) route.

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## Submission for 2016 Dulles Suburban Center Area Study



For more information, please visit the study webpage:  
[www.fairfaxcounty.gov/dpz/dullessuburbancenter](http://www.fairfaxcounty.gov/dpz/dullessuburbancenter)

**Contact Us:** Fairfax County Department of Planning and Zoning, Planning Division  
[DPZDullesSubCenter@Fairfaxcounty.gov](mailto:DPZDullesSubCenter@Fairfaxcounty.gov)  
 703-324-1380, TTY 711 (Virginia Relay)