

Dulles Suburban Center Study

DSC-D1-2 (Jackson Property)



Submitted By: Mark Anstine, ARA A Newmark Company

Location: Southeast of Frying Pan Road and Sunrise Valley Drive intersection

Address: 13717 Frying Pan Road

Tax Map Parcel #: 24-2((1)) 2, 3, 4

Acreage: 7.35 acres

Supervisor District: Dranesville District

Adopted Plan Recommendation: (Please see Land Unit D1, p. 89, for full text) The southern portion of the property that includes Horsepen Run is planned for public park use. The remainder of the property is planned for office use up to .15 FAR. As an option, the property may be consolidated with parcels 24-2((1)) 1 and 10 and used to support the development of office, hotel, retail and recreational facilities up to .40 FAR, upon which parcels 24-2((1))2,3 and 4 would be dedicated and developed with park and open space.

Proposed Change: Add option for residential development at 10-12 dwelling units per acre.

| | Existing Development | Current Comprehensive Plan (Base Level) | Current Comprehensive Plan (Option with Consolidation) | Proposed Plan Amendment |
|------------------|----------------------|---|--|-----------------------------|
| Jackson Property | Vacant | 48,003 s.f. Office | 128,000 s.f. Office (off-site potential) | 88 Multi-family Units |



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TRANSPORTATION

Under the proposed plan, there is an decrease of 95 daily trips and a decrease of 59 AM peak hour trips and 66 PM peak hour trips, as compared to the current Comprehensive Plan.

Trip Generation Comparison for Jackson Property

| | Use (ITE Code) | Quantities | Daily Trips | AM | | | PM | | |
|-------------------------------------|-----------------|------------|-------------|------|-----|-------|-----|------|-------|
| | | | | In | Out | Total | In | Out | Total |
| Current Comprehensive Plan Base | | | | | | | | | |
| Jackson Property | Office (710) | 48 KSF | 752 | 94 | 13 | 106 | 22 | 110 | 132 |
| Total Trips Generated | | | 752 | 94 | 13 | 106 | 22 | 110 | 132 |
| Comprehensive Plan Option | | | | | | | | | |
| Jackson Property | Office (710) | 128 KSF | 1,584 | 205 | 28 | 233 | 38 | 184 | 222 |
| Total Trips Generated | | | 1,584 | 205 | 28 | 233 | 38 | 184 | 222 |
| Gross Impact Over Current Plan Base | | | 832 | 111 | 15 | 127 | 16 | 74 | 90 |
| Proposed Plan Amendment | | | | | | | | | |
| Jackson Property | Apartment (220) | 88 DU | 657 | 9 | 37 | 47 | 13 | 53 | 66 |
| Total Trips Generated | | | 657 | 9 | 37 | 47 | 13 | 53 | 66 |
| Gross Impact Over Current Plan Base | | | (95) | (85) | 24 | (59) | (9) | (57) | (66) |

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 to the west of the property 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 88 multi-family units on site which is estimated to be approximately 172 residents. The community will need access to usable open space and recreational amenities onsite or nearby.

FPCA owns and operates Horsepen Run and Frying Pan Stream Valley Parks which are located adjacent to the subject property. Per the adopted Plan, the Horsepen Run Stream Valley is located on the southern part of 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.

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 | Low-Rise Multi-Family Ratio | Proposed # of Units | Proposed Student Yield |
|----------------------------|-----------------------------|---------------------|------------------------|
| High | .085 | 88 | 7 |
| Middle | .046 | 88 | 4 |
| Elementary | .194 | 88 | 17 |
| Total Student Count | | | 28 |

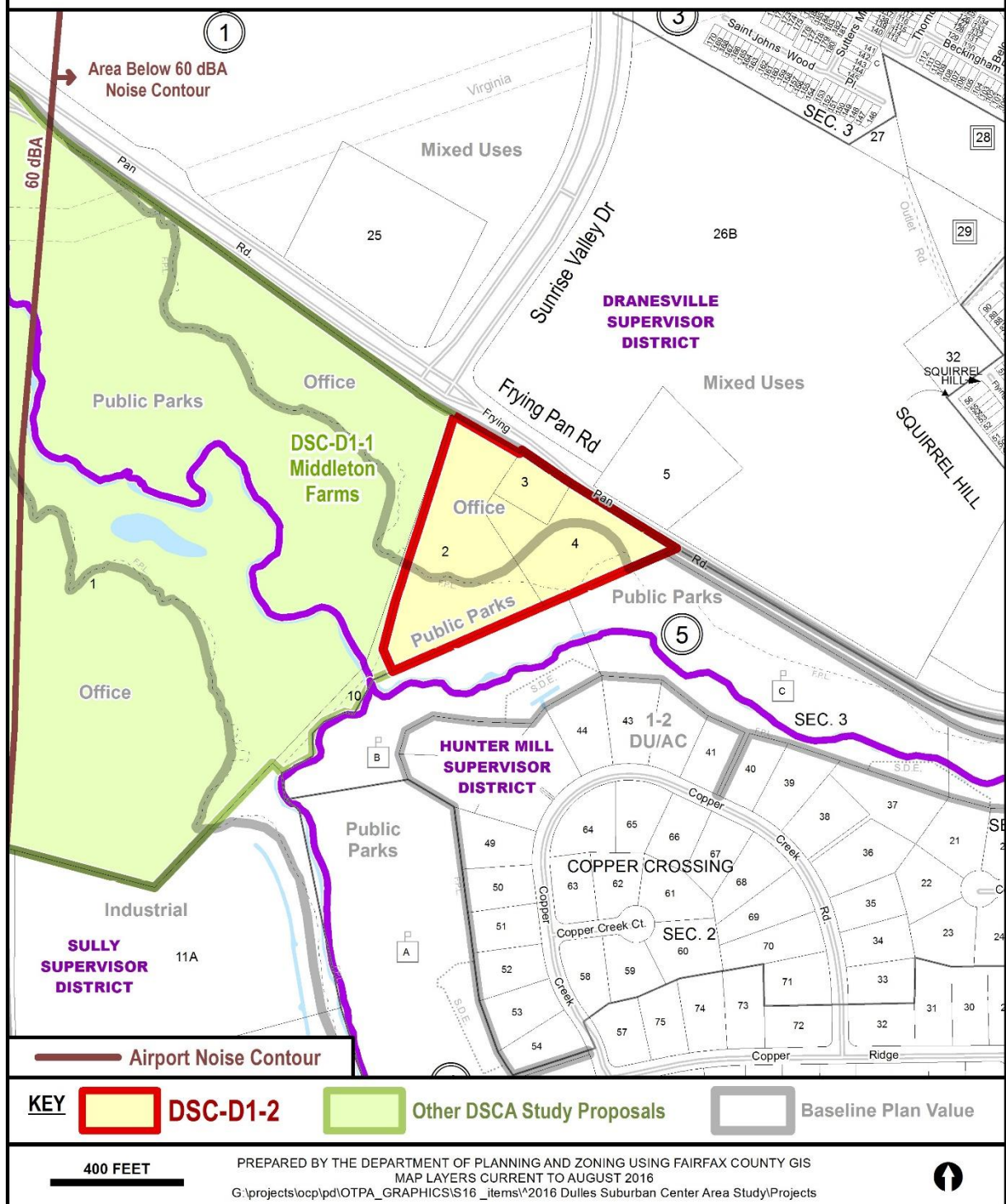
2013 countywide student yield ratios (November 2014)

This area is projected to have capacity challenges at the middle school level. The Capital Improvement Program (CIP) recommends reassigning 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 CIP 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. Further, the CIP recommends the construction of a new elementary school facility in the North West part of the County to accommodate growth at McNair and Coates Elementary Schools.

CONSIDERATIONS

- Increased residential density
- Pedestrian and Bicycle connectivity; the property is adjacent to existing stream valley trails
- Schools Impacts
- Provision of Parks and Recreation
- 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

Submission for 2016 Dulles Suburban Center Area Study



For more information, please visit the study webpage:
www.fairfaxcounty.gov/dpz/dullessuburbancenter

Contact Us: Fairfax County Department of Planning and Zoning, Planning Division
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