

Anderson Rd Parking Study

February 22, 2024

Prepared by:

**Zachary DesJardins
Active Transportation Planner III
Fairfax County Department of Transportation**

The Fairfax County Department of Transportation (FCDOT) conducted a street parking study on Anderson Rd between Birdwood Ave and Magarity Rd in February 2024 to determine the feasibility of repurposing parking for a traffic calming project. Based on the results of the study, FCDOT staff have concluded that street parking is well-used north of Colshire Dr but significantly underutilized south of that street.

Background

Located in McLean in the Providence Magisterial District, Anderson Rd is a two-lane street with two parking lanes. There are two townhouse condominium communities and one low-rise apartment complex, the Commons of McLean, with units on both sides of Anderson Rd. The Commons of McLean is may to be demolished and redeveloped. There is also a suburban shopping center with a grocery store and large parking lot. All communities and businesses have ample off-street parking.

Methodology

FCDOT staff counted parking occupancy on the following dates and times. Staff counted the number of vehicles parked in each parking bay between driveways (the segment of Anderson Rd between each side street).

Day of week	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Feb 4	Feb 5	Feb 6	Feb 7	Feb 8	Feb 9	Feb 3
Time (s)	7 PM	9 AM	12 PM	9 AM	7 PM	12 PM	9 AM
			11 PM			7 PM	11 PM

This methodology was reviewed by Henri Stein McCartney, FCDOT’s Senior Transportation Planner for the On-Street Parking Team.

Results

Overall, street parking is well-used north of Colshire Dr adjacent to the Commons of McLean apartments but significantly underutilized south of that street. Between Magarity Rd and Colshire Dr, staff found that only 5 spaces were utilized along the street out of 24 on-street spaces. However, north of Colshire Dr adjacent to the Commons of McLean apartments, staff observed that 38 of 48 spaces were utilized.

These tables show parking occupancy by the number of vehicles observed in each on-street space. Each segment was counted 2-3 times for each time listed below and averaged to get the number of cars parked on the street. Staff observed that the highest utilization occurred overnight which is consistent with a residential neighborhood such as this portion of McLean.

Southbound				# of cars on the street				Northbound				# of cars on the street			
From	To	# of spaces per parking bay	overall average	9:00 AM	12:00 PM	7:00 PM	11:00 PM	From	To	# of spaces per parking bay	overall average	9:00 AM	12:00 PM	7:00 PM	11:00 PM
Birdwood Ave	Commons of McLean driveway 3	16	15	13	14	16	17	Westerlies driveway 1	Westerlies driveway 2	13	0	1	0	0	5
1641 Anderson Rd Driveway	Colshire Dr	11	6	6	7	5	9	Westerlies driveway 2	Commons of McLean driveway 1	2	0	0	0	0	0
Colshire Dr	Shopping Center Driveway 1	1	0	0	0	0	1	Commons of McLean driveway 1	Commons of McLean driveway 2	11	5	3	8	8	3
Shopping Center Driveway 1	Gas station driveway	8	3	3	4	2	4	Commons of McLean driveway 2	Birdwood Ave	10	11	10	12	12	6
	<i>total</i>	36	24	22	25	23	30		<i>total</i>	36	18	17	18	17	23

These tables show parking occupancy based on the percentage of signed spaces occupied by vehicles.

Southbound				% of parking bay occupied				Northbound				% of parking bay occupied			
From	To	# of spaces per parking bay	overall average	9:00 AM	12:00 PM	7:00 PM	11:00 PM	From	To	# of spaces per parking bay	overall average	9:00 AM	12:00 PM	7:00 PM	11:00 PM
Birdwood Ave	Commons of McLean driveway 3	16	93%	81%	88%	100%	103%	Westerlies driveway 1	Westerlies driveway 2	13	9%	15%	19%	3%	0%
1641 Anderson Rd Driveway	Colshire Dr	11	56%	52%	59%	42%	82%	Westerlies driveway 2	Commons of McLean driveway 1	2	25%	0%	0%	67%	25%
Colshire Dr	Shopping Center Driveway 1	1	20%	0%	0%	33%	50%	Commons of McLean driveway 1	Commons of McLean driveway 2	11	53%	39%	50%	48%	82%
Shopping Center Driveway 1	Gas station driveway	8	40%	38%	50%	29%	50%	Commons of McLean driveway 2	Birdwood Ave	10	108%	107%	95%	103%	130%
	<i>average total</i>	36	68%	60%	68%	65%	83%		<i>average total</i>	36	51%	47%	49%	48%	63%

These arterial maps represent the average percentage occupancy of each parking bay.

Legend

Yellow = 9-40% or fewer spaces occupied on average

Orange = 53-56% of spaces occupied on average

Red = 94-108% of spaces occupied on average

