

# **Kingstowne Commons Dr Parking Study**

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The Fairfax County Department of Transportation (FCDOT) conducted a street parking study on Kingstowne Commons Drive between Beulah Street and Park Village Drive in February 2025 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 relatively well-used in a few parking bays south of Hollyford Ln but significantly underutilized south of that street.

**Background**

Located in Kingstowne in the Franconia Magisterial District, Kingstowne Commons Dr is a two-lane street with two parking lanes. There are several townhouse communities and one neighborhood of single-family homes, on Hollyford Ln. There is also a daycare and an elementary school towards the western end of the roadway. Additionally, a trail access point on Kingstowne Commons Dr provides access to Beulah Park. All communities and businesses have driveways, garages, or designated parking spaces.

**Methodology**

FCDOT’s contractor, Quality Counts, counted parking occupancy on the following dates and times. The contractor counted the number of vehicles parked in each parking bay between each adjacent street.

|             |          |        |        |         |           |          |        |
|-------------|----------|--------|--------|---------|-----------|----------|--------|
| Day of week | Saturday | Sunday | Monday | Tuesday | Wednesday | Thursday | Friday |
|             | Feb 1    | Feb 2  | Feb 3  | Feb 4   | Feb 5     | Feb 6    | Feb 7  |
| Time (s)    | 9 AM     |        | 9 AM   | 12 PM   | 9 AM      |          | 12 PM  |
|             | 11 PM    | 7 PM   |        | 11 PM   |           | 7 PM     | 7 PM   |

**Results**

Overall, street parking is moderately utilized for parking south of Hollyford Ln, particularly on the west side of the roadway, but is significantly underutilized north of that street. The highest utilization of parking was observed southbound between Heatherfield Ln and Roudsby Ln, at an average of 67%. See photo below of this parking bay.



Staff photo from morning of January 16, 2025 showing a covered limousine, covered motorcycle and trailers near the intersection of Heatherfield Ln and Kingstowne Commons Dr.

These tables show parking occupancy by the number of vehicles observed in each on-street space. Each segment was counted at each time listed below and averaged to get the number of cars parked on the street. It was observed that the highest utilization occurred overnight which is consistent with other residential parts of Fairfax County.

|                                 |  | Sat                             |          | Sun                            | Mon     | Tues     | Wed      | Thurs   | Friday  |          |         |   |   |
|---------------------------------|--|---------------------------------|----------|--------------------------------|---------|----------|----------|---------|---------|----------|---------|---|---|
|                                 |  | 2/1                             |          | 2/2                            | 2/3     | 2/4      | 2/5      | 2/6     | 2/7     |          |         |   |   |
|                                 |  | 9:00 AM                         | 11:00 PM | 7:00 PM                        | 9:00 AM | 12:00 PM | 11:00 PM | 9:00 AM | 7:00 PM | 12:00 PM | 7:00 PM |   |   |
| <b>West Side of Roadway</b>     |  |                                 |          |                                |         |          |          |         |         |          |         |   |   |
| From                            |  | To                              |          | # of cars parked on the street |         |          |          |         |         |          |         |   |   |
| Beulah St                       |  | Abbottsby Row                   |          | 0                              | 0       | 0        | 1        | 1       | 1       | 1        | 0       | 0 | 0 |
| Abbottsby Row                   |  | Hartshorne Square               |          | 1                              | 1       | 1        | 1        | 1       | 1       | 1        | 0       | 0 | 0 |
| Hartshorne Square               |  | Hollyford Ln                    |          | 0                              | 0       | 0        | 0        | 0       | 0       | 0        | 1       | 0 | 0 |
| Hollyford Ln                    |  | Gadsby Square                   |          | 4                              | 7       | 7        | 5        | 4       | 7       | 6        | 6       | 2 | 5 |
| Gadsby Square                   |  | Heatherfield Ln                 |          | 6                              | 7       | 8        | 6        | 5       | 8       | 5        | 8       | 4 | 2 |
| Heatherfield Ln                 |  | Roudsby Ln                      |          | 4                              | 5       | 3        | 3        | 3       | 5       | 4        | 4       | 1 | 1 |
| Roudsby Ln                      |  | Park Village Ln                 |          | 2                              | 2       | 2        | 1        | 1       | 2       | 1        | 1       | 0 | 1 |
| <b>East Side of Roadway</b>     |  |                                 |          |                                |         |          |          |         |         |          |         |   |   |
| From                            |  | To                              |          | # of cars parked on the street |         |          |          |         |         |          |         |   |   |
| Park Village Dr                 |  | Braeleigh Ln                    |          | 0                              | 0       | 0        | 0        | 0       | 0       | 0        | 0       | 0 | 0 |
| Braeleigh Ln                    |  | Donival Square                  |          | 4                              | 6       | 6        | 5        | 3       | 5       | 4        | 4       | 1 | 2 |
| Donival Square                  |  | Gillingham Row                  |          | 2                              | 2       | 2        | 1        | 1       | 2       | 1        | 1       | 1 | 1 |
| Gillingham Row                  |  | Dunnington Pl                   |          | 3                              | 3       | 1        | 1        | 1       | 3       | 0        | 2       | 0 | 1 |
| Dunnington Pl                   |  | Lane Elementary School Entrance |          | 2                              | 0       | 1        | 1        | 1       | 0       | 6        | 0       | 0 | 0 |
| Lane Elementary School Entrance |  | Beulah St                       |          | 0                              | 0       | 0        | 5        | 5       | 0       | 7        | 0       | 0 | 0 |

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

|                                 |                                 | Sat         | Sun      | Mon     | Tues     | Wed     | Thurs    | Friday  |          |                   |     |
|---------------------------------|---------------------------------|-------------|----------|---------|----------|---------|----------|---------|----------|-------------------|-----|
|                                 |                                 | 2/1         | 2/2      | 2/3     | 2/4      | 2/5     | 2/6      | 2/7     |          |                   |     |
|                                 |                                 | 9:00 AM     | 12:00 PM | 7:00 PM | 11:00 PM | 9:00 AM | 12:00 PM | 7:00 PM | 11:00 PM | overall occupancy |     |
| <b>West Side of Roadway</b>     |                                 |             |          |         |          |         |          |         |          |                   |     |
| From                            | To                              | # of spaces |          |         |          |         |          |         |          |                   |     |
| Beulah St                       | Abbottsby Row                   | 8           | 0.7      | 0.5     | 0.0      | 0.5     | 8%       | 6%      | 0%       | 6%                | 5%  |
| Abbottsby Row                   | Hartshorne Square               | 14          | 1.0      | 0.5     | 0.3      | 1.0     | 7%       | 4%      | 2%       | 7%                | 5%  |
| Hartshorne Square               | Hollyford Ln                    | 3           | 0.0      | 0.0     | 0.3      | 0.0     | 0%       | 0%      | 11%      | 0%                | 3%  |
| Hollyford Ln                    | Gadsby Square                   | 13          | 5.0      | 3.0     | 6.0      | 7.0     | 38%      | 23%     | 46%      | 54%               | 40% |
| Gadsby Square                   | Heatherfield Ln                 | 32          | 5.7      | 4.5     | 6.0      | 7.5     | 18%      | 14%     | 19%      | 23%               | 18% |
| Heatherfield Ln                 | Roudsby Ln                      | 5           | 3.7      | 2.0     | 2.7      | 5.0     | 73%      | 40%     | 53%      | 100%              | 67% |
| Roudsby Ln                      | Park Village Ln                 | 8           | 1.3      | 0.5     | 1.3      | 2.0     | 17%      | 6%      | 17%      | 25%               | 16% |
|                                 |                                 | 83          | 17       | 11      | 17       | 23      | 21%      | 13%     | 20%      | 28%               | 20% |
| <b>East Side of Roadway</b>     |                                 |             |          |         |          |         |          |         |          |                   |     |
| From                            | To                              | # of spaces |          |         |          |         |          |         |          |                   |     |
| Park Village Dr                 | Braeleigh Ln                    | 8           | 0.0      | 0.0     | 0.0      | 0.0     | 0%       | 0%      | 0%       | 0%                | 0%  |
| Braeleigh Ln                    | Donival Square                  | 18          | 4.3      | 2.0     | 4.0      | 5.5     | 24%      | 11%     | 22%      | 31%               | 22% |
| Donival Square                  | Gillingham Row                  | 13          | 1.3      | 1.0     | 1.3      | 2.0     | 10%      | 8%      | 10%      | 15%               | 11% |
| Gillingham Row                  | Dunnington Pl                   | 7           | 1.3      | 0.5     | 1.3      | 3.0     | 19%      | 7%      | 19%      | 43%               | 22% |
| Dunnington Pl                   | Lane Elementary School Entrance | 41          | 3.0      | 0.5     | 0.3      | 0.0     | 7%       | 1%      | 1%       | 0%                | 2%  |
| Lane Elementary School Entrance | Beulah St                       | 7           | 4.0      | 2.5     | 0.0      | 0.0     | 57%      | 36%     | 0%       | 0%                | 23% |
|                                 |                                 | 94          | 14       | 7       | 7        | 11      | 15%      | 7%      | 7%       | 11%               | 10% |

The arterial map below represents the average percentage occupancy of each parking bay.

**Legend**

- Green = 11% or fewer spaces occupied on average
- Yellow = 16-23% of spaces occupied on average
- Orange = 40-67% of spaces occupied on average

