

Fairfax County Public Schools
Office of Facilities Planning Services

TO: Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Gary Chevalier, Director
Office of Facilities Planning Services

SUBJECT: School Impact Analysis
Rezoning RZ 2000-MD-020, Horsepen Run LLC

DATE: September 29, 2006

MAP: 24-2 ((1)) 1, 2, 3, 4 and 10

PLANNING UNIT: 3689 - Cluster VIII

ACREAGE: 74.47 acres

REQUEST: Rezone from R-1 to PDC to allow mixed use development, including office, hotel, residential and support retail uses up to .40 FAR. A Comprehensive Plan Amendment which is concurrent with the subject rezoning application has not been approved. The proposed development would include approximately 635,000 sf for mid/high rise residential use (450-500 units) with approximately half of the units to be developed as age restricted senior housing.

Schools that serve this property, their current total memberships, net operating capacities, and five year projections are as follows:

School Name and Number	Grade Level	9/30/05 Capacity	9/30/05 Membership	2006-2007 Membership	Memb/Cap Difference 2006-2007	2010-2011 Membership	Memb/Cap Difference 2010-2011
Floris 3286	K-6	768	813	813*	-45	853	-85
Carson 3171	7-8	1250	1083	1083*	167	1114	136
Westfield 2240	9-12	2500/3100	3197	3197*	-97	2801	299

*The 2006-07 membership is based on Spring projection updates from the Office of Facilities Planning Services.

Although the Comprehensive Plan currently recommends office use for the site up to .35 FAR and would not allow for proposed residential development, a concurrent amendment to the Comprehensive Plan is pending with this application. The existing R-1 zoning would permit by right development of approximately 41 single family homes, given the that approximately a third of the site is situated in a flood plain/ resource protection area and considered non-buildable. Based on the specific proposal which includes approximately 250 units of non-age restricted housing, limited impacts on projected student membership could be anticipated when compared to development under the R-1 zoning, as noted in the table below.

School Level	Proposed Zoning 250 Mid/High Rise Units			Existing Zoning R-1 Single Family Detached			Student Increase	Total Students
	Units	Ratio	Students	Units	Ratio	Students		
K-6	250	.042	11	41	.239	10	1	11
7-8	250	.010	3	41	.070	3	0	3
9-12	250	.024	6	41	.170	7	0	6

**Based on proposal that 250 units would be age restricted and the remaining 250 would conventional market rate units (not age restricted units)*

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Comments: Proffer impacts are typically assessed on the anticipated student increase as a result of the proposed development in lieu of the 'by-right' development; development under a by-right scenario is not likely to occur in this instance. The applicant is encouraged to mitigate the impact of the anticipated yield of 20 students resulting from the pending Plan Amendment and subsequent rezoning. Previous initiatives to amend the Comprehensive Plan for the Middleton Farms site have consistently recognized the need to address overcrowding in the Westfield High School Pyramid. Draft Plan text recommended mitigation measures, including financial contributions to facilitate the construction of new facilities or acquisition of equipment to enhance school programs. In light of the concurrent Comprehensive Plan Amendment which, if approved, would allow for the requested development, a proffered contribution of \$232,600 is strongly encouraged (\$11,630 x 20 students) to offset school impacts anticipated as a result of the proposed development.

Another pending development proposal (RZ 2006-SU-007) to allow up to 970 new multi-family high rise units) has also been identified as having a potentially significant impact on the same receiving schools with a projected impact of 99 additional students.

It should be noted that a 24 room addition at Westfield High School is scheduled to open in the 2006-07 school year. The addition will increase the capacity to approximately 3100 students, making Westfield High School the largest high school in Fairfax County. The community has expressed concerns regarding the potential for the large student enrollment at Westfield to create limitations on student activities and participation. Although enrollment is projected to decline, the 2007-11 Capital Improvement Plan (CIP) continues to recognize the need for an additional high school site in the Dulles area which has not yet been identified.

In order to address current and projected capacity deficiencies at Floris Elementary, a new school, "Coppermine Elementary", had planning and construction funds approved in the 2005 Bond Referendum and is presently scheduled to open for the 2009-10 school year.

The foregoing information does not take into account the potential impacts of pending or future proposals that could affect the same schools.

Source: FY 2007-2011, Facilities Planning Services Office, Enrollment Projections, FY2007-11 CIP

Note: Five-year projections are those currently available and will be updated yearly. School attendance areas are subject to yearly review.