

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: Revised School Impact Analysis
Zoning Application RZ 2005-LE-021 - Curtiss

DATE: January 25, 2007

MAP: 81-4 ((1)) 37, 38, 39

PLANNING UNIT 1040 – Cluster V

ACREAGE: 2.36 acres

REQUEST: Rezone from R-3 to PDH-8 to permit development of 17 single family attached townhouse units. Previous impact reports were based on a rezoning request for the R-8 District for development of 15 townhouse units.

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

| School Name | 9/30/06 Capacity | 9/30/06 Membership | 2007-2008 Projected Membership | Memb/Cap Difference 2007-2008 | 2011-2012 Projected Membership | Memb/Cap Difference 2011-2012 |
|-------------------|------------------|--------------------|--------------------------------|-------------------------------|--------------------------------|-------------------------------|
| Edison HS 1120 | 1675 | 1778 | 1691 | 66 | 1521 | 154 |
| Twain MS 1191 | 1025 | 856 | 824 | 201 | 876 | 149 |
| Bush Hill ES 1123 | 541 | 416 | 406 | 125 | 400 | 141 |

The proposed application could increase or reduce projected student membership as shown in the following analysis:

| School Level | Proposed Zoning PDH-8 17 Single Family Attached | | | Existing Zoning/Development R-3 3 Single Family Detached* | | | Student Increase |
|--------------|---|-------|----------|---|-------|----------|------------------|
| | Units | Ratio | Students | Units | Ratio | Students | |
| K-6 | 17 | .210 | 4 | 3 | .244 | 1 | 3 |
| 7-8 | 17 | .053 | 1 | 3 | .070 | 0 | 1 |
| 9-12 | 17 | .109 | 2 | 3 | .159 | 0 | 2 |
| | | Total | 7 | | Total | 1 | 6 |

* It should be noted that although the current zoning and acreage would permit only 2 dwellings on the subject property, there are 3 existing dwellings on the site.

Comments: The CIP includes renovation funding for Edison High School and Mount Eagle Elementary as well as plans for an unfunded 10 classroom addition for Rose Hill Elementary and renovation for Franconia Elementary, all of which are within the Edison High School pyramid.

The proposed rezoning could result in a total of 6 additional students over what could be anticipated under the current zoning and development. No capacity deficits are projected for any of the schools currently serving this site. Based on the approved proffer guidelines, the additional students generated by this application would justify a contribution of \$45,000 for schools (6 students x \$7,500 per student) which should be proffered for capital improvements to schools within the pyramid.

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It should be further noted that development of 102 townhouse and single family detached units is underway pursuant to the approval of RZ 2003-LE-025 which is located along the west side of South Van Dorn Street across from Edison High School. The foregoing information does not take into account the potential impacts of other development proposals that could impact schools with the same pyramid.

Source: FY 2008-2012, Facilities Planning Services Office, Enrollment Projections, FY2008-12 CIP
Note: Five-year projections are those currently available and will be updated yearly. School attendance areas are subject to yearly review.