

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
Zoning Application RZ 2005-LE-025
Midtown Springfield

DATE: June 21, 2006

MAP: 80-4 ((1)) 4, 4F, 6A, 4B

PLANNING UNIT 1012 – Cluster V

ACREAGE: 9.49 acres

REQUEST: Rezone from a commercial district to (C-4, C-6, and C-8) to the Planned Residential Mixed Use District (PRM) to permit development of 800 high-rise multi-family units. The units are proposed to be developed within residential condominium towers as part of a mixed use project that will include office, retail and hotel uses.

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

School Name	9/30/05 Capacity	9/30/05 Membership	2006-2007 Membership*	Memb/Cap Difference 2006-2007	2010-2011 Membership	Memb/Cap Difference 2010-2011
Lee HS	1850	1975	1887	-37	1729	121
Key MS	875	847	832	43	747	128
Lynbrook ES	314	409	394	-80	389	-75

* 2006-2007 membership based on Spring projection updates from the Office of Facilities Planning Services

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

School Level	Proposed Zoning PRM 800 High Rise Units		
	Units	Ratio	Students
K-6	800	x.063	50
7-8	800	x.011	9
9-12	800	x.028	22
		Total	81

Comments: Since the current zoning does not permit any residential use, the proposed rezoning could result in a total of 81 additional students. While there is sufficient capacity projected for both the middle and high school level, Lynbrook Elementary is currently experiencing a capacity deficit

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which is projected to remain through the 2010-2011 school year. The potential impact of 50 additional elementary school students would exacerbate this situation.

The proposed development should provide for safe school bus drop off and pick up for students at each of the residential buildings. Based on the approved proffer guidelines, the students generated by this application would justify a proffered contribution of \$607,500 for schools (81 students x \$7,500 per student). It is noted that the suggested proffer amount does not reflect the updated proffer formula since this application was initially submitted in 2005. The foregoing information does not take into account the potential impacts of other development proposals that could impact 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.