

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: Schools Impact Analysis
Zoning Application RZ 2005-PR-039, Dunn Loring Metro LLC

DATE: January 26, 2006

MAP: 49-1 ((13)) 17A & 49-1 ((13)) 18B – Cluster II

PLANNING UNIT: 7359

ACREAGE: 14.04 acres

REQUEST: Rezone from R-1 and I-4 District to the PRM to permit development of 720 high rise multi-family units as part of a residential mixed use development.

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
Shreewood 3083	K-6	559	408	405	154	391	168
Kilmer 3071	7-8	850	969	1040	-190	1084	-234
Marshall 3070	9-12	1500	1341	139	161	1401	99

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

School Level	Unit Type	Proposed Zoning PRM			Unit Type	Existing Zoning R-1 & I-4 – Existing Metro			Student Increase/Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	SFD	720	x.063	45	SFD	0	x.244	0	45	45
7-8	SFD	720	x.011	8	SFD	0	x.070	0	8	8
9-12	SFD	720	x.028	20	SFD	0	x.159	0	20	20

Comments: The proposed rezoning could result in 73 additional students with the majority of student increase anticipated at the elementary school level. Kilmer Middle School contains a Gifted and Talented Center (GT) which impacts membership and capacity for the school. An anticipated review of GT center boundaries in 2006 could affect membership at the Kilmer GT Center. Based on the approved proffer guidelines, the students generated by this application would justify a \$547,500 proffer for schools (73 students x \$7,500 per student). It is further recommended that the proposed design of the new development provide for safe and accessible school bus stops for children. The foregoing information does not take into account the potential impacts of pending or future proposals that could affect the same schools.

cc: Weldon Spurling, FCPS Design and Construction

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.