

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 2006-LE-026, Eastwood Properties, Inc.

DATE: Revised January 3, 2007

MAP: 90-3 ((2)) 6, 7, 8

PLANNING UNIT: 1084 - Cluster V

ACREAGE: 4.13 acres

REQUEST: Rezone from R-1 to the PDH-2 District to permit the development of 8 single family homes at a density of 1.94 du/ac.

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	9/30/06 Membership	2007-2008 Membership*	Memb/Cap Difference 2007-2008	2011-2012 Membership	Memb/Cap Difference 2011-2012
Lee HS	1850	1930	1835	15	1671	179
Key MS	875	818	787	88	734	141
Forestdale ES	606	429	428	178	474	132

Note: Key Middle School renovation planning and construction funds were approved in the 1999 and 2003 Bond Referendums, respectively. Renovation for Key is anticipated to be completed by the 2008-09 school year. A 300 room modular addition was scheduled for completion for the 2006-07 school year to alleviate overcrowding. The proposed application could increase or reduce projected student membership as shown in the following analysis:

School Level	Proposed Zoning PDH-2 Single Family Detached			Existing Zoning R-1 Single Family Detached			Student Increase/Decrease	Total Students
	Units	Ratio	Students	Units	Ratio	Students		
K-6	8	.239	2	4	.239	1	1	2
7-8	8	.070	1	4	.070	0	1	1
9-12	8	.170	1	4	.170	1	0	1

Comments: The proposed rezoning could result in 2 additional students. Based on the approved proffer guidelines, the students generated by this application would justify a proffer of \$23,260 to mitigate impacts on schools (2 students x \$11,630 per student). It should be noted that a proposal for the residential/mixed use redevelopment of a 182 acre site which encompasses the Springfield Mall and immediately surrounding areas is under consideration as an amendment to the County's Comprehensive Plan and could also impact the same receiving schools.

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

Source: FY 2008-2012, 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.