

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 2006-SU-007, LPC
Commercial Services, Inc.

DATE: October 12, 2006

MAP: 24-4 ((1)) 6B pt., 6C

PLANNING UNIT 3688 – Cluster VIII

ACREAGE: 67.39 acres

REQUEST: Rezone from I-5 to PRM to permit a mixed use development with up to 1159 residential mid/high rise units, including residential over retail and live/work units.

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	788	-20	853	-85
Carson 3171	7-8	1250	1083	1043	207	1114	136
Westfield 2240	9-12	3100	3197	3244	-144	2801	299

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

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

School Level	Proposed Zoning PRM – 970 Mid/High Rise Units			Student* Increase
	Units	Ratio	Students	
K-6	1159	.063	73	73
7-8	1159	.011	13	13
9-12	1159	.028	32	32
		Total	118	118

*Current zoning does not permit residential development.

Comments: The proposed rezoning could result in a total of 118 additional students in the Westfield pyramid with the greatest impact at the elementary school level. Based on the approved proffer guidelines, the students generated by this application would justify a proffered contribution of \$885,500 for schools (118 students x \$7,500 per student). The suggested proffer amount does not reflect the updated proffer formula since this application was submitted for review prior to the effective date of June 1, 2006 for the updated proffer formula guidelines.

A building addition at Westfield High School opened at the beginning of the 2006-07 school year, adding 24 classrooms. This addition increased the capacity from 2500 students 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

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projected to decline, the 2007-11 Capital Improvement Plan (CIP) continues to recognize the potential 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. However, FCPS is monitoring a Comprehensive Plan Amendment PA S06-III-UP1, Middleton Farms, which could allow development for up to 250 additional residential units within the Westfield High School pyramid.

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.