

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
RZ 2007-LE-012, Lee Village at Silver Lake, LLC

DATE: August 23, 2007

MAP: 91-3 ((9)) 0008B, Pt.

PLANNING UNIT: Cluster IV

ACREAGE: 2.82 acres

REQUEST: The application requests a zoning change from PDH-8 to PRM to permit development of a planned public library, 60 age-restricted residential units (a senior independent living facility) and 104 workforce housing units. A Comprehensive Plan amendment to allow the mix of age restricted and workforce residential uses on the site is pending. The site is not currently planned or approved for residential use.

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

School Name and Number	Grade Level	9/30/06 Capacity	9/30/06 Membership	2007-2008* Membership	Memb/Cap Difference 2007-2007	2011-2012 Membership	Memb/Cap Difference 2011-2012
Lane ES	K-6	831	675	674	157	678	153
Hayfield MS	7-8	1100	819	996	104	840	260
Hayfield HS	9-12	2125	1486	1562	563	1604	521

**2007-08 membership based on spring projection updates, Facilities Planning Services*

School Level	Zoning - PRM		
	Workforce Housing Units	Mid/High Rise Multi-family Units	
	Units	Ratio	Students
K-6	104	x .042	4
7-8	104	x .010	1
9-12	104	x .024	2
		Total	7

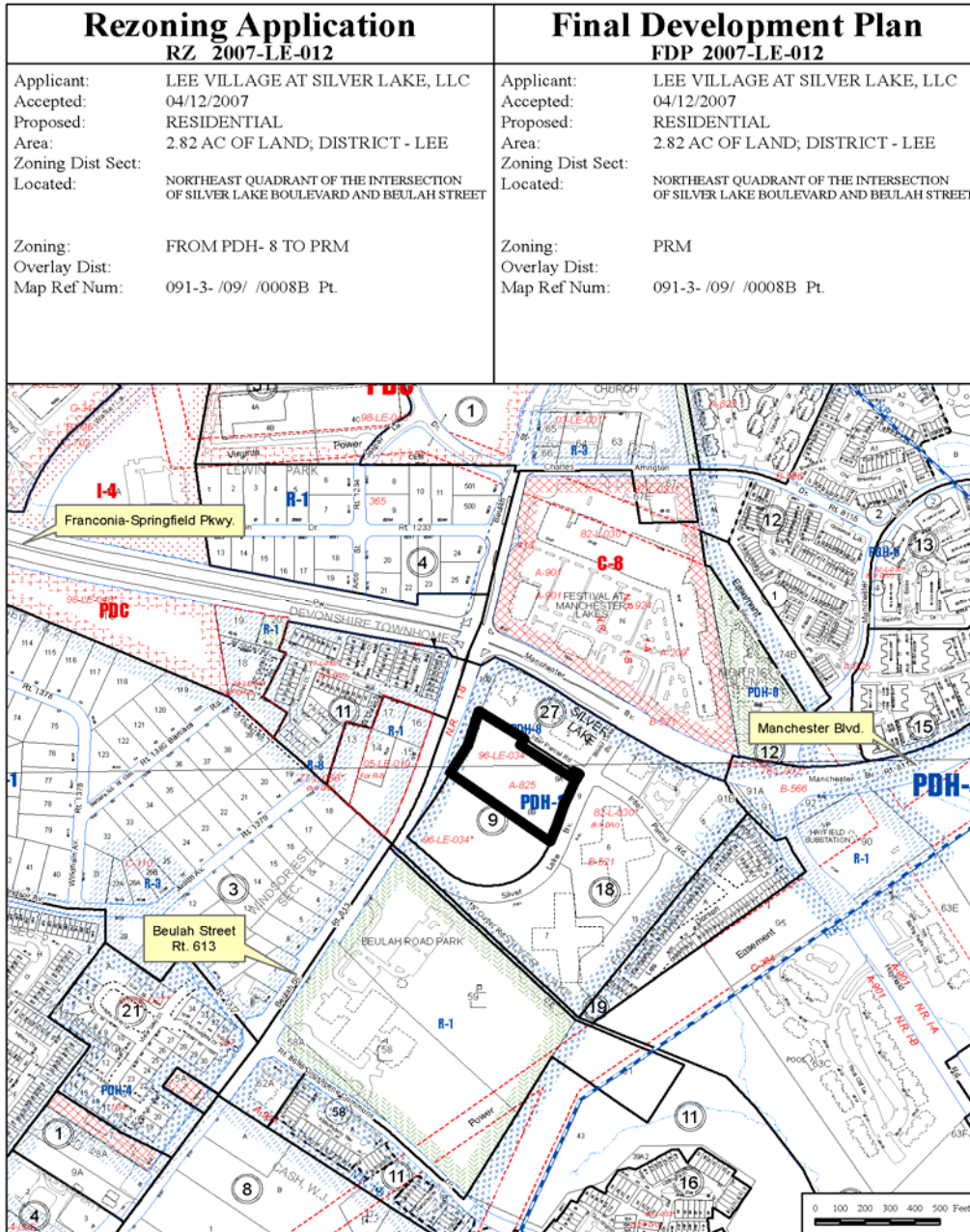
Comments: Based on the approved proffer formula guidelines, the students generated by this application would justify a proffered contribution of \$81,410 (7 students x \$11,630) in order to address needed capital facility improvements for schools. It is further recommended that the proffered contribution be provided on or before the time of site plan approval for the workforce residential building.

cc: Brad Center, School Board Member, Lee District
Illryong Moon, School Board Member, At-Large
Stephen A. Hunt, School Board Member, At-Large
Janet S. Oleszek, School Board Member, At-Large
Dean Tistadt, Chief Operating Officer FCPS
Brian Binggeli, Assistant Superintendent, Cluster IV

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Suzanne Montgomery, Principal, Lane Elementary School
Bill Oehrlein, Principal, Hayfield Secondary School

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.



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