

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: PCA 87-S-039-6  
Fairfax Corner Retail, LC

**DATE:** May 4, 2007

**MAP:** 56-1

**PLANNING UNIT** 4278 and 4279 - Cluster 7

**ACREAGE:** 30.24

**REQUEST:** Amend portions of the previously approved Fairfax Corner to permit building additions including development of up to 300 multi-family high rise residential units.

Schools that currently serve properties, 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 2007-2008	2011-2012 Membership	Memb/Cap Difference 2011-2012
Eagle View	K-6	792	595	690	102	818	-26
Lanier MS	7-8	775/1125	971	991	134	1014	111
Fairfax HS	9-12	2075/2200	2146	2111	89	2189	11

*\*2007-2008 Membership based on Spring Projection Updates, Facilities Planning Services*

**Note:** Renovations to Lanier Middle School and Fairfax High School will increase capacity for both schools beginning with the 2007-2008 school year.

Since the proffered zoning for these sections of Fairfax Corner does not allow for residential use, approval of these applications would result in additional students and could increase projected student membership as shown in the following analyses:

School Level	Proposed Zoning PRC – Add 300 Multi-family high rise			Total Student Increase
	Units	Ratio	Students	
K-6	300	x .042	13	
7-8	300	x .010	3	
9-12	300	x .024	7	
				23

**Comments:** The proposed applications could result in a total of 23 additional students within the Fairfax High School Pyramid. Based on the approved proffer guidelines, the students generated by these applications would justify a proffered contribution of \$267,490 (23 students x \$11,630 per student).

Renovations are underway which will address current capacity deficiencies at Fairfax High and Lanier Middle School. However, a capacity deficit is projected for Eagle View Elementary School by the 2011-

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2012 school year. It should be noted that other residential development activity in the Fair Lake/Fair Oaks area has the potential to impact other Cluster VII schools within the same school pyramid.

Since there is always the potential for boundary adjustments as build-out in the area occurs, it is strongly recommended that all proffered contributions be directed to the school pyramid and/or to Cluster VII schools which encompasses the area. Proffers directed to a specific school(s) are discouraged. 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, FY2008-12 CIP

Note: Five-year projections are those currently available and will be updated yearly. School attendance areas are subject to yearly review.

Attachments: Locator Map

cc: Catherine A. Belter, School Board Member, Springfield 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  
Peter Noonan, Cluster VII, Assistant Superintendent  
Deborah Tyler, Principal, Eagle View Elementary School  
Scott Poole, Principal, Lanier Middle School  
Scott Brabrand, Principal, Fairfax High School

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