

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: Revised School Impact Analysis
Zoning Application PCA C-698-2
Nugget Joint Venture, L.C.

DATE: March 22, 2007

MAP: 15-2 ((1)) 13

PLANNING UNIT 3696 – Cluster VIII

ACREAGE: 11.65 acres

REQUEST: Amend previously approved zoning and proffers to permit mixed use development consisting of 254 multi-family, high-rise residential units and hotel, office and retail uses. The current zoning and accepted proffers do not provide for any residential development.

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

| School Name | 9/30/06 Capacity | 9/30/06 Membership | 2007-2008 Membership | Memb/Cap Difference 2007-2008 | 2011-2012 Membership | Memb/Cap Difference 2011-2012 |
|--------------|------------------|--------------------|----------------------|-------------------------------|----------------------|-------------------------------|
| Westfield HS | 3100 | 3232 | 3144 | -44 | 2835 | 265 |
| Carson MS | 1250 | 1140 | 1159 | 91 | 1211 | 39 |
| McNair ES | 901 | 909 | 943 | -42 | 1095 | -194 |

Since the current zoning and accepted proffers do not provide for any residential development, approval of the application would result in additional students. The anticipated increase in student membership is shown in the following analysis.

| School Level | Zoning - PDC Multi-Family High Rise | | |
|--------------|--|--------|----------|
| | Units | Ratio | Students |
| K-6 | 254 | x .042 | 11 |
| 7-8 | 254 | x .010 | 3 |
| 9-12 | 254 | x .024 | 6 |
| | | Total | 20 |

Comments:

Based on the approved proffer formula guidelines, the students generated by this application would justify a proffered contribution of \$232,600 (20 students x \$11,630) in order to address needed capital facility improvements for schools in the area. It is further recommended that the proffered contribution be provided on or before the time of site plan approval for the residential building.

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Capacity at Carson Middle School is impacted by a Gifted and Talented Center and Japanese Language Immersion programs. Future enrollment at Westfield High School may be impacted by an impending boundary study for the western portion of the County which will be conducted in the 2007-08 school year. A new elementary school, "Coppermine", is scheduled to open in the 2009-10 school year and will provide relief to overcrowding at McNair and other nearby elementary schools.

Another residential rezoning application, situated at Barnsfield and Wall Roads in the Dulles area, was recently approved for over 900 units (RZ 2006-SU-007) and is also anticipated to impact Carson Middle School with approximately 11 additional students. A smaller residential rezoning for 37 single family homes (RZ 2006-HM-020, Winchester Homes) will also impact Carson Middle school with approximately 3 additional students. 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.

cc: Stuart D. Gibson, School Board Member, Hunter Mill 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
Betsy Goodman, Cluster VIII, Assistant Superintendent
Tim Thomas, Principal, Westfield High School
August Frattali, Principal, Carson Middle School
Janet LeBel, Principal, McNair Elementary School

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| Proffered Condition Amendment | | Final Development Plan Amendment | |
|-------------------------------|--|----------------------------------|---|
| PCA -C -698-02 | | FDPA -C -698 | |
| Applicant: | NUGGET JOINT VENTURE, L.C. | Applicant: | NUGGET JOINT VENTURE, L.C. |
| Accepted: | 03/01/2007 | Accepted: | 03/01/2007 |
| Proposed: | AMEND RZ C-698 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT MODIFICATION OF APPROVED USES | Proposed: | AMEND FDP C-698 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT MODIFICATION OF APPROVED USES |
| Area: | 11.65 AC OF LAND; DISTRICT - HUNTER MILL | Area: | 11.65 AC OF LAND; DISTRICT - HUNTER MILL |
| Zoning Dist Sect: | | Zoning Dist Sect: | |
| Located: | EAST SIDE OF SUNRISE VALLEY DRIVE AND SOUTH SIDE OF DULLES AIRPORT ACCESS ROAD | Located: | EAST SIDE OF SUNRISE VALLEY DRIVE AND SOUTH SIDE OF DULLES AIRPORT ACCESS ROAD |
| Zoning: | PDC | Zoning: | PDC |
| Overlay Dist: | | Overlay Dist: | |
| Map Ref Num: | 015-2- /01/ /0013 | Map Ref Num: | 015-2- /01/ /0013 |

