



March 9, 2011

TO: Erin Grayson
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Denise M. James, Director *DMJ*
Office of Facilities Planning Services

SUBJECT: PRC 86-C-121-04, Reston Spectrum LP

ACREAGE: 24.29 acres

TAX MAP: 17-1 ((1)) 3K, 3P, 3Q

PROPOSAL: PRC Plan application showing development of residential, retail, hotel, and office uses in Land Bays A, B, and C of the Spectrum Center

COMMENTS: The proposed rezoning area is within the Lake Anne Elementary School, Langston Hughes Middle School, and South Lakes High School boundaries. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/10)	2011-2012 Projected Enrollment	Capacity Balance 2011-2012	2015-16 Projected Enrollment	Capacity Balance 2015-16
Lake Anne ES	729	672	691	38	767	-38
Hughes MS	957	903	941	16	1102	-145
South Lakes HS	2047	2087	2199	-152	2404	-357

Capacity and enrollment are based on the FCPS FY 2012-16 CIP.

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2015-16 and are updated annually. At this time, if development occurs within the next six years, all three schools are projected to have a capacity deficit. It is noted that Lake Anne Elementary currently is undergoing a renovation that will add additional capacity to the school. This is anticipated to address the projected capacity deficit contained in the FCPS CIP. Beyond the six year projection horizon, enrollment projections are not available.

Currently, there are no existing residential units in the application area. Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

School level	Mid/high-rise multi-family unit ratio	Proposed # of units	Student yield
Elementary	.047	1,426	67
Middle	.013	1,426	19
High	.027	1,426	39

125 Total

SUMMARY:

While this is a PRC Plan application and not a rezoning application, at the time of the original rezoning in 1987, there was no school proffer contribution made to offset the impact that new students would have on surrounding schools. As shown in the chart on the first page, all three schools are anticipated to be over capacity in the next six years.

Since a school proffer contribution was not made at the time of the rezoning and given that the receiving schools are projected to be overcapacity, should the applicant be inclined to make a contribution to offset the impact that the proposed residential units will have on the surrounding schools, the current per student proffer contribution amount is \$9,378 and \$1,172,250 (125 x \$9,378) would be suggested.

It is recommended that notification be given to FCPS when construction is anticipated to commence. This will assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.

It is noted that Lake Anne Elementary School, Hughes Middle School, and South Lakes High School serve students residing in the Reston Town Center and Lake Anne areas, where significant redevelopment is anticipated. The following lists the anticipated developments in the Lake Anne, Hughes, and South Lakes school attendance boundaries. These developments have zoning approvals, unless otherwise noted, and have not been constructed.

- Reston Excelsior – 457 multi-family units
- Reston Station at Wiehle Avenue – 444 multi-family units (only impacts Hughes and South Lakes)
- Linden Springs – 60 multi-family units
- Athena Renaissance – 350 multi-family units
- Four Seasons at Old Reston Avenue – 11 multi-family units
- South of Market at Reston Town Center – 359 multi-family units (pending PRC plan approval)
- Fairway Apartments – 909 multi-family and 31 townhomes (pending PRC plan approval)
- RPBM LLC (Sunset Hills Road) – 520 units (pending)
- Approved Comprehensive Plan changes for Lake Anne area

As this list above indicates, significant student growth is anticipated from these developments and is anticipated to contribute to further overcrowding at Hughes and South Lakes and potentially to Lake Anne.

Attachment: Locator Map

cc: Stuart D. Gibson, School Board, Hunter Mill District
 Ilryong Moon, School Board, At-Large
 James L. Raney, School Board, At-Large
 Martina A. Hone, School Board, At-Large
 Dean Tistadt, Chief Operating Officer
 Fabio Zuluaga, Cluster VIII, Assistant Superintendent
 Linda Hajj, Principal, Lake Anne Elementary School
 Aimee Monticchio, Principal, Langston Hughes Middle School
 Bruce Butler, Principal, South Lakes High School

