

Fairfax County Public Schools
Office of Facilities Planning Services

TO: Fairfax County Department of Planning & Zoning
Planning Division

FROM: Gary Chevalier, Director
Office of Facilities Planning Services

SUBJECT: School Impact Analysis: PRC 87-C-088
Four Seasons Development

DATE: June 19, 2007

ACREAGE: 10,212 square feet

TAX MAP: 17-4 ((1)) 5B

PLANNING UNIT: 3272– Cluster 8

REQUEST: Approval of Planned Residential Community (PRC) plan to permit the renovation of the existing building and the construction of an additional building to permit a total of 11 residential condominium units

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
South Lakes HS	2150/2100	1430	1401*	699	1302	798
Hughes MS	975	854	806*	169	836	139
Lake Anne ES	622	551	558*	64	647	-25

2007-2008 Spring Membership Projection Update, Office of Facilities Planning Services

Although residential development is not currently approved on the site, the proposed development plan to allow 11 new mid-rise residential units is not anticipated to create any significant impacts on the receiving schools.

Comments:

At present, sufficient capacity is projected at the receiving schools to accommodate the number of additional students that are likely to be generated from the proposed redevelopment. Future capacity and membership at South Lakes High School is likely to be impacted by an impending boundary study for schools in the western portion of Fairfax County which is scheduled to be undertaken in the near future. Renovation for South Lakes High School is scheduled to be completed by the 2008-09 school year.

The foregoing information does not take into account the potential impacts of other pending or future proposals that could affect the same schools. Staff is currently monitoring other new and pending residential development in the Reston area which will also impact the South Lakes High School pyramid. Pending rezonings as well as by-right development have the potential to add hundreds of additional mid and high rise residential units and impact future school enrollments.

Source: 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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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
Ellen Cury, Principal, Terraset Elementary School
Deborah Jackson, Principal, Hughes Middle School
Bruce Butler, Principal, South Lakes High School
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