



March 29, 2011

TO: Nicholas Rogers
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

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

SUBJECT: PRC B-846-03, Reston Heights

ACREAGE: 9.96 acres

TAX MAP: 17-3 ((3)) 1C & 1D

PROPOSAL: PRC Plan amendment to allow for a grocery and neighborhood retail.

COMMENTS: This PRC Plan amendment does not propose any new residential units from what was approved in the original PRC plan in 2008. However, at the time of review for the PRC plan in 2008, FCPS noted the impact that 498 multi-family units would have on the schools serving the development and recommended a monetary contribution to offset this impact. Unfortunately, none was made at the time of the PRC plan approval and no proffer contribution was made for schools at the time of the rezoning.

With this PRC plan amendment, FCPS believes that the opportunity exists to reiterate that a monetary commitment should be made to offset the impact that 498 approved multi-family units will have on the schools serving the development.

This application highlights the changes in student enrollments from the time the PRC plan was approved in 2008 to present. When the school impact analysis was provided in 2007, a capacity deficit was not projected at the feeder schools. However, now, two of the schools that serve this development, Hughes Middle and South Lakes High, are projected to be over capacity in the next five years. South Lakes High School currently is over capacity. Terraset Elementary is projected to have some capacity.

This application illustrates the length of time a development may take from zoning approval to actual construction, which has not begun, and the changes in student enrollments that may also occur. This highlights the need to address the impact that anticipated new students will have on surrounding schools. A copy of the 2007 school impact analysis is attached.

The chart below shows the existing school capacity, enrollment, and projected enrollment for the schools serving the PRC plan area.

| School | Capacity | Enrollment (9/30/10) | 2011-2012 Projected Enrollment | Capacity Balance 2011-2012 | 2015-16 Projected Enrollment | Capacity Balance 2015-16 |
|----------------|----------|----------------------|--------------------------------|----------------------------|------------------------------|--------------------------|
| Terraset ES | 542 | 416 | 443 | 99 | 485 | 57 |
| Hughes MS | 957 | 903 | 941 | 16 | 1,102 | -145 |
| South Lakes HS | 2,047 | 2,087 | 2,199 | -152 | 2,404 | -357 |

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

New students from this development along with several others in the Reston area also are anticipated to impact the capacity and contribute to the overcrowding at Hughes and South Lakes. The following lists the developments that are anticipated to impact Hughes and South Lakes. An asterisk denotes where a school proffer commitment was not made.

- Reston Excelsior – 457 multi-family units (*PRC plan)
- Reston Station at Wiehle Avenue – 444 multi-family units (Terraset, 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
- Spectrum – 1,442 multi-family units (*PRC plan)
- 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 the list above shows, PRC plans in Reston have the potential to add hundreds or even thousands of new residential units without having to provide any monetary contribution and the Reston rezoning applications did not provide a contribution to the school system. Therefore, in an effort to address the impact that new residential developments will have on surrounding schools, FCPS recommends a monetary commitment to offset the impact of new students on surrounding schools.

The following provides a suggested monetary amount based on 498 units. A monetary contribution of \$393,876 (42 x \$9,378) would be recommended. This amount is based on the current per student proffer amount of \$9,378. The chart below shows the number of projected 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 | 498 | 23 |
| Middle | .013 | 498 | 6 |
| High | .027 | 498 | 13 |
| | | | 42 total |

Given that the schools surrounding the PRC plan area are projected to be over capacity with South Lakes already over capacity, in order to address future students from the 498 approved multi-family units, FCPS believes this PRC plan amendment provides an opportunity to reiterate the need for a monetary offset to address future student needs.

It is noted that the approved 2012-16 FCPS Capital Improvement Program (CIP) contains an unfunded recommendation for renovations at Terraset Elementary. The completion date of the renovation is beyond the five year CIP planning period.

DMJ/mat

Attachments

cc: Stuart D. Gibson, School Board, Hunter Mill District
 Iryong 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
 Ellen Cury, Principal, Terraset Elementary School
 Aimee Monticchio, Principal, Hughes Middle School
 Bruce Butler, Principal, South Lakes High School

**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 B-846, JBG/RIC Retail, LLC

DATE: June 19, 2007

ACREAGE: 9.96

TAX MAP: 17-3 ((3)) 1C, 1D

PLANNING UNIT: 3642 – Cluster 8

REQUEST: Approval of Planned Residential Community (PRC) plan for redevelopment of 9.96 acres located in the southeast quadrant of the interchange of Dulles Airport Access and Toll Road (DAAR) and Reston Parkway. The site also fronts on Sunrise Valley Drive. An existing retail building, convenience store and bank will be demolished and the existing 15 story office building will be retained. The development proposes a mix of uses to include office buildings and residential towers with ground floor retail and extensive underground parking decks. A total of 498 high rise multi-family units are proposed to be developed in phases on the site.

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 |
| Terraset ES | 574 | 387 | 384* | 190 | 379 | 195 |

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

Residential development is not approved on the site; approval of the proposed development plan to allow new residential development would create the potential for new students as noted in the table below:

| School Level | Proposed Zoning PRC – Multi-Family High Rise | | |
|--------------|---|--------------|-----------|
| | Units | Ratio | Students |
| K-6 | 498 | x.042 | 21 |
| 7-8 | 498 | x.010 | 5 |
| 9-12 | 498 | x.024 | 12 |
| | | Total | 38 |

**Fairfax County Public Schools
Office of Facilities Planning Services**

Comments:

Based on a maximum of 498 high rise residential units, the proposed development is anticipated to yield 38 additional students. Based on the approved proffer guidelines, the students generated by this application would justify a proffered contribution of \$441,949 for schools (38 students x \$11,630 per student). 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 VIII or schools within the Hunter Mill District to allow the school board flexibility in disbursing proffered funding. 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.

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.

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.

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
Weldon Spurling, FCPS, Design & Construction

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