

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

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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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