

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 - Lake Anne Village Center  
Out-of-Turn Plan Amendment (OTPA) ST06-III-UP2

**DATE:** April 19, 2007

**PLANNING UNITS:** 3247, 3237, 3238 – Cluster 8

**REQUEST:** Proposed Comprehensive Plan Amendment to re-plan the Lake Anne Village Center in Reston including the County-owned Crescent Apartments, Lake Anne Fellowship House, Lake Anne office building, Good Shepherd Lutheran Church and the Washington Plaza Baptist Church's properties adjacent to the Plaza. There are two revitalization scenarios for development of mixed residential unit types: Option 1 for 1,763 units or Option 2 for 2,063 units. Both scenarios would retain the existing 46 townhouses on the Plaza and the 61 high-rise units in Heron House.

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	1397	753	1302	798
Hughes MS	975	854	814	161	836	139
Lake Anne ES	622	551	569	53	647	-25
Forest Edge ES	817	799	821	-4	846	-29

*Membership and Projections from FY 2008-2012 CIP*

Option 1 – 1,656 units (does not include units to be retained)				
School Level	Mid-High Rise	Ratio	Students	Total Students
K-6	585	x .042	25	
7-8	585	x .010	6	
9-12	585	x .024	14	
				45
Garden Apt		Ratio	Students	
K-6	367	x .114	42	
7-8	367	x .026	10	
9-12	367	x .059	22	
				74
Townhouse		Ratio	Students	
K-6	704	x .194	137	
7-8	704	x .052	37	
9-12	704	x .110	77	
				251
			Total	370

Fairfax County Public Schools  
Office of Facilities Planning Services

<b>Option 2 – 1,956 units (does not include units to be retained)</b>				
<b>School Level</b>	<b>Mid-High Rise</b>	<b>Ratio</b>	<b>Students</b>	<b>Total Students</b>
K-6	785	x .042	33	
7-8	785	x .010	8	
9-12	785	x .024	19	
				60
	<b>Garden Apt</b>	<b>Ratio</b>	<b>Students</b>	
K-6	527	x .114	60	
7-8	527	x .026	14	
9-12	527	x .059	32	106
	<b>Townhouse</b>	<b>Ratio</b>	<b>Students</b>	
K-6	644	x .194	125	
7-8	644	x .052	33	
9-12	644	x .110	71	229
			Total	395

**Comments:**

Under Option 1 or Option 2, the proposed re-development of the historic Lake Anne area and surrounding properties could yield from 370 to 395 additional students at build out, excluding those existing units which are to be retained. The majority of the impact under both scenarios would be at the elementary school level with the potential for over 200 additional elementary school students. Any significant student generation at the elementary level would exacerbate existing capacity deficits which are currently projected for both Forest Edge and Lake Anne Elementary Schools, both of which serve this site. It should be noted that the portion of the Lake Anne area east of Moorings Drive which encompasses the Crescent Apartments is within the Forest Edge Elementary attendance area; the area west of Moorings Drive is assigned to the Lake Anne Elementary School attendance area. Renovation for Lake Anne Elementary is planned but is as yet unfunded; construction funds will be included in a future bond referendum. Full day kindergarten impacts capacity at both elementary schools as does the Spanish Immersion program at Lake Anne and the Gifted and Talented Center at Forest Edge.

At present, sufficient capacity is projected at the middle and high school level 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 Town Center 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.

Fairfax County Public Schools  
Office of Facilities Planning Services

**Attachments:**

Lake Anne Village Center Out-of-Turn Plan Amendment Proposal and Map

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  
Linda Hajj, Principal, Lake Anne Elementary School  
Frank Bensinger, Principal, Forest Edge Elementary School  
Deborah Jackson, Principal, Hughes Middle School  
Bruce Butler, Principal, South Lakes High School



# County of Fairfax, Virginia

## MEMORANDUM

DATE: April 6, 2007

**TO:** Denise James  
Facilities Planning Services, Fairfax County Public Schools

**FOM:** Heidi T. Merkel  
Planning Division, Department of Planning and Zoning

**SUBJECT:** Lake Anne Village Center Out of Turn Plan Amendment (OTPA) ST06-III-UP2

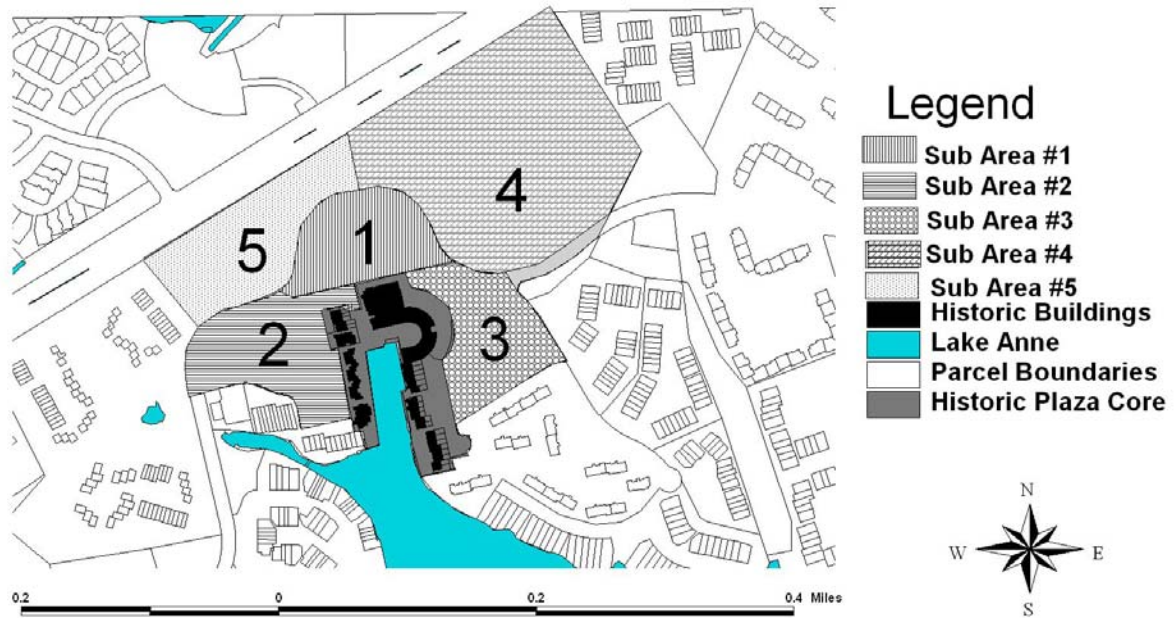
The purpose of this memo is to provide updated information regarding OTPA ST06-III-UP2 and to request your revised analysis and comments on the development alternatives associated with the Plan Amendment. The background information and existing development information remain the same as that provided in my memo to you dated February 6, 2007.

### Revised Development Alternatives:

The consultant team has drafted Plan recommendations that envision two possible revitalization scenarios for Lake Anne Village Center. The table below includes information regarding the residential recommendations.

<i>Development Area</i> (see map on next page)	<b>Residential</b>				
	Townhouses	Low-rise	Mid-rise	High-rise	<i>Total by Sub-area</i>
Existing on Plaza	46	0	0	61	107
Sub-area #1	0	176	0	0	176
Sub-area #2	26	0	50	0	76
Sub-area #3	40	91	0	135	266
Sub-area #4 - Crescent	578	0	0	300	878
Sub-area #5 – Fellowship Hs.	60	100	0	100	260
<i>Option 1</i>	0	260	0	300	560
<i>Option 2</i>					
<i>Total Units under Option 1</i>	750	367	50	596	<b>1763</b>
<i>under Option 2</i>	690	527	50	796	<b>2063</b>

# Sub Area Designations



Your written analysis and comments would be appreciated by Friday, April 20, 2007. Please call me at (703) 324-1349 if you have questions.