



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Office of Facilities Planning
10640 Page Avenue
Fairfax, Virginia 22030

October 20, 2008

TO: Heidi T. Merkel, Planner
Fairfax County Department of Planning & Zoning
Planning Division

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

SUBJECT: FCPS Impact Analysis – Lake Anne Village Center
Out-of-Turn Plan Amendment (OTPA) ST06-III-UP2

PLANNING AREA: 448, Cluster 8

PROPOSAL: Proposed Comprehensive Plan Amendment to replan 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 types: Option 1: 1,763 units or Option 2: 2,063 units. Both scenarios would retain the existing 46 townhouses on the Plaza and the 61 high-rise units in Heron House.

The proposed Out-of-Turn Plan Amendment is within the Forest Edge, Lake Anne, Langston Hughes, and South Lakes High School boundaries. The chart below shows the existing school capacity, enrollment, and projected enrollment in five years.

School	Capacity	Enrollment (9/30/08)	2009-2010 Projected Enrollment	Capacity/Enroll. Difference 2009-2010	2013-2014 Projected Enrollment	Capacity/Enroll. Difference 2013-2014
Forest Edge ES	864	795	806	58	797	67
Lake Anne ES	729	575	623	106	677	52
Hughes MS	1,000	925	981	19	1020	-20
South Lakes HS	2,250	1632	1861	389	2295	-45

ANALYSIS

Background

Based on the County-wide student yield ratio, the chart below shows the projected student yield for the Crescent Apartments, which contains 181 low-rise multi-family apartments that were purchased by the Board of Supervisors in 2006 as affordable rental units.

School level	Existing: 181 lowrise apartments	Student yield ratio	Student yield	Total Students
Forest Edge ES	181	0.109	20	34
Hughes MS	181	0.025	5	
South Lakes HS	181	0.050	9	

However, the chart below shows the actual number of students from the development for each grade level.

	ES	MS	HS	Total
2003	48	8	25	81
2004	40	8	29	77
2005	39	8	15	62
2006	30	12	10	52
2007	31	12	13	56
2008	51	9	17	77

In comparing the actual student yield to the projected County-wide student yield that is applied to all proposed new development, it can be seen that there is a higher actual number of students than the projected in all grade levels. This trend has been observed in other aging developments.

Comprehensive Plan Amendment Options

Within the study area there are two residential developments: the 46 town homes on Lake Anne Plaza and the Crescent Apartments (181 units). Under the two options, the town homes will remain but the Crescent Apartments would be redeveloped. The chart below shows the anticipated County-wide student yield for the two options.

Option 1: 1,656 units (does not include units to be retained)

School level	Proposed: Mid/High Rise Multi-family	Student yield ratio	Student yield	Total Students
Elementary	585	0.043	25	45
Middle	585	0.011	6	
High	585	0.024	14	
	Proposed: Low Rise Multi-family	Ratio	Student yield	Total Students
Elementary	367	0.109	40	71
Middle	367	0.025	9	
High	367	0.059	22	
	Proposed: Townhouse	Ratio	Student yield	Total Students
Elementary	704	0.190	134	245
Middle	704	0.050	35	
High	704	0.108	76	
				361 Grand Total

Option 2: 1,956 units (does not include units to be retained)

School level	Proposed: Mid/High Rise Multi-family	Student yield ratio	Student yield	Total Students
Elementary	785	0.043	34	62
Middle	785	0.011	9	
High	785	0.024	19	
	Proposed: Low Rise Multi-family	Ratio	Student yield	Total Students
Elementary	527	0.109	57	101
Middle	527	0.025	13	
High	527	0.059	31	

	Proposed: Townhouse	Ratio	Student yield	Total Students
Elementary	644	0.190	122	224
Middle	644	0.050	32	
High	644	0.108	70	
				387 Grand Total

Approved/Pending Residential Development

In addition to the proposed changes to the Comprehensive Plan, Lake Anne ES, Hughes MS, and South Lakes HS are also the receiving schools for several recently approved residential rezoning applications that have not been constructed in the Reston Town Center area. These developments are shown in the chart below.

	# of units	ES	MS	HS	Total	Status
Lerner at Oracle Way	457	20	5	11	36	Not constructed
Bowman Distillery	60	7	2	4	13	Not constructed
Bowman Towne Dr. @ Fountain Dr.	100	4	1	2	7	Not constructed
Parc Reston (Jonathan's Keepe)	360	15	4	9	28	Not constructed
Linden Springs @ Old Reston Avenue	11	1	0	1	2	Not constructed
Spectrum	1442	62	16	35	113	Not constructed
Total		109	28	62	199	

In addition, there is the potential to increase the number of residential units in the urban core of the Reston Town Center. The following development has been indefinitely deferred:

- VA-Reston Town Center – 560 multi-family high-rise units.

While construction has not begun on these developments, at such time that the units are constructed and occupied, the available capacity at the receiving schools will likely have changed due to impacts of changing demographics, migration patterns, and housing trends.

SUMMARY

Under Option 1 and 2, the proposed redevelopment of the Lake Anne area could yield an increase of approximately 287 and 310 total new students, respectively, over the current number of existing students.

Currently, there is sufficient capacity at the four receiving schools. The five year student projections show that there will be a capacity deficit at Hughes MS and South Lakes HS in the 2013-2014 school year based on existing migration patterns.

It also is anticipated that there will be additional student growth from future residential development in the Reston Town Center area, as shown in the chart above. These anticipated student yields will likely contribute to a capacity deficit at the receiving schools. In addition, both Comprehensive Plan options also will likely create a capacity deficit. These capacity deficits are shown in the chart below.

School	Capacity	Enrollment (9/30/08)	2009-2010 Projected Enrollment	Capacity/Enroll. Difference 2009-2010	2013-2014 Projected Enrollment	Capacity/Enroll. Difference 2013-2014	Capacity/Enroll. Difference w/ < residential	Capacity/Enroll. Difference w/ Scenario 1	Capacity/Enroll. Difference w/ Scenario 2
Forest Edge ES	864	795	806	58	797	67	N/A*	-132	-146
Lake Anne ES	729	575	623	106	677	52	-57	N/A**	N/A**
Hughes MS	1,000	925	981	19	1020	-20	-48	-98	-74
South Lakes HS	2,250	1632	1861	389	2295	-45	-107	-219	-165

* None of the future residential units anticipated in the Reston Town Center area are located in the Forest Edge ES boundary.

** Scenario 1 & 2 are not within the Lake Anne ES boundary.

With capacity deficits anticipated, to the extent possible, FCPS would look towards developer contributions to alleviate the anticipated impact of new development.

It is noted that two elementary school boundaries are located in the Lake Anne area. 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 Mooring Drive is assigned to the Lake Anne Elementary School attendance area. A future boundary study may review the two elementary school boundaries in the Lake Anne area to eliminate the split between the two elementary attendance areas.

For Lake Anne Elementary, planning funds were approved in the 2005 Bond Referendum and construction funds were approved in the 2007 School Bond Referendum and renovation is scheduled for completion for the 2012-2013 school year. There is no future planning funds or construction projects designated for Forest Edge ES, Hughes MS, or South Lakes HS at this time.

Attachment: Map

cc: Stuart D. Gibson, School Board Member, Hunter Mill District
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Sub Area Designations

