



**FAIRFAX COUNTY  
PUBLIC SCHOOLS**

Office of Facilities Planning  
10640 Page Avenue  
Fairfax, Virginia 22030

**TO:** Meghan Van Dam, Planner  
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Planning Division

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

**SUBJECT:** BRAC 08-IV-10FS

**DATE:** June 9, 2008

**PLANNING AREA:** 1233 & 2349 (Cluster V)

**ACREAGE:** 56 acres

**TAX MAP:** 80-4 ((1)); 80-4 ((4))(3) 7; 80-4 ((6))

**EXISTING PLAN:** The parcels are zoned C-4, C-6, C-8, PDC, R-4, and R-20 and planned for office, retail and residential uses with up to 800 dwelling units.

**PROPOSED PLAN:** The proposed nomination would replan the area for residential use up to 1,875 dwelling units in addition to the currently planned non-residential uses.

**COMMENTS:** The nomination area is within the Lynbrook Elementary School, Key Middle School, and Lee High School boundaries. The chart below is intended to show the existing school capacity, enrollment, and projected enrollment in five years.

School	Capacity*	Enrollment (9/07)	2008-2009 Projected Enrollment**	Capacity/Enroll. Difference 2008-2009	2012-2013 Projected Enrollment	Capacity/Enroll. Difference 2012-2013
Lynbrook ES	412	412	474	-62	471	-59
Key MS	860	820	828	32	750	110
Lee HS	2,111	1,875	1,801	310	1,745	366

\*Capacity is based on FCPS Design and Construction capacity updates

\*\*2008-2009 Enrollment projection based on Spring Projections Updates, Facilities Planning Services

Under the current Plan, the nomination area could be developed with up to 847 mid-rise multi-family units. Currently, the area is developed with 90 garden apartments with 11 total students residing in the nomination area.

The nomination proposes to increase the amount of residential by 1,028 multi-family units from what currently is permitted under the existing Plan. This would yield 82 additional students. The chart below shows the number of projected students by school level.

School level	Mid/High-rise multi-family ratio	Proposed number of units	Maximum student yield	Mid/High-rise multi-family ratio	Current # of units permitted	Maximum student yield	
Elementary	0.043	1,075	46	0.043	847	36	
Middle	0.011	1,075	12	0.011	847	9	
High	0.024	1,075	26	0.024	847	20	
			<b>84 total</b>				<b>65 total</b>

**SUMMARY:** There is sufficient capacity at the middle and high school levels. However, there is projected to be a capacity deficit at the elementary school through the 2012-2013 school year. It is anticipated that the capacity deficit will be further exacerbated by this nomination. BRAC 08-IV-5FS, 9FS, and 11FS will also impact the elementary school.