



**FAIRFAX COUNTY  
PUBLIC SCHOOLS**

Office of Facilities Planning  
10640 Page Avenue  
Fairfax, Virginia 22030

**TO:** Meghan Van Dam, Planner  
Fairfax County Department of Planning & Zoning  
Planning Division

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

**SUBJECT:** BRAC 08-IV-11FS

**DATE:** June 9, 2008

**PLANNING AREA:** 299 & 1147 (Cluster V)

**ACREAGE:** 12.4 acres

**TAX MAP:** 80-3 ((1)) 3 & 7 and 80-4 ((4)) (3) 7

**EXISTING PLAN:** The parcels are planned for residential use at a density of 30 dwelling units/acre. The parcels are zoned R-20 and currently contain the Springfield Garden Apartments, which as 220 units.

**PROPOSED PLAN:** The proposed nomination would replan the area for additional residential use up to 600 high-rise multi-family units.

**COMMENTS:** The nomination area is within the Crestwood and 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
Crestwood ES	549	525	583	-34	554	-5
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 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 372 mid-rise multi-family units. Currently, there are 220 existing mid-rise apartments with 91 total students residing in the nomination area.

The nomination proposes to increase the amount of residential by 228 multi-family units from what is currently permitted under the existing Plan. This would yield 31 additional students from what would be anticipated under the current Plan language. 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	600	26	0.043	220	9	
Middle	0.011	600	7	0.011	220	2	
High	0.024	600	14	0.024	220	5	
			<b>47 total</b>				<b>16 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 schools 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 10FS will also impact the elementary schools.