



**FAIRFAX COUNTY  
PUBLIC SCHOOLS**

Office of Facilities Planning  
10640 Page Avenue  
Fairfax, Virginia 22030

**TO:** Aaron Klibaner, Planner  
Fairfax County Department of Planning & Zoning  
Planning Division

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

**SUBJECT:** BRAC 08-IV-1MV

**DATE:** May 12, 2008

**PLANNING AREA:** 1273, Cluster V

**ACREAGE:** 8.5 acres

**TAX MAP:** 83-3 ((1)) 76

**EXISTING PLAN:** Currently zoned PDH-40 and planned for residential use up to 40 du/ac. A density up to 50 du/ac may be considered. The site is currently developed with a high-rise multi-family building containing 443 units at 47.6 du/ac.

**PROPOSED PLAN:** The nomination proposes to retain the existing multi-family building and add a mixed-use development that would include a new multi-family residential building with 310 units with first floor retail and structured parking.

**COMMENTS:** The proposed plan area is within the Cameron Elementary School, Mark Twain Middle School, and Edison 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
Cameron ES	612	544	592	20	530	82
Twain MS	1,025	837	837	188	876	149
Edison HS	1,675	1,776	1,786	-111	1,642	33

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

The proposed plan proposes to retain the existing 443 multi-family dwelling units and add an additional 310 multi-family units.

Currently, there are a total student population of 7 students (3 elementary school, 2 middle school, 2 high school), as of September 2007. The proposed plan language for a new residential building containing 310 additional high-rise units is projected to generate a total of 23 additional students. This is an increase of 16 students over the existing student population for the area. The chart below shows the number of projected students by school level.

School level	Unit type / high-rise multi-family ratio	Maximum number of units	Maximum student yield
Elementary	0.043	310	13
Middle	0.011	310	3
High	0.024	310	7
			<b>23 total</b>

**SUMMARY:** The school boundaries contained in the area affected by the proposed plan change contains sufficient capacity for the projected students generated from an additional 310 multi-family high-rise units.

It is noted that there are three other BRAC APR nominations that are within the Cameron ES, Twain MS, and Edison HS boundaries. Individually, these four BRAC APR nominations will not significantly impact the receiving schools. However, collectively, if development occurs as proposed by the changes to the Comprehensive Plan for each of the four nominations, then there is projected to be a capacity deficit at Cameron ES and Edison HS by -3 spaces and -14 capacity by the 2012-2013 school year. Twain MS will still have sufficient capacity.

