



**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: March 23, 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 to amend the Comprehensive Plan to add mixed-use development to include a new multi-family residential building with 310 units with first floor retail and structured parking.

COMMENTS: It is staff's understanding that the nomination has not changed from what was originally submitted. However, this memo revises a previous memo dated May 12, 2008 to reflect changes to school capacity and student enrollment with the start of the 2008-2009 school year.

The proposed plan area is within the Cameron Elementary School, Mark Twain Middle School, and Edison High School boundaries. The chart below shows the existing school capacity, enrollment, and projected five year enrollment.

School	Capacity	Enrollment (9/30/08)	2009-2010 Projected Enrollment	Capacity Balance 2009-2010	2013-14 Projected Enrollment	Capacity Balance 2013-2014
Cameron ES	720	519	520	200	559	161
Twain MS	875	829	835	40	888	-13
Edison HS	1800	1781	1759	41	1782	218

Source: SY 2009-2010 Spring Update and FCPS CIP FY 2010-14

The plan proposes to retain the existing 443 multi-family dwelling units and to add an additional 310 multi-family units. The chart below shows the number of projected students by school level.

School level	High-rise multi-family ratio	Number of units	Student yield
Elementary	0.043	310	13
Middle	0.011	310	3
High	0.024	310	7
			23 total

SUMMARY: The proposed Comprehensive Plan change to add a new 310 unit residential building is projected to generate a total of 23 additional students. Twain MS is projected to be over capacity in the 2013-14 school year. The nomination is anticipated to further exacerbate the projected capacity deficit. It is noted that BRAC 08-IV-3MV and 4MV are also within the same school boundaries as this nomination and are anticipated to further exacerbate the current projected capacity deficit at Twain MS. There is sufficient capacity at Cameron ES and Edison HS.

Attachment: Locator Map

cc: Brad Center, School Board Member, Lee District
 Illryong Moon, School Board Member, At-Large
 James L. Raney, School Board Member, At-Large
 Martina A. Hone, School Board Member, At-Large
 Dean Tistadt, Chief Operating Officer, FCPS
 Betsy Fenske, Cluster V, Assistant Superintendent
 George Towery, Principal, Cameron Elementary School
 Aimee Holleb, Principal, Twain Middle School
 Gregory Croghan, Principal, Edison High School

North Gateway CBC Nominations: 1MV, 4MV, 6MV, 8MV

