



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Office of Facilities Planning
10640 Page Avenue
Fairfax, Virginia 22030

TO: Lindsay Mason, Planner
Fairfax County Department of Planning & Zoning
Planning Division

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

SUBJECT: BRAC 08-IV-3LP

DATE: June 9, 2008

PLANNING AREA: 25, Cluster IV & V

ACREAGE: 49.23 acres

TAX MAP: 113-2 ((3)); 113-2 ((1)) 68, 113-4 ((2)) A1, A2, B3

EXISTING PLAN: The parcels are planned for industrial/flex uses up to 0.35 FAR and are vacant. The current zoning is C-8 and I-6.

PROPOSED PLAN: The nomination proposes to amend the Comprehensive Plan to allow a mixed-use development that would include 1,072 high-rise multi-family residential units.

COMMENTS: The nomination area is within the Gunston Elementary School and South County Secondary 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
Gunston ES	761	648	678	83	701	60
South County MS	1,000	885	899	101	924	76
South County HS	1,731	2,044	2,075	-344	1,892	-161

*Capacity is based on FCPS Design and Construction capacity updates

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

Currently, the nomination area is undeveloped and does not permit residential development. As such, there are no students residing in the area. The nomination proposes to amend the Comprehensive Plan to allow a mixed-used development that would include 1,072 high-rise multi-family units. This would generate a total of 84 new students. The chart below shows the number of projected students by school level.

School level	High-rise multi-family ratio	Proposed number of units	Maximum student yield	High-rise multi-family ratio	Current # of units permitted	Maximum student yield
Elementary	0.043	1,072	46	0.043	0	0
Middle	0.011	1,072	12	0.011	0	0
High	0.024	1,072	26	0.024	0	0
			84 total			0 total

SUMMARY: There is sufficient capacity at the middle school level. There is currently a capacity deficiency at the high school level and BRAC 08-IV-4LP will also impact the high school level with 7 projected students. BRAC 08-IV-4LP is also within the Gunston ES boundary and a total of 12 new students is projected. This combined with the projected 46 elementary students will total 58 projected students and may put the school over capacity at the time of development since capacity is projected to decline over the next five years.

It is noted that at present South County Secondary School contains both the middle and high school levels. The school was originally designed as a high school. The School Board is considering plans to either constructed a new middle school in the South County area or renovate the existing secondary school. The School Board's decision is forthcoming later this month.

