



**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-3MV

DATE: March 23, 2009

PLANNING AREA: 1394, Cluster V

ACREAGE: 6.04 acres

TAX MAP: 83-1 ((1)) 34C

EXISTING PLAN: Currently planned for and developed with office use up to 0.3 FAR in the I-5 District.

PROPOSED PLAN: The nomination proposes to amend the Comprehensive Plan to allow mixed-use development up to 3.0 FAR with residential, office, and restaurant/retail uses.

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 nominator proposes to add 369 multi-family high-rise units. Currently, the plan area is developed with an office use and there are no students. 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	369	16
Middle	0.011	369	4
High	0.024	369	9
			29 total

SUMMARY: The proposal is anticipated to generate a total of 29 students. Twain MS is projected to be over capacity in the 2013-14 school year. The nomination is anticipated to further exacerbate the capacity deficit. It is noted that BRAC 08-IV-1MV 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

