



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Office of Facilities Planning
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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-4MV

DATE: May 12, 2008

PLANNING AREA: 1352, Cluster V

ACREAGE: 28.17 acres

TAX MAP: 83-3 ((1)) 101

EXISTING PLAN: Currently planned for high-rise residential use up to 35 du/ac with first floor retail or office use and is zoned R-30. There are three existing high-rise multi-family buildings containing a total of 1,222 units.

PROPOSED PLAN: The nomination proposes to retain the existing multi-family buildings and add a mixed-use development with four new 4-5 story multi-family buildings containing a total of 602 units with first floor retail, 22 single-family attached dwelling units, structure parking, up to 1.65 FAR.

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*

Currently, the plan area is developed with a total of 1,222 high-rise multi-family dwellings with a total student population of 43 students (17 elementary, 11, middle, 16 high school students) as of September 2007.

The proposed plan language for an additional 602 mid/high-rise multi-family units is projected to generate a total of 47 additional students and the proposal for 22 single-family attached units is projected to generate a total of 7 additional students. This is an increase of 11 students over the existing student population for the area. The chart below shows the number of projected students by school level.

Proposed Mid/high-rise multi-family units

School level	Unit type /mid/ high-rise multi- family ratio	Maximum number of units	Maximum student yield
Elementary	0.043	602	26
Middle	0.011	602	7
High	0.024	602	14
			47 total

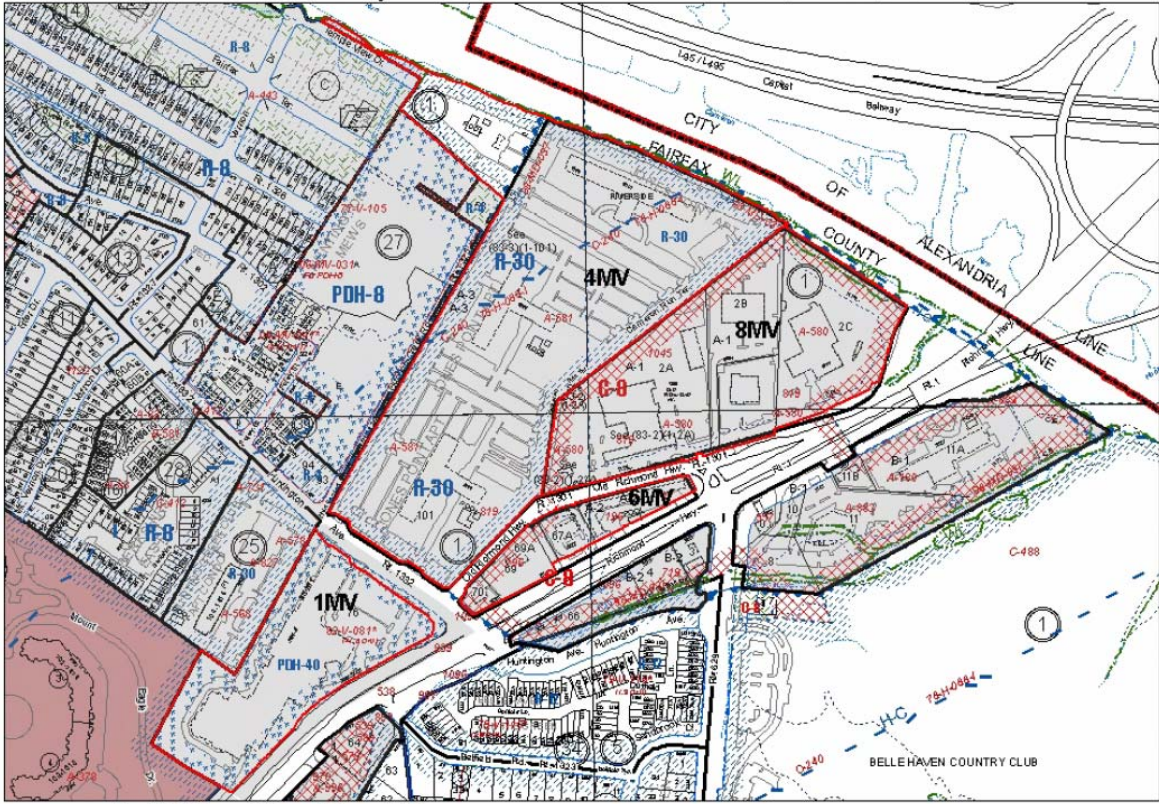
Proposed single-family attached units

School level	Unit type single- family attached ratio	Maximum number of units	Maximum student yield
Elementary	0.190	22	4
Middle	0.050	22	1
High	0.108	22	2
			7 total

SUMMARY: The school boundaries contained in the proposed plan change area contains sufficient capacity for the projected students generated from an additional 602 multi-family mid/high-rise units and 22 single-family attached 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.

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



0 125 250 500 750 1,000 Feet

May 2008

