



**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-4MV

DATE: March 23, 2009

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 to amend the Comprehensive Plan to permit 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: 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

Currently, the plan area is developed with a total of 1,222 high-rise multi-family dwellings. The proposal is for an additional 602 mid/high-rise multi-family units. 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

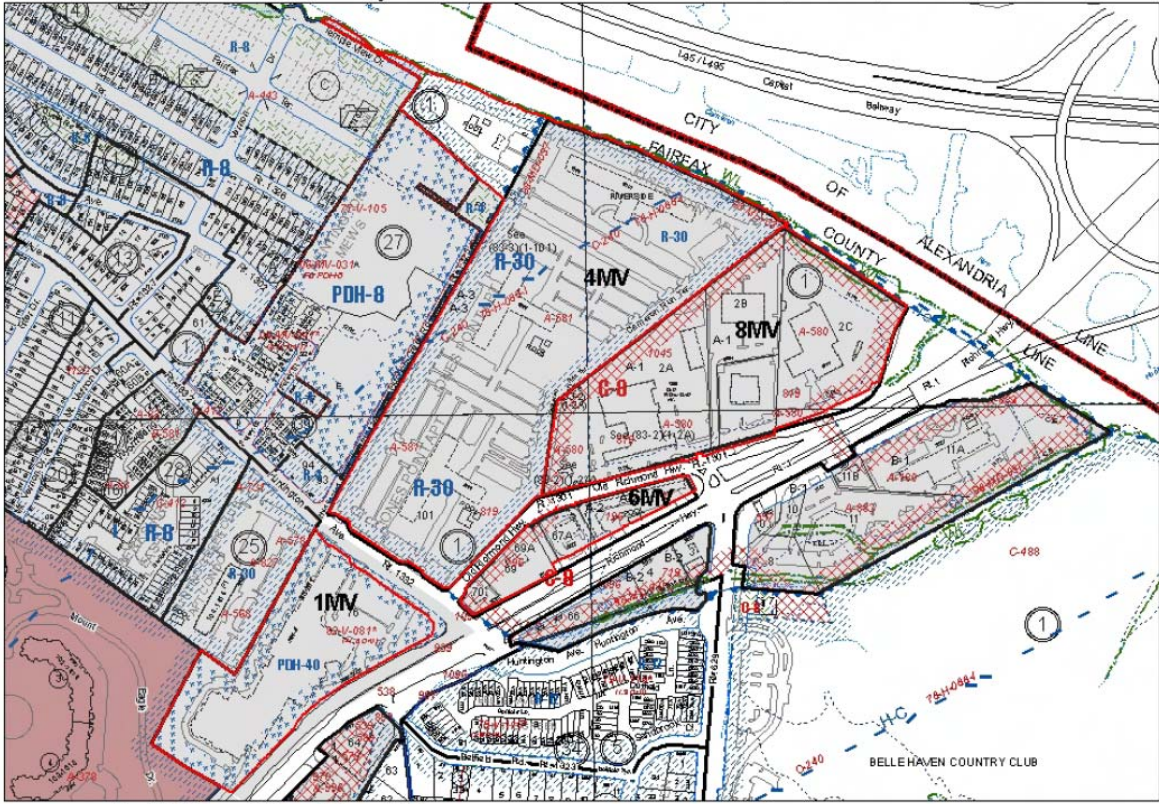
School level	Unit type single- family attached ratio	Maximum number of units	Maximum student yield
Elementary	0.190	22	4
Middle	0.050	22	1
High	0.108	22	2
			7 total

SUMMARY: The proposed changes to the Comprehensive Plan for multi-family units is anticipated to generate a total of 47 students and the 22 single-family attached units is anticipated to generate a total of 7 students. Twain MS is projected to be over capacity in the 2013-14 school year. The nomination is anticipated to exacerbate the projected capacity deficit. It is noted that BRAC 08-IV-1MV and 3MV 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



0 125 250 500 750 1,000 Feet

May 2008

