



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Office of Facilities Planning
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Fairfax, Virginia 22030

TO: Meghan Van Dam, Planner
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Planning Division

FROM: Denise M. James, Director
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SUBJECT: BRAC 08-IV-5FS

DATE: June 9, 2008

PLANNING AREA: 2349 (Cluster V)

ACREAGE: 26.6 acres

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

EXISTING PLAN: The parcels are planned for mixed-use and are zoned C-4, C-6, C-8, and PDC and currently are developed with commercial uses, hotels, and retail uses.

PROPOSED PLAN: The nomination proposes to replan the parcels for office mixed-use up to a 4.0 FAR, which would include mid and high-rise multi-family units.

COMMENTS: The nomination area is within the Lynbrook Elementary School, Key Middle School, and Lee 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
Lynbrook ES	412	412	474	-62	471	-59
Key MS	860	820	828	32	750	110
Lee HS	2,111	1,875	1,801	310	1,745	366

*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 developed with a mix of uses. Residential is permitted but there are no existing residential developments. As such, there are no students residing in the nomination area. The Comprehensive Plan does permit 105 mid-rise and 213 high-rise multi-family units.

The nomination proposes to amend the Comprehensive Plan to allow for office mixed-use with a total of 385 mid-rise and 787 high-rise multi-family units. This would generate a total increase of 66 projected students from what would be anticipated under the current Plan language. The chart below shows the number of projected students by school level.

School level	Mid/High-rise multi-family ratio	Proposed number of units	Maximum student yield	Mid/High-rise multi-family ratio	# of units permitted under current Plan	Maximum student yield
Elementary	0.043	1,172	50	0.043	318	14
Middle	0.011	1,172	13	0.011	318	3
High	0.024	1,172	28	0.024	318	8
			91 total			25 total

SUMMARY: There is sufficient capacity at the middle and high school levels. However, there is projected to be a capacity deficit at the elementary school through the 2012-2013 school year. It is anticipated that the capacity deficit will be further exacerbated by this nomination. BRAC 08-IV-9FS, 10FS, and 11FS will also impact the elementary school.