



**FAIRFAX COUNTY  
PUBLIC SCHOOLS**

Office of Facilities Planning  
10640 Page Avenue  
Fairfax, Virginia 22030

**TO:** Meghan Van Dam, Planner  
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Planning Division

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

**SUBJECT:** BRAC 08-IV-7FS

**DATE:** June 9, 2008

**PLANNING AREA:** 1616 (Cluster V)

**ACREAGE:** 16.78 acres

**TAX MAP:** 80-3 ((1)) 6&8; 80-4 ((1)) 11&11A1; 90-1 ((2))

**EXISTING PLAN:** A portion of the area is planned for low intensity retail and office uses and another portion is planned for residential use at a density of 2-3 dwelling units/acre. The parcels are currently zoned R-1, R-2, C-2, and C-6 and contain single-family homes, a church, and commercial uses.

**PROPOSED PLAN:** The nomination proposes mixed-uses that would contain office, institutional, and retail uses with the option to substitute some office use for low-rise multi-family units.

**COMMENTS:** The nomination area is within the Garfield 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
Garfield ES	402	321	322	80	308	94
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 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. One portion of the nomination area contains retail and office uses and another portion contains 11 single family detached dwellings. There are five students residing in the nomination area.

The nomination proposes to replace the single family dwellings with two residential options of 216 or 263 low-rise multi-family units depending on the amount of office developed. Under the first scenario that proposes 216 units, this would generate a total of 42 projected students. Under the second scenario proposing 263 units, this would generate a total of 51 projected students. The chart below shows the number of projected students by school level.

School level	Low-rise multi-family ratio	Proposed number of units	Maximum student yield	Single family detached ratio	Current # of units permitted	Maximum student yield
Elementary	0.109	216 / 263	24 / 29	0.239	16	4
Middle	0.025	216 / 263	5 / 7	0.069	16	1
High	0.059	216 / 263	13 / 16	0.172	16	3
			<b>42 / 52 total</b>			<b>8 total</b>

**SUMMARY:** There is sufficient capacity at the receiving schools. It is noted that while BRAC 08-IV-5FS, 9FS, 10FS, and 11FS will also impact the receiving middle and high schools, collectively the nominations will not create a capacity deficit.