



**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-9FS

DATE: June 9, 2008

PLANNING AREA: 1233 (Cluster V)

ACREAGE: 14.24 acres

TAX MAP: 80-4 ((1)) 3; 80-4 ((6))

EXISTING PLAN: The parcels are planned as part of a mixed-use development. The area is zoned C-6 and C-8 and currently contains a shopping center, hotel, restaurants, and other freestanding retail stores.

PROPOSED PLAN: The proposed nomination would expand the core area and specifically requests that the property be redeveloped as residential mixed-use under two proposals. One proposal is for 635 mid-rise multi-family units and the other is for 790 mid-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

Under the current Plan, the nomination area could be developed with up to 434 mid-rise multi-family units. Currently, the area is developed with a mix of commercial and office uses with no residential development. As such, there are no students residing in the nomination area.

The nomination proposes to increase the amount of residential under two scenarios. The first would add an additional 201 mid-rise multi-family units and the second would add an additional 356 mid-rise multi-family units. This would equate to a total of 49 projected students and 62 projected students under each proposed scenario, respectively. This is an increase of 15 students and 28 students, respectively over what would be projected 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 Plan1 / Plan2	Maximum student yield	Mid/High-rise multi-family ratio	Current # of units permitted	Maximum student yield
Elementary	0.043	635 / 790	27 / 34	0.043	434	19
Middle	0.011	635 / 790	7 / 9	0.011	434	5
High	0.024	635 / 790	15 / 19	0.024	434	10
			49 / 62 total			34 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-5FS, 10FS, and 11FS will also impact the elementary school.