

2008 Scope of Boundary Studies
Coppermine ES and Laurel Hill ES
June 30, 2008

Coppermine ES

Background: On April 7, 2003, the Board of Supervisors approved rezoning application RZ 2002-HM-035 which rezoned 56.31 acres from the PDC, C-3 and I-4 District to the PDH-12 District to permit the development of approximately 660 single family attached (townhouse) and multi-family (garden apartment/condo) dwelling units. At the time of rezoning, the development was anticipated to yield approximately 191 students – 111 elementary, 26 middle and 54 high school students. The FCPS impact report dated November 25, 2002, indicated that the receiving elementary and high schools would be severely over capacity with Westfield HS at -413 and McNair ES at -218 projected for the 03-04 school year; Carson MS was projected to have some surplus capacity at that time.

The impact report indicated that the developer's proffer of 14.38 acres for use as an elementary school site would be sufficient to off-set any school cash proffer consideration, which at that time, was calculated at \$1,432,500 based on the anticipated student yield of 191 students x \$7,500. The proffered development plan for the school site was amended pursuant to PCA 2002-HM-035 which was approved by the Board of Supervisors on January 22, 2007, in order to allow modifications to the building foot print, relocate the loading docks and modify the layout of the recreational fields. The school is planned to be constructed with a design capacity of 31 classrooms (823 students).

The site plan for the school which is located at 2480 River Birch Road was approved on January 8, 2008; construction began shortly thereafter and the school is scheduled to open for the 2009-2010 school year. In anticipation of the boundary study needed to establish the attendance area for the new school, Facilities Planning staff has initiated a review of several of the surrounding elementary schools, assessing capacities, enrollments and projections, in consideration of those schools which either need relief or could provide flexibility with regard to various options for a new attendance area.

Recommendation: The following elementary schools were initially considered and are now recommended for inclusion in a boundary study. A map attached at Appendix A depicts the recommended five schools as well as the surrounding attendance areas for other elementaries.

- Floris
- Herndon
- Hutchison
- McNair
- Oak Hill

For each of the schools listed above, Facilities Planning staff met with the principal, related cluster assistant superintendent and PTA members for the purpose of discussing:

- Specific concerns for each school that should be addressed by the boundary study
- Programs at each of these schools, including some discussion of the history and impact of particular programs on membership, transportation concerns, etc.
- What benefits could the boundary study accomplish as it relates to a school
- Transportation issues

The discussions focused on factors of enrollment, capacity, full day kindergarten, Title I status, center or school based GT programs, foreign language programs, and impacts to each school’s demographic profile.

The following table provides the school capacity, May 2008 enrollment, fall 2008 projection (based on spring update) and the 2012-13 out year projection for each school as published in the 2009-2013 CIP.

School	Capacity	Enrollment	Capacity Balance	Projections	Projections	Capacity Balance
	Jun-08	May-08	Current	Fall-08	2012	2012
Floris	832	815	17	792	1106	-274
Herndon	864	732	132	727	721	143
Hutchison	850	610	240	607	630	220
McNair	910	963	-53	1,015	1156	-246
Oak Hill	826	959	-133	951	914	-88
Total	4,282	4,079	203	4,092	4,527	-245

All of the capacities listed above reflect the results of the design and program capacity survey and updated capacity calculation undertaken by Design and Construction earlier this year. The capacity for Herndon includes the recently installed 10 room (250 student spaces) modular addition to replace the classroom trailers which the Town of Herndon permitted on a temporary basis. The capacity for McNair includes a 12 room (300 student spaces) modular addition. The capacity for Oak Hill includes a 6 room (150 student spaces) modular addition.

It should be noted that with the exception of Floris and Oak Hill, all of the schools listed above have full day kindergarten; McNair and Hutchison are presently Title I schools which provides for additional resources in terms of smaller class size and additional staffing. Adding full day kindergarten to a school typically increases enrollment and reduces capacity. Oak Hill presently has a GT Center which receives students from Floris, Fox Mill, McNair and Lees Corner. Oak Hill had previously been the assigned choice school for those students opting to transfer out of McNair under No Child Left Behind. However, Fox Mill, McNair and Floris all have recently initiated school based GT programs. It is not clear at this time how much the change in ‘choice’ school for McNair and the initiation of school based GT for several surrounding schools will impact the current high enrollment for Oak Hill.

Staff research indicated that there is significant development potential in the general vicinity of the new elementary school. The table below reflects a summary of those zoning applications that are approved, and are either under construction or in the process of occupancy within several of the elementary attendance areas. Most of the approved development is within the current Floris and McNair attendance areas. Staff will continue to refine this analysis through field surveys later this summer to better understand the construction and occupancy schedules as estimated by the developers and/or sales and leasing agents.

Approved Development Summary

Elementary School	Approved Development	Student Yield at Review	Current Student Yield
Clearview	20 single family	5*	5
Floris	1,159 multi-family	73*	50
	1,001 multi-family	53*	43
Herndon	84 multi-family; 60 townhomes, 6 single family	9 and 17*	9 and 12
McNair	1,095 multi-family	37	47
	872 multi-family	42*	37
	204 multi-family	26*	9
Floris and McNair	470 multi-family	30*	20
Total	4,885 multi-family / 26 single family/ 60 townhomes	292	232

Note: The variance in student yields is the result of change in unit types and/or changes in student yield ratios.

As indicated by the table below, there are also pending projects in the Floris and McNair attendance areas.

Pending Development Summary

Elementary School	Pending Development	Student Yield at Review	Current Student Yield
Floris	1,344 multi-family	52	58
	29 single family	7	7
McNair	254 multi-family	11	11
Total	1,598 multi-family / 29 single family	70	76

Note: The variance in student yields is the result of change in unit types and/or changes in student yield ratios.

A map of pending and approved development and accompanying table is also contained in Appendix A.

As part of the research for the scope of the Coppermine boundary study, staff looked at several other schools identified in the table below. Based on the current enrollments, capacities and projections, there are no significant capacity deficits that would compel any of these schools to be included in the Coppermine study.

School	Capacity	Enrollment	Capacity Balance	Projections	Projections	Capacity Balance
	Jun-08	May-08	Current	Fall-08	2012	2012
Clearview	690	521	169	517	607	83
Crossfield	856	773	83	763	858	-2
Dogwood	745	616	129	624	603	142
Dranesville	764	668	96	657	669	95
Fox Mill	636	716	-80	689	721	-85
Lees Corner	723	700	23	685	678	45
Total	4,414	3,994	420	3,935	4,136	278

The table below provides the middle and high school assignments for each of the elementary schools recommended for study. At this time, staff does not believe that the boundary study would need to consider any change to these feeders. However, if split feeders are created with the new attendance area, the Board could consider re-aligning the middle school assignment in the future.

	Middle	High
Floris	Carson	Westfield & South Lakes
Herndon	Herndon	Herndon
Hutchison	Herndon	Herndon
McNair	Carson & Herndon	Westfield & Herndon
Oak Hill	Franklin	Chantilly

Laurel Hill ES

Background:

Laurel Hill Elementary School is part of a larger planned housing development known as Laurel Hill South, which was rezoned to the PDH-4 District on October 22, 2001, by the Board of Supervisors pursuant to RZ 2001-MV-025. This development includes single family and town homes to the north and west sides of the school property. The rezoning included a proffer condition by the developer to dedicate 18.5 acres of land for use as an elementary school located off of Silverbrook Road. In addition, the developer provided the site grading and other in-kind contributions for the elementary school site. Significant contributions towards the development of the nearby South County Secondary School were also proffered at that time by the developer, to include site grading, a cash contribution for construction of the school, and other in-kind contributions to offset the development cost.

The site plan for the elementary school which is located at 8701 Laurel Crest Drive was approved on September 16, 2005, and construction is underway. The school is scheduled to open for the 2009-2010 school year. In anticipation of the boundary study needed to establish the attendance area for the new school, Facilities Planning staff has initiated a review of several of the surrounding elementary schools, assessing capacities, enrollments and projections, in consideration of those schools which either need relief or could provide flexibility with regard to various options for a new attendance area.

Recommendation: The following elementary schools were initially considered and are now recommended for inclusion in a boundary study. A map attached at Appendix B depicts the recommended five schools as well as the surrounding attendance areas for other elementaries.

- Gunston
- Halley
- Lorton Station
- Newington Forest
- Silverbrook

For each of the schools listed above, Facilities Planning staff met with the principal, related cluster assistant superintendent and PTA members for the purpose of discussing:

- Specific concerns for each school that should be addressed by the boundary study
- Programs at each of these schools, including some discussion of the history and impact of particular programs on membership, transportation concerns, etc.
- What benefits could the boundary study accomplish as it relates to a school.
- Transportation issues

The discussions focused on factors of enrollment, capacity, full day kindergarten, Title I status, center or school based GT programs and foreign language programs and impacts to each school’s demographic profile.

The following table provides the school capacity, May 2008 enrollment, fall 2008 projection (based on spring update) and the 2012-13 out year projection for each school as published in the 2009-2013 CIP.

School	Capacity	Enrollment	Capacity Balance	Projections	Projections	Capacity Balance
	Jun-08	May-08	Current	Fall-08	2012	2012
Gunston	635	660	-25	678	701	-66
Halley	703	663	40	691	737	-34
Lorton Station	868	1,064	-196	1,123	1,159	-291
Newington Forest	611	632	-21	613	615	-4
Silverbrook	982	1,205	-223	1,180	1,168	-186
Total	3,799	4,224	-425	4,285	4,380	-581

All of the capacities listed above reflect the results of the design and program capacity survey and updated capacity calculation undertaken by Design and Construction earlier this year. The capacity for Silverbrook includes a 10 room (250 student spaces) modular addition. It should be noted that with the exception of Silverbrook, all of the schools listed above have full day kindergarten and none of the schools are presently listed as Title I schools. Lorton Station has a GT Center which receives students from Saratoga, Silverbrook, Gunston, Halley and Newington Forest.

Staff research indicated that there is also development potential in the general vicinity of the new elementary school. The table below reflects a summary of those zoning applications that are approved, and are either under construction or in the process of occupancy within several of the elementary attendance areas. Most of the approved development is within the Lorton Station and Silverbrook attendance areas. Staff will continue to refine this analysis through field surveys later this summer to better understand the construction and occupancy schedules as estimated by the developers and/or sales and leasing agents.

Rezoning Development Summary

Elementary School	Rezoning - approved	Student Yield at Review	Current Student Yield
Gunston	30 single family homes & 42 townhomes not constructed	10 and 10	7 and 8
Lorton Station	Gunston Cove 44 single family homes not constructed	14	11
	Cranford at Gunston 35 single family homes not constructed	9	8
Newington Forest	9 single family homes not constructed	2	2
	4 single family homes not constructed	2	1
Silverbrook	289 multi-family not constructed	44	12
Total homes	289 multi-family / 122 single family homes / 42 townhomes		
Total ES Student Yield		multi-family: 44 single family: 37 townhomes: 10 Total 91	multi-family: 12 single family: 29 townhomes: 8 Total 49

*Note: The variance in student yields is the result of change in unit types and/or changes in student yield ratios.

There is also some potential for additional new development that may be forthcoming as a result of changes to the Comprehensive Plan as noted in the table below.

Plan Amendment Summary

Elementary School	Plan Amendment - pending	Current Student Yield
Gunston	BRAC 08-IV-4LP -274 multi-family*	12
Lorton Station	BRAC 08-IV-3LP - 1,072 multi-family*	46
Total	1,346 multi-family	58

*Reflects proposed change to Fairfax County Comprehensive Plan language. No actual development plan has been submitted.

It should also be noted that there are approximately 200 single family and townhouse units that are pending or approved as ‘by-right’ development which could yield approximately 35 elementary students. A map of pending and approved development and accompanying table is also contained in Appendix B.

As part of the research for the scope of the Coppermine boundary study, staff looked at several other surrounding schools identified in the table below. Based on the current enrollments, capacities and projections, there are no significant capacity deficits that would compel any of these schools to be included in the Laurel Hill study, with the exception of Ft. Belvoir ES. However, Facilities Planning is pursuing other facilities accommodations for that school.

School	Capacity	Enrollment	Capacity Balance	Projections	Projections	Capacity Balance
	Jun-08	May-08	Current	Fall-08	2012	2012
Fort Belvoir	1,217	1,373	-156	1,405	1,497	-280
Hunt Valley	712	604	108	583	559	153
Island Creek	914	778	136	753	798	116
Orange Hunt	860	835	25	787	803	57
Sangster	922	771	151	780	860	62
Saratoga	824	770	54	725	752	72
Total	5,449	5,131	318	5,033	5,269	180

The table below provides the middle and high school assignments for each of the elementary schools recommended for study. At this time, staff does not believe that the boundary study would need to consider any change to these feeders. However, if split feeders are created with the new attendance area, the Board could consider re-aligning the middle school assignment in the future.

	Middle	High
Gunston	Hayfield & South County	Hayfield & South County
Halley	South County	South County
Lorton Station	Hayfield & South County	Hayfield & South County
Newington Forest	South County	South County
Silverbrook	South County	South Couth

Future Administrative Changes

Staff is also reviewing possible administrative changes to other areas of the County to better achieve transportation efficiencies and membership balance. For administrative changes, the total number of students impacted must be no greater than 5% of the total enrollment for either the sending or receiving school. Presently, staff is looking at the potential to administratively move rising 9th grade students from Annandale High School, which is significantly over-enrolled to both Stuart and Fall Church High Schools, both of which are under-enrolled. However, staff envisions that this proposal, as well as others, would not be presented until early spring 2009, when staff hopes that a revised boundary change calendar could begin to be implemented.

- Appendix A Coppermine ES Study Area
- Appendix B Laurel Hill ES Study Area