



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Department of Facilities and Transportation Services

Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3200
Falls Church, Virginia 22042

January 23, 2014

TO: Bernard Suchicital
Fairfax County Department of Planning & Zoning

FROM: Lee Ann Pender, Director *lap*
Office of Facilities Planning Services

SUBJECT: PA 2013-I-B2: Seven Corners Special Study - School's Existing Conditions/Needs

PROPOSAL:

The Seven Corners Special Study originated from two community visioning session held in the Summer of 2012. This memo is provided in response to Fairfax County's Department of Planning and Zoning memo dated November 22, 2013 requesting comments on the Special Study/Plan Amendment.

ANALYSIS:

School Capacities

The schools serving this area are Bailey's, Eastern Fairfax, Beech Tree, Glen Forest, Sleepy Hollow Elementary, Glasgow Middle and Stuart High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment. The Eastern Fairfax Elementary School (6245 Leesburg Pike) is located within the study area, immediately west of Opportunity Site #2.

Table 1: School Capacity, Enrollment and Projections

School	Capacity 2013 / 2018	Enrollment (9/30/13)	2014-15 Projected Enrollment	2014-15 Capacity Balance	2018-19 Projected Enrollment	2018-19 Capacity Balance
Elementary Schools						
Bailey's	1,024 / 1,024	1,331	812	212	853	171
Eastern Fairfax	700 / 700	---	625	75	727	-27
Beech Tree	446 / 446	382	386	60	365	81
Glen Forest	1,004 / 1,004	1,043	1,126	-122	1,327	-323
Sleepy Hollow	471 / 471	456	447	24	495	-24
Middle Schools						
Glasgow	1,665 / 1,665	1,517	1,608	57	1,943	-278
High Schools						
Stuart	1,968 / 1,968	1,823	1,994	-26	2,488	-520

Capacities based on DRAFT 2015-2019 Capital Improvement Program (December 2013)

Project Enrollments based on 2013-14 to 2018-19 6-Year Projections (April 2013)

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2018-19 and are updated annually. Within the next six years 5 of the 7 schools are projected to be over capacity; with deficits at all three school levels. It should be noted, the elementary level projections include the Eastern Fairfax Elementary School site at 6245 Leesburg Pike. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The primary capital project in this portion of the county is the Eastern Fairfax Elementary School (6245 Leesburg Pike). This school will provide additional capacity for approximately 700 students. The new

school would provide relief to Bailey's Elementary School, by serving grades 3-5 of the school. The current Bailey's Elementary School would serve grades K-2. At the middle school level, overcrowding is projected and could potentially be addressed through program changes. At the high school level, capacity enhancements would be needed to address projected capacity deficits.

Development Impact(Redevelopment Areas)

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

- Existing Residential – 209 Students
Based on existing development and potential new development under existing zoning.

School level	Low-Rise Multi-family ratio	Existing # of units	Student yield	Low-Rise Multi-family ratio	Potential # of units	Student yield
Elementary	.181	589	107	.181	100	18
Middle	.042	589	25	.042	100	4
High	.079	589	47	.079	100	8
			179 total			
						30 total

2012 Countywide student yield ratios (September 2013)

- Proposed Option 1 – 615 Students

School level	Townhouse Ratio	Proposed # of units	Student yield	Mid/High-Rise Multi-family ratio	Proposed # of units	Student yield
Elementary	.243	129	31	.059	5,274	312
Middle	.060	129	8	.017	5,274	90
High	.127	129	16	.030	5,274	158
			55 total			
						560 total

2012 Countywide student yield ratios (September 2013)

- Proposed Option 2 – 631 Students

School level	Townhouse Ratio	Proposed # of units	Student yield	Mid/High-Rise Multi-family ratio	Proposed # of units	Student yield
Elementary	.243	129	31	.059	5,434	321
Middle	.060	129	8	.017	5,434	92
High	.127	129	16	.030	5,434	163
			55 total			
						576 total

2012 Countywide student yield ratios (September 2013)

Student Yields

Based upon the current student yield ratios, 179 students are generated by the existing 589 units in the redevelopment area. This is less than the 391 students that currently reside in the study area. If the redevelopment area was developed to the maximum potential under the current zoning and Comprehensive Plan, an additional 30 students could be generated for a total of 209 students according to the county-wide student yield ratios. Full development potential under the current Comprehensive Plan would permit 100 additional units on the old Willston School Site.

The distinction that there are 391 students who currently reside in the study area and 209 that would be anticipated if the redevelopment area was developed to its full potential under the current Comprehensive Plan is particularly noteworthy. This reflects two trends that FCPS staff has noted and is monitoring. One, as multi-family communities age and become more affordable, there appear to be an increased

number of students residing in these communities. Two, based on the number of units in these older communities, the county-wide student yield ratio estimates fewer students than the actual number of students residing in the community.

The two proposed options would yield between 406 (218 elementary, 69 Middle, 119 High) and 422 (227 elementary, 71 Middle, 124 High) additional students over the current zoning and Comprehensive Plan according to the county-wide student yield ratios. However, at this time it is difficult to know how the selected proposed option will impact the surrounding schools when an area has more students than would be anticipated using the county-wide student yield ratio. It is not known what happens to the existing families with school age children when redevelopment occurs. Will they remain or relocate and how would this affect the anticipated number of students?

It is particularly noted that in older multi-family communities an increased number of school aged students has been observed. As noted above, the number of students, has at times, outnumbered the number of students anticipated using the county-wide student yield ratio. Because of this, developers may see that their proposals are not generating an increase in student yields. However, FCPS believes that it is unknown how redevelopment will affect anticipated student yields over time and some proffer contributions should be made to offset the potential impact of development, especially in areas where the schools and other surrounding schools are over capacity or projected to be over capacity.

School Facility Needs:

The Seven Corners area is projected to continue to have capacity challenges at all three school levels. Based on 2013-14 school year attendance boundaries, the majority of students generated in the redevelopment area would attend Sleepy Hollow ES, Glasgow MS, and Stuart HS. There would also be some impact to Beech Tree ES.

Traditionally, capacity needs have been addressed through new school construction, additions to existing facilities, interior architectural modifications; temporary/modular buildings; changes to programs; and/or attendance areas. In consideration of projected conditions at surrounding schools, as well as the impact that redevelopment would have on school facilities in the Seven Corners area, the dedication of an elementary school site and additions to schools serving the development would be necessary to increase school capacity in this area.

During this planning process, and later at the time of rezoning application, FCPS would look to the developer and support from the County to help provide needed school capacity. While proffers typically include monetary contributions, other "in-kind" contributions may be appropriate to mitigate the impacts of development on the school system. Examples of "in-kind" contributions include land dedication; opportunities for shared space in private buildings for activities such as community use, adult education, or after school or County programs such as head start or student child care (SACC) programs; or other alternative arrangements that provide FCPS with additional resources to accommodate its growing student population.

We look forward to the opportunity to work with your office as this project moves forward.

LAP/gjb

Attachments: Locator Maps

cc: Sandy Evans, School Board Member, Mason District
Patty Reed, School Board Member, Providence District
Ilyong Moon, Chairman, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Ted Velkoff, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Douglas Tyson, Cluster III, Assistant Superintendent
Kevin Sneed, Director, Design and Construction Services

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Mark Hilty, Assistant Director, Design and Construction Services

Prosperanta Calhoun, Principal, Stuart High School

Penny Gros, Principal, Glasgow Middle School

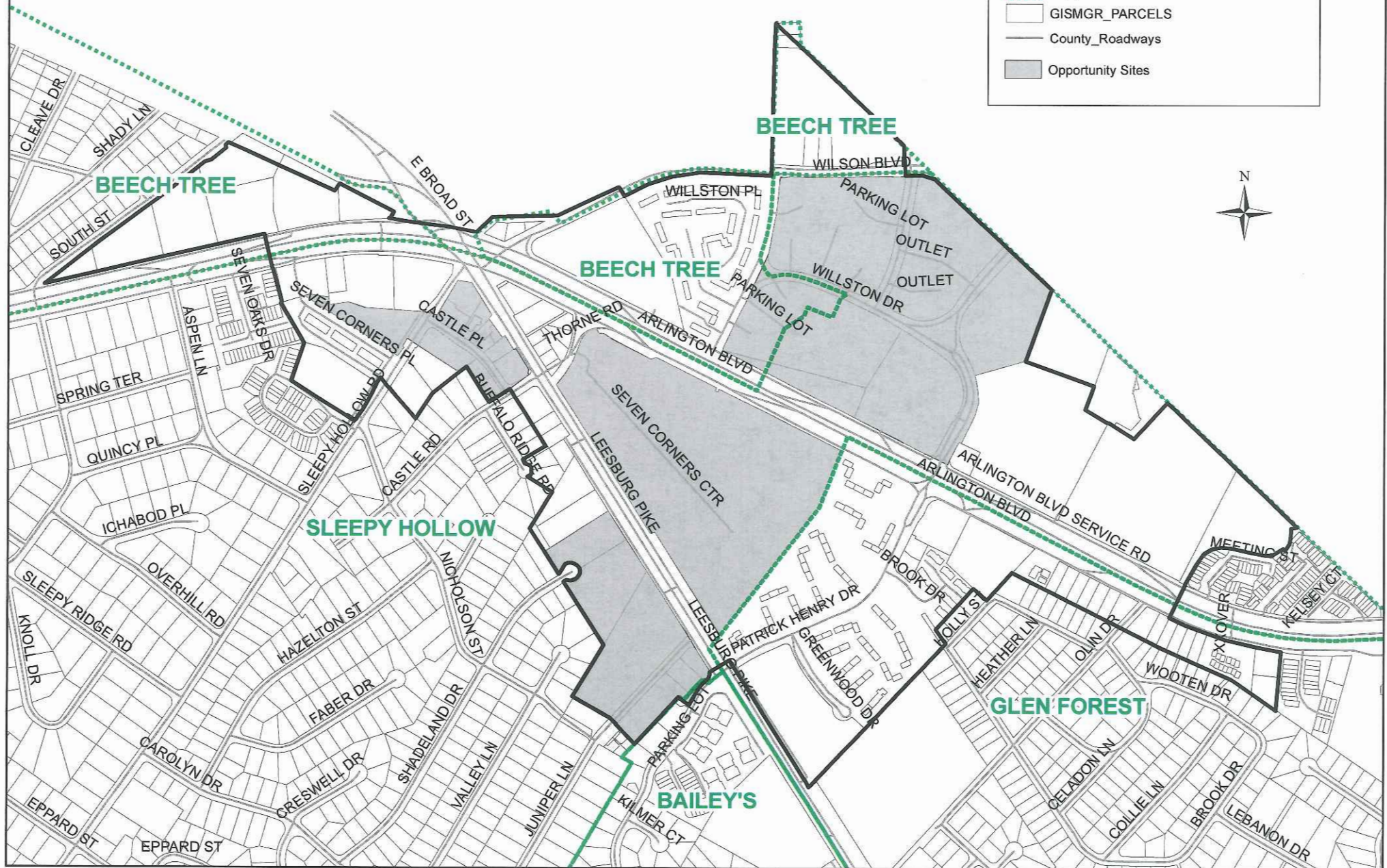
Marie Lemmon, Principal, Bailey's Elementary School

Karim Daugherty, Principal, Beech Tree Elementary School

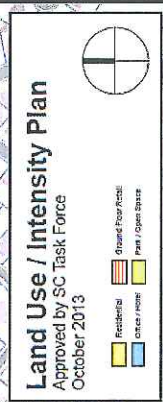
Cynthia Choate, Principal, Glen Forest Elementary School

Lisa Barrow, Principal, Sleepy Hollow Elementary School

Seven Corners Study Area



-Figure 4-



-Figure 1-
Study Area Map for PA 2013-I-B2

