



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Office of Facilities Planning
10640 Page Avenue
Fairfax, Virginia 22030

TO: Leanna O'Donnell, Planner
Fairfax County Department of Planning & Zoning
Planning Division

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

SUBJECT: Laurel Hill Adaptive Reuse Site ReMaster Plan

DATE: May 11, 2009

PLANNING AREA: 3435, Cluster V

ACREAGE: 80 acres

TAX MAP: 107-1 ((1)) 9

COMMENTS: This memo revises a previous memo dated May 8, 2009. The Laurel Hill Adaptive Reuse Site is within the Laurel Hill Elementary School and South County Secondary School boundaries. The chart below shows the existing school capacity, enrollment, and projected five year enrollment.

School	Capacity	Enrollment	2009-2010 Projected Enrollment	Capacity Balance 2009-2010	2013-14 Projected Enrollment	Capacity Balance 2013-14
Laurel Hill ES*	965	0	646	320	797	169
South County MS	711	878	857	-146	919	-208
South County HS	1857	1964	2076	-219	1874	-17

*Laurel Hill ES will open fall 2009 and the enrollment is based on projections done at the time of the fall 2008 boundary study. Enrollment for South County SS is based on student membership contained in the 2010-2014 CIP and spring 2009 projections.

The Laurel Hill adaptive reuse remaster plan proposes 171 low-rise multi-family units and 181 town homes. Currently, the Comprehensive Plan would permit 155 low-rise multi-family units. At present this area is not developed. The chart below shows the number of projected students by school level based on the current County-wide student yield ratio.

School level	Low-rise multi-family ratio / single family attached ratio	Proposed number of units	Student yield	Low-rise multi-family ratio	Current number of units permitted	Student yield
Elementary	0.109 / 0.190	171 / 181	19 / 34 = 53	0.109	155	17
Middle	0.025 / 0.050	171 / 181	4 / 9 = 13	0.025	155	4
High	0.059 / 0.108	171 / 181	10 / 20 = 30	0.059	155	9
33 / 63 = 96 total						30 total

SUMMARY: Based on the County-wide student yield ratio, the proposed plan is anticipated to yield a total of 96 students, which is an additional 66 students than what would be anticipated based on the current Comprehensive Plan.

South County Secondary school is currently over capacity and is projected to remain over capacity in the next five years. The proposed plan may contribute to the anticipated capacity deficit.

It is noted that the 2010-14 Capital Improvement Program (CIP) includes the construction of a new south county middle school to be located adjacent to the secondary school. The planning funds for this project are included in the CIP. The construction funds for the middle school are included in the upcoming fall school bond referendum for the November ballot. It is anticipated that the middle school would alleviate overcrowding at South County Secondary.

In addition, a question was raised on whether a separate south county student yield ratio exists. Occasionally, FCPS staff compares the actual student yield ratio of an area to the current County-wide ratio for informational purposes. Such a comparison was made as part of the evaluation process for the south county middle school and represents information available at that time. There is no separate south county student yield ratio in use, only the current County-wide student yield ratio, which primarily is used to determine a suggested proffer amount for new residential development.

cc: Dan Stork, School Board Chairman, Mount Vernon District
Illryong Moon, School Board Member, At-Large
James L. Raney, School Board Member, At-Large
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