



**FAIRFAX COUNTY  
PUBLIC SCHOOLS**

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

December 21, 2012

**TO:** Heidi Merkel  
Fairfax County Department of Planning & Zoning  
Policy & Plan Development Branch

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

**SUBJECT:** Reston Master Plan Special Study, Scenario G

*MD FOR DENISE JAMES*

**PROPOSAL:**

This is in response to Derab Faheem's email dated December 6, 2012 and Clara Quintero Johnson's email dated December 10, 2012 requesting comments on Scenario G build-out numbers and draft Comprehensive Plan text. The submitted materials in Scenario G provide for an estimated build-out of 82 Single Family Detached, 649 Townhouses, 3,748 Low-rise Multi-family and 20,080 High-rise Multi-family units.

**ANALYSIS:**

School Capacities

The schools serving this area are Aldrin, Armstrong, Coates, Dogwood, Forest Edge, Forestville, Hunter Woods, Lake Anne, McNair, Sunrise Valley, Terraset Elementary, Carson, Herndon, Hughes Middle, Herndon, South Lakes and Westfield High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2012 / 2017	Enrollment (9/30/12)	2013-14 Projected Enrollment	Capacity Balance 2013-14	2017-18 Projected Enrollment	Capacity Balance 2017-18
<b>Elementary Schools</b>						
Aldrin	766 / 766	707	755	11	833	-67
Armstrong	544 / 544	516	537	7	55	-11
Coates	773 / 773	778	882	-109	1379	-606
Dogwood	778 / 778	827	841	-63	877	-99
Forest Edge	857 / 857	791	793	64	813	44
Forestville	745 / 745	671	581	164	431	314
Hunter Woods	926 / 926	1122	1059	-133	1079	-153
Lake Anne	716 / 764	690	747	17	934	-170
McNair	860 / 860	970	981	-121	1144	-284
Sunrise Valley	694 / 750	622	597	153	662	88
Terraset	590 / 800	484	493	307	632	168
<b>Middle Schools</b>						
Carson	1350 / 1350	1358	1398	-48	1506	-156
Herndon	1128 / 1128	946	953	175	1178	-50
Hughes	1114 / 1114	964	1095	19	1246	-132
<b>High Schools</b>						
Herndon	2016 / 2016	2171	2143	-127	2333	-317
South Lakes	2125 / 2125	2325	2413	-288	2983	-858
Westfield	2786 / 2786	2791	2694	92	2658	128

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 2017-18 and are updated annually. At this time, if development occurs within the next six years, 12 of the 16 schools are projected to be over capacity; deficits will exist at all school levels. Beyond the six year projection horizon, enrollment projections are not available.

#### Capital Improvement Program Projects

Lake Anne Elementary School recently underwent renovation, slightly increasing capacity size. Sunrise Valley has funded renovations scheduled for completion by the 2014-15 school year. Terraset has unfunded renovations scheduled for completion by the 2014-2015 school year. The current Capital Improvement Program (CIP) identifies an unfunded need for a West County Area Elementary School and a West County High School Addition. The recommended FY 2014-18 Capital Improvement Program (CIP) also identifies an unfunded need for a new West County Area High School.

#### Development Impact

Based on the dwelling units for the Reston Mast Plan transit station area scenario, the following chart below shows the anticipated student yields, by school level, based on the current County-wide student yield ratios.

School level	Single Family Detached ratio	Proposed # of units	Student yield
Elementary	0.266	82	22
Middle	0.084	82	7
High	0.181	82	15
			<b>44 total</b>

School level	Single Family Attached ratio	Proposed # of units	Student yield
Elementary	0.204	649	132
Middle	0.057	649	37
High	0.118	649	77
			<b>246 total</b>

School level	Low-Rise Multi-family ratio	Proposed # of units	Student yield
Elementary	0.136	3748	510
Middle	0.032	3748	120
High	0.066	3748	247
			<b>877 total</b>

School level	High-Rise Multi-family ratio	Proposed # of units	Student yield
Elementary	0.047	20080	944
Middle	0.013	20080	261
High	0.027	20080	542
			<b>1747 total</b>

**School Facility Needs:**

If the study area is developed to the maximum development potential under the proposed Comprehensive Plan, then a total of 2,914 students are anticipated (1,608 Elementary, 425 Middle and 880 High School). As a result of this student growth two new Elementary Schools are recommended. Further, one new Middle School and one new High School are recommended to serve student growth in this Study Area and the Route 28 Station South study area.

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.

Addressing future student growth continues to be a challenge for the school system, given that future residential development is needed to support metro rail extension in the Dulles Corridor. As the student yield chart shows, there is anticipated to be significant student growth. This presents a challenge for schools in the study area because capacity deficits are projected and sites for new schools are not identified.

Draft Comprehensive Plan text is attached for your review. At the time of rezoning application, FCPS would look to the developer and support from the County to address school facility needs. While proffers typically include monetary contributions, other "in-kind" contributions (especially land or space for school facilities) 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. Tracking the location of birth data in the County indicates that many more births are occurring in areas within or near development centers, including the Route 28 South Station Area (see attached map).

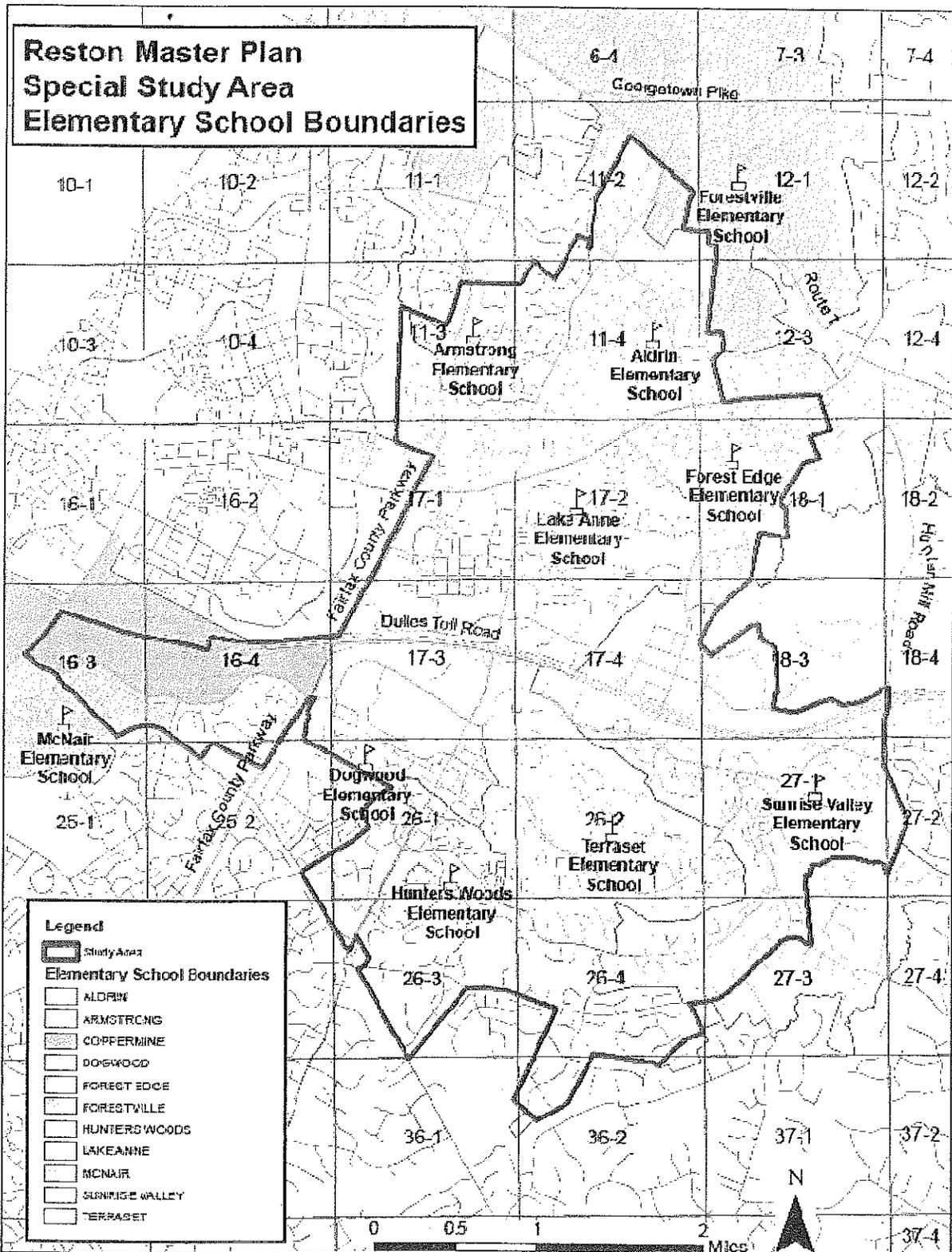
In addition, consideration should be given to utilizing strategies recommended as part of the Tysons Corner Plan to address public facilities. In particular, the inclusion of strategies that provide for Density Credits and Transfer Development Rights to projects that accommodate space for facility needs. The plan should also recognize the importance of early site acquisition. This ensures facilities can be planned for and built in concert with growth.

DMJ/gjb

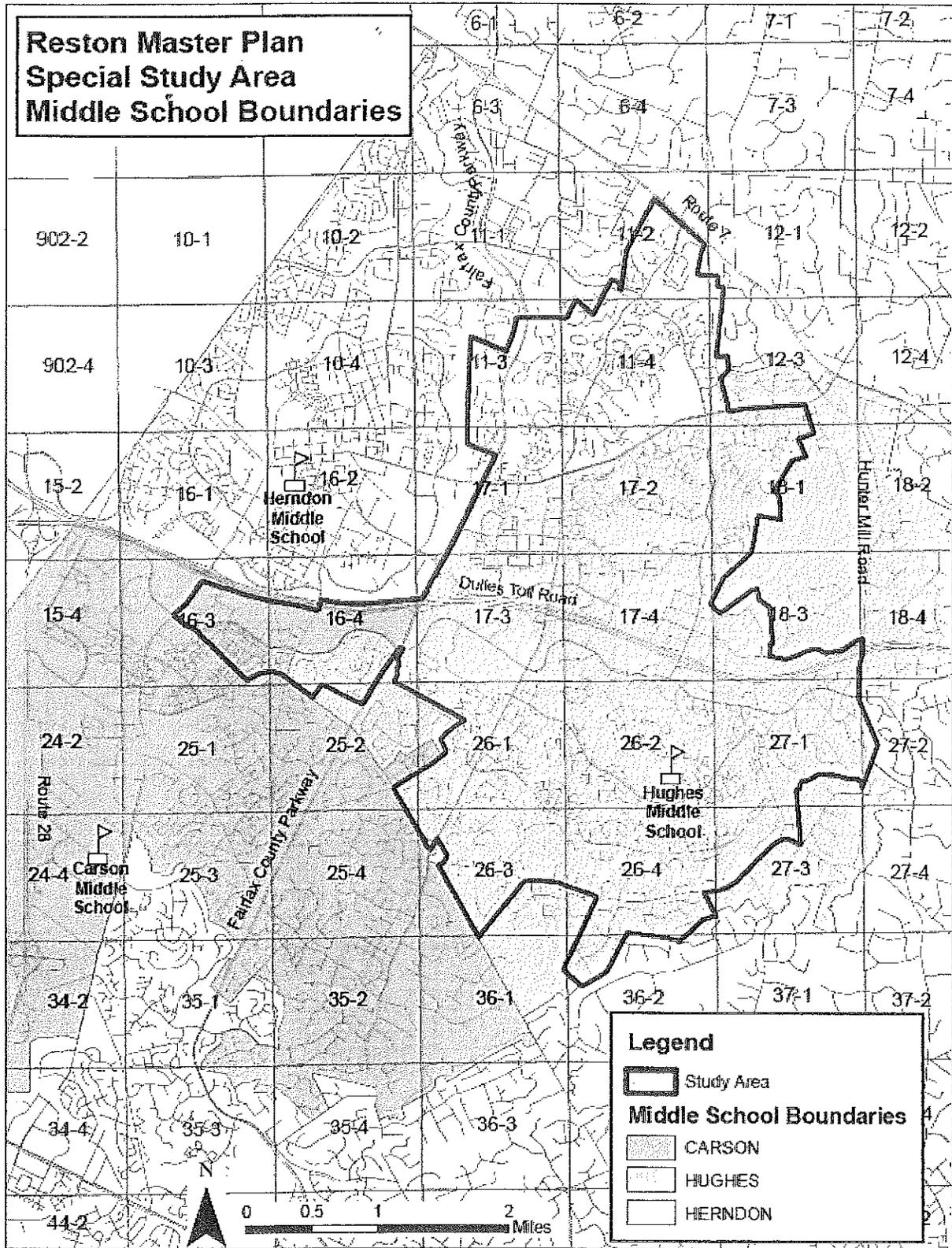
Attachments: Locator Maps, 2010-2011 Births Map, Draft Plan Text

cc: Pat Hynes, Vice-Chairman, School Board Member, Hunter Mill District  
 Jane Strauss, School Board Member, Dranesville District  
 Kathy Smith, School Board Member, Sully District  
 Ilryong Moon, Chairman, School Board Member, At-Large  
 Ryan McElveen, School Board Member, At-Large  
 Ted Velkoff, School Board Member, At-Large  
 Howard Perlstein, FPAC, Hunter Mill District  
 Adam Siegel, FPAC, Dranesville District  
 Kristen Hyatt, FPAC, Sully District  
 Dean Tistadt, Chief Operating Officer, FCPS  
 Marty K. Smith, Cluster I, Assistant Superintendent  
 Fabio Zuluaga, Cluster VIII, Assistant Superintendent  
 Lee Ann Pender, Director, Administrative Services  
 Kevin Sneed, Director, Design and Construction Services  
 Mark Hilty, Assistant Director, Design and Construction Services  
 William Bates, Principal, Herndon High School  
 Kimberly Retzer, Principal, South Lakes High School  
 Tim Thomas, Principal, Westfield High School  
 August Frattali, Principal, Carson Middle School

Justine Klena, Principal, Herndon Middle School  
Aimee Monticchio, Principal, Hughes Middle School  
Shane Wolfe, Principal, Aldrin Elementary School  
Shamarlas Allens, Principal, Armstrong Elementary School  
Toni Rose, Principal, Coates Elementary School  
Tamara Ballou, Principal, Dogwood Elementary School  
Kim Price, Principal, Forest Edge Elementary School  
Matt Harris, Principal, Forestville Elementary School  
Emily Cope, Principal, Hunter Woods Elementary School  
Brendan Menuey, Principal, Lake Anne Elementary School  
Maria Eck, Principal, McNair Elementary School  
Elizabeth English, Principal, Sunrise Valley Elementary School  
Lindsay Trout, Principal, Terraset Elementary School



**Reston Master Plan  
Special Study Area  
Middle School Boundaries**



**Legend**

Study Area

**Middle School Boundaries**

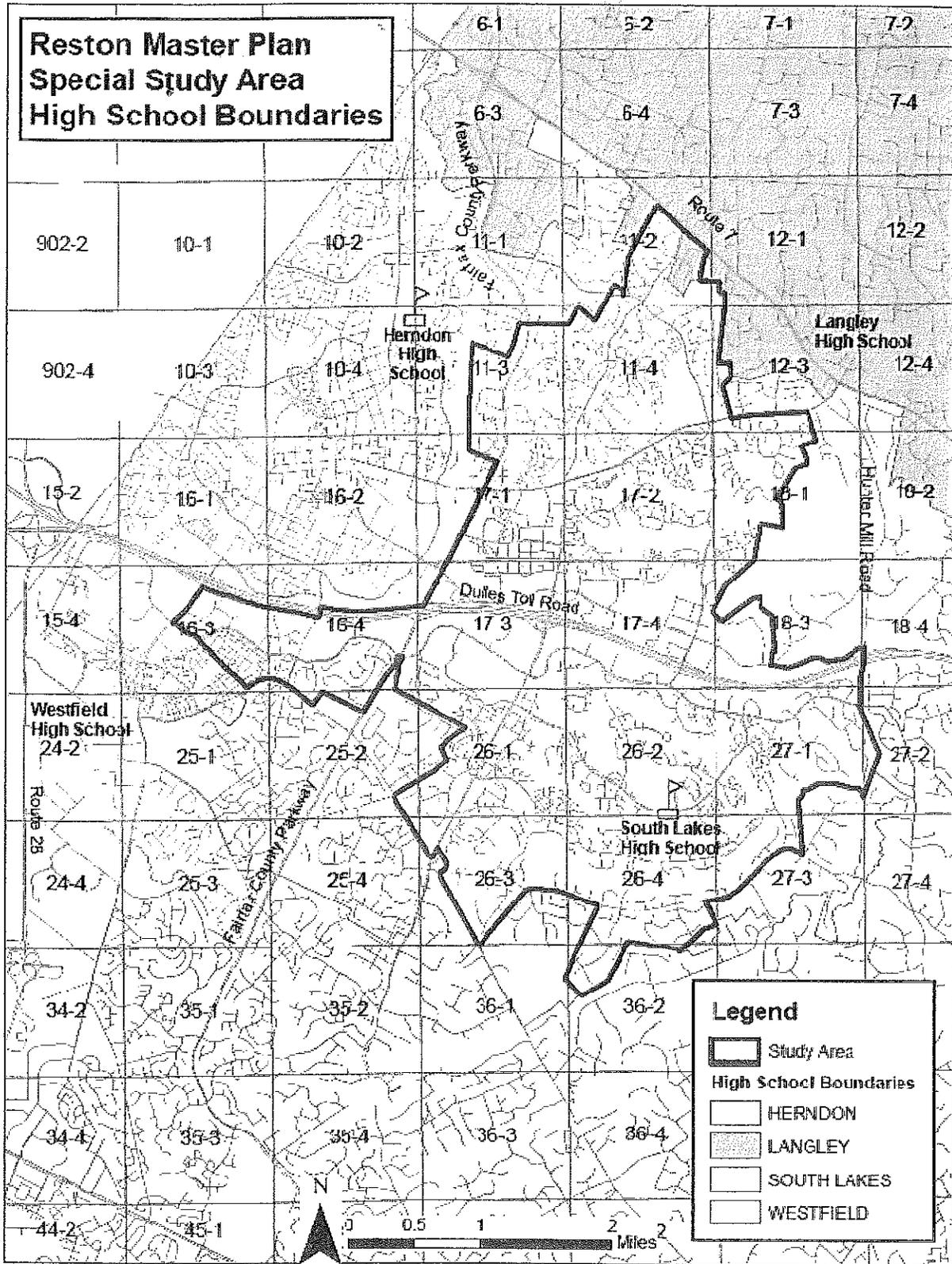
CARSON

HUGHES

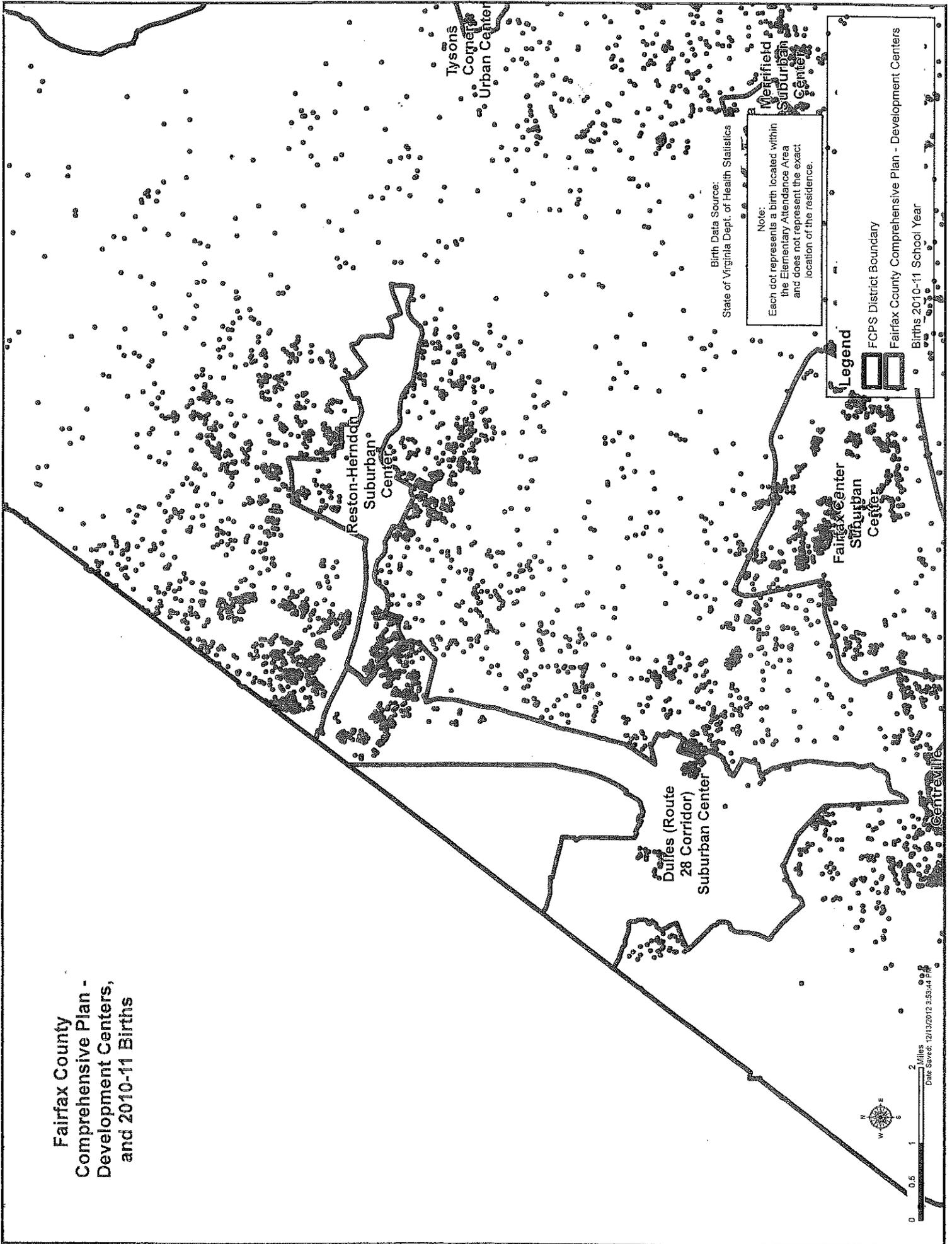
HERNDON

0 0.5 1 2 Miles

**Reston Master Plan  
Special Study Area  
High School Boundaries**



Fairfax County  
Comprehensive Plan -  
Development Centers,  
and 2010-11 Births



Birth Data Source:  
State of Virginia Dept. of Health Statistics

Note:  
Each dot represents a birth located within  
the Elementary Attendance Area  
and does not represent the exact  
location of the residence.

**Legend**

- FCPS District Boundary
- Fairfax County Comprehensive Plan - Development Centers
- Births 2010-11 School Year

0 0.5 1 2 Miles  
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## Reston-Herndon Suburban Center

### SCHOOLS

The Reston and Herndon Transit Station Areas are currently served by a total of 17 public schools. These include 11 elementary schools: Aldrin, Armstrong, Coates, Dogwood, Forest Edge, Forestville, Hunters Woods, Lake Anne, McNair, Sunrise Valley, and Terraset. Three middle schools serve the area: Carson, Hughes, and Herndon. The area is served by three high schools Herndon, South Lakes, and Westfield. In addition, two streets in the northeast corner of the area are served by Cooper Middle School and Langley High School. Because both Cooper and Langley are located a significant distance to the east of Suburban Center study area and their available capacity will be required to reduce overcrowding in the McLean area, they have not been included in this analysis. Aldrin, Armstrong, Dogwood, Forest Edge, Hunters Wood, Lake Anne, Sunrise Valley, Terraset Elementary Schools, Hughes Middle School, and South Lakes High School are all physically located within the Study Area.

Under the envisioned growth for the Reston and Herndon Transit Station Areas 1,608 new elementary school students, 425 new middle school students and 880 new high school students will be generated from the proposed Scenario-G residential densities. There will be a need for at least two new elementary school sites, one new middle school and one new high school to serve the area. One school could be located at the Reston North Town Center District.

During the development review process/rezoning application review, developers should provide for additional school capacity to mitigate the impacts of new development. Cash contributions may not always be the preferred method of offsetting impacts on schools. Especially during the early years of plan implementation, funds would likely not be sufficient to acquire developed properties for schools. Therefore, the preference is for land or building space dedication for facilities. Contributions could be provided in one of, or a combination of, the following options:

- Dedication of school site
- Co-Location with other public facilities (e.g. Parks)
- Co-Location with private facility (e.g. Commercial Office Building)
- Dedicated shared building space in private facility to accommodate activities such as:
  - Community Use
  - Adult Education
  - Head Start
  - Student Child Care (SACC)
- Other alternative arrangements that provide Fairfax County Public Schools with additional resources to accommodate its growing student population.

The merits and details of these contribution options would need further evaluation on a case by case basis during development review process/rezoning application review. When appropriate, a per student monetary contribution under the current formula may be requested, based on residential density criteria.

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