

February 27, 2019
Non-exempt

TO: Michael D'Orazio, Deputy Director
Town of Vienna Department of Planning and Zoning

FROM: Paul Ngo, Planner
Office of Facilities Planning Services

SUBJECT: MAC 380 Maple Avenue West

ACREAGE: 0.85

TAX MAP: 38-3 ((2)) 0147

PROPOSAL:

The rezoning application requests to rezone the site from the local commercial zone (C-1) to the Maple Avenue Commercial zone (MAC). The proposal would permit 40 low-rise multi-family housing units with 7,500 square feet of ground-floor retail. There is an existing office building on the Property.

ANALYSIS:

The schools serving this area are Madison High School (HS), Thoreau Middle School (MS), and Marshall Road Elementary School (ES). The following projections were published earlier this year by Fairfax County Public Schools (FCPS) and do not reflect the increase in the number of students resulting from the proposed rezoning.

School	Capacity SY 2018-19 / SY 2023-24	Membership (9/30/18)	Capacity Utilization SY 2018-19	Projected Membership SY 2023-24	Capacity Utilization SY 2023-24
Madison HS	2,112 / 2,400	2,212	105%	2,318	97%
Thoreau MS	1,233	1,209	98%	1,430	116%
Marshall Road ES	817	755	92%	763	93%

Source: FCPS, *FY 2020-24 Capital Improvement Program*, January 2019.

Note: Numbers in italics are future design capacity and projected capacity utilization percentages after a renovation or capacity enhancement

The school capacity table above shows a snapshot in time (as of January 2019) for student membership and school capacity balances. The five-year student membership projections and individual school capacity evaluations are updated annually by FCPS. Recommended boundary adjustment options, program changes and potential school expansions and new schools are included in the CIP for future consideration based on the most recent five-year projections and SY 2018-19 capacity evaluations. Any options chosen for potential implementation will be discussed and decided through a transparent process that engages the community, in accordance with School Board Policy and Regulations. This includes adjustments needed for Advanced Academic Program centers at existing facilities and newly identified locations for such programs. At this time, Madison HS is considered to have a moderate capacity deficit, Thoreau MS is approaching a capacity deficit, and Marshall Road ES is considered to have sufficient capacity for current programs and future growth. If by-right development occurs under the existing zoning, Madison HS would be approaching a capacity deficit after renovation, Thoreau MS would be considered to have a substantial capacity deficit, and Marshall Road would continue to be considered to have sufficient capacity for current programs and future growth by SY 2023-24. Beyond the five-year projection horizon, membership projections are not available.

Impact

Based on the housing units, the tables show the number of anticipated students by school level, calculated using the student yield ratio for the Town of Vienna calculated in a memo dated September 14, 2018. At the request of the Town of Vienna, tables providing the existing by-right potential, and the proposal impact based on other housing types, and their numbers of anticipated students by school level calculated using the current countywide student yield ratio are also provided.

By-Right

18 Low-rise Multi-family Housing Units

School Level	Low-Rise Multi-Family Ratio	Proposed Number of Housing Units	Proposed Student Yield
High	0.186	18	3
Middle	0.077	18	1
Elementary	0.338	18	6
Total Student Count			10

Source: FCPS, *Student Yield Ratio for Town of Vienna, SY 2017-18*, September 14, 2018.

Proposed

40 Low-rise Multi-family Housing Units

School Level	Low-Rise Multi-Family Ratio	Proposed Number of Housing Units	Proposed Student Yield
High	0.186	40	7
Middle	0.077	40	3
Elementary	0.338	40	14
Total Student Count			24

Source: FCPS, *Student Yield Ratio for Town of Vienna, SY 2017-18*, September 14, 2018.

Comparison

40 Single-family Detached Housing Units

School Level	Single-family Detached Ratio	Proposed Number of Housing Units	Proposed Student Yield
High	0.176	40	7
Middle	0.090	40	4
Elementary	0.294	40	12
Total Student Count			23

Source: FCPS, *Student Yield Ratio for Town of Vienna, SY 2017-18*, September 14, 2018.

Comparison

40 Single-family Attached Housing Units

School Level	Single-family Attached Ratio	Proposed Number of Housing Units	Proposed Student Yield
High	0.126	40	5
Middle	0.044	40	2
Elementary	0.186	40	7
Total Student Count			14

Source: FCPS, *Student Yield Ratio for Town of Vienna, SY 2017-18*, September 14, 2018.

SUMMARY:

The high school is considered to have a moderate capacity deficit, the middle school is approaching a capacity deficit, and the elementary school is considered to have sufficient capacity for current programs and future growth with current membership. For projected membership, assuming no changes to

programs and boundaries, the high school would be approaching a capacity deficit after renovation, the middle school would be considered to have a substantial capacity deficit, and the elementary school would continue to be considered to have sufficient capacity for current programs and future growth prior to consideration of any plan amendment or rezoning. This analysis is a snapshot in time (as of January 2019) for student membership and school capacity balances. With a zoning application that increases residential density, such as that proposed in this application, the enrollments at these schools will necessarily increase, which may negatively impact the instructional program to the detriment of the students involved. Any future development plans would need to be analyzed along with this zoning plan to determine the future impact to capacity.

Capital Improvement Program Potential Solutions

The Capital Improvement Program FY 2020-24 includes potential solutions to consider to alleviate current and projected school capacity deficits. For consideration purposes, as many options as possible have been identified for each school, in no significant order, and may be contingent on other potential solutions listed. Any options chosen for implementation will be discussed and decided through a transparent process with the appropriate stakeholders, in accordance with School Board Policies and Regulations.

Madison HS: Increase efficiency by reassigning instructional spaces within a school to accommodate increase in membership; possible program changes; minor interior facility modifications to create additional instructional space and help to accommodate capacity deficit; capacity enhancement through either a modular or building addition; and/or potential boundary adjustment with schools having a capacity surplus.

Thoreau MS: Increase efficiency by reassigning instructional spaces within a school to accommodate increase in membership; possible program changes; minor interior facility modifications to create additional instructional space and help to accommodate capacity deficit; add temporary classrooms to accommodate short-term capacity deficit; and/or potential boundary adjustment with schools having a capacity surplus.

Marshall Road ES: Monitor student membership.

Attachment: Context Plan

cc: Karen Corbett Sanders, Chairman, School Board Member, Mount Vernon District
Pat Hynes, School Board Member, Hunter Mill District
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning
Jessica Gillis, Director, Office of Facilities Planning Services
Jill Kaneff, Coordinator, Office of Facilities Planning Services

