

# Green Acres Feasibility Study Committee

September 9, 2015

School Enrollment & Facility Trends

# School Enrollment and Facility Trends

## Will Fairfax need a new elementary school?

- If so, when would a school be needed?

## School Enrollment Trends:

- Historical and Projected Enrollment
- New Residential Development
- Demographic Trends
- Other Factors in School Enrollment

## Facility Requirements

# Fairfax Elementary Schools

## 2014-15 Elementary School Enrollment

School	City Students	County Students	TOTAL
Daniels Run ES	728	13	<b>741</b>
Providence ES	657	279	<b>936</b>

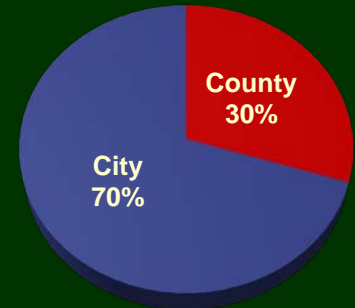
## Daniels Run:



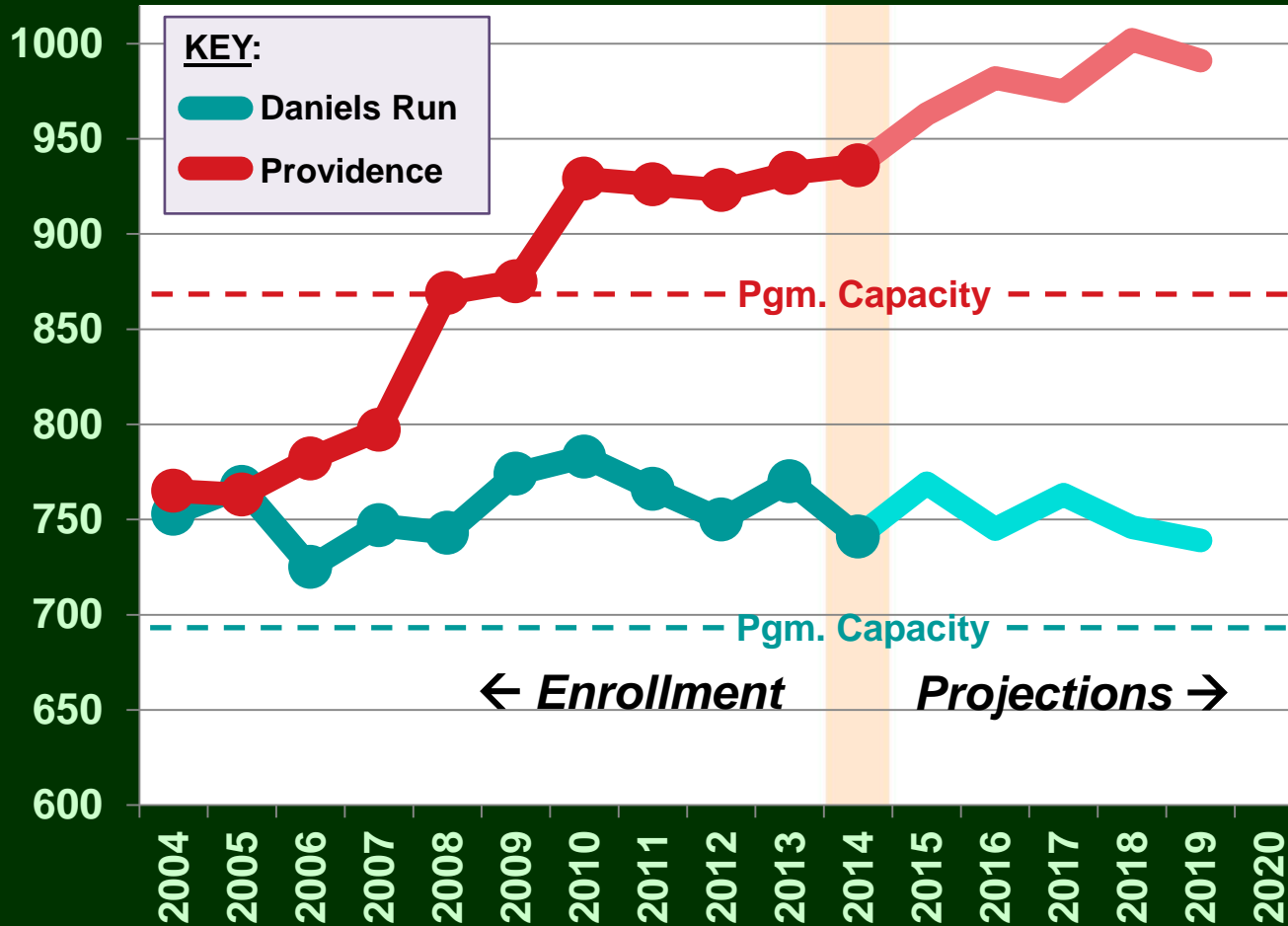
## 2014-15 Elementary School Program Capacity

School	TOTAL Enrollment	Program Capacity	Over Capacity
Daniels Run ES	<b>741</b>	695	<b>46</b>
Providence ES	<b>936</b>	864	<b>72</b>

## Providence:



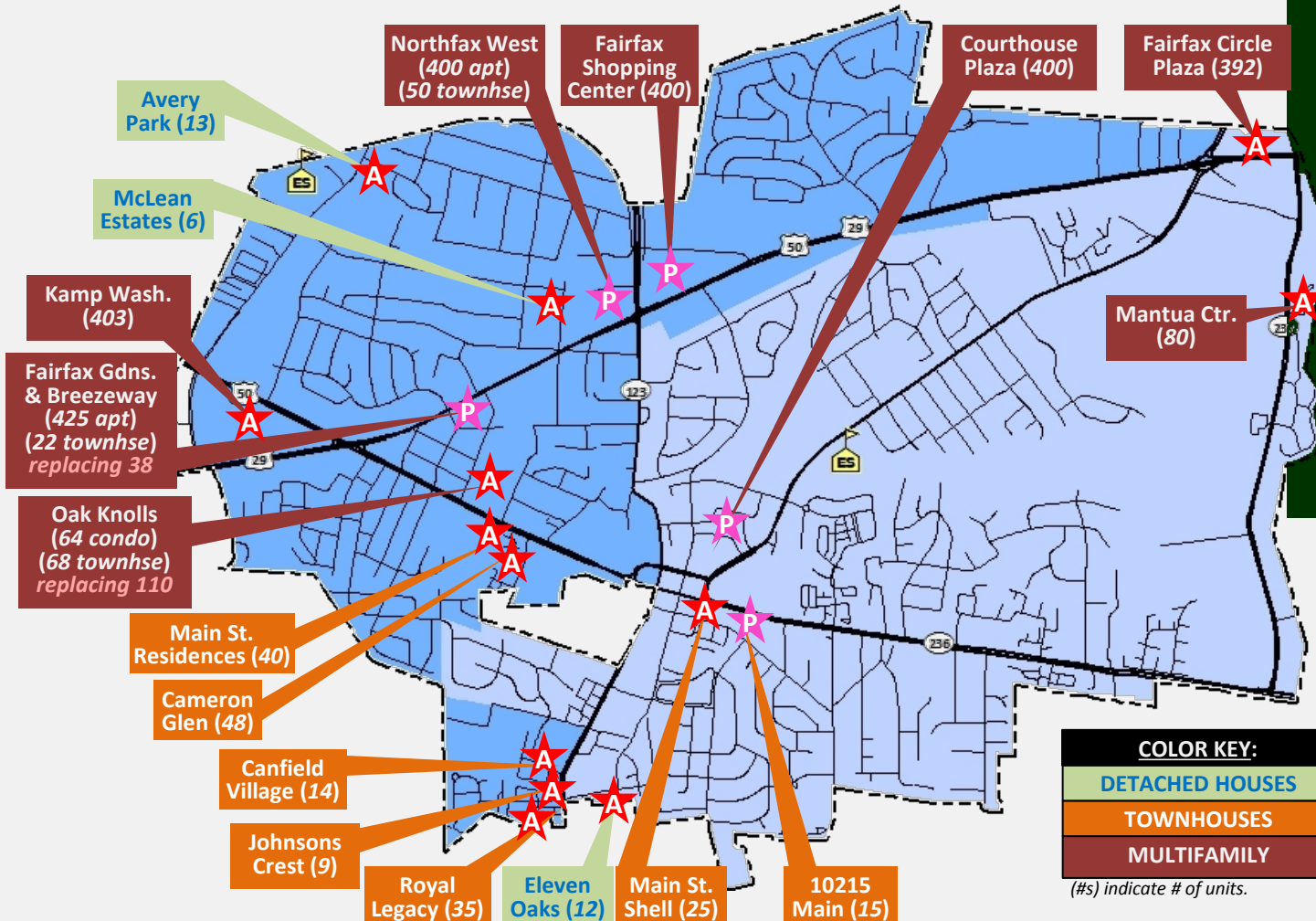
# FCPS Enrollment & Projections



- FCPS issues annual 5-year projections for all schools.
- Projections factor cohort & demographic trends, and **approved** development projects.

# Potential Future Residential Development:

Known potential projects as of Sept., 2015



- Approved
- Filed
- Potential\*

**COLOR KEY:**

DETACHED HOUSES
TOWNHOUSES
MULTIFAMILY

(#s) indicate # of units.

\* *Potential* projects included for discussion purposes. Complete applications have not been filed, and have not been considered by the City Council. (footnote: Jan., 2016)

# Potential New Development Enrollment Impacts

- **‘Highest Case’ Enrollment Scenario**

- **Assumptions:**

- All projects will be approved and built;
    - # of units estimated to best of current knowledge;
    - Most multifamily units will be apartments (unless now known to be planned as condo);
    - 2 apt. complexes razed (Oak Knoll & Fairfax Gardens);
    - All FCPS students will attend City schools.

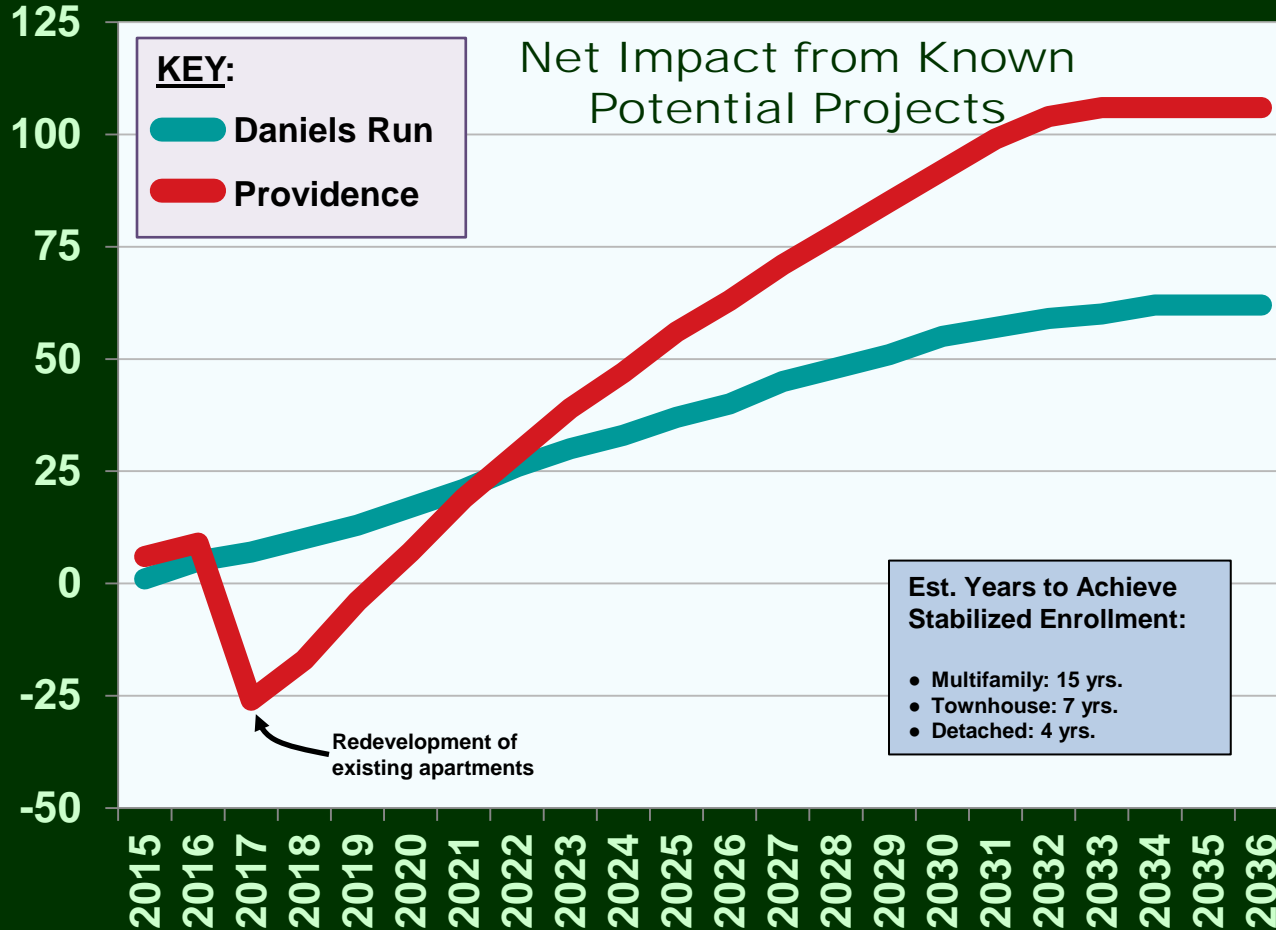
# Potential New Development Enrollment Impacts

- City staff estimates **student yield ratios** for new housing unit types annually:
  - *Based on Citywide average rates & comparable rates for new projects in nearby areas*

$$\text{Yield Ratio} = \frac{\text{\# of students}}{\text{\# of housing units}}$$

Housing Unit Type	Yield Ratio	Methodology
Detached	0.386	Ratio for newer Detached units
Townhouse	0.220	Avg. of newer and established townhouse units
Apartment	0.116	Avg. of three methodologies (nearby comps)
Condominium	0.058-0.067	1/2 to 2/3 of Apartment average

# Potential New Development Enrollment Impacts



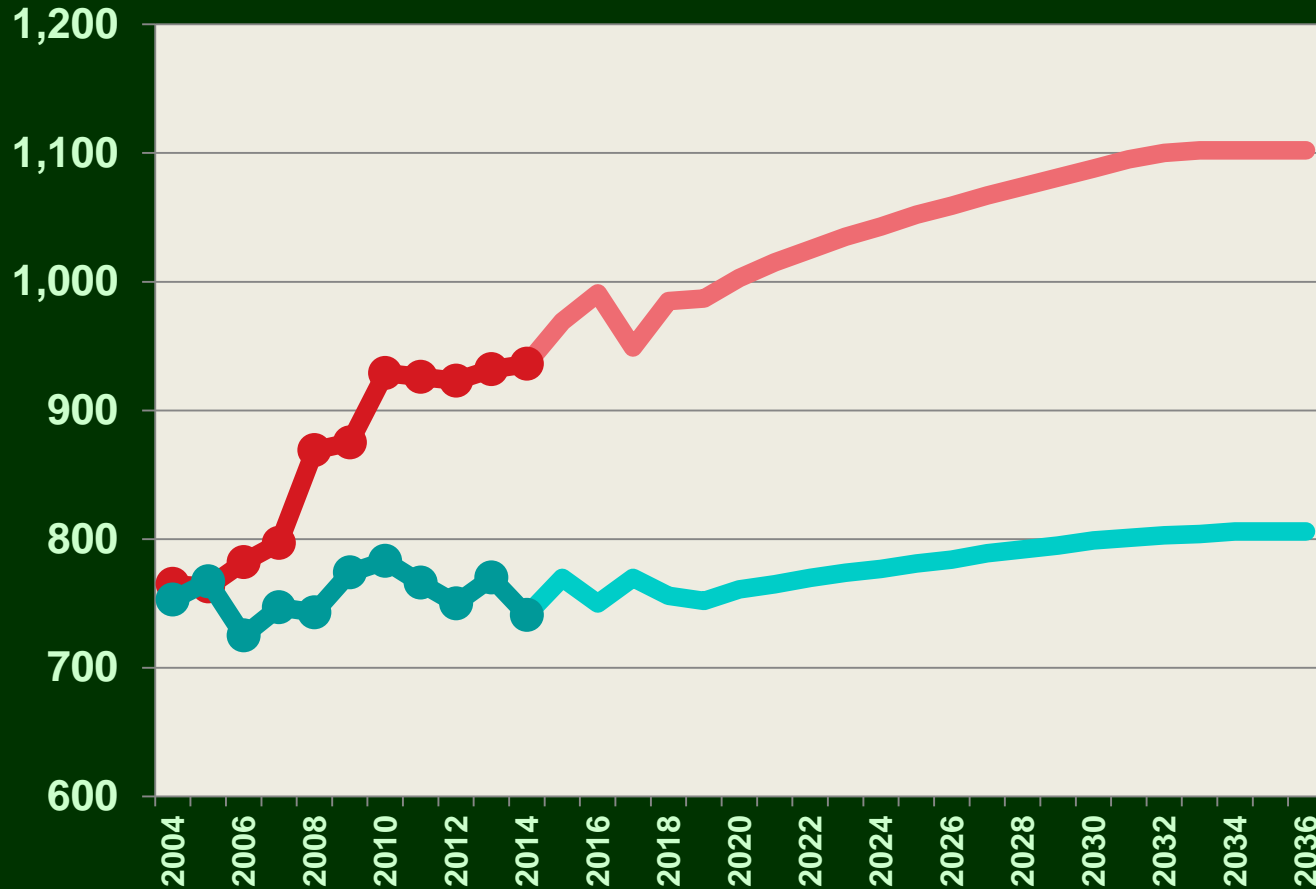
**NET Estimate:**  
New Students from ALL Currently Planned Development

- Removes students from apt. complexes expected to be razed.
- NOTE: Includes only projects known at this time!

**Highest-Case Scenario!**



# FCPS Projections + New Development Scenario



- This chart combines FCPS Near-Term Projections and Future Development Estimates
- **REMEMBER!** Estimates are subject to a wide variation in Development and Demographics – **this is not a sure bet.**

# Factors that Influence School Enrollment

# **ENROLLMENT**



$$\text{ENROLLMENT} + \text{PROGRAM NEEDS} = \text{CAPACITY}$$

# School Enrollment and Facility Trends

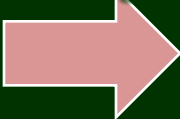
## Current Status

- Both City elementary schools are operating beyond their capacity limits.

## School Enrollment Trends

- Anticipated Growth from:
  - *Demographics*
  - *New Development*
  - *Programmatic / Other factors*

## Will Fairfax need a new elementary school?

- 
- Impossible to predict with certainty – but there is a strong likelihood that a new school will be needed in the medium- to long-term (i.e., 15+ years).

# Green Acres as a School



**Looks similar, but can it be used as a school again?**

# Green Acres as a School

## Current Floor Plan



**Blue:** Main Street Child Development Center

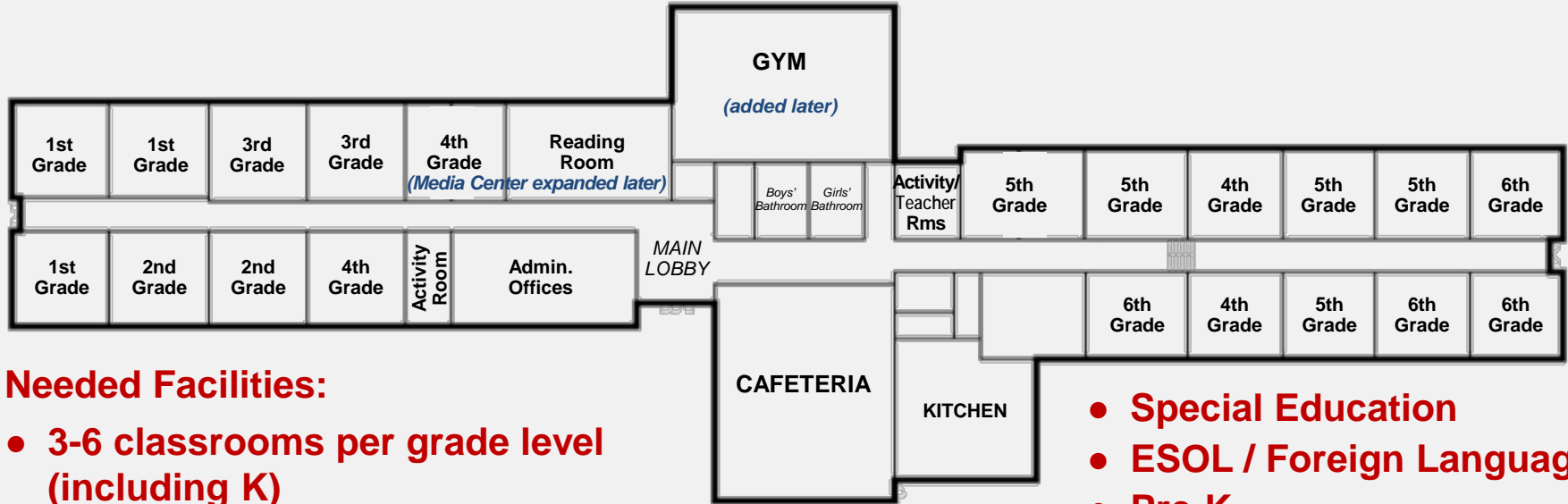
**Yellow:** Parks & Recreation rooms for programming/rentals/public use

**Green:** Senior Center

**Purple:** Parks & Recreation Offices

**Red:** Parks & Recreation Storage

# Green Acres as a School Floor Plan, 1961



## Needed Facilities:

- 3-6 classrooms per grade level (including K)
- Full-size gym
- Specials Rooms (art, music)
- Multipurpose Room

- Special Education
- ESOL / Foreign Language
- Pre-K
- Storage
- Full Administrative Space
- SACC

# All FCPS Elementary Schools Measured by Acreage, Building Size & Enrollment

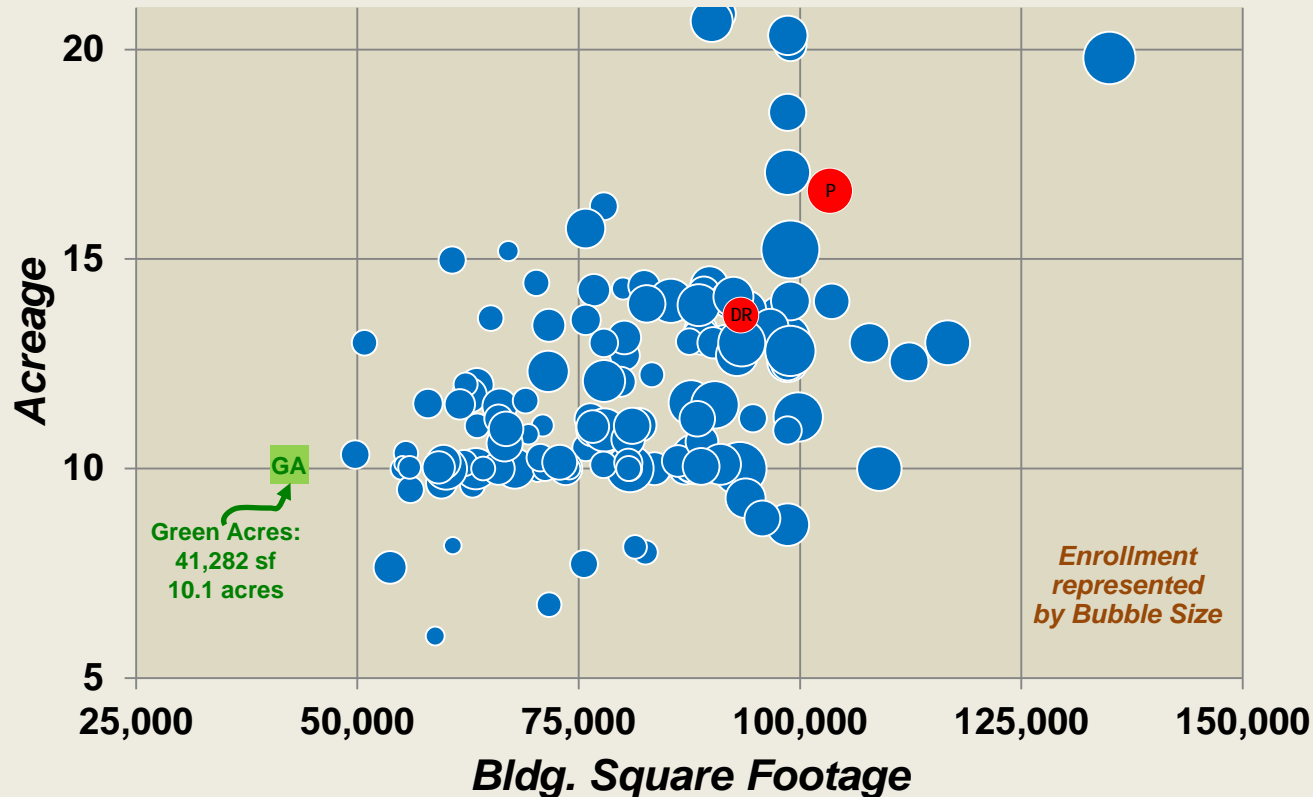


Chart includes all 136 FCPS K-6 schools.

**Green Acres:** Small building, but adequate land area

- **Building Size:** No Elem. School is below 50,000 sf. Current building is too small.
- **Acreage:** 38% of Elem. Schools have between 9 & 11 acres. Acreage is OK.

# Educational Specifications for New Elementary School

Educational Specifications Description	Percentage Of Space	Sq. Ft. for 41,282 SF Building
Administration	3.21%	1,325
Food Service/Cafeteria	6.91%	2,853
Library	4.00%	1,651
Special Ed. & Instructional Support	5.03%	2,076
General Education	39.73%	16,401
Art	2.86%	1,181
Music	3.75%	1,548
Physical Education	6.04%	2,493
SACC	1.63%	673
Overall Building Support	26.85%	11,084
Total	100.00%	41,282

From FCPS:

Typical new Elementary School:  
101,000 sq. ft.

Green Acres:  
41,282 sq. ft.

For Current Green Acres Bldg:  
This means 2 or 3 K-6 classrooms

Existing structure  
insufficient for reuse as  
school without extensive  
additions



# Green Acres as a School

## Current Building

- 41,000 sq. ft. – last used as a school in 1999.

## Current Elementary School Requirements

- Space demands have grown over time:
  - *Full-day Kindergarten*
  - *Music, Art, Full-size Gym*
  - *Instructional support, SACC*
  - *Need for flexibility for future needs (ex.: Pre-K)*

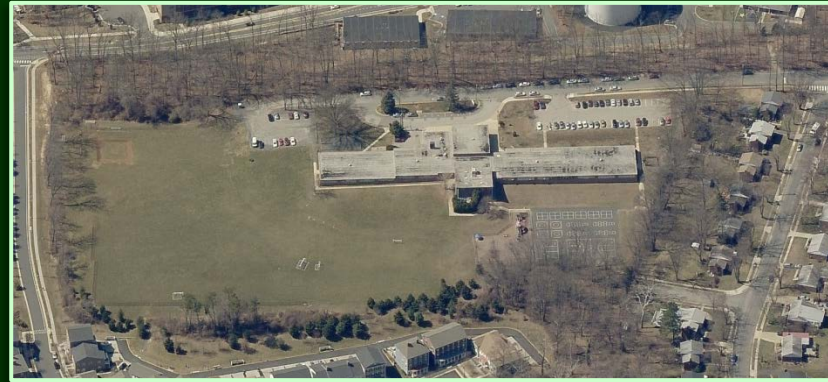
## Is Existing Building Suitable for Re-use as a School?

- Would need extensive modifications / additions.
- Questionable whether existing building is of economic value as a school building.

# Green Acres as a School (cont'd)

## Is Existing Property Suitable for Re-use as a School?

- 10 acres is sufficient for new school construction.
- A larger site would be more flexible, but 10 acres is workable for elem. school.



## Deed of Covenant

- Questions for School Board:
  - *Does School Board need a Deed of Covenant for a 3rd elementary school?*
  - *If Yes, then should it remain at Green Acres, or is there another suitable site?*

# Deed of Covenant



## Why This Matters

- **For School Board Planning:**
  - *If existing building is of little value for school re-use, then is Green Acres an appropriate site for a new school?*
  - *Location within City, Site considerations, etc.*
- **For Green Acres Committee:**
  - *Deed of Covenant limits options for future use of G.A. site:*
    - *Options for renovation, new construction, or property transfer are limited.*

# Next Steps

## **School Board Work Session – September 21**

- **School Board will discuss these topics and what the best course of action would be.**
- **Staff and School Board representatives will report back to Green Acres Committee at a future meeting.**