



Development Impact Statement and Opposition of the Prince William County School Board to Proposed Rezoning

January 2, 2019

REZ PLN2016-00022, RAY'S REGARDE
 Woodbridge Magisterial District

Not Subject to the new Virginia Code Section 15.2-2303.4, known as SB-549

The applicant is requesting to rezone 55 acres from A-1, Agricultural, R-4, Suburban Residential, and R-16, Urban Residential, to PMR, Planned Mixed Residential, to allow for the construction of 325 residential units, reduced from 525 residential units. The unit breakdown consists of 175 townhome units and 150 multi-family units. The proposed residential development is located in the northeast quadrant at the I-95/Prince William Parkway interchange.

Proposed Student Generation

Based on annually updated county-wide student generation factors, the proposed dwelling units are projected to generate the following numbers of students. Projected generation rates are approximate.

Subject Application			
Housing Units Proposed		Students Generated	
Single Family	0	Elementary	78
Townhouse	175	Middle	36
Multifamily	150	High	45
Total	325	Total	159

PWCS Student Generation Factors – 2017-18				
School Type	Single Family	Town-house	Multi-family	Total
Elementary	0.297	0.299	0.174	0.273
Middle	0.163	0.144	0.071	0.140
High	0.222	0.177	0.090	0.184
Total	0.682	0.619	0.335	0.596

Student Enrollment Data: Current and Projected Enrollment Divisionwide 2017-18 to 2027-28

School Level	Available Space		2017-18			2022-23			2027-28		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Elementary School	42,051	110	40,482	1,569	96.3%	42,849	-798	101.9%	46,669	-4,618	111.0%
Middle School	20,319	36	20,713	-394	101.9%	21,645	-1,053	105.1%	23,724	-3,132	115.2%
High School	26,197	49	27,261	-1,064	104.1%	30,148	-3,951	115.1%	32,016	-5,819	122.2%

Proposed Generated Students Impact - Divisionwide	
Elementary School	Current capacity divisionwide can accommodate the proposed elementary school students
Middle School	Current capacity divisionwide cannot accommodate the proposed middle school students
High School	Current capacity divisionwide cannot accommodate the proposed high school students

Under the School Division’s 2018-19 school attendance area assignments, students living in this general area will attend the following schools:

School	Available Space		2017-18			2022-23			2027-28		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	space Available (+/-)	Util. (%)
Kilby ES	646		709	-63	109.8%	738	-92	114.3%	828	-182	128.2%
Lynn MS	1,170		1,080	90	92.3%	1,220	-50	104.3%	1,364	-194	116.6%
Woodbridge HS	2,734		2,583	151	94.5%	3,032	-298	110.9%	3,155	-421	115.4%

Other elementary schools within the CIP Planning area:

School	Available Space		2017-18			2022-23			2027-28		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Belmont ES	540	1	447	93	82.8%	518	22	95.9%	619	-79	114.6%
Featherstone ES	425	3	505	-80	118.8%	550	-125	129.3%	570	-145	134.2%
Leesylvania ES	631	2	779	-148	123.5%	839	-208	132.9%	905	-274	143.4%
Marumscos Hills ES	589	5	636	-47	108.0%	664	-75	112.7%	693	-104	117.6%
Potomac View ES	529	10	693	-164	131.0%	722	-193	136.6%	749	-220	141.6%
Vaughan ES	607	3	627	-20	103.2%	650	-43	107.0%	684	-77	112.7%

Proposed Generated Students Impact - School Specific	
Kilby Elementary School	Current capacity cannot accommodate the proposed elementary school students
Lynn Middle School	Current capacity can accommodate the proposed middle school students
Woodbridge High School	Current capacity can accommodate the proposed high school students

Applicant’s Proposed Proffers

- The applicant’s Proffer Statement, dated September 27, 2018, indicates a Level of Service monetary contribution of \$17,489 per townhome attached unit, and \$10,300 per multi-family unit, which is in line with the School’s section of the PWC Policy Guide for Monetary Contributions as of June 30, 2016, and will generate approximately \$4,605,575.
- In addition to the per unit contribution, the applicant has proffered an additional monetary contribution in the amount of \$135,000 to install three (3) new modular classrooms as mitigation on a temporary basis until permanent housing is provided (\$35,000 – each modular classroom, \$10,000 – each installation and hook-up).
- The applicant is proposing to make an additional monetary contribution to Prince William Board of County Supervisors in the amount of \$150,000 for school purposes.

School Board Response:

- The School Board is opposed to any rezoning application that causes student enrollment, either Divisionwide, by school level, or by student enrollment at any affected school, to exceed 100% of capacity.
- Current enrollment Divisionwide levels at middle and high schools in the aggregate exceed capacity and are projected to exceed capacity at the assigned middle school (Fred Lynn Middle School) and high school (Woodbridge Senior High School) by 2022-23; therefore, the School Board is opposed to the subject application.

- Current enrollment levels at the assigned elementary school (Kilby) and five of the six other elementary schools within the same CIP Planning area exceed capacity; therefore, the School Board is opposed to the subject application.
- As indicated above, one of the assigned schools already exceeds student capacity and all three of the assigned schools are expected to exceed capacity by approximately 5 to 14 % within four years. This significant increase in the student population will strain the operational and capital resources of those schools, and add to the School Division’s need to create new space for students.
- Transferring or reassigning students to other PWCS schools to relieve the additional overcapacity created by this application is not a solution acceptable to the School Board nor likely to be well received by the school community. While the School Board must adjust school boundaries upon the opening of new schools or additions to existing schools, and does so only with community input and recommendations, it is opposed to boundary changes precipitated by the approval of individual residential developments.
- The County and the School Board have formally committed to work collaboratively to reduce current overcrowding in PWCS schools, including elimination of portable classrooms. This application does not further that joint initiative.
- For all of these reasons, the School Board is opposed to the subject application.