



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

February 20, 2019

REZ2016-00021, KLINE PROPERTY

Coles Magisterial District

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

The applicant is requesting to rezone 92.19 acres from A-1, Agricultural, to PBD, Planned Business District, and PMR, Planned Mixed Residential, to allow for the construction of 310 residential units, reduced from 400 units, consisting of 36 single-family units, 84 townhouse units, and 190 multi-family units. The proposed mixed-use development is located west of the intersection of the Prince William Parkway and Liberia Avenue.

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	36	Elementary	69
Townhouse	84	Middle	31
Multi-family	190	High	40
Total	310	Total	140

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 2018-19 to 2028-29

School Level	Available Space		2018-19			2023-24			2028-29		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Elementary School	42,130 ¹	107	40,110	2,020	95.2%	41,595	710	98.1%	45,136	-2,831	106.5%
	42,384 ²										
Middle School	20,592 ¹	47	20,997	-405	102.0%	21,383	-434	102.1%	22,480	-1,531	107.3%
	20,949 ²										
High School	26,197	51	27,610	-1,371	105.4%	29,985	-3,746	114.5%	30,306	-4,067	115.7%

¹ Capacity on which available space is calculated for the 2018-19 school year.

² Capacity on which available space is calculated for the 2019-20 through 2028-29 school years.

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			2018-19			2023-24			2028-29		
	Capacity 2018-19 ¹	Capacity 2019-28 ²	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	space Available (+/-)	Util. (%)
Signal Hill ES	803	819	2	720	83	89.7%	742	77	90.6%	823	-4	100.4%
Parkside MS	1,453		0	1,411	42	97.1%	1,548	-95	107.0%	1,594	-141	110.0%
Osborn Park HS	2,430		7	2,357	73	97.0%	2,862	-432	117.8%	1,854	576	76.3%

Other elementary schools within the CIP Planning area:

School	Available Space			2018-19			2023-24			2028-29		
	Capacity 2018-19 ¹	Capacity 2019-28 ²	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Bennett ES	847	828	0	668	179	78.9%	723	105	87.3%	775	53	93.6%
Loch Lomond ED	433	440	6	507	-74	117.1%	524	-84	119.0%	549	-109	124.8%
Yorkshire ES	793	735	3	770	23	97.1%	854	-119	116.2%	901	-166	122.6%

¹ Program Capacity on which available space is calculated for the 2018-19 school year.

² Program Capacity on which available space is calculated for the 2019-20 through 2028-29 school years.

Proposed Generated Students Impact - School Specific	
Signal Hill Elementary School	Current capacity can accommodate the proposed elementary school students
Parkside Middle School	Current capacity can accommodate the proposed middle school students
Osborn Park High School	Current capacity can accommodate the proposed high school students

Applicant’s Proposed Proffers:

- The applicant’s Proffer Statement, dated January 22, 2019, does not indicate a Level of Service monetary contribution.
- The applicant shall dedicate to the Board of County Supervisors the property identified in the Master Zoning Plan (MZP) as Public Recreation Use Area and/or Institutional Use. Said property shall be used for education purposes and/or parks and recreation. The area is labeled as Public Recreation Use and/or Institutional Use.

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 (Parkside Middle School) and high school (Osborn Park High School) by 2023-24; therefore, the School Board is opposed to the subject application.
- This significant increase in the student population will strain the operational and capital resources of the assigned 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 these reasons, the School Board is opposed to the subject application.