



Department of Finance Planning Office

MEMORANDUM:

TO: Kate McMillion & Spencer Norman

FROM: Justin Briggs, School Planner

DATE: July 23, 2019

SUBJECT: Subdivision Case Comments

The following are comments for new subdivision development plans for review. Please note that student yields are based on the following factors: average student yields, residential type, and zoning classification. These yields are updated annually and may vary. The school memberships shown in this report reflect the September 30, 2018 counts.

Brookland

Subdivision Name: Rock Hills Section D

Comments: The plan allocates 8 single family units. The development will be in the following attendance zones:

School Level	School Name	2018 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Holladay	545	506	34.2	2.74
Middle	Moody	1,079	1,206	17.6	1.41
High	Hermitage	1,579	1,976	24.1	1.93

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. Brookland District, per 100 units, yield 34.2 elementary students, 17.6 middle school students, and 24.1 high school students.

Based on September 30, 2018 membership and capacity figures shown above, Holladay Elementary is currently over 100% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 2.74 elementary students. Over the next five years, membership/capacity ratios for Holladay Elementary are expected to stay over 100% capacity. Relief will be provided by the new school addition to Holladay Elementary scheduled to open in the fall of 2021 in addition to redistricting. Moody Middle is currently at 89.4% of capacity. The analyses shown above indicates the proposed development would potentially yield 1.41 additional middle school students. Over the next five years, membership/capacity ratios for Moody Middle are expected to stay under 95%. This development along with other known new development in this area of the county can be accommodated by the zoned middle school. Hermitage High is currently at 79.9% of capacity.



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The analyses shown above indicates the proposed development would potentially yield an additional 1.93 high school students. Over the next five years, membership/capacity ratios for Hermitage High are expected to stay under 95%. This development along with other known new development in this area of the county can be accommodated by the zoned high school.

Fairfield

Subdivision Name: Rocky Branch Farm Section K

Comments: The plan allocates 2 single family units. The development will be in the following attendance zones:

School Level	School Name	2018 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Trevvett	506	548	29.8	.60
Middle	Brookland	1,111	1,354	16.6	.33
High	Hermitage	1,579	1,976	21.7	.43

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. Fairfield District, per 100 units, yield 29.8 elementary students, 16.6 middle school students, and 21.7 high school students.

Based on September 30, 2018 membership and capacity figures shown above, Trevvett Elementary is currently at 92.3% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional .60 elementary students. Over the next five years, membership/capacity ratios for Trevvett Elementary are expected to exceed 100% capacity. Relief will be provided by the new school addition to Holladay Elementary scheduled to open in the fall of 2021 in addition to redistricting. Brookland Middle is currently at 82.1% of capacity. The analyses shown above indicates the proposed development would potentially yield .33 additional middle school students. Over the next five years, membership/capacity ratios for Brookland Middle are expected to stay under 95%. This development along with other known new development in this area of the county can be accommodated by the zoned middle school. Hermitage High is currently at 79.9% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional .43 high school students. Over the next five years, membership/capacity ratios for Hermitage High are expected stay under 95%. This development along with other known new development in this area of the county can be accommodated by the zoned high school.

Subdivision Name: Lakeside Hills Lots 8 & 9

Comments: The plan allocates 2 single family units. The development will be in the following attendance zones:



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School Level	School Name	2018 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Holladay	545	506	29.8	.60
Middle	Moody	1,079	1,206	16.6	.33
High	Hermitage	1,579	1,976	21.7	.43

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. Fairfield District, per 100 units, yield 29.8 elementary students, 16.6 middle school students, and 21.7 high school students.

Based on September 30, 2018 membership and capacity figures shown above, Holladay Elementary is currently over 100% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional .60 elementary students. Over the next five years, membership/capacity ratios for Holladay Elementary are expected to stay over 100% capacity. Relief will be provided by the new school addition to Holladay Elementary scheduled to open in the fall of 2021 in addition to redistricting. Moody Middle is currently at 89.4% of capacity. The analyses shown above indicates the proposed development would potentially yield .33 additional middle school students. Over the next five years, membership/capacity ratios for Moody Middle are expected to stay under 95%. This development along with other known new development in this area of the county can be accommodated by the zoned middle school. Hermitage High is currently at 79.9% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional .43 high school students. Over the next five years, membership/capacity ratios for Hermitage High are expected to stay under 95%. This development along with other known new development in this area of the county can be accommodated by the zoned high school.

Three Chopt

Subdivision Name: Shady Grove Hills Section 2

Comments: The plan allocates 2 single family units. The development will be in the following attendance zones:

School Level	School Name	2018 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Twin Hickory	552	704	41.4	.828
Middle	Short Pump	973	1,238	24.1	.482
High	Deep Run	1,705	1,850	30.1	.602

**Note. At development build out.*



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Student yield information is created using student yield data for similar developments. Three Chopt District, per 100 units, single family subdivisions yield 41.4 elementary students, 24.1 middle school students, and 30.1 high school students.

Based on September 30, 2018 membership and capacity figures shown above, Twin Hickory Elementary is currently at 78.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional .83 elementary students. Over the next five years, membership/capacity ratios for Twin Hickory Elementary are expected to stay under 90% capacity. Short Pump Middle is currently at 78.6% of capacity. The analyses shown above indicates the proposed development would potentially yield .482 additional middle school students. Phase out of students as a result of the 2016-2017 redistricting plan will continue in 2018-2019 and 2019-2020. This phasing will lower student membership to accommodate known new development. Deep Run High is currently at 92.2% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional .602 high school students. Over the next five years, membership/capacity ratios for Deep Run High are expected to exceed 100%. Trailers, redistricting, and/or other capacity relief options will be needed in the future at the high school level.

Subdivision Name: 12198 Kain Rd. Subdivision

Comments: The plan allocates 15 single family units. The development will be in the following attendance zones:

School Level	School Name	2018 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Colonial Trail	658	690	41.4	6.21
Middle	Short Pump	973	1,238	24.1	3.62
High	Deep Run	1,705	1,850	30.1	4.52

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. Three Chopt District, per 100 units, single family subdivisions yield 41.4 elementary students, 24.1 middle school students, and 30.1 high school students.

Based on September 30, 2018 membership and capacity figures shown above, Colonial Trail is currently at 100% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 6.21 elementary students. Over the next five years, membership/capacity ratios for Colonial Trail Elementary are expected to exceed 100% capacity. Trailers, redistricting, and/or other capacity relief options will be needed in the future at the elementary school level. Short Pump Middle is currently at 78.6% of capacity. The analyses shown above indicates the proposed development would potentially yield 3.62 additional middle school students. Phase out of students as a result of the 2016-2017 redistricting plan will



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continue in 2018-2019 and 2019-2020. This phasing will lower student membership to accommodate known new development. Deep Run High is currently at 92.2% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 4.52 high school students. Over the next five years, membership/capacity ratios for Deep Run High are expected to exceed 100%. Trailers, redistricting, and/or other capacity relief options will be needed in the future at the high school level.

Tuckahoe

Subdivision Name: Summit

Comments: The plan allocates 7 residential single family units. The subdivision will be in the following attendance zones:

School Level	School Name	2018 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Tuckahoe E.	649	758	29.8	2.09
Middle	Tuckahoe M.	1,078	1,356	16.6	1.16
High	Freeman	1,766	1,760	21.7	1.52

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. Tuckahoe District, per 100 units, single family subdivisions yield 29.8 elementary students, 16.6 middle school students, and 21.7 high school students.

Based on September 30, 2018 membership and capacity figures shown above, Tuckahoe Elementary is currently at 85.2% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 2.09 elementary students. Over the next five years, membership/capacity ratios for Tuckahoe Elementary are expected to stay under 90% capacity. Tuckahoe Middle is currently at 79.5% capacity. The analyses shown above indicates the proposed development would potentially yield 1.16 additional middle school students. Over the next five years, membership/capacity ratios for Tuckahoe Middle are expected to stay under 90%. Freeman High is currently at 100.3% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 1.52 high school students. Over the next five years, membership/capacity ratios for Freeman High are expected to exceed 100%. Trailers, redistricting, and/or other capacity relief options will be needed in the future at the high school level.

Varina

Subdivision Name: Centennial Commons

Comments: The plan allocates 27 residential single family units. The subdivision will be in the



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following attendance zones:

School Level	School Name	2018 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Mehfoud/ Varina	602	1,194	29.8	8.05
Middle	Rolfe	877	1,358	16.6	4.82
High	Varina	1,379	1,980	21.7	5.86

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. Varina District, per 100 units, single family subdivisions yield 29.8 elementary students, 16.6 middle school students, and 21.7 high school students.

Based on September 30, 2018 membership and capacity figures shown above, Mehfoud/ Varina Elementary Schools are currently at 50.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 8.05 elementary students. Over the next five years, membership/capacity ratios for Mehfoud/ Varina Elementary are expected to stay under 80% capacity. Rolfe Middle is currently at 64.6% of capacity. The analyses shown above indicates the proposed development would potentially yield 4.82 additional middle school students. Over the next five years, membership/capacity ratios for Rolfe Middle are expected to stay under 75%. Varina High is currently at 75.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 5.86 high school students. Over the next five years, membership/capacity ratios for Varina High are expected to stay under 85%. This development along with other known new development in this area of the county can be accommodated by the zoned elementary, middle and high schools.

Subdivision Name: Rockett's Landing Block 20

Comments: The plan allocates 32 residential townhomes. The development will be in the following attendance zones:

School Level	School Name	2018 Membership	Functional Capacity	Townhome Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Mehfoud/ Varina	602	1,194	21.7	6.94
Middle	Rolfe	877	1,358	12.8	4.10
High	Varina	1,379	1,980	14.9	4.77

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. Varina District, per 100 units, townhome developments yield 21.7 elementary students, 12.8 middle school students, and 14.9 high school students.



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Based on September 30, 2018 membership and capacity figures shown above, Mehfoud/ Varina Elementary Schools are currently at 50.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 6.94 elementary students. Over the next five years, membership/capacity ratios for Mehfoud/ Varina Elementary are expected to stay under 80% capacity. Rolfe Middle is currently at 64.6% of capacity. The analyses shown above indicates the proposed development would potentially yield 4.10 additional middle school students. Over the next five years, membership/capacity ratios for Rolfe Middle are expected to stay under 75%. Varina High is currently at 75.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 4.77 high school students. Over the next five years, membership/capacity ratios for Varina High are expected to stay under 85%. This development along with other known new development in this area of the county can be accommodated by the zoned elementary, middle and high schools.

These units will be part of an urban mixed use development. Although there are few examples of this type of development in Henrico County, the existing ones have generated substantially lower student numbers than traditional developments. Rockett's Landing currently has two students attending Henrico County Public Schools. There are currently 749 units in Rockett's Landing that are either built or under construction, with 156 apartments constructed. If this pattern continues, this development will yield far fewer students than other multi-family developments.

Subdivision Name: Rockett's Landing Block 21 & 23

Comments: The plan allocates 19 residential triplex units, for a total of 57 individual units. Townhome student yields will be used to calculate the impact on schools. The development will be in the following attendance zones:

School Level	School Name	2018 Membership	Functional Capacity	Townhome Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Mehfoud/ Varina	602	1,194	21.7	12.37
Middle	Rolfe	877	1,358	12.8	7.30
High	Varina	1,379	1,980	14.9	8.50

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. Varina District, per 100 units, townhome developments yield 21.7 elementary students, 12.8 middle school students, and 14.9 high school students.

Based on September 30, 2018 membership and capacity figures shown above, Mehfoud/ Varina Elementary Schools are currently at 50.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 12.37 elementary students. Over the next five years, membership/capacity ratios for Mehfoud/ Varina Elementary are expected to stay under 80% capacity. Rolfe Middle is currently at 64.6% of capacity. The analyses shown above indicates the proposed development would potentially yield 7.30 additional middle school



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students. Over the next five years, membership/capacity ratios for Rolfe Middle are expected to stay under 75%. Varina High is currently at 75.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 8.50 high school students. Over the next five years, membership/capacity ratios for Varina High are expected to stay under 85%. This development along with other known new development in this area of the county can be accommodated by the zoned elementary, middle and high schools.

These units will be part of an urban mixed use development. Although there are few examples of this type of development in Henrico County, the existing ones have generated substantially lower student numbers than traditional developments. Rockett's Landing currently has two students attending Henrico County Public Schools. There are currently 749 units in Rockett's Landing that are either built or under construction, with 156 apartments constructed. If this pattern continues, this development will yield far fewer students than other multi-family developments.

Subdivision Name: Bickerstaff Crossing Apartments

Comments: The plan allocates 60 multifamily units. The development will be in the following attendance zones:

School Level	School Name	2018 Membership	Functional Capacity	Apartment Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Baker	353	560	33.9	20.34
Middle	Rolfe	877	1,358	15.2	9.12
High	Varina	1,379	1,980	15	9

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. Varina District, per 100 units, multifamily developments yield 33.9 elementary students, 15.2 middle school students, and 15 high school students.

Based on September 30, 2018 membership and capacity figures shown above, Baker Elementary Schools is currently at 63% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 12.37 elementary students. Over the next five years, membership/capacity ratios for Baker Elementary are expected to stay under 80% capacity. Rolfe Middle is currently at 64.6% of capacity. The analyses shown above indicates the proposed development would potentially yield 7.3 additional middle school students. Over the next five years, membership/capacity ratios for Rolfe Middle are expected to stay under 75%. Varina High is currently at 75.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 8.5 high school students. Over the next five years, membership/capacity ratios for Varina High are expected to stay under 85%. This development along with other known new development in this area of the county can be accommodated by the zoned elementary, middle and high schools.



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Subdivision Name: Hughes Farm Section 1

Comments: The plan allocates 27 single family units. The development will be in the following attendance zones:

School Level	School Name	2018 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Baker	353	560	29.8	8.05
Middle	Rolfe	877	1,358	16.6	4.48
High	Varina	1,379	1,980	21.7	5.86

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. Varina District, per 100 units, single family developments yield 29.8 elementary students, 16.6 middle school students, and 21.7 high school students.

Based on September 30, 2018 membership and capacity figures shown above, Baker Elementary Schools is currently at 63% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 8.05 elementary students. Over the next five years, membership/capacity ratios for Baker Elementary are expected to stay under 80% capacity. Rolfe Middle is currently at 64.6% of capacity. The analyses shown above indicates the proposed development would potentially yield 4.48 additional middle school students. Over the next five years, membership/capacity ratios for Rolfe Middle are expected to stay under 75%. Varina High is currently at 75.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 5.86 high school students. Over the next five years, membership/capacity ratios for Varina High are expected to stay under 85%. This development along with other known new development in this area of the county can be accommodated by the zoned elementary, middle and high schools.

Subdivision Name: Ashburn at Maple Ridge Section 2

Comments: The plan allocates 45 single family units. The development will be in the following attendance zones:

School Level	School Name	2018 Membership	Functional Capacity	Sing Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Mehfoud/ Varina	602	1,194	29.8	13.41
Middle	Rolfe	877	1,358	16.6	7.47
High	Varina	1,379	1,980	21.7	9.66

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. Varina



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District, per 100 units, single family developments yield 29.8 elementary students, 16.6 middle school students, and 21.7 high school students.

Based on September 30, 2018 membership and capacity figures shown above, Mehfoud/ Varina Elementary Schools are currently at 50.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 13.41 elementary students. Over the next five years, membership/capacity ratios for Mehfoud/ Varina Elementary are expected to stay under 80% capacity. Rolfe Middle is currently at 64.6% of capacity. The analyses shown above indicates the proposed development would potentially yield 7.47 additional middle school students. Over the next five years, membership/capacity ratios for Rolfe Middle are expected to stay under 75%. Varina High is currently at 75.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 9.66 high school students. Over the next five years, membership/capacity ratios for Varina High are expected to stay under 85%. This development along with other known new development in this area of the county can be accommodated by the zoned elementary, middle and high schools.

Subdivision Name: Ned Reynolds Subdivision

Comments: The plan allocates 4 single family units. The development will be in the following attendance zones:

School Level	School Name	2018 Membership	Functional Capacity	Sing Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Seven Pines	366	528	29.8	1.19
Middle	Elko	752	1,058	16.6	.664
High	Varina	1,379	1,980	21.7	.868

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. Varina District, per 100 units, single family developments yield 29.8 elementary students, 16.6 middle school students, and 21.7 high school students.

Based on September 30, 2018 membership and capacity figures shown above, Seven Pines Elementary School is currently at 69.3% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 13.41 elementary students. Over the next five years, membership/capacity ratios for Seven Pines Elementary are expected to stay under 85% capacity. Elko Middle is currently at 71.1% of capacity. The analyses shown above indicates the proposed development would potentially yield .664 additional middle school students. Over the next five years, membership/capacity ratios for Rolfe Middle are expected to stay under 80%. Varina High is currently at 75.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional .868 high school students. Over the next five years, membership/capacity ratios for Varina High are expected to stay under 85%. This development along with other known new development in this area of the county can be accommodated by the zoned elementary, middle and high schools.