



Department of Finance Planning Office

MEMORANDUM:

TO: Kate McMillion & Spencer Norman

FROM: Justin Briggs, School Planner

DATE: April 28, 2020

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, 2019 counts.

Brookland

Subdivision Name: Goodloe Acres

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

School Level	School Name	2019 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Dumbarton	626	660	34.7	2.78
Middle	Brookland	1,214	1,354	19.5	1.56
High	Hermitage	1,594	1,976	24.4	1.95

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. Brookland District, per 100 units, yield 34.7 elementary students, 19.5 middle school students, and 24.4 high school students.

Based on September 30, 2019 membership and capacity figures shown above, Dumbarton Elementary is currently at 94.8% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 2.78 elementary students. Over the next five years, membership/capacity ratios for Dumbarton Elementary are expected to grow to over 100% of 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 89.7% of capacity. The analyses shown above indicates the proposed development would potentially yield 1.56 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 80.7% of capacity.



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The analyses shown above indicates the proposed development would potentially yield an additional 1.95 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: Hindu Center of Virginia – Priest Residence

Comments: The plan allocates 1 single family residence. The development will be in the following attendance zones:

School Level	School Name	2019 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Echo Lake	481	624	34.7	.34
Middle	Hungary Creek	989	986	19.5	.20
High	Glen Allen	1,904	1,850	24.4	.24

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. Brookland District, per 100 units, yield 34.7 elementary students, 19.5 middle school students, and 24.4 high school students.

Based on September 30, 2019 membership and capacity figures shown above, Dumbarton Elementary is currently at 77.1% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional .34 elementary students. Echo Lake can support this development. Hungary Creek Middle is currently at 100.3% of capacity. The analyses shown above indicates the proposed development would potentially yield .2 additional middle school students. Over the next five years, membership/capacity ratios for Hungary Creek Middle are expected to stay above 100%. Glen Allen High is currently at 102.9% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional .24 high school students. Over the next five years, membership/capacity ratios for Glen Allen High are stay over 100%.



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Subdivision Name: Townes of Wistar Woods Section 3

Comments: The plan allocates 24 townhome units. The development will be in the following attendance zones:

School Level	School Name	2019 Membership	Functional Capacity	Townhome Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Skipwith	436	548	13.2	3.17
Middle	Quioccassin	1,214	1,354	6.9	1.66
High	Tucker	1,594	1,976	8.5	2.04

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. Brookland District, per 100 units, yield 13.2 elementary students, 6.9 middle school students, and 8.5 high school students.

Based on September 30, 2019 membership and capacity figures shown above, Dumbarton Elementary is currently at 94.2% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 3.17 elementary students. Over the next five years, membership/capacity ratios for Skipwith Elementary are expected to grow to over 100% of 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. Quioccassin Middle is currently at 82.1% of capacity. The analyses shown above indicates the proposed development would potentially yield 1.66 additional middle school students. Over the next five years, membership/capacity ratios for Quioccassin 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. Tucker High is currently at 85.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 2.04 high school students. Over the next five years, membership/capacity ratios for Tucker 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.

Fairfield

Subdivision Name: 1131 Virginia Ave.

Comments: The plan allocates 3 single family units. The development will be in the following attendance zones:

School Level	School Name	2019 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
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Elementary	Longdale	436	548	29.8	.89
Middle	Brookland	1,214	1,354	16.6	.49
High	Hermitage	1,594	1,976	21.7	.65

**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, 2019 membership and capacity figures shown above, Longdale Elementary is currently at 79.6% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional .89 elementary students. Over the next five years, membership/capacity ratios for Longdale Elementary are expected to stay under 90% of 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 89.7% of capacity. The analyses shown above indicates the proposed development would potentially yield .49 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 80.7% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional .65 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: Retreat at One Section 1

Comments: The plan allocates 48 townhomes and 64 condominiums. The residences will be in the following attendance zones:

School Level	School Name	2020 Membership	Functional Capacity	Townhome Student Yield Ratios Per 100 units	Condo Student Yield Ratios Per 100 units	Townhome Student Yields*	Condo Student Yields*	Total Student Yields*
Elementary	Longdale	436	546	15.2	8.0	7.30	3.84	11.14
Middle	Brookland	1,214	1,354	7.8	4.6	3.74	2.21	5.95
High	Hermitage	1,594	1,976	11.8	7.4	5.66	3.55	9.21

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. Fairfield District, per 100 townhome units, generates 15.2 elementary students, 7.8 middle school students, and 11.8 high school students. Furthermore, Fairfield district, per 100 condominium units, yields 8.0 elementary students, 4.6 middle school students, and 7.4 high school students.



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Based on September 30, 2020 membership and capacity figures shown above, Longdale Elementary is currently at 79.6% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 11.14 elementary students. Over the next five years, membership/capacity ratios for Longdale Elementary are expected to stay under 90% of 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 89.7% of capacity. The analyses shown above indicates the proposed development would potentially yield 5.95 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 80.7% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 9.21 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: Retreat at One (April 2020 Plan)

Comments: The plan allocates 260 condominiums. The residences will be in the following attendance zones:

School Level	School Name	2019 Membership	Functional Capacity	Condo Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Longdale	436	546	8.0	20.8
Middle	Brookland	1,214	1,354	4.6	11.96
High	Hermitage	1,594	1,976	7.4	19.24

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. Fairfield District, per 100 condominium units, yields 8.0 elementary students, 4.6 middle school students, and 7.4 high school students.

Based on September 30, 2020 membership and capacity figures shown above, Longdale Elementary is currently at 79.6% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 20.8 elementary students. Over the next five years, membership/capacity ratios for Longdale Elementary are expected to stay under 90% of 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 89.7% of capacity. The analyses shown above indicates the proposed development would potentially yield 11.96 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



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school. Hermitage High is currently at 80.7% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 19.24 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: Brook Villas Apartments

Comments: The plan allocates 84 multifamily units. The development will be in the following attendance zones:

School Level	School Name	2019 Membership	Functional Capacity	Apartment Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Holladay	601	506	34.6	29.06
Middle	Moody	1,129	1,206	15.5	13.02
High	Hermitage	1,594	1,976	16.2	13.61

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. Brookland District, per 100 units, yield 34.6 elementary students, 15.5 middle school students, and 16.2 high school students.

Based on September 30, 2019 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 29.06 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 93.6% of capacity. The analyses shown above indicates the proposed development would potentially yield 13.02 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 80.7% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 13.61 high school students. Over the next five years, membership/capacity ratios for Hermitage High are expected to exceed 100%. This development along with other known new development in this area of the county can be accommodated by the zoned high school.

Subdivision Name: 2602 E Laburnum Ave.

The plan splits single for two new single family detached buildings. The development will be in the following attendance zones:



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School Level	School Name	2020 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Harvie	567	624	28.1	.56
Middle	Fairfield	1,092	1,348	16.9	.34
High	Highland Springs	1,826	1,788	21.7	.43

**Note. At development build out.*

Student yield information is created using student yield data for similar developments. For Magisterial Districts whose yields fall below the county average, the county average is used. The Fairfield District has a lower single family yield than the county overall, so the county average is used. Fairfield District, per 100 units, yield 28.1 elementary students, 16.9 middle school students, and 21.7 high school students.

Based on September 30, 2019 membership and capacity figures shown above, Harvie Elementary is currently at 90.9% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional .56 elementary students. Over the next five years, membership/capacity ratios for Harvie Elementary are expected to stay below 95%. Fairfield Middle is currently at 81.0% of capacity. The analyses shown above indicates the proposed development would potentially yield .34 additional middle school students. Over the next five years, membership/capacity ratios for Fairfield Middle are expected to stay under 90%. This development along with other known new development in this area of the county can be accommodated by the zoned elementary and middle schools. Highland Springs High is currently at 102.1% 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 Highland Springs High are expected to stay over 100%. Trailers, redistricting, and/or other capacity relief options will be needed in the future at the high school level.

Subdivision Name: Kensington Meadows Section 3

The plan splits single for 38 new single family detached buildings. The development will be in the following attendance zones:

School Level	School Name	2020 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Arthur Ashe	411	580	28.1	10.68
Middle	Fairfield	1,092	1,348	16.9	6.42
High	Highland Springs	1,826	1,788	21.7	8.25

**Note. At development build out.*



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Student yield information is created using student yield data for similar developments. For Magisterial Districts whose yields fall below the county average, the county average is used. The Fairfield District has a lower single family yield than the county overall, so the county average is used. Fairfield District, per 100 units, yield 28.1 elementary students, 16.9 middle school students, and 21.7 high school students.

Based on September 30, 2019 membership and capacity figures shown above, Arthur Ashe Elementary is currently at 70.9% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 10.68 elementary students. Over the next five years, membership/capacity ratios for Ashe Elementary are expected to stay below 95%. Fairfield Middle is currently at 81.0% of capacity. The analyses shown above indicates the proposed development would potentially yield 6.42 additional middle school students. Over the next five years, membership/capacity ratios for Fairfield Middle are expected to stay under 90%. This development along with other known new development in this area of the county can be accommodated by the zoned elementary and middle schools. Highland Springs High is currently at 102.1% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 8.25 high school students. Over the next five years, membership/capacity ratios for Highland Springs High are expected to stay over 100%. Trailers, redistricting, and/or other capacity relief options will be needed in the future at the high school level.

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	2019 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	1,070	1,238	24.1	.482
High	Deep Run	1,765	1,850	30.1	.602

**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, 2019 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



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years, membership/capacity ratios for Twin Hickory Elementary are expected to stay under 90% capacity. Short Pump Middle is currently at 86.4% 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 be fully implemented in the 2020-2021. 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: Nguyen Family Subdivision

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

School Level	School Name	2019 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	River's Edge	780	724	41.4	.83
Middle	Holman	937	1,058	24.1	.48
High	Glen Allen	1,904	1,850	30.1	.60

**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, 2019 membership and capacity figures shown above, River's Edge Elementary is currently at 107.7% 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 River's Edge Elementary are expected to stay over 100% capacity. Holman Middle is currently at 88.6% of capacity. The analyses shown above indicates the proposed development would potentially yield .48 additional middle school students. Glen Allen High is currently at 102.9% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional .60 high school students. Over the next five years, membership/capacity ratios for Glen Allen High are expected to continue to exceed 100%. Trailers, redistricting, and/or other capacity relief options will be needed in the future at the high school level.

Subdivision Name: Woodson Hills at Bacova

Comments: The plan allocates 32 single-family zero lot line units. The development will be in



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the following attendance zones:

School Level	School Name	2019 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Colonial Trail	705	690	41.4	13.25
Middle	Short Pump	1,070	1,238	24.1	7.71
High	Deep Run	1,765	1,850	30.1	9.63

**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, 2019 membership and capacity figures shown above, Colonial Trail Elementary is currently at 102.2% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 13.25 elementary students. Over the next five years, membership/capacity ratios for Colonial Trail Elementary are expected to stay over 100% capacity with the current boundaries. 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 86.4% of capacity. The analyses shown above indicates the proposed development would potentially yield 7.71 additional middle school students. Phase out of students as a result of the 2016-2017 redistricting plan will be fully implemented in the 2020-2021 school year. 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 9.63 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: Greengate, Section 5

Comments: The plan allocates 12 condominium 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	Nuckols Farm	626	656	5.2	.62
Middle	Short Pump	1,070	1,238	2.4	.482
High	Deep Run	1,765	1,850	3.3	.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, condominium subdivisions yield 5.2 elementary students, 24.1 middle school students, and 3.3 high school students.

Based on September 30, 2018 membership and capacity figures shown above, Nuckols Farm Elementary is currently at 95.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional .62 elementary students. Over the next five years, membership/capacity ratios for Nuckols Farm Elementary are expected to stay under 90% capacity. Short Pump Middle is currently at 86.4% of capacity. The analyses shown above indicates the proposed development would potentially yield .29 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 .40 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 4 residential single family units. The subdivision will be in the following attendance zones:

School Level	School Name	2020 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Tuckahoe E.	644	736	28.1	1.12
Middle	Tuckahoe M.	1,103	1,356	16.9	.68
High	Freeman	1,823	1,760	21.7	.87

**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 28.1 elementary students, 16.9 middle school students, and 21.7 high school students.

Based on September 30, 2019 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 1.12 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 .68 additional middle school students. Over the next five years, membership/capacity ratios for Tuckahoe Middle are expected to stay under



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90%. Freeman High is currently at 100.3% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional .87 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.

Subdivision Name: Regency Residential Phase 1

Comments: The plan allocates 285 multi-family residences. The residences will be in the following attendance zones:

School Level	School Name	2018 Membership	Functional Capacity	Apartment Student Yield Ratios Per 100 units	Projected Student Yields*
Elementary	Maybeury	638	638	27.4	78.09
Middle	Tuckahoe	1,120	1,348	10.7	30.50
High	Freeman	1,766	1,760	12	34.2

**Note. At development build out.*

HCPS typically projects a development's impact on school capacity using historical student yield data by development type and magisterial district. Traditional multi-family units in the Tuckahoe District, per 100 units would yield 27.4 elementary students, 10.7 middle school students, and 12 high school students.

However, these multi-family units (apartments) 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 multi-family developments. For example, West Broad Village includes 350 apartments. Those 350 apartments only generate 13 students versus the 87 we would anticipate from a traditional multi-family development. 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.

While staff believes the proposed units will likely generate a relatively small number of students, the only significant data base available to utilize for projections is the data base of all multi-family, traditional units. Furthermore, this analysis does not account for owner occupied units, only renter occupied units. New numbers will be provided as more information becomes available.

Based on September 30, 2018 membership and capacity figures shown above, Maybeury Elementary is currently at 100% of capacity, and is projected to stay near that capacity over the next five years, prior to any impact of this development. The analysis indicates the proposed development would potentially yield an additional 78.09 elementary students. Based on the outcome of planned redistricting, some relief will be provided by the new school addition to



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Holladay Elementary scheduled to open in the fall of 2021 or other existing schools. However, additional elementary instruction space may be needed to accommodate students pending the results of redistricting.

Tuckahoe Middle is currently at 83.1% capacity. The analyses shown above indicates the proposed development would potentially yield 30.5 additional middle school students. Over the next five years, membership/capacity ratios for Tuckahoe Middle are expected to stay under 100%.

Freeman High is currently at 100.3% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 34.2 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.

Subdivision Name: Carter Farm, Section 1

Comments: The plan allocates 3 residential single family units. The subdivision will be in the following attendance zones:

School Level	School Name	2020 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Maybeury	606	635	28.1	.84
Middle	Tuckahoe M.	1,103	1,356	16.9	.51
High	Freeman	1,823	1,760	21.7	.65

**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 28.1 elementary students, 16.9 middle school students, and 21.7 high school students.

Based on September 30, 2019 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 1.12 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 .68 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 .87 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.



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Comments: The plan allocates 276 apartment units. The development will be in the following attendance zones:

School Level	School Name	2020 Membership	Functional Capacity
Elementary	Mehfoud/ Varina	567	1,194
Middle	Rolfe	851	1,358
High	Varina	1,453	1,980

Student yield information is typically created using student yield data for similar developments. Varina District, per 100 units, apartments yield 34.0 elementary students, 14.5 middle school students, and 14.9 high school students. However, Fulton Yard will be an urban mixed use development, which generates substantially fewer students than other types of development. If this pattern continues, this development will yield far fewer students than other multi-family developments. The table below shows similar developments, which have fewer students than the yield calculation suggests. HCPS' planning office expects similar student generation rates for the Fulton Yard development.

Development	Number of Units	Elementary Membership	Middle Membership	High Membership	Total Student Membership
The Flats at West Broad Village	339	5	2	2	9
Penstock Quarter at Libbie Mill	350	0	0	2	2
East 51 at Rockett's Landing	156	0	0	0	0

Based on September 30, 2019 membership and capacity figures shown above, Mehfoud/Varina Elementary Schools are currently at 47.8% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 93.84 elementary students if it were a typical apartment development. Based on existing apartment buildings in urban mixed use developments, the planning office expects the impact to be minimal, with an elementary impact of five students, similar to the Flats at West Broad Village. Over the next five years, membership/capacity ratios for Mehfoud/Varina Elementary are expected to stay under 80% capacity. Rolfe Middle is currently at 62.7% of capacity. The analyses shown above indicates the proposed development would potentially yield 40.02 additional middle school students. Existing urban mixed use apartments also have a low middle school student yields with minimal impacts. Over the next five years, membership/capacity ratios for Rolfe Middle are expected to stay under 75%. Varina High is currently at 73.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 41.12 high school students. Existing urban mixed use apartments also have a low high school student yield with minimal impacts on their zoned schools. Over the next five years, membership/capacity ratios for Varina High are expected to stay under 85%. This development along with other known new



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development in this area of the county can be accommodated by the zoned elementary, middle and high schools.

Varina

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	2019 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, 2019 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: Portugee Rd Subdivision

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



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School Level	School Name	2019 Membership	Functional Capacity	Sing Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Seven Pines	380	528	29.8	4.47
Middle	Elko	762	1,058	16.6	2.49
High	Varina	1,453	1,980	21.7	3.26

**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, 2019 membership and capacity figures shown above, Seven Pines Elementary School is currently at 71.9% 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 72.0% 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 73.4% 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.

Subdivision Name: Fulton Yard – Site B

Comments: The plan allocates 276 apartment units. The development will be in the following attendance zones:

School Level	School Name	2020 Membership	Functional Capacity
Elementary	Mehfoud/ Varina	567	1,194
Middle	Rolfe	851	1,358
High	Varina	1,453	1,980

Student yield information is typically created using student yield data for similar developments. Varina District, per 100 units, apartments yield 34.0 elementary students, 14.5 middle school students, and 14.9 high school students. However, Fulton Yard will be an urban mixed use development, which generates substantially fewer students than other types of development. If this pattern continues, this development will yield far fewer students than other multi-family developments. The table below shows similar developments, which have fewer students than the



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yield calculation suggests. HCPS' planning office expects similar student generation rates for the Fulton Yard development.

Development	Number of Units	Elementary Membership	Middle Membership	High Membership	Total Student Membership
The Flats at West Broad Village	339	5	2	2	9
Penstock Quarter at Libbie Mill	350	0	0	2	2
East 51 at Rockett's Landing	156	0	0	0	0

Based on September 30, 2019 membership and capacity figures shown above, Mehfoud/Varina Elementary Schools are currently at 47.8% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 93.84 elementary students if it were a typical apartment development. Based on existing apartment buildings in urban mixed use developments, the planning office expects the impact to be minimal, with an elementary impact of five students, similar to the Flats at West Broad Village. Over the next five years, membership/capacity ratios for Mehfoud/Varina Elementary are expected to stay under 80% capacity. Rolfe Middle is currently at 62.7% of capacity. The analyses shown above indicates the proposed development would potentially yield 40.02 additional middle school students. Existing urban mixed use apartments also have a low middle school student yields with minimal impacts. Over the next five years, membership/capacity ratios for Rolfe Middle are expected to stay under 75%. Varina High is currently at 73.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 41.12 high school students. Existing urban mixed use apartments also have a low high school student yield with minimal impacts on their zoned schools. 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: The village of Rockett's Landing Section 10

Comments: The plan allocates 32 Townhome units. The development will be in the following attendance zones:

School Level	School Name	2019 Membership	Functional Capacity	Townhome Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Mehfoud/ Varina	571	1,194	21.7	6.94
Middle	Rolfe	851	1,358	12.8	4.10
High	Varina	1,453	1,980	14.9	4.77

**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, townhome developments yield 21.7 elementary students, 12.8 middle school students, and 14.9 high school students.

Based on September 30, 2019 membership and capacity figures shown above, Mehfoud/ Varina Elementary Schools are currently at 47.8% 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 62.7% of capacity. The analyses shown above indicates the proposed development would potentially yield 4.1 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 73.4% 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	2019 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, 2019 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



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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 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: Johnson-Seabrook Family Subdivision

Comments: The plan allocates 6 single family units. The development will be in the following attendance zones:

School Level	School Name	2019 Membership	Functional Capacity	Sing Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Mehfoud/ Varina	602	1,194	29.8	1.79
Middle	Elko	762	1,058	16.6	1.00
High	Varina	1,453	1,980	21.7	1.30

**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, 2019 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 1.79 elementary students. Over the next five years, membership/capacity ratios for Mehfoud/ Varina Elementary are expected to stay under 80% capacity. Elko Middle is currently at 72.0% of capacity. The analyses shown above indicates the proposed development would potentially yield 1.00 additional middle school students. Over the next five years, membership/capacity ratios for Elko Middle are expected to stay under 80%. Varina High is currently at 73.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 1.30 high school students. Over the next five years, membership/capacity ratios for Varina High are expected to



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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: Castleton Section 7

Comments: The plan allocates 77 zero lot line single family units. The development will be in the following attendance zones:

School Level	School Name	2019 Membership	Functional Capacity	Sing Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Ward	469	602	29.8	22.95
Middle	Elko	762	1,058	16.6	12.78
High	Varina	1,453	1,980	21.7	16.71

**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, Ward Elementary School are currently at 77.9% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 22.95 elementary students. Over the next five years, membership/capacity ratios for Ward Elementary is expected to stay under 90% capacity. Elko Middle is currently at 72.0% of capacity. The analyses shown above indicates the proposed development would potentially yield 12.78 additional middle school students. Over the next five years, membership/capacity ratios for Elko Middle are expected to stay under 80%. Varina High is currently at 73.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 16.71 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: Taylor Estates, Section 1

Comments: The plan allocates 31 single family units. The development will be in the following attendance zones:

School Level	School Name	2019 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Montrose	350	428	29.8	9.24
Middle	Rolfe	877	1,358	16.6	5.15



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High	Varina	1,379	1,980	21.7	6.73
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**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, 2019 membership and capacity figures shown above, Montrose Elementary Schools is currently at 81.8% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 9.24 elementary students. Over the next five years, membership/capacity ratios for Montrose Elementary are expected to stay under 90% capacity. Rolfe Middle is currently at 64.6% of capacity. The analyses shown above indicates the proposed development would potentially yield 5.15 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 6.73 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: POD2020-00016

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

School Level	School Name	2019 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Montrose	350	428	29.8	.60
Middle	Rolfe	877	1,358	16.6	.33
High	Varina	1,379	1,980	21.7	.43

**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, 2019 membership and capacity figures shown above, Montrose Elementary Schools is currently at 81.8% 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 Montrose Elementary are expected to stay under 90% capacity. Rolfe Middle is currently at 64.6% 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 Rolfe Middle are expected to



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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 .43 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.