



November 7, 2011

**TO:** Barbara Berlin, Director  
Fairfax County Department of Planning & Zoning  
Zoning Evaluation Division

**FROM:** Denise M. James, Director *DMJ*  
Office of Facilities Planning Services

**SUBJECT:** RZ/FDP 2010-PR-021, Capital One

**ACREAGE:** 24.77 acres

**TAX MAP:** 29-4 ((5)) A2

**PROPOSAL:** Rezone property from the C-3 District to the PTC District to permit a mix of uses to include office, retail, and residential.

**COMMENTS:** The proposed rezoning area is within the Westgate Elementary School, Kilmer Middle School, and Marshall High School boundaries. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/11)	2012-2013 Projected Enrollment	Capacity Balance 2012-2013	2016-17 Projected Enrollment	Capacity Balance 2016-17
Westgate ES	397	557	566	-169	707	-310
Kilmer MS	1,116	1,134	1,094	22	1,369	-253
Marshall HS	1,511/2,000*	1,623	1,650	-139	1,974	26

*Capacity and enrollment are based on the FCPS FY 2013-17 draft CIP to be adopted by the School Board.*

*\*Renovation at Marshall High is anticipated to be complete for the 2014-15 school year, which will increase the school's capacity.*

The school capacity chart shows a snapshot in time for projected student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2016-17 and are updated annually.

It is noted that Westgate Elementary is on the upcoming bond referendum for planning and construction funding for the renovation of the school, which is anticipated to increase the school's capacity to 750 student spaces and address the projected capacity deficit. The completion date of this renovation is beyond the five year CIP planning period. Marshall High School currently is being renovated and the renovation is expected to be completed for the 2014-15 school year. The renovation is expected to increase capacity at the school to address the overcrowding.

Beyond the six year projection horizon, enrollment projections are not available. It is noted that the Tysons Westpark rezoning application also is anticipated to yield new students and will also impact the capacity Kilmer and Marshall.

The rezoning application proposes to rezone property from the C-3 District to the PTC District to permit a mix of uses to include office, retail, and a maximum of 1,297 high-rise multi-family residential units.

The chart below shows the number of projected students by school level based on the current countywide student yield ratio.

School level	High-rise multi-family ratio	Proposed # of units (max.)	Student yield
Elementary	.047	1,297	61
Middle	.013	1,297	17
High	.027	1,297	35
			<b>113 Total</b>

#### **SUMMARY:**

##### Suggested Proffer Contribution

The rezoning application is anticipated to yield a total of 113 new students. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of \$1,059,714 (113 students x \$9,378) in order to address capital improvements for the receiving schools.

In the application, the applicant states that the financial and real estate markets will be the primary factor that determines the order in which each phase is developed. Since the school proffer amount is updated on a regular basis, it is strongly recommended that the developer make a proffer contribution based on the school proffer amount in effect at the time of site plan approval.

It also is recommended that all proffer contributions be directed to FCPS to use at its discretion for schools serving the Tysons Corner area given that it is unknown when the residential development will occur and if the present school assignments will remain at the time of occupancy. Also recommended is for notification to be given to FCPS when construction is anticipated to commence. This will assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.

It is noted that in order to address future student growth in the Tysons Corner area, FCPS has been working with Fairfax County staff to identify and reserve a future elementary school location in Tysons Corner. Tysons Corner is located within several elementary school boundaries and these schools will not have sufficient capacity to accommodate future student growth from the redevelopment. It is envisioned that students residing in Tysons Corner will be serviced by an elementary school located in Tysons and expansion of the middle and high schools.

Attachment: Locator Map

cc: Patricia S. Reed, School Board Member, Providence District  
 Ilryong Moon, School Board Member, At-Large  
 James L. Raney, School Board Member, At-Large  
 Martina A. Hone, School Board Member, At-Large  
 Dean Tistadt, Chief Operating Officer, FCPS  
 Jim Kacur, Cluster II, Assistant Superintendent  
 Julie Kindelan, Principal, Westgate Elementary School  
 Douglas Tyson, Principal, Kilmer Middle School  
 Jay W. Pearson, Principal, Marshall High School

Fairfax County Public Schools  
Office of Facilities Planning Services

