




June 30, 2011

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

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

SUBJECT: RZ 2011-HM-012&013, Dominion Square

ACREAGE: 7.62 acres

TAX MAP: 29-3 ((1)) 2C1, 2C2, 2D

PROPOSAL: Rezone property from the C-7, HC, SC Districts to the PTC, HC, SC Districts to create a transit oriented mixed use neighborhood with a mix of office, hotel, retail, and residential uses.

COMMENTS: The proposed rezoning area is within the Westbriar 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 (9/30/10)	2011-2012 Projected Enrollment	Capacity Balance 2011-2012	2016-17 Projected Enrollment	Capacity Balance 2016-17
Westbriar ES	424	525	529	-105	602	-178
Kilmer MS	1,053	1,038	1,094	-41	1,369	-316
Marshall HS	1,511/2,000*	1,574	1,650	-139	1,974	26

Capacity and enrollment are based on the FCPS FY 2012-16 CIP and spring update.

**Renovations at Marshall HS are anticipated to be completed for the 2014-15 school year.*

The school capacity chart above shows a snapshot in time for 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. Currently, all three schools are over capacity. In the next six years, Westbriar and Kilmer are projected to remain over capacity. The rezoning application is anticipated to further contribute to this projected capacity deficit. Marshall is projected to have some capacity. Beyond the six year projection horizon, enrollment projections are not available.

The rezoning application proposes to rezone property from the C-7, HC, SC Districts to the PTC, HC, SC Districts to create a transit oriented mixed use neighborhood with a mix of office, hotel, retail, and residential uses. Currently the area is developed with multiple car dealerships. The rezoning proposes a total of 2,000 high rise residential units.

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

School level	High-rise multi-family ratio	Proposed # of units	Student yield
Elementary	.047	2,000	94
Middle	.013	2,000	26
High	.027	2,000	54
			174 total

SUMMARY:

Suggested Proffer Contribution

The rezoning application is anticipated to yield a total of 174 new students. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of \$1,631,772 (174 students x \$9,378) in order to address capital improvements for the receiving schools.

As the applicant states, redevelopment may take many years to complete and will be done in phases. Given this and 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 is recommended that all proffer contributions be directed to FCPS to use at its discretion for schools serving the Tysons Corner area and since school attendance areas may change to accommodate student growth from the redevelopment in Tysons. 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.

DMJ/mat

Attachment: Locator Map

cc: Stuart D. Gibson, School Board, Hunter Mill District
 Ilryong Moon, School Board, At-Large
 James L. Raney, School Board, At-Large
 Martina A. Hone, School Board, At-Large
 Dean Tistadt, Chief Operating Officer
 Phyllis Pajardo, Cluster II, Assistant Superintendent
 Joanne Goodwin, Principal, Westbriar Elementary School
 Douglas Tyson, Principal, Kilmer Middle School
 Jay W. Pearson, Principal, Marshall High School

Fairfax County Public Schools
Office of Facilities Planning Services

