



July 11, 2011

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

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

**SUBJECT:** RZ 2011-PR-009, 010, 011, PCA 92-P-001-09, Cityline Partners

**TAX MAP:** 29-4 & 30-3

**PROPOSAL:** Rezone property to the Planned Development Tysons Corner District (PTC).

**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 (9/30/10)	2011-2012 Projected Enrollment	Capacity Balance 2011-2012	2016-17 Projected Enrollment	Capacity Balance 2016-17
Westgate ES	411	503	566	-155	707	-296
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.  
\*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 the FCPS Capital Improvement Program (CIP) includes an unfunded renovation at Westgate Elementary School. 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.

At this time, if development occurs within the next six years, Westgate and Kilmer are projected to have a capacity deficit and the rezoning application is anticipated to contribute to this projected capacity deficit. Marshall is projected to have sufficient capacity. Beyond the six year projection horizon, enrollment projections are not available.

Two options are proposed under RZ 2011-PR-009, one option proposes all office use with no residential and the second option proposes a mixed use development containing a total of 464 residential units. Currently, the area is developed with office uses.

RZ 2011-PR-010 and RZ 2011-PR-011 propose to redevelop eight existing office buildings with a mix of uses including office, residential, retail, and hotel uses. A total of 2,383 residential units are proposed.

The chart below shows the number of projected students by school level based on the current countywide student yield ratio for multi-family high-rise dwellings.

**RZ 2011-PR-009**

School	Units - MFHR	Ratio	Student Yield
Elementary	464	0.047	22
Middle	464	0.013	6
High	464	0.027	13

40

**RZ 2011-PR-010**

**RZ 2011-PR-011**

School	Units - MFHR	Ratio	Student Yield
Elementary	2,383	0.047	112
Middle	2,383	0.013	31
High	2,383	0.027	64

207

**SUMMARY:**

Suggested Proffer Contribution

The rezoning applications are anticipated to yield a total of 247 new students. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of \$2,316,366 (247 students x \$9,378) in order to address capital improvements for the receiving schools.

In the application, the applicant states that development may take some years to complete and is dependent on market conditions. 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. This will better capture the impact of the development on surrounding schools.

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, a need has been identified for 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 Maps

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  
 Phyllis Pajardo, 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



