



May 19, 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 2011-SU-006, Landmark Atlantic Development

ACREAGE: 1.90 acres

TAX MAP: 54-3 ((2)) 61C, 61

PROPOSAL: Rezone property from the R-1 and WS Districts to the PDH-8 and WS Districts to permit a total of 6 single family detached dwellings and 4 townhomes.

COMMENTS: The proposed rezoning area is within the Deer Park Elementary School, Stone Middle School, and Westfield 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
Deer Park ES	731	723	735	-4	676	55
Stone MS	1050	901	858	192	862	188
Westfield HS	2795	2883	2855	-60	2914	-119

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

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. At this time, if development occurs within the next six years, Westfield High School is projected to have a capacity deficit. Deer Park Elementary and Stone Middle Schools are projected to have capacity. Beyond the six year projection horizon, enrollment projections are not available.

The rezoning application proposes to rezone property from the R-1 District to the PDH-8 District to permit a total of 6 single family detached homes and 4 townhomes. It appears that the current maximum development potential for the R-1 District permits 1 dwelling unit on each of the two lots.

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	Single family detached / townhome ratio	Proposed # of units	Student yield	Single family detached ratio	Current Units permitted by-right in R-1 District (2 lots)	Student yield
Elementary	.266 / .204	6 / 4	2 / 1 = 3	.266	2	1
Middle	.084 / .057	6 / 4	1 / 0 = 1	.084	2	0
High	.181 / .118	6 / 4	1 / 0 = 1	.181	2	0
			5 total			1 total

SUMMARY:**Suggested Proffer Contribution**

The rezoning application is anticipated to yield 4 new students. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of \$37,512 (4 students x \$9,378) in order to address capital improvements for the receiving schools. It is recommended that all proffer contributions be directed to the Westfield HS pyramid and/or to Cluster VIII schools that encompass this area at the time of site plan approval or building permit approval. It is also recommended that notification 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.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last couple of years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

- A. Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per high-rise multifamily unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

DMJ/mat

Attachment: Locator Map

cc: Kathy L. Smith, School Board, Chairman, Sully 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
 Fabio Zuluaga, Cluster VIII, Assistant Superintendent
 Carol Larsen, Principal, Deer Park Elementary School
 Scott Phillips, Principal, Stone Middle School
 Tim Thomas, Principal, Westfield High School

Fairfax County Public Schools
Office of Facilities Planning Services

