

Fairfax County Public Schools  
Office of Facilities Planning Services

**TO:** Fairfax County Department of Planning & Zoning  
Zoning Evaluation Division

**FROM:** Gary Chevalier, Director  
Office of Facilities Planning Services

**SUBJECT:** School Impact Analysis  
Zoning Application RZ 2004-PR-044  
Tysons Corner Holdings LLC

**DATE:** June 22, 2006

**MAP:** 29-4 ((1)) 35A, 35C; 39-2 ((1)) 2, 4, 5

**PLANNING UNIT** 3544 – Cluster II

**ACREAGE:** 78.65 acres

**REQUEST:** Rezone from the C-4 and C-7 commercial districts to the Planned Development Commercial District (PDC) to permit development of 1,345 high-rise multi-family units in several phases. The units are proposed to be developed within residential condominium towers as part of a mixed use project that adds office, retail and hotel use to the existing Tysons Corner shopping center.

Schools that serve this property, their current total memberships, net operating capacities, and five year projections are as follows:

School Name	9/30/05 Capacity	9/30/05 Membership	2006-2007 Membership*	Memb/Cap Difference 2006-2007	2010-2011 Membership	Memb/Cap Difference 2010-2011
Westbriar ES	424	385	401	23	387	37
Kilmer MS	850	969	1070	-220	1084	-234
Marshall HS	1500	1341	1332	168	1401	99

\* 2006-2007 membership based on Spring projection updates from the Office of Facilities Planning Services

The proposed application could increase the projected student membership as shown in the following analysis:

School Level	Proposed Zoning PDC 1,345 High Rise Units		
	Units	Ratio	Students
K-6	1,345	x.063	85
7-8	1,345	x.011	15
9-12	1,345	x.028	38
		<b>Total</b>	<b>138</b>

**Comments:** Since the current zoning does not permit any residential use, the proposed rezoning could result in a total of 138 additional students. While there is currently sufficient capacity projected for the high school level, Kilmer Middle School is currently experiencing a capacity deficit

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which is projected to remain through the 2010-2011. The anticipated student yield at the elementary school level could create a capacity deficit at the elementary school level, based on current projections. Special programs in the Marshall High School pyramid include a full day kindergarten at Westbriar Elementary and Gifted and Talented and special education programs at Kilmer, all of which impact capacity at both schools. Marshall High School renovation planning funds were approved in the 2005 Bond Referendum.

The proposed development should provide for safe school bus drop off and pick up for students at each of the residential buildings. Based on the approved proffer guidelines, the students generated by this application would justify a proffered contribution of \$1,035,000 for schools (138 students x \$7,500 per student). It is noted that the suggested proffer amount does not reflect the updated proffer formula since this application was initially submitted in 2004. The foregoing information does not take into account the potential impacts of other development proposals that could impact the same schools.

Source: FY 2007-2011, Facilities Planning Services Office, Enrollment Projections, FY2007-11 CIP  
Note: Five-year projections are those currently available and will be updated yearly. School attendance areas are subject to yearly review.