



FAIRFAX COUNTY
PUBLIC SCHOOLS

Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

March 29, 2011

TO: Billy O'Donnell
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

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

SUBJECT: PCA/FDPA 2005-PR-041-2, Merrifield Town Center

ACREAGE: 13.225 acres

TAX MAP: 49-3 ((1))

PROPOSAL: Proffer condition amendment for mixed use development to include townhomes and multi-family units.

COMMENTS: The proposed rezoning area is within the Fairhill Elementary School, Luther Jackson Middle School, and Falls Church 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	2015-16 Projected Enrollment	Capacity Balance 2015-16
Fairhill ES	593	608	696	-103	761	-168
Jackson MS	1148	1151	1207	-59	1457	-309
Falls Church HS	1917	1525	1586	331	1715	202

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

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 2015-16 and are updated annually. At this time, if development occurs within the next six years, Fairhill and Jackson are projected to have a capacity deficit and future student yields would be anticipated to contribute to this projected capacity deficit. Falls Church is projected to have sufficient capacity; however, the school is part of a future boundary study in the Annandale area, which may impact the available capacity at Falls Church. Beyond the six year projection horizon, enrollment projections are not available.

The application proposes 120 townhomes on Parcel I and J and a residential/hotel option for Parcel H with an overall parcel density range of 185,000 to 800,000 square feet of gross floor area, as shown on the final development plan amendment (FDPA).

Based on the number of residential units proposed, the charts below show the number of anticipated students by school level based on the current countywide student yield ratio. The number of multi-family residential units is based on the square footage range noted above and assumes that each unit contains 1,100 square feet as noted on the FDPA and contained in the previously approved proffers.

Anticipated student yields for proposed townhomes

School Level	Townhome Ratio	Proposed Units	Student Yield
Elementary	0.204	120	24
Middle	0.057	120	7
High	0.118	120	14

45 total

Anticipated student yields for proposed multi-family units

School Level	Mid-rise MF Ratio	Units (based on 185,000 sqft gfa.)	Student Yield	Mid-rise MF Ratio	Units (based on 800,000 sqft. Gfa.)	Student Yield
Elementary	0.047	168	8	0.047	727	34
Middle	0.013	168	2	0.013	727	9
High	0.027	168	5	0.027	727	20

15 total

63 total

SUMMARY:**Suggested Proffer Contribution**

The application is anticipated to yield between 60 to 108 new students. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution between \$562,680 (60 students x \$9,378) and \$1,012,824 (108 students x \$9,378).

The current suggested per student proffer amount has decreased since the 2007 approval of the original rezoning (from \$12,400 to \$9,378). FCPS recommends that the applicant reaffirm the previously approved proffer commitment dated October 15, 2007 and modify the escalation condition to reflect a per student commitment of \$12,400 or the suggested per student proffer contribution amount in effect at the time of site plan approval, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. The previously approved school proffers are provided below for your reference.

1. **Public Schools Contribution.** The Applicant shall contribute \$12,400 per student for students projected to be generated by this development to the Board of Supervisors for transfer to Fairfax County Public Schools ("FCPS") to be utilized for capital improvements and capacity enhancements at the schools that students generated by the Residential Buildings will attend. Said contribution shall be based on student yield ratios of .043, .011 and .024 per unit for elementary, middle and high school, respectively. Such contribution shall be made at the time of final approval of the site plan for each residential building triggering the FCPS contribution for the students generated by that respective residential building.
2. **Escalation in Schools Contribution.** If, prior to site plan approval for the respective residential buildings, Fairfax County should increase the accepted ratio of students per subject multifamily unit or the amount of the contribution per student, the Applicant shall

increase the amount of the contribution for that building to reflect the current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the reduced amounts.

DMJ/mat

Attachment: Locator Map

cc: Patricia S. Reed, School Board, Providence 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
Pamela E. Clayborne-Morgan, Principal, Fairhill Elementary School
Louise H. Porter, Principal, Jackson Middle School
Cathy Benner, Principal, Falls Church High School

Fairfax County Public Schools
Office of Facilities Planning Services

