

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: Revised Schools Impact Analysis
Zoning Application RZ 2005-PR-041
Merrifield Mixed Use, LLC

DATE: December 14, 2006

MAP: 49-3 ((1)) 80A, 80B, 80C, 81A, 82A

PLANNING UNIT 2294 – Cluster II

ACREAGE: 31.37 acres

REQUEST: Rezone from I-5 and I-4 to PRM and PDC Districts to permit development of up to 920 multi-family mid/high residential units as part of a mixed use development. The rezoning application was amended to add land area and an alternative option for residential use. The existing I-4 and I-5 zoning does not permit any residential use.

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

School Name and Number	Grade Level	9/30/05 Capacity	9/30/06 Membership	2007-2008 Membership	Memb/Cap Difference 2007-2008	2011-2012 Membership	Memb/Cap Difference 2011-2012
Fairhill 3087	K-6	483	533	568	-85	674	-191
Jackson 3081	7-8	1215	914	910	305	870	345
Falls Church 3090	9-12	2000	1333	1273	727	1174	826

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

School Level	Unit Type	Proposed Zoning PRM			Total Students
		Units	Ratio	Students	
K-6	MFHR	920	x.063	58	58
7-8	MFHR	920	x.011	10	10
9-12	MFHR	920	x.028	26	26
				Total	94

Comments:

It is noted that there is sufficient capacity at the middle and high school levels. However, with the implementation of a full-day kindergarten program, Fairhill ES is experiencing a capacity deficit which is projected to increase through the 2011-12 school year. A boundary change or possible relocation of a modular unit to Fairhill could be required in the future.

The proposed rezoning could result in 94 additional students. Based on the approved proffer guidelines, the students generated by this application would justify a \$705,000 proffer for schools (94 students x \$7,500 per student). Although this application is not subject to the updated proffer formula since it was accepted and in process prior to June 1, 2006, the developer is strongly encouraged to meet the current

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proffer formula guidance, especially since the proposal is likely to exacerbate a significant capacity deficit at the elementary school level. Using the updated student yield ratios, a total of 70 students could be anticipated. Based on the updated cost of \$11,630 per additional student, the suggested proffer contribution would be \$814,100.

The layout and design of all proposed residential buildings should provide adequate geometrics for school busses and include safe locations for pick up and drop off of students. Safe pedestrian access to the adjacent middle school should also be considered to accommodate walkers. Appropriate design for edge treatments with respect to lighting, landscaping, barriers and retaining walls should also be considered where the mixed use development abuts Jackson Middle School. Since the proposed development is immediately adjacent to the ball fields for the school, appropriate setbacks, building heights and location should be provided so that fields are not shaded for the majority of each day.

Pursuant to development approved with RZ 2003-PR-009, Uniwest, approximately 270 multi-family high-rise units are under construction adjacent to this proposed development. The 28 additional students which are anticipated from this project will also impact Falls Church HS, Jackson MS and Fairhill ES. The foregoing information does not take into account all the potential impacts of pending or future proposals that could affect the same schools.

cc: Weldon Spurling, FCPS Design and Construction

Source: FY 2008-2012, Facilities Planning Services Office, Enrollment Projections, FY2008-12 CIP
Note: Five-year projections are those currently available and will be updated yearly. School attendance areas are subject to yearly review.