

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

DATE: June 20, 2007

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 existing I-4 and I-5 zoning does not permit any residential use.

The schools impact analysis dated December 14, 2006, identified Falls Church High School, Jackson Middle School and Fairhill Elementary as the schools which will most likely to be impacted with approval of the zoning application. The table below provides updated information on current total memberships, net operating capacities, and five year projections.

| School Name and Number | Grade Level | 9/30/06 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 | 583 | -100 | 674 | -191 |
| Jackson 3081 | 7-8 | 1215 | 914 | 926 | 289 | 870 | 345 |
| Falls Church 3090 | 9-12 | 2000 | 1333 | 1283 | 717 | 1174 | 826 |

*2007-2008 membership based on spring projections updates from the Office of Facilities Planning Services

Comments: There is sufficient capacity at the middle and high school levels. However, Fairhill Elementary School is experiencing a capacity deficit which is projected to nearly double by the 2011-12 school year. A boundary change or possible relocation of a modular unit to Fairhill could be required in the future. It is further noted that the 270 multi-family high rise units approved pursuant to the Uniwest development (RZ 2003-PR-009) are presently under construction and will also impact Falls Church High School, Jackson Middle School and Fairhill Elementary.

Proffered Monetary Contribution: In response to the recommendation for a monetary contribution, the applicant submitted draft proffers, dated June 1, 2007, which provide for \$11,300 per student that is projected to be generated by the Merrifield Mixed Use Development. Since the applicant has opted to be subject to the updated proffer formula, the per student amount should be revised to \$11,630. In addition, the updated county-wide student yield ratio for multi-family high rise residential units should be applied; .042, .010 and .024 for elementary, middle and high school, respectively. Based on a maximum of 920 residential units, a total of 70 students could be anticipated; 39 elementary, 9 middle and 22 high school students.

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Recommendation: Utilizing the updated proffer formula, a contribution of \$814,450 is recommended. The draft proffers indicate that the funding to mitigate school impacts is to be provided prior to the issuance of the residential use permit (RUP) for each residential building. In order to plan for and efficiently utilize proffered monetary contributions, it would be desirable for the contribution to be provided at or before site plan approval or with the issuance of building permits for the residential buildings. There is always the potential for boundary adjustments as redevelopment in the area continues. It is strongly recommended that all proffered contributions be directed to the school pyramid, to Cluster II schools or to Providence District schools in order to allow the School Board flexibility in disbursing proffer funding. Monetary proffers directed to a specific school(s) are discouraged.

Proffered Field Improvements: In addition to the cash proffer contribution, the applicant also proposes field improvements for Luther Jackson Middle School which immediately abuts the southern boundary of the application property. Draft Proffer XV-3 states,

"Luther Jackson Middle School Improvements. In accordance with specific terms set forth in a separate "Memorandum of Understanding" with the FCPS, the Applicant shall provide a graded activity area comprised of approximately 4.50 acres in the general location of the existing athletic fields. Site plan approval for, and construction of said improvements shall be provided by the Applicant at no cost to FCPS. Said improvements shall be completed before issuance of the Non-RUP for the second residential building on the Property and shall consist of the following:

- New parking spaces located along adjoining property boundary, which shall be counted in the overall parking for the Application Property.
- Up to 2,200 linear feet of under-drain.
- Up to 2,200 linear feet of conduit for lighting, with up to eight light-pole bases.
- Commercially acceptable irrigation system to maintain the 4.5 acre area.
- Grass seeding for the 4.5 acre area.
- A landscaped berm which runs parallel to the new parking spaces to be located along the common property boundary. Exact type, extent and location of landscape elements shall be determined in coordination with FCPS.
- Four moveable soccer goals.
- Two permanent back-stops with gates, location and position to be coordinated with FCPS."

Recommendation: The applicant is to be commended for proffering improvements to Jackson Middle School which will greatly enhance the quality and capacity of the fields for both school and community use. Although the Memorandum of Understanding (MOU) referenced in the proffers has yet to be executed, FCPS believes the following issues should be addressed and/or clarified at the time of rezoning.

- The CDP/FDP depicts a portion of a parking lot to be constructed on Jackson Middle School property. Approximately 40 of the 66 spaces are shown to be on school property immediately adjacent to the proposed movie theatres; the parking area is straddling the boundary line with Jackson Middle School. Security and access control to school grounds during the school day is paramount. The proposed parking lot on school property which will serve the cinemas will also allow commercial vehicular access to school grounds. The proffers should be strengthened to ensure coordination with FCPS School Security and Design and Construction so that commercial traffic does not have unrestricted access to school grounds through the parking lot area and travel aisle. FCPS supports the proposal for construction of additional parking on school property provided that FCPS retains control over access to the parking spaces on school property.
- The provision of additional parking on school grounds is needed to support use of the improved athletic fields. The proffers do **not** indicate that the proposed parking spaces to be constructed on school property will be available for parking for school athletic field use during after school

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hours and weekends when community use of the athletic fields is scheduled. However, the draft proffers clearly state that these spaces will be counted towards the parking requirements for the development. The proffers should clearly stipulate that parking on school property will be to support the enhanced use of the athletic fields. Furthermore, if there is to be a shared parking arrangement, the application should also demonstrate that the current R-1 zoning for Jackson Middle School would allow commercial parking on the school property.

- Previous comments recommended safe pedestrian access that would allow middle school students living in the proposed development to walk to school. It is recommended that the proffers be strengthened to ensure that pedestrian access depicted on the CDP/FDP is provided in the best location for student safety, as may be approved by the School Safety Office. The pedestrian connection depicted on the CDP/FDP leads students directly to a vehicle travel aisle on school grounds. On-site school improvements such as crosswalks and additional sidewalks may be needed to facilitate pedestrian access from the new development. It is further recommended that the layout and design of internal streets and travel aisles for the proposed residential buildings provide adequate geometrics for school busses and include safe locations for pick up and drop off of students.
- The list of proffered improvements specifically includes infrastructure for lighting, irrigation, water run-off and the provision of grass seeding. Given this level of field infrastructure, the proffers should clarify that the fields will be fully graded to Park Authority standards for community use fields. The proffers and/or CDP/FDP should also address in general terms a concept plan for the proffered landscaped berm in terms of location, width, extent and types of plantings and barrier location.
- The CDP/FDP continues to depict retaining walls along the edge of the parking lot area and notes that if the needed easements are not granted, the developer reserves the right to construct retaining walls along the property line. The height and extent of all potential retaining walls should be noted on the development plans.
- The proffers specifically indicate that conduit for lighting and up to 8 light pole bases will be provided. The applicant should coordinate further with FCPS Design and Construction and Fairfax County Park Authority to ensure that 8 light pole bases are adequate to fully light the fields at such time as the lighting is provided in the future.

FCPS Design and Construction is presently reviewing a plan drawing from the developer entitled **“Exhibit Showing Proposed Offsite Improvements on Luther Jackson Middle School”**, dated December 15, 2005 as revised through April 12, 2007. At such time as the details of all off-site improvements on school property are addressed to the satisfaction of FCPS Design and Construction, this drawing should be included as an exhibit and attached to the proffers to be accepted by the Board of Supervisors at such time as the application may be approved.

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.

cc: Phillip Niedzielski-Eichner, School Board Member, Providence District
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Weldon Spurling, FCPS Design and Construction