

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/FDP 2006-PR-016  
Clover Tysons Limited Partnership

**DATE:** June 15, 2007 (Revised)

**MAP:** 29-3 ((1)) 63B

**PLANNING UNIT** 3551– Cluster I

**ACREAGE:** 2.96 acres

**REQUEST:** Rezone commercial property to Planned Residential Mixed Use (PRM) District to permit development of 189 multi-family high rise units.

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

School Name	9/30/06 Capacity	9/30/06 Membership	2007-2008 Membership	Memb/Cap Difference 2007-2008	2011-2012 Membership	Memb/Cap Difference 2010-2011
Spring Hill ES	761	841	829*	-68	843	-82
Longfellow MS	1115	1015	1034*	81	1017	98
McLean HS	1725	1796	1781*	-56	1665	60

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

The current commercial zoning does not allow residential use; approval of the PRM District to allow residential development would create the potential for new students as noted in the table below:

School Level	Proposed Zoning PRM – Multi-Family High Rise		
	Units	Ratio	Students
K-6	189	x.063	12
7-8	189	x.011	2
9-12	189	x.028	5
		Total	19

**Comments:** Longfellow Middle school is scheduled for renovation to be completed by the 2011-12 school year; however, the project is funded for planning but not funded for construction. Capacity at Spring Hill Elementary School is impacted by school-based Gifted and Talented Center and significant overcrowding has resulted in the administrative recommendation that Spring Hill be closed for student transfers.

The proposed rezoning could result in a total of 19 additional students. Based on the approved proffer guidelines, the students generated by this application would justify a proffered contribution of \$142,500 for schools (19 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 development is strongly encouraged to meet the current proffer formula guidance, especially since the proposal is likely to exacerbate a significant capacity deficit at the elementary school level.

Fairfax County Public Schools  
Office of Facilities Planning Services

Using the updated student yield ratios, a total of 15 students could be anticipated. Based on the updated cost of \$11,630 per additional student, the suggested proffer contribution would be \$174,450.

Pursuant to RZ 2002-PR-016 by the West Group, development of approximately 1,300 multi-family units in four high-rise buildings (Park Crest) will also impact the McLean High School pyramid. At the time of rezoning, a potential yield of 93 elementary, 17 middle and 42 high school students was noted. Another recent zoning application, RZ 2005-DR-009, for 21 single family detached units, will also impact Spring Hill Elementary with additional students.

The foregoing information does not take into account the potential impacts of pending or future proposal that could affect the same schools.

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

cc: Phillip A. Niedzielski-Eichner, School Board Member, Providence District  
Illryong Moon, School Board Member, At-Large  
Stephen A. Hunt, School Board Member, At-Large  
Janet S. Oleszek, School Board Member, At –Large  
Dean Tistadt, Chief Operating Officer, FCPS  
Audra Sydnor, Cluster II, Assistant Superintendent  
Paul Wardinski, Principal, McLean High School  
Vince Lynch, Principal, Longfellow Middle School  
Roger Vanderhye, Principal, Spring Hill Elementary School

Fairfax County Public Schools  
Office of Facilities Planning Services

<b>Rezoning Application</b> <b>RZ 2006-PR-016</b>	<b>Final Development Plan</b> <b>FDP 2006-PR-016</b>
Applicant: CLOVER TYSONS, LP	Applicant: CLOVER TYSONS, LP
Accepted: 04/28/2006	Accepted: 04/28/2006
Proposed: MIXED USE	Proposed: MIXED USE
Area: 2.96 AC OF LAND; DISTRICT - PROVIDENCE	Area: 2.96 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: SOUTHWEST SIDE GREENSBORO DRIVE	Zoning Dist Sect: SOUTHWEST SIDE GREENSBORO DRIVE
Located: APPROXIMATELY 600 FEET NORTHWEST OF ITS INTERSECTION WITH WESTPARK DRIVE	Located: APPROXIMATELY 600 FEET NORTHWEST OF ITS INTERSECTION WITH WESTPARK DRIVE
Zoning: FROM C- 4 TO PRM	Zoning: PRM
Overlay Dist: HC	Overlay Dist: HC
Map Ref Num: 029-3- /01/ /0063B	Map Ref Num: 029-3- /01/ /0063B

