



May 5, 2010

TO: Tracy Strunk
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

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

SUBJECT: RZ/FDP 2006-PR-027, Fairfax Ridge

ACREAGE: 23 acres

TAX MAP: 46-4 ((19)); 56-2 ((27)); 56-2 ((1)) 18A

PROPOSAL: The application seeks to rezone property to the PDH-30 District to permit 150 low-rise multi-family dwellings.

COMMENTS: The application area is within the Waples Mill Elementary, Lanier Middle, and Fairfax High school boundaries. The chart below shows the existing school capacity, enrollment, and projected six year enrollment.

School	Capacity	Enrollment (9/30/09)	2010-2011 Projected Enrollment	Capacity Balance 2010-2011	2015-16 Projected Enrollment	Capacity Balance 2015-16
Waples Mill ES	840	833	858	-18	845	-5
Lanier MS	1125	1147	1211	-86	1408	-283
Fairfax HS	2416	2355	2366	50	2797	-381

Enrollment projections are based on the FCPS 2010-16 update.

The application seeks to rezone property to the PDH-30 District to permit 150 low-rise multi-family dwellings. Based on the current County-wide student yield ratios, the chart below shows the number of anticipated students by school level for the proposed development.

School level	Low-rise multi-family ratio	Proposed # of units	Student yield
Elementary	.136	150	20
Middle	.032	150	5
High	.066	150	10
			35 total

SUMMARY:

As shown in the charts, there is a capacity deficit projected for all three schools for school year 2015-16. In addition, Waples Mill Elementary is part of the Southwestern Regional Planning Study, a citizen task force initiated by the School Board to review and make recommendations on the existing and projected capacity issues in this area of the County. The task force recommendations will help guide the School Board in addressing the capacity issues.

The application is anticipated to yield a total of 35 students. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of \$407,050 (35 students x \$11,630) in order to mitigate impacts to the receiving schools. It is noted that the per student proffer amount is based on when a zoning application is accepted by DPZ. This application was accepted in 2007 and the per student proffer amount at that time was \$11,630. It is recommended that the proffer contribution be made at the time of site plan approval and that notification be given to FCPS when construction is anticipated to begin. This will aid FCPS in its student enrollment projections.

It is noted that in the previous draft proffers dated March 22, 2007, part of the applicant's proffer contribution included an additional \$23,260 for two additional students generated from Land Bay A. It is suggested that applicant include this proffer contribution in addition to the suggested proffer amount for the 35 new students being generated by this application. A copy of the draft 2007 school proffer is provided below.

18. **Schools Contribution.** At the time of site plan approval for Land Bay B, the Applicant shall contribute the amount of \$11,630.00 per student generated by the development of Land Bay B (based on the adopted County policy that estimates .076 students generated per mid-high rise dwelling unit, for the total number of residential units shown on the site plan for Land Bay B), plus \$23,260.00 for the two (2) additional students generated by the development of Land Bay A (which were actually generated by the development of Land Bay A, but not anticipated in a previous rezoning application) to the Fairfax County Board of Supervisors for the construction of capital improvements to Fairfax County public schools to which the students generated by the Property are scheduled to attend.

Over the last couple of years, the per student proffer contribution has decreased because of the downturn in the economy and lower construction costs for FCPS. Because of this and since the school proffer contribution is updated on an annual basis to reflect current market conditions, an escalation clause is recommended. An escalation clause could be based on the Consumer Price Index or on the proffer amount at the time of the rezoning or at the time of development, whichever is greater. An example of this type of escalation clause is provided below from a previously approved proffer contribution.

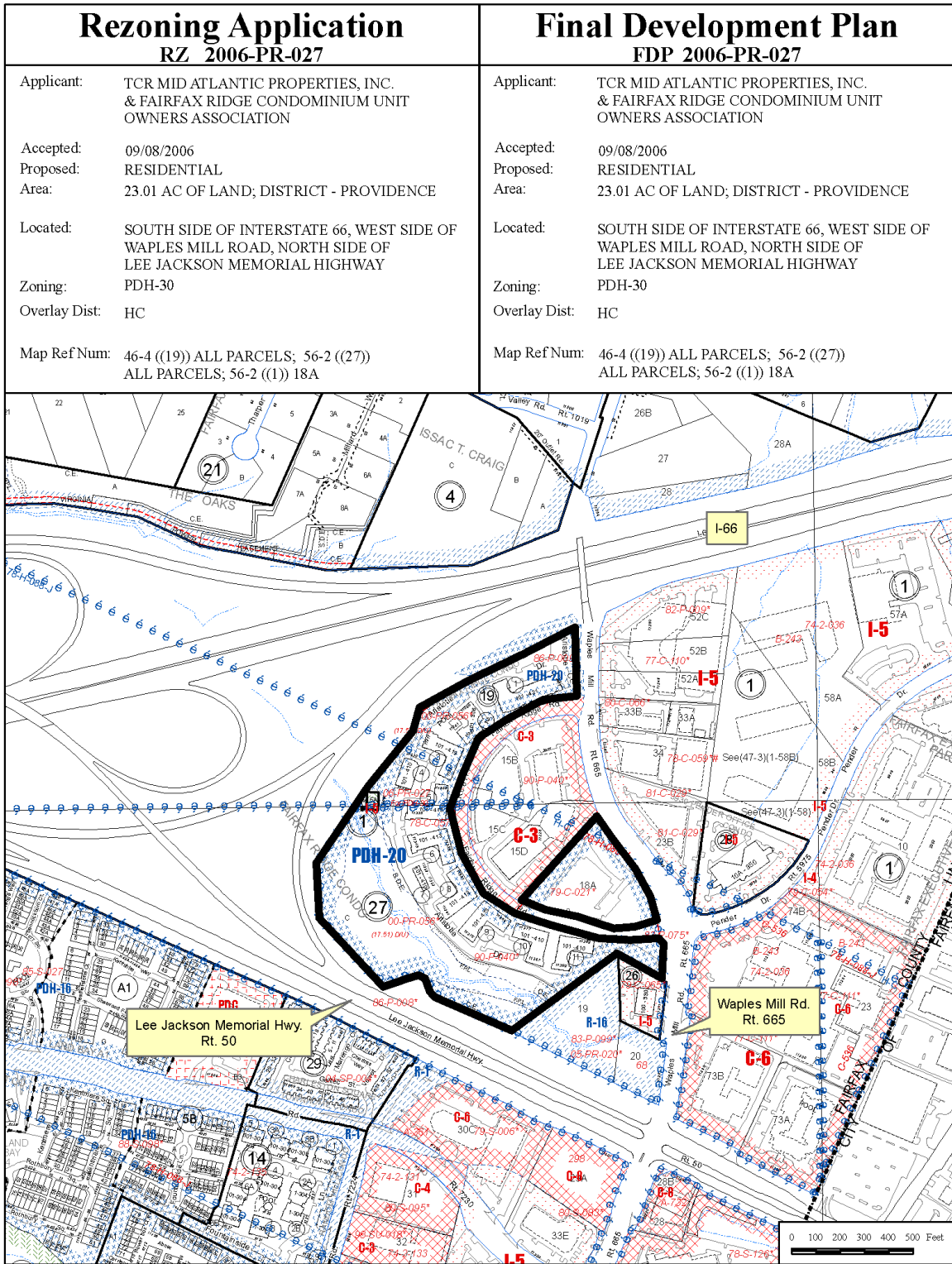
- A. **Adjustment to Contribution Amounts.** Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per high-rise multifamily unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

Attachment: Locator Maps

cc: Patricia S. Reed, School Board Member, Providence District
 Illryong Moon, School Board Member, At-Large
 James L. Raney, School Board Member, At-Large
 Martina A. Hone, School Board Member, At-Large

Janice Miller, Chairman, Fairfax City School Board
Dean Tistadt, Chief Operating Officer, FCPS
Fabio Zuluaga, Cluster VIII, Assistant Superintendent
Linda Thetford, Principal, Waples Mill Elementary School
Scott Poole, Principal, Lanier Middle School
David Goldfarb, Principal, Fairfax High School

Locator Map



Rezoning Application RZ 2006-PR-027	Final Development Plan FDP 2006-PR-027
Applicant: TCR MID ATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION	Applicant: TCR MID ATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION
Accepted: 09/08/2006	Accepted: 09/08/2006
Proposed: RESIDENTIAL	Proposed: RESIDENTIAL
Area: 23.01 AC OF LAND; DISTRICT - PROVIDENCE	Area: 23.01 AC OF LAND; DISTRICT - PROVIDENCE
Located: SOUTH SIDE OF INTERSTATE 66, WEST SIDE OF WAPLES MILL ROAD, NORTH SIDE OF LEE JACKSON MEMORIAL HIGHWAY	Located: SOUTH SIDE OF INTERSTATE 66, WEST SIDE OF WAPLES MILL ROAD, NORTH SIDE OF LEE JACKSON MEMORIAL HIGHWAY
Zoning: PDH-30	Zoning: PDH-30
Overlay Dist: HC	Overlay Dist: HC
Map Ref Num: 46-4 ((19)) ALL PARCELS; 56-2 ((27)) ALL PARCELS; 56-2 ((1)) 18A	Map Ref Num: 46-4 ((19)) ALL PARCELS; 56-2 ((27)) ALL PARCELS; 56-2 ((1)) 18A

