

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 2006 PR-028
Tycon Tower I Limited Partnership; Towers Crescent
LLC; Towers Crescent Land LLC

DATE: November 28, 2006

MAP: 39-2 ((29)) (B) (29) 0001A1,1E, 1F

PLANNING UNIT 3544 – Cluster II

ACREAGE: 18.05 acres

REQUEST: Rezone from the C-4 commercial district to the
Planned Development Commercial District (PDC) to
permit mixed use development, including
approximately 920,700 square feet of residential
development to be constructed in 3 towers; a total of
756 multi-family high rise units are proposed.

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

School Name	9/30/05 Capacity	9/30/06 Membership	2007-2008 Membership*	Memb/Cap Difference 2007-2008	2011-2012 Membership	Memb/Cap Difference 2011-2012
Westbriar ES	424	430	434	-10	436	-12
Kilmer MS	850	1064	1052	-202	1127	-277
Marshall HS	1500	1370	1374	126	1447	53

* Membership based on fall enrollment and projection updates from the Office of Facilities Planning Services

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

School Level	Proposed Zoning PDC - 756 High Rise Units		
	Units	Ratio	Students
K-6	756	.042	32
7-8	756	.010	8
9-12	756	.024	18
		Total	58

Comments: Since the current zoning does not permit any residential use, the proposed rezoning could result in a total of 58 additional students. While there is sufficient capacity projected for the high school level, Kilmer Middle School is currently experiencing a capacity deficit which is projected to remain through the 2010-2011. The anticipated student yield at the elementary

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school level could exacerbate a slight capacity deficit at the elementary school level, based on current projections. Special programs in the Marshall High School pyramid include a full day kindergarten at Westbriar Elementary and Gifted and Talented and special education programs at Kilmer, all of which impact capacity at both schools. Marshall High School renovation planning funds were approved in the 2005 Bond Referendum.

The proposed development should provide for safe school bus drop off and pick up for the residential buildings. Based on the approved proffer guidelines, the students generated by this application would justify a proffered contribution of \$674,540 for schools (58 students x \$11,630 per student). The suggested proffer amount reflects the updated proffer formula which applies to all applications accepted on or after June 1, 2006.

It should be noted that the pending rezoning for the adjacent Tysons Corner Shopping Center could add up to 1,345 additional multi-family high rise units which would also impact the same schools and potentially add over 100 students.

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.