



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

February 3, 2011

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

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

SUBJECT: RZ 2010-PR-014, Georgelas Group LLC

ACREAGE: 28.32 acres

TAX MAP: 29-3 ((1))

PROPOSAL: Rezone property to the PTC District to permit high intensity redevelopment in proximity to the Tysons West metro rail station.

COMMENTS: The proposed rezoning area is within the Spring Hill Elementary, Longfellow Middle, and McLean High school boundaries. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/10)	2011-2012 Projected Enrollment	Capacity Balance 2011-2012	2015-16 Projected Enrollment	Capacity Balance 2015-16
Spring Hill ES	915	955	990	-75	1,012	-97
Longfellow MS	815	1,266	1,239	-424	1,337	-522
McLean HS	1,877	1,924	1,975	-98	2,031	-154

Capacity and enrollment are based on the FCPS FY 2012-16 CIP, which is schedule for School Board action in January 2011.

The school capacity chart shows a snapshot in time for student enrollment and school capacity balance. Student enrollment projections are done for a six-year timeframe, currently through school year 2015-16 and are updated annually. Currently, the schools in the development area are over capacity and projected to remain over capacity.

It is noted that capacity enhancements were approved for Spring Hill Elementary School and are expected to be completed for the 2013-14 school year. This will provide additional capacity to address the overcrowding. Longfellow Middle School is being renovated and the renovation is scheduled to be completed for the 2011-12 school year. The renovation is anticipated to provide additional capacity to address the overcrowding. New student yields from the proposed development are anticipated to further exacerbate the existing and projected capacity deficit at McLean High School.

The rezoning application proposes to rezone property to the PTC District to permit redevelopment of property in proximity to the Tysons West metro rail station to include a mix of office, residential, hotel, retail, and service uses. Two options are proposed, which include 2,045 high-rise multi-family units under option 1 and 2,444 high-rise multi-family units in option 2. The proposed area is developed with auto sales, commercial, and industrial uses, and a fire station.

The chart below shows the number of anticipated students by school level based on the county-wide student yield ratio.

Option 1

School level	Mid/high-rise multi-family ratio	Proposed # of units	Student yield
Elementary	.047	2,045	96
Middle	.013	2,045	27
High	.027	2,045	55
			178 total

Option 2

School level	Mid/high-rise multi-family ratio	Proposed # of units	Student yield
Elementary	.047	2,444	115
Middle	.013	2,444	32
High	.027	2,444	66
			213 total

SUMMARY:

Suggested Proffer Contribution

The rezoning application is anticipated to yield a total of 178 new students under Option 1 and a total of 213 new students under Option 2. Based on the approved proffer formula guidelines and the current recommended proffer amount, the students generated under Option 1 would justify a proffer contribution of \$1,669,284 (178 students x \$9,378). The students generated under Option 2 would justify a proffer contribution of \$1,997,514 (213 students x \$9,378) in order to address capital improvements for the receiving schools.

Given that the applicant has stated that this development may take decades to develop and since the school proffer amount is updated on a regular basis, it is recommended that the developer make a proffer contribution based on the school proffer amount in effect at the time of site plan approval. It also is recommended that all proffer contributions be directed to the FCPS to use at its discretion for schools serving the Tysons Corner area since it is unknown when the residential development will occur and if the present school assignments will change. It is also recommended that notification be given to FCPS when construction is anticipated to commence in order for FCPS to include the timely projection of students into its five year Capital Improvement Program.

It is noted that in order to address future student growth in the Tysons Corner area, FCPS is seeking a location for a new elementary school site in Tysons Corner. Tysons Corner is located within several elementary school boundaries and these schools will not have sufficient capacity to accommodate future student growth from the redevelopment. It is envisioned that students residing in Tysons Corner will be serviced by an elementary school located in Tysons.

Attachment: Locator Map

cc: Patricia S. Reed, School Board Member, Providence District
 Ilryong Moon, School Board Member, At-Large
 James L. Raney, School Board Member, At-Large
 Martina A. Hone, School Board Member, At-Large
 Dean Tistadt, Chief Operating Officer, FCPS
 Marty Smith, Assistant Superintendent, Cluster I
 Deborah Jackson, Principal, McLean High
 Carole Kihm, Principal, Longfellow Middle
 Roger Vanderhye, Principal, Spring Hill Elementary

Fairfax County Public Schools
Office of Facilities Planning Services

