



February 17, 2012

TO: Barbara Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

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

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

ACREAGE: 7.39 acres

TAX MAP: 29-3 ((1)) 63C

PROPOSAL: Rezone property to the PTC District to permit a mixed-use, transit oriented community in proximity to the Spring Hill 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 (9/30/11)	2012-2013 Projected Enrollment	Capacity Balance 2012-2013	2016-17 Projected Enrollment	Capacity Balance 2016-17
Spring Hill ES	862/962*	972	958	-96	937	25
Longfellow MS	815/1350**	1329	1238	112	1416	-66
McLean HS	1944	1974	2008	-64	1948	-4

Capacity and enrollment are based on the FCPS FY 2013-17 CIP

* Spring Hill Elementary is currently under renovation, which will increase capacity beginning with the 2013-14 school year.

** Longfellow Middle is currently under renovation, which will increase capacity beginning with the 2011-12 school year.

The school capacity chart shows a snapshot in time for student enrollment and school capacity balance. Both Longfellow and McLean are projected to have a capacity deficit. Student enrollment projections are done on a six year horizon, currently through school year 2016-17 and are updated annually. Beyond this timeframe, projections are not available.

The rezoning application proposes to rezone property to the PTC District to permit redevelopment of property in proximity to the Spring Hill metro rail station to include a mix of uses to include residential. Two options are proposed. Only Option 2 proposes residential units with a range of between 143 to 222 high-rise multi-family units. The proposed area currently is developed with office use.

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

Part E: Option 2

School level	Mid/high-rise multi-family ratio	Proposed # of units	Student yield
Elementary	.047	143 to 222	7 to 10
Middle	.013	143 to 222	2 to 3
High	.027	143 to 222	4 to 6
			13 to 19

SUMMARY:

The current per student suggested proffer amount is \$9,378. However, since the applicant states that development may take years, even decades to complete, it is recommended that the developer make a proffer contribution based on the school proffer amount in effect at the time of development. The current school proffer amount is based, in part, on construction costs that reflect current market conditions. Given that development is likely to occur when market conditions improve, a school proffer amount at the time of development would better offset the impact of new students will have on surrounding schools. A proffer contribution at the time of occupancy is not recommended. An example of such approved proffer language is provided below.

- 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.

It is recommended that all proffer contributions be directed to FCPS to use at its discretion for schools serving the Tysons Corner area since present school attendance areas may change as development occurs in Tysons Corner.

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
 Ryan McElveen, School Board, At-Large
 Ted Velkoff, School Board, 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

