



October 20, 2010

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

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

SUBJECT: PCA 86-W-001-11/FCPA 86-W-001-06, Jefferson at Fairfax Corner

ACREAGE: 8.12 acres

TAX MAP: 56-1 ((15)) 5B, 14 & 56-1 ((15)) pt. 14

PROPOSAL: Proffer condition amendment on 90.388 acres (Land Bay C of the Fairfax Government Center) and a final development plan amendment on an 8.12 acre portion of the site to permit 270 affordable dwelling units.

COMMENTS: The proposal is within the Eagle View 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 (9/30/10)	2011-2012 Projected Enrollment	Capacity Balance 2011-2012	2015-16 Projected Enrollment	Capacity Balance 2015-16
Eagle View ES	841	928	1023	-182	1214	-373
Lanier MS	1200	1236	1175	-25	1408	-208
Fairfax HS	2389	2375	2580	-191	2797	-408

Capacity and enrollment are based on the draft FCPS FY 2012-16 CIP to be adopted January 2011.

The school capacity chart shows a snapshot in time for student enrollment and school capacity balance. Student enrollment projections are done on a six year timeframe, currently through school year 2015-16 and are updated annually. At this time, if development occurs within the next six years, all three schools are projected to have a capacity deficit. Beyond the six year projection horizon, enrollment projections are not available. It is noted that there is an ongoing boundary study for the southwestern region of the county to address capacity and school attendance area boundaries. Eagle View Elementary is part of the boundary study.

The application proposes 270 low-rise multi-family residential units in a four story building, which are all intended to be affordable units. Based on the proposal, it is anticipated that 47% of the units will be affordable to households at 50-60% of the average median income (AMI). The other 53% will be affordable to households with incomes at 80-100% of AMI. Such units will serve the housing needs of Fairfax County government employees and others.

The chart below shows the number of projected students by school level.

School level	Low-rise multi-family ratio	Proposed # of units	Student yield
Elementary	.136	270	37
Middle	.032	270	9
High	.066	270	18
			64 total

SUMMARY:

All three receiving schools are projected to be over capacity with an existing capacity deficit at Eagle View and Lanier. The proposed application is anticipated to further exacerbate the existing and projected capacity deficit at the three receiving schools.

Suggested Proffer Contribution

The application is anticipated to yield 64 new students. In accordance with the proffer formula guidelines set forth in the Residential Development Criteria, the students generated would justify a proffer contribution of \$600,192 (64 students x \$9,378) in order to address capital improvements for the receiving schools. It is recommended that all proffer contributions be directed to the Fairfax HS pyramid and/or to Cluster VII schools that encompass this area at the time of site plan approval or building permit approval. 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 six year Capital Improvement Program.

In addition, a proffer for an escalation condition is recommended. The suggested proffer contribution is updated on an annual basis to reflect current market conditions and the amount has decreased over the last couple of years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation condition would allow for payment of the school proffer based on either the current suggested proffer contribution or the proffer contribution in effect at the time of development, whichever is greater. This would better reflect the per student proffer contribution at the time of development, given that in this economy, development may not immediately commence. For your reference, below is an example of an escalation condition that was included as part of an approved proffer contribution to FCPS.

- 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: Elizabeth T. Bradsher, School Board, Springfield District
 Ilryong Moon, School Board, At-Large
 James L. Raney, School Board, At-Large
 Martina A. Hone, School Board, At-Large
 Janice Miller, School Board, City of Fairfax
 Ann Monday, Superintendent, City of Fairfax
 Dean Tistadt, Chief Operating Officer, FCPS
 Linda Burke, Cluster VII, Assistant Superintendent
 Patty Granada, Principal, Eagle View Elementary School
 Scott Poole, Principal, Lanier Middle School
 David Goldfarb, Principal, Fairfax High School

**Fairfax County Public Schools
Office of Facilities Planning Services**

Proffered Condition Amendment		Final Development Plan Amendment	
	PCA 86-W-001-11		FDPA 86-W-001-01-06
Applicant:	JEFFERSON AT FAIRFAX CORNER LLC	Applicant:	JEFFERSON AT FAIRFAX CORNER LLC
Accepted:	09/15/2010	Accepted:	09/15/2010
Proposed:	AMEND RZ 86-W-001 PREVIOUSLY APPROVED FROM COMMERCIAL DEVELOPMENT TO PERMIT A RESIDENTIAL OPTION	Proposed:	AMEND FDP86-W-001 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT TO PERMIT A RESIDENTIAL OPTION
Area:	8.12 AC OF LAND, DISTRICT - SPRINGFIELD	Area:	8.12 AC OF LAND, DISTRICT - SPRINGFIELD
Zoning Dist Sect. Located:	SOUTH SIDE OF MONUMENT DRIVE APPROXIMATELY 1300 FEET EAST OF ITS INTERSECTION WITH GOVERNMENT CENTER PARKWAY	Zoning Dist Sect. Located:	SOUTH SIDE OF MONUMENT DRIVE APPROXIMATELY 1300 FEET EAST OF ITS INTERSECTION WITH GOVERNMENT CENTER PARKWAY
Zoning:	PDC	Zoning:	PDC
Overlay Dist:		Overlay Dist:	
Map Ref Num:	056-1- /15/ /0014 Pt.	Map Ref Num:	056-1- /15/ /0014 Pt.

