



February 9, 2012

TO: Billy O'Donnell, Senior Planner
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

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

SUBJECT: PCA C-696-08, Dulles Station, Building H

ACREAGE: 2.61 acres

TAX MAP: 15-4 ((5)) 7A1

PROPOSAL: Partial proffer condition amendment (PCA) to permit residential use in lieu of previously approved commercial use

MD FOR DENISE JAMES.

COMMENTS: The PCA is within the school attendance area for Coates Elementary, Carson Middle, and Westfield High schools. 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
Coates ES	762	716	793	-31	907	-145
Carson MS	1350	1351	1355	-5	1479	-129
Westfield HS	2772	2805	2845	-73	2914	-142

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

The school capacity chart above shows a snapshot in time for student enrollment and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2016-17 and are updated annually. At this time, all of the schools serving this development are over capacity. If development occurs within the next six years, these schools are projected to remain over capacity. Additional students generated from this development will increase the capacity deficit at the schools.

The PCA application proposes to replace 15,000 square feet of commercial use with residential use in the lower level of Building H of the Dulles Station development to make an all residential use building. The change of use from commercial to residential would equate to approximately 15 multi-family units.

Based on the number of residential units, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

School level	Mid/highrise MF ratio	Proposed # of units	Student yield
Elementary	.047	15	1
Middle	.013	15	0
High	.027	15	0

1 Total

SUGGESTED PROFFER CONTRIBUTION:

The application is anticipated to yield 1 new student. Based on the approved Residential Development Criteria, the student generated would justify a proffer contribution of \$9,378 (1 student x \$9,378) in order to address capital improvements for the receiving schools.

Given that the schools serving this development are located in Cluster VIII, it is recommended that the proffer contribution be directed for use at schools within Cluster VIII at the time of site plan or building permit approval. A proffer contribution at the time of occupancy is not recommended.

It is also recommended that notification be given to FCPS when construction is anticipated to commence. This will assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.

DMJ/mat

Attachment: Locator Map

cc: Jane Strauss, School Board, Chairman, Dranesville District
Ilryong Moon, School Board, At-Large
Ryan McElveen, School Board, At-Large
Ted Velkoff, School Board, At-Large
Dean Tistadt, Chief Operating Officer
Fabio Zuluaga, Cluster VIII, Assistant Superintendent
Karen Siple, Principal, Lutie Lewis Coates Elementary School
August Frattali, Principal, Rachel Carson Middle School
Tim Thomas, Principal, Westfield High School

Fairfax County Public Schools
Office of Facilities Planning Services

