



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Office of Facilities Planning
10640 Page Avenue
Fairfax, Virginia 22030

January 18, 2010

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

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

SUBJECT: PCA/FDPA 2002-PR-016-2, Park Crest

ACREAGE: 13.54 acres

TAX MAP: 29-4

PROPOSAL: Amend PCA/FDPA 2002-PR-016 to permit one six-story multi-family building in lieu of two thirteen-story multi-family buildings.

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

School	Capacity	Enrollment (9/30/09)	2010-11 Projected Enrollment	Capacity Balance 2010-11	2014-15 Projected Enrollment	Capacity Balance 2014-15
Spring Hill ES	860	968	983	-123	1008	-148
Longfellow MS	815	1201	1225	-410	1301	-486
McLean HS	1969	1863	1955	14	2045	-76

Capacity and enrollment are based on the FCPS FY 2011-15 CIP that is to be adopted by the School Board January 2010.

As stated in the application, due to changing market demand and difficulty obtaining finance in today's economic climate, the applicant proposes one six-story multi-family building containing 344 units in lieu of two thirteen-story multi-family buildings that was previously approved. The proposed building is part of a larger development that has been partially developed. The overall unit count of the development is 1,354 units and is not proposed to change. The chart below shows the anticipated number of students.

School level	Mid/high-rise MF ratio	Units proposed	Student yield
Elementary	0.047	1354	64
Middle	0.013	1354	18
High	0.027	1354	37
			119 total

A school proffer was made at the time of the rezoning in 2003 for \$875,000 based on 1,296 multi-family units and 58 townhomes for a total of 1,354 units. This proffer contribution was reaffirmed in 2004 when the PCA was approved to replace the townhouse units with multi-family units for an approved total of 1,354 units. At the time of the rezoning in 2003, FCPS recommended a proffer contribution of

\$1,140,000 based on the number of anticipated students, but only \$875,000 was proffered. In October 2008, FCPS received \$175,000, the first of four installments, in accordance with the school proffer.

Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of \$1,106,604 (119 students x \$9,378). Two of the impacted schools are currently over capacity and all three schools are projected to be over capacity in the future. New students from this development will impact the capacity status at the schools; therefore, FCPS recommends that the developer proffer the full school impact amount with credit being given for the \$175,000 already received by FCPS. This proffer request is being made since the full proffer amount was requested at the time of the rezoning and was not provided. The proposed PCA application justifies a reexamination of the school proffers. Staff strongly recommends that the full proffer contribution be made pursuant to the approved proffer formula guidelines.

It is recommended that all proffer contributions be directed to the McLean HS pyramid and/or to Cluster I schools that encompass this area at the time of site plan approval or before. 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.

Approved bond funded projects will be underway for the renovation of Longfellow MS and capacity enhancements at Spring Hill ES. The \$175,000 proffer amount that was received in October 2008 was applied to the capacity enhancement project at Spring Hill ES. Proffer funds from this development could offset bond funding for the planned capital projects at Spring Hill ES and Longfellow MS, which in turn, could be used to advance other capital improvement projects.

In addition, because the timeframe for development is unknown and the suggested proffer contribution is updated on an annual basis to reflect current market conditions, it is recommended that in addition to a monetary proffer contribution an escalation clause be included as part of the developer's proffer contribution in order to reflect the suggested proffer amount at the time of development. This application serves as a good example for the need of the escalation clause as the rezoning was approved in 2003 and at that time the proffer contribution was \$7,500 per student. However, the proffer contribution was not triggered until 2008 with the issuance of the first RUP. Since 2003, the proffer contribution amount has changed several times and is now \$9,378 per student and is subject to change based on proffer formula updates.

Attached for your reference is the 2002 FCPS school impact memo for RZ 2002-PR-016 and the school proffer contribution from PCA 2002-PR-016.

Attachments: Locator Map, 2002 school impact memo, and school proffers from PCA 2002-PR-016

cc: Jane K. Strauss, School Board Member, Dransville District
Dean Tistadt, Chief Operating Officer, FCPS
Marty Smith, Cluster I, Assistant Superintendent
Kevin Sneed, Director, Design and Construction Services
Roger Vanderhye, Principal, Spring Hill Elementary School
Carole Kihm, Principal, Longfellow Middle School
Deborah Jackson, Principal, McLean High School

