

**FAIRFAX COUNTY PLANNING COMMISSION  
SCHOOLS COMMITTEE  
WEDNESDAY, FEBRUARY 21, 2018**

PRESENT: Timothy J. Sargeant, Commissioner At-Large, Chairman  
James R. Hart, Commissioner At-Large  
Ellen J. Hurley, Braddock District  
John C. Ulfelder, Dranesville District  
Peter F. Murphy, Springfield District  
Donté Tanner, Sully District  
Phillip A. Niedzielski-Eichner, Providence District

ABSENT: Julie M. Strandlie, Mason District, Vice Chairman  
Earl L. Flanagan, Mount Vernon District

OTHERS: John A. Carter, Hunter Mill District  
Mary D. Cortina, At-Large  
Inna Kangarloo, Senior Deputy Clerk, Planning Commission  
Marianne Gardner, Planning Division (PD), Department of Planning and  
Zoning (DPZ)  
David Stinson, PD, DPZ  
Karen Hogan, Facilities Planning Advisory Council, Fairfax County Public  
Schools (FCPS)  
Dalia Palchik, Fairfax County School Board, FCPS  
Jessica Gillis, Department of Facilities and Transportation Services (DFTS),  
FCPS  
Jeffrey Platenberg, DFTS, FCPS  
Kevin Sneed, DFTS, FCPS

ATTACHMENTS:

A. Memorandum – School Impact Proffer Formula and Student Yield Ratio Update

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Planning Commission Vice Chairman James R. Hart called the meeting to order at 7:28 p.m. Board Conference Room, 12000 Government Center Parkway, Fairfax, Virginia, 22035, pursuant to Section 4-102 of the Commission's *Bylaws & Procedures*. He indicated that the first order of business was to elect a Committee Chairperson.

Planning Commission Chairman Murphy MOVED TO NOMINATE TIMOTHY J. SARGEANT AS CHAIRMAN OF THE 2018 SCHOOLS COMMITTEE. He further MOVED TO NOMINATE JULIE M. STRANDLIE AS VICE CHAIRMAN OF THE 2018 SCHOOLS COMMITTEE.

Commissioners Tanner and Ulfelder seconded the motion which carried by a vote of 7-0.

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Jeffrey Platenberg, Department of Facilities and Transportation Services (DFTS), Fairfax County Public Schools (FCPS) and Kevin Sneed, DFTS, FCPS, discussed with the Committee members the proffer contribution formulas to include the following topics:

- Capital improvement needs funded with proffers to date; and
- Capital improvements shortfall.

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Marianne Gardner, Planning Division, Department of Planning and Zoning; Dalia Palchik, Fairfax County School Board, Fairfax County Public Schools (FCPS), and Kevin Sneed Department of Facilities and Transportation Services, FCPS, discussed with the Committee members the potential co-location of schools' and County facilities.

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Chairman Sargeant discussed the next meeting date of March 21, 2018.

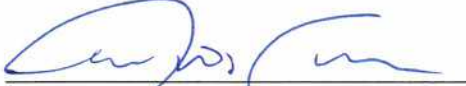
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The meeting was adjourned at 8:33 p.m.  
Timothy J. Sargeant, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Inna Kangarloo

Approved: April 25, 2018

  
John W. Cooper, Clerk  
Fairfax County Planning Commission



Department of Facilities and Transportation Services  
 8115 Gatehouse Road, Suite 3300  
 Falls Church, Virginia 22042-1203

October 13, 2016

**TO:** Peter F. Murphy, Chairman  
 Fairfax County Planning Commission

Fred Selden, Director  
 Fairfax County Department of Planning and Zoning

Barbara C. Berlin, Director  
 Fairfax County Zoning Evaluation Division, DPZ

**FROM:** Jeffrey Platenberg, Assistant Superintendent  
 Fairfax County Public Schools

**SUBJECT:** School Impact Proffer Formula and Student Yield Ratio Update

Periodically, the Office of Facilities Planning Services reviews and updates the suggested per student proffer contribution and student yield ratios. The per student proffer contribution is based on the FCPS Public Facilities Impact Formula and the related implementation of the Fairfax County Comprehensive Plan, Public Facilities Residential Development Criterion, that became effective on January 7, 2003. Pursuant to the implementation of the Public Facilities Criterion, it was anticipated that periodic updates and adjustments to the methodology be provided in order to reflect changes in student yield ratios by unit type and changes in capital construction costs. This includes changes to school capacity, changes in construction costs for elementary, middle, and high school buildings and modular construction costs. The methodology does exclude costs associated with land, fees, and equipment.

Using the adopted methodology, the suggested per student proffer contribution has increased from \$11,749 to \$12,262. The increase is primarily attributable to increasing construction costs. FCPS recommends that the new proffer amount of \$12,262 become effective for all applicable residential rezoning applications accepted on or after November 1, 2016. For ease of reference, the proffer formula and calculations are attached.

In addition to the change in the suggested per student proffer contribution, the student yield ratios used to calculate the suggested proffer contribution have changed. This change reflects the current ratios generated by matching September 30, 2015, student data to 2015 housing counts by unit type. These updated ratios will be used to calculate the potential student yield for new residential development and the suggested school cash proffer amount beginning November 1, 2016.

The updated countywide student yield ratios from 2015-16 are as follows:

<b>Single Family Detached</b>	.266 Elementary	<b>Low-rise Multi-family</b> (≤ 4 stories)	.188 Elementary
	.088 Middle		.047 Middle
	<u>.179 High</u>		<u>.094 High</u>
	.533 Total		.329 Total
<b>Single Family Attached</b> (Townhouse)	.258 Elementary	<b>Mid/High-rise</b> <b>Multi-family</b> (> 4 stories)	.062 Elementary
	.067 Middle		.019 Middle
	<u>.137 High</u>		<u>.031 High</u>
	.462 Total		.112 Total



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To generate the new student yield ratios for school year 2015-16, housing information was obtained from the Integrated Parcel Life-Cycle System (IPLS) data layers that contain housing information by unit type from Fairfax County's Department of Neighborhood and Community Services. The City of Fairfax also provided GIS parcel data along with associated dwelling information. Similarly, Fort Belvoir's GIS Division provided housing data for the residential villages on post. Individual student addresses from the FCPS student information system were then matched to specific dwelling types. The SY 2015-16 student yield ratios for Single Family Attached saw the biggest change over the SY 2014-15 ratios. For reference, historic student yield ratios are attached.

Since the methodology used to derive the proffer contribution is based, in part, on current construction costs, and that actual development and construction may not begin for some period of time after rezoning approval, FCPS continues to recommend that an escalation clause be included as part of any monetary school proffer contribution. Many developers have provided appropriate proffer language to address the potential changes in the adopted proffer formula so that when the proffer trigger is reached, the developer contribution is based on the then current student yield ratios and/or contribution formula and suggested proffer amount.

If you have any questions, please feel free to contact Kevin Sneed, Special Projects Administrator, Capital Projects and Planning, 571-423-2280.

JP/ks/dwp

Attachments (Proffer Calculation, Historic Proffer and Ratio Trends, Ratios by School Level)

cc: Edward Long, County Executive, Fairfax County  
Karen Garza, Superintendent, FCPS  
FCPS School Board Members  
Susan Quinn, Chief Operating Officer  
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning  
Warren Jenkins, Director, Administrative Services  
Aimee Holleb, Director, Facilities Planning Services