

**STATEMENT OF JUSTIFICATION**  
**LOUISE ARCHER ELEMENTARY SCHOOL**  
**PUBLIC USE TRAILERS**

The Fairfax County School Board (the "Applicant") seeks approval for the continued use of three (3) existing public use trailers for temporary classrooms (the "Existing Trailers") for Louise Archer Elementary School (the "School"). The School is located at 324 Nutley Street, NW and is further identified as Fairfax County Tax Map Parcel 38-3-((2))-17 (the "Property"). The Property is zoned to the RS-12.5, Single-Family Detached Residential Zone ("RS-12.5") District and adjoins the Sons and Daughters Cemetery to the west, residential parcels along Orchard Street, NW, to the north, and James Madison High School to the south.

On May 9, 2005, the Town Council approved certain modifications from site plan requirements for the placement of a modular classroom building (the "Modular") and the retention of two (2) Existing Trailers to remain on the Property. Concurrent with the Town Council approval, the Board of Zoning Appeals (the "BZA") at their meeting on April 20, 2005, approved a Conditional Use Permit (the "CUP") for the Modular. The Modular is located to the south of the main School building and was approved for a ten-year time period to allow an evaluation on the usefulness and overall condition of the Modular at the end of this term. The Modular includes ten classrooms for core curriculum studies with restroom facilities, maintenance space, and ancillary storage space. On July 20, 2016, the BZA approved the CUP for the continued use of the Modular through July 20, 2020.

On August 15, 2011, the Town Council approved the use of an additional public use trailer on the Property for a three-year period. On December 3, 2012, the Town Council approved the continued use of the two Existing Trailers for two years. The Existing Trailers are located on the western portion of the Property and are 15, 16 and 17 years old with a life span of 25-30 years.

The Applicant is requesting approval to continue the use of the three Existing Trailers. The Existing Trailers are located on the western portion of the Property between the playground and the ballfields. Both the Modular and the Existing Trailers are necessary in order to accommodate student enrollment and address current program requirements at the School since the existing School building lacks sufficient capacity. The capacity of each Fairfax County public school is determined based upon building design, unique characteristics, and program utilization. Therefore, two schools with the same exact physical characteristics can have very different capacities depending upon the programs that are assigned to those schools.

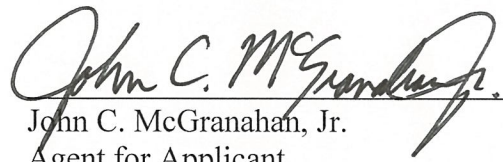
Louise Archer includes Grades K-6 with a full-time Advanced Academic Program (AAP) Level IV (GT) Center for Grades 3-6. All of the Madison High School Pyramid's AAP students are consolidated at this School. The 10 classrooms in the Modular are included in the available capacity for the School as reflected in the projected capacity in the School Board's adopted Capital Improvement Program ("CIP") for fiscal years 2017-2021. While the approved CIP for fiscal years 2017-2021 reflects a projected excess capacity of 98, 113, 104, 102 and 76,

respectively, for the next five school years, there will not be sufficient excess capacity to permit removal of the 10 classrooms provided by the Modular.

The Existing Trailers are used for the music program. The Applicant does not count those spaces toward classroom capacity for enrollment. The band and strings program is provided in two of the Existing Trailers with a music room in the third Existing Trailer. An additional music room is also located within the School building, but the School building, which opened in 1939, does not provide the supplemental classrooms found in newer elementary schools. By maintaining the Existing Trailers for these music programs, the Applicant will be able to continue using the classrooms in the School building and the Modular to meet the projected enrollment, including the requirements of the AAP Program. There are no unused classrooms in either the School building or the Modular.

The adopted CIP forecasts funding for the renovation of Louise Archer to be included in the 2021 Bond referendum with construction anticipated to be completed in 2025. The Applicant would like to continue the use of the Existing Trailers on the Property so it can maintain the educational program requirements for the AAP Program at Louise Archer. At such time as the School is renovated, the Existing Trailers and Modular will be removed from the Property.

Respectfully submitted,

  
John C. McGranahan, Jr.  
Agent for Applicant