

April 27, 2020

**STATEMENT OF JUSTIFICATION**  
**LOUISE ARCHER ELEMENTARY SCHOOL**

Louise Archer Elementary School (the "School") remains on schedule for the planned renovation. Funding for planning and design of the renovation for the School was approved with the 2019 School Bond Referendum last November. The planning and design work is underway. The adopted Capital Improvement Program ("CIP") identifies additional funding for the permitting and construction of the School in 2022 with the renovation of the School to be completed by August of 2025, as shown on the attached excerpts from the CIP. The Fairfax County School Board (the "Applicant") needs to continue using the Existing Trailers and the Modular on the Property so it can maintain the educational program requirements for the AAP Program at the School. At such time as the renovations to the School are complete, the Existing Trailers and Modular will be removed from the Property.

Therefore, the Applicant seeks a renewal of the continued use of a 66-foot by 180-foot modular classroom building (the "Modular") and for the two (2) classroom trailers (the "Existing Trailers") for 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 the Modular along with the continued use of two classroom trailers to remain on the Property. Concurrent with the Town Council Approval, the Board of Zoning Appeals (the "BZA") approved a conditional use permit (the "CUP") for the Modular at their April 20, 2005 meeting. 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 period. The Modular includes ten (10) 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 initial classroom trailers for two years. Subsequently, the third trailer was located on the southern portion of the Property near the existing playground. The Town Council approved continuance of the three trailers on August 22, 2016. In 2018, one of the trailers was removed as it was no longer needed and had begun to deteriorate. The programs previously housed in the trailer that was removed have been relocated to the remaining two trailers and a room in the School building. The two remaining Existing Trailers are 21 and 23 years old with a life span of 25-30 years.

On December 10, 2018, the Town Council approved the continued use of the two classroom trailers through August 22, 2020. During the review of the trailers, concerns were raised regarding rodents on the Property. Subsequently, the Applicant developed an integrated pest management ("IPM") strategy to address the potential for rodents at the School.

The Applicant is requesting approval to continue the use of the two Existing Trailers and the Modular. The Existing Trailers are located on the western portion of the Property between the playground and the ballfields. As was true at the time of the 2018 approval, 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. 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 2021-2025. While the approved CIP for fiscal years 2021-2025 reflects a projected excess capacity at 81% and 73% of total utilization, 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 usefulness and overall condition of the Modular remain sufficient for classroom learning. Therefore, the Applicant requests a five (5) year extension for the continued use of the Modular at which time the School renovation should be completed.

The Existing Trailers are used for the music and STEAM (science, technology, engineering, art and math) programs. The Applicant does not count those spaces toward classroom capacity for enrollment. The band and strings program and the STEAM program are provided in one Existing Trailer with a music room provided in the other Existing Trailer. An additional music room is also located within the School building, but the School, which opened in 1939, does not provide the supplemental classrooms found in newer elementary schools. By maintaining the Existing Trailers for the music and STEAM 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.

Respectfully submitted,

A handwritten signature in black ink, reading "John C. McGranahan, Jr." with a stylized flourish at the end.

John C. McGranahan, Jr.  
Agent for Applicant