



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZMAP-2022-0015, Cascades Marketplace (Updated 11-29-2023)

Loudoun County Public Schools Eastern Loudoun Planning District Student Generation Factors, 2023		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.42	0.24	0.34	
Single Family Detached (SFD)	0.53		0	0	0	0
Single Family Attached (SFA)	0.50	180	38	22	31	91
Multifamily (MF)	0.36	350	53	30	43	126
Total Students			91	52	74	217
Capital Costs			Elementary School Cost (FY 2024 CIP)	Middle School Cost (FY 2024 CIP)	High School Cost (FY 2024 CIP)	Total Capital Expenditure
School Cost			\$69,090,840	\$128,123,098	\$156,088,530	
Base Building Capacity			960	1445	2100	
Per Pupil Cost			\$71,970	\$88,667	\$74,328	
Project's Capital Costs			\$6,529,084	\$4,596,472	\$5,500,262	\$16,625,818
Operational Costs			FY 2024 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$19,905	217	\$4,319,385	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Potowmack	River Bend	Potomac Falls*	
2023-2024 Base Building Capacity			590	1254	1625	
Official September 29, 2023 Student Enrollment			582	1201	1686	
Projected September 30, 2029 Student Enrollment ⁺			779	1264	1724	

+ The projected student enrollment does not include the impact of this proposed application.

* Modular classrooms are being used to provide a temporary increase in building capacity.

ELEMENTARY & SECONDARY SCHOOL SUMMARY: EASTERN LOUDOUN

General Planning District Description

North/East of Route 28 (Sully Road), South of the Potomac River, West of Fairfax County

FY 2025 - FY 2030 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2023-24	29-Sep-23	2024-25 SCHOOL YEAR PROJECTION			2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION			2028-29 SCHOOL YEAR PROJECTION			2029-30 SCHOOL YEAR PROJECTION		
	BASE CAPACITY	ACTUAL ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
ALGONKIAN ES	651	449	448	203	69%	444	207	68%	425	226	65%	406	245	62%	408	243	63%	406	245	62%
COUNTRYSIDE ES	812	642	629	183	77%	604	208	74%	594	218	73%	577	235	71%	568	244	70%	566	246	70%
FOREST GROVE ES	590	539	571	19	97%	580	10	98%	593	(3)	101%	608	(18)	103%	603	(13)	102%	600	(10)	102%
GUILFORD ES	550	538	528	22	96%	510	40	93%	509	41	93%	494	56	90%	481	69	87%	483	67	88%
HORIZON ES	812	483	471	341	58%	477	335	59%	480	332	59%	478	334	59%	480	332	59%	464	348	57%
LOWES ISLAND ES	674	541	556	118	82%	544	130	81%	552	122	82%	542	132	80%	529	145	78%	525	149	78%
MEADOWLAND ES	480	459	452	28	94%	446	34	93%	438	42	91%	435	45	91%	430	50	90%	427	53	89%
POTOWMACK ES	590	582	619	(29)	105%	656	(66)	111%	686	(96)	116%	748	(158)	127%	787	(197)	133%	779	(189)	132%
ROLLING RIDGE ES	650	580	588	62	90%	600	50	92%	611	39	94%	598	52	92%	599	51	92%	588	62	90%
STERLING ES	510	418	435	75	85%	418	92	82%	418	92	82%	422	88	83%	419	91	82%	417	93	82%
SUGARLAND ES	650	474	460	190	71%	433	217	67%	423	227	65%	412	238	63%	408	242	63%	411	239	63%
SULLY ES	550	469	481	69	87%	470	80	85%	457	93	83%	453	97	82%	441	109	80%	434	116	79%
	7519	6174	6238	1281		6182	1337		6186	1333		6173	1346		6153	1366		6100	1419	

SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE EASTERN LOUDOUN PLANNING DISTRICT ARE CURRENTLY ATTENDING SCHOOL IN THE ASHBURN PLANNING DISTRICT.

FY 2025 - FY 2030 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2023-24	29-Sep-23	2024-25 SCHOOL YEAR PROJECTION			2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION			2028-29 SCHOOL YEAR PROJECTION			2029-30 SCHOOL YEAR PROJECTION		
	BASE CAPACITY	ACTUAL ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
RIVER BEND MS	1254	1201	1211	43	97%	1237	17	99%	1264	(10)	101%	1250	4	100%	1248	6	100%	1264	(10)	101%
SENECA RIDGE MS	1274	868	853	421	67%	876	398	69%	849	425	67%	832	442	65%	817	457	64%	816	458	64%
STERLING MS	1348	947	939	409	70%	947	401	70%	948	400	70%	951	397	71%	953	395	71%	965	383	72%
	3876	3016	3003	873		3060	816		3061	815		3033	843		3018	858		3045	831	

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DOMINION HS ^{A,D}	1517	1484	1456	61	96%	1325	192	87%	1263	254	83%	1192	325	79%	1184	333	78%	1180	337	78%
PARK VIEW HS ^B	1521	1443	1372	149	90%	1324	197	87%	1257	264	83%	1195	605	66%	1206	594	67%	1195	605	66%
POTOMAC FALLS HS ^C	1625	1686	1676	(51)	103%	1671	(46)	103%	1676	(51)	103%	1677	(52)	103%	1682	(57)	104%	1724	(99)	106%
	4663	4613	4504	159		4320	343		4196	467		4064	878		4072	870		4099	843	
WILLIAM OBEDIAH ROBEY HS ^D		51		60			60			80			80			100			100	

SOME HIGH SCHOOL STUDENTS RESIDING IN THE EASTERN LOUDOUN PLANNING DISTRICT ARE CURRENTLY ATTENDING SCHOOL IN THE ASHBURN PLANNING DISTRICT.

A - AN APPLICATION FOR A MILITARY SCIENCE PROGRAM AT DOMINION HS HAS BEEN SUBMITTED BUT IS NOT UNDER ACTIVE CONSIDERATION BY THE MILITARY; PROGRAM EXPANSION IN VIRGINIA IS NOT CURRENTLY PLANNED.

B - THE CONSTRUCTION OF A REPLACEMENT SCHOOL, WITH A 1800-STUDENT BASE CAPACITY, IS PLANNED FOR PARK VIEW HS TO OPEN IN FALL 2027 (2027-28 SCHOOL YEAR).

C - THE 2023-24 BASE CAPACITY FOR POTOMAC FALLS HS REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT POTOMAC FALLS HS WOULD BE 1583.

D - WILLIAM OBEDIAH ROBEY HS IS CO-LOCATED WITHIN DOMINION HS.

EASTERN LOUDOUN PLANNING DISTRICT RESIDENTIAL DEVELOPMENT

LCPS Planning and GIS Services staff tracks residential building permit activity for Loudoun County and its incorporated towns. The monitoring includes both rezoned and by-right developments (i.e., approved, proposed, inactive) and construction status. Tracking the approved under construction and approved future "pipeline" development assists staff in estimating student growth. Detail on proposed/pending residential development applications, as of September 2023, is provided in Appendix F.

Residential development detail is provided for approved, but not yet completed, residential projects in LCPS geographic planning districts. Complete, proposed, inactive, and/or age-restricted residential applications are excluded from the below provided information. Utilizing 2023 student generation factors, the number of potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

Eastern Loudoun Planning District Approved, Unbuilt Residential Development as of September 2023

SFD - Single Family Detached SFA - Single Family Attached MF - Multifamily

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2023
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
BELFORT PARK DRIVE TOWNHOMES	0	20	0	20	4	2	3	0%
CASCADES PARKWAY SUBDIVISION	0	0	189	189	29	16	23	0%
COLONNADE	0	61	0	61	13	7	10	0%
DULLES TOWN CENTER	0	0	1230	1230	186	106	151	0%
INNOVATION MULTI-FAMILY	0	0	415	415	63	36	51	0%
KINCORA VILLAGE	0	0	2600	2600	300	171	242	24%
MOUNT STERLING (LOUDOUN VIEW)	0	74	144	218	52	30	43	33%
RIVANA AT INNOVATION STATION	0	0	2719	2719	52	235	333	0%
STERLING MEADOW (REGAL CHASE)	0	0	166	166	21	12	17	14%
VILLAS AT CASCADES, THE	0	0	173	173	26	15	21	0%
WATERSIDE	0	0	2505	2505	379	216	307	0%
Planning District Total, as of September 2023	0	155	10141	10296	1124	848	1201	



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			0.42	0.24	0.34	
Single Family Detached (SFD)	0.53		0	0	0	0
Single Family Attached (SFA)	0.50		0	0	0	0
Multifamily (MF)	0.36	685	104	59	84	247
Total Students			104	59	84	247
Capital Costs			Elementary School Cost (FY 2024 CIP)	Middle School Cost (FY 2024 CIP)	High School Cost (FY 2024 CIP)	Total Capital Expenditure
School Cost			\$69,090,840	\$128,123,098	\$156,088,530	
Base Building Capacity			960	1445	2100	
Per Pupil Cost			\$71,970	\$88,667	\$74,328	
Project's Capital Costs			\$7,454,038	\$5,247,638	\$6,231,946	\$18,933,622
Operational Costs			FY 2024 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$19,905	247	\$4,908,573	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Potowmack	River Bend	Potomac Falls*	
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CASCADES PARKWAY SUBDIVISION	0	0	189	189	29	16	23	0%
COLONNADE	0	61	0	61	13	7	10	0%
DULLES TOWN CENTER	0	0	1230	1230	186	106	151	0%
INNOVATION MULTI-FAMILY	0	0	415	415	63	36	51	0%
KINCORA VILLAGE	0	0	2600	2600	300	171	242	24%
MOUNT STERLING (LOUDOUN VIEW)	0	74	144	218	52	30	43	33%
RIVANA AT INNOVATION STATION	0	0	2719	2719	52	235	333	0%
STERLING MEADOW (REGAL CHASE)	0	0	166	166	21	12	17	14%
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Single Family Attached (SFA)	0.50		0	0	0	0
Multifamily (MF)	0.35	685	101	58	82	241
Total Students			101	58	82	241
Capital Costs			Elementary School Cost (FY 2024 CIP)	Middle School Cost (FY 2024 CIP)	High School Cost (FY 2024 CIP)	Total Capital Expenditure
School Cost			\$69,090,840	\$128,123,098	\$156,088,530	
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Project's Capital Costs			\$7,246,981	\$5,101,871	\$6,058,836	\$18,407,688
Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	241	\$4,511,279	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
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	BASE CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
ALGONKIAN ES	674	463	468	206	69%	496	178	74%	506	168	75%	496	178	74%	500	174	74%	496	178	74%
COUNTRYSIDE ES	812	638	655	157	81%	646	166	80%	644	168	79%	641	171	79%	637	175	78%	639	173	79%
FOREST GROVE ES	697	535	544	153	78%	582	115	84%	594	103	85%	608	89	87%	626	71	90%	626	71	90%
GUILFORD ES	651	542	545	106	84%	530	121	81%	515	136	79%	516	135	79%	509	142	78%	507	144	78%
HORIZON ES	812	492	488	324	60%	480	332	59%	478	334	59%	481	331	59%	485	327	60%	487	325	60%
LOWES ISLAND ES	697	515	525	172	75%	536	161	77%	535	162	77%	547	150	78%	553	144	79%	550	147	79%
MEADOWLAND ES	572	454	471	101	82%	475	97	83%	474	98	83%	468	104	82%	477	95	83%	478	94	84%
POTOWMACK ES	697	530	541	156	78%	568	129	81%	556	141	80%	561	136	80%	563	134	81%	568	129	81%
ROLLING RIDGE ES	743	565	535	208	72%	543	200	73%	537	206	72%	539	204	73%	532	211	72%	537	206	72%
STERLING ES*	605	433	400	205	66%	408	197	67%	396	209	65%	403	202	67%	415	190	69%	409	196	68%
SUGARLAND ES	743	496	483	260	65%	485	258	65%	474	269	64%	465	278	63%	455	288	61%	456	287	61%
SULLY ES	651	463	457	194	70%	478	173	73%	471	180	72%	463	188	71%	458	193	70%	458	193	70%
	8354	6126	6112	2242		6227	2127		6180	2174		6188	2166		6210	2144		6211	2143	

*THE PROJECTED STUDENT ENROLLMENTS REFLECT ATTENDANCE ZONE CHANGES ADOPTED BY THE SCHOOL BOARD ON FEBRUARY 14, 2023.

FY 2024 - FY 2029 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2022-23	30-Sep-22	2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR		
	BASE CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
RIVER BEND MS	1254	1160	1179	75	94%	1165	89	93%	1153	101	92%	1161	93	93%	1150	104	92%	1168	86	93%
SENECA RIDGE MS	1274	915	832	442	65%	806	468	63%	821	453	64%	810	464	64%	805	469	63%	806	468	63%
STERLING MS	1348	1042	1008	340	75%	986	362	73%	984	364	73%	956	392	71%	981	367	73%	978	370	73%
	3876	3117	3019	857		2957	919		2958	918		2927	949		2936	940		2952	924	

FY 2024 - FY 2029 CIP PLANNING PERIOD

HIGH SCHOOLS	2022-23	30-Sep-22	2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR		
	BASE CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
DOMINION HS ^{A,D}	1559	1508	1584	(25)	102%	1611	(52)	103%	1529	30	98%	1482	77	95%	1374	185	88%	1365	194	88%
PARK VIEW HS ^B	1521	1463	1528	(7)	100%	1526	(5)	100%	1505	16	99%	1503	18	99%	1449	351	81%	1460	340	81%
POTOMAC FALLS HS ^C	1645	1608	1631	14	99%	1643	2	100%	1652	(7)	100%	1631	14	99%	1620	25	98%	1583	62	96%
	4725	4579	4743	(18)		4780	(55)		4686	39		4616	109		4443	561		4408	596	

WILLIAM OBEDIAH ROBEY HS ^D		31	60			60			80			80			100			100		
---------------------------------------	--	----	----	--	--	----	--	--	----	--	--	----	--	--	-----	--	--	-----	--	--

A - AN APPLICATION FOR A MILITARY SCIENCE PROGRAM AT DOMINION HS HAS BEEN SUBMITTED BUT IS NOT UNDER ACTIVE CONSIDERATION BY THE MILITARY; PROGRAM EXPANSION IN VIRGINIA IS NOT CURRENTLY PLANNED.

B - THE CONSTRUCTION OF A REPLACEMENT SCHOOL, WITH A 1800-STUDENT BASE CAPACITY, IS PROPOSED AT PARK VIEW HS TO OPEN WITH THE START OF THE 2027-28 SCHOOL YEAR.

C - THE 2022-23 BASE CAPACITY FOR POTOMAC FALLS HS REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT POTOMAC FALLS HS WOULD BE 1604.

D - WILLIAM OBEDIAH ROBEY HS IS CO-LOCATED WITHIN DOMINION HS.

EASTERN LOUDOUN PLANNING DISTRICT RESIDENTIAL DEVELOPMENT

LCPS Planning and GIS Services staff tracks residential building permit activity for Loudoun County and its incorporated towns. The monitoring includes both rezoned and by-right developments (i.e., approved, proposed, inactive) and construction status. Tracking the approved under construction and approved future "pipeline" development assists staff in estimating student growth.

Residential development detail is provided for approved, but not yet completed, residential projects in LCPS geographic planning districts. Complete, proposed, inactive and/or age-restricted residential applications are excluded from the below provided information. Utilizing 2022 student generation factors, the number of potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

Eastern Loudoun Planning District Approved, Unbuilt Residential Development

as of September 2022

SFD - Single Family Detached SFA - Single Family Attached MF - Multifamily

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2022
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
BELFORT PARK DRIVE TOWNHOMES	0	20	0	20	4	3	3	0%
CASCADES PARKWAY SUBDIVISION	0	0	189	189	28	16	22	0%
COLONNADE	0	61	0	61	13	8	10	0%
DULLES TOWN CENTER	0	0	1230	1230	181	103	146	0%
KINCORA VILLAGE	0	0	2600	2600	291	166	236	24%
LOUDOUN VIEW (MOUNT STERLING)	0	74	144	218	33	19	27	11%
STERLING MEADOW	0	0	166	166	24	14	20	0%
THE HUB (DULLES WORLD CENTER)	0	0	1265	1265	186	106	151	0%
THE VILLAS AT CASACDES	0	0	173	173	25	15	21	0%
WATERSIDE	0	0	2505	2505	368	210	298	0%
Planning District Total, as of September 2022	0	155	8272	8427	1153	660	934	



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

960 Sycolin Road, Suite 110

Leesburg, Virginia 20175

Telephone: 571-252-1050

Facsimile: 571-252-1101

Email: lcpsplan@lcps.org

April 12, 2023

Mr. Marshall Brown
County of Loudoun
Department of Planning and Zoning
1 Harrison Street, SE
Leesburg, Virginia 20175

RE: ZMAP-2022-0015, Cascades Marketplace

Dear Mr. Brown:

School Board staff has reviewed the third submission materials for Cascades Marketplace.

While there has been no change to the proposed residential component (Option 1: 100 single-family attached and 700 multifamily residential units, Option 2: 180 single-family attached and 350 multifamily residential units, Option 3: 530 multifamily residential units), staff offers an updated assessment of the impact of this development on schools. Please note that the revised assessment reflects Loudoun County Public Schools (LCPS) 2022 Eastern Loudoun Planning District student generation factors. The provided six-year student enrollment overview and the detail on unbuilt residential development in the Eastern Loudoun Planning district is an excerpt from the *School Board Adopted FY 2024-FY 2029 Capital Budgets*, dated December 13, 2022.

Thank you for the additional opportunity to comment on the Cascades Marketplace application. Should you require further information, please contact me at your earliest convenience.

Sincerely,

Beverly I. Tate, Director

2011 Election District: Algonkian

2022 Election District: Algonkian

Attachments (5)

c: Daniel Smith, Acting Superintendent
Kevin Lewis, Chief Operations Officer



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZMAP-2022-0015, Cascades Marketplace

Loudoun County Public Schools Eastern Loudoun Planning District Student Generation Factors, 2022		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.42	0.24	0.34	
Single Family Detached (SFD)	0.53		0	0	0	0
Single Family Attached (SFA)	0.50	100	21	12	17	50
Multifamily (MF)	0.35	700	103	59	83	245
Total Students			124	71	100	295
Capital Costs			Elementary School Cost (FY 2024 CIP)	Middle School Cost (FY 2024 CIP)	High School Cost (FY 2024 CIP)	Total Capital Expenditure
School Cost			\$76,900,000	\$117,500,000	\$271,000,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$80,104	\$81,315	\$129,048	
Project's Capital Costs			\$9,924,906	\$5,757,093	\$12,943,476	\$28,625,476
Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	295	\$5,522,105	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Potowmack	River Bend	Potomac Falls*	
September 30, 2022 Student Enrollment			530	1160	1608	
2022-2023 Base Building Capacity			697	1254	1645	

* Modular classrooms are being used to provide a temporary increase in building capacity.



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZMAP-2022-0015, Cascades Marketplace

Loudoun County Public Schools Eastern Loudoun Planning District Student Generation Factors, 2022		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.42	0.24	0.34	
Single Family Detached (SFD)	0.53		0	0	0	0
Single Family Attached (SFA)	0.50	180	38	22	31	91
Multifamily (MF)	0.35	350	51	29	42	122
Total Students			89	51	73	213
Capital Costs			Elementary School Cost (FY 2024 CIP)	Middle School Cost (FY 2024 CIP)	High School Cost (FY 2024 CIP)	Total Capital Expenditure
School Cost			\$76,900,000	\$117,500,000	\$271,000,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$80,104	\$81,315	\$129,048	
Project's Capital Costs			\$7,149,297	\$4,147,059	\$9,420,476	\$20,716,832
Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	213	\$3,987,147	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Potowmack	River Bend	Potomac Falls*	
September 30, 2022 Student Enrollment			530	1160	1608	
2022-2023 Base Building Capacity			697	1254	1645	

* Modular classrooms are being used to provide a temporary increase in building capacity.



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZMAP-2022-0015, Cascades Marketplace

Loudoun County Public Schools Eastern Loudoun Planning District Student Generation Factors, 2022		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.42	0.24	0.34	
Single Family Detached (SFD)	0.53		0	0	0	0
Single Family Attached (SFA)	0.50		0	0	0	0
Multifamily (MF)	0.35	530	78	45	63	186
Total Students			78	45	63	186
Capital Costs			Elementary School Cost (FY 2024 CIP)	Middle School Cost (FY 2024 CIP)	High School Cost (FY 2024 CIP)	Total Capital Expenditure
School Cost			\$76,900,000	\$117,500,000	\$271,000,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$80,104	\$81,315	\$129,048	
Project's Capital Costs			\$6,240,916	\$3,620,138	\$8,139,033	\$18,000,087
Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	186	\$3,472,375	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Potowmack	River Bend	Potomac Falls*	
September 30, 2022 Student Enrollment			530	1160	1608	
2022-2023 Base Building Capacity			697	1254	1645	

* Modular classrooms are being used to provide a temporary increase in building capacity.

ELEMENTARY & SECONDARY SCHOOL SUMMARY: EASTERN LOUDOUN

General Planning District Description

North/East of Route 28 (Sully Road), South of the Potomac River, West of Fairfax County

FY 2024 - FY 2029 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2022-23	30-Sep-22	2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION					
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
ALGONKIAN ES	674	463	468	206	69%	496	178	74%	506	168	75%	496	178	74%	500	174	74%	496	178	74%
COUNTRYSIDE ES	812	638	655	157	81%	646	166	80%	644	168	79%	641	171	79%	637	175	78%	639	173	79%
FOREST GROVE ES	697	535	544	153	78%	582	115	84%	594	103	85%	608	89	87%	626	71	90%	626	71	90%
GUILFORD ES	651	542	545	106	84%	530	121	81%	515	136	79%	516	135	79%	509	142	78%	507	144	78%
HORIZON ES	812	492	488	324	60%	480	332	59%	478	334	59%	481	331	59%	485	327	60%	487	325	60%
LOWES ISLAND ES	697	515	525	172	75%	536	161	77%	535	162	77%	547	150	78%	553	144	79%	550	147	79%
MEADOWLAND ES	572	454	471	101	82%	475	97	83%	474	98	83%	468	104	82%	477	95	83%	478	94	84%
POTOWMACK ES	697	530	541	156	78%	568	129	81%	556	141	80%	561	136	80%	563	134	81%	568	129	81%
ROLLING RIDGE ES	743	565	535	208	72%	543	200	73%	537	206	72%	539	204	73%	532	211	72%	537	206	72%
STERLING ES	605	433	400	205	66%	408	197	67%	396	209	65%	403	202	67%	415	190	69%	409	196	68%
SUGARLAND ES	743	496	483	260	65%	485	258	65%	474	269	64%	465	278	63%	455	288	61%	456	287	61%
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	8354	6126	6112	2242		6227	2127		6180	2174		6188	2166		6210	2144		6211	2143	

FY 2024 - FY 2029 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2022-23	30-Sep-22	2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION					
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
RIVER BEND MS	1254	1160	1179	75	94%	1165	89	93%	1153	101	92%	1161	93	93%	1150	104	92%	1168	86	93%
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FY 2024 - FY 2029 CIP PLANNING PERIOD

HIGH SCHOOLS	2022-23	30-Sep-22	2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION					
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
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PARK VIEW HS ^B	1521	1463	1528	(7)	100%	1526	(5)	100%	1505	16	99%	1503	18	99%	1449	351	81%	1460	340	81%
POTOMAC FALLS HS ^C	1645	1608	1631	14	99%	1643	2	100%	1652	(7)	100%	1631	14	99%	1620	25	98%	1583	62	96%
	4725	4579	4743	(18)		4780	(55)		4686	39		4616	109		4443	561		4408	596	

WILLIAM OBEDIAH ROBEY HS ^D	31	60	60			60			80			80			100			100		
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A - AN APPLICATION FOR A MILITARY SCIENCE PROGRAM AT DOMINION HS HAS BEEN SUBMITTED BUT IS NOT UNDER ACTIVE CONSIDERATION BY THE MILITARY; PROGRAM EXPANSION IN VIRGINIA IS NOT CURRENTLY PLANNED.

B - THE CONSTRUCTION OF A REPLACEMENT SCHOOL, WITH A 1800-STUDENT BASE CAPACITY, IS PROPOSED AT PARK VIEW HS TO OPEN WITH THE START OF THE 2027-28 SCHOOL YEAR.

C - THE 2022-23 BASE CAPACITY FOR POTOMAC FALLS HS REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT POTOMAC FALLS HS WOULD BE 1604.

D - WILLIAM OBEDIAH ROBEY HS IS CO-LOCATED WITHIN DOMINION HS.

EASTERN LOUDOUN PLANNING DISTRICT RESIDENTIAL DEVELOPMENT

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Residential development detail is provided for approved, but not yet completed, residential projects in LCPS geographic planning districts. Complete, proposed, inactive and/or age-restricted residential applications are excluded from the below provided information. Utilizing 2022 student generation factors, the number of potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

Eastern Loudoun Planning District Approved, Unbuilt Residential Development as of September 2022

SFD - Single Family Detached SFA - Single Family Attached MF - Multifamily

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2022
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
BELFORT PARK DRIVE TOWNHOMES	0	20	0	20	4	3	3	0%
CASCADES PARKWAY SUBDIVISION	0	0	189	189	28	16	22	0%
COLONNADE	0	61	0	61	13	8	10	0%
DULLES TOWN CENTER	0	0	1230	1230	181	103	146	0%
KINCORA VILLAGE	0	0	2600	2600	291	166	236	24%
LOUDOUN VIEW (MOUNT STERLING)	0	74	144	218	33	19	27	11%
STERLING MEADOW	0	0	166	166	24	14	20	0%
THE HUB (DULLES WORLD CENTER)	0	0	1265	1265	186	106	151	0%
THE VILLAS AT CASACDES	0	0	173	173	25	15	21	0%
WATERSIDE	0	0	2505	2505	368	210	298	0%
Planning District Total, as of September 2022	0	155	8272	8427	1153	660	934	



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

960 Sycolin Road, Suite 110

Leesburg, Virginia 20175

Telephone: 571-252-1050

Facsimile: 571-252-1101

Email: lcpsplan@lcps.org

January 10, 2023

Mr. Marshall Brown
County of Loudoun
Department of Planning and Zoning
1 Harrison Street, SE
Leesburg, Virginia 20175

RE: ZMAP-2022-0015, Cascades Marketplace

Dear Mr. Brown:

School Board staff has reviewed the second submission application for Cascades Marketplace. The attached assessments outline the operational and capital impact of the project on Loudoun County Public Schools (LCPS), based on 2022 LCPS Eastern Loudoun planning district student generation factors. As the applicant has identified three different residential scenarios, project assessments are provided to show the impact of each proposed residential unit mix.

LCPS student enrollment will continue to grow from approved residential projects as well as future proposed developments. Not only do student demographics within existing subdivisions change annually and over time, but additional residential development also impacts school enrollments and capacities. Staff has included a six-year student enrollment overview of the LCPS Eastern Loudoun planning district schools, including detail on unbuilt residential development within the same area, for County staff and policy makers to assess regarding the overall impact of the project on LCPS. The information is an excerpt from the *School Board Adopted FY 2024-FY 2029 Capital Budgets*, dated December 13, 2022.

As calculations indicate that public schools account for a significant portion of Loudoun's capital expenditure costs, School Board staff requests that a proportionate share of the applicant's capital facility contribution be set aside specifically for public school capital projects. This designation should be noted in the proffer statement for Cascades Marketplace. In the LCPS Eastern Loudoun planning district, major renovations, and rehabilitation projects at existing school facilities being reviewed and initiated by the School Board. The associated costs are significant, and the proffer dollars would help offset such expenditures.

Staff does note in the provided November 23, 2022, draft proffer document that the County's Ashburn Planning Subarea is identified in sections IX. *Capital Facilities Contributions* and X. *Transportation* of the document rather than the Potomac Planning Subarea - the subarea in which the Cascades Marketplace property is located.

Mr. Marshall Brown
ZMAP-2022-0015, Cascades Marketplace
January 10, 2023
Page 2

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Site Sections Sheet (sheet 4 of 14) dated November 18, 2022, shows sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Cascades Marketplace application. Each approved residential project impacts capital facility expenditures and operational costs, and increased costs can be anticipated with each additional school-age child residing in Loudoun County.

Should you require further information, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Tate', with a horizontal line extending to the right.

Beverly I. Tate, Director

Attachments (5)
c: Daniel Smith, Acting Superintendent
Kevin Lewis, Chief Operations Officer

Election District: Algonkian



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZMAP-2022-0015, Cascades Marketplace

Loudoun County Public Schools Eastern Loudoun Planning District Student Generation Factors, 2022		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.42	0.24	0.34	
Single Family Detached (SFD)	0.53		0	0	0	0
Single Family Attached (SFA)	0.50	100	21	12	17	50
Multifamily (MF)	0.35	700	103	59	83	245
Total Students			124	71	100	295
Capital Costs			Elementary School Cost (FY 2024 CIP)	Middle School Cost (FY 2024 CIP)	High School Cost (FY 2024 CIP)	Total Capital Expenditure
School Cost			\$76,900,000	\$117,500,000	\$271,000,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$80,104	\$81,315	\$129,048	
Project's Capital Costs			\$9,924,906	\$5,757,093	\$12,943,476	\$28,625,476
Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	295	\$5,522,105	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Potowmack	River Bend	Potomac Falls*	
September 30, 2022 Student Enrollment			530	1160	1608	
2022-2023 Base Building Capacity			697	1254	1645	

* Modular classrooms are being used to provide a temporary increase in building capacity.



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZMAP-2022-0015, Cascades Marketplace

Loudoun County Public Schools Eastern Loudoun Planning District Student Generation Factors, 2022		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.42	0.24	0.34	
Single Family Detached (SFD)	0.53		0	0	0	0
Single Family Attached (SFA)	0.50	180	38	22	31	91
Multifamily (MF)	0.35	350	51	29	42	122
Total Students			89	51	73	213
Capital Costs			Elementary School Cost (FY 2024 CIP)	Middle School Cost (FY 2024 CIP)	High School Cost (FY 2024 CIP)	Total Capital Expenditure
School Cost			\$76,900,000	\$117,500,000	\$271,000,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$80,104	\$81,315	\$129,048	
Project's Capital Costs			\$7,149,297	\$4,147,059	\$9,420,476	\$20,716,832
Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	213	\$3,987,147	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Potowmack	River Bend	Potomac Falls*	
September 30, 2022 Student Enrollment			530	1160	1608	
2022-2023 Base Building Capacity			697	1254	1645	

* Modular classrooms are being used to provide a temporary increase in building capacity.



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZMAP-2022-0015, Cascades Marketplace

Loudoun County Public Schools Eastern Loudoun Planning District Student Generation Factors, 2022		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.42	0.24	0.34	
Single Family Detached (SFD)	0.53		0	0	0	0
Single Family Attached (SFA)	0.50		0	0	0	0
Multifamily (MF)	0.35	530	78	45	63	186
Total Students			78	45	73	186
Capital Costs			Elementary School Cost (FY 2024 CIP)	Middle School Cost (FY 2024 CIP)	High School Cost (FY 2024 CIP)	Total Capital Expenditure
School Cost			\$76,900,000	\$117,500,000	\$271,000,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$80,104	\$81,315	\$129,048	
Project's Capital Costs			\$6,240,916	\$3,620,138	\$9,420,476	\$19,281,530
Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	186	\$3,472,375	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Potowmack	River Bend	Potomac Falls*	
September 30, 2022 Student Enrollment			530	1160	1608	
2022-2023 Base Building Capacity			697	1254	1645	

* Modular classrooms are being used to provide a temporary increase in building capacity.

ELEMENTARY & SECONDARY SCHOOL SUMMARY: EASTERN LOUDOUN

General Planning District Description

North/East of Route 28 (Sully Road), South of the Potomac River, West of Fairfax County

FY 2024 - FY 2029 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2022-23	30-Sep-22	2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR		
	BASE CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION					
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
ALGONKIAN ES	674	463	468	206	69%	496	178	74%	506	168	75%	496	178	74%	500	174	74%	496	178	74%
COUNTRYSIDE ES	812	638	655	157	81%	646	166	80%	644	168	79%	641	171	79%	637	175	78%	639	173	79%
FOREST GROVE ES	697	535	544	153	78%	582	115	84%	594	103	85%	608	89	87%	626	71	90%	626	71	90%
GUILFORD ES	651	542	545	106	84%	530	121	81%	515	136	79%	516	135	79%	509	142	78%	507	144	78%
HORIZON ES	812	492	488	324	60%	480	332	59%	478	334	59%	481	331	59%	485	327	60%	487	325	60%
LOWES ISLAND ES	697	515	525	172	75%	536	161	77%	535	162	77%	547	150	78%	553	144	79%	550	147	79%
MEADOWLAND ES	572	454	471	101	82%	475	97	83%	474	98	83%	468	104	82%	477	95	83%	478	94	84%
POTOWMACK ES	697	530	541	156	78%	568	129	81%	556	141	80%	561	136	80%	563	134	81%	568	129	81%
ROLLING RIDGE ES	743	565	535	208	72%	543	200	73%	537	206	72%	539	204	73%	532	211	72%	537	206	72%
STERLING ES	605	433	446	159	74%	456	149	75%	444	161	73%	451	154	75%	463	142	77%	457	148	76%
SUGARLAND ES	743	496	483	260	65%	485	258	65%	474	269	64%	465	278	63%	455	288	61%	456	287	61%
SULLY ES	651	463	457	194	70%	478	173	73%	471	180	72%	463	188	71%	458	193	70%	458	193	70%
	8354	6126	6158	2196		6275	2079		6228	2126		6236	2118		6258	2096		6259	2095	

FY 2024 - FY 2029 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2022-23	30-Sep-22	2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR		
	BASE CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION					
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
RIVER BEND MS	1254	1160	1179	75	94%	1165	89	93%	1153	101	92%	1161	93	93%	1150	104	92%	1168	86	93%
SENECA RIDGE MS	1274	915	832	442	65%	806	468	63%	821	453	64%	810	464	64%	805	469	63%	806	468	63%
STERLING MS	1348	1042	1008	340	75%	986	362	73%	984	364	73%	956	392	71%	981	367	73%	978	370	73%
	3876	3117	3019	857		2957	919		2958	918		2927	949		2936	940		2952	924	

FY 2024 - FY 2029 CIP PLANNING PERIOD

HIGH SCHOOLS	2022-23	30-Sep-22	2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR		
	BASE CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION					
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
DOMINION HS ^{A,D}	1559	1508	1584	(25)	102%	1611	(52)	103%	1529	30	98%	1482	77	95%	1374	185	88%	1365	194	88%
PARK VIEW HS ^B	1521	1463	1528	(7)	100%	1526	(5)	100%	1505	16	99%	1503	18	99%	1449	351	81%	1460	340	81%
POTOMAC FALLS HS ^C	1645	1608	1631	14	99%	1643	2	100%	1652	(7)	100%	1631	14	99%	1620	25	98%	1583	62	96%
	4725	4579	4743	(18)		4780	(55)		4686	39		4616	109		4443	561		4408	596	

WILLIAM OBEDIAH ROBEY HS ^D	31	60		60		80		80		100		100		100		100		100		100
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A - AN APPLICATION FOR A MILITARY SCIENCE PROGRAM AT DOMINION HS HAS BEEN SUBMITTED BUT IS NOT UNDER ACTIVE CONSIDERATION BY THE MILITARY; PROGRAM EXPANSION IN VIRGINIA IS NOT CURRENTLY PLANNED.

B - THE CONSTRUCTION OF A REPLACEMENT SCHOOL, WITH A 1800-STUDENT BASE CAPACITY, IS PROPOSED AT PARK VIEW HS TO OPEN WITH THE START OF THE 2027-28 SCHOOL YEAR.

C - THE 2022-23 BASE CAPACITY FOR POTOMAC FALLS HS REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT POTOMAC FALLS HS WOULD BE 1604.

D - WILLIAM OBEDIAH ROBEY HS IS CO-LOCATED WITHIN DOMINION HS.

EASTERN LOUDOUN PLANNING DISTRICT RESIDENTIAL DEVELOPMENT

LCPS Planning and GIS Services staff tracks residential building permit activity for Loudoun County and its incorporated towns. The monitoring includes both rezoned and by-right developments (i.e., approved, proposed, inactive) and construction status. Tracking the approved under construction and approved future "pipeline" development assists staff in estimating student growth.

Residential development detail is provided for approved, but not yet completed, residential projects in LCPS geographic planning districts. Complete, proposed, inactive and/or age-restricted residential applications are excluded from the below provided information. Utilizing 2022 student generation factors, the number of potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

Eastern Loudoun Planning District Approved, Unbuilt Residential Development as of September 2022

SFD - Single Family Detached SFA - Single Family Attached MF - Multifamily

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2022
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
BELFORT PARK DRIVE TOWNHOMES	0	20	0	20	4	3	3	0%
CASCADES PARKWAY SUBDIVISION	0	0	189	189	28	16	22	0%
COLONNADE	0	61	0	61	13	8	10	0%
DULLES TOWN CENTER	0	0	1230	1230	181	103	146	0%
KINCORA VILLAGE	0	0	2600	2600	291	166	236	24%
LOUDOUN VIEW (MOUNT STERLING)	0	74	144	218	33	19	27	11%
STERLING MEADOW	0	0	166	166	24	14	20	0%
THE HUB (DULLES WORLD CENTER)	0	0	1265	1265	186	106	151	0%
THE VILLAS AT CASACDES	0	0	173	173	25	15	21	0%
WATERSIDE	0	0	2505	2505	368	210	298	0%
Planning District Total, as of September 2022	0	155	8272	8427	1153	660	934	



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

960 Sycolin Road, Suite 110

Leesburg, Virginia 20175

Telephone: 571-252-1050

Facsimile: 571-252-1101

Email: lcpsplan@lcps.org

September 6, 2022

Mr. Marshall Brown
County of Loudoun
Department of Planning and Zoning
1 Harrison Street, SE
Leesburg, Virginia 20175

RE: ZMAP-2022-0015, SPEX-2022-0035 and ZMOD-2022-0053, ZMOD-2022-0054 &
ZMOD-2022-0055, Cascades Marketplace

Dear Mr. Brown:

School Board staff has reviewed the referenced application for Cascades Marketplace; comments are provided specifically for the zoning map amendment (ZMAP-2022-0015). Based on 2021 Loudoun County Public Schools (LCPS) Eastern Loudoun planning district student generation factors, the proposal to construct a maximum of 175 single-family attached and 850 multi-family residential units will generate a total of 369 school-age children upon build-out: 159 elementary school-age children (grades K-5), 88 middle school-age children (grades 6-8), and 122 high school-age children (grades 9-12). The attached assessment outlines the operational and capital impact of the project on LCPS.

LCPS student enrollment will continue to grow from approved residential projects as well as future proposed developments. Not only do student demographics within existing subdivisions change annually and over time, but additional residential development also impacts school enrollments and capacities. Staff has included a six-year student enrollment overview of the LCPS Eastern Loudoun planning district schools, including detail on unbuilt residential development within the same area, for County staff and policymakers to assess regarding the overall impact of the project on LCPS. The information detail is an excerpt from the *School Board Adopted FY 2023-FY 2028 Capital Improvement Program*, dated January 11, 2022.

As calculations indicate that public schools account for a significant portion of Loudoun's capital expenditure costs, School Board staff requests that a proportionate share of the applicant's capital facility contribution be set aside specifically for public school capital projects. This designation should be noted in the proffer statement for Cascades Marketplace. In the LCPS Eastern Loudoun planning district major renovations and rehabilitation projects at existing school facilities are being reviewed and initiated by the School Board; residential growth within this area of Loudoun may also trigger the need for additional schools to serve future students. The associated costs are significant, and the proffer dollars would help offset such expenditures.

Mr. Marshall Brown
Cascades Marketplace
September 6, 2022
Page 2

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Pedestrian Circulation Plan (sheet 10), dated July 15, 2022, shows sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Cascades Marketplace application. Each approved residential project impacts capital facility expenditures and operational costs, and increased costs can be anticipated with each additional school-age child residing in Loudoun County.

Should you require further information, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Tate", with a long horizontal line extending to the right.

Beverly I. Tate, Director

Attachments (3)

c: Scott Ziegler, Superintendent
Kevin Lewis, Chief Operations Officer

Election District: Algonkian



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: ZMAP-2022-0015, SPEX-2022-0035 and ZMOD-2022-0053, ZMOD-2022-0054 & ZMOD-2022-0055, Cascades Marketplace

Loudoun County Public Schools Eastern Loudoun Planning District Student Generation Factors, 2021		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.43	0.24	0.33	
Single Family Detached (SFD)	0.55		0	0	0	0
Single Family Attached (SFA)	0.50	175	38	21	29	88
Multifamily (MF)	0.33	850	121	67	93	281
Total Students			159	88	122	369
Capital Costs			Elementary School Cost (FY 2023 CIP)	Middle School Cost (FY 2023 CIP)	High School Cost (FY 2023 CIP)	Total Capital Expenditure
School Cost			\$57,460,000	\$115,990,000	\$164,165,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$59,854	\$80,270	\$78,174	
Project's Capital Costs			\$9,516,813	\$7,089,437	\$9,537,205	\$26,143,454
Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	369	\$6,907,311	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Potowmack	River Bend	Potomac Falls*	
September 30, 2021 Student Enrollment			529	1140	1622	
2021-2022 Base Building Capacity			697	1227	1565	

* Modular classrooms are being used to provide a temporary increase in building capacity.

ELEMENTARY & SECONDARY SCHOOL SUMMARY: EASTERN LOUDOUN

General Planning District Description

North/East of Route 28 (Sully Road), South of the Potomac River, West of Fairfax County

FY 2023 - FY 2028 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR			2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
ALGONKIAN ES	674	458	438	236	65%	432	242	64%	435	239	65%	431	243	64%	411	263	61%	406	268	60%
COUNTRYSIDE ES	812	671	664	148	82%	692	120	85%	705	107	87%	689	123	85%	718	94	88%	710	102	87%
FOREST GROVE ES	697	502	518	179	74%	535	162	77%	573	124	82%	583	114	84%	602	95	86%	625	72	90%
GUILFORD ES	651	545	539	112	83%	549	102	84%	540	111	83%	524	127	80%	523	128	80%	520	131	80%
HORIZON ES	812	491	495	317	61%	504	308	62%	500	312	62%	497	315	61%	505	307	62%	506	306	62%
LOWES ISLAND ES	697	536	545	152	78%	571	126	82%	595	102	85%	604	93	87%	624	73	90%	615	82	88%
MEADOWLAND ES	572	405	418	154	73%	423	149	74%	411	161	72%	405	167	71%	401	171	70%	407	165	71%
POTOWMACK ES	697	529	515	182	74%	499	198	72%	493	204	71%	478	219	69%	473	224	68%	483	214	69%
ROLLING RIDGE ES	743	587	590	153	79%	594	149	80%	580	163	78%	582	161	78%	585	158	79%	579	164	78%
STERLING ES ^A	628	439	465	163	74%	508	120	81%	533	95	85%	539	89	86%	562	66	89%	583	45	93%
SUGARLAND ES	743	487	482	261	65%	482	261	65%	477	266	64%	470	273	63%	468	275	63%	466	277	63%
SULLY ES	651	471	493	158	76%	507	144	78%	521	130	80%	509	142	78%	508	143	78%	500	151	77%
	8377	6121	6162	2215		6296	2081		6363	2014		6311	2066		6380	1997		6400	1977	

A - A STUDENT WELCOME CENTER IS PLANNED AT STERLING ES TO PROVIDE MORE EFFICIENT AND EFFECTIVE DELIVERY OF SERVICES TO LIMITED ENGLISH PROFICIENT STUDENTS; THE ADDITION WILL BE COMPLETE IN THE 2023-24 SCHOOL YEAR. THE STUDENT CAPACITY AT STERLING ES WILL REMAIN 628.

FY 2023 - FY 2028 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR			2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
RIVER BEND MS	1227	1140	1129	98	92%	1112	115	91%	1074	153	88%	1024	203	83%	1021	206	83%	1002	225	82%
SENECA RIDGE MS	1301	1006	950	351	73%	877	424	67%	843	458	65%	841	460	65%	824	477	63%	802	499	62%
STERLING MS	1358	1081	1086	272	80%	1078	280	79%	1083	275	80%	1120	238	82%	1135	223	84%	1175	183	87%
	3886	3227	3165	721		3067	819		3000	886		2985	901		2980	906		2979	907	

FY 2023 - FY 2028 CIP PLANNING PERIOD

HIGH SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR			2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
DOMINION HS ^A	1793	1481	1535	258	86%	1593	200	89%	1642	151	92%	1596	197	89%	1522	271	85%	1436	357	80%
PARK VIEW HS ^B	1518	1409	1526	(8)	101%	1637	(119)	108%	1689	(171)	111%	1671	(153)	110%	1645	(127)	108%	1581	(63)	104%
POTOMAC FALLS HS ^C	1565	1622	1661	(96)	106%	1702	(137)	109%	1698	(133)	108%	1697	(132)	108%	1615	(50)	103%	1561	4	100%
	4876	4512	4722	154		4932	(56)		5029	(153)		4964	(88)		4782	94		4578	298	

WILLIAM OBEDIAH ROBEY HS ^{B, D} 20 60 60 80 80 100 100

A - AN APPLICATION FOR A MILITARY SCIENCE PROGRAM AT DOMINION HS HAS BEEN SUBMITTED BUT IS NOT UNDER ACTIVE CONSIDERATION BY THE MILITARY; PROGRAM EXPANSION IN VIRGINIA IS NOT CURRENTLY PLANNED.

B - AN ADDITION IS PROPOSED AT PARK VIEW HS/WILLIAM OBEDIAH ROBEY HS TO BE COMPLETE BY THE START OF THE 2025-26 SCHOOL YEAR.

C - THE 2021-22 BASE CAPACITY FOR POTOMAC FALLS HS REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT POTOMAC FALLS HS WOULD BE 1523.

D - WILLIAM OBEDIAH ROBEY HS IS CO-LOCATED WITHIN PARK VIEW HS.

**EASTERN LOUDOUN PLANNING DISTRICT
RESIDENTIAL DEVELOPMENT**

LCPS Planning staff tracks residential building permit activity for Loudoun County and its incorporated towns. The monitoring includes both rezoned and by-right developments (i.e., approved, proposed, inactive) and construction status. Tracking the approved under construction and approved future "pipeline" development assists staff in estimating student growth.

Residential development detail is provided for approved, but not yet completed, residential projects in LCPS geographic planning districts. Complete, proposed, inactive, and/or age-restricted residential applications are excluded from the below provided information. Utilizing 2021 student generation factors, the number of potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

**Eastern Loudoun Planning District
Approved, Unbuilt Residential Development
as of September 2021**

SFD - Single Family Detached SFA - Single Family Attached MF - Multifamily

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2021
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
BELFORT PARK DRIVE TOWNHOMES	0	20	0	20	4	2	3	0%
DULLES TOWN CENTER	0	0	1230	1230	175	97	134	0%
KINCORA VILLAGE	0	0	2600	2600	281	157	216	24%
MOUNT STERLING	0	74	144	218	36	20	28	0%
STERLING MEADOW	0	0	166	166	24	13	18	0%
THE HUB	0	0	1265	1265	180	100	138	0%
WATERSIDE	0	0	2505	2505	355	198	273	0%
Planning District Total, as of September 2021	0	94	7910	8004	1054	588	810	