



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

21000 Education Court
Ashburn, Virginia 20148
Telephone: 571-252-1050
Facsimile: 571-252-1101
Email: lcpsplan@lcps.org

February 25, 2022

Ms. Jacqueline Marsh
County of Loudoun
Department of Planning and Zoning
1 Harrison Street, SE
Leesburg, Virginia 20175

RE: ZCPA-2021-0010, Kincora Village Center Proffer Amendment

Dear Ms. Marsh:

School Board staff has reviewed the referenced Kincora Village Center Proffer Amendment application. The application requests flexibility under the proffers to construct a temporary plaza in Landbay K or Landbay G to meet the proffer requirements. Staff offers no comment as the proposed proffer amendment, would not impact schools.

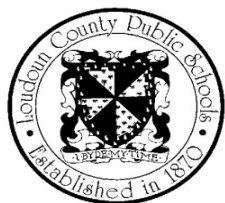
Should you require further information, please contact me at your earliest convenience.

Sincerely,

Beverly I. Tate, Director

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

Election District: Broad Run



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: ZMAP-2018-0014, Kincora Village Center

Loudoun County Public Schools Eastern Loudoun Planning District Student Generation Factors, 2019		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.59		0.44	0.24	0.32	0
Single Family Attached (SFA)	0.54		0	0	0	0
Multifamily (MF)	0.34	1000	150	82	109	340
Total Students			150	82	109	340
Capital Costs			Elementary School Cost (FY 2022 CIP)	Middle School Cost (FY 2022 CIP)	High School Cost (FY 2022 CIP)	Total Capital Expenditure
School Cost			\$54,880,000	\$90,775,000	\$155,605,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$57,167	\$62,820	\$74,098	
Project's Capital Costs			\$8,552,133	\$5,126,118	\$8,061,821	\$21,740,072
Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$16,709	340	\$5,681,060	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2020-2021 School Attendance Zone			Sterling	Sterling	Park View	
September 30, 2020 Student Enrollment			438	1128	1410	
2020-2021 Base Building Capacity			628*	1358	1601	

* 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 2022 - FY 2027 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2020-2021	30-Sep-20	2021-22			2022-23			2023-24			2024-25			2025-26			2026-27		
	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	447	482	192	72%	475	199	70%	484	190	72%	484	190	72%	477	197	71%	471	203	70%
COUNTRYSIDE ES	812	667	775	37	95%	761	51	94%	782	30	96%	779	33	96%	769	43	95%	757	55	93%
FOREST GROVE ES	697	561	603	94	87%	598	99	86%	590	107	85%	595	102	85%	585	112	84%	582	115	84%
GUILFORD ES	651	552	572	79	88%	570	81	88%	563	88	86%	558	93	86%	550	101	84%	540	111	83%
HORIZON ES	812	513	580	232	71%	566	246	70%	567	245	70%	557	255	69%	546	266	67%	541	271	67%
LOWES ISLAND ES	697	534	580	117	83%	567	130	81%	583	114	84%	588	109	84%	577	120	83%	566	131	81%
MEADOWLAND ES	572	416	451	121	79%	462	110	81%	469	103	82%	462	110	81%	450	122	79%	442	130	77%
POTOWMACK ES	697	526	562	135	81%	562	135	81%	558	139	80%	569	128	82%	559	138	80%	555	142	80%
ROLLING RIDGE ES	743	569	619	124	83%	620	123	83%	627	116	84%	609	134	82%	613	130	83%	605	138	81%
STERLING ES	628	438	506	122	81%	528	100	84%	553	75	88%	554	74	88%	557	71	89%	549	79	87%
SUGARLAND ES	743	529	543	200	73%	541	202	73%	530	213	71%	531	212	71%	529	214	71%	524	219	71%
SULLY ES	651	448	500	151	77%	512	139	79%	526	125	81%	536	115	82%	535	116	82%	530	121	81%
	8377	6200	6773	1604		6762	1615		6832	1545		6822	1555		6747	1630		6662	1715	

FY 2022 - FY 2027 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2020-2021	30-Sep-20	2021-22			2022-23			2023-24			2024-25			2025-26			2026-27		
	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	1193	1171	56	95%	1165	62	95%	1147	80	93%	1149	78	94%	1156	71	94%	1202	25	98%
SENECA RIDGE MS	1301	1069	1079	222	83%	1021	280	78%	947	354	73%	900	401	69%	920	381	71%	946	355	73%
STERLING MS	1358	1128	1201	157	88%	1189	169	88%	1187	171	87%	1221	137	90%	1256	102	92%	1283	75	94%
	3886	3390	3451	435		3375	511		3281	605		3270	616		3332	554		3431	455	

FY 2022 - FY 2027 CIP PLANNING PERIOD

HIGH SCHOOLS	2020-2021	30-Sep-20	2021-22			2022-23			2023-24			2024-25			2025-26			2026-27		
	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	1512	1577	216	88%	1621	172	90%	1651	142	92%	1693	100	94%	1617	176	90%	1545	248	86%
PARK VIEW HS	1601	1410	1572	29	98%	1689	(88)	105%	1763	(162)	110%	1795	(194)	112%	1823	(222)	114%	1841	(240)	115%
POTOMAC FALLS HS ^B	1565	1597	1612	(47)	103%	1653	(88)	106%	1616	(51)	103%	1609	(44)	103%	1601	(36)	102%	1555	10	99%
	4959	4519	4761	198		4963	(4)		5030	(71)		5097	(138)		5041	(82)		4941	18	

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 2020-21 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.

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 2019 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 2020

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2020
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
DULLES TOWN CENTER	0	0	1230	1230	184	100	134	0%
KINCORA VILLAGE	0	0	1400	1400	172	94	125	18%
MOUNT STERLING	0	74	144	218	39	21	28	0%
STERLING MEADOW	0	0	166	166	25	14	18	0%
THE HUB	0	0	1265	1265	189	103	138	0%
WATERSIDE	0	0	2505	2505	375	204	273	0%
Planning District Total, as of September 2020	0	74	6710	6784	984	537	715	

ELEMENTARY & SECONDARY SCHOOL SUMMARY: EASTERN LOUDOUN

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

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**EASTERN LOUDOUN PLANNING DISTRICT
RESIDENTIAL DEVELOPMENT**

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LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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June 5, 2020

Ms. Jacqueline Marsh
County of Loudoun
Department of Planning and Zoning
1 Harrison Street, SE (Mail Stop 62)
Leesburg, Virginia 20175

RE: ZMAP-2018-0014, ZCPA-2018-0013, SPEX-2020-0013 & ZMOD-2018-0035 Kincora Village Center

Dear Ms. Marsh:

School Board staff has reviewed the referenced second referral application for Kincora Village Center. Based on 2019 Loudoun County Public Schools (LCPS) Eastern Loudoun planning district student generation factors, the proposed 1200 multi-family residential units will generate a total of 409 school-age children upon build-out: 180 elementary school-age children (grades K-5), 98 middle school-age children (grades 6-8), and 131 high school-age children (grades 9-12). The attached assessment outlines the operational and capital impact of the project on LCPS.

Staff has also included a six-year student enrollment overview of LCPS Eastern Loudoun planning district schools, as well as details on approved, unbuilt residential development within the same area, for County staff and policy makers to assess regarding the overall impact of the project on area elementary and secondary schools. The information detail is an excerpt from the *School Board Adopted FY 2021-FY 2026 Capital Improvement Program*, dated December 17, 2019.

A review of Loudoun's approved residential development suggests that LCPS can anticipate an additional 5,000 students over the next six years. This calculation does not embody children who are currently being served by LCPS nor does it include future potential students from additional proposed rezonings and/or by-right developments. Not only do student demographics within existing subdivisions change annually and over time, but additional residential projects will also impact the future enrollments and capacity of area schools.

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 Kincora Village Center. In LCPS' Eastern Loudoun planning district, major renovations and rehabilitation projects at existing school facilities are being reviewed and initiated by the School Board. The associated costs are significant, and the proffer dollars will help offset such expenditures.

Ms. Jacqueline Marsh

ZMAP-2018-0014, ZCPA-2018-0013, SPEX-2020-0013 & ZMOD-2018-0035 Kincora Village Center

June 5, 2020

Page 2

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. School Board Policy 6210 states transportation services shall be provided for elementary students living more than one (1.0) mile and secondary school students living more than one and one quarter (1.25) miles from the front door of their regular school of assignment. Further, elementary students eligible for transportation may be required to walk up to one (1.0) mile to reach a bus stop; middle and high school students eligible for transportation may be required to walk up to one and one-quarter (1.25) miles to a bus stop. The lack of safe walking paths for students within new residential developments creates a growing safety hazard and increases operational costs. Should new subdivisions contain sidewalks on both sides of the street, children could safely walk to a bus stop or school. The provided Traffic & Pedestrian Circulation Plans (sheets 15 & 16), dated April 29, 2020, illustrates construction of pedestrian trails throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Kincora Village Center application. The Loudoun County School Board is concerned about all land development applications. Capital facility expenditures and operational costs are significantly impacted by each approved residential project, and both can be anticipated to increase with each additional school-age child that resides in Loudoun County.

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

Sincerely,



Beverly I. Tate, Director

Attachments (3)

c: Eric Williams, Superintendent
Kevin Lewis, Assistant Superintendent

Election District: Broad Run



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: ZMAP-2018-0014, ZCPA-2018-0013, SPEX-2020-0013, and ZMOD-2018-0035 Kincora Village Center - Second Referral

Loudoun County Public Schools Eastern Loudoun Planning District Student Generation Factors, 2019		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.44	0.24	0.32	
Single Family Detached (SFD)	0.59		0	0	0	0
Single Family Attached (SFA)	0.54		0	0	0	0
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Total Students			180	98	131	409
Capital Costs			Elementary School Cost (FY 2021 CIP)	Middle School Cost (FY 2021 CIP)	High School Cost (FY 2021 CIP)	Total Capital Expenditure
School Cost			\$54,270,000	\$88,770,000	\$147,900,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$56,531	\$61,433	\$70,429	
Project's Capital Costs			\$10,148,490	\$6,015,473	\$9,195,154	\$25,359,117
Annual Operational Costs			FY 2020 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$15,241	409	\$6,233,569	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2019-20 School Attendance Zone			Sterling*	Sterling	Park View	
September 30, 2019 Student Enrollment			463	1101	1486	
2019-20 Base Building Capacity			628	1358	1601	

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ALGONKIAN ES	674	471	489	185	73%	479	195	71%	469	205	70%	475	199	70%	477	197	71%	475	199	70%
COUNTRYSIDE ES	812	735	768	44	95%	772	40	95%	760	52	94%	783	29	96%	788	24	97%	790	22	97%
FOREST GROVE ES	697	575	581	116	83%	582	115	84%	574	123	82%	559	138	80%	569	128	82%	563	134	81%
GUILFORD ES	651	583	564	87	87%	567	84	87%	559	92	86%	556	95	85%	562	89	86%	561	90	86%
HORIZON ES	812	602	572	240	70%	580	232	71%	575	237	71%	584	228	72%	586	226	72%	590	222	73%
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POTOWMACK ES	697	567	548	149	79%	548	149	79%	540	157	77%	538	159	77%	553	144	79%	548	149	79%
ROLLING RIDGE ES	743	617	618	125	83%	613	130	83%	610	133	82%	619	124	83%	611	132	82%	625	118	84%
STERLING ES	628	463	471	157	75%	500	128	80%	514	114	82%	528	100	84%	530	98	84%	532	96	85%
SUGARLAND ES	743	571	552	191	74%	531	212	71%	526	217	71%	520	223	70%	527	216	71%	531	212	71%
SULLY ES	651	502	504	147	77%	494	157	76%	486	165	75%	486	165	75%	492	159	76%	490	161	75%
	8377	6755	6714	1663		6683	1694		6619	1758		6673	1704		6731	1646		6733	1644	

FY 2021 - FY 2026 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	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	1230	1211	16	99%	1180	47	96%	1170	57	95%	1138	89	93%	1130	97	92%	1121	106	91%
SENECA RIDGE MS	1301	1043	1106	195	85%	1081	220	83%	1020	281	78%	944	357	73%	896	405	69%	911	390	70%
STERLING MS	1358	1101	1179	179	87%	1212	146	89%	1209	149	89%	1208	150	89%	1230	128	91%	1252	106	92%
	3886	3374	3496	390		3473	413		3399	487		3290	596		3256	630		3284	602	

FY 2021 - FY 2026 CIP PLANNING PERIOD

HIGH SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	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	1625	1554	239	87%	1573	220	88%	1607	186	90%	1628	165	91%	1664	129	93%	1586	207	88%
PARK VIEW HS	1601	1486	1490	111	93%	1534	67	96%	1647	(46)	103%	1713	(112)	107%	1774	(173)	111%	1811	(210)	113%
POTOMAC FALLS HS ^B	1565	1593	1594	(29)	102%	1634	(69)	104%	1629	(64)	104%	1634	(69)	104%	1613	(48)	103%	1605	(40)	103%
	4959	4704	4638	321		4741	218		4883	76		4975	(16)		5051	(92)		5002	(43)	

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 2019-20 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.

**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 2019 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 2019**

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2019
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
DOMINION TRAIL	0	43	0	43	7	4	5	35%
DULLES TOWN CENTER	0	0	1230	1230	184	100	134	0%
DULLES TOWN CENTER REMINGTON TH	0	66	0	66	9	5	6	45%
DULLES WORLD CENTER (THE HUB)	0	0	1265	1265	189	103	138	0%
KINCORA VILLAGE	0	0	1400	1400	192	105	140	8%
MOUNT STERLING	0	74	144	218	39	21	28	0%
WATERSIDE	0	0	2595	2595	388	212	282	0%
Planning District Total, as of September 2019	0	183	6634	6817	1008	550	733	