



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

January 5, 2022

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

RE: ZMAP 2021-0003, SPEX 2021-0004, SPEX-2021-0011, SPEX-2021-0018, ZMOD-2021-0003, ZMOD 2021-0004, ZMOD-2021-0005, ZMOD-2021-0006, ZMOD-2021-0047 & ZMOD-2021-0092, Rivana at Innovation Station

Dear Ms. Marsh:

School Board staff has reviewed the third submission materials for Rivana at Innovation Station application; comments are provided specific to the zoning map amendment. The attached assessments outline the operational and capital impact of the project on Loudoun County Public Schools (LCPS), based on 2021 LCPS Eastern Loudoun planning district student generation factors. As the applicant has identified a proposed range of units, with 2,100 multi-family residential units at a minimum and 2,719 multi-family residential units at a maximum, assessment of both scenarios has been provided.

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 detail is an excerpt from the *Superintendent's Recommended FY 2023-FY 2028 Capital Improvement Program*, dated November 9, 2021.

The applicant has indicated in the provided draft proffer statement (page 37, dated December 6, 2021) a preference to utilize a reduced student generation rate for capital facility contributions - above and beyond an additional reassessment of the generation rates as Phases II and III of the project develop. School Board staff does not support of the proposal. The student generation rate proposed by the applicant varies from not only the LCPS Eastern Loudoun student generation factor but also the County's adopted Capital Intensity Factor for the Sterling area; there is no substantive data to support the student generation rate change or the capital facility contribution process variation specifically for Rivana at Innovation Station. LCPS annually reviews student enrollments and generation data; student ratios are also reviewed in detail by the Fiscal Impact Committee and Board of Supervisors on a recurring schedule. While Loudoun may ultimately see a difference in student yields with more urban-character development, in comparison to our present-day suburban communities, until more is known on these differences it is appropriate to utilize the adopted student generation factors for all residential development

Ms. Jacqueline Marsh
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projects and not allow an exception to the current practices as now proposed by the Rivana at Innovation Station applicant.

Notwithstanding, LCPS student enrollment will continue to grow based on approved residential projects as well as future proposed developments. Not only do student demographics within existing subdivisions change annually and over time, additional residential development also impacts school enrollments and capacities. Calculations indicate that public schools account for a significant portion of Loudoun's capital expenditure costs and as such School Board staff requests that a proportionate share of the applicant's capital facility contribution be set aside specifically for public school capital projects. In the LCPS Eastern Loudoun planning district, 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.

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Bicycle and Pedestrian Plan (sheet 10), dated December 2021, shows sidewalk construction throughout the development, this is noted and appreciated.

Thank you for the opportunity to comment on Rivana at Innovation Station application. The School Board appreciates awareness on all land development applications. Capital facility expenditures and operational costs are 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 (4)

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 2021-0003, SPEX 2021-0004, 0011 & 0018 and
ZMOD 2021-0003, 0004, 0005, 0006, 0047 & 0092, Rivana at Innovation Station**

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		0	0	0	0
Multifamily (MF)	0.33	2,100	298	166	229	693
Total Students			298	166	229	693
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			\$17,035,095	\$10,448,234	\$16,945,385	\$44,428,713
Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	693	\$11,864,160	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Forest Grove	Sterling	Park view	
September 30, 2021 Student Enrollment			502	1081	1409	
2021-22 Base Building Capacity			697	1358	1518	



Loudoun County Public Schools

Division of Planning Services

Project Assessment

**Project Name: ZMAP 2021-0003, SPEX 2021-0004, 0011 & 0018 and
ZMOD 2021-0003, 0004, 0005, 0006, 0047 & 0092, Rivana at Innovation Station**

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		0	0	0	0
Multifamily (MF)	0.33	2,719	386	215	296	897
Total Students			386	215	296	897
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			\$22,056,392	\$13,527,975	\$21,940,238	\$57,524,606
Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	897	\$15,361,262	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Forest Grove	Sterling	Park view	
September 30, 2021 Student Enrollment			502	1081	1409	
2021-22 Base Building Capacity			697	1358	1518	

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	



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October 13, 2021

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

RE: ZMAP-2021-0003, SPEX-2021-0004, SPEX-2021-0011, SPEX-2021-0018,
ZMOD-2021-0003, ZMOD-2021-0004, ZMOD-2021-0005, ZMOD-2021-0006 &
ZMOD-2021-0047 Rivana at Innovation Station

Dear Ms. Marsh:

School Board staff has reviewed the second submission materials for the Rivana at Innovation Station application.

Apart from providing the attached updated assessment based on the revised residential unit count and reflecting 2021-2022 school year enrollment and utilization, staff offers no further comments from those originally conveyed on May 24, 2021.

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

Sincerely,

Beverly I. Tate, Director

Attachments (4)

Election District: Broad Run
c: Scott Ziegler, Superintendent
Kevin Lewis, Chief Operations Officer



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: ZMAP-2021-0003, Rivana at Innovation Station

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
Multifamily (MF)	0.34	2100	314	171	228	714
Total Students			314	171	228	714
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			\$17,959,480	\$10,764,847	\$16,929,824	\$45,654,151
Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	714	\$12,223,680	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Forest Grove	Sterling	Park View	
September 30, 2021 Student Enrollment			502	1081	1409	
2021-2022 Base Building Capacity			697	1358	1518	



Loudoun County Public Schools

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Project Assessment

Project Name: ZMAP-2021-0003, Rivana at Innovation Station

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
Multifamily (MF)	0.34	2719	407	222	296	924
Total Students			407	222	296	924
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			\$23,253,251	\$13,937,914	\$21,920,091	\$59,111,256
Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	924	\$15,826,755	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Forest Grove	Sterling	Park View	
September 30, 2021 Student Enrollment			502	1081	1409	
2021-2022 Base Building Capacity			697	1358	1518	

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	2020-21	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	2020-21	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	2020-21	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

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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	



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

May 24, 2021

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

RE: ZMAP 2021-0003, SPEX 2021-0004, 0011 & 0018 and ZMOD 2021-0003, 0004, 0005 & 0006,
Rivana at Innovation Station

Dear Ms. Marsh:

School Board staff has reviewed the referenced application for Rivana at Innovation Station; comments are provided specific to the zoning map amendment (ZMAP 2021-0003). The attached assessments outline the operational and capital impact of the project on Loudoun County Public Schools (LCPS), based on 2019 LCPS Eastern Loudoun planning district student generation factors. As the applicant has identified a proposed range of units, with 1000 multi-family residential units at a minimum and 2550 multi-family residential units at a maximum, assessment of both scenarios has been provided.

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 2022-FY 2027 Capital Improvement Program*, dated December 15, 2020.

A review of Loudoun's approved residential development suggests that LCPS can anticipate an additional 10,000 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 Rivana at Innovation Station. In the LCPS Eastern Loudoun planning district, 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.

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-Bicycle Plan (sheet 11), dated April 2021,

Ms. Jacqueline Marsh
ZMAP 2021-0003, SPEX 2021-0004, 0011 & 0018 and ZMOD 2021-0003, 0004, 0005 & 0006,
Rivana at Innovation Station
May 24, 2021
Page 2

illustrates construction of sidewalks and trails throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on Rivana at Innovation Station application. The 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 (4)

c: Scott Ziegler, Interim Superintendent
Kevin Lewis, Assistant Superintendent of Support Services

Election District: Broad Run



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: ZMAP 2021-0003, SPEX 2021-0004, 0011 & 0018 and ZMOD 2021-0003, 0004, 0005 & 0006, Rivana at Innovation Station

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
Multifamily (MF)	0.34	1000	150	82	109	341
Total Students			150	82	109	341
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	
			\$17,120	341	\$5,837,920	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2020-2021 School Attendance Zone			Forest Grove	Sterling	Park View	
September 30, 2020 Student Enrollment			561	1128	1410	
2020-2021 Base Building Capacity			697	1358	1601	



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: ZMAP 2021-0003, SPEX 2021-0004, 0011 & 0018 and ZMOD 2021-0003, 0004, 0005 & 0006, Rivana at Innovation Station

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	
Single Family Attached (SFA)	0.54		0	0	0	0
Multifamily (MF)	0.34	2550	381	208	277	866
Total Students			381	208	277	866
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			\$21,807,940	\$13,071,600	\$20,557,643	\$55,437,183
Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	866	\$14,825,920	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2020-2021 School Attendance Zone			Forest Grove	Sterling	Park View	
September 30, 2020 Student Enrollment			561	1128	1410	
2020-2021 Base Building Capacity			697	1358	1601	

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

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