



**Date of Council Meeting: August 10, 2015**

**TOWN OF LEESBURG  
TOWN COUNCIL WORK SESSION**

**Subject:** Leesburg's School Capital Intensity Factor

**Staff Contact:** Susan Berry Hill, Director, Department of Planning and Zoning

**Council Action Requested:** Direction is needed if Leesburg's school capital intensity factors are to be consistent with Loudoun County's current school capital intensity factors.

**Staff Recommendation:** Staff recommends that the Town's school proffer factors be updated in order to be consistent Loudoun County's current school intensity factors.

**Commission Recommendation:** Not applicable to date

**Fiscal Impact:** If the Town adopts Loudoun County's school capital intensity factors, the per-unit school proffer recommendation for Town of Leesburg rezonings will change as follows:

- Single Family detached – reduced from \$29,750 to \$19,070.43
- Single Family attached – reduced from \$15,619 to \$11,974.46
- Multifamily – reduced from \$7,809 to \$5,100.23
- Multifamily/Stacked - new capital intensity factor guideline at \$6,652.48
- Age-restricted units – no school capital intensity factor is applied

**Work Plan Impact:** Adoption of the updated school capital intensity factors will not affect the staff work plan. Staff would notify the public, particularly applicants and the development community, about the changes in order to ensure that notice about the proffer guideline change is circulated and posted.

**Executive Summary:** On July 13, 2015, staff provided the Town Council information about Loudoun County's recent update to the school capital intensity factor (CIF). This was in response to Council direction through Resolution 2013-146 to update Leesburg's school CIF to be consistent with Loudoun County's school CIF. Questions were asked about why the school CIF's went decreased. Council requested that staff from Loudoun County Public Schools be invited to a Council work session to explain the capital construction and maintenance projections for Leesburg and how these projections affect the school CIF. Dr. Sam Adamo, LCPS Planning and Legislative Services, has agreed to join the Council for the August 10, 2015 work session. Further background on the school CIF can be found in the attached staff memo of July 13, 2015 (Attachment 1).

**Background:** At the work session on July 13, 2015, the following comments and questions were raised about the schools capital intensity factor (CIF):

- Why have the per unit CIF figures for all unit types decreased with the County-adopted CIF numbers adopted in December 2014.
- What is the connection between the growth rate in the County, the student per household factors, and the school CIF?
- Staff noted that capital expenditures that are planned for Leesburg through the County's CIP include the Vocational Tech building renovation and the expansion of the ROTC program at Loudoun High School. What other school capital expenditures are anticipated for Leesburg?
- Can proffer money be used for maintenance expenses that are anticipated for existing schools in Leesburg and what maintenance projects are anticipated?
- Will a decrease in the per/unit school CIF numbers result in increased residential growth?
- Should the Town maintain the current numbers in anticipation that there will be yet unidentified capital improvements - either new construction or maintenance - to the existing schools in Leesburg?
- Resolution 2005-111 currently restricts use of school proffer money to be used within Leesburg and further, to be used only on schools that will serve the residences included in the rezoning. Can the County confirm that the school CIF proffers collected for use in Leesburg are actually used in Leesburg and not for schools in other areas of the County.
- Why does the County fund capital costs associated with the ROTC program when federal funds could be used?
- Does School Board staff review Town of Leesburg's planning and zoning documents to fully understand future capital school needs within Leesburg?
- What is the capacity within the Leesburg schools to accommodate projected growth?
- Would future implementation of full-day kindergarten programs affect the capital construction needs for existing schools?

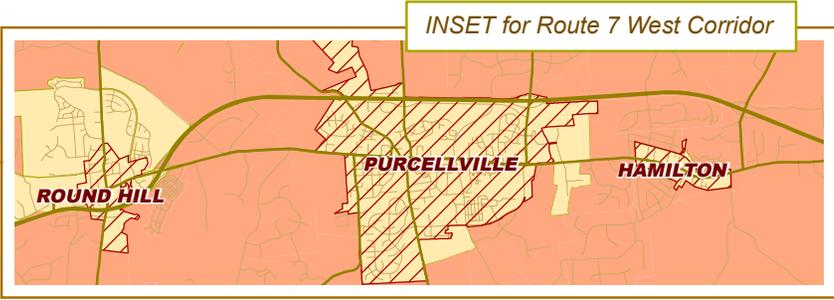
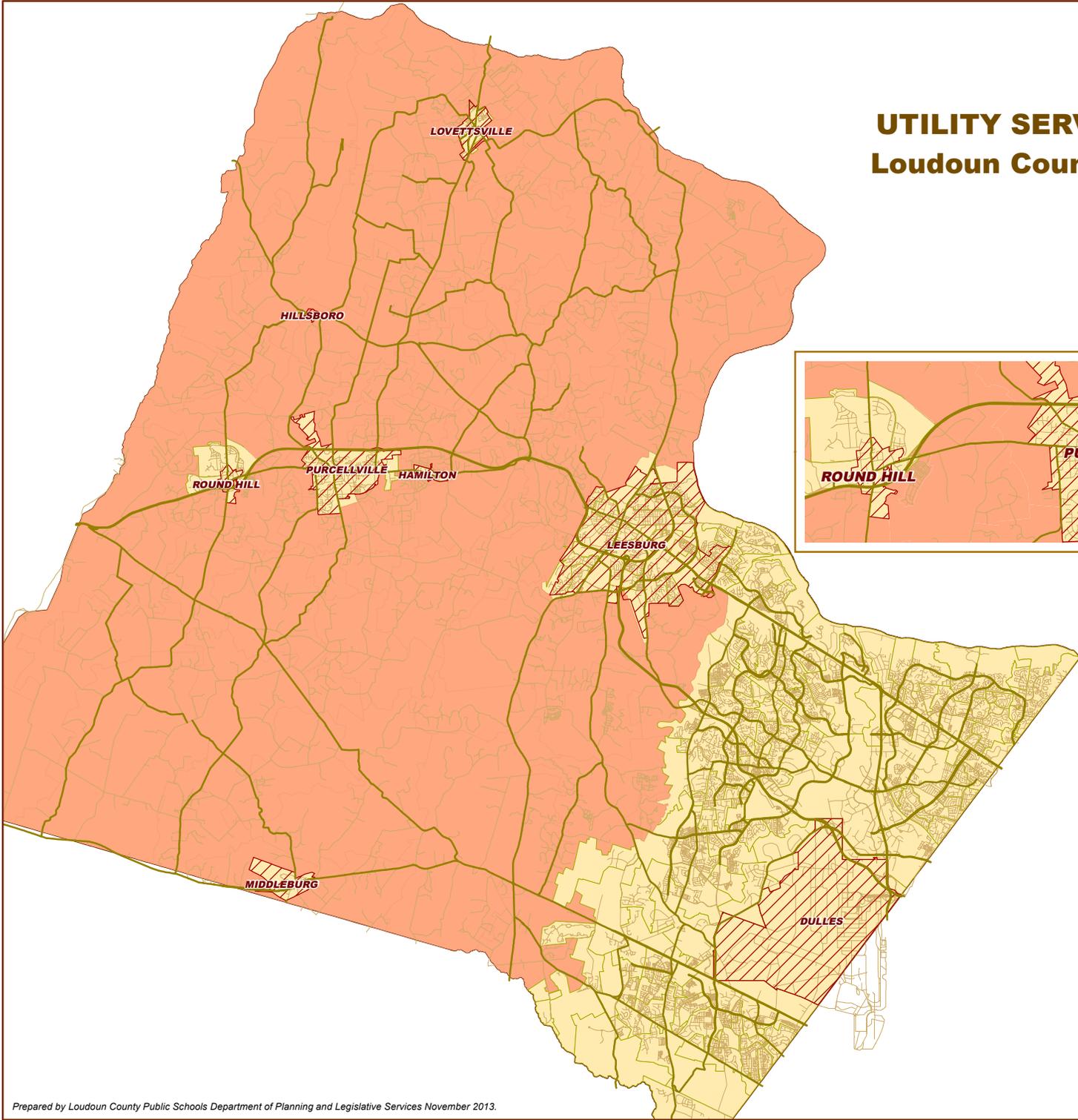
Council requested that Dr. Sam Adamo attend a work session to address these questions, and to provide more information about school improvements and construction in Leesburg. As such, Dr. Adamo will be attending the work session on August 10, 2015.

**Attachments:**

1. Staff memo of July 13, 2015
2. Information from Dr. Sam Adamo

# UTILITY SERVICE AREAS 2013

## Loudoun County Public Schools



**MAP LEGEND**

**UTILITIES**

- Service Area without Utilities
- Service Area with Utilities
- Towns and Dulles Airport
- Major Roads

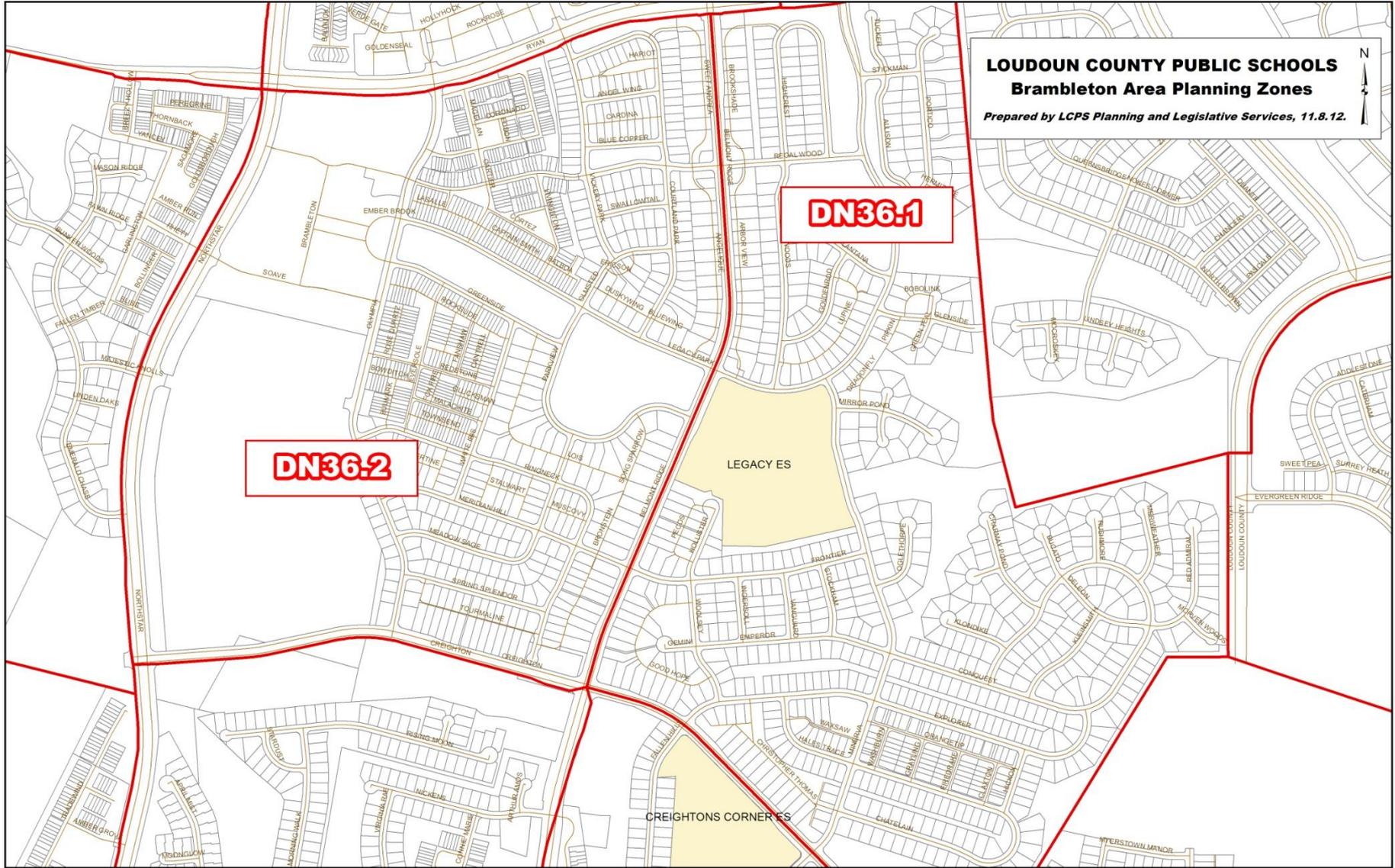
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**LOUDOUN COUNTY PUBLIC SCHOOLS  
STUDENT GENERATION FACTORS - HISTORY**

<b>BASED ON SCHOOL CENSUS YEAR</b>	<b>AREA</b>	<b>STUDENT GENERATION FACTOR</b>		
		<b>SFD</b>	<b>SFA</b>	<b>MF</b>
1986	Central/Western Loudoun	0.89	0.48	0.40
1986	Eastern Loudoun	0.89	0.38	0.25
1989	Central/Western Loudoun	0.67	0.44	0.21
1989	Eastern Loudoun	0.70	0.36	0.16
1992	Central/Western Loudoun	0.61	0.48	0.24
1992	Eastern Loudoun	0.71	0.34	0.12
1996	Central/Western Loudoun	0.70	0.54	0.22
1996	Eastern Loudoun	0.69	0.36	0.15
1999	Central/Western Loudoun	0.74	0.54	0.23
1999	Eastern Loudoun	0.73	0.39	0.21
2002	Central/Western Loudoun	0.79	0.49	0.26
2002	Eastern Loudoun	0.80	0.40	0.19
2005	Countywide	0.83	0.47	0.28
2008	Countywide	0.87	0.51	0.26

<b>BASED ON SCHOOL YEAR</b>	<b>AREA</b>	<b>STUDENT GENERATION FACTOR</b>		
		<b>SFD</b>	<b>SFA</b>	<b>MF</b>
2012	With Utilities	0.82	0.49	0.24
2012	Without Utilities	0.53	0.54	0.24
2013	With Utilities	0.77	0.51	0.28
2013	Without Utilities	0.49	0.64	0.19
2014	With Utilities	0.77	0.53	0.31
2014	Without Utilities	0.51	0.60	0.30



**LOUDOUN COUNTY PUBLIC SCHOOLS  
Brambleton Area Planning Zones**

*Prepared by LCPS Planning and Legislative Services, 11.8.12.*

**DN36-2**

**DN36-1**

LEGACY ES

CREIGHTONS CORNER ES

# Loudoun County Public Schools -Student Generation Factors

Brambleton Area Planning Zones by Housing Types	Single Family Detached (SFD)	Single Family Attached (SFA)
<p><b>DN36.1</b></p> <p><i>LCPS Students</i></p> <p><i>Student Generation Factors</i></p>	<p><b>712</b></p> <p><i>831</i></p> <p><i>1.17</i></p>	<p><b>80</b></p> <p><i>49</i></p> <p><i>0.61</i></p>
<p><b>DN36.2</b></p> <p><i>LCPS Students</i></p> <p><i>Student Generation Factors</i></p>	<p><b>388</b></p> <p><i>365</i></p> <p><i>0.94</i></p>	<p><b>477</b></p> <p><i>285</i></p> <p><i>0.60</i></p>
<p><b>DN36.1 and DN36.2</b></p> <p><i>LCPS Students</i></p> <p><i>Student Generation Factors</i></p>	<p><b>1,100</b></p> <p><i>1,196</i></p> <p><i>1.09</i></p>	<p><b>557</b></p> <p><i>334</i></p> <p><i>0.60</i></p>

*There are no multi-family units in these planning zones.*

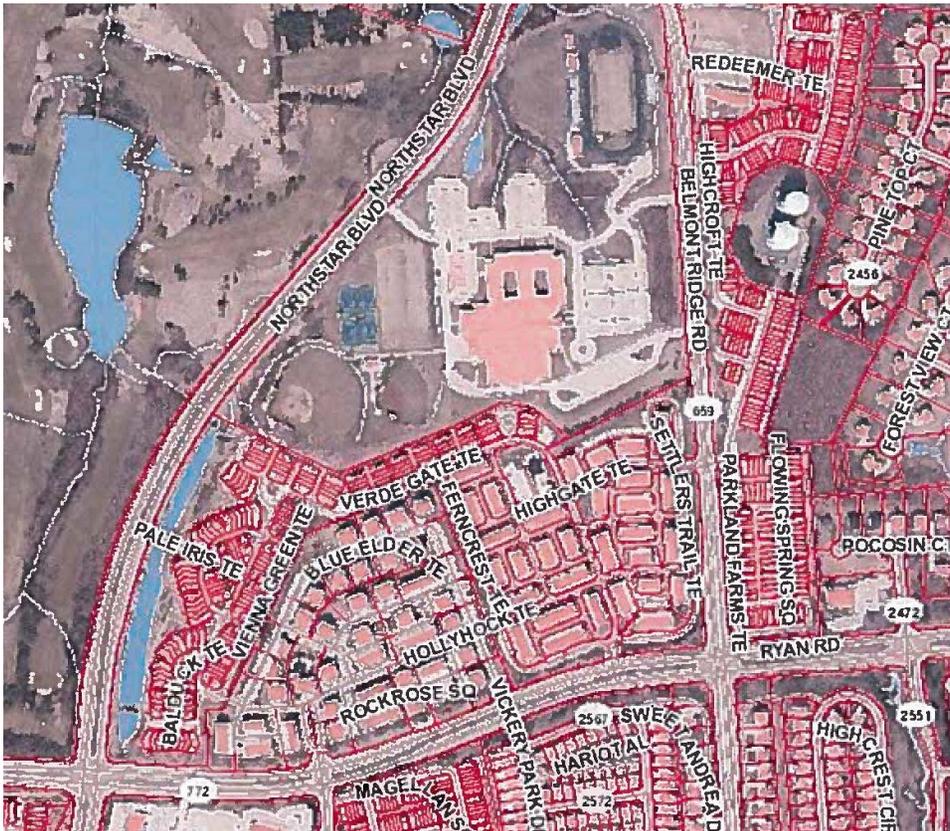
# Brambleton

**HISTORY OF DN33**

<u>YEAR</u>	<u>STUDENTS</u>	<u>UNITS (MF)</u>	<u>SFG</u>
2003	0	0	0.00
2004	16	433	0.04
2008	91	672	0.14
2012	346	799	0.43
2013	420	799	0.53

**HISTORY OF DN36.1 / DN36.2**

<u>YEAR</u>	<u>STUDENTS</u>	<u>UNITS (SFD)</u>	<u>SFG</u>
2005	342	727	0.47
2012	1193	1100	1.08
2013	1053	1100	0.96



**LOUDOUN COUNTY PUBLIC SCHOOLS  
CAPITAL COSTS**

<u>Fiscal Year</u>	<b>Elementary School Capital Costs</b>			<b>Middle School Capital Costs</b>			<b>High School Capital Costs</b>		
	<u>Capacity</u>	<u>School Cost</u>	<u>Per Pupil Cost</u>	<u>Capacity</u>	<u>School Cost</u>	<u>Per Pupil Cost</u>	<u>Capacity</u>	<u>School Cost</u>	<u>Per Pupil Cost</u>
FY 2007	875	\$22,730,000	\$25,977	1350	\$43,480,000	\$32,207	1800	\$83,580,000	\$46,433
FY 2008	875	\$25,276,000	\$28,887	1350	\$46,620,000	\$34,533	1800	\$93,818,000	\$52,121
FY 2009	875	\$26,715,000	\$30,531	1350	\$49,660,000	\$36,785	1800	\$99,530,000	\$55,294
FY 2010	875	\$27,560,000	\$31,497	1350	\$50,130,000	\$37,133	1800	\$99,110,000	\$55,061
FY 2011	875	\$25,920,000	\$29,623	1350	\$44,110,000	\$32,674	1800	\$87,750,000	\$48,750
FY 2012	875	\$25,370,000	\$28,994	1350	\$45,190,000	\$33,474	1800	\$85,020,000	\$47,233
FY 2013	875	\$28,820,000	\$32,937	1350	\$45,300,000	\$33,556	1800	\$90,240,000	\$50,133
FY 2014	875	\$30,110,000	\$34,411	1350	\$48,180,000	\$35,689	1800	\$94,190,000	\$52,328
FY 2015	928	\$35,040,000	\$37,759	1350	\$53,540,000	\$39,659	1800	\$106,790,000	\$59,328
FY 2016	928	\$36,620,000	\$39,461	1350	\$58,500,000	\$43,333	1800	\$111,600,000	\$62,000

**Loudoun County  
Pupils Per Household Rate  
November 2013**

The methodological differences among the various sources of pupils per household rates are provided below.

- **2008 Virginia-County of Loudoun School Census**
  - Geography: The SFD factors are Countywide and by high school cluster.
  - Housing Stock: Includes all households (occupied housing units) in the county.
  - Pupils: All children ages 5 to 19. Includes home-schooled, private school, and public school students.
  
- **2012 and 2013 Loudoun County Public Schools (LCPS)**
  - Geography: The SFD factors are broken down into two subareas: (1) with utilities (water and sewer) and (2) without utilities (well & septic).
  - Housing Stock: All existing housing units, occupied, vacant, and addressed.
    - LCPS staff uses County data from the County's Land Management Information System to identify residential housing units that exist or are in the pipeline but have not yet been assessed. Alternately, addresses that do not contain existing housing units, and are not under construction are not counted as housing stock. For instance, Banyan Cove in Leesburg has been addressed for quite some time but construction activity hasn't begun. Therefore, LCPS staff has sufficient information to remove the addresses from their housing unit count.
    - Pipeline: If a house is under construction prior to August 1 before the start of the academic year, LCPS assumes that the home will be completed before year's end and counts it.
  - Pupils: Includes kindergarten through 12<sup>th</sup> grade students enrolled in LCPS. In addition, pre-kindergarten students enrolled in LCPS that are special education/head start or step are included. The pre-kindergarten students in pre-school at-large are not represented.
  
- **Loudoun County Fiscal Impact Committee**
  - Geography: The SFD factors are broken down into two subareas: (1) Rural (Northwest, Rt. 15 North, Rt. 15 South, and Southwest planning subareas) and (2) Suburban (Potomac, Sterling, Ashburn, Dulles, Leesburg, and Route 7 West planning subareas).
  - Housing stock: Only accounts for occupied new housing stock (new households) for housing units developed between 2000 and 2010.
    - The new housing units correspond to units within the census blocks that were used to develop the Fiscal Impact Committee's new unit vacancy rate and household size assumptions. The housing units in the identified census blocks are either completely or nearly homogenous unit types.
  - Pupils: All children ages 5 to 18. Includes home-schooled, private school, and public school students.