



Date of Council Meeting: September 8, 2015

**TOWN OF LEESBURG
TOWN COUNCIL MEETING**

Subject: Leesburg's School Capital Intensity Factor

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

Council Action Requested: Amendment of Leesburg's school capital intensity factors in order 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 to be consistent with Loudoun County's current school intensity factors. A resolution is attached for Council to consider should the decision be made to move forward with a decision on the school CIF. The resolution includes the following:

- Updates per unit school CIF factors per Single Family Detached, Single Family Attached, and Multifamily units to be consistent with the County's factors.
- Adds a new per unit school CIF for stacked townhouse units.
- Does not require a school CIF for active adult developments, so long as proffers specify the units will be maintained as active adult units.
- Is effective upon adoption.
- Directs the Town Manager to get assurance from the County prior to dispensation of school funds collected per this resolution that the funds will be used for Leesburg schools.
- Directs that proffers include an inflation escalator clause.

Commission Recommendation: Not applicable.

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: The Town Council provided direction to update Leesburg's school Capital Intensity Factors (CIF) to be consistent with Loudoun County's school CIF through approval of Resolution 2013-146. On July 13, 2015, staff provided the

Town Council information about Loudoun County's recent update to these factors. Council requested that staff from Loudoun County Public Schools (LCPS) be invited to a future Council work session to explain the capital construction and maintenance projects planned for Leesburg and school-age population projections, and how these are both used to develop the school CIF.

On August 10, 2015, Dr. Sam Adamo, LCPS Planning and Legislative Services, and Dan Czimar from Loudoun County Department of Transportation and Capital Construction provided information to Council on the school capital intensity factor and school planning for the future in Leesburg. Formal action was deferred on an update to Leesburg's school CIF in order to allow Council members additional time to study further information on the topic.

Background: At the Town council work session on August 10, 2015, Council was informed that the projections for school needs were based on a timeframe looking out to the year 2020. Per proffer guidelines adopted by the County, the Capital Intensity Factors (CIF) are reviewed by staff and the Fiscal Impact Committee every two years and adjusted as necessary. Actual development, both by-right and legislative, are accounted for in these updates. Since the CIF is regularly updated through this process, there is reasonable assurance that estimates are aligning with actual capital needs of the County and with the costs of providing these needed facilities.

Council members made requests for additional information at the August 10, 2015 work session. In addition to the CIF for Leesburg, information related to all of the other planning areas in the County was requested, as well. This information is included as Attachment 3.

In addition, residential buildout totals were requested for Leesburg. Since the work session, Town staff and Dr. Adamo have compared estimates and determined that our estimates are close. As such, Town estimates are provided below by unit type for projected residential development. The active units are those which are under construction, the proposed units are in various stages of plan review, and the legislative category represents active rezoning proposals (See Attachment 4 for details). There are approximately 2,600 new units in various stages of review and development. This estimate includes some by-right development, and it includes legislative applications which may or may not be approved.

Regarding by-right development, there are a few parcels in Town that were not accounted for in these estimates. These parcels could be developed for residential use, or be rezoned to a higher density through a legislative rezoning process. However, the number of these parcels is small and will not appreciably affect the the overall estimate.

	SFD	SFA	MF	MfgH	Total
Existing	6,702	4,261	4,498	69	15,530
Active	18	148	87		253
Proposed	453	108	103		664
Legislative	-	928	753		1,681

Total	7,173	5,495	5,441	69	18,128
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At the August 10 meeting, Council asked Dr. Adamo whether he thought an additional school, or schools, would be needed. He responded by saying that for the immediate future, based on current planning information, no new schools would be needed. It should be noted that since projections are based on land use designations in the Town Plan, future needs will depend on whether Council approves additional residential units that are *not* currently planned for within the Town Plan.

Attachments:

1. Staff memo of July 13, 2015
2. Staff memo of August 10, 2015
3. County CIF's for each of the County Planning Areas including Leesburg
4. Pipeline Residential Units
5. Resolution



Date of Council Meeting: July 13, 2015

**TOWN OF LEESBURG
TOWN COUNCIL MEETING**

Subject: Update to Leesburg's School Capital Intensity Factor (CIF) to be consistent with Loudoun County

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

Council Action Requested: Direction of Council to update Leesburg's school CIF to be consistent with the County's current school CIF.

Staff Recommendation: Staff recommends that the school proffer guidelines be updated.

Commission Recommendation: Not applicable to date

Fiscal Impact: If the Town adopts the County's school CIF the per-unit school proffer recommendation will decrease with three unit types, add a factor to a new unit type, and delete application for age-restricted units. The specific factors are 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 CIF guideline at \$6,652.48
- Age-restricted units – no school CIF is applied

Work Plan Impact: Adoption of the updated school CIF will not affect the staff work plan. Staff would notify the public, particularly applicants and the development community, about changes to Leesburg's school CIF and assure that notice about this proffer guideline change is circulated and posted.

Executive Summary: Through adoption of Resolution 2005-111, Town Council adopted the County's school CIF. In December, 2013, the Town Council adopted Resolution 2013-146 to update Leesburg's school CIF to be consistent with the County's current CIF. Knowing that the County staff had been tasked by the Board of Supervisors to update the County CIFs in 2014, Town staff deferred work to update the Town's school CIF until such time as the County had adopted their updated figures. Board action was taken in December, 2014. Additionally, the Board of Supervisors has revised the school CIF again on June 17, 2015 to eliminate the application of this guideline for age-restricted residential projects.

Background: The Town received a request from the Board of Supervisors via a letter dated April 12, 2005 to consider adopting the county's proffer guideline for school capital construction. This is known as the school Capital Intensity Factor (CIF). Town Council adopted Resolution 2005-111 which established a proffer guideline for school capital costs. The resolution specified:

- Separate per-unit factors for single-family detached, single-family attached and multi-family units;
- The school CIF would apply to the number of units proposed above the base zoning;
- Proffer money collected would be used to provide school capital facilities that serve Leesburg residents who live in the new development resulting from the rezoning; and
- The Town Manager would establish accounting procedures to collect and transfer the proffer money to the County.

Since adoption of Resolution 2005-111, the Town has obtained school proffers from the following residential rezonings: PMW Farms, Market Place at Potomac Station, Village at Leesburg and Somerset Park. Crescent Place was approved in 2013 with proffers that can either be used for school capital construction or other projects deemed appropriate by the Town Council.

Future School Capital Needs in Leesburg: The recently adopted Capital Improvements Program (CIP) for Loudoun County Public Schools lists two capital projects:

- Renovation to the JROTC area of Loudoun County High School
- Moving Douglass (Alternative) School to the C.S. Monroe Technology Center

Staff contacted Sam Adamo from Loudoun County School Administration to see if there were other capital needs the schools would have. He responded that they are planning a framework to address capital maintenance needs of existing schools throughout Loudoun for the upcoming year's CIP. The reduction in the per unit factors that were adopted by Loudoun County reflects the fact that school capital needs is projected to decrease in the future due to a reduction in population growth of school age children throughout the County and in the Leesburg sub area.

New Factors: The chart below shows Leesburg's existing factors and those which were recently adopted by the County.

	Existing School CIF	Proposed School CIF
Single Family Detached	\$29,750	\$19,070.43
Single Family Attached	\$15,619	\$11,974.46
Multi Family	\$7,809	\$5,100.23

2/2 aka Stacked Townhouse	----	\$6,652.48
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New Contents of Proposed Resolution: In addition to the new factors as described above, staff recommends the following:

- Age-Restricted Housing: As noted above in the Executive Summary, the County has eliminated the school CIF proffer guideline for age-restricted residential projects. To date, on applications with age-restricted components, staff has recommended that the multi-family factor be applied to the age restricted units. If Town Council wishes to be consistent with the County lead on this issue, proffer guidelines should indicate that a school CIF will not be recommended for age-restricted projects. The companion memo on non-school CIF notes this issue too. If Council wishes to adopt a non-school CIF, staff recommends that it would apply to age-restricted housing.
- Escalator: Staff recommends that proffer guidelines include provisions for escalator language and that escalators always be included with proffers.
- Automatic Updates to Factors: The question has been asked of staff whether the Leesburg school CIF can be automatically updated every time Loudoun County updates their school CIF. While this would be expeditious, Staff notes that Town Council may not always wish to automatically adopt whatever the County adopts. For example, in June, the Board of Supervisors exempted age-restricted housing from the school CIF. Would Council have wanted to have such change automatically approved for Leesburg's CIF? Staff defers to Council on this question. The draft resolution *does not* contain this provision and would need to be added if the Council wished to have it included.
- Effective Date: A decision should be made as to when the new school-CIF will be become effective. Options are provided below.
 1. Effective immediately
 2. Effective immediately but does not apply to current land development applications
 3. A later date to be determined by Council
- No Geographic Area Restrictions : For the updated resolution, staff does not recommend retention of Section 3 in Resolution 2005-111 which states::

Any proffer money collected shall be used to provide school-related capital facilities that will serve the Leesburg residents who will live in the new development resulting from the rezoning as defined by the County's Leesburg Sub-Area or the appropriate School Board Cluster designation.

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As noted above, the two capital facility improvements that are planned for Leesburg schools – ROTC and Monroe Technology Center - could accommodate students living anywhere in Leesburg.



Date of Council Meeting: August 10, 2015

**TOWN OF LEESBURG
TOWN COUNCIL WORK SESSION**

Subject: Update to Leesburg's School Capital Intensity Factor (CIF) to be consistent with Loudoun County (*Follow up to work session held on July 13, 2015*)

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

Council Action Requested: Direct staff to update Leesburg's school CIF to be consistent with Loudoun County's current school CIF.

Staff Recommendation: Staff recommends that the school proffer guidelines be updated.

Commission Recommendation: Not applicable to date

Fiscal Impact: If the Town adopts Loudoun County's school CIF, the per-unit school proffer recommendation for Town of Leesburg rezonings will decrease with three unit types, add a factor to a new unit type, and delete application for age-restricted units. The specific factors are as follows:

- Single Family detached – reduced from \$29,750 to \$19,070.43
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- Multifamily/Stacked - new CIF guideline at \$6,652.48
- Age-restricted units – no school CIF is applied

Work Plan Impact: Adoption of the updated school CIF will not affect the staff work plan. Staff would notify the public, particularly applicants and the development community, about changes to Leesburg's school CIF and assure 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 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 down. 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:

- The per unit CIF figures for all unit types have gone down with the County-adopted CIF numbers adopted in December 2014. Why?
- 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 come to a work session to address these questions and to provide more information about school improvements and construction in Leesburg. Dr. Adamo will be attending the work session on August 10, 2015.

A resolution is prepared should Council wish to adopt the current County school CIF. Variations to the CIF amounts and narrative provisions in this resolution can be made at Council's direction based on discussion at the August 10 work session.

Town Council Memo
Update to School Proffer Guideline
August 10, 2015
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Attachments:

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

ADOPTED CAPITAL INTENSITY FACTOR - ASHBURN, POTOMAC, STERLING

STANDARD

Housing Unit Type	Population per Housing Unit	County Cost Per Capita	County CIF	Child/Unit	School Cost per Child	School CIF	Total CIF
SFD	3.78	\$ 8,148	\$ 30,797.82	0.86	\$ 25,129	\$ 21,610.74	\$ 52,408.56
SFA	2.88	\$ 8,148	\$ 23,465.00	0.54	\$ 25,129	\$ 13,569.54	\$ 37,034.54
MF	1.97	\$ 8,148	\$ 16,050.71	0.23	\$ 25,129	\$ 5,779.62	\$ 21,830.33
MF Stacked	2.20	\$ 8,148	\$ 17,924.65	0.30	\$ 25,129	\$ 7,538.63	\$ 25,463.29

per Board approval on December 10, 2014

AGE RESTRICTED & CONTINUING CARE RETIREMENT COMMUNITIES

SFD	3.78	\$ 8,089	\$ 30,576.35	0.86	\$ -	\$ -	\$ 30,576.35
SFA	2.88	\$ 8,089	\$ 23,296.26	0.54	\$ -	\$ -	\$ 23,296.26
MF	1.97	\$ 8,089	\$ 15,935.29	0.23	\$ -	\$ -	\$ 15,935.29
MF Stacked	2.20	\$ 8,089	\$ 17,795.76	0.30	\$ -	\$ -	\$ 17,795.76

per Board approval on June 17, 2015

ADOPTED CAPITAL INTENSITY FACTOR – DULLES

STANDARD

Housing Unit Type	Population per Housing Unit	Cost Per Capita	County CIF	Child/Unit	School Cost Per Child	School CIF	Total CIF
SFD	3.78	\$ 4,694	\$ 17,744.53	0.86	\$ 22,636	\$ 19,467.36	\$ 37,211.89
SFA	2.88	\$ 4,694	\$ 13,519.64	0.54	\$ 22,636	\$ 12,223.69	\$ 25,743.33
MF	1.97	\$ 4,694	\$ 9,247.81	0.23	\$ 22,636	\$ 5,206.39	\$ 14,454.20
MF Stacked	2.20	\$ 4,694	\$ 10,327.51	0.30	\$ 22,636	\$ 6,790.94	\$ 17,118.44

per Board approval on December 10, 2014

AGE RESTRICTED & CONTINUING CARE RETIREMENT COMMUNITIES

SFD	3.78	\$ 4,694	\$ 17,744.53	0.86	\$ -	\$ -	\$ 17,744.53
SFA	2.88	\$ 4,694	\$ 13,519.64	0.54	\$ -	\$ -	\$ 13,519.64
MF	1.97	\$ 4,694	\$ 9,247.81	0.23	\$ -	\$ -	\$ 9,247.81
MF Stacked	2.20	\$ 4,694	\$ 10,327.51	0.30	\$ -	\$ -	\$ 10,327.51

per Board approval on June 17, 2015

ADOPTED CAPITAL INTENSITY FACTOR – LEESBURG

STANDARD

Housing Unit Type	Population per Housing Unit	County Cost Per Capita	County CIF	Child/Unit	School Cost Per Child	School CIF	Total CIF
SFD	3.78	\$ 4,049	\$ 15,307.06	0.86	\$ 22,175	\$ 19,070.43	\$ 34,377.49
SFA	2.88	\$ 4,049	\$ 11,662.52	0.54	\$ 22,175	\$ 11,974.46	\$ 23,636.98
MF	1.97	\$ 4,049	\$ 7,977.49	0.23	\$ 22,175	\$ 5,100.23	\$ 13,077.72
MF Stacked	2.20	\$ 4,049	\$ 8,908.87	0.30	\$ 22,175	\$ 6,652.48	\$ 15,561.35

per Board approval on December 10, 2014

AGE RESTRICTED & CONTINUING CARE RETIREMENT COMMUNITIES

SFD	3.78	\$ 4,049	\$ 15,307.06	0.86	\$ -	\$ -	\$ 15,307.06
SFA	2.88	\$ 4,049	\$ 11,662.52	0.54	\$ -	\$ -	\$ 11,662.52
MF	1.97	\$ 4,049	\$ 7,977.49	0.23	\$ -	\$ -	\$ 7,977.49
MF Stacked	2.20	\$ 4,049	\$ 8,908.87	0.30	\$ -	\$ -	\$ 8,908.87

per Board approval on June 17, 2015

**ADOPTED CAPITAL INTENSITY FACTOR –
NORTHWEST, ROUTE 15 NORTH, ROUTE 15 SOUTH, SOUTHWEST**

STANDARD

Housing Unit Type	Population per Housing Unit	County Cost Per Capita	County CIF	Child/Unit	School Cost Per Child	School CIF	Total CIF
SFD	3.39	\$ 2,794	\$ 9,470.99	0.86	\$ 19,221	\$ 16,530.13	\$ 26,001.11
SFA	2.88	\$ 2,794	\$ 8,046.15	0.54	\$ 19,221	\$ 10,379.38	\$ 18,425.53
MF	1.97	\$ 2,794	\$ 5,503.79	0.23	\$ 19,221	\$ 4,420.85	\$ 9,924.64
MF Stacked	2.20	\$ 2,794	\$ 6,146.36	0.30	\$ 19,221	\$ 5,766.32	\$ 11,912.69

per Board approval on December 10, 2014

AGE RESTRICTED & CONTINUING CARE RETIREMENT COMMUNITIES

SFD	3.39	\$ 2,794	\$ 9,470.99	0.86	\$ -	\$ -	\$ 9,470.99
SFA	2.88	\$ 2,794	\$ 8,046.15	0.54	\$ -	\$ -	\$ 8,046.15
MF	1.97	\$ 2,794	\$ 5,503.79	0.23	\$ -	\$ -	\$ 5,503.79
MF Stacked	2.20	\$ 2,794	\$ 6,146.36	0.30	\$ -	\$ -	\$ 6,146.36

per Board approval on June 17, 2015

ADOPTED CAPITAL INTENSITY FACTOR – ROUTE 7 WEST

STANDARD

Housing Unit Type	Population per Housing Unit	County Cost Per Capita	County CIF	Child/Unit	School Cost Per Child	School CIF	Total CIF
SFD	3.78	\$ 2,055	\$ 7,769.02	0.86	\$ 19,590	\$ 16,847.67	\$ 24,616.69
SFA	2.88	\$ 2,055	\$ 5,919.26	0.54	\$ 19,590	\$ 10,578.77	\$ 16,498.02
MF	1.97	\$ 2,055	\$ 4,048.94	0.23	\$ 19,590	\$ 4,505.77	\$ 8,554.71
MF Stacked	2.20	\$ 2,055	\$ 4,521.65	0.30	\$ 19,590	\$ 5,877.09	\$ 10,398.75

per Board approval on December 10, 2014

AGE RESTRICTED & CONTINUING CARE RETIREMENT COMMUNITIES

SFD	3.78	\$ 2,055	\$ 7,769.02	0.86	\$ -	\$ -	\$ 7,769.02
SFA	2.88	\$ 2,055	\$ 5,919.26	0.54	\$ -	\$ -	\$ 5,919.26
MF	1.97	\$ 2,055	\$ 4,048.94	0.23	\$ -	\$ -	\$ 4,048.94
MF Stacked	2.20	\$ 2,055	\$ 4,521.65	0.30	\$ -	\$ -	\$ 4,521.65

per Board approval on June 17, 2015

	SFD	SFA	MF	Mfg H	Total
Existing	6,702	4,261	4,498	69	15,530
Active	18	148	87	-	253
Proposed	453	108	103	-	664
Legislative	-	928	753	-	1,681
Total	7,173	5,445	5,441	69	18,128

Attachment 4

Subdivision	Total Units	Housing Type	Completed	Under Construction	Remaining
Crescent Place Townhomes	137	SFA	0	36	101
Crescent Place Condos	87	MF	0	8	79
River Pointe, Section 1	46	SFD	44	2	0
River Pointe, Section 2	37	SFD	33	4	0
River Pointe, Sections 3 & 5	135	SFA	135	0	0
River Pointe, Section 4	27	SFD	22	5	0
River Pointe, Section 6	30	SFD	29	1	0
Valley View Estates	6	SFD	0	0	6
Valley View Estates	15	SFA	4	11	0
Totals	520		267	67	186

Last Updated:

8/28/2015

Attachment 4

Subdivision	SFD	SFA	MF	Status
TLPF-2009-0018 Cornwall Commons	-	-	19	Plan is approvable pending bonds/plat (Mar 2012)
TLFS-2011-0005 Banyan Cove	-	24	-	Final subdivision plat approved, pending bonds (Jan 2014)
TLFS-2014-0002 Village at Leesburg, Land Bay C	-	84	84	Final subdivision plat under review
TLCD-2014-0005 O'Connor Property	28	-	-	Construction drawings under review
TLPS-2010-0001 Leesburg South (Meadowbrook)	400	-	-	Preliminary subdivision plat approved (Apr 2010)
TLPS-2010-0002 Leesburg West	25	-	-	Preliminary subdivision plat approved (Aug 2012)
Totals	453	108	103	

Last Updated:

8/28/2015

Attachment 4

Project	SFD	SFA	MF	Status
TLZM-2012-0004 Brickyard	-	62	-	2nd submission
TLZM-2013-0001 Leegate	-	333	142	PC recommended denial, June 2015
TLZM-2013-0003 Somerset Park	-	-	48	Approved June 2014
TLZM-2014-0001 Market Square at Potomac Station	-	65	97	PC work session, Sept 2015
TLZM-2014-0009 Sycolin Commons	-	64	-	2nd submission
TLZM-2015-0005 Leesburg Plaza redevelopment	-	-	320	1st submission
TLZM-2015-0010 River Creek Village	-	28	66	1st submission
TLZM-2013-0006 Crescent Parke	-	376	80	PC recommended denial, Aug 2015
Totals	-	928	753	

Last updated

8/28/2015

Attachment 4

PRESENTED September 8, 2015

RESOLUTION NO. _____

ADOPTED _____

A RESOLUTION: TO UPDATE THE SCHOOL CAPITAL INTENSITY FACTORS
PREVIOUSLY APPROVED THROUGH RESOLUTION 2005-111.

WHEREAS, the Town of Leesburg was requested by the Board of Supervisors in 2005 to consider adopting the county's proffer guideline for school capital construction; and

WHEREAS, the Town adopted per-unit factors for single-family detached, single-family attached, and multifamily units, through Resolution 2005-111 to match the County factors; and

WHEREAS, the County updated the per-unit school Capital Intensity Factors in December, 2014 and again on June 17, 2015; and

WHEREAS, the Town of Leesburg wishes to update the Town's school Capital Intensity Factors to be consistent with the County's most recent updates.

THEREFORE, RESOLVED by the Council of the Town of Leesburg in Virginia as follows:

1. The Leesburg School Capital Intensity Factors will apply on a per unit basis in the following amounts: \$19,070.43 for single-family detached dwelling units; \$11,974.46 for single-family attached dwelling units; \$5,100.23 for multi-family dwelling units, and \$6,652.48 for two over two units (also known as stacked townhouses).
2. The updated school capital intensity factors for Leesburg will become effective immediately.
3. The proffers for land development applications shall include escalation clauses to assure that the proffer commitments account for inflation factors.
4. The Leesburg School Capital Intensity Factors will not be applied to age-restricted residential projects so long as proffers for the residential development includes provisions that the development will be maintained as an age-restricted residential development.

A RESOLUTION: TO UPDATE THE SCHOOL CAPITAL INTENSITY FACTOR (CIF)
PREVIOUSLY APPROVED THROUGH RESOLUTION 2005-111.

5. The Town Manager will receive assurance from Loudoun County prior to dispensation of funds collected via this resolution that these school funds will be used for schools in Leesburg.

PASSED this 8th day of September, 2015.

Kristen C. Umstadd, Mayor
Town of Leesburg

ATTEST:

Clerk of Council