



# LOUDOUN COUNTY PUBLIC SCHOOLS

Division of Planning & GIS Services

February 15, 2024

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

RE: LEGI-2023-0101, Atlantic Boulevard Residential Rezoning

Dear Ms. Britain:

School Board staff has reviewed the second submission materials for the Atlantic Boulevard Residential Rezoning application.

While there has been no change to the proposed residential component (80 multi-family residential units), staff offers an updated assessment of the impact of this development outlining the operational and capital impact of this rezoning application on Loudoun County Public Schools (LCPS). Also provided is a six-year student enrollment overview as well as detail on unbuilt residential development in the LCPS Eastern Loudoun Planning district; this is an excerpt from the *School Board Adopted FY 2025-FY 2030 Capital Budgets*, dated December 12, 2023.

Thank you for the additional opportunity to comment on the Atlantic Boulevard Residential Rezoning application. Should you require further information, please contact me at your earliest convenience.

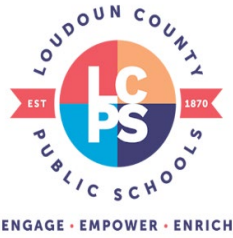
Sincerely,

Beverly I. Tate, Director

Attachments (3)

c: Aaron Spence, Superintendent  
Kevin Lewis, Chief Operations Officer

2022 Election District: Sterling



# Loudoun County Public Schools

## Division of Planning & GIS Services

### Project Assessment

#### Project Name: LEGI-2023-0101, Atlantic Boulevard Residential Rezoning

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		0	0	0	0
Multifamily (MF)	0.36	80	12	7	10	29
<b>Total Students</b>			<b>12</b>	<b>7</b>	<b>10</b>	<b>29</b>
Capital Costs			Elementary School Cost (FY 2025 CIP)	Middle School Cost (FY 2025 CIP)	High School Cost (FY 2025 CIP)	Total Capital Expenditure
School Cost			\$73,236,290	\$135,810,485	\$165,453,840	
Base Building Capacity			960	1445	2100	
Per Pupil Cost			\$76,288	\$93,986	\$78,788	
<b>Project's Capital Costs</b>			<b>\$922,777</b>	<b>\$649,635</b>	<b>\$771,488</b>	<b>\$2,343,900</b>
Operational Costs			FY 2024 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$19,905	29	\$573,264	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Sterling	River Bend	Potomac Falls <sup>B</sup>	
2023-2024 Base Building Capacity			510	1254	1625	
Official September 29, 2023 Student Enrollment			418	1201	1686	
Projected September 30, 2029 Student Enrollment <sup>A</sup>			417	1264	1724	

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

B - 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%
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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%
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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%
	<b>7519</b>	<b>6174</b>	<b>6238</b>	<b>1281</b>		<b>6182</b>	<b>1337</b>		<b>6186</b>	<b>1333</b>		<b>6173</b>	<b>1346</b>		<b>6153</b>	<b>1366</b>		<b>6100</b>	<b>1419</b>	

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		
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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%
	<b>3876</b>	<b>3016</b>	<b>3003</b>	<b>873</b>		<b>3060</b>	<b>816</b>		<b>3061</b>	<b>815</b>		<b>3033</b>	<b>843</b>		<b>3018</b>	<b>858</b>		<b>3045</b>	<b>831</b>	

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#### FY 2025 - FY 2030 CIP PLANNING PERIOD

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DOMINION HS <sup>A,D</sup>	1517	1484	1456	61	96%	1325	192	87%	1263	254	83%	1192	325	79%	1184	333	78%	1180	337	78%
PARK VIEW HS <sup>B</sup>	1521	1443	1372	149	90%	1324	197	87%	1257	264	83%	1195	605	66%	1206	594	67%	1195	605	66%
POTOMAC FALLS HS <sup>C</sup>	1625	1686	1676	(51)	103%	1671	(46)	103%	1676	(51)	103%	1677	(52)	103%	1682	(57)	104%	1724	(99)	106%
	<b>4663</b>	<b>4613</b>	<b>4504</b>	<b>159</b>		<b>4320</b>	<b>343</b>		<b>4196</b>	<b>467</b>		<b>4064</b>	<b>878</b>		<b>4072</b>	<b>870</b>		<b>4099</b>	<b>843</b>	
WILLIAM OBEDIAH ROBEY HS <sup>D</sup>		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%
<b>Planning District Total, as of September 2023</b>	<b>0</b>	<b>155</b>	<b>10141</b>	<b>10296</b>	<b>1124</b>	<b>848</b>	<b>1201</b>	



# LOUDOUN COUNTY PUBLIC SCHOOLS

Division of Planning & GIS Services

December 21, 2023

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

RE: LEGI-2023-0101/ZMAP-2023-0013, Atlantic Boulevard Residential Rezoning

Dear Ms. Britain:

School Board staff has reviewed the zoning map amendment application for the Atlantic Boulevard Residential Rezoning. Based on 2023 Loudoun County Public Schools (LCPS) Eastern Loudoun planning district student generation factors, the proposed 80 multi-family residential units will generate a total of 29 school-age children upon build-out: 12 elementary school-age children (grades K-5), 7 middle school-age children (grades 6-8), and 10 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 as well as detail on unbuilt residential development within the same area for County staff and policymakers to assess the overall impact of the project on LCPS. The information detail is an excerpt from the ***School Board Adopted FY 2025-FY 2030 Capital Budgets***, dated December 12, 2023.

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 Atlantic Boulevard Residential Rezoning. Major renovations, and rehabilitation projects at existing school facilities in the Eastern Loudoun planning districts are being reviewed and initiated by the School Board. The associated costs are significant, and the proffer dollars would help offset such expenditures.

Safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Circulation Plan (sheet 7), dated October 2023, shows sidewalk construction throughout the development; this is noted and appreciated.

Ms. Allison Britain  
LEGI-2023-0101/ZMAP-2023-0013, Atlantic Boulevard Residential Rezoning  
December 21, 2023  
Page 2

Thank you for the opportunity to comment on the Atlantic Boulevard Residential Rezoning 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 stroke extending to the right.

Beverly I. Tate, Director

Attachments (3)

c: Aaron Spence, Superintendent  
Kevin Lewis, Chief Operations Officer

2011 Election District: Sterling

2022 Election District: Sterling



# Loudoun County Public Schools

## Division of Planning & GIS Services

### Project Assessment

**Project Name:** LEGI-2023-0101/ZMAP-2023-0013,  
Atlantic Boulevard Residential Rezoning

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	
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<b>Total Students</b>		<b>12</b>	<b>7</b>	<b>10</b>	<b>29</b>	
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## 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

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	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.

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WILLIAM OBEDIAH ROBEY HS <sup>D</sup>		51	60			60			80			80			100			100		

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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%
<b>Planning District Total, as of September 2023</b>	<b>0</b>	<b>155</b>	<b>10141</b>	<b>10296</b>	<b>1124</b>	<b>848</b>	<b>1201</b>	