



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

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August 15, 2023

Mr. Zach Pyle
County of Loudoun
Department of Planning and Zoning
1 Harrison Street, SE
Leesburg, Virginia 20175

RE: ZMAP-2023-0006, Belmont Cove Rezoning

Dear Mr. Pyle:

School Board staff has reviewed the zoning map amendment application for Belmont Cove Rezoning. Based on 2022 Loudoun County Public Schools (LCPS) Ashburn planning district student generation factors, the proposed 80 single-family attached residential units will generate a total of 43 school-age children upon build-out: 18 elementary school-age children (grades K-5), 10 middle school-age children (grades 6-8), and 15 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 Ashburn planning district schools, including 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 2024-FY 2029 Capital Budgets*, dated December 13, 2022.

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 Belmont Cove Rezoning. In the LCPS Ashburn 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.

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 C-303), dated June 16,

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2023, shows sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Belmont Cove 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 horizontal line extending to the right.

Beverly I. Tate, Director

2011 Election District: Ashburn
2022 Election District: Ashburn

Attachments (3)

c: Daniel Smith, Acting Superintendent
Kevin Lewis, Chief Operations Officer



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZMAP-2023-0006, Belmont Cove Rezoning

Loudoun County Public Schools Ashburn Planning District Student Generation Factors, 2022		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.73		0.42	0.24	0.34	
Single Family Attached (SFA)	0.54	80	0	0	0	0
Multifamily (MF)	0.27		18	10	15	43
Total Students			0	0	0	0
Total Students			18	10	15	43
Capital Costs			Elementary School Cost (FY 2024 CIP)	Middle School Cost (FY 2024 CIP)	High School Cost (FY 2024 CIP)	Total Capital Expenditure
School Cost			\$69,090,840	\$128,123,098	\$156,088,530	
Capacity			960	1445	2100	
Per Pupil Cost			\$71,970	\$88,667	\$74,328	
Project's Capital Costs			\$1,305,817	\$919,294	\$1,091,728	\$3,316,839
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	43	\$808,661	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Newton-Lee	Belmont Ridge	Riverside	
September 30, 2022 Student Enrollment			630	1070	1805	
2022-2023 Base Building Capacity			904	1254	1838	

ELEMENTARY & SECONDARY SCHOOL SUMMARY: ASHBURN

General Planning District Description

North of Route 267 (Dulles Greenway), East of Goose Creek, South of the Potomac River, West of Route 28 (Sully Road)

FY 2024 - FY 2029 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2022-23	30-Sep-22	2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR		
	BASE	ACTUAL	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
ASHBURN ES	697	530	521	176	75%	520	177	75%	510	187	73%	504	193	72%	509	188	73%	501	196	72%
BELMONT STATION ES	812	713	670	142	83%	662	150	82%	615	197	76%	611	201	75%	596	216	73%	589	223	73%
CEDAR LANE ES	812	734	694	118	85%	699	113	86%	649	163	80%	641	171	79%	621	191	76%	628	184	77%
DISCOVERY ES	983	712	708	275	72%	694	289	71%	700	283	71%	694	289	71%	690	293	70%	670	313	68%
DOMINION TRAIL ES	697	590	575	122	82%	564	133	81%	552	145	79%	556	141	80%	567	130	81%	573	124	82%
NEWTON-LEE ES	904	630	600	304	66%	625	279	69%	635	269	70%	637	267	70%	631	273	70%	630	274	70%
SANDERS CORNER ES	697	434	423	274	61%	450	247	65%	457	240	66%	465	232	67%	460	237	66%	483	214	69%
SELDENS LANDING ES	904	558	549	355	61%	567	337	63%	567	337	63%	570	334	63%	572	332	63%	567	337	63%
STEUART W WELLER ES*	904	630	691	213	76%	696	208	77%	696	208	77%	706	198	78%	694	210	77%	692	212	77%
	7410	5531	5431	1979		5477	1933		5381	2029		5384	2026		5340	2070		5333	2077	

SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE DULLES NORTH PLANNING DISTRICT ARE CURRENTLY ATTENDING ELEMENTARY SCHOOL IN THE ASHBURN PLANNING DISTRICT.

*THE PROJECTED STUDENT ENROLLMENTS REFLECT ATTENDANCE ZONE CHANGES ADOPTED BY THE SCHOOL BOARD ON FEBRUARY 14, 2023.

FY 2024 - FY 2029 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2022-23	30-Sep-22	2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR		
	BASE	ACTUAL	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
BELMONT RIDGE MS	1254	1070	1078	176	86%	1061	193	85%	987	267	79%	966	288	77%	1010	244	81%	1034	220	82%
FARMWELL STATION MS	1235	1027	1026	209	83%	1017	218	82%	1011	224	82%	977	258	79%	928	307	75%	942	293	76%
TRAILSIDE MS	1288	1151	1186	102	92%	1162	126	90%	1167	121	91%	1097	191	85%	1152	136	89%	1055	233	82%
	3777	3248	3290	487		3240	537		3165	612		3040	737		3090	687		3031	746	

SOME MIDDLE SCHOOL STUDENTS RESIDING IN THE ASHBURN PLANNING DISTRICT ARE CURRENTLY ATTENDING MIDDLE SCHOOL IN THE DULLES NORTH PLANNING DISTRICT.

SOME MIDDLE SCHOOL STUDENTS RESIDING IN THE DULLES NORTH PLANNING DISTRICT ARE CURRENTLY ATTENDING MIDDLE SCHOOL IN THE ASHBURN PLANNING DISTRICT.

FY 2024 - FY 2029 CIP PLANNING PERIOD

HIGH SCHOOLS	2022-23	30-Sep-22	2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR		
	BASE	ACTUAL	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
BROAD RUN HS	1692	1590	1600	92	95%	1577	115	93%	1526	166	90%	1484	208	88%	1478	214	87%	1464	228	87%
RIVERSIDE HS	1838	1805	1729	109	94%	1691	147	92%	1705	133	93%	1671	167	91%	1631	207	89%	1626	212	88%
STONE BRIDGE HS	1775	1708	1690	85	95%	1636	139	92%	1619	156	91%	1659	116	93%	1600	175	90%	1635	140	92%
	5305	5103	5019	286		4904	401		4850	455		4814	491		4709	596		4725	580	

SOME HIGH SCHOOL STUDENTS RESIDING IN THE ASHBURN PLANNING DISTRICT ARE CURRENTLY ATTENDING HIGH SCHOOL IN THE DULLES NORTH PLANNING DISTRICT.

SOME HIGH SCHOOL STUDENTS RESIDING IN THE DULLES NORTH PLANNING DISTRICT ARE CURRENTLY ATTENDING HIGH SCHOOL IN THE ASHBURN PLANNING DISTRICT.

ASHBURN 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.

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 2022 student generation factors, the number of potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

Ashburn Planning District Approved, Unbuilt Residential Development as of September 2022

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2022
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
ASHBROOK RESIDENTIAL	0	0	152	152	10	6	8	42%
ASHBURN STATION (REGENCY)	0	0	224	224	25	15	21	0%
BELMONT EXECUTIVE PLAZA	0	60	142	202	29	17	24	0%
COMMONWEALTH CENTER RESIDENTIAL	0	0	507	507	57	33	47	0%
GOOSE CREEK VILLAGE EAST	0	0	282	282	26	15	21	18%
LOUDOUN STATION	0	0	924	924	28	16	23	73%
ONE LOUDOUN CENTER	265	397	2350	3012	198	113	160	42%
TRAIL VIEW ASHBURN	18	0	0	18	3	2	2	44%
WAXPOOL CROSSING	0	0	384	384	44	25	35	0%
WELLERS CORNER	11	13	0	24	3	2	2	46%
Planning District Total, as of September 2022	294	470	4965	5729	423	244	343	