



# 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](mailto:lcpsplan@lcps.org)

May 6, 2022

Mr. Eric Blankenship  
County of Loudoun  
Department of Building and Development  
1 Harrison Street, SE  
Leesburg, Virginia 20175

RE: FIDP-2022-0003, Broadlands Ashburn Metro Sec. 204, Phase II

Dear Mr. Blankenship:

School Board staff has reviewed the referenced final development plan for Broadlands Ashburn Metro Sec. 204, Phase II. Based on 2021 Loudoun County Public Schools (LCPS) student generation factors for the Dulles North planning district, the proposed 489 multi-family residential units will generate a total of 157 school-age children upon build-out: 67 elementary school-age children (grades K-5), 38 middle school-age children (grades 6-8), and 52 high school-age children (grades 9-12). The attached assessment outlines the operational and capital impact of the project on LCPS.

Staff has also included a six-year student enrollment overview of LCPS Dulles North 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 2023-FY 2028 Capital Improvement Program*, dated January 11, 2022.

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Circulation Diagram (sheet 7), dated February 16, 2022, shows sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Broadlands Ashburn Metro Sec. 204, Phase II application. 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 (3)

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: FIDP-2022-0003, Broadlands Ashburn Metro Sec. 204, Phase II

Loudoun County Public Schools Dulles North 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)	1.01		0	0	0	0
Single Family Attached (SFA)	0.66		0	0	0	0
Multifamily (MF)	0.32	489	67	38	52	157
<b>Total Students</b>			<b>67</b>	<b>38</b>	<b>52</b>	<b>157</b>
Capital Costs			Elementary School Cost (FY 2023 CIP)	Middle School Cost (FY 2023 CIP)	High School Cost (FY 2023 CIP)	Total Capital Expenditure
School Cost			\$57,460,000	\$115,990,000	\$164,165,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$59,854	\$80,270	\$78,174	
<b>Project's Capital Costs</b>			<b>\$4,027,371</b>	<b>\$3,014,552</b>	<b>\$4,036,770</b>	<b>\$11,078,694</b>
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	157	\$2,687,840	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Mill Run	Eagle Ridge	Briar Woods**	
September 30, 2021 Student Enrollment			697	1179	1800	
2021-22 Base Building Capacity			812	1227	1938	

\* To relieve current and projected student enrollment in the Dulles North area, additional elementary and secondary schools are planned and/or under construction.

\*\* Modular classrooms are being used to provide a temporary increase in building capacity.

## ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES NORTH

### General Planning District Description

North of Route 50 (John Mosby Highway), East of Goose Creek, South of Route 267 (Dulles Greenway), West of Route 28 (Sully Road)/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 CAPACITY	ACTUAL ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
CREIGHTON'S CORNER ES <sup>A</sup>	1006	1130	887	119	88%	879	127	87%	888	118	88%	895	111	89%	871	135	87%	842	164	84%
ELAINE E THOMPSON ES/ES-23 <sup>B</sup>			827	133	86%	832	128	87%	875	85	91%	895	65	93%	953	7	99%	980	(20)	102%
HILLSIDE ES	697	567	554	143	79%	535	162	77%	544	153	78%	545	152	78%	562	135	81%	563	134	81%
LEGACY ES	960	766	709	251	74%	673	287	70%	663	297	69%	670	290	70%	681	279	71%	692	268	72%
MADISON'S TRUST ES <sup>C</sup>	1006	1184	831	175	83%	843	163	84%	885	121	88%	902	104	90%	918	88	91%	929	77	92%
MILL RUN ES	812	697	682	130	84%	688	124	85%	692	120	85%	713	99	88%	733	79	90%	725	87	89%
MOOREFIELD STATION ES	983	875	880	103	90%	905	78	92%	931	52	95%	929	54	95%	833	150	85%	944	39	96%
ROSA LEE CARTER ES	960	841	853	107	89%	844	116	88%	848	112	88%	840	120	88%	837	123	87%	854	106	89%
WAXPOOL ES	960	732	704	256	73%	696	264	73%	712	248	74%	706	254	74%	735	225	77%	738	222	77%
	<b>7384</b>	<b>6792</b>	<b>6927</b>	<b>1417</b>		<b>6895</b>	<b>1449</b>		<b>7038</b>	<b>1306</b>		<b>7095</b>	<b>1249</b>		<b>7123</b>	<b>1221</b>		<b>7267</b>	<b>1077</b>	

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

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

A - THE 2021-22 BASE CAPACITY FOR CREIGHTON'S CORNER ES REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT CREIGHTON'S CORNER ES WOULD BE 960.

B - THE OPENING OF ELAINE E. THOMPSON ES (ES-23) IS PLANNED FOR FALL 2022 (2022-23 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. ELAINE E. THOMPSON ES IS BEING CONSTRUCTED ON A PROFFERED SITE WITHIN THE ARCOLA CENTER COMMUNITY.

C - THE 2021-22 BASE CAPACITY FOR MADISON'S TRUST ES REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT MADISON'S TRUST ES WOULD BE 960.

TBD - TO BE DETERMINED, FOLLOWING THE ADOPTION OF AN ATTENDANCE ZONE FOR THE SCHOOL

#### 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 CAPACITY	ACTUAL ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BRAMBLETON MS <sup>A</sup>	1445	1630	1779	(334)	123%	1988	(543)	138%	2041	(596)	141%	2006	(561)	139%	1903	(458)	132%	1929	(484)	133%
EAGLE RIDGE MS <sup>B</sup>	1227	1179	1158	69	94%	1176	51	96%	1100	127	90%	991	236	81%	894	465	66%	918	441	68%
STONE HILL MS	1397	1137	1107	290	79%	1092	305	78%	1061	336	76%	1045	352	75%	1035	362	74%	1014	383	73%
MS-14 <sup>C</sup>									TBD	1445		TBD	1445		TBD	1445		TBD	1445	
	<b>4069</b>	<b>3946</b>	<b>4044</b>	<b>25</b>		<b>4256</b>	<b>(187)</b>		<b>4202</b>	<b>1312</b>		<b>4042</b>	<b>1472</b>		<b>3832</b>	<b>1814</b>		<b>3861</b>	<b>1785</b>	

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

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 SOUTH PLANNING DISTRICT ARE CURRENTLY ATTENDING MIDDLE SCHOOL IN THE DULLES NORTH PLANNING DISTRICT.

A - PRIOR TO THE OPENING OF MS-14, SOME BRAMBLETON MS STUDENTS WILL BE SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS.

B - A NINE (9) CLASSROOM ADDITION IS PLANNED AT EAGLE RIDGE MS, TO BE COMPLETE BY THE START OF 2026-27 SCHOOL YEAR; ANTICIPATED CAPACITY FOR EAGLE RIDGE MS IN FALL 2026 IS 1359.

C - A NEW MIDDLE SCHOOL (MS-14) IS PLANNED TO OPEN AT THE START OF THE 2024-25 SCHOOL YEAR WITH AN ANTICIPATED BASE CAPACITY OF 1445. MS-14 WILL BE CONSTRUCTED ON A PURCHASED SITE (PROXIMATE TO THE INTERSECTION OF RYAN ROAD/RED HILL ROAD/EVERGREEN MILLS ROAD).

TBD - TO BE DETERMINED, FOLLOWING THE ADOPTION OF AN ATTENDANCE ZONE FOR THE SCHOOL

#### 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 CAPACITY	ACTUAL ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BRIAR WOODS HS <sup>A</sup>	1938	1800	1841	97	95%	1827	111	94%	1873	65	97%	1913	25	99%	1832	106	95%	1797	141	93%
INDEPENDENCE HS <sup>B,C</sup>	2148	1829	1961	353	85%	2030	284	88%	2199	115	95%	2402	(88)	104%	2627	(313)	114%	2744	(430)	119%
ROCK RIDGE HS	2048	1396	1444	604	71%	1494	554	73%	1555	493	76%	1572	476	77%	1539	509	75%	1519	529	74%
	<b>6134</b>	<b>5025</b>	<b>5246</b>	<b>1054</b>		<b>5351</b>	<b>949</b>		<b>5627</b>	<b>673</b>		<b>5887</b>	<b>413</b>		<b>5998</b>	<b>302</b>		<b>6060</b>	<b>240</b>	

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

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 SOUTH PLANNING DISTRICT ARE CURRENTLY ATTENDING HIGH SCHOOL IN THE DULLES NORTH PLANNING DISTRICT.

A - THE 2021-22 BASE CAPACITY FOR BRIAR WOODS HS REFLECTS TEN (10) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT BRIAR WOODS HS WOULD BE 1731. A TEN (10) CLASSROOM ADDITION IS PROPOSED AT BRIAR WOODS HS, TO BE COMPLETE BY THE START OF 2023-24 SCHOOL YEAR. THE PROPOSED ADDITION WILL REPLACE THE MODULAR CLASSROOMS; CAPACITY FOR BRIAR WOODS HS IN FALL 2023 WILL REMAIN 1938.

B - PRIOR TO THE OPENING OF MS-14, SOME BRAMBLETON MS STUDENTS WILL BE SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS.

C - EIGHT (8) MODULAR CLASSROOMS ARE PLANNED FOR INDEPENDENCE HS, TO BE PLACED PRIOR TO THE START OF THE 2022-23 SCHOOL YEAR; ANTICIPATED PROGRAM CAPACITY FOR INDEPENDENCE HS IN FALL 2022 IS 2314.

**DULLES NORTH 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.

**Dulles North 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	
BRAMBLETON	2500	3070	1099	6669	411	229	315	73%
BROADLANDS	1976	1251	654	3881	26	15	20	90%
BROADLANDS ASHBURN METRO	0	89	754	843	119	67	92	0%
MOOREFIELD STATION	50	1300	4650	6000	633	353	485	27%
SILVER DISTRICT WEST	0	381	3325	3706	566	316	434	0%
<b>Planning District Total, as of September 2021</b>	<b>4526</b>	<b>6091</b>	<b>10482</b>	<b>21099</b>	<b>1755</b>	<b>979</b>	<b>1347</b>	



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Ashburn, Virginia 20148  
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January 22, 2020

Ronald Dunbar  
Loudoun County  
Dept. of Building and Development  
P.O. Box 7000  
Leesburg, VA 20177

**Re: Broadlands Ashburn Metro Conveyance for Public Use Site S, Elementary or Middle School Site**  
**ZMAP 2016-0010, Parcel C-1, Section 202 Conveyance**

Dear Mr. Dunbar:

LCPS Staff has reviewed the Revised Submission documents for the Broadlands Ashburn Metro Conveyance of Public Use Site S. We appreciate the Applicant amending the Deed of Gift to provide dedication to the Loudoun County School Board. As acknowledged by the Applicant, the Board of Supervisors will need to act to direct this to occur in accord with Proffer V.A.2. of ZMAP 2016-0010.

The following comments are offered for the **Revised Deed of Gift** (Comparison Date of December 2, 2019):

- The dates need to be changed to reflect 2020.
- Recital A. should be amended to either indicate that the Board of Supervisors approved ZMAP 2016-0010 or reworded to read: On June 20, 2019, ZMAP-2016-0010 was approved (deleting the words Grantee approved).
- Recital B. should be amended to incorporate the phrase "upon request by the Loudoun County Board of Supervisors", in the first line after . . . that Grantor convey to Grantee.
- Suggest a new Recital be added to the effect of: The Board of Supervisors of Loudoun County, Virginia has directed the Grantor to convey the property described herein directly to the Grantee.
- Recital D. should be reviewed to confirm the correct Instrument Numbers are included. The Grantor is now Van Metre Homes at Broadlands 202 L.L.C. Instrument Numbers 20091216-0083506 and 20100902-0053054 are Deeds from Van Metre to George Mason University.
- Page 6, Under the Approved as to Legal Form, please change Assistant County Attorney to Division Counsel

Broadlands Ashburn Metro  
Conveyance Public Use Site S  
ZMAP 2016-0010  
January 22, 2020

- Page 6, Virginia Code Section 15.2-1803 is applicable to the Loudoun County Board of Supervisors. The applicable Virginia Code Section reference for the School Board would be 22.1-125.

With regard to the **Title Commitment** (Commitment Date of November 26, 2019) on page 3 of 6, Schedule B, Part 1, item 4.a. the Deed is listed as to Board of Supervisor of Loudoun County, Virginia. The Deed is to the Loudoun County School Board.

With regard to the Alta Survey (last Revision Date of 11/12/19): Thank you for updating the Alta Survey.

LCPS Staff is available to work with County Staff to obtain Board of Supervisors direction to have the site dedicated directly to the School Board pursuant to Proffer V.A.2. Please let us know if we may be of assistance. We appreciate the opportunity to review these documents and offer input.

Sincerely,



Sara Howard-O'Brien, AICP  
Land Management Supervisor

C: Beverly I. Tate, Director, Planning Services  
Chris Glassmoyer, P.E., Civil Engineer, Construction Services



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**DIVISION OF PLANNING SERVICES**

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Broadlands Ashburn Metro  
Conveyance Public Use Site S  
ZMAP 2016-0010  
January 21, 2020

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Sincerely,

A handwritten signature in black ink, appearing to read "Sara", with a long horizontal flourish extending to the right.

Sara Howard-O'Brien, AICP  
Land Management Supervisor

C: Beverly I. Tate, Director, Planning Services  
Chris Glassmoyer, P.E., Civil Engineer, Construction Services