



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZCPA-2021-0011, Broadlands Section 104 - Updated 11-20-2023

Loudoun County Public Schools Dulles North 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)	0.88		0	0	0	0
Single Family Attached (SFA)	0.64	45	12	7	10	29
Multifamily (MF)	0.36	91	14	8	11	33
Total Students			26	15	21	62
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	
Base Building Capacity			960	1445	2100	
Per Pupil Cost			\$71,970	\$88,667	\$74,328	
Project's Capital Costs			\$1,860,789	\$1,309,994	\$1,555,712	\$4,726,496
Annual Operational Costs			FY 2024 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$19,905	62	\$1,225,352	
School Facility Information *			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Cedar Lane	Trailside	Stone Bridge	
2023-2024 Base Building Capacity			812	1288	1775	
Official September 29, 2023 Student Enrollment			699	1160	1703	
Projected September 30, 2029 Student Enrollment ⁺			617	1015	1579	

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

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

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 2025 - FY 2030 CIP PLANNING PERIOD

	2023-24	29-Sep-23	2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 SCHOOL YEAR		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
ELEMENTARY SCHOOLS	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
ASHBURN ES	674	530	528	146	78%	534	140	79%	537	137	80%	538	136	80%	522	152	77%	519	155	77%
BELMONT STATION ES	812	651	635	177	78%	586	226	72%	585	227	72%	542	270	67%	544	268	67%	547	265	67%
CEDAR LANE ES	812	699	705	107	87%	662	150	82%	659	153	81%	632	180	78%	626	186	77%	617	195	76%
DISCOVERY ES	983	692	695	288	71%	711	272	72%	722	261	73%	708	275	72%	697	286	71%	701	282	71%
DOMINION TRAIL ES	674	580	556	118	82%	532	142	79%	524	150	78%	520	154	77%	516	158	77%	513	161	76%
NEWTON-LEE ES	904	578	567	337	63%	548	356	61%	533	371	59%	517	387	57%	517	387	57%	512	392	57%
SANDERS CORNER ES	674	460	510	164	76%	552	122	82%	587	87	87%	603	71	89%	654	20	97%	642	32	95%
SELDENS LANDING ES	904	527	536	368	59%	512	392	57%	514	390	57%	498	406	55%	508	396	56%	497	407	55%
STEUART W WELER ES	904	690	733	171	81%	749	155	83%	775	129	86%	763	141	84%	763	141	84%	755	149	84%
	7341	5407	5465	1876		5386	1955		5436	1905		5321	2020		5347	1994		5303	2038	

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

FY 2025 - FY 2030 CIP PLANNING PERIOD

	2023-24	29-Sep-23	2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 SCHOOL YEAR		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
MIDDLE SCHOOLS	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BELMONT RIDGE MS	1254	1074	1095	159	87%	1069	185	85%	1044	210	83%	1062	192	85%	1040	214	83%	1080	174	86%
FARMWELL STATION MS	1235	984	940	295	76%	924	311	75%	918	317	74%	886	349	72%	907	328	73%	905	330	73%
TRAILSIDE MS	1288	1160	1186	102	92%	1193	95	93%	1122	166	87%	1090	198	85%	989	299	77%	1015	273	79%
	3777	3218	3221	556		3186	591		3084	693		3038	739		2936	841		3000	777	

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

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

FY 2025 - FY 2030 CIP PLANNING PERIOD

	2023-24	29-Sep-23	2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 SCHOOL YEAR		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
HIGH SCHOOLS	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	1577	115	93%	1518	174	90%	1419	273	84%	1371	321	81%	1296	396	77%	1275	417	75%
RIVERSIDE HS	1838	1755	1714	124	93%	1707	131	93%	1695	143	92%	1678	160	91%	1722	116	94%	1671	167	91%
STONE BRIDGE HS	1775	1703	1635	140	92%	1611	164	91%	1622	153	91%	1616	159	91%	1647	128	93%	1579	196	89%
	5305	5048	4926	379		4836	469		4736	569		4665	640		4665	640		4525	780	

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

SOME HIGH SCHOOL STUDENTS RESIDING IN THE DULLES NORTH AND EASTERN LOUDOUN PLANNING DISTRICTS ARE CURRENTLY ATTENDING 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. 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.

Ashburn 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	
ASHBROOK RESIDENTIAL	0	0	152	152	4	2	3	76%
ASHBURN STATION/REGENCY	0	0	224	224	24	14	20	7%
BELMONT EXECUTIVE PLAZA (WEST BELMONT PLACE)	0	60	142	202	30	17	24	0%
BELMONT PARK	0	57	106	163	25	14	20	0%
COMMONWEALTH CENTER RESIDENTIAL	0	0	507	507	60	34	48	0%
GOOSE CREEK VILLAGE EAST	0	0	282	282	29	17	24	11%
LOUDOUN STATION	0	0	924	924	29	17	24	73%
ONE LOUDOUN CENTER	265	397	2350	3012	205	117	166	42%
TRAIL VIEW ASHBURN	18	0	0	18	1	0	0	89%
UNIVERSITY CENTER LAKEVIEW	0	0	597	597	70	40	57	0%
WAXPOOL CROSSING	0	0	384	384	42	24	34	7%
Planning District Total, as of September 2023	283	514	5668	6465	520	297	421	

ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES NORTH

General Planning District Description

North of Route 50 (Little River Turnpike), East of Goose Creek, South of Route 267 (Dulles Greenway), West of Route 28 (Sully Road)/Fairfax County

FY 2025 - FY 2030 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2023-24	29-Sep-23	2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 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 ^A	1006	833	819	187	81%	778	228	77%	734	272	73%	695	311	69%	690	316	69%	704	302	70%
ELAINE E THOMPSON ES	1029	1021	1158	(129)	113%	1232	(203)	120%	1322	(293)	128%	1257	(228)	122%	1278	(249)	124%	1284	(255)	125%
HILLSIDE ES	674	685	694	(20)	103%	696	(22)	103%	694	(20)	103%	668	6	99%	642	32	95%	647	27	96%
LEGACY ES	960	640	607	353	63%	616	344	64%	611	349	64%	612	348	64%	621	339	65%	633	327	66%
MADISON'S TRUST ES ^B	1006	874	945	61	94%	1076	(70)	107%	1138	(132)	113%	1182	(176)	117%	1250	(244)	124%	1249	(243)	124%
MILL RUN ES	812	649	652	160	80%	655	157	81%	658	154	81%	638	174	79%	643	169	79%	654	158	81%
MOOREFIELD STATION ES	983	953	1005	(22)	102%	1019	(36)	104%	1021	(38)	104%	1023	(40)	104%	1011	(28)	103%	995	(12)	101%
ROSA LEE CARTER ES	960	801	775	185	81%	754	206	79%	738	222	77%	727	233	76%	716	244	75%	718	242	75%
WAXPOOL ES	960	665	646	314	67%	611	349	64%	587	373	61%	568	392	59%	547	413	57%	567	393	59%
	8390	7121	7301	1089		7437	953		7503	887		7370	1020		7398	992		7451	939	

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

- A - THE 2023-24 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 2023-24 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.

FY 2025 - FY 2030 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2023-24	29-Sep-23	2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 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 (Gr 6-8) ^{A,C}	1441	1686																		
BRAMBLETON MS (Gr 7-8) ^{B,C}			1143	298	79%															
BRAMBLETON MS (Gr 8-9) ^C						1097	344	76%	1249	192	87%	1376	65	95%	1216	225	84%	1259	182	87%
EAGLE RIDGE MS ^D	1236	1280	1295	(59)	105%	1279	(43)	103%	1263	(27)	102%	1297	109	92%	1296	110	92%	1262	144	90%
STONE HILL MS	1319	1163	1158	161	88%	1185	134	90%	1191	128	90%	1221	98	93%	1244	75	94%	1260	59	96%
WATSON MOUNTAIN MS (Gr 6) ^B			602	843	42%															
WATSON MOUNTAIN MS (Gr 6-7) ^C						1250	195	87%	1236	209	86%	1186	259	82%	1270	175	88%	1229	216	85%
	3996	4129	4198	1243		4811	630		4939	502		5080	531		5026	585		5010	601	

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

- A - PRIOR TO THE OPENING OF WATSON MOUNTAIN MS, SOME BRAMBLETON MS STUDENTS WILL BE SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS.
B - WATSON MOUNTAIN MS (MS-14) IS OPENING IN FALL 2024 (2024-25 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 1445. WATSON MOUNTAIN MS WILL SERVE STUDENTS IN GRADE 6 IN THE 2024-25 SCHOOL YEAR WHILE STUDENTS IN GRADES 7 AND 8 WILL REMAIN AT BRAMBLETON MS. WATSON MOUNTAIN MS IS BEING CONSTRUCTED ON A PURCHASED SITE (PROXIMATE TO THE INTERSECTION OF RYAN ROAD/RED HILL ROAD/EVERGREEN MILLS ROAD).
C - WATSON MOUNTAIN MS WILL SERVE STUDENTS IN GRADES 6 AND 7 WHILE BRAMBLETON MS WILL SERVE STUDENTS IN GRADES 8 AND 9; INDEPENDENCE HS WILL SERVE STUDENTS IN GRADES 10 THROUGH 12 BEGINNING FALL 2025. SECONDARY SCHOOL ATTENDANCE ZONES WILL BE MODIFIED WITH THE OPENING OF HS-14 IN FALL 2028 (2028-29 SCHOOL YEAR) AND BOTH BRAMBLETON MS AND WATSON MOUNTAIN MS WILL RETURN TO SERVING STUDENTS IN GRADES 6 THROUGH 8. IN FALL 2028, INDEPENDENCE HS WILL RETURN TO SERVING STUDENTS IN GRADES 9 THROUGH 12.
D - A NINE (9) CLASSROOM ADDITION IS PROPOSED AT EAGLE RIDGE MS, TO BE COMPLETE BY THE START OF 2027-28 SCHOOL YEAR. THE ANTICIPATED CAPACITY FOR EAGLE RIDGE MS IN FALL 2027 IS 1406.

FY 2025 - FY 2030 CIP PLANNING PERIOD

HIGH SCHOOLS	2023-24	29-Sep-23	2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 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	1982	1765	1834	148	93%	1912	70	96%	1939	43	98%	2053	(71)	104%	2072	(90)	105%	2031	(49)	102%
INDEPENDENCE HS (Gr 9-12) ^{AB}	2305	2080	2132	173	92%				1585	720	69%	1568	737	68%	1659	646	72%	1788	517	78%
INDEPENDENCE HS (Gr 10-12) ^{AB}																		1855	450	80%
ROCK RIDGE HS	2048	1537	1575	473	77%	1589	459	78%	1591	457	78%	1580	468	77%	1587	461	77%	1627	421	79%
HS-14 ^C															TBD	2100		TBD	2100	
	6335	5382	5541	794		5086	1249		5098	1237		5292	1043		5447	888		5513	2922	

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

- A - THE 2023-24 BASE CAPACITY FOR INDEPENDENCE HS REFLECTS EIGHT (8) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT INDEPENDENCE HS WOULD BE 2139.
B - BRAMBLETON MS WILL SERVE STUDENTS IN GRADES 8 AND 9; WATSON MOUNTAIN MS WILL SERVE STUDENTS IN GRADES 6 AND 7 BEGINNING FALL 2025. IN FALL 2025 (2025-26 SCHOOL YEAR), INDEPENDENCE HS WILL SERVE STUDENTS IN GRADES 10 THROUGH 12, WITH GRADE 9 STUDENTS SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS. SECONDARY SCHOOL ATTENDANCE ZONES WILL BE MODIFIED WITH THE OPENING OF HS-14 IN FALL 2028 (2028-29 SCHOOL YEAR) AND INDEPENDENCE HS WILL RETURN TO SERVING STUDENTS IN GRADES 9 THROUGH 12.
C - A NEW HIGH SCHOOL (HS-14) IS PLANNED TO OPEN IN FALL 2028 (2028-29 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 2100. HS-14 IS PROPOSED TO BE CO-LOCATED WITH WATSON MOUNTAIN MS 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

DULLES NORTH 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.

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Dulles North 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	
BRAMBLETON	2500	3070	1099	6669	125	72	101	94%
BROADLANDS	1976	1349	654	3979	125	72	101	91%
BROADLANDS ASHBURN METRO	0	89	754	843	115	66	93	14%
MOOREFIELD STATION	50	1300	4650	6000	610	349	494	33%
SILVER DISTRICT WEST	0	381	3325	3706	605	346	490	0%
Planning District Total, as of September 2023	4526	6189	10482	21197	1581	903	1280	



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

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January 3, 2023

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

RE: ZCPA-2021-0011, Broadlands Section 104

Dear Mr. Johnson:

School Board staff has reviewed the third submission application for Broadlands Section 104. Based on 2022 Loudoun County Public Schools (LCPS) Dulles North planning district student generation factors, the proposed 45 single-family attached and 91 multifamily residential units will generate a total of 60 school-age children upon build-out: 26 elementary school-age children (grades K-5), 14 middle school-age children (grades 6-8), and 20 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. While Broadlands Section 104 is in the LCPS Dulles North planning district, the schools presently serving the property are in the LCPS Ashburn planning district; six-year projected student enrollments for schools in both planning districts, including detail on unbuilt residential development within the same areas, are provided for County staff and policymakers to assess regarding 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 Broadlands Section 104. In addition to new school construction, major renovations, and rehabilitation projects at existing school facilities in both the Dulles North and Ashburn 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.

Mr. Bryce Johnson
ZCPA-2021-0011, Broadlands Section 104
January 3, 2023
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And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Concept Development Plan and Special Exception Plat (sheet 3 of 7), dated November 28, 2022, shows sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Broadlands Section 104 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

Attachments (5)
c: Daniel Smith, Acting Superintendent
Kevin Lewis, Chief Operations Officer

Election District: Ashburn



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZCPA-2021-0011, Broadlands Section 104

Loudoun County Public Schools Dulles North Planning District Student Generation Factors, 2022		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)	0.96		0	0	0	0
Single Family Attached (SFA)	0.67	45	13	7	10	30
Multifamily (MF)	0.33	91	13	7	10	30
Total Students			26	14	20	60
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			\$76,900,000	\$117,500,000	\$271,000,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$80,104	\$81,315	\$129,048	
Project's Capital Costs			\$2,082,708	\$1,174,447	\$2,640,469	\$5,897,625
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	60	\$1,126,509	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Cedar Lane	Trailside	Stone Bridge	
September 30, 2022 Student Enrollment			734	1151	1708	
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ELEMENTARY & SECONDARY SCHOOL SUMMARY: ASHBURN

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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 CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
			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	645	259	71%	648	256	72%	648	256	72%	658	246	73%	646	258	71%	644	260	71%
	7410	5531	5385	2025		5429	1981		5333	2077		5336	2074		5292	2118		5285	2125	

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

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 CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
			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 CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
			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	

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 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 CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
CREIGHTON'S CORNER ES ^A	1006	877	875	131	87%	859	147	85%	829	177	82%	817	189	81%	822	184	82%	842	164	84%
ELAINE E THOMPSON ES	1029	881	924	105	90%	929	100	90%	937	92	91%	964	65	94%	981	48	95%	1006	23	98%
HILLSIDE ES	697	629	658	39	94%	670	27	96%	680	17	98%	680	17	98%	661	36	95%	637	60	91%
LEGACY ES	960	707	649	311	68%	623	337	65%	610	350	64%	596	364	62%	599	361	62%	605	355	63%
MADISON'S TRUST ES ^B	1006	947	950	56	94%	969	37	96%	981	25	98%	992	14	99%	1006	0	100%	1043	(37)	104%
MILL RUN ES	812	679	675	137	83%	693	119	85%	702	110	86%	699	113	86%	674	138	83%	674	138	83%
MOOREFIELD STATION ES	983	891	888	95	90%	919	64	93%	916	67	93%	907	76	92%	896	87	91%	895	88	91%
ROSA LEE CARTER ES	960	849	836	124	87%	846	114	88%	845	115	88%	835	125	87%	850	110	89%	850	110	89%
WAXPOOL ES	960	703	672	288	70%	684	276	71%	653	307	68%	649	311	68%	641	319	67%	649	311	68%
	8413	7163	7127	1286		7192	1221		7153	1260		7139	1274		7130	1283		7201	1212	

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 2022-23 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 2022-23 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.

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 CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BRAMBLETON MS ^A	1441	1623	1757	(316)	122%	1742	(301)	121%	1725	(284)	120%	1841	(400)	128%	2082	(641)	144%	1910	(469)	133%
EAGLE RIDGE MS	1236	1207	1253	(17)	101%	1210	26	98%	1165	71	94%	1143	93	92%	1213	23	98%	1204	32	97%
STONE HILL MS	1319	1109	1104	215	84%	1087	232	82%	1106	213	84%	1096	223	83%	1090	229	83%	1088	231	82%
MS-14 ^B						TBD	1445		TBD	1445		TBD	1445		TBD	1445		TBD	1445	
	3996	3939	4114	(118)		4039	1402		3996	1445		4080	1361		4385	1056		4202	1239	

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 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 IS BEING 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 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 CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BRIAR WOODS HS ^A	1961	1760	1689	293	85%	1713	269	86%	1731	251	87%	1687	295	85%	1697	285	86%	1683	299	85%
INDEPENDENCE HS ^{B,C}	2305	2021	2104	201	91%	2245	60	97%	2330	(25)	101%	2420	(115)	105%	2462	(157)	107%	2416	(111)	105%
ROCK RIDGE HS	2048	1453	1483	565	72%	1540	508	75%	1550	498	76%	1549	499	76%	1537	511	75%	1513	535	74%
HS-14 ^D																		TBD	2100	
	6314	5234	5276	1059		5498	837		5611	724		5656	679		5696	639		5612	2823	

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 2022-23 BASE CAPACITY FOR BRIAR WOODS HS REFLECTS NINE (9) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT BRIAR WOODS HS WOULD BE 1775. A TEN (10) CLASSROOM ADDITION IS UNDER CONSTRUCTION AT BRIAR WOODS HS, TO BE COMPLETE BY THE START OF 2023-24 SCHOOL YEAR. THE ADDITION WILL REPLACE THE MODULAR CLASSROOMS; ANTICIPATED BASE CAPACITY FOR BRIAR WOODS HS IN FALL 2023 IS 1982.

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

C - THE 2022-23 BASE CAPACITY FOR INDEPENDENCE HS REFLECTS EIGHT (8) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT INDEPENDENCE HS WOULD BE 2139.

D - A NEW HIGH SCHOOL (HS-14) IS PLANNED TO OPEN AT THE START OF THE 2028-29 SCHOOL YEAR WITH AN ANTICIPATED BASE CAPACITY OF 2100. HS-14 IS PROPOSED TO BE CO-LOCATED WITH MS-14 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

DULLES NORTH 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.

Dulles North 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	
BRAMBLETON	2500	3070	1099	6669	199	114	161	93%
BROADLANDS	1976	1251	654	3881	76	43	62	90%
BROADLANDS ASHBURN METRO	0	89	754	843	118	67	95	6%
MOOREFIELD STATION	50	1300	4650	6000	567	324	459	32%
SILVER DISTRICT WEST	0	381	3325	3706	568	324	460	0%
Planning District Total, as of September 2022	4526	6091	10482	21099	1528	872	1237	



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

May 11, 2022

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

RE: ZCPA-2021-00011, SPEX-2021-0055, 0056, 0057 & 0059 and ZMOD-2021-0090,
Broadlands Section 104

Dear Ms. Marsh:

School Board staff has reviewed the referenced application for Broadlands Section 104; comments are provided specifically for the zoning concept plan amendment (ZCPA-2021-0011). Based on 2021 Loudoun County Public Schools (LCPS) Dulles North planning district student generation factors, the proposed 45 single-family attached and 118 multifamily residential units will generate a total of 67 school-age children upon build-out: 29 elementary school-age children (grades K-5), 16 middle school-age children (grades 6-8), and 22 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. While Broadlands Section 104 is in the LCPS Dulles North planning district, the schools presently serving the property are in the LCPS Ashburn planning district; six-year projected student enrollments for schools in both planning districts, including detail on unbuilt residential development within the same areas, are provided for County staff and policymakers to assess regarding the overall impact of the project on LCPS. The information detail is an excerpt from the *School Board Adopted FY 2023-FY 2028 Capital Improvement Program*, dated January 11, 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 Broadlands Section 104. 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.

Ms. Jacqueline Marsh

ZCPA-2021-00011, SPEX-2021-0055, 0056, 0057 & 0059 and ZMOD-2021-0090, Broadlands
Section 104

May 11, 2022

Page 2

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Concept Development Plan & Special Exception Plat (sheet 3), dated November 2, 2021, shows sidewalk construction throughout the development, this is noted and appreciated.

Thank you for the opportunity to comment on the Broadlands Section 104 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,



Beverly I. Tate, Director

Attachments (5)

c: Scott Ziegler, Superintendent

Kevin Lewis, Chief Operations Officer

Election District: Ashburn



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: ZCPA-2021-0011, SPEX-2021-0055, 0056, 0057 & 0059 and ZMOD-2021-0090, Broadlands Section 104

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	45	13	7	10	30
Multifamily (MF)	0.32	118	16	9	12	37
Total Students			29	16	22	67
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	
Project's Capital Costs			\$1,736,238	\$1,299,602	\$1,740,290	\$4,776,129
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	67	\$1,141,904	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Cedar Lane	Trailside	Stone Bridge	
September 30, 2021 Student Enrollment			736	1141	1739	
2021-22 Base Building Capacity			812	1265	1731	

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

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 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	ACTUAL	PROJECTION			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	521	509	188	73%	466	231	67%	447	250	64%	431	266	62%	421	276	60%	411	286	59%
BELMONT STATION ES	812	721	723	89	89%	703	109	87%	725	87	89%	689	123	85%	690	122	85%	680	132	84%
CEDAR LANE ES	812	736	706	106	87%	675	137	83%	678	134	83%	637	175	78%	640	172	79%	633	179	78%
DISCOVERY ES	983	679	665	318	68%	645	338	66%	628	355	64%	623	360	63%	611	372	62%	613	370	62%
DOMINION TRAIL ES	697	597	556	141	80%	538	159	77%	520	177	75%	491	206	70%	481	216	69%	491	206	70%
NEWTON-LEE ES	904	631	622	282	69%	596	308	66%	599	305	66%	577	327	64%	568	336	63%	555	349	61%
SANDERS CORNER ES	697	461	446	251	64%	444	253	64%	465	232	67%	472	225	68%	471	226	68%	463	234	66%
SELDENS LANDING ES	904	580	555	349	61%	556	348	62%	578	326	64%	580	324	64%	590	314	65%	575	329	64%
STEUART W WELLER ES	904	649	602	302	67%	594	310	66%	588	316	65%	581	323	64%	588	316	65%	582	322	64%
	7410	5575	5384	2026		5217	2193		5228	2182		5081	2329		5060	2350		5003	2407	

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

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	ACTUAL	PROJECTION			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	1227	1055	1073	154	87%	1070	157	87%	1022	205	83%	936	291	76%	884	343	72%	922	305	75%
FARMWELL STATION MS ^A	1246	1117	1076	170	86%	1067	179	86%	1037	209	83%	993	253	80%	926	320	74%	849	397	68%
TRAILSIDE MS	1265	1141	1129	136	89%	1126	139	89%	1070	195	85%	1065	200	84%	1013	252	80%	1046	219	83%
	3738	3313	3278	460		3263	475		3129	609		2994	744		2823	915		2817	921	

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.

A - THE 2021-22 BASE CAPACITY FOR FARMWELL STATION MS REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT FARMWELL STATION MS WOULD BE 1208.

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	ACTUAL	PROJECTION			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	1856	1575	1581	275	85%	1601	255	86%	1598	258	86%	1581	275	85%	1558	298	84%	1521	335	82%
RIVERSIDE HS	1861	1822	1803	58	97%	1725	136	93%	1701	160	91%	1713	148	92%	1664	197	89%	1604	257	86%
STONE BRIDGE HS	1731	1739	1793	(62)	104%	1855	(124)	107%	1849	(118)	107%	1853	(122)	107%	1833	(102)	106%	1751	(20)	101%
	5448	5136	5177	271		5181	267		5148	300		5147	301		5055	393		4876	572	

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 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.

**Ashburn 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	
ASHBROOK RESIDENTIAL	0	0	152	152	18	10	14	0%
ASHBURN STATION/REGENCY	0	0	224	224	27	15	21	0%
GOOSE CREEK VILLAGE EAST	0	0	282	282	34	19	26	0%
LOUDOUN STATION	0	0	924	924	30	17	23	73%
ONE LOUDOUN CENTER	265	397	605	1267	42	24	32	81%
TRAIL VIEW ASHBURN	18	0	0	18	6	3	4	0%
WAXPOOL CROSSING	0	0	400	400	48	27	37	0%
WELLERS CORNER	11	13	0	24	7	4	5	0%
Planning District Total, as of September 2021	294	410	2587	3291	212	118	162	

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	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
CREIGHTON'S CORNER ES ^A	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 ^B			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 ^C	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%
	7384	6792	6927	1417		6895	1449		7038	1306		7095	1249		7123	1221		7267	1077	

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	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BRAMBLETON MS ^A	1445	1630	1779	(334)	123%	1988	(543)	138%	2041	(596)	141%	2006	(561)	139%	1903	(458)	132%	1929	(484)	133%
EAGLE RIDGE MS ^B	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 ^C									TBD	1445		TBD	1445		TBD	1445		TBD	1445	
	4069	3946	4044	25		4256	(187)		4202	1312		4042	1472		3832	1814		3861	1785	

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	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BRIAR WOODS HS ^A	1938	1800	1841	97	95%	1827	111	94%	1873	65	97%	1913	25	99%	1832	106	95%	1797	141	93%
INDEPENDENCE HS ^{B,C}	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%
	6134	5025	5246	1054		5351	949		5627	673		5887	413		5998	302		6060	240	

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%
Planning District Total, as of September 2021	4526	6091	10482	21099	1755	979	1347	