



# 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

June 24, 2020

Ms. Jacqueline Marsh  
County of Loudoun  
Department of Planning and Zoning  
1 Harrison Street, SE (Mail Stop 62)  
Leesburg, Virginia 20175

RE: ZMAP-2020-0004, ZMOD- 2020-0008, ZMOD-2020-0009 & ZMOD-2020-0010 Fleetwood North

Dear Ms. Marsh:

School Board staff has reviewed the referenced application for Fleetwood North; comments are provided specific to the zoning map amendment (ZMAP-2020-0004). Based on 2019 Loudoun County Public Schools (LCPS) Dulles North planning district student generation factors, the proposed 320 single-family detached residential units will generate a total of 310 school-age children upon build-out: 137 elementary school-age children (grades K-5), 74 middle school-age children (grades 6-8), and 99 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 2021-FY 2026 Capital Improvement Program*, dated December 17, 2019.

A review of Loudoun's approved residential development suggests that LCPS can anticipate an additional 5,000 students over the next six years. This calculation does not embody children who are currently being served by LCPS nor does it include future potential students from additional proposed rezonings and/or by-right developments. Not only do student demographics within existing subdivisions change annually and over time, but additional residential projects will also impact the future enrollments and capacity of area schools.

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 Fleetwood North. In addition to new school construction, major renovations and rehabilitation projects at existing school facilities are being reviewed and initiated by the School Board. The associated costs are significant, and the proffer dollars will help offset such expenditures.

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. School Board Policy 6210 states transportation services shall be provided for elementary students living more than one (1.0) mile and secondary school students living

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more than one and one quarter (1.25) miles from the front door of their regular school of assignment. Further, elementary students eligible for transportation may be required to walk up to one (1.0) mile to reach a bus stop; middle and high school students eligible for transportation may be required to walk up to one and one-quarter (1.25) miles to a bus stop. The lack of safe walking paths for students within new residential developments creates a growing safety hazard and increases operational costs. With sidewalks constructed on both sides of the street, children could safely walk to a bus stop or school as appropriate.

Thank you for the opportunity to comment on the Fleetwood North application. The Loudoun County School Board is concerned about all land development applications. 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,

A handwritten signature in blue ink, appearing to read "Beverly I. Tate".

Beverly I. Tate, Director

Attachments (3)

c: Eric Williams, Superintendent

Kevin Lewis, Assistant Superintendent

Election District: Blue Ridge



# Loudoun County Public Schools

## Division of Planning Services

### Project Assessment

#### Project Name: ZMAP-2020-0004, Fleetwood North

Loudoun County Public Schools Dulles North Planning District Student Generation Factors, 2019		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.44	0.24	0.32	
Single Family Detached (SFD)	0.97	320	137	74	99	310
Single Family Attached (SFA)	0.62		0	0	0	0
Multifamily (MF)	0.30		0	0	0	0
<b>Total Students</b>			<b>137</b>	<b>74</b>	<b>99</b>	<b>310</b>
Capital Costs			Elementary School Cost (FY 2021 CIP)	Middle School Cost (FY 2021 CIP)	High School Cost (FY 2021 CIP)	Total Capital Expenditure
School Cost			\$54,270,000	\$88,770,000	\$147,900,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$56,531	\$61,433	\$70,429	
<b>Project's Capital Costs</b>			<b>\$7,720,812</b>	<b>\$4,576,477</b>	<b>\$6,995,529</b>	<b>\$19,292,819</b>
Annual Operational Costs			FY 2021 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$15,214	310	\$4,722,426	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2020-21 School Attendance Zone			Madison's Trust**	Brambleton	Independence	
September 30, 2019 Student Enrollment			1135	1491	1071	
2019-20 Base Building Capacity			1006	1445	2101	

\* 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 2021 - FY 2026 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	BASE CAPACITY	ACTUAL ENROLLMENT	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 <sup>A</sup>	1006	1037	1100	(94)	109%	1147	(141)	114%	1170	(164)	116%	1183	(177)	118%	1203	(197)	120%	1223	(217)	122%
HILLSIDE ES	697	605	621	76	89%	635	62	91%	638	59	92%	656	41	94%	667	30	96%	664	33	95%
LEGACY ES	960	917	892	68	93%	876	84	91%	855	105	89%	839	121	87%	856	104	89%	884	76	92%
MADISON'S TRUST ES <sup>B</sup>	1006	1135	1253	(247)	125%	1379	(373)	137%	1455	(449)	145%	1498	(492)	149%	1565	(559)	156%	1616	(610)	161%
MILL RUN ES	812	762	762	50	94%	758	54	93%	734	78	90%	752	60	93%	776	36	96%	789	23	97%
MOOREFIELD STATION ES	983	894	923	60	94%	960	23	98%	968	15	98%	1017	(34)	103%	1052	(69)	107%	1052	(69)	107%
ROSA LEE CARTER ES	960	871	885	75	92%	892	68	93%	900	60	94%	913	47	95%	919	41	96%	921	39	96%
WAXPOOL ES	960	733	737	223	77%	745	215	78%	734	226	76%	744	216	78%	774	186	81%	784	176	82%
ES-23 <sup>C</sup>						TBD	960		TBD	960		TBD	960		TBD	960		TBD	960	
	7384	6954	7173	211		7392	952		7454	890		7602	742		7812	532		7933	411	

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 2019-20 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 2019-20 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.  
C - THE OPENING OF A NEW ELEMENTARY SCHOOL (ES-23) IS PLANNED FOR FALL 2021 (2021-22 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. ES-23 WILL BE CONSTRUCTED ON A PROFFERED SITE WITHIN THE ARCOLA CENTER COMMUNITY.

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

#### FY 2021 - FY 2026 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	BASE CAPACITY	ACTUAL ENROLLMENT	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	1445	1491	1632	(187)	113%	1717	(272)	119%	1768	(323)	122%	1846	(401)	128%	1826	(381)	126%	1830	(385)	127%
EAGLE RIDGE MS <sup>A</sup>	1227	1294	1274	(47)	104%	1241	(14)	101%	1172	55	96%	1120	239	82%	1061	298	78%	1022	337	75%
STONE HILL MS	1397	1051	1163	234	83%	1297	100	93%	1326	71	95%	1291	106	92%	1244	153	89%	1241	156	89%
MS-14 <sup>B</sup>															TBD	1445		TBD	1445	
	4069	3836	4069	0		4255	(186)		4266	(197)		4257	(56)		4131	1515		4093	1553	

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 - A NINE (9) CLASSROOM ADDITION IS PROPOSED AT EAGLE RIDGE MS, TO BE COMPLETE BY THE START OF 2023-24 SCHOOL YEAR; ANTICIPATED CAPACITY FOR EAGLE RIDGE MS IN FALL 2023 IS 1359.  
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. A SITE MUST BE ACQUIRED FOR THIS SCHOOL.

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

#### FY 2021 - FY 2026 CIP PLANNING PERIOD

HIGH SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	BASE CAPACITY	ACTUAL ENROLLMENT	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 <sup>A</sup>	1938	1852	1815	123	94%	1810	128	93%	1832	106	95%	1805	133	93%	1809	129	93%	1765	173	91%
INDEPENDENCE HS	2101	1071	1617	484	77%	1755	346	84%	1861	240	89%	2036	65	97%	2196	(95)	105%	2253	(152)	107%
ROCK RIDGE HS	2048	1560	1371	677	67%	1362	686	67%	1480	568	72%	1645	403	80%	1826	222	89%	1946	102	95%
	6087	4483	4803	1284		4927	1160		5173	914		5486	601		5831	256		5964	123	

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.

- A - THE 2019-20 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.

**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 2019 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 2019**

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2019
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
ADDISON MCDONALD PROPERTIES	0	39	0	39	4	2	3	59%
BRAMBLETON	733	1448	0	2181	503	274	366	29%
BROADLANDS ASHBURN METRO	0	89	754	843	124	68	90	0%
DULLES PARKWAY CENTER	0	0	624	624	66	36	48	20%
LOUDOUN VALLEY ESTATES	0	462	904	1366	44	24	32	79%
MOOREFIELD STATION	0	1907	4650	6557	996	543	724	8%
SILVER DISTRICT WEST	0	381	3325	3706	543	296	395	0%
<b>Planning District Total, as of September 2019</b>	<b>733</b>	<b>4326</b>	<b>10257</b>	<b>15316</b>	<b>2280</b>	<b>1244</b>	<b>1658</b>	

**WESTERN LOUDOUN 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 2019 student generation factors, the number of potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

**Western Loudoun Planning District  
Approved, Unbuilt Residential Development  
as of September 2019**

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2019
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
AIRMONT MEADOWS ESTATES	24	0	0	24	5	3	4	0%
BLACK OAK CREEK	35	0	0	35	5	3	4	34%
BLACK OAK RIDGE	64	0	0	64	1	0	0	95%
BLUE RIDGE ESTATES	20	0	0	20	4	2	3	5%
CASKEY FARM	28	0	0	28	6	3	4	0%
CREEKSIDE AT ROUND HILL	95	0	0	95	8	4	6	62%
CREST AT WATERFORD, THE	31	0	0	31	4	2	3	39%
DEBUTTS	25	0	0	25	1	0	0	88%
EAST ET ALT DIVISION	8	0	0	8	2	1	1	12%
ECOVILLAGE	56	0	0	56	9	5	7	25%
FIELDSTONE FARM	28	0	0	28	2	1	1	68%
HAWTHORNE DIVISION	24	0	0	24	4	2	3	29%
HUNTERS HILL HAMLET	18	0	0	18	4	2	3	0%
HUNTING HILL	16	0	0	16	1	0	1	75%
JACKSONS RUN	28	0	0	28	6	3	4	0%
JONES FARM	12	0	0	12	2	1	1	42%
KEENA FARM	14	0	0	14	3	2	2	0%
KEENA SUBDIVISION	23	0	0	23	5	3	4	0%
LONGMOOR FARM ESTATES	33	0	0	33	5	3	3	36%
MEETING HOUSE FARM	25	0	0	25	6	3	4	0%
MELMORE SUBDIVISION	35	0	0	35	2	1	1	80%
MILLER DIVISION	12	0	0	12	2	1	2	8%
MOLER DIVISION	14	0	0	14	1	0	1	71%
MOORCONES SUBDIVISION	74	0	0	74	10	5	7	39%
OLD WHEATLAND ESTATES	77	0	0	77	7	4	5	61%
PATENT HOUSE FARM	21	0	0	21	2	1	2	48%
POTOMAC POINT	32	0	0	32	4	2	3	44%
RECKMEYER FAMILY SUBDIVISION	13	0	0	13	2	1	2	15%
RIEMENSCHNEIDER	13	0	0	13	3	2	2	0%
RIVERS EDGE	18	0	0	18	1	1	1	67%
ROUND HILL LAKE POINT	380	0	0	380	17	9	12	80%
ROUND HILL RURAL ESTATES UPPER LAKES	129	0	0	129	18	10	13	36%
VINEYARD SQUARE	0	0	42	42	9	5	6	0%
WATERFORD CREEK	36	0	0	36	1	1	1	86%
WATERFORD DOWNS	79	0	0	79	11	6	8	37%
WELSH FAMILY SUBDIVISION	15	0	0	15	2	1	2	33%
<b>Planning District Total, as of September 2019</b>	<b>1555</b>	<b>0</b>	<b>42</b>	<b>1597</b>	<b>174</b>	<b>95</b>	<b>126</b>	