

**ZMAP-2020-0005, ZCPA-2020-0008, ZMOD-2020-0020, & ZMOD-2020-0026  
Goose Creek Overlook**

**Figure 1: Vicinity Map**



The property is located south of Dulles Greenway, on both sides of Sycolin Road (Route 625), along the east banks of Goose Creek. The property can be accessed by a driveway to an existing residence on the north side of Sycolin Road (PIN 154-45-5373).



# Loudoun County Public Schools

## Division of Planning Services

### Project Assessment

**Project Name: ZMAP-2020-005, ZCPA-2020-0008 & ZMOD-2020-0020**  
**Goose Creek Overlook**

Loudoun County Public Schools Ashburn 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)	0.86		0	0	0	0
Single Family Attached (SFA)	0.59	136	35	19	26	80
Multifamily (MF)	0.30	115	15	8	11	34
<b>Total Students</b>			<b>50</b>	<b>27</b>	<b>37</b>	<b>114</b>
<b>Capital Costs</b>			<b>Elementary School Cost (FY 2022 CIP)</b>	<b>Middle School Cost (FY 2022 CIP)</b>	<b>High School Cost (FY 2022 CIP)</b>	<b>Total Capital Expenditure</b>
School Cost			\$54,880,000	\$90,775,000	\$155,605,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$57,167	\$62,820	\$74,098	
<b>Project's Capital Costs</b>			<b>\$2,858,333</b>	<b>\$1,696,142</b>	<b>\$2,741,612</b>	<b>\$7,296,087</b>
<b>Annual Operational Costs</b>			<b>FY 2022 Adopted Per Pupil Cost</b>	<b>Student Generation Total</b>	<b>Annual Operational Costs</b>	
			\$16,709	114	\$1,904,826	
<b>School Facility Information</b>			<b>Elementary School (Grades K-5)</b>	<b>Middle School (Grades 6-8)</b>	<b>High School (Grades 9-12)</b>	
2020-21 School Attendance Zone			Belmont Station/ Cedar Lane	Trailside	Stone Bridge	
September 30, 2020 Student Enrollment			747 / 770	1234	1778	
2020-21 Base Building Capacity			812 / 812	1265	1731	

## 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 2022 - FY 2027 CIP PLANNING PERIOD

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ASHBURN ES	697	523	558	139	80%	560	137	80%	528	169	76%	508	189	73%	503	194	72%	488	209	70%
BELMONT STATION ES	812	747	832	(20)	102%	830	(18)	102%	821	(9)	101%	836	(24)	103%	800	12	99%	785	27	97%
CEDAR LANE ES	812	770	867	(55)	107%	836	(24)	103%	811	1	100%	821	(9)	101%	808	4	100%	786	26	97%
DISCOVERY ES	983	734	752	231	77%	736	247	75%	702	281	71%	696	287	71%	691	292	70%	681	302	69%
DOMINION TRAIL ES	697	643	670	27	96%	661	36	95%	660	37	95%	657	40	94%	636	61	91%	631	66	91%
NEWTON-LEE ES	904	607	650	254	72%	629	275	70%	584	320	65%	593	311	66%	574	330	63%	565	339	63%
SANDERS CORNER ES	697	449	473	224	68%	453	244	65%	438	259	63%	430	267	62%	420	277	60%	412	285	59%
SELDENS LANDING ES	904	591	616	288	68%	554	350	61%	527	377	58%	528	376	58%	512	392	57%	498	406	55%
STEUART W WELLER ES	904	700	798	106	88%	767	137	85%	755	149	84%	739	165	82%	724	180	80%	713	191	79%
	<b>7410</b>	<b>5764</b>	<b>6216</b>	<b>1194</b>		<b>6026</b>	<b>1384</b>		<b>5826</b>	<b>1584</b>		<b>5808</b>	<b>1602</b>		<b>5668</b>	<b>1742</b>		<b>5559</b>	<b>1851</b>	

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

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FARMWELL STATION MS <sup>A,B</sup>	1246	1149	1142	104	92%	1071	175	86%	1059	187	85%	1016	362	82%	1024	354	74%	1003	375	73%
TRAILSIDE MS	1265	1234	1220	45	96%	1232	33	97%	1261	4	100%	1251	14	99%	1288	(23)	102%	1298	(33)	103%
	<b>3738</b>	<b>3507</b>	<b>3494</b>	<b>244</b>		<b>3402</b>	<b>336</b>		<b>3410</b>	<b>328</b>		<b>3314</b>	<b>556</b>		<b>3322</b>	<b>548</b>		<b>3282</b>	<b>588</b>	

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

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A - THE 2020-21 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.

B - A NINE (9) CLASSROOM ADDITION IS PROPOSED AT FARMWELL STATION MS, TO BE COMPLETE BY THE START OF 2024-25 SCHOOL YEAR. THE PROPOSED ADDITION WILL REMOVE THE TWO (2) MODULAR CLASSROOMS; ANTICIPATED CAPACITY FOR FARMWELL STATION MS IN FALL 2024 IS 1378.

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RIVERSIDE HS	1861	1849	1863	(2)	100%	1870	(9)	100%	1813	48	97%	1778	83	96%	1746	115	94%	1686	175	91%
STONE BRIDGE HS	1731	1778	1833	(102)	106%	1851	(120)	107%	1853	(122)	107%	1835	(104)	106%	1820	(89)	105%	1844	(113)	107%
	<b>5448</b>	<b>5211</b>	<b>5299</b>	<b>149</b>		<b>5330</b>	<b>118</b>		<b>5285</b>	<b>163</b>		<b>5211</b>	<b>237</b>		<b>5106</b>	<b>342</b>		<b>5026</b>	<b>422</b>	

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**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 2019 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 2020**

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2020
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
ASHBROOK RESIDENTIAL	0	0	152	152	20	11	15	0%
ASHBURN CHASE (Regency @ Belmont)	0	0	96	96	13	7	9	0%
ASHBURN STATION/REGENCY	0	0	224	224	30	16	22	0%
ASHBURN OVERLOOK	0	71	0	71	5	3	4	73%
GOOSE CREEK VILLAGE EAST	0	0	282	282	37	20	27	0%
LOUDOUN STATION	0	0	924	924	33	18	24	73%
ONE LOUDOUN CENTER	265	376	446	1067	31	17	22	67%
TRAIL VIEW ASHBURN	0	0	46	46	6	3	4	0%
WELLERS CORNER	11	8	0	19	6	3	5	0%
<b>Planning District Total, as of September 2020</b>	<b>276</b>	<b>455</b>	<b>2170</b>	<b>2881</b>	<b>180</b>	<b>98</b>	<b>131</b>	

## ELEMENTARY & SECONDARY SCHOOL SUMMARY: ASHBURN

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# 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)

September 8, 2020

Mr. Josh Peters  
County of Loudoun  
Department of Planning and Zoning  
1 Harrison Street, SE (Mail Stop 62)  
Leesburg, Virginia 20175

RE: ZMAP-2020-0005, ZCPA-2020-0008 & ZMOD-2020-0020 Goose Creek Overlook (2<sup>nd</sup> Submission)

Dear Mr. Peters:

School Board staff has reviewed the referenced second submission application for Goose Creek Overlook; comments are provided specific to the zoning map amendment (ZMAP-2020-0005). Based on 2019 Loudoun County Public Schools (LCPS) Ashburn planning district student generation factors, the proposed 136 single-family attached and 115 multi-family residential units will generate a total of 114 school-age children upon build-out: 50 elementary school-age children (grades K-5), 27 middle school-age children (grades 6-8), and 37 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 Ashburn 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 Goose Creek Overlook. In LCPS' Ashburn planning district, 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.

Mr. Josh Peters  
ZMAP-2020-0005, ZCPA-2020-0008 & ZMOD-2020-0020 Goose Creek Overlook (2<sup>nd</sup> Submission)  
September 8, 2020  
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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 Vehicular & Pedestrian Circulation Plan (sheet 9), dated August 19, 2020, illustrates construction of sidewalks and pedestrian trails throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Goose Creek Overlook second submission application. The 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,



Beverly I. Tate, Director

Attachments (3)

c: Eric Williams, Superintendent  
Kevin Lewis, Assistant Superintendent

Election Districts: Ashburn & Blue Ridge





# Loudoun County Public Schools

Division of Planning Services

## Project Assessment

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			\$15,214	114	\$1,734,396	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2020-21 School Attendance Zone			Belmont Station / Cedar Lane	Trailside	Stone Bridge	
September 30, 2019 Student Enrollment			784/853	1270	1785	
2019-20 Base Building Capacity			812/812	1265	1731	

## 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 2021 - FY 2026 CIP PLANNING PERIOD

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<b>ELEMENTARY SCHOOLS</b>																							
ASHBURN ES	697	597	573	124	82%	566	131	81%	570	127	82%	541	156	78%	515	182	74%	510	187	73%			
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DISCOVERY ES	983	790	788	195	80%	745	238	76%	719	264	73%	678	305	69%	665	318	68%	649	334	66%			
DOMINION TRAIL ES	697	691	681	16	98%	679	18	97%	664	33	95%	661	36	95%	649	48	93%	621	76	89%			
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STEUART W WELLER ES	904	779	786	118	87%	796	108	88%	780	124	86%	769	135	85%	741	163	82%	713	191	79%			
	7410	6368	6302	1108		6261	1149		6119	1291		5925	1485		5843	1567		5635	1775				

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TRAILSIDE MS	1265	1270	1260	5	100%	1219	46	96%	1227	38	97%	1256	9	99%	1240	25	98%	1310	(45)	104%			
	3738	3646	3599	139		3490	248		3385	353		3385	353		3283	587		3321	549				

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B - A NINE (9) CLASSROOM ADDITION IS PROPOSED AT FARMWELL MS, TO BE COMPLETE BY THE START OF 2024-25 SCHOOL YEAR. THE PROPOSED ADDITION WILL REMOVE THE TWO (2) MODULAR CLASSROOMS; ANTICIPATED CAPACITY FOR FARMWELL MS IN FALL 2024 IS 1378.

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			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE			
<b>HIGH SCHOOLS</b>																							
BROAD RUN HS	1856	1565	1593	263	86%	1599	257	86%	1605	251	86%	1614	242	87%	1592	264	86%	1529	327	82%			
RIVERSIDE HS	1861	1882	1851	10	99%	1865	(4)	100%	1869	(8)	100%	1812	49	97%	1774	87	95%	1734	127	93%			
STONE BRIDGE HS	1731	1785	1821	(90)	105%	1833	(102)	106%	1849	(118)	107%	1853	(122)	107%	1832	(101)	106%	1813	(82)	105%			
	5448	5232	5265	183		5297	151		5323	125		5279	169		5198	250		5076	372				

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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.

**Ashburn 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	
ASHBURN OVERLOOK	0	71	0	71	10	6	8	44%
LOUDOUN STATION	0	0	924	924	75	41	54	39%
ONE LOUDOUN CENTER	0	188	732	920	93	51	68	32%
REGENCY AT BELMONT CHASE	0	0	96	96	13	7	9	0%
<b>Planning District Total, as of September 2019</b>	<b>0</b>	<b>259</b>	<b>1752</b>	<b>2011</b>	<b>191</b>	<b>105</b>	<b>139</b>	



# 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)

July 1, 2020

Mr. Josh Peters  
County of Loudoun  
Department of Planning and Zoning  
1 Harrison Street, SE (Mail Stop 62)  
Leesburg, Virginia 20175

RE: ZMAP-2020-0005 & SPEX-2020-0012 Goose Creek Overlook

Dear Mr. Peters:

School Board staff has reviewed the referenced application for Goose Creek Overlook; comments are provided specific to the zoning map amendment (ZMAP-2020-0005). Based on 2019 Loudoun County Public Schools (LCPS) Ashburn planning district student generation factors, the proposed 142 single-family attached, and 96 multi-family residential units will generate a total of 113 school-age children upon build-out: 50 elementary school-age children (grades K-5), 27 middle school-age children (grades 6-8), and 36 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 Ashburn 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 Goose Creek Overlook. In LCPS' Ashburn planning district, 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.

Mr. Josh Peters  
ZMAP-2020-0005 & SPEX-2020-0012 Goose Creek Overlook  
July 1, 2020  
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 Vehicular & Pedestrian Circulation Plan (sheet 10), dated May 11, 2020, illustrates construction of sidewalks and pedestrian trails throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Goose Creek Overlook 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,



Beverly I. Tate, Director

Attachments (3)

c: Eric Williams, Superintendent  
Kevin Lewis, Assistant Superintendent

Election Districts: Ashburn & Blue Ridge



# Loudoun County Public Schools

Division of Planning Services

## Project Assessment

### Project Name: ZMAP-2020-0005, Goose Creek Overlook

Loudoun County Public Schools Ashburn 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)	0.86	0	0	0	0	
Single Family Attached (SFA)	0.59	142	37	20	27	84
Multifamily (MF)	0.30	96	13	7	9	29
<b>Total Students</b>		<b>50</b>	<b>27</b>	<b>36</b>	<b>113</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>\$2,800,287</b>	<b>\$1,659,858</b>	<b>\$2,537,232</b>	<b>\$6,997,376</b>	
Annual Operational Costs		FY 2021 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs		
		\$15,214	113	\$1,712,792		
School Facility Information		Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)		
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September 30, 2019 Student Enrollment		784/853	1270	1785		
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