



**LOUDOUN COUNTY PUBLIC SCHOOLS**  
Division of Planning & GIS Services

January 24, 2024

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

RE: LEGI-2023-0038, Goose Creek Village West

Dear Mr. Johnson:

School Board staff has reviewed the third submission materials for the Goose Creek Village West application.

While there has been no change to the proposed residential component (103 single-family attached and 118 multi-family residential units), staff offers an updated assessment of the impact of this development outlining the operational and capital impact of the rezoning application on Loudoun County Public Schools (LCPS). Also provided is a six-year student enrollment overview as well as detail on unbuilt residential development in the LCPS Ashburn Planning district; this is an excerpt from the *School Board Adopted FY 2025-FY 2030 Capital Budgets*, dated December 12, 2023.

Thank you for the additional opportunity to comment on the Goose Creek Village West application. Should you require further information, please contact me at your earliest convenience.

Sincerely,

Beverly I. Tate, Director

Attachments (3)

c: Aaron Spence, Superintendent  
Kevin Lewis, Chief Operations Officer

2022 Election District: Ashburn



# Loudoun County Public Schools

## Division of Planning & GIS Services

### Project Assessment

#### Project Name: LEGI-2023-0038, Goose Creek Village West

Loudoun County Public Schools Ashburn Loudoun Planning District Student Generation Factors, 2023		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.69		0.42	0.24	0.34	
Single Family Attached (SFA)	0.53	103	0	0	0	0
Multifamily (MF)	0.28	118	23	13	19	55
<b>Total Students</b>			14	8	11	33
			<b>37</b>	<b>21</b>	<b>30</b>	<b>88</b>
Capital Costs			Elementary School Cost (FY 2025 CIP)	Middle School Cost (FY 2025 CIP)	High School Cost (FY 2025 CIP)	Total Capital Expenditure
School Cost			\$73,236,290	\$135,810,485	\$165,453,840	
Base Building Capacity			960	1445	2100	
Per Pupil Cost			\$76,288	\$93,986	\$78,788	
<b>Project's Capital Costs</b>			<b>\$2,807,742</b>	<b>\$1,976,649</b>	<b>\$2,347,412</b>	<b>\$7,131,803</b>
Annual Operational Costs			FY 2024 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$19,905	88	\$1,744,275	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Belmont Station	Trailside	Stone Bridge	
2023-2024 Base Building Capacity			812	1288	1775	
Official September 29, 2023 Student Enrollment			651	1160	1703	
Projected September 30, 2029 Student Enrollment <sup>A</sup>			547	1015	1579	

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

## 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

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	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION					
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
ASHBURN ES	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 WELLER ES	904	690	733	171	81%	749	155	83%	775	129	86%	763	141	84%	763	141	84%	755	149	84%
	<b>7341</b>	<b>5407</b>	<b>5465</b>	<b>1876</b>		<b>5386</b>	<b>1955</b>		<b>5436</b>	<b>1905</b>		<b>5321</b>	<b>2020</b>		<b>5347</b>	<b>1994</b>		<b>5303</b>	<b>2038</b>	

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

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	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION					
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BELMONT RIDGE MS	1254	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%
	<b>3777</b>	<b>3218</b>	<b>3221</b>	<b>556</b>		<b>3186</b>	<b>591</b>		<b>3084</b>	<b>693</b>		<b>3038</b>	<b>739</b>		<b>2936</b>	<b>841</b>		<b>3000</b>	<b>777</b>	

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

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	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION					
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BROAD RUN HS	1692	1590	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%
	<b>5305</b>	<b>5048</b>	<b>4926</b>	<b>379</b>		<b>4836</b>	<b>469</b>		<b>4736</b>	<b>569</b>		<b>4665</b>	<b>640</b>		<b>4665</b>	<b>640</b>		<b>4525</b>	<b>780</b>	

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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%
<b>Planning District Total, as of September 2023</b>	<b>283</b>	<b>514</b>	<b>5668</b>	<b>6465</b>	<b>520</b>	<b>297</b>	<b>421</b>	



# LOUDOUN COUNTY PUBLIC SCHOOLS

## DIVISION OF PLANNING & GIS SERVICES

960 Sycolin Road SE, Suite 110

Leesburg, Virginia 20175

Telephone: 571-252-1050

Facsimile: 571-252-1101

Email: [lcpsplan@lcps.org](mailto:lcpsplan@lcps.org)

September 18, 2023

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

RE: ZMAP-2022-0013, Goose Creek Village West

Dear Mr. Johnson:

School Board staff has reviewed the second submission materials for the Goose Creek Village West application. The attached project assessment reflects the revised residential unit mix (103 single-family attached and 118 multi-family units) and outlines the operational and capital impact of the application on Loudoun County Public Schools (LCPS). The provided six-year student enrollment overview and detail on unbuilt residential development in the LCPS Ashburn Planning district is an excerpt from the *School Board Adopted FY 2024-FY 2029 Capital Budgets*, dated December 13, 2022.

Thank you for the additional opportunity to comment on the Goose Creek Village West application. Should you require further information, please contact me at your earliest convenience.

Sincerely,

Beverly I. Tate, Director

2011 Election District: Ashburn

2022 Election District: Ashburn

Attachments (3)

c: Aaron Spence, Superintendent  
Kevin Lewis, Chief Operations Officer



# Loudoun County Public Schools

## Division of Planning & GIS Services

### Project Assessment

#### Project Name: ZMAP-2022-0013, Goose Creek Village West

Loudoun County Public Schools Ashburn Planning District Student Generation Factors, 2022		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.73		0.42	0.24	0.34	
Single Family Attached (SFA)	0.54	103	0	0	0	0
Multifamily (MF)	0.27	118	23	13	19	55
<b>Total Students</b>			13	8	11	32
			<b>36</b>	<b>21</b>	<b>30</b>	<b>87</b>
Capital Costs			Elementary School Cost (FY 2024 CIP)	Middle School Cost (FY 2024 CIP)	High School Cost (FY 2024 CIP)	Total Capital Expenditure
School Cost			\$69,090,840	\$128,123,098	\$156,088,530	
Capacity			960	1445	2100	
Per Pupil Cost			\$71,970	\$88,667	\$74,328	
<b>Project's Capital Costs</b>			<b>\$2,590,907</b>	<b>\$1,861,571</b>	<b>\$2,210,749</b>	<b>\$6,663,226</b>
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	87	\$1,625,932	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Belmont Station	Trailside	Stone Bridge	
September 30, 2022 Student Enrollment			713	1151	1708	
2022-2023 Base Building Capacity			812	1288	1775	

## ELEMENTARY & SECONDARY SCHOOL SUMMARY: ASHBURN

### General Planning District Description

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

#### FY 2024 - FY 2029 CIP PLANNING PERIOD

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

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

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

#### FY 2024 - FY 2029 CIP PLANNING PERIOD

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

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

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

#### FY 2024 - FY 2029 CIP PLANNING PERIOD

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

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

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### 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%
<b>Planning District Total, as of September 2022</b>	<b>294</b>	<b>470</b>	<b>4965</b>	<b>5729</b>	<b>423</b>	<b>244</b>	<b>343</b>	





# LOUDOUN COUNTY PUBLIC SCHOOLS

## DIVISION OF PLANNING & GIS SERVICES

960 Sycolin Road, Suite 110

Leesburg, Virginia 20175

Telephone: 571-252-1050

Facsimile: 571-252-1101

Email: [lcpsplan@lcps.org](mailto:lcpsplan@lcps.org)

September 6, 2022

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

RE: ZMAP-2022-0013 & ZMOD-2022-0046 through ZMOD-2022-0050, Goose Creek Village West

Dear Mr. Johnson:

School Board staff has reviewed the referenced application for Goose Creek Village West; comments are provided specifically for the zoning map amendment (ZMAP-2022-0013). Based on 2021 Loudoun County Public Schools (LCPS) Ashburn planning district student generation factors, the proposed 104 single-family attached and 118 multi-family residential units will generate a total of 91 school-age children upon build-out: 39 elementary school-age children (grades K-5), 22 middle school-age children (grades 6-8), and 30 high school-age children (grades 9-12). The attached assessment outlines the operational and capital impact of the project on LCPS.

LCPS student enrollment will continue to grow from approved residential projects as well as future proposed developments. Not only do student demographics within existing subdivisions change annually and over time, but additional residential development also impacts school enrollments and capacities. Staff has included a six-year student enrollment overview of the LCPS Ashburn planning district schools, including detail on unbuilt residential development within the same area, for County staff and policy makers 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 Goose Creek Village West. In the LCPS Ashburn planning district, renovations and rehabilitation projects at existing school facilities are being reviewed and initiated by the School Board; residential growth within this area of Loudoun may also trigger the need for additional schools to serve future students. The associated costs are significant, and the proffer dollars would help offset such expenditures.

And finally, safe walking paths remain an important concern for the School Board, staff, and

Mr. Bryce Johnson  
Goose Creek Village West  
September 6, 2022  
Page 2

parents of children who attend our schools. The provided Vehicular and Pedestrian Circulation Plan (sheet 5), dated July 14, 2022, shows sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Goose Creek Village West 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 long horizontal line extending to the right.

Beverly I. Tate, Director

Attachments (3)

c: Scott Ziegler, Superintendent  
Kevin Lewis, Chief Operations Officer

Election District: Ashburn



# Loudoun County Public Schools

Division of Planning Services

## Project Assessment

**Project Name: ZMAP-2022-0013 & ZMOD-0022-0046 through ZMOD-2022-0050, Goose Creek Village West**

Loudoun County Public Schools Ashburn Planning District Student Generation Factors, 2021		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.75		0.43	0.24	0.33	
Single Family Attached (SFA)	0.55	104	0	0	0	0
Multifamily (MF)	0.28	118	25	14	19	58
<b>Total Students</b>			14	8	11	33
			<b>39</b>	<b>22</b>	<b>30</b>	<b>91</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>\$2,322,533</b>	<b>\$1,738,453</b>	<b>\$2,327,954</b>	<b>\$6,388,940</b>
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	91	\$1,704,178	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Belmont Station	Trailside	Stone Bridge	
September 30, 2021 Student Enrollment			721	1141	1739	
2021-2022 Base Building Capacity			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)

ELEMENTARY SCHOOLS	FY 2023 - FY 2028 CIP PLANNING PERIOD																			
	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					
		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%
	<b>7410</b>	<b>5575</b>	<b>5384</b>	<b>2026</b>		<b>5217</b>	<b>2193</b>		<b>5228</b>	<b>2182</b>		<b>5081</b>	<b>2329</b>		<b>5060</b>	<b>2350</b>		<b>5003</b>	<b>2407</b>	

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

MIDDLE SCHOOLS	FY 2023 - FY 2028 CIP PLANNING PERIOD																			
	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					
		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 <sup>A</sup>	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%
	<b>3738</b>	<b>3313</b>	<b>3278</b>	<b>460</b>		<b>3263</b>	<b>475</b>		<b>3129</b>	<b>609</b>		<b>2994</b>	<b>744</b>		<b>2823</b>	<b>915</b>		<b>2817</b>	<b>921</b>	

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.

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.

HIGH SCHOOLS	FY 2023 - FY 2028 CIP PLANNING PERIOD																			
	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					
		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%
	<b>5448</b>	<b>5136</b>	<b>5177</b>	<b>271</b>		<b>5181</b>	<b>267</b>		<b>5148</b>	<b>300</b>		<b>5147</b>	<b>301</b>		<b>5055</b>	<b>393</b>		<b>4876</b>	<b>572</b>	

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%
<b>Planning District Total, as of September 2021</b>	<b>294</b>	<b>410</b>	<b>2587</b>	<b>3291</b>	<b>212</b>	<b>118</b>	<b>162</b>	