



# LOUDOUN COUNTY PUBLIC SCHOOLS

## DIVISION OF PLANNING SERVICES

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July 15, 2020

Mr. Eric Jewell  
County of Loudoun  
Department of Building and Development  
1 Harrison Street, SE (Mail Stop 62)  
Leesburg, Virginia 20175

RE: FIDP-2020-0001, Loudoun Station

Dear Mr. Jewell:

School Board staff has reviewed the referenced application for Loudoun Station. Based on 2019 Loudoun County Public Schools (LCPS) Dulles North planning district student generation factors, the proposed 924 multi-family residential units will generate a total of 278 school-age children upon build out: 122 elementary school-age children (grades K-5), 67 middle school-age children (grades 6-8), and 89 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 and Dulles North planning district schools, as well as detail on approved, unbuilt residential development within the same areas, for County staff and policy makers to assess regarding the overall impact of the project on area elementary and secondary schools. The information details are an excerpt from the ***School Board Adopted FY 2021-2026 Capital Improvement Program***, dated December 17, 2019.

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Final Development Plan (sheet 6), dated May 29, 2020, illustrates construction of pedestrian travel ways throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Loudoun Station 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 (5)

c: Eric Williams, Superintendent  
Kevin Lewis, Assistant Superintendent

Election District: Broad Run



# Loudoun County Public Schools

Division of Planning Services

## Project Assessment

### Project Name: FIDP-2020-0001 Loudoun Station

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		0	0	0	0
Single Family Attached (SFA)	0.62		0	0	0	0
Multifamily (MF)	0.30	924	122	67	89	278
<b>Total Students</b>			<b>122</b>	<b>67</b>	<b>89</b>	<b>278</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>\$6,895,004</b>	<b>\$4,086,983</b>	<b>\$6,247,296</b>	<b>\$17,229,283</b>
Annual Operational Costs			FY 2021 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$15,214	278	\$4,229,492	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2020-21 School Attendance Zone			Discovery	Stone Hill	Rock Ridge	
September 30, 2019 Student Enrollment			790	1051	1560	
2019-20 Base Building Capacity			983	1397	2048	

\* 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 2021 - FY 2026 CIP PLANNING PERIOD

	2019-20 BASE CAPACITY	30-Sep-19 ACTUAL ENROLLMENT	2020-21 PROJECTION			2021-22 PROJECTION			2022-23 PROJECTION			2023-24 PROJECTION			2024-25 PROJECTION			2025-26 PROJECTION					
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE			
<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%			
BELMONT STATION ES	812	784	800	12	99%	830	(18)	102%	844	(32)	104%	839	(27)	103%	846	(34)	104%	798	14	98%			
CEDAR LANE ES	812	853	860	(48)	106%	882	(70)	109%	868	(56)	107%	843	(31)	104%	840	(28)	103%	812	0	100%			
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%			
NEWTON-LEE ES	904	701	671	233	74%	662	242	73%	638	266	71%	594	310	66%	601	303	66%	583	321	64%			
SANDERS CORNER ES	697	499	493	204	71%	476	221	68%	456	241	65%	441	256	63%	429	268	62%	412	285	59%			
SELDENS LANDING ES	904	674	650	254	72%	625	279	69%	580	324	64%	559	345	62%	557	347	62%	537	367	59%			
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				

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

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

	2019-20 BASE CAPACITY	30-Sep-19 ACTUAL ENROLLMENT	2020-21 PROJECTION			2021-22 PROJECTION			2022-23 PROJECTION			2023-24 PROJECTION			2024-25 PROJECTION			2025-26 PROJECTION					
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE			
<b>MIDDLE SCHOOLS</b>																							
BELMONT RIDGE MS	1227	1199	1187	40	97%	1129	98	92%	1092	135	89%	1078	149	88%	1035	192	84%	1001	226	82%			
FARMWELL STATION MS <sup>A B</sup>	1246	1177	1152	94	92%	1142	104	92%	1066	180	86%	1051	195	84%	1008	370	73%	1010	368	73%			
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				

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 2019-20 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 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.

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

	2019-20 BASE CAPACITY	30-Sep-19 ACTUAL ENROLLMENT	2020-21 PROJECTION			2021-22 PROJECTION			2022-23 PROJECTION			2023-24 PROJECTION			2024-25 PROJECTION			2025-26 PROJECTION					
			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				

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 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>	

## 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			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			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			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>	