



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

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September 5, 2023

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

RE: ZMAP-2023-0007, Loudoun Valley Apartments Rezoning

Dear Ms. Britain:

School Board staff has reviewed the zoning map amendment application for Loudoun Valley Apartments Rezoning. Based on 2022 Loudoun County Public Schools (LCPS) Dulles North planning district student generation factors, the proposed 255 multi-family residential units will generate a total of 84 school-age children upon build-out: 35 elementary school-age children (grades K-5), 20 middle school-age children (grades 6-8), and 29 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 Dulles North planning district schools, including detail on unbuilt residential development within the same area, for County staff and policymakers to assess 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 Loudoun Valley Apartments Rezoning. In addition to new school construction, major renovations, and rehabilitation projects at existing school facilities in the Dulles North 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.

Safe walking paths remain an important concern for the School Board, staff, and parents of

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children who attend our schools. The provided Pedestrian Connectivity Plan (sheet 11), dated June 7, 2023, shows sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Loudoun Valley Apartments Rezoning 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 stroke extending to the right.

Beverly I. Tate, Director

2011 Election District: Blue Ridge
2022 Election District: Little River and Sterling

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-2023-0007, Loudoun Valley Apartments Rezoning

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
Single Family Detached (SFD)	0.96		0	0	0	0
Single Family Attached (SFA)	0.67		0	0	0	0
Multifamily (MF)	0.33	255	35	20	29	84
Total Students			35	20	29	84
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	
Project's Capital Costs			\$2,543,622	\$1,790,709	\$2,126,595	\$6,460,926
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	84	\$1,575,204	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Rosa Lee Carter	Stone Hill	Rock Ridge	
September 30, 2022 Student Enrollment			849	1109	1453	
2022-2023 Base Building Capacity			960	1319	2048	

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

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	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
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	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
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	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
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	