



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

960 Sycolin Road, Suite 110

Leesburg, Virginia 20175

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September 19, 2022

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

RE: ZMAP-2021-0017, Northstar Square (formerly Mercer Crossing)

Dear Ms. Marsh:

School Board staff has reviewed the third submission zoning map amendment application for Northstar Square. Based on 2021 Loudoun County Public Schools (LCPS) Ashburn planning district student generation factors, the proposed 297 single-family attached and 948 multifamily residential units will generate a total of 429 school-age children upon build-out: 184 elementary school-age children (grades K-5), 103 middle school-age children (grades 6-8), and 142 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 Northstar Square. 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 parents of children who attend our schools. The provided Pedestrian Connectivity Plan (sheet

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Page 2

10), dated August 16, 2022, shows sidewalk construction throughout the development, this is noted and appreciated.

Thank you for the opportunity to comment on the Northstar Square application. Capital facility expenditures and operational costs are 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 black ink, appearing to read "B. Tate", with a long horizontal stroke 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 & GIS Services

Project Assessment

Project Name: ZMAP-2021-0017, Northstar Square

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
			0.43	0.24	0.33	
Single Family Detached (SFD)	0.75		0	0	0	0
Single Family Attached (SFA)	0.55	297	70	39	54	163
Multifamily (MF)	0.28	948	114	64	88	266
Total Students			184	103	142	429
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	
Project's Capital Costs			\$11,035,893	\$8,260,543	\$11,061,649	\$30,358,085
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	429	\$8,026,520	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Newton-Lee	Belmont Ridge	Riverside	
September 30, 2021 Student Enrollment			631	1055	1822	
2021-22 Base Building Capacity			904	1227	1861	

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 2023 - FY 2028 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	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	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	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%
	7410	5575	5384	2026		5217	2193		5228	2182		5081	2329		5060	2350		5003	2407	

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

FY 2023 - FY 2028 CIP PLANNING PERIOD

MIDDLE SCHOOLS	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	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	1227	1055	1073	154	87%	1070	157	87%	1022	205	83%	936	291	76%	884	343	72%	922	305	75%
FARMWELL STATION MS ^A	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%
	3738	3313	3278	460		3263	475		3129	609		2994	744		2823	915		2817	921	

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.

FY 2023 - FY 2028 CIP PLANNING PERIOD

HIGH SCHOOLS	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	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	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%
	5448	5136	5177	271		5181	267		5148	300		5147	301		5055	393		4876	572	

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



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

21000 Education Court
Ashburn, Virginia 20148
Telephone: 571-252-1050
Facsimile: 571-252-1101
Email: lcpplan@lcps.org

June 9, 2022

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

RE: ZMAP-2021-0017, Northstar Square (formerly Mercer Crossing)

Dear Ms. Marsh:

School Board staff has reviewed the referenced zoning map amendment application for Northstar Square. Based on 2021 Loudoun County Public Schools (LCPS) Ashburn planning district student generation factors, the proposed 173 single-family attached and 948 multifamily non-age restricted residential units will generate a total of 361 school-age children upon build-out: 155 elementary school-age children (grades K-5), 87 middle school-age children (grades 6-8), and 119 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.

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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 Pedestrian Connectivity Plan (sheet

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Should you require further information, please contact me at your earliest convenience.

Sincerely,



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-2021-0017, Northstar Square

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			0.43	0.24	0.33	
Single Family Detached (SFD)	0.75		0	0	0	0
Single Family Attached (SFA)	0.55	173	41	23	31	95
Multifamily (MF)*	0.28	948	114	64	88	266
*Excludes 228 Multifamily Active Adult Units						
Total Students			155	87	119	361
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	
Project's Capital Costs			\$9,280,610	\$6,946,685	\$9,302,269	\$25,529,564
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	361	\$6,182,888	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Newton-Lee	Belmont Ridge	Riverside	
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	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
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STONE BRIDGE HS	1731	1739	1793	(62)	104%	1855	(124)	107%	1849	(118)	107%	1853	(122)	107%	1833	(102)	106%	1751	(20)	101%
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**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%
Planning District Total, as of September 2021	294	410	2587	3291	212	118	162	