



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

June 6, 2022

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

RE: ZMAP-2022-0002, SPEX-2022-0014 & ZMOD-2022-0012, Shaw Road

Dear Ms. Marsh:

School Board staff has reviewed the referenced application for Shaw Road; comments are provided specific to the zoning map amendment (ZMAP-2022-0002). Based on 2021 Loudoun County Public Schools (LCPS) Eastern Loudoun planning district student generation factors, the proposed 87 multifamily residential units will generate a total of 28 school-age children upon build-out: 12 elementary school-age children (grades K-5), 7 middle school-age children (grades 6-8), and 9 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 Eastern Loudoun planning district schools, including detail on unbuilt residential development within the same area, for County staff and policymakers 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 Shaw Road. In the LCPS Eastern Loudoun 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 Vehicular and Pedestrian Circulation Plan (sheet 6), dated March 25, 2022, shows sidewalk construction throughout the development;

Ms. Jacqueline Marsh
ZMAP-2022-0002, SPEX-2022-0014 & ZMOD-2022-0012, Shaw Road
June 6, 2022
Page 2

this is noted and appreciated.

Thank you for the opportunity to comment on Shaw Road 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,



Beverly I. Tate, Director

Attachments (3)

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

Election District: Broad Run



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: ZMAP-2022-0002, SPEX-2022-0014 and ZMOD-2022-0012, Shaw Road

Loudoun County Public Schools Eastern Loudoun 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)	0.55		0.43	0.24	0.33	
Single Family Attached (SFA)	0.50		0	0	0	0
Multifamily (MF)	0.33	87	12	7	9	28
Total Students			12	7	9	28
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			\$738,918	\$553,092	\$740,642	\$2,032,651
Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	28	\$479,360	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Forest Grove	Sterling	Park View	
September 30, 2021 Student Enrollment			502	1081	1409	
2021-22 Base Building Capacity			697	1358	1518	

ELEMENTARY & SECONDARY SCHOOL SUMMARY: EASTERN LOUDOUN

General Planning District Description
North/East of Route 28 (Sully Road), South of the Potomac River, West of Fairfax County

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
ALGONKIAN ES	674	458	438	236	65%	432	242	64%	435	239	65%	431	243	64%	411	263	61%	406	268	60%
COUNTRYSIDE ES	812	671	664	148	82%	692	120	85%	705	107	87%	689	123	85%	718	94	88%	710	102	87%
FOREST GROVE ES	697	502	518	179	74%	535	162	77%	573	124	82%	583	114	84%	602	95	86%	625	72	90%
GUILFORD ES	651	545	539	112	83%	549	102	84%	540	111	83%	524	127	80%	523	128	80%	520	131	80%
HORIZON ES	812	491	495	317	61%	504	308	62%	500	312	62%	497	315	61%	505	307	62%	506	306	62%
LOWES ISLAND ES	697	536	545	152	78%	571	126	82%	595	102	85%	604	93	87%	624	73	90%	615	82	88%
MEADOWLAND ES	572	405	418	154	73%	423	149	74%	411	161	72%	405	167	71%	401	171	70%	407	165	71%
POTOWMACK ES	697	529	515	182	74%	499	198	72%	493	204	71%	478	219	69%	473	224	68%	483	214	69%
ROLLING RIDGE ES	743	587	590	153	79%	594	149	80%	580	163	78%	582	161	78%	585	158	79%	579	164	78%
STERLING ES ^A	628	439	465	163	74%	508	120	81%	533	95	85%	539	89	86%	562	66	89%	583	45	93%
SUGARLAND ES	743	487	482	261	65%	482	261	65%	477	266	64%	470	273	63%	468	275	63%	466	277	63%
SULLY ES	651	471	493	158	76%	507	144	78%	521	130	80%	509	142	78%	508	143	78%	500	151	77%
	8377	6121	6162	2215		6296	2081		6363	2014		6311	2066		6380	1997		6400	1977	

A - A STUDENT WELCOME CENTER IS PLANNED AT STERLING ES TO PROVIDE MORE EFFICIENT AND EFFECTIVE DELIVERY OF SERVICES TO LIMITED ENGLISH PROFICIENT STUDENTS; THE ADDITION WILL BE COMPLETE IN THE 2023-24 SCHOOL YEAR. THE STUDENT CAPACITY AT STERLING ES WILL REMAIN 628.

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
RIVER BEND MS	1227	1140	1129	98	92%	1112	115	91%	1074	153	88%	1024	203	83%	1021	206	83%	1002	225	82%
SENECA RIDGE MS	1301	1006	950	351	73%	877	424	67%	843	458	65%	841	460	65%	824	477	63%	802	499	62%
STERLING MS	1358	1081	1086	272	80%	1078	280	79%	1083	275	80%	1120	238	82%	1135	223	84%	1175	183	87%
	3886	3227	3165	721		3067	819		3000	886		2985	901		2980	906		2979	907	

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
DOMINION HS ^A	1793	1481	1535	258	86%	1593	200	89%	1642	151	92%	1596	197	89%	1522	271	85%	1436	357	80%
PARK VIEW HS ^B	1518	1409	1526	(8)	101%	1637	(119)	108%	1689	(171)	111%	1671	(153)	110%	1645	(127)	108%	1581	(63)	104%
POTOMAC FALLS HS ^C	1565	1622	1661	(96)	106%	1702	(137)	109%	1698	(133)	108%	1697	(132)	108%	1615	(50)	103%	1561	4	100%
	4876	4512	4722	154		4932	(56)		5029	(153)		4964	(88)		4782	94		4578	298	
WILLIAM OBEDIAH ROBEY HS ^{B, D}		20		60			60			80			80			100			100	

A - AN APPLICATION FOR A MILITARY SCIENCE PROGRAM AT DOMINION HS HAS BEEN SUBMITTED BUT IS NOT UNDER ACTIVE CONSIDERATION BY THE MILITARY; PROGRAM EXPANSION IN VIRGINIA IS NOT CURRENTLY PLANNED.

B - AN ADDITION IS PROPOSED AT PARK VIEW HS/WILLIAM OBEDIAH ROBEY HS TO BE COMPLETE BY THE START OF THE 2025-26 SCHOOL YEAR.

C - THE 2021-22 BASE CAPACITY FOR POTOMAC FALLS HS REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT POTOMAC FALLS HS WOULD BE 1523.

D - WILLIAM OBEDIAH ROBEY HS IS CO-LOCATED WITHIN PARK VIEW HS.

**EASTERN LOUDOUN 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.

**Eastern Loudoun 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	
BELFORT PARK DRIVE TOWNHOMES	0	20	0	20	4	2	3	0%
DULLES TOWN CENTER	0	0	1230	1230	175	97	134	0%
KINCORA VILLAGE	0	0	2600	2600	281	157	216	24%
MOUNT STERLING	0	74	144	218	36	20	28	0%
STERLING MEADOW	0	0	166	166	24	13	18	0%
THE HUB	0	0	1265	1265	180	100	138	0%
WATERSIDE	0	0	2505	2505	355	198	273	0%
Planning District Total, as of September 2021	0	94	7910	8004	1054	588	810	