



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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July 5, 2022

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

RE: ZMAP-2022-0003, SPEX-2022-0015 & ZMOD-2022-0015, Tillett's View

Dear Mr. Pyle:

School Board staff has reviewed the referenced application for Tillett's View; comments are provided specific to the zoning map amendment (ZMAP-2022-0003). Based on 2021 Loudoun County Public Schools (LCPS) Dulles North planning district student generation factors, the proposed 111 single-family detached, 187 single-family attached and 108 multifamily residential units will generate a total of 270 school-age children upon build-out: 116 elementary school-age children (grades K-5), 65 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.

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 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 Tillett's View. In the LCPS Dulles North planning district, in addition to new school construction, major renovations and rehabilitation projects at existing school facilities are being reviewed and initiated by the School Board. 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 Conceptual Development

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Plan (sheet 3), dated April 21, 2022, shows sidewalk construction throughout the development, this is noted and appreciated.

Thank you for the opportunity to comment on the Tillett's View 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-2022-0003, SPEX-2022-0015 & ZMOD-2022-0015,
Tillett's View**

Loudoun County Public Schools Dulles North 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)	1.01	111	48	27	37	112
Single Family Attached (SFA)	0.66	187	53	30	41	124
Multifamily (MF)	0.32	108	15	8	11	34
Total Students			116	65	89	270
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			\$6,943,083	\$5,203,223	\$6,967,608	\$19,113,915
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	270	\$4,624,283	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Waxpool	Eagle Ridge	Briar Woods**	
September 30, 2021 Student Enrollment			732	1179	1800	
2021-22 Base Building Capacity			960	1227	1938	

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

** Modular classrooms are being used to provide a temporary increase in building capacity.

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 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 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 ^A	1006	1130	887	119	88%	879	127	87%	888	118	88%	895	111	89%	871	135	87%	842	164	84%
ELAINE E THOMPSON ES/ES-23 ^B			827	133	86%	832	128	87%	875	85	91%	895	65	93%	953	7	99%	980	(20)	102%
HILLSIDE ES	697	567	554	143	79%	535	162	77%	544	153	78%	545	152	78%	562	135	81%	563	134	81%
LEGACY ES	960	766	709	251	74%	673	287	70%	663	297	69%	670	290	70%	681	279	71%	692	268	72%
MADISON'S TRUST ES ^C	1006	1184	831	175	83%	843	163	84%	885	121	88%	902	104	90%	918	88	91%	929	77	92%
MILL RUN ES	812	697	682	130	84%	688	124	85%	692	120	85%	713	99	88%	733	79	90%	725	87	89%
MOOREFIELD STATION ES	983	875	880	103	90%	905	78	92%	931	52	95%	929	54	95%	833	150	85%	944	39	96%
ROSA LEE CARTER ES	960	841	853	107	89%	844	116	88%	848	112	88%	840	120	88%	837	123	87%	854	106	89%
WAXPOOL ES	960	732	704	256	73%	696	264	73%	712	248	74%	706	254	74%	735	225	77%	738	222	77%
	7384	6792	6927	1417		6895	1449		7038	1306		7095	1249		7123	1221		7267	1077	

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 2021-22 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 OPENING OF ELAINE E. THOMPSON ES (ES-23) IS PLANNED FOR FALL 2022 (2022-23 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. ELAINE E. THOMPSON ES IS BEING CONSTRUCTED ON A PROFFERED SITE WITHIN THE ARCOLA CENTER COMMUNITY.

C - THE 2021-22 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.

TBD - TO BE DETERMINED, FOLLOWING THE ADOPTION OF AN ATTENDANCE ZONE FOR THE SCHOOL

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 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 ^A	1445	1630	1779	(334)	123%	1988	(543)	138%	2041	(596)	141%	2006	(561)	139%	1903	(458)	132%	1929	(484)	133%
EAGLE RIDGE MS ^B	1227	1179	1158	69	94%	1176	51	96%	1100	127	90%	991	236	81%	894	465	66%	918	441	68%
STONE HILL MS	1397	1137	1107	290	79%	1092	305	78%	1061	336	76%	1045	352	75%	1035	362	74%	1014	383	73%
MS-14 ^C									TBD	1445		TBD	1445		TBD	1445		TBD	1445	
	4069	3946	4044	25		4256	(187)		4202	1312		4042	1472		3832	1814		3861	1785	

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 NINE (9) CLASSROOM ADDITION IS PLANNED AT EAGLE RIDGE MS, TO BE COMPLETE BY THE START OF 2026-27 SCHOOL YEAR; ANTICIPATED CAPACITY FOR EAGLE RIDGE MS IN FALL 2026 IS 1359.

C - 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 WILL BE 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 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 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 ^A	1938	1800	1841	97	95%	1827	111	94%	1873	65	97%	1913	25	99%	1832	106	95%	1797	141	93%
INDEPENDENCE HS ^{B,C}	2148	1829	1961	353	85%	2030	284	88%	2199	115	95%	2402	(88)	104%	2627	(313)	114%	2744	(430)	119%
ROCK RIDGE HS	2048	1396	1444	604	71%	1494	554	73%	1555	493	76%	1572	476	77%	1539	509	75%	1519	529	74%
	6134	5025	5246	1054		5351	949		5627	673		5887	413		5998	302		6060	240	

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 2021-22 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.

B - PRIOR TO THE OPENING OF MS-14, SOME BRAMBLETON MS STUDENTS WILL BE SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS.

C - EIGHT (8) MODULAR CLASSROOMS ARE PLANNED FOR INDEPENDENCE HS, TO BE PLACED PRIOR TO THE START OF THE 2022-23 SCHOOL YEAR; ANTICIPATED PROGRAM CAPACITY FOR INDEPENDENCE HS IN FALL 2022 IS 2314.

**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 2021 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 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	
BRAMBLETON	2500	3070	1099	6669	411	229	315	73%
BROADLANDS	1976	1251	654	3881	26	15	20	90%
BROADLANDS ASHBURN METRO	0	89	754	843	119	67	92	0%
MOOREFIELD STATION	50	1300	4650	6000	633	353	485	27%
SILVER DISTRICT WEST	0	381	3325	3706	566	316	434	0%
Planning District Total, as of September 2021	4526	6091	10482	21099	1755	979	1347	