



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZMAP-2021-0022, University Center Lakeview-Revised 2-10-2023

Loudoun County Public Schools Ashburn Planning District Student Generation Factors, 2022		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.42	0.24	0.34	
Single Family Detached (SFD)	0.73		0	0	0	0
Single Family Attached (SFA)	0.54		0	0	0	0
Multifamily (MF)	0.27	597	68	39	55	162
Total Students			68	39	55	162
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			\$76,900,000	\$117,500,000	\$271,000,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$80,104	\$81,315	\$129,048	
Project's Capital Costs			\$5,423,036	\$3,145,715	\$7,072,403	\$15,641,154
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	162	\$3,032,478	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Stuart W. Weller	Belmont Ridge	Riverside	
September 30, 2022 Student Enrollment			630	1070	1805	
2022-2023 Base Building Capacity			904	1254	1838	

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 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 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
ASHBURN ES	697	530	521	176	75%	520	177	75%	510	187	73%	504	193	72%	509	188	73%	501	196	72%
BELMONT STATION ES	812	713	670	142	83%	662	150	82%	615	197	76%	611	201	75%	596	216	73%	589	223	73%
CEDAR LANE ES	812	734	694	118	85%	699	113	86%	649	163	80%	641	171	79%	621	191	76%	628	184	77%
DISCOVERY ES	983	712	708	275	72%	694	289	71%	700	283	71%	694	289	71%	690	293	70%	670	313	68%
DOMINION TRAIL ES	697	590	575	122	82%	564	133	81%	552	145	79%	556	141	80%	567	130	81%	573	124	82%
NEWTON-LEE ES	904	630	600	304	66%	625	279	69%	635	269	70%	637	267	70%	631	273	70%	630	274	70%
SANDERS CORNER ES	697	434	423	274	61%	450	247	65%	457	240	66%	465	232	67%	460	237	66%	483	214	69%
SELDENS LANDING ES	904	558	549	355	61%	567	337	63%	567	337	63%	570	334	63%	572	332	63%	567	337	63%
STEUART W WELER ES	904	630	645	259	71%	648	256	72%	648	256	72%	658	246	73%	646	258	71%	644	260	71%
	7410	5531	5385	2025		5429	1981		5333	2077		5336	2074		5292	2118		5285	2125	

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

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 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
BELMONT RIDGE MS	1254	1070	1078	176	86%	1061	193	85%	987	267	79%	966	288	77%	1010	244	81%	1034	220	82%
FARMWELL STATION MS	1235	1027	1026	209	83%	1017	218	82%	1011	224	82%	977	258	79%	928	307	75%	942	293	76%
TRAILSIDE MS	1288	1151	1186	102	92%	1162	126	90%	1167	121	91%	1097	191	85%	1152	136	89%	1055	233	82%
	3777	3248	3290	487		3240	537		3165	612		3040	737		3090	687		3031	746	

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.

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 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
BROAD RUN HS	1692	1590	1600	92	95%	1577	115	93%	1526	166	90%	1484	208	88%	1478	214	87%	1464	228	87%
RIVERSIDE HS	1838	1805	1729	109	94%	1691	147	92%	1705	133	93%	1671	167	91%	1631	207	89%	1626	212	88%
STONE BRIDGE HS	1775	1708	1690	85	95%	1636	139	92%	1619	156	91%	1659	116	93%	1600	175	90%	1635	140	92%
	5305	5103	5019	286		4904	401		4850	455		4814	491		4709	596		4725	580	

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 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.

Ashburn 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	
ASHBROOK RESIDENTIAL	0	0	152	152	10	6	8	42%
ASHBURN STATION (REGENCY)	0	0	224	224	25	15	21	0%
BELMONT EXECUTIVE PLAZA	0	60	142	202	29	17	24	0%
COMMONWEALTH CENTER RESIDENTIAL	0	0	507	507	57	33	47	0%
GOOSE CREEK VILLAGE EAST	0	0	282	282	26	15	21	18%
LOUDOUN STATION	0	0	924	924	28	16	23	73%
ONE LOUDOUN CENTER	265	397	2350	3012	198	113	160	42%
TRAIL VIEW ASHBURN	18	0	0	18	3	2	2	44%
WAXPOOL CROSSING	0	0	384	384	44	25	35	0%
WELLERS CORNER	11	13	0	24	3	2	2	46%
Planning District Total, as of September 2022	294	470	4965	5729	423	244	343	



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

960 Sycolin Road SE, Suite 110

Leesburg, Virginia 20175

Telephone: 571-252-1050

Facsimile: 571-252-1101

Email: LCPSPLAN@LCPS.ORG

October 12, 2022

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

RE: ZMAP-2021-0022, University Center Lakeview

Dear Mr. Brown:

School Board staff has reviewed the fourth submission materials for the University Center Lakeview application.

As there has been no change to the proposed residential component (617 multifamily units), staff only offers an updated assessment of the impact of this development on schools. Please note that the revised assessment reflects Loudoun County Public Schools (LCPS) 2022 Ashburn Planning District student generation factors. The provided six-year student enrollment overview and the detail on unbuilt residential development in the Ashburn Planning district is an excerpt from the ***School Board Adopted FY 2023-FY 2028 Capital Improvement Program***, dated January 11, 2022.

The ***Superintendent's Recommended FY 2024-FY 2029 Capital Improvement Program*** will be presented to the School Board on November 15, 2022. Updated six-year student enrollments and related information will be available immediately thereafter.

Thank you for the additional opportunity to comment on the University Center Lakeview application. 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: Algonkian



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZMAP-2021-0022, University Center Lakeview - 4th Submission

Loudoun County Public Schools Ashburn Planning District Student Generation Factors, 2022		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.42	0.24	0.34	
Single Family Detached (SFD)	0.73		0	0	0	0
Single Family Attached (SFA)	0.54		0	0	0	0
Multifamily (MF)	0.27	617	70	40	57	167
Total Students			70	40	57	167
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			\$4,187,864	\$3,209,319	\$4,427,811	\$11,824,995
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	167	\$3,118,398	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Steuart W. Weller	Belmont Ridge	Riverside	
September 30, 2022 Student Enrollment			630	1070	1805	
2022-2023 Base Building Capacity			904	1254	1838	

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 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
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 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
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.

B - A NINE (9) CLASSROOM ADDITION IS PROPOSED AT FARMWELL STATION 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 STATION MS IN FALL 2024 IS 1378.

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
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 & GIS SERVICES

960 Sycolin Road SE, Suite 110

Leesburg, Virginia 20175

Telephone: 571-252-1050

Facsimile: 571-252-1101

Email: LCPSPLAN@LCPS.ORG

August 3, 2022

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

RE: ZMAP-2021-0022, University Center Lakeview

Dear Mr. Brown:

School Board staff has reviewed the third submission materials for the University Center Lakeview application.

As there has been no change to the proposed residential component (617 multifamily units), staff offers no further comments from those conveyed on May 23, 2022.

Thank you for the additional opportunity to comment on the University Center Lakeview application. Should you require further information, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to be "Beverly I. Tate", written over a light gray dotted background.

Beverly I. Tate, Director

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

Election District: Algonkian



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

May 23, 2022

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

RE: ZMAP-2021-0022, ZMOD-2021-0086 & ZMOD-2021-0087, University Center Lakeview

Dear Mr. Brown:

School Board staff has reviewed the second submission application for University Center Lakeview; comments are provided specific to the zoning map amendment (ZMAP-2021-0022). Based on 2021 Loudoun County Public Schools (LCPS) Ashburn planning district student generation factors, the proposed 617 multifamily residential units will generate a total of 172 school-age children upon build-out: 74 elementary school-age children (grades K-5), 41 middle school-age children (grades 6-8), and 57 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 University Center Lakeview. 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 Traffic and Pedestrian Circulation Plan (sheet 5), dated April 26, 2022, shows sidewalk construction throughout the development,

Mr. Marshall Brown
ZMAP-2021-0022, ZMOD-2021-0086 & ZMOD-2021-0087, University Center Lakeview
May 23, 2022
Page 2

this is noted and appreciated.

Thank you for the opportunity to comment on University Center Lakeview 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,



Beverly I. Tate, Director

Attachments (3)

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

Election District: Algonkian



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: ZMAP-2021-0022, ZMOD-2021-0086 & ZMOD-2021-0087 University Center Lakeview - 2nd Submission

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		0	0	0	0
Multifamily (MF)	0.28	617	74	41	57	172
Total Students			74	41	57	172
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			\$4,446,375	\$3,328,183	\$4,456,751	\$12,231,308
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	172	\$2,944,640	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Steuart W. Weller	Belmont Ridge	Riverside	
September 30, 2021 Student Enrollment			649	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: lcpsplan@lcps.org

February 15, 2022

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

RE: ZMAP-2021-0022, ZMOD-2021-0086 & ZMOD-2021-0087, University Center Lakeview

Dear Mr. Brown:

School Board staff has reviewed the referenced application for University Center Lakeview; comments are provided specific to the zoning map amendment (ZMAP-2021-0022). Based on 2021 Loudoun County Public Schools (LCPS) Ashburn planning district student generation factors, the proposed 614 multi-family residential units will generate a total of 172 school-age children upon build-out: 74 elementary school-age children (grades K-5), 41 middle school-age children (grades 6-8), and 57 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 University Center Lakeview. 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 Traffic and Pedestrian Circulation

Mr. Marshall Brown
ZMAP-2021-0022, ZMOD-2021-0086 & ZMOD-2021-0087, University Center Lakeview
February 15, 2022
Page 2

Plan (sheet 5), dated February 2021, shows sidewalk construction throughout the development, this is noted and appreciated.

Thank you for the opportunity to comment on University Center Lakeview application. The School Board appreciates awareness on all land development applications. 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,



Beverly I. Tate, Director

Attachments (3)
c: Scott Ziegler, Superintendent
Kevin Lewis, Chief Operations Officer

Election District: Algonkian



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: ZMAP-2021-0022, ZMOD-2021-0086 & ZMOD-2021-0087
University Center Lakeview

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		0	0	0	0
Multifamily (MF)	0.28	614	74	41	57	172
Total Students			74	41	57	172
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			\$4,424,755	\$3,312,000	\$4,435,082	\$12,171,837
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	172	\$2,943,270	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Stuart W. Weller	Belmont Ridge	Riverside	
September 30, 2021 Student Enrollment			649	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	