



# Loudoun County Public Schools

## Division of Planning Services

### Project Assessment

**Project Name: ZMAP 2019-0020 & ZMOD 2019-0048 Waxpool Crossing, Revised 9-30-2020**

Loudoun County Public Schools Ashburn Planning District Student Generation Factors, 2019		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.44	0.24	0.32	
Single Family Detached (SFD)	0.86		0	0	0	0
Single Family Attached (SFA)	0.59		0	0	0	0
Multifamily (MF)	0.30	400	53	29	38	120
<b>Total Students</b>			<b>53</b>	<b>29</b>	<b>38</b>	<b>120</b>
Capital Costs			Elementary School Cost (FY 2021 CIP)	Middle School Cost (FY 2021 CIP)	High School Cost (FY 2021 CIP)	Total Capital Expenditure
School Cost			\$54,270,000	\$88,770,000	\$147,900,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$56,531	\$61,433	\$70,429	
<b>Project's Capital Costs</b>			<b>\$2,984,850</b>	<b>\$1,769,257</b>	<b>\$2,704,457</b>	<b>\$7,458,564</b>
Annual Operational Costs			FY 2020 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$15,241	120	\$1,828,920	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2020-21 School Attendance Zone			Discovery	Farmwell Station*	Broad Run	
September 30, 2019 Student Enrollment			790	1177	1565	
2019-20 Base Building Capacity			983	1246	1856	

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

**ELEMENTARY 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 2021 - FY 2026 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	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	597	573	124	82%	566	131	81%	570	127	82%	541	156	78%	515	182	74%	510	187	73%
BELMONT STATION ES	812	784	800	12	99%	830	(18)	102%	844	(32)	104%	839	(27)	103%	846	(34)	104%	798	14	98%
CEDAR LANE ES	812	853	860	(48)	106%	882	(70)	109%	868	(56)	107%	843	(31)	104%	840	(28)	103%	812	0	100%
DISCOVERY ES	983	790	788	195	80%	745	238	76%	719	264	73%	678	305	69%	665	318	68%	649	334	66%
DOMINION TRAIL ES	697	691	681	16	98%	679	18	97%	664	33	95%	661	36	95%	649	48	93%	621	76	89%
NEWTON-LEE ES	904	701	671	233	74%	662	242	73%	638	266	71%	594	310	66%	601	303	66%	583	321	64%
SANDERS CORNER ES	697	499	493	204	71%	476	221	68%	456	241	65%	441	256	63%	429	268	62%	412	285	59%
SELDENS LANDING ES	904	674	650	254	72%	625	279	69%	580	324	64%	559	345	62%	557	347	62%	537	367	59%
STEUART W WELLER ES	904	779	786	118	87%	796	108	88%	780	124	86%	769	135	85%	741	163	82%	713	191	79%
	7410	6368	6302	1108		6261	1149		6119	1291		5925	1485		5843	1567		5635	1775	

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

**MIDDLE SCHOOL SUMMARY: ASHBURN**

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MIDDLE SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	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	1199	1187	40	97%	1129	98	92%	1092	135	89%	1078	149	88%	1035	192	84%	1001	226	82%
FARMWELL STATION MS <sup>A B</sup>	1246	1177	1152	94	92%	1142	104	92%	1066	180	86%	1051	195	84%	1008	370	73%	1010	368	73%
TRAILSIDE MS	1265	1270	1260	5	100%	1219	46	96%	1227	38	97%	1256	9	99%	1240	25	98%	1310	(45)	104%
	3738	3646	3599	139		3490	248		3385	353		3385	353		3283	587		3321	549	

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

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A - THE 2019-20 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 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 MS IN FALL 2024 IS 1378.

**HIGH SCHOOL SUMMARY: ASHBURN**

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	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	1565	1593	263	86%	1599	257	86%	1605	251	86%	1614	242	87%	1592	264	86%	1529	327	82%
RIVERSIDE HS	1861	1882	1851	10	99%	1865	(4)	100%	1869	(8)	100%	1812	49	97%	1774	87	95%	1734	127	93%
STONE BRIDGE HS	1731	1785	1821	(90)	105%	1833	(102)	106%	1849	(118)	107%	1853	(122)	107%	1832	(101)	106%	1813	(82)	105%
	5448	5232	5265	183		5297	151		5323	125		5279	169		5198	250		5076	372	

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

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**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 2019 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 2019**

SFD - Single Family Detached   SFA - Single Family Attached   MF - Multifamily

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2019
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
ASHBURN OVERLOOK	0	71	0	71	10	6	8	44%
LOUDOUN STATION	0	0	924	924	75	41	54	39%
ONE LOUDOUN CENTER	0	188	732	920	93	51	68	32%
REGENCY AT BELMONT CHASE	0	0	96	96	13	7	9	0%
<b>Planning District Total, as of September 2019</b>	<b>0</b>	<b>259</b>	<b>1752</b>	<b>2011</b>	<b>191</b>	<b>105</b>	<b>139</b>	



# 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](mailto:lcpsplan@lcps.org)

February 3, 2020

Mr. Richard Hancock  
County of Loudoun  
Department of Planning and Zoning  
1 Harrison Street, SE (Mail Stop 62)  
Leesburg, Virginia 20175

RE: ZMAP 2019-0020 & ZMOD 2019-0048 Waxpool Crossing

Dear Mr. Hancock:

School Board staff has reviewed the referenced application for Waxpool Crossing. Based on 2019 Loudoun County Public Schools (LCPS) Ashburn planning district student generation factors, the proposed 460 multifamily residential units will generate a total of 138 school-age children upon build-out: 61 elementary school-age children (grades K-5), 33 middle school-age children (grades 6-8), and 44 high school-age children (grades 9-12). The attached assessment outlines the operational and capital impact of the project on LCPS.

Staff has also included a six-year student enrollment overview of LCPS Ashburn planning district schools, as well as details on approved, unbuilt residential development within the same area, for County staff and policy makers to assess regarding the overall impact of the project on area elementary and secondary schools. The information detail is an excerpt from the *School Board Adopted FY 2021-FY 2026 Capital Improvement Program*, dated December 17, 2019.

Safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. School Board Policy 6210 states transportation services shall be provided for elementary students living more than one (1.0) mile and secondary school students living more than one and one quarter (1.25) miles from the front door of their regular school of assignment. Further, elementary students eligible for transportation may be required to walk up to one (1.0) mile to reach a bus stop; middle and high school students eligible for transportation may be required to walk up to one and one-quarter (1.25) miles to a bus stop. The lack of safe walking paths for students within new residential developments creates a growing safety hazard and increases operational costs. Students residing within a school's walk zone must be transported to school if either no sidewalks are provided within the development or the sidewalks are only constructed on one side of the street. Should new subdivisions contain sidewalks on both sides of the street, children could safely walk to a bus stop or school. Sidewalks and walking paths not only increase operational efficiency but also ultimately mean less time on the school bus for Loudoun's children. The Vehicular & Pedestrian Circulation Plan (sheet 6 of 7) indicates construction of pedestrian trails, sidewalks and crosswalks throughout the development. Staff appreciates inclusion of pedestrian trails, sidewalks and crosswalks in the proposed Waxpool Crossing development.

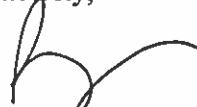
Mr. Richard Hancock  
RE: ZMAP 2019-0020 & ZMOD 2019-0048 Waxpool Crossing  
February 3, 2020  
Page 2

Thank you for the opportunity to comment on the Waxpool Crossing application. The Loudoun County School Board is concerned about all land development applications.

Capital facility expenditures and operational costs are significantly 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 "Beverly I. Tate". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Beverly I. Tate, Director

**Attachments (3)**

c: Eric Williams, Superintendent  
Kevin Lewis, Assistant Superintendent

Election District: Ashburn



# Loudoun County Public Schools

## Division of Planning Services

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Single Family Detached (SFD)	0.86		0	0	0	0
Single Family Attached (SFA)	0.59		0	0	0	0
Multifamily (MF)	0.30	460	61	33	44	138
<b>Total Students</b>			<b>61</b>	<b>33</b>	<b>44</b>	<b>138</b>
Capital Costs			Elementary School Cost (FY 2021 CIP)	Middle School Cost (FY 2021 CIP)	High School Cost (FY 2021 CIP)	Total Capital Expenditure
School Cost			\$54,270,000	\$88,770,000	\$147,900,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$56,531	\$61,433	\$70,429	
<b>Project's Capital Costs</b>			<b>\$3,432,578</b>	<b>\$2,034,645</b>	<b>\$3,110,126</b>	<b>\$8,577,348</b>
Annual Operational Costs			FY 2020 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$15,241	138	\$2,103,258	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2019-20 School Attendance Zone			Discovery	Farmwell Station*	Broad Run	
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RIVERSIDE HS	1861	1882	1851	10	99%	1865	(4)	100%	1869	(8)	100%	1812	49	97%	1774	87	95%	1734	127	93%
STONE BRIDGE HS	1731	1785	1821	(90)	105%	1833	(102)	106%	1849	(118)	107%	1853	(122)	107%	1832	(101)	106%	1813	(82)	105%
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Approved, Unbuilt Residential Development  
as of September 2019**

SFD - Single Family Detached    SFA - Single Family Attached    MF - Multifamily

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	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
ASHBURN OVERLOOK	0	71	0	71	10	6	8	44%
LOUDOUN STATION	0	0	924	924	75	41	54	39%
ONE LOUDOUN CENTER	0	188	732	920	93	51	68	32%
REGENCY AT BELMONT CHASE	0	0	96	96	13	7	9	0%
<b>Planning District Total, as of September 2019</b>	<b>0</b>	<b>259</b>	<b>1752</b>	<b>2011</b>	<b>191</b>	<b>105</b>	<b>139</b>	