



LOUDOUN COUNTY PUBLIC SCHOOLS
DEPARTMENT OF PLANNING SERVICES

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July 21, 2016

Ms. Jacqueline Marsh
County of Loudoun
Department of Planning & Zoning
1 Harrison Street, SE (Mail Stop 62)
Leesburg, Virginia 20175

RE: ZMAP-2016-0009, ZMOD-2016-0010, SPEX-2016-0025 & SPEX-2016-0026
Ashburn Village Development

Dear Ms. Marsh:

School Board staff has reviewed the zoning application for the Ashburn Village Development. No comment is being offered on the zoning modification or special exceptions.

Based on 2015 Loudoun County Public Schools student generation factors, the proposed 720 multifamily units would generate a total of 230 school-age children: 108 elementary school-age children (grades K-5), 55 middle school-age children (grades 6-8), and 67 high school-age children (grades 9-12). The attached assessment outlines the operational and capital impact of the Ashburn Village project on Loudoun County Public Schools.

Staff has also included an overview of the Ashburn area schools for County staff and policy makers to assess the overall impact of the project on elementary, middle and high schools in the area. The overview is an excerpt from the *School Board Adopted FY 2017-2022 Capital Improvement Program*, dated December 8, 2015.

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 contributions be set aside specifically for public school capital projects in the Ashburn subarea. This designation should be within the Capital Facilities Contribution proffer statement of the Ashburn Village application. In addition to new school construction, major renovation and rehabilitation projects at existing school facilities are being reviewed by the School Board. The associated costs are significant and the proffer dollars will help offset such expenditures.

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Safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided plat illustrates the applicant's commitment to construct sidewalks on both sides of streets; this is noted and appreciated.

Thank you for the opportunity to comment on the Ashburn Village 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,

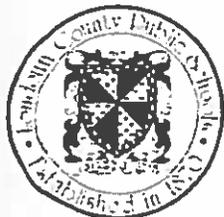
A handwritten signature in black ink that reads "Sam Adamo". The signature is written in a cursive, flowing style.

Sam Adamo
Executive Director

Attachments (2)

c: Eric Williams, Division Superintendent
Kevin Lewis, Assistant Superintendent

Site Location: Broad Run Election District



Loudoun County Public Schools

Department of Planning and Legislative Services

Project Assessment

**Project Name: ZMAP-2016-0009, ZMOD-2016-0010, SPEX-2016-0025 & SPEX-2016-0026
Ashburn Village Development**

Loudoun County Public Schools Student Generation Factors, 2015	Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total	
Single Family Detached (SFD)	0.80	0	0	0	0	
Single Family Attached (SFA)	0.55	0	0	0	0	
Multifamily (MF)	0.32	720	108	55	67	230
Total Students			108	55	67	230
Capital Costs		Elementary School Cost (FY 2017 CIP)	Middle School Cost (FY 2017 CIP)	High School Cost (FY 2017 CIP)	Total Capital Expenditure	
School Cost		\$36,620,000	\$58,210,000	\$114,500,000		
Capacity		928	1,350	1,800		
Per Pupil Cost		\$39,461	\$43,119	\$63,611		
Project's Capital Costs		\$4,261,810	\$2,371,519	\$4,261,944	\$10,895,273	
Annual Operational Costs		Adopted FY 2016 Per Pupil Cost	Student Generation Total	Annual Operational Costs		
		\$12,700	230	\$2,921,000		
School Facility Information		Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)		
2016-17 School Attendance Zone		Steuart W. Weller	Farmwell Station	Broad Run		
September 30, 2015 Student Enrollment		889	1090	1704		
2015-16 Building Program Capacity		953	1213*	1654*		

* Trailers are being used to provide temporary increases in building program capacity.

ELEMENTARY & SECONDARY SCHOOLS SUMMARY: ASHBURN

General Planning District Description

North of Route 257 (Dulles Greenway), East of Goose Creek, South of the Potomac River, West of Route 28 (Sully Road)

FY 2017-FY 2022 CIP PLANNING PERIOD

ELEMENTARY SCHOOL	2015-16 PROGRAM CAPACITY	30-Sep-15 ACTUAL ENROLLMENT	2016-17 PROJECTION			2017-18 PROJECTION			2018-19 PROJECTION			2019-20 PROJECTION			2020-21 PROJECTION			2021-22 PROJECTION		
			ENROLL	SPACE	UTILIZE															
ASHBURN ES	716	653	707	9	99%	711	5	99%	716	0	100%	712	4	99%	702	14	98%	699	17	98%
BELMONT STATION ES ^A	819	744	735	83	90%	725	93	89%	711	107	87%	695	123	85%	707	111	86%	720	98	88%
CEDAR LANE ES	822	716	753	69	92%	755	67	92%	746	76	91%	734	88	89%	721	101	88%	739	83	90%
DISCOVERY ES	953	870	907	46	95%	923	30	97%	901	52	95%	889	64	93%	881	72	92%	882	71	93%
DOMINION TRAIL ES	695	668	727	(32)	105%	727	(32)	105%	708	(13)	102%	694	1	100%	690	5	99%	697	(2)	100%
NEWTON-LEE ES	912	833	715	197	78%	691	221	76%	647	265	71%	640	272	70%	632	280	69%	680	232	75%
SANDERS CORNER ES	683	636	607	76	89%	596	87	87%	597	86	87%	570	113	83%	573	110	84%	565	118	83%
SELDENS LANDING ES	877	815	802	75	91%	788	89	90%	787	90	90%	774	103	88%	782	95	89%	781	96	89%
STEWART W WELER ES	953	889	772	181	81%	796	157	84%	816	137	86%	812	141	85%	824	129	86%	837	116	88%
	7429	6824	6725	704		6712	717		6629	800		6520	909		6512	917		6600	829	

A - IMPROVEMENTS TO NIGHTWATCH STREET, ALONG THE FRONTAGE OF BELMONT STATION ES, WILL BE COMPLETE PRIOR TO THE START OF THE 2016-17 SCHOOL YEAR

FY 2017-FY 2022 CIP PLANNING PERIOD

MIDDLE SCHOOL	2015-16 PROGRAM CAPACITY	30-Sep-15 ACTUAL ENROLLMENT	2016-17 PROJECTION			2017-18 PROJECTION			2018-19 PROJECTION			2019-20 PROJECTION			2020-21 PROJECTION			2021-22 PROJECTION		
			ENROLL	SPACE	UTILIZE															
BELMONT RIDGE MS	1185	1188	1160	25	98%	1132	53	96%	1101	84	93%	1075	110	91%	1063	122	90%	1023	162	86%
FARMWELL STATION MS ^A	1213	1090	1072	141	88%	1052	161	87%	1044	169	86%	1077	136	89%	1137	76	94%	1151	62	95%
TRAILSIDE MS	1202	1192	1207	(5)	100%	1181	21	98%	1164	38	97%	1186	16	99%	1179	23	98%	1151	51	96%
	3600	3470	3439	161		3365	235		3309	291		3338	262		3379	221		3325	275	

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

A - THE 2015-16 BUILDING PROGRAM CAPACITY FOR FARMWELL STATION MS REFLECTS 2 TRAILERS ON SITE, WITHOUT THE TRAILERS CAPACITY AT FARMWELL STATION MS WOULD BE 1175

FY 2017-FY 2022 CIP PLANNING PERIOD

HIGH SCHOOL	2015-16 PROGRAM CAPACITY	30-Sep-15 ACTUAL ENROLLMENT	2016-17 PROJECTION			2017-18 PROJECTION			2018-19 PROJECTION			2019-20 PROJECTION			2020-21 PROJECTION			2021-22 PROJECTION		
			ENROLL	SPACE	UTILIZE															
BROAD RUN HS ^{A, B}	1654	1704	1630	24	99%	1623	31	98%	1595	59	96%	1557	97	94%	1523	131	92%	1535	119	93%
RIVERSIDE HS ^C	1758	854	1309	449	74%	1579	179	90%	1614	144	92%	1617	141	92%	1526	232	87%	1475	283	84%
STONE BRIDGE HS	1651	1689	1626	25	98%	1634	17	99%	1598	53	97%	1666	(15)	101%	1664	(13)	101%	1620	31	98%
	5063	4247	4565	498		4836	227		4807	256		4840	223		4713	350		4630	433	

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

A - THE 2015-16 BUILDING PROGRAM CAPACITY FOR BROAD RUN HS REFLECTS NINE(9) TRAILERS ON SITE, WITHOUT THE TRAILERS CAPACITY AT BROAD RUN HS WOULD BE 1468

B - THE COMPLETION OF THE BROAD RUN HS ADDITION/RENEWAL PROJECT IS PLANNED FOR FALL 2016, BY THE START OF THE 2016-17 SCHOOL YEAR. BUILDING CAPACITY IS NOT ANTICIPATED TO INCREASE. THE CLASSROOM ADDITION WILL BE REPLACING THE NINE (9) TRAILERS CURRENTLY ON SITE. THE TRAILERS WILL BE REMOVED BY THE START OF THE 2016-17 SCHOOL YEAR

C - RIVERSIDE HS OPENED WITH THE START OF THE 2015-16 SCHOOL YEAR. FOR THE 2015-16 SCHOOL YEAR ONLY, THERE IS NO GRADE 12 CLASS ENROLLED AT RIVERSIDE HS