



LOUDOUN COUNTY PUBLIC SCHOOLS

Division of Planning & GIS Services

February 12, 2024

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

RE: LEGI-2023-0030, Arcola Town Center Residential

Dear Mr. Brown:

School Board staff has reviewed the third submission materials for the Arcola Town Center Residential rezoning application.

While there has been no change to the proposed residential component (190 single-family attached and 405 multi-family residential units), staff offers an updated assessment of the impact of this development on schools. Arcola Town Center Residential is in the LCPS Dulles South planning district, however, the schools presently serving the property are in the LCPS Dulles North planning district. Six-year projected student enrollments for schools in both planning districts, including detail on unbuilt residential development within the same areas, are provided for County staff and policymakers to assess the overall impact of the project on LCPS. The information detail is an excerpt from the *School Board Adopted FY 2025-FY 2030 Capital Budgets*, dated December 12, 2023.

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

Sincerely,

Beverly I. Tate, Director

Attachments (5)

c: Aaron Spence, Superintendent
Kevin Lewis, Chief Operations Officer

2022 Election District: Dulles



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: LEGI-2023-0030, Arcola Town Center Residential

Loudoun County Public Schools Dulles South Loudoun Planning District Student Generation Factors, 2023	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)	0.89	0	0	0	0	
Single Family Attached (SFA)	0.67	190	53	31	43	127
Multifamily (MF)	0.40	405	68	39	55	162
Total Students		121	70	98	289	
Capital Costs		Elementary School Cost (FY 2025 CIP)	Middle School Cost (FY 2025 CIP)	High School Cost (FY 2025 CIP)	Total Capital Expenditure	
School Cost		\$73,236,290	\$135,810,485	\$165,453,840		
Base Building Capacity		960	1445	2100		
Per Pupil Cost		\$76,288	\$93,986	\$78,788		
Project's Capital Costs		\$9,230,824	\$6,579,055	\$7,749,700	\$23,559,579	
Annual Operational Costs		FY 2024 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs		
		\$19,905	289	\$5,758,517		
School Facility Information ^A		Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)		
2023-2024 School Attendance Zone		Elaine E. Thompson	Stone Hill	Rock Ridge		
2023-2024 Base Building Capacity		1029	1319	2048		
Official September 29, 2023 Student Enrollment		1021	1163	1537		
Projected September 30, 2029 Student Enrollment		888	1260	1627		

A - To relieve current and projected student enrollment in the Dulles North and South areas, additional schools are planned and/or under construction.

ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES NORTH

General Planning District Description

North of Route 50 (Little River Turnpike), East of Goose Creek, South of Route 267 (Dulles Greenway), West of Route 28 (Sully Road)/Fairfax County

FY 2025 - FY 2030 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2023-24	29-Sep-23	2024-25 SCHOOL YEAR PROJECTION			2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION			2028-29 SCHOOL YEAR PROJECTION			2029-30 SCHOOL YEAR PROJECTION		
	BASE CAPACITY	ACTUAL ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
CREIGHTON'S CORNER ES ^A	1006	833	819	187	81%	778	228	77%	734	272	73%	695	311	69%	690	316	69%	704	302	70%
ELAINE E THOMPSON ES	1029	1021	839	190	82%	880	149	86%	942	87	92%	875	154	85%	888	141	86%	888	141	86%
HILLSIDE ES	674	685	694	(20)	103%	696	(22)	103%	694	(20)	103%	668	6	99%	642	32	95%	647	27	96%
LEGACY ES	960	640	607	353	63%	616	344	64%	611	349	64%	612	348	64%	621	339	65%	633	327	66%
MADISON'S TRUST ES ^B	1006	874	945	61	94%	1076	(70)	107%	1138	(132)	113%	1182	(176)	117%	1250	(244)	124%	1249	(243)	124%
MILL RUN ES	812	649	652	160	80%	655	157	81%	658	154	81%	638	174	79%	643	169	79%	654	158	81%
MOOREFIELD STATION ES	983	953	1005	(22)	102%	1019	(36)	104%	1021	(38)	104%	1023	(40)	104%	1011	(28)	103%	995	(12)	101%
ROSA LEE CARTER ES	960	801	775	185	81%	754	206	79%	738	222	77%	727	233	76%	716	244	75%	718	242	75%
WAXPOOL ES	960	665	646	314	67%	611	349	64%	587	373	61%	568	392	59%	547	413	57%	567	393	59%
	8390	7121	6982	1408		7085	1305		7123	1267		6988	1402		7008	1382		7055	1335	

SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE DULLES NORTH PLANNING DISTRICT ARE CURRENTLY ATTENDING SCHOOL IN THE ASHBURN AND CENTRAL LOUDOUN PLANNING DISTRICTS.
SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE DULLES SOUTH PLANNING DISTRICT ARE CURRENTLY ATTENDING SCHOOL IN THE DULLES NORTH PLANNING DISTRICT.

- A - THE 2023-24 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 2023-24 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.

FY 2025 - FY 2030 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2023-24	29-Sep-23	2024-25 SCHOOL YEAR PROJECTION			2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION			2028-29 SCHOOL YEAR PROJECTION			2029-30 SCHOOL YEAR PROJECTION		
	BASE CAPACITY	ACTUAL ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BRAMBLETON MS (Gr 6-8) ^{A,C}	1441	1686																		
BRAMBLETON MS (Gr 7-8) ^{B,C}			1143	298	79%															
BRAMBLETON MS (Gr 8-9) ^C						1097	344	76%	1249	192	87%	1376	65	95%	1216	225	84%	1259	182	87%
EAGLE RIDGE MS ^D	1236	1280	1295	(59)	105%	1279	(43)	103%	1263	(27)	102%	1297	109	92%	1296	110	92%	1262	144	90%
STONE HILL MS	1319	1163	1158	161	88%	1185	134	90%	1191	128	90%	1221	98	93%	1244	75	94%	1260	59	96%
WATSON MOUNTAIN MS (Gr 6) ^B			602	843	42%															
WATSON MOUNTAIN MS (Gr 6-7) ^C						1250	195	87%	1236	209	86%	1186	259	82%	1270	175	88%	1229	216	85%
	3996	4129	4198	1243		4811	630		4939	502		5080	531		5026	585		5010	601	

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

- A - PRIOR TO THE OPENING OF WATSON MOUNTAIN MS, SOME BRAMBLETON MS STUDENTS WILL BE SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS.
B - WATSON MOUNTAIN MS (MS-14) IS OPENING IN FALL 2024 (2024-25 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 1445. WATSON MOUNTAIN MS WILL SERVE STUDENTS IN GRADE 6 IN THE 2024-25 SCHOOL YEAR WHILE STUDENTS IN GRADES 7 AND 8 WILL REMAIN AT BRAMBLETON MS. WATSON MOUNTAIN MS IS BEING CONSTRUCTED ON A PURCHASED SITE (PROXIMATE TO THE INTERSECTION OF RYAN ROAD/RED HILL ROAD/EVERGREEN MILLS ROAD).
C - WATSON MOUNTAIN MS WILL SERVE STUDENTS IN GRADES 6 AND 7 WHILE BRAMBLETON MS WILL SERVE STUDENTS IN GRADES 8 AND 9; INDEPENDENCE HS WILL SERVE STUDENTS IN GRADES 10 THROUGH 12 BEGINNING FALL 2025. SECONDARY SCHOOL ATTENDANCE ZONES WILL BE MODIFIED WITH THE OPENING OF HS-14 IN FALL 2028 (2028-29 SCHOOL YEAR) AND BOTH BRAMBLETON MS AND WATSON MOUNTAIN MS WILL RETURN TO SERVING STUDENTS IN GRADES 6 THROUGH 8. IN FALL 2028, INDEPENDENCE HS WILL RETURN TO SERVING STUDENTS IN GRADES 9 THROUGH 12.
D - A NINE (9) CLASSROOM ADDITION IS PROPOSED AT EAGLE RIDGE MS, TO BE COMPLETE BY THE START OF 2027-28 SCHOOL YEAR. THE ANTICIPATED CAPACITY FOR EAGLE RIDGE MS IN FALL 2027 IS 1406.

FY 2025 - FY 2030 CIP PLANNING PERIOD

HIGH SCHOOLS	2023-24	29-Sep-23	2024-25 SCHOOL YEAR PROJECTION			2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION			2028-29 SCHOOL YEAR PROJECTION			2029-30 SCHOOL YEAR PROJECTION		
	BASE CAPACITY	ACTUAL ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BRIAR WOODS HS	1982	1765	1834	148	93%	1912	70	96%	1939	43	98%	2053	(71)	104%	2072	(90)	105%	2031	(49)	102%
INDEPENDENCE HS (Gr 9-12) ^{AB}	2305	2080	2132	173	92%				1585	720	69%	1568	737	68%	1659	646	72%	1788	517	78%
INDEPENDENCE HS (Gr 10-12) ^{AB}																		1855	450	80%
ROCK RIDGE HS	2048	1537	1575	473	77%	1589	459	78%	1591	457	78%	1580	468	77%	1587	461	77%	1627	421	79%
HS-14 ^C															TBD	2100		TBD	2100	
	6335	5382	5541	794		5086	1249		5098	1237		5292	1043		5447	888		5513	2922	

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

- A - THE 2023-24 BASE CAPACITY FOR INDEPENDENCE HS REFLECTS EIGHT (8) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT INDEPENDENCE HS WOULD BE 2139.
B - BRAMBLETON MS WILL SERVE STUDENTS IN GRADES 8 AND 9; WATSON MOUNTAIN MS WILL SERVE STUDENTS IN GRADES 6 AND 7 BEGINNING FALL 2025. IN FALL 2025 (2025-26 SCHOOL YEAR), INDEPENDENCE HS WILL SERVE STUDENTS IN GRADES 10 THROUGH 12, WITH GRADE 9 STUDENTS SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS. SECONDARY SCHOOL ATTENDANCE ZONES WILL BE MODIFIED WITH THE OPENING OF HS-14 IN FALL 2028 (2028-29 SCHOOL YEAR) AND INDEPENDENCE HS WILL RETURN TO SERVING STUDENTS IN GRADES 9 THROUGH 12.
C - A NEW HIGH SCHOOL (HS-14) IS PLANNED TO OPEN IN FALL 2028 (2028-29 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 2100. HS-14 IS PROPOSED TO BE CO-LOCATED WITH WATSON MOUNTAIN MS 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

DULLES NORTH 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. Detail on proposed/pending residential development applications, as of September 2023, is provided in Appendix F.

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 2023 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 2023

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2023
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
BRAMBLETON	2500	3070	1099	6669	125	72	101	94%
BROADLANDS	1976	1349	654	3979	125	72	101	91%
BROADLANDS ASHBURN METRO	0	89	754	843	115	66	93	14%
MOOREFIELD STATION	50	1300	4650	6000	610	349	494	33%
SILVER DISTRICT WEST	0	381	3325	3706	605	346	490	0%
Planning District Total, as of September 2023	4526	6189	10482	21197	1581	903	1280	

ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES SOUTH

General Planning District Description

North of Prince William County, East of Town of Middleburg, South of Route 50 (Little River Turnpike), West of Fairfax County

FY 2025 - FY 2030 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2023-24	29-Sep-23	2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 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
ALDIE ES	120	94	92	28	77%	95	25	79%	105	15	88%	106	14	88%	118	2	98%	130	(10)	108%
ARCOLA ES	960	796	772	188	80%	749	211	78%	730	230	76%	709	251	74%	710	250	74%	697	263	73%
BUFFALO TRAIL ES	983	814	824	159	84%	820	163	83%	820	163	83%	826	157	84%	873	110	89%	891	92	91%
CARDINAL RIDGE ES	960	878	882	78	92%	910	50	95%	913	47	95%	899	61	94%	898	62	94%	889	71	93%
GOSHEN POST ES ^A	1006	977	855	151	85%	857	149	85%	858	148	85%	853	153	85%	860	146	85%	865	141	86%
HENRIETTA LACKS ES ^B			557	403	58%	853	107	89%	870	90	91%	870	90	91%	900	60	94%	927	33	97%
HOVATTER ES ^{B,C}	960	962	1074	(114)	112%	847	113	88%	865	95	90%	865	95	90%	895	65	93%	924	36	96%
HUTCHISON FARM ES	881	717	715	166	81%	713	168	81%	726	155	82%	701	180	80%	701	180	80%	689	192	78%
LIBERTY ES	960	871	854	106	89%	843	117	88%	855	105	89%	851	109	89%	855	105	89%	852	108	89%
LITTLE RIVER ES	812	711	741	71	91%	747	65	92%	741	71	91%	749	63	92%	750	62	92%	740	72	91%
PINEBROOK ES ^C	960	850	691	269	72%	665	295	69%	651	309	68%	650	310	68%	658	302	69%	704	256	73%
	8602	7670	8057	1505		8099	1463		8134	1428		8079	1483		8218	1344		8308	1254	

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

- A - THE 2023-24 BASE CAPACITY FOR GOSHEN POST ES REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT GOSHEN POST ES WOULD BE 960.
 B - HENRIETTA LACKS ES (ES-32) IS OPENING IN FALL 2024 (2024-25 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. HENRIETTA LACKS WILL BE PAIRED WITH HOVATTER ES. FOR THE 2024-25 SCHOOL YEAR, HENRIETTA LACKS ES WILL SERVE STUDENTS IN KINDERGARTEN AND GRADE 1 WHILE HOVATTER ES WILL SERVE STUDENTS IN GRADES 2 THROUGH 5. BEGINNING IN FALL 2025 (2025-26 SCHOOL YEAR), HENRIETTA LACKS ES WILL SERVE STUDENTS IN KINDERGARTEN THROUGH GRADE 2 WHILE HOVATTER ES WILL SERVE STUDENTS IN GRADES 3 THROUGH 5.
 C - PRIOR TO THE OPENING OF HENRIETTA LACKS ES AND FOR THE 2023-24 SCHOOL YEAR, ALL HOVATTER ES KINDERGARTEN STUDENTS HAVE BEEN ASSIGNED TO PINEBROOK ES.

FY 2025 - FY 2030 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2023-24	29-Sep-23	2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 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
J MICHAEL LUNSFORD MS	1476	1236	1175	301	80%	1155	321	78%	1167	309	79%	1194	282	81%	1189	287	81%	1218	258	83%
MERCER MS	1395	1444	1506	(111)	108%	1542	(147)	111%	1549	(154)	111%	1585	(190)	114%	1577	(182)	113%	1583	(188)	113%
WILLARD MS ^A	1572	1626	1669	(97)	106%	1693	(121)	108%	1749	(177)	111%	1737	(165)	110%	1653	(81)	105%	1511	61	96%
	4443	4306	4350	93		4390	53		4465	(22)		4516	(73)		4419	24		4312	131	

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

- A - THE 2023-24 BASE CAPACITY FOR WILLARD MS REFLECTS EIGHT (8) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT WILLARD MS WOULD BE 1421.

FY 2025 - FY 2030 CIP PLANNING PERIOD

HIGH SCHOOLS	2023-24	29-Sep-23	2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 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
FREEDOM HS ^A	2062	1973	1936	126	94%	1876	186	91%	1777	285	86%	1676	386	81%	1631	431	79%	1600	462	78%
JOHN CHAMPE HS ^B	2122	1744	1849	273	87%	1928	194	91%	2062	60	97%	2091	31	99%	2156	(34)	102%	2194	(72)	103%
LIGHTRIDGE HS	2021	1927	2050	(29)	101%	2151	(130)	106%	2191	(170)	108%	2251	(230)	111%	2288	(267)	113%	2357	(336)	117%
	6205	5644	5835	370		5955	250		6030	175		6018	187		6075	130		6151	54	

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

- A - THE 2023-24 BASE CAPACITY FOR FREEDOM HS REFLECTS FOUR (4) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT FREEDOM HS WOULD BE 1979.
 B - THE 2023-24 BASE CAPACITY FOR JOHN CHAMPE HS REFLECTS FOUR (4) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT JOHN CHAMPE HS WOULD BE 2039.

DULLES SOUTH PLANNING DISTRICT RESIDENTIAL DEVELOPMENT

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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 2023 student generation factors, the number of potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

Dulles South Planning District Approved, Unbuilt Residential Development as of September 2023

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2023
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
ARCOLA CENTER	0	590	604	1194	92	53	74	68%
AVONLEA II	0	0	447	447	75	43	61	0%
BULL RUN RESERVE	62	0	0	62	1	1	1	95%
CHUDLEIGH FARM	32	0	0	32	9	5	7	28%
ESTATES AT CREIGHTON FARMS	171	0	0	171	18	10	15	72%
FLEETWOOD SOUTH (PARKSIDE VILLAGE)	246	0	0	246	92	53	74	0%
FOXGATE	0	0	110	110	18	11	15	0%
GUM SPRING RESIDENTIAL (PROSPERITY ANNEX)	0	12	0	12	3	2	3	0%
HARTLAND	669	0	0	669	83	47	67	67%
HOGAN KENT GREENE	26	118	0	144	43	24	34	1%
LENAH CIRCLE EAST (HARTLAND)	46	0	0	46	2	1	2	87%
LENAH CIRCLE WEST (HARTLAND)	52	0	0	52	18	10	14	10%
MOUNTAIN VIEW	0	41	0	41	12	7	9	0%
SAMSARA PLACE (LENAH MILL)	34	0	0	34	6	4	5	50%
TANAGER	31	0	0	31	12	7	9	0%
WILLOWSFORD, THE GRANT	490	0	0	490	2	1	2	99%
Planning District Total, as of September 2023	1859	761	1161	3781	485	277	393	



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

960 Sycolin Road SE, Suite 110

Leesburg, Virginia 20175

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Facsimile: 571-252-1101

Email: lcpplan@lcps.org

August 16, 2023

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

RE: ZCPA-2022-0001, Arcola Town Center Residential

Dear Mr. Brown:

School Board staff has reviewed the second submission materials for the Arcola Town Center Residential application. The attached project assessment reflects the revised residential unit mix (190 single-family attached and 405 multi-family units) and outlines the operational and capital impact of the application on Loudoun County Public Schools (LCPS).

While Arcola Town Center Residential is in the LCPS Dulles South planning district, the schools presently serving the property are in the LCPS Dulles North planning district; six-year projected student enrollments for schools in both planning districts, including detail on unbuilt residential development within the same areas, are provided for County staff and policymakers to assess the overall impact of the project on LCPS. The information detail is an excerpt from the ***School Board Adopted FY 2024-FY 2029 Capital Budgets***, dated December 13, 2022.

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

Sincerely,

Beverly I. Tate, Director

2011 Election District: Blue Ridge

2022 Election District: Dulles

Attachments (5)

c: Daniel Smith, Acting Superintendent
Kevin Lewis, Chief Operations Officer



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZCPA-2022-0001, Arcola Town Center Residential

Loudoun County Public Schools Dulles South Planning District Student Generation Factors, 2022		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.90		0.42	0.24	0.34	
Single Family Attached (SFA)	0.68	190	0	0	0	0
Multifamily (MF)	0.39	405	54	31	44	129
Total Students			66	38	54	158
			120	69	98	287
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			\$69,090,840	\$128,123,098	\$156,088,530	
Capacity			960	1445	2100	
Per Pupil Cost			\$71,970	\$88,667	\$74,328	
Project's Capital Costs			\$8,636,355	\$6,110,541	\$7,256,704	\$22,003,600
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	287	\$5,375,161	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Elaine E. Thompson	Stone Hill	Rock Ridge	
September 30, 2022 Student Enrollment			881	1109	1453	
2022-2023 Base Building Capacity			1029	1319	2048	

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

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 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
CREIGHTON'S CORNER ES ^A	1006	877	875	131	87%	859	147	85%	829	177	82%	817	189	81%	822	184	82%	842	164	84%
ELAINE E THOMPSON ES	1029	881	924	105	90%	929	100	90%	937	92	91%	964	65	94%	981	48	95%	1006	23	98%
HILLSIDE ES	697	629	658	39	94%	670	27	96%	680	17	98%	680	17	98%	661	36	95%	637	60	91%
LEGACY ES	960	707	649	311	68%	623	337	65%	610	350	64%	596	364	62%	599	361	62%	605	355	63%
MADISON'S TRUST ES ^B	1006	947	950	56	94%	969	37	96%	981	25	98%	992	14	99%	1006	0	100%	1043	(37)	104%
MILL RUN ES	812	679	675	137	83%	693	119	85%	702	110	86%	699	113	86%	674	138	83%	674	138	83%
MOOREFIELD STATION ES	983	891	888	95	90%	919	64	93%	916	67	93%	907	76	92%	896	87	91%	895	88	91%
ROSA LEE CARTER ES	960	849	836	124	87%	846	114	88%	845	115	88%	835	125	87%	850	110	89%	850	110	89%
WAXPOOL ES	960	703	672	288	70%	684	276	71%	653	307	68%	649	311	68%	641	319	67%	649	311	68%
	8413	7163	7127	1286		7192	1221		7153	1260		7139	1274		7130	1283		7201	1212	

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 2022-23 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 2022-23 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.

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
BRAMBLETON MS ^A	1441	1623	1757	(316)	122%	1742	(301)	121%	1725	(284)	120%	1841	(400)	128%	2082	(641)	144%	1910	(469)	133%
EAGLE RIDGE MS	1236	1207	1253	(17)	101%	1210	26	98%	1165	71	94%	1143	93	92%	1213	23	98%	1204	32	97%
STONE HILL MS	1319	1109	1104	215	84%	1087	232	82%	1106	213	84%	1096	223	83%	1090	229	83%	1088	231	82%
MS-14 ^B						TBD	1445		TBD	1445		TBD	1445		TBD	1445		TBD	1445	
	3996	3939	4114	(118)		4039	1402		3996	1445		4080	1361		4385	1056		4202	1239	

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 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 IS BEING 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 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
BRIAR WOODS HS ^A	1961	1760	1689	293	85%	1713	269	86%	1731	251	87%	1687	295	85%	1697	285	86%	1683	299	85%
INDEPENDENCE HS ^{B,C}	2305	2021	2104	201	91%	2245	60	97%	2330	(25)	101%	2420	(115)	105%	2462	(157)	107%	2416	(111)	105%
ROCK RIDGE HS	2048	1453	1483	565	72%	1540	508	75%	1550	498	76%	1549	499	76%	1537	511	75%	1513	535	74%
HS-14 ^D																		TBD	2100	
	6314	5234	5276	1059		5498	837		5611	724		5656	679		5696	639		5612	2823	

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 2022-23 BASE CAPACITY FOR BRIAR WOODS HS REFLECTS NINE (9) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT BRIAR WOODS HS WOULD BE 1775. A TEN (10) CLASSROOM ADDITION IS UNDER CONSTRUCTION AT BRIAR WOODS HS, TO BE COMPLETE BY THE START OF 2023-24 SCHOOL YEAR. THE ADDITION WILL REPLACE THE MODULAR CLASSROOMS; ANTICIPATED BASE CAPACITY FOR BRIAR WOODS HS IN FALL 2023 IS 1982.

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

C - THE 2022-23 BASE CAPACITY FOR INDEPENDENCE HS REFLECTS EIGHT (8) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT INDEPENDENCE HS WOULD BE 2139.

D - A NEW HIGH SCHOOL (HS-14) IS PLANNED TO OPEN AT THE START OF THE 2028-29 SCHOOL YEAR WITH AN ANTICIPATED BASE CAPACITY OF 2100. HS-14 IS PROPOSED TO BE CO-LOCATED WITH MS-14 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

DULLES NORTH 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.

Dulles North 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	
BRAMBLETON	2500	3070	1099	6669	199	114	161	93%
BROADLANDS	1976	1251	654	3881	76	43	62	90%
BROADLANDS ASHBURN METRO	0	89	754	843	118	67	95	6%
MOOREFIELD STATION	50	1300	4650	6000	567	324	459	32%
SILVER DISTRICT WEST	0	381	3325	3706	568	324	460	0%
Planning District Total, as of September 2022	4526	6091	10482	21099	1528	872	1237	

ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES SOUTH

General Planning District Description

North of Prince William County, East of Town of Middleburg, South of Route 50 (John Mosby Highway), West of Fairfax County

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	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
ALDIE ES	138	113	113	25	82%	112	26	81%	109	29	79%	116	22	84%	113	25	82%	118	20	86%
ARCOLA ES	960	813	791	169	82%	818	142	85%	832	128	87%	857	103	89%	881	79	92%	920	40	96%
BUFFALO TRAIL ES	983	819	777	206	79%	782	201	80%	788	195	80%	798	185	81%	813	170	83%	873	110	89%
CARDINAL RIDGE ES	960	873	894	66	93%	925	35	96%	944	16	98%	945	15	98%	950	10	99%	952	8	99%
GOSHEN POST ES ^A	1006	950	971	35	97%	994	12	99%	1031	(25)	102%	1069	(63)	106%	1079	(73)	107%	1086	(80)	108%
HOVATTER ES ^B	960	936	1128	(168)	118%	1174	(214)	122%	1221	(261)	127%	1254	(294)	131%	1285	(325)	134%	1331	(371)	139%
HUTCHISON FARM ES	881	726	746	135	85%	743	138	84%	742	139	84%	753	128	85%	744	137	84%	757	124	86%
LIBERTY ES	960	866	847	113	88%	852	108	89%	845	115	88%	862	98	90%	874	86	91%	892	68	93%
LITTLE RIVER ES	812	714	720	92	89%	728	84	90%	716	96	88%	703	109	87%	718	94	88%	715	97	88%
PINEBROOK ES ^B	960	914	759	201	79%	776	184	81%	782	178	81%	785	175	82%	811	149	84%	819	141	85%
ES-32 ^C						TBD	960		TBD	960		TBD	960		TBD	960		TBD	960	
	8620	7724	7746	874		7904	1676		8010	1570		8142	1438		8268	1312		8463	1117	

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

A - THE 2022-23 BASE CAPACITY FOR GOSHEN POST ES REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT GOSHEN POST ES WOULD BE 960.

B - PRIOR TO THE OPENING OF ES-32 AND FOR THE 2022-23 SCHOOL YEAR, ALL HOVATTER ES KINDERGARTEN STUDENTS HAVE BEEN ASSIGNED TO PINEBROOK ES.

C - THE OPENING OF A NEW ELEMENTARY SCHOOL (ES-32) IS NOW PLANNED FOR FALL 2024 (2024-25 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. ES-32 WILL BE CO-LOCATED ON THE LIGHTRIDGE HS/HOVATTER ES CAMPUS.

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

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	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
J MICHAEL LUNSFORD MS	1476	1328	1243	233	84%	1252	224	85%	1239	237	84%	1255	221	85%	1274	202	86%	1271	205	86%
MERCER MS	1395	1380	1447	(52)	104%	1503	(108)	108%	1522	(127)	109%	1480	(85)	106%	1450	(55)	104%	1420	(25)	102%
WILLARD MS ^A	1497	1587	1684	(187)	112%	1791	(294)	120%	1767	(270)	118%	1710	(213)	114%	1606	(109)	107%	1679	(182)	112%
	4368	4295	4374	(6)		4546	(178)		4528	(160)		4445	(77)		4330	38		4370	(2)	

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

A - THE 2022-23 BASE CAPACITY FOR WILLARD MS REFLECTS FOUR (4) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT WILLARD MS WOULD BE 1421.

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	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
FREEDOM HS ^A	2062	2004	2023	39	98%	2018	44	98%	2111	(49)	102%	1984	78	96%	1928	134	94%	1934	128	94%
JOHN CHAMPE HS ^B	2122	1601	1714	408	81%	1866	256	88%	1955	167	92%	2104	18	99%	2150	(28)	101%	2169	(47)	102%
LIGHTRIDGE HS	2021	1772	1926	95	95%	2101	(80)	104%	2274	(253)	113%	2255	(234)	112%	2377	(356)	118%	2379	(358)	118%
	6205	5377	5663	542		5985	220		6340	(135)		6343	(138)		6455	(250)		6482	(277)	

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

A - THE 2022-23 BASE CAPACITY FOR FREEDOM HS REFLECTS FOUR (4) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT FREEDOM HS WOULD BE 1979.

B - THE 2022-23 BASE CAPACITY FOR JOHN CHAMPE HS REFLECTS FOUR (4) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT JOHN CHAMPE HS WOULD BE 2039.

DULLES SOUTH 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.

Dulles South 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	
ARCOLA CENTER	0	590	604	1194	107	61	86	63%
AVONLEA II	0	0	447	447	73	42	59	0%
BULL RUN RESERVE	62	0	0	62	20	11	16	16%
CHUDLEIGH FARM	32	0	0	32	9	5	7	28%
CREIGHTON FARMS, ESTATES AT	171	0	0	171	21	12	17	68%
FOXGATE	0	0	110	110	18	10	15	0%
GLENBURY ESTATES (LAMBERT)	66	0	0	66	1	0	1	95%
GUM SPRING RESIDENTIAL	0	12	0	12	3	2	3	0%
HARTLAND	669	0	0	669	144	82	116	43%
HOGAN KENT GREENE	26	118	0	144	43	25	35	0%
LENAH CIRCLE EAST	44	0	0	44	17	10	13	0%
LENAH CIRCLE WEST	52	0	0	52	20	11	16	0%
LENAH MILL (SAMSARA PLACE)	34	0	0	34	13	7	10	0%
MOUNTAIN VIEW	0	41	0	41	12	7	9	0%
PARKSIDE VILLAGE (FLEETWOOD SOUTH)	246	0	0	246	93	53	75	0%
RESERVE AT HOLLY SPRINGS	45	0	0	45	3	2	2	84%
WILLOWSFORD, THE GREENS AT	752	0	0	752	1	0	1	99%
Planning District Total, as of September 2022	2199	761	1161	4121	598	340	481	



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 19, 2022

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

RE: ZCPA-2022-0001, ZMOD-2022-0013 & ZMOD-2022-0014, Arcola Town Center
Residential

Dear Mr. Brown:

School Board staff has reviewed the referenced application for Arcola Town Center Residential; comments are provided specifically for the zoning concept plan amendment (ZCPA-2022-0001). Based on 2021 Loudoun County Public Schools (LCPS) Dulles South planning district student generation factors, the proposed 200 single-family attached and 452 multifamily residential units will generate a total of 278 school-age children upon build-out: 119 elementary school-age children (grades K-5), 67 middle school-age children (grades 6-8), and 92 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. While Arcola Town Center Residential is in the LCPS Dulles South planning district, the schools presently serving the property are in the LCPS Dulles North planning district; six-year projected student enrollments for schools in both planning districts, including detail on unbuilt residential development within the same areas, are provided 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 Arcola Town Center Residential. In the LCPS Dulles North and South planning districts, 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.

Mr. Marshall Brown

ZCPA-2022-0001, ZMOD-2022-0013 & ZMOD-2022-0014, Arcola Town Center Residential
May 19, 2022

Page 2

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 and Vehicular Circulation Plan (sheet 8), dated March 31, 2022, shows sidewalk construction throughout the development, this is noted and appreciated.

Thank you for the opportunity to comment on the Arcola Town Center Residential 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 (5)

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

Election District: Blue Ridge



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: ZCPA-2022-0001, ZMOD-2022-0013 & ZMOD-2022-0014 Arcola Town Center Residential

Loudoun County Public Schools Dulles South 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)	0.92		0	0	0	0
Single Family Attached (SFA)	0.66	200	57	32	44	133
Multifamily (MF)	0.32	452	62	35	48	145
Total Students			119	67	92	278
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			\$7,119,964	\$5,378,083	\$7,191,990	\$19,690,038
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	278	\$4,753,197	
School Facility Information ^a			Elementary School ^b (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Creighton's Corner ^c	Stone Hill	Rock Ridge	
September 30, 2021 Student Enrollment			1130	1137	1396	
2021-22 Base Building Capacity			1006	1397	2048	

a - To relieve current and projected student enrollment in the Dulles South area, additional elementary schools are planned and/or under construction.

b - Based on recently adopted School Board attendance zones, Arcola Center will be served by Elaine E. Thompson Elementary School beginning Fall 2022, at the start of the 2022-2023 academic year. Elaine E. Thompson Elementary School is anticipated to have a base building capacity of 960.

c - 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	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
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	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
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	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
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	

ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES SOUTH

General Planning District Description

North of Prince William County, East of Town of Middleburg, South of Route 50 (John Mosby Highway), 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
ALDIE ES	138	111	113	25	82%	110	28	80%	110	28	80%	105	33	76%	111	27	80%	106	32	77%
ARCOLA ES	960	957	842	118	88%	857	103	89%	881	79	92%	884	76	92%	890	70	93%	896	64	93%
BUFFALO TRAIL ES	983	872	930	53	95%	932	51	95%	953	30	97%	969	14	99%	1022	(39)	104%	1059	(76)	108%
CARDINAL RIDGE ES	960	832	834	126	87%	844	116	88%	867	93	90%	882	78	92%	889	71	93%	913	47	95%
GOSHEN POST ES ^A	1006	891	963	43	96%	1047	(41)	104%	1056	(50)	105%	1094	(88)	109%	1121	(115)	111%	1153	(147)	115%
HOVATTER ES	960	1054	1186	(226)	124%	1292	(332)	135%	1362	(402)	142%	1432	(472)	149%	1475	(515)	154%	1499	(539)	156%
HUTCHISON FARM ES	881	728	705	176	80%	729	152	83%	711	170	81%	711	170	81%	739	142	84%	745	136	85%
LIBERTY ES	960	903	888	72	93%	886	74	92%	890	70	93%	891	69	93%	920	40	96%	946	14	99%
LITTLE RIVER ES	812	682	709	103	87%	735	77	91%	773	39	95%	772	40	95%	778	34	96%	806	6	99%
PINEBROOK ES	960	790	769	191	80%	792	168	83%	804	156	84%	808	152	84%	818	142	85%	849	111	88%
ES-32 ^B												TBD	960		TBD	960		TBD	960	
	8620	7820	7939	681		8224	396		8407	213		8548	1032		8763	817		8972	608	

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 GOSHEN POST ES REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT GOSHEN POST ES WOULD BE 960.

B - THE OPENING OF A NEW ELEMENTARY SCHOOL (ES-32) IS PLANNED FOR FALL 2025 (2025-26 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. IT IS PLANNED TO CO-LOCATE ES-32 ON THE LIGHTRIDGE HS/HOVATTER ES CAMPUS.

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	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
J MICHAEL LUNSFORD MS	1454	1384	1316	138	91%	1206	248	83%	1135	319	78%	1095	359	75%	1066	388	73%	1041	413	72%
MERCER MS	1378	1266	1417	(39)	103%	1463	(85)	106%	1431	(53)	104%	1360	18	99%	1290	88	94%	1261	117	92%
WILLARD MS	1445	1573	1672	(152)	110%	1751	(231)	115%	1808	(288)	119%	1804	(284)	119%	1823	(303)	120%	1821	(301)	120%
	4277	4223	4405	(53)		4420	(68)		4374	(22)		4259	93		4179	173		4123	229	

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

A - FOUR (4) MODULAR CLASSROOMS ARE PLANNED FOR WILLARD MS, TO BE PLACED PRIOR TO THE START OF THE 2022-23 SCHOOL YEAR; ANTICIPATED CAPACITY FOR WILLARD MS IN FALL 2022 IS 1520.

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
FREEDOM HS ^A	2041	2055	2061	(20)	101%	2090	(49)	102%	2043	(2)	100%	1992	49	98%	1876	165	92%	1733	308	85%
JOHN CHAMPE HS ^B	2121	1691	1801	320	85%	1827	294	86%	1926	195	91%	1934	187	91%	1991	130	94%	2044	77	96%
LIGHTRIDGE HS	2118	1436	1765	353	83%	1967	151	93%	2201	(83)	104%	2413	(295)	114%	2525	(407)	119%	2623	(505)	124%
	6280	5182	5627	653		5884	396		6170	110		6339	(59)		6392	(112)		6400	(120)	

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 FREEDOM HS REFLECTS FOUR (4) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT FREEDOM HS WOULD BE 1958.

B - THE 2021-22 BASE CAPACITY FOR JOHN CHAMPE HS REFLECTS FOUR (4) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT JOHN CHAMPE HS WOULD BE 2039.

**DULLES SOUTH 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 South 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	
ARCOLA CENTER	0	590	604	1194	127	71	97	56%
BULL RUN RESERVE	62	0	0	62	25	14	19	0%
CHUDLEIGH FARM	32	0	0	32	10	6	8	22%
ESTATES AT CREIGHTON FARMS	171	0	0	171	30	17	23	56%
FOXGATE	0	0	110	110	18	10	13	0%
GLENBURY ESTATES	66	0	0	66	8	5	6	68%
HARTLAND	669	0	0	669	261	146	201	3%
HOGAN KENT GREENE	26	118	0	144	41	23	32	0%
LENAH CIRCLE EAST	37	0	0	37	15	8	11	0%
LENAH CIRCLE WEST	52	0	0	52	21	11	16	0%
LENAH MILL	799	0	0	799	24	13	18	93%
POLAND HILL	66	0	0	66	9	5	7	77%
PROSPERITY PLAINS	95	143	0	238	2	1	2	97%
RESERVE AT HOLLY SPRINGS	44	0	0	44	17	10	13	0%
THE GRANT AT WILLOWSFORD	483	0	0	483	8	4	6	95%
THE GREENS AT WILLOWSFORD	752	0	0	752	3	2	2	97%
THE GROVE AT WILLOWSFORD	728	0	0	728	7	4	5	98%
THE GROVE AT WILLOWSFORD (ARCADIA TWIN PONDS)	47	0	0	47	1	1	1	96%
Planning District Total, as of September 2021	4129	851	714	5694	626	350	480	



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 10, 2022

Mr. Dustin Canterbury
County of Loudoun
Department of Building and Development
1 Harrison Street, SE
Leesburg, Virginia 20175

RE: DEDI-2022-0003, Arcola Center Arcola Mills Drive

Dear Mr. Canterbury:

School Board staff has reviewed the referenced Arcola Center Arcola Mills Drive dedication plat application for right-of-way and associated easements and offers no comment.

The subject trail easement is adjacent to Elaine E. Thompson Elementary School; the school is scheduled to open in fall, 2022.

Should you require further information, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to be "B. Tate".

Beverly I. Tate, Director

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

Election District: Blue Ridge



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

August 17, 2020

Mr. Ronald Dunbar
County of Loudoun
Department of Building and Development
1 Harrison Street, SE (Mail Stop 62)
Leesburg, Virginia 20175

RE: SBPL 2020-0002 Arcola Center, Section 5, Town Center Residential

Dear Mr. Dunbar:

School Board staff has reviewed the referenced application for Arcola Center, Section 5, Town Center Residential. Based on 2019 Loudoun County Public Schools (LCPS) student generation factors for the Dulles South planning district, the proposed 150 single-family attached residential units will generate a total of 99 school-age children upon build-out: 44 elementary school-age children (grades K-5), 24 middle school-age children (grades 6-8), and 32 high school-age children (grades 9-12). The attached assessment outlines the operational and capital impact of the project on LCPS.

While physically located with the LCPS Dulles South planning district, the development is currently served by Dulles North planning district schools. As such, staff has included a six-year student enrollment overview of both the Dulles North and Dulles South planning district schools, as well as details on approved, unbuilt residential development within the same areas. 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. The Preliminary Plat (sheet 5 of 8), dated July 1, 2020 illustrates construction of sidewalks throughout the development; this is noted and appreciated. This section of the Arcola Center community is adjacent to a future school, Elaine E. Thompson Elementary School, scheduled to open in fall 2021 (2021-2022 academic year).

Thank you for the opportunity to comment on the Arcola Center, Section 5, Town Center Residential application. The 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,

Beverly I. Tate, Director

Attachments (5)

c: Eric Williams, Superintendent
Kevin Lewis, Assistant Superintendent

Election District: Blue Ridge



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: SBPL-2020-0002 Arcola Center, Section 5, Town Center Residential

Loudoun County Public Schools Dulles South 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)	0.91		0	0	0	0
Single Family Attached (SFA)	0.66	150	44	24	32	99
Multifamily (MF)	0.34		0	0	0	0
Total Students			44	24	32	99
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	
Project's Capital Costs			\$2,462,501	\$1,459,637	\$2,231,177	\$6,153,315
Annual Operational Costs			FY 2021 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$15,214	99	\$1,506,186	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 10-12)	
2020-21 School Attendance Zone			Creighton's Corner**	Stone Hill	Rock Ridge	
September 30, 2019 Student Enrollment			1037	1051	1560	
2019-20 Base Building Capacity			1006	1397	2048	

* To relieve current and projected student enrollment in the 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 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 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	1037	1100	(94)	109%	1147	(141)	114%	1170	(164)	116%	1183	(177)	118%	1203	(197)	120%	1223	(217)	122%
HILLSIDE ES	697	605	621	76	89%	635	62	91%	638	59	92%	656	41	94%	667	30	96%	664	33	95%
LEGACY ES	960	917	892	68	93%	876	84	91%	855	105	89%	839	121	87%	856	104	89%	884	76	92%
MADISON'S TRUST ES ^B	1006	1135	1253	(247)	125%	1379	(373)	137%	1455	(449)	145%	1498	(492)	149%	1565	(559)	156%	1616	(610)	161%
MILL RUN ES	812	762	762	50	94%	758	54	93%	734	78	90%	752	60	93%	776	36	96%	789	23	97%
MOOREFIELD STATION ES	983	894	923	60	94%	960	23	98%	968	15	98%	1017	(34)	103%	1052	(69)	107%	1052	(69)	107%
ROSA LEE CARTER ES	960	871	885	75	92%	892	68	93%	900	60	94%	913	47	95%	919	41	96%	921	39	96%
WAXPOOL ES	960	733	737	223	77%	745	215	78%	734	226	76%	744	216	78%	774	186	81%	784	176	82%
ES-23 ^C						TBD	960		TBD	960		TBD	960		TBD	960		TBD	960	
	7384	6954	7173	211		7392	952		7454	890		7602	742		7812	532		7933	411	

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 2019-20 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 2019-20 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.

C - THE OPENING OF A NEW ELEMENTARY SCHOOL (ES-23) IS PLANNED FOR FALL 2021 (2021-22 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. ES-23 WILL BE CONSTRUCTED ON A PROFFERED SITE WITHIN THE ARCOLA CENTER COMMUNITY.

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

FY 2021 - FY 2026 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	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	1445	1491	1632	(187)	113%	1717	(272)	119%	1768	(323)	122%	1846	(401)	128%	1826	(381)	126%	1830	(385)	127%
EAGLE RIDGE MS ^A	1227	1294	1274	(47)	104%	1241	(14)	101%	1172	55	96%	1120	239	82%	1061	298	78%	1022	337	75%
STONE HILL MS	1397	1051	1163	234	83%	1297	100	93%	1326	71	95%	1291	106	92%	1244	153	89%	1241	156	89%
MS-14 ^B															TBD	1445		TBD	1445	
	4069	3836	4069	0		4255	(186)		4266	(197)		4257	(56)		4131	1515		4093	1553	

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 - A NINE (9) CLASSROOM ADDITION IS PROPOSED AT EAGLE RIDGE MS, TO BE COMPLETE BY THE START OF 2023-24 SCHOOL YEAR; ANTICIPATED CAPACITY FOR EAGLE RIDGE MS IN FALL 2023 IS 1359.

B - 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. A SITE MUST BE ACQUIRED FOR THIS SCHOOL.

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

FY 2021 - FY 2026 CIP PLANNING PERIOD

HIGH SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	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	1852	1815	123	94%	1810	128	93%	1832	106	95%	1805	133	93%	1809	129	93%	1765	173	91%
INDEPENDENCE HS	2101	1071	1617	484	77%	1755	346	84%	1861	240	89%	2036	65	97%	2196	(95)	105%	2253	(152)	107%
ROCK RIDGE HS	2048	1560	1371	677	67%	1362	686	67%	1480	568	72%	1645	403	80%	1826	222	89%	1946	102	95%
	6087	4483	4803	1284		4927	1160		5173	914		5486	601		5831	256		5964	123	

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.

A - THE 2019-20 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.

**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 2019 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 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	
ADDISON MCDONALD PROPERTIES	0	39	0	39	4	2	3	59%
BRAMBLETON	733	1448	0	2181	503	274	366	29%
BROADLANDS ASHBURN METRO	0	89	754	843	124	68	90	0%
DULLES PARKWAY CENTER	0	0	624	624	66	36	48	20%
LOUDOUN VALLEY ESTATES	0	462	904	1366	44	24	32	79%
MOOREFIELD STATION	0	1907	4650	6557	996	543	724	8%
SILVER DISTRICT WEST	0	381	3325	3706	543	296	395	0%
Planning District Total, as of September 2019	733	4326	10257	15316	2280	1244	1658	

ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES SOUTH

General Planning District Description

North of Prince William County, East of Town of Middleburg, South of Route 50 (John Mosby Highway), West of Fairfax County

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
ALDIE ES	138	120	130	8	94%	137	1	99%	134	4	97%	136	2	99%	140	(2)	101%	133	5	96%
ARCOLA ES	960	995	1015	(55)	106%	1006	(46)	105%	1025	(65)	107%	1052	(92)	110%	1104	(144)	115%	1138	(178)	119%
BUFFALO TRAIL ES	983	1159	1214	(231)	123%	1263	(280)	128%	1336	(353)	136%	1431	(448)	146%	1434	(451)	146%	1446	(463)	147%
CARDINAL RIDGE ES	960	861	872	88	91%	870	90	91%	910	50	95%	926	34	96%	957	3	100%	996	(36)	104%
GOSHEN POST ES	960	1222	1367	(407)	142%	1491	(531)	155%	1603	(643)	167%	1732	(772)	180%	1750	(790)	182%	1761	(801)	183%
HUTCHISON FARM ES ^A	812	787	785	27	97%	805	76	91%	806	75	91%	841	40	95%	885	(4)	100%	915	(34)	104%
LIBERTY ES	960	1056	1007	(47)	105%	1002	(42)	104%	1003	(43)	104%	1030	(70)	107%	1060	(100)	110%	1102	(142)	115%
LITTLE RIVER ES	812	771	768	44	95%	766	46	94%	799	13	98%	831	(19)	102%	885	(73)	109%	915	(103)	113%
PINEBROOK ES	960	887	890	70	93%	881	79	92%	883	77	92%	918	42	96%	936	24	98%	941	19	98%
ES-29 ^B						TBD	960		TBD	960		TBD	960		TBD	960		TBD	960	
ES-32 ^C																		TBD	960	
	7545	7858	8048	(503)		8221	353		8499	75		8897	(323)		9151	(577)		9347	187	

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

- A - A THREE (3) CLASSROOM ADDITION IS PLANNED AT HUTCHISON FARM ES, TO BE COMPLETE BY THE START OF THE 2021-22 SCHOOL YEAR; ANTICIPATED CAPACITY FOR HUTCHISON FARM ES IN FALL 2021 IS 881.
 B - THE OPENING OF A NEW ELEMENTARY SCHOOL (ES-29) IS PLANNED FOR FALL 2021 (2021-22 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. ES-29 WILL BE CONSTRUCTED ADJACENT TO LIGHTRIDGE HS (HS-C - THE OPENING OF A NEW ELEMENTARY SCHOOL (ES-32) IS PLANNED FOR FALL 2025 (2025-26 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. A SITE MUST BE ACQUIRED FOR THIS SCHOOL.

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

FY 2021 - FY 2026 CIP PLANNING PERIOD

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
J MICHAEL LUNSFORD MS	1454	1596	1555	(101)	107%	1433	21	99%	1339	115	92%	1236	218	85%	1168	286	80%	1158	296	80%
MERCER MS ^A (Gr 6-7)	1378	1627																		
MERCER MS ^A (Gr 6-8)			1286	92	93%	1380	(2)	100%	1451	(73)	105%	1414	(36)	103%	1403	(25)	102%	1375	3	100%
WILLARD IS ^A (Gr 8-9)	1445	1443																		
WILLARD MS ^A (Gr 6-8)			1336	109	92%	1437	8	99%	1509	(64)	104%	1532	(87)	106%	1582	(137)	109%	1681	(236)	116%
	4277	4666	4177	100		4250	27		4299	(22)		4182	95		4153	124		4214	63	

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

- A - WILLARD MS IS CURRENTLY SERVING AS AN INTERMEDIATE SCHOOL (WILLARD IS) FOR STUDENTS IN GRADES 8 AND 9. MERCER MS IS CURRENTLY SERVING STUDENTS IN GRADES 6 AND 7; JOHN CHAMPE HS IS CURRENTLY SERVING STUDENTS IN GRADES 10, 11 AND 12. SECONDARY SCHOOL ATTENDANCE ZONES WILL BE MODIFIED WITH THE OPENING OF LIGHTRIDGE HS (HS-9) IN FALL 2020; WILLARD IS WILL BECOME WILLARD MS SERVING GRADES 6 THROUGH 8. ALSO IN FALL 2020, MERCER MS WILL RETURN TO SERVING STUDENTS IN GRADES 6 THROUGH 8 AND JOHN CHAMPE HS WILL RETURN TO SERVING STUDENTS IN GRADES 9 THROUGH 12.

FY 2019-FY 2024 CIP PLANNING PERIOD

HIGH 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
FREEDOM HS ^A	2041	2118	2155	(114)	106%	2174	(133)	107%	2113	(72)	104%	2117	(76)	104%	2004	37	98%	1870	171	92%
JOHN CHAMPE HS ^{B,C} (Gr 10-12)	2204	1856																		
JOHN CHAMPE HS ^C (Gr 9-12)			1932	272	88%	1742	462	79%	1639	565	74%	1696	508	77%	1752	452	79%	1757	447	80%
LIGHTRIDGE HS/HS-9 ^{C,D}			969	1149	46%	1439	679	68%	1690	428	80%	1838	280	87%	1976	142	93%	2148	(30)	101%
	4245	3974	5056	1307		5355	1008		5442	921		5651	712		5732	631		5775	588	

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

- A - THE 2019-20 BASE CAPACITY FOR FREEDOM HS REFLECTS FOUR (4) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT FREEDOM HS WOULD BE 1958.
 B - THE 2019-20 BASE CAPACITY FOR JOHN CHAMPE HS REFLECTS EIGHT (8) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT JOHN CHAMPE HS WOULD BE 2039.
 C - WILLARD MS IS CURRENTLY SERVING AS AN INTERMEDIATE SCHOOL (WILLARD IS) FOR STUDENTS IN GRADES 8 AND 9. MERCER MS IS CURRENTLY SERVING STUDENTS IN GRADES 6 AND 7; JOHN CHAMPE HS IS CURRENTLY SERVING STUDENTS IN GRADES 10, 11 AND 12. SECONDARY SCHOOL ATTENDANCE ZONES WILL BE MODIFIED WITH THE OPENING OF LIGHTRIDGE HS (HS-9) IN FALL 2020; WILLARD IS WILL BECOME WILLARD MS SERVING GRADES 6 THROUGH 8. ALSO IN FALL 2020, MERCER MS WILL RETURN TO SERVING STUDENTS IN GRADES 6 THROUGH 8 AND JOHN CHAMPE HS WILL RETURN TO SERVING STUDENTS IN GRADES 9 THROUGH 12.
 D - THE OPENING OF LIGHTRIDGE HS (HS-9) IS PLANNED FOR FALL 2020 (2020-21 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 2118. THE SCHOOL IS BEING CONSTRUCTED ON A PURCHASED SITE (25077 LIGHTRIDGE FARM ROAD, ALDIE). FOR THE 2020-21 SCHOOL YEAR ONLY, THERE WILL BE NO GRADE 12 CLASS AT LIGHTRIDGE HS.

**DULLES SOUTH 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.

**Dulles South 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	
ARCADIA TWIN PONDS	47	0	0	47	19	10	14	0%
ARCOLA CENTER	0	590	604	1194	152	83	111	45%
CHUDLEIGH FARM	32	0	0	32	11	6	8	16%
CLARKE ASSEMBLAGE	80	0	0	80	8	4	6	75%
CREIGHTON FARMS, ESTATES AT	171	0	0	171	34	19	25	50%
FOX GATE	0	0	110	110	16	9	12	0%
GLASCOCK FIELD AT STONE RIDGE	0	160	128	288	16	9	12	70%
GRANT AT WILLOWSFORD, THE	442	0	0	442	61	33	44	66
GREENS AT WILLOWSFORD, THE	684	0	0	684	68	37	49	75%
GROVE AT WILLOWSFORD, THE	675	0	0	675	48	26	35	82
LAMBERT PROPERTY	75	0	0	75	24	13	18	19
LENAH MILL	799	0	0	799	121	66	88	62%
MCINTOSH ASSEMBLAGE	105	0	0	105	24	13	17	44%
NICHOLSON FARM	71	0	0	71	1	1	1	96%
POLAND HILL	66	0	0	66	26	14	19	0%
RESERVE AT HOLLY SPRINGS	37	0	0	37	15	8	11	0%
SOUTH FORK	0	0	80	80	12	7	9	0
STONE RIDGE	0	0	988	988	10	6	7	93
WESTBURY GLEN	140	0	0	140	21	11	15	63
WHITMAN PROPERTY	95	143	0	238	67	36	49	15%
Planning District Total, as of September 2019	3519	893	1910	6322	754	411	548	