



LOUDOUN COUNTY PUBLIC SCHOOLS

Division of Planning & GIS Services

January 24, 2024

Ms. Grace Oestenstad
County of Loudoun
Department of Planning and Zoning
1 Harrison Street SE
Leesburg, Virginia 20175

RE: LEGI-2023-0003, Arcola Farms Residential

Dear Ms. Oestenstad:

School Board staff has reviewed the fifth submission materials for the Arcola Farms Residential rezoning application.

While there has been no change to the proposed residential component (307 single-family detached residential units), staff offers an updated assessment of the impact of this development on schools. While Arcola Farms Residential is in the LCPS Dulles North planning district, the elementary school presently serving the property is in the LCPS Central Loudoun planning district. Six-year projected student enrollments for 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 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 Farms Residential 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: Little River and Ashburn



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: LEGI-2023-0034, Arcola Farms Residential

| Loudoun County Public Schools Dulles North Loudoun Planning District Student Generation Factors, 2023 | | Housing Units | Elementary School Student Generation | Middle School Student Generation | High School Student Generation | Student Generation Total |
|---|------|---------------|--------------------------------------|----------------------------------|--------------------------------|---------------------------|
| Single Family Detached (SFD) | 0.88 | 307 | 113 | 65 | 92 | 270 |
| Single Family Attached (SFA) | 0.64 | | 0 | 0 | 0 | 0 |
| Multifamily (MF) | 0.36 | | 0 | 0 | 0 | 0 |
| Total Students | | | 113 | 65 | 92 | 270 |
| 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 | | | \$8,656,163 | \$6,093,934 | \$7,236,982 | \$21,987,080 |
| Annual Operational Costs | | | FY 2024 Adopted Per Pupil Cost | Student Generation Total | Annual Operational Costs | |
| | | | \$19,905 | 270 | \$5,377,535 | |
| School Facility Information ^A | | | Elementary School (Grades K-5) | Middle School (Grades 6-8) | High School (Grades 9-12) | |
| 2023-2024 School Attendance Zone | | | Sycolin Creek | Brambleton | Independence ^C | |
| 2023-2024 Base Building Capacity | | | 812 | 1441 | 2305 | |
| Official September 29, 2023 Student Enrollment | | | 459 | 1686 | 2080 | |
| Projected September 30, 2029 Student Enrollment ^B | | | 402 | 1259 | 1855 | |

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

B - The projected student enrollment does not include the impact of this proposed application. Prior to the fall 2028 opening of a new high school (HS-14) and beginning with the 2024-2025 academic year, secondary school students residing in the current Brambleton MS/Independence HS attendance zone will be served by three schools - Watson Mountain MS, Brambleton MS and Independence HS. In spring 2027, tied to the opening of HS-14, attendance zones will be modified and subsequent year student enrollment projections adjusted to reflect the secondary school zone changes.

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 (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 | | | 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 |
| 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 | | | 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 |
| 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 | | | 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 |
| 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% | | | | | | | | | | | | | | | |
| INDEPENDENCE HS (Gr 10-12) ^{AB} | | | | | | 1585 | 720 | 69% | 1568 | 737 | 68% | 1659 | 646 | 72% | 1788 | 517 | 78% | 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: CENTRAL LOUDOUN

General Planning District Description

North/West of Goose Creek, East of the Catoclin Mountain Ridgeline, South of the Potomac River

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 |
| BALL'S BLUFF ES | 674 | 467 | 499 | 175 | 74% | 534 | 140 | 79% | 562 | 112 | 83% | 591 | 83 | 88% | 610 | 64 | 91% | 597 | 77 | 89% |
| CATOCTIN ES | 743 | 591 | 612 | 131 | 82% | 600 | 143 | 81% | 599 | 144 | 81% | 587 | 156 | 79% | 598 | 145 | 80% | 570 | 173 | 77% |
| COOL SPRING ES | 570 | 606 | 611 | (41) | 107% | 610 | (40) | 107% | 617 | (47) | 108% | 626 | (56) | 110% | 610 | (40) | 107% | 606 | (36) | 106% |
| EVERGREEN MILL ES | 674 | 572 | 569 | 105 | 84% | 568 | 106 | 84% | 569 | 105 | 84% | 575 | 99 | 85% | 555 | 119 | 82% | 546 | 128 | 81% |
| FRANCES HAZEL REID ES | 812 | 643 | 651 | 161 | 80% | 652 | 160 | 80% | 666 | 146 | 82% | 678 | 134 | 83% | 664 | 148 | 82% | 659 | 153 | 81% |
| FREDERICK DOUGLASS ES | 800 | 566 | 537 | 263 | 67% | 516 | 284 | 65% | 506 | 294 | 63% | 508 | 292 | 64% | 505 | 295 | 63% | 506 | 294 | 63% |
| JOHN W TOLBERT JR ES | 812 | 616 | 631 | 181 | 78% | 604 | 208 | 74% | 595 | 217 | 73% | 603 | 209 | 74% | 605 | 207 | 75% | 588 | 224 | 72% |
| LEESBURG ES | 550 | 423 | 411 | 139 | 75% | 414 | 136 | 75% | 412 | 138 | 75% | 400 | 150 | 73% | 386 | 164 | 70% | 398 | 152 | 72% |
| LUCKETTS ES | 332 | 260 | 267 | 65 | 80% | 261 | 71 | 79% | 253 | 79 | 76% | 275 | 57 | 83% | 265 | 67 | 80% | 268 | 64 | 81% |
| SYCOLIN CREEK ES | 812 | 459 | 434 | 378 | 53% | 412 | 400 | 51% | 409 | 403 | 50% | 411 | 401 | 51% | 409 | 403 | 50% | 402 | 410 | 50% |
| | 6779 | 5203 | 5222 | 1557 | | 5171 | 1608 | | 5188 | 1591 | | 5254 | 1525 | | 5207 | 1572 | | 5140 | 1639 | |

SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE CENTRAL LOUDOUN PLANNING DISTRICT ARE CURRENTLY ATTENDING SCHOOL IN THE WESTERN LOUDOUN PLANNING DISTRICT.
 SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE DULLES NORTH PLANNING DISTRICT ARE CURRENTLY ATTENDING SCHOOL IN THE CENTRAL LOUDOUN PLANNING DISTRICT.

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 |
| HARPER PARK MS | 1244 | 881 | 907 | 337 | 73% | 976 | 268 | 78% | 978 | 266 | 79% | 997 | 247 | 80% | 987 | 257 | 79% | 1020 | 224 | 82% |
| J LUPTON SIMPSON MS | 1302 | 874 | 916 | 386 | 70% | 900 | 402 | 69% | 882 | 420 | 68% | 811 | 491 | 62% | 788 | 514 | 61% | 834 | 468 | 64% |
| SMART'S MILL MS | 1214 | 869 | 864 | 350 | 71% | 884 | 330 | 73% | 874 | 340 | 72% | 887 | 327 | 73% | 936 | 278 | 77% | 948 | 266 | 78% |
| | 3760 | 2624 | 2687 | 1073 | | 2760 | 1000 | | 2734 | 1026 | | 2695 | 1065 | | 2711 | 1049 | | 2802 | 958 | |

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 |
| HERITAGE HS | 1811 | 1538 | 1630 | 181 | 90% | 1733 | 78 | 96% | 1833 | (22) | 101% | 1917 | (106) | 106% | 2003 | (192) | 111% | 2058 | (247) | 114% |
| LOUDOUN COUNTY HS | 1379 | 1410 | 1371 | 8 | 99% | 1335 | 44 | 97% | 1285 | 94 | 93% | 1353 | 26 | 98% | 1357 | 22 | 98% | 1299 | 80 | 94% |
| TUSCARORA HS | 1976 | 1442 | 1492 | 484 | 76% | 1495 | 481 | 76% | 1529 | 447 | 77% | 1550 | 426 | 78% | 1564 | 412 | 79% | 1574 | 402 | 80% |
| | 5166 | 4390 | 4493 | 673 | | 4563 | 603 | | 4647 | 519 | | 4820 | 346 | | 4924 | 242 | | 4931 | 235 | |

CENTRAL LOUDOUN 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.

Central Loudoun 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 | |
| 107 MORVEN PARK ROAD | 10 | 0 | 0 | 10 | 2 | 1 | 2 | 0% |
| BRICKYARD | 0 | 0 | 59 | 59 | 9 | 5 | 8 | 0% |
| CATTAIL RUN | 192 | 58 | 0 | 250 | 56 | 32 | 45 | 0% |
| CHURCH AND MARKET | 0 | 0 | 116 | 116 | 19 | 11 | 15 | 0% |
| COPE (STONE FOX ESTATES) | 15 | 0 | 0 | 15 | 0 | 0 | 0 | 87% |
| CRESCENT PARKE | 0 | 178 | 96 | 274 | 53 | 30 | 43 | 0% |
| EAST QUARTER | 0 | 64 | 0 | 64 | 7 | 4 | 5 | 52% |
| ENGLISH OAKS ESTATES | 8 | 0 | 0 | 8 | 2 | 1 | 1 | 0% |
| HAMLET AT WULF CREST FARM | 25 | 0 | 0 | 25 | 1 | 1 | 1 | 80% |
| HICKORY VIEW (CATOCTIN SPRINGS) | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 75% |
| KETOCKTIN FARM ESTATES | 33 | 0 | 0 | 33 | 4 | 2 | 3 | 45% |
| LAUREL HILL (CATOCTIN SPRINGS) | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 75% |
| LEEGATE (TUSCARORA VILLAGE) | 0 | 142 | 326 | 468 | 51 | 29 | 41 | 35% |
| LEES CROSSING | 68 | 0 | 0 | 68 | 7 | 4 | 6 | 56% |
| LEESBURG SOUTH (MEADOWBROOK FARM) | 400 | 65 | 0 | 465 | 15 | 9 | 12 | 85% |
| MAIN TREE FARM | 15 | 0 | 0 | 15 | 2 | 1 | 1 | 47% |
| OATLANDS MANOR | 15 | 0 | 0 | 15 | 3 | 2 | 3 | 0% |
| POTOMAC STATION MARKETPLACE | 0 | 61 | 42 | 103 | 11 | 7 | 9 | 43% |
| SYCAMORE KNOLL (CATOCTIN SPRINGS) | 3 | 0 | 0 | 3 | 0 | 0 | 0 | 67% |
| TUSCARORA CROSSING | 140 | 266 | 324 | 730 | 138 | 79 | 112 | 1% |
| VILLAGE AT LEESBURG | 0 | 84 | 479 | 563 | 10 | 5 | 8 | 89% |
| VIRGINIA VILLAGE | 0 | 47 | 600 | 647 | 106 | 60 | 86 | 0% |
| WHITE OAKS FARM | 162 | 0 | 0 | 162 | 23 | 13 | 18 | 38% |
| Planning District Total, as of September 2023 | 1094 | 965 | 2042 | 4101 | 519 | 297 | 420 | |

The map on the following page depicts the approved, unbuilt developments that have 10 or more residences.



LOUDOUN COUNTY PUBLIC SCHOOLS

Division of Planning & GIS Services

December 1, 2023

Ms. Lori Radcliffe-Meyers
County of Loudoun
Department of Planning and Zoning
1 Harrison Street SE
Leesburg, Virginia 20175

RE: ZMAP-2022-0006, Arcola Farms Residential

Dear Ms. Radcliffe-Meyers:

School Board staff has reviewed the fourth submission materials for the Arcola Farms Residential application.

While there has been no change to the proposed residential component (307 single-family detached residential units), staff offers an updated assessment of the impact of this development on schools. While Arcola Farms Residential is in the LCPS Dulles North planning district, the elementary school presently serving the property is in the LCPS Central Loudoun planning district. Six-year projected student enrollments for 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 is an excerpt from the *Superintendent's Recommended FY 2025-FY 2030 Capital Budgets*, dated November 14, 2023.

Thank you for the additional opportunity to comment on the Arcola Farms 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: Little River and Ashburn

Attachments (5)

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



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: LEGI-2023-0034/ZMAP-2022-0006, Arcola Farms Residential

| Loudoun County Public Schools Dulles North Loudoun Planning District Student Generation Factors, 2023 | | Housing Units | Elementary School Student Generation | Middle School Student Generation | High School Student Generation | Student Generation Total |
|---|------|------------------|--|--|--------------------------------------|--------------------------------|
| Single Family Detached (SFD) | 0.88 | 307 | 113 | 65 | 92 | 270 |
| Single Family Attached (SFA) | 0.64 | | 0 | 0 | 0 | 0 |
| Multifamily (MF) | 0.36 | | 0 | 0 | 0 | 0 |
| Total Students | | | 113 | 65 | 92 | 270 |
| 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 | |
| Base Building Capacity Per Pupil Cost | | | 960 \$71,970 | 1445 \$88,667 | 2100 \$74,328 | |
| Project's Capital Costs | | | \$8,166,192 | \$5,748,994 | \$6,827,342 | \$20,742,528 |
| Annual Operational Costs | | | FY 2024 Adopted Per Pupil Cost | Student Generation Total | Annual Operational Costs | |
| | | | \$19,905 | 270 | \$5,377,535 | |
| School Facility Information ^A | | | Elementary School (Grades K-5) | Middle School (Grades 6-8) | High School (Grades 9-12) | |
| 2023-2024 School Attendance Zone | | | Sycolin Creek | Brambleton | Independence ^C | |
| 2023-2024 Base Building Capacity | | | 812 | 1441 | 2305 | |
| Official September 29, 2023 Student Enrollment | | | 459 | 1686 | 2080 | |
| Projected September 30, 2029 Student Enrollment ^B | | | 402 | 1872 | 2471 | |

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

B - The projected student enrollment does not include the impact of this proposed application. Prior to the fall 2028 opening of a new high school (HS-14) and beginning with the 2024-2025 academic year, secondary school students residing in the current Brambleton MS/Independence HS attendance zone will be served by three schools - Watson Mountain MS, Brambleton MS and Independence HS. In spring 2027, tied to the opening of HS-14, attendance zones will be modified and subsequent year student enrollment projections adjusted to reflect the secondary school zone changes.

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 (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 | 1158 | (129) | 113% | 1232 | (203) | 120% | 1322 | (293) | 128% | 1257 | (228) | 122% | 1278 | (249) | 124% | 1284 | (255) | 125% |
| 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 | 7301 | 1089 | | 7437 | 953 | | 7503 | 887 | | 7370 | 1020 | | 7398 | 992 | | 7451 | 939 | |

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% | | | | | | | | | | | | | | | |
| INDEPENDENCE HS (Gr 10-12) ^{AB} | | | | | | 1585 | 720 | 69% | 1568 | 737 | 68% | 1659 | 646 | 72% | 1788 | 517 | 78% | 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: CENTRAL LOUDOUN

General Planning District Description

North/West of Goose Creek, East of the Catoctin Mountain Ridgeline, South of the Potomac River

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 |
| BALL'S BLUFF ES | 674 | 467 | 499 | 175 | 74% | 534 | 140 | 79% | 562 | 112 | 83% | 591 | 83 | 88% | 610 | 64 | 91% | 597 | 77 | 89% |
| CATOCTIN ES | 743 | 591 | 612 | 131 | 82% | 600 | 143 | 81% | 599 | 144 | 81% | 587 | 156 | 79% | 598 | 145 | 80% | 570 | 173 | 77% |
| COOL SPRING ES | 570 | 606 | 611 | (41) | 107% | 610 | (40) | 107% | 617 | (47) | 108% | 626 | (56) | 110% | 610 | (40) | 107% | 606 | (36) | 106% |
| EVERGREEN MILL ES | 674 | 572 | 569 | 105 | 84% | 568 | 106 | 84% | 569 | 105 | 84% | 575 | 99 | 85% | 555 | 119 | 82% | 546 | 128 | 81% |
| FRANCES HAZEL REID ES | 812 | 643 | 651 | 161 | 80% | 652 | 160 | 80% | 666 | 146 | 82% | 678 | 134 | 83% | 664 | 148 | 82% | 659 | 153 | 81% |
| FREDERICK DOUGLASS ES | 800 | 566 | 537 | 263 | 67% | 516 | 284 | 65% | 506 | 294 | 63% | 508 | 292 | 64% | 505 | 295 | 63% | 506 | 294 | 63% |
| JOHN W TOLBERT JR ES | 812 | 616 | 631 | 181 | 78% | 604 | 208 | 74% | 595 | 217 | 73% | 603 | 209 | 74% | 605 | 207 | 75% | 588 | 224 | 72% |
| LEESBURG ES | 550 | 423 | 411 | 139 | 75% | 414 | 136 | 75% | 412 | 138 | 75% | 400 | 150 | 73% | 386 | 164 | 70% | 398 | 152 | 72% |
| LUCKETTS ES | 332 | 260 | 267 | 65 | 80% | 261 | 71 | 79% | 253 | 79 | 76% | 275 | 57 | 83% | 265 | 67 | 80% | 268 | 64 | 81% |
| SYCOLIN CREEK ES | 812 | 459 | 434 | 378 | 53% | 412 | 400 | 51% | 409 | 403 | 50% | 411 | 401 | 51% | 409 | 403 | 50% | 402 | 410 | 50% |
| | 6779 | 5203 | 5222 | 1557 | | 5171 | 1608 | | 5188 | 1591 | | 5254 | 1525 | | 5207 | 1572 | | 5140 | 1639 | |

SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE CENTRAL LOUDOUN PLANNING DISTRICT ARE CURRENTLY ATTENDING SCHOOL IN THE WESTERN LOUDOUN PLANNING DISTRICT.
 SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE DULLES NORTH PLANNING DISTRICT ARE CURRENTLY ATTENDING SCHOOL IN THE CENTRAL LOUDOUN PLANNING DISTRICT.

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 |
| HARPER PARK MS | 1244 | 881 | 907 | 337 | 73% | 976 | 268 | 78% | 978 | 266 | 79% | 997 | 247 | 80% | 987 | 257 | 79% | 1020 | 224 | 82% |
| J LUPTON SIMPSON MS | 1302 | 874 | 916 | 386 | 70% | 900 | 402 | 69% | 882 | 420 | 68% | 811 | 491 | 62% | 788 | 514 | 61% | 834 | 468 | 64% |
| SMART'S MILL MS | 1214 | 869 | 864 | 350 | 71% | 884 | 330 | 73% | 874 | 340 | 72% | 887 | 327 | 73% | 936 | 278 | 77% | 948 | 266 | 78% |
| | 3760 | 2624 | 2687 | 1073 | | 2760 | 1000 | | 2734 | 1026 | | 2695 | 1065 | | 2711 | 1049 | | 2802 | 958 | |

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 |
| HERITAGE HS | 1811 | 1538 | 1630 | 181 | 90% | 1733 | 78 | 96% | 1833 | (22) | 101% | 1917 | (106) | 106% | 2003 | (192) | 111% | 2058 | (247) | 114% |
| LOUDOUN COUNTY HS | 1379 | 1410 | 1371 | 8 | 99% | 1335 | 44 | 97% | 1285 | 94 | 93% | 1353 | 26 | 98% | 1357 | 22 | 98% | 1299 | 80 | 94% |
| TUSCARORA HS | 1976 | 1442 | 1492 | 484 | 76% | 1495 | 481 | 76% | 1529 | 447 | 77% | 1550 | 426 | 78% | 1564 | 412 | 79% | 1574 | 402 | 80% |
| | 5166 | 4390 | 4493 | 673 | | 4563 | 603 | | 4647 | 519 | | 4820 | 346 | | 4924 | 242 | | 4931 | 235 | |

CENTRAL LOUDOUN 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.

Central Loudoun 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 | |
| 107 MORVEN PARK ROAD | 10 | 0 | 0 | 10 | 2 | 1 | 2 | 0% |
| BRICKYARD | 0 | 0 | 59 | 59 | 9 | 5 | 8 | 0% |
| CATTAIL RUN | 192 | 58 | 0 | 250 | 56 | 32 | 45 | 0% |
| CHURCH AND MARKET | 0 | 0 | 116 | 116 | 19 | 11 | 15 | 0% |
| COPE (STONE FOX ESTATES) | 15 | 0 | 0 | 15 | 0 | 0 | 0 | 87% |
| CRESCENT PARKE | 0 | 178 | 96 | 274 | 53 | 30 | 43 | 0% |
| EAST QUARTER | 0 | 64 | 0 | 64 | 7 | 4 | 5 | 52% |
| ENGLISH OAKS ESTATES | 8 | 0 | 0 | 8 | 2 | 1 | 1 | 0% |
| HAMLET AT WULF CREST FARM | 25 | 0 | 0 | 25 | 1 | 1 | 1 | 80% |
| HICKORY VIEW (CATOCTIN SPRINGS) | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 75% |
| KETOCTIN FARM ESTATES | 33 | 0 | 0 | 33 | 4 | 2 | 3 | 45% |
| LAUREL HILL (CATOCTIN SPRINGS) | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 75% |
| LEEGATE (TUSCARORA VILLAGE) | 0 | 142 | 326 | 468 | 51 | 29 | 41 | 35% |
| LEES CROSSING | 68 | 0 | 0 | 68 | 7 | 4 | 6 | 56% |
| LEESBURG SOUTH (MEADOWBROOK FARM) | 400 | 65 | 0 | 465 | 15 | 9 | 12 | 85% |
| MAIN TREE FARM | 15 | 0 | 0 | 15 | 2 | 1 | 1 | 47% |
| OATLANDS MANOR | 15 | 0 | 0 | 15 | 3 | 2 | 3 | 0% |
| POTOMAC STATION MARKETPLACE | 0 | 61 | 42 | 103 | 11 | 7 | 9 | 43% |
| SYCAMORE KNOLL (CATOCTIN SPRINGS) | 3 | 0 | 0 | 3 | 0 | 0 | 0 | 67% |
| TUSCARORA CROSSING | 140 | 266 | 324 | 730 | 138 | 79 | 112 | 1% |
| VILLAGE AT LEESBURG | 0 | 84 | 479 | 563 | 10 | 5 | 8 | 89% |
| VIRGINIA VILLAGE | 0 | 47 | 600 | 647 | 106 | 60 | 86 | 0% |
| WHITE OAKS FARM | 162 | 0 | 0 | 162 | 23 | 13 | 18 | 38% |
| Planning District Total, as of September 2023 | 1094 | 965 | 2042 | 4101 | 519 | 297 | 420 | |

The map on the following page depicts the approved, unbuilt developments that have 10 or more residences.



LOUDOUN COUNTY PUBLIC SCHOOLS

Division of Planning & GIS Services

November 29, 2023

Ms. Lori Radcliffe-Meyers
County of Loudoun
Department of Planning and Zoning
1 Harrison Street SE
Leesburg, Virginia 20175

RE: ZMAP-2022-0006, Arcola Farms Residential

Dear Ms. Radcliffe-Meyers:

School Board staff has reviewed the fourth submission materials for the Arcola Farms Residential application.

While there has been no change to the proposed residential component (307 single-family detached residential units), staff offers an updated assessment of the impact of this development on schools. While Arcola Farms Residential is in the LCPS Dulles North planning district, the elementary school presently serving the property is in the LCPS Central Loudoun planning district. Six-year projected student enrollments for 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 is an excerpt from the *Superintendent's Recommended FY 2025-FY 2030 Capital Budgets*, dated November 14, 2023.

Thank you for the additional opportunity to comment on the Arcola Farms 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: Little River and Ashburn

Attachments (5)

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



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: LEGI-2023-0034/ZMAP-2022-0006, Arcola Farms Residential

| Loudoun County Public Schools Dulles North 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) | 0.88 | 307 | 113 | 65 | 92 | 270 |
| Single Family Attached (SFA) | 0.64 | | 0 | 0 | 0 | 0 |
| Multifamily (MF) | 0.36 | | 0 | 0 | 0 | 0 |
| Total Students | | | 113 | 65 | 92 | 270 |
| 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 | |
| Base Building Capacity Per Pupil Cost | | | 960 \$71,970 | 1445 \$88,667 | 2100 \$74,328 | |
| Project's Capital Costs | | | \$8,166,192 | \$5,748,994 | \$6,827,342 | \$20,742,528 |
| Annual Operational Costs | | | FY 2024 Adopted Per Pupil Cost | Student Generation Total | Annual Operational Costs | |
| | | | \$19,905 | 270 | \$5,377,535 | |
| School Facility Information* | | | Elementary School (Grades K-5) | Middle School (Grades 6-8) | High School (Grades 9-12) | |
| 2023-2024 School Attendance Zone | | | Sycolin Creek | Brambleton | Independence** | |
| 2023-2024 Base Building Capacity | | | 812 | 1441 | 2305 | |
| Official September 29, 2023 Student Enrollment | | | 459 | 1686 | 2080 | |
| Projected September 30, 2029 Student Enrollment ⁺ | | | 402 | 1872 | 2471 | |

+ The projected student enrollment does not include the impact of this proposed application.

* To relieve current and projected student enrollment in the Dulles North area, additional 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 (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 | | | 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 |
| 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 | 1158 | (129) | 113% | 1232 | (203) | 120% | 1322 | (293) | 128% | 1257 | (228) | 122% | 1278 | (249) | 124% | 1284 | (255) | 125% |
| 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 | 7301 | 1089 | | 7437 | 953 | | 7503 | 887 | | 7370 | 1020 | | 7398 | 992 | | 7451 | 939 | |

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 | | | 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 |
| 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 | | | 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 |
| 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% | | | | | | | | | | | | | | | |
| INDEPENDENCE HS (Gr 10-12) ^{AB} | | | | | | 1585 | 720 | 69% | 1568 | 737 | 68% | 1659 | 646 | 72% | 1788 | 517 | 78% | 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: CENTRAL LOUDOUN

General Planning District Description

North/West of Goose Creek, East of the Catoctin Mountain Ridgeline, South of the Potomac River

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 |
| BALL'S BLUFF ES | 674 | 467 | 499 | 175 | 74% | 534 | 140 | 79% | 562 | 112 | 83% | 591 | 83 | 88% | 610 | 64 | 91% | 597 | 77 | 89% |
| CATOCTIN ES | 743 | 591 | 612 | 131 | 82% | 600 | 143 | 81% | 599 | 144 | 81% | 587 | 156 | 79% | 598 | 145 | 80% | 570 | 173 | 77% |
| COOL SPRING ES | 570 | 606 | 611 | (41) | 107% | 610 | (40) | 107% | 617 | (47) | 108% | 626 | (56) | 110% | 610 | (40) | 107% | 606 | (36) | 106% |
| EVERGREEN MILL ES | 674 | 572 | 569 | 105 | 84% | 568 | 106 | 84% | 569 | 105 | 84% | 575 | 99 | 85% | 555 | 119 | 82% | 546 | 128 | 81% |
| FRANCES HAZEL REID ES | 812 | 643 | 651 | 161 | 80% | 652 | 160 | 80% | 666 | 146 | 82% | 678 | 134 | 83% | 664 | 148 | 82% | 659 | 153 | 81% |
| FREDERICK DOUGLASS ES | 800 | 566 | 537 | 263 | 67% | 516 | 284 | 65% | 506 | 294 | 63% | 508 | 292 | 64% | 505 | 295 | 63% | 506 | 294 | 63% |
| JOHN W TOLBERT JR ES | 812 | 616 | 631 | 181 | 78% | 604 | 208 | 74% | 595 | 217 | 73% | 603 | 209 | 74% | 605 | 207 | 75% | 588 | 224 | 72% |
| LEESBURG ES | 550 | 423 | 411 | 139 | 75% | 414 | 136 | 75% | 412 | 138 | 75% | 400 | 150 | 73% | 386 | 164 | 70% | 398 | 152 | 72% |
| LUCKETTS ES | 332 | 260 | 267 | 65 | 80% | 261 | 71 | 79% | 253 | 79 | 76% | 275 | 57 | 83% | 265 | 67 | 80% | 268 | 64 | 81% |
| SYCOLIN CREEK ES | 812 | 459 | 434 | 378 | 53% | 412 | 400 | 51% | 409 | 403 | 50% | 411 | 401 | 51% | 409 | 403 | 50% | 402 | 410 | 50% |
| | 6779 | 5203 | 5222 | 1557 | | 5171 | 1608 | | 5188 | 1591 | | 5254 | 1525 | | 5207 | 1572 | | 5140 | 1639 | |

SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE CENTRAL LOUDOUN PLANNING DISTRICT ARE CURRENTLY ATTENDING SCHOOL IN THE WESTERN LOUDOUN PLANNING DISTRICT.
 SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE DULLES NORTH PLANNING DISTRICT ARE CURRENTLY ATTENDING SCHOOL IN THE CENTRAL LOUDOUN PLANNING DISTRICT.

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 |
| HARPER PARK MS | 1244 | 881 | 907 | 337 | 73% | 976 | 268 | 78% | 978 | 266 | 79% | 997 | 247 | 80% | 987 | 257 | 79% | 1020 | 224 | 82% |
| J LUPTON SIMPSON MS | 1302 | 874 | 916 | 386 | 70% | 900 | 402 | 69% | 882 | 420 | 68% | 811 | 491 | 62% | 788 | 514 | 61% | 834 | 468 | 64% |
| SMART'S MILL MS | 1214 | 869 | 864 | 350 | 71% | 884 | 330 | 73% | 874 | 340 | 72% | 887 | 327 | 73% | 936 | 278 | 77% | 948 | 266 | 78% |
| | 3760 | 2624 | 2687 | 1073 | | 2760 | 1000 | | 2734 | 1026 | | 2695 | 1065 | | 2711 | 1049 | | 2802 | 958 | |

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 |
| HERITAGE HS | 1811 | 1538 | 1630 | 181 | 90% | 1733 | 78 | 96% | 1833 | (22) | 101% | 1917 | (106) | 106% | 2003 | (192) | 111% | 2058 | (247) | 114% |
| LOUDOUN COUNTY HS | 1379 | 1410 | 1371 | 8 | 99% | 1335 | 44 | 97% | 1285 | 94 | 93% | 1353 | 26 | 98% | 1357 | 22 | 98% | 1299 | 80 | 94% |
| TUSCARORA HS | 1976 | 1442 | 1492 | 484 | 76% | 1495 | 481 | 76% | 1529 | 447 | 77% | 1550 | 426 | 78% | 1564 | 412 | 79% | 1574 | 402 | 80% |
| | 5166 | 4390 | 4493 | 673 | | 4563 | 603 | | 4647 | 519 | | 4820 | 346 | | 4924 | 242 | | 4931 | 235 | |

CENTRAL LOUDOUN 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.

Central Loudoun 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 | |
| 107 MORVEN PARK ROAD | 10 | 0 | 0 | 10 | 2 | 1 | 2 | 0% |
| BRICKYARD | 0 | 0 | 59 | 59 | 9 | 5 | 8 | 0% |
| CATTAIL RUN | 192 | 58 | 0 | 250 | 56 | 32 | 45 | 0% |
| CHURCH AND MARKET | 0 | 0 | 116 | 116 | 19 | 11 | 15 | 0% |
| COPE (STONE FOX ESTATES) | 15 | 0 | 0 | 15 | 0 | 0 | 0 | 87% |
| CRESCENT PARKE | 0 | 178 | 96 | 274 | 53 | 30 | 43 | 0% |
| EAST QUARTER | 0 | 64 | 0 | 64 | 7 | 4 | 5 | 52% |
| ENGLISH OAKS ESTATES | 8 | 0 | 0 | 8 | 2 | 1 | 1 | 0% |
| HAMLET AT WULF CREST FARM | 25 | 0 | 0 | 25 | 1 | 1 | 1 | 80% |
| HICKORY VIEW (CATOCTIN SPRINGS) | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 75% |
| KETOCTIN FARM ESTATES | 33 | 0 | 0 | 33 | 4 | 2 | 3 | 45% |
| LAUREL HILL (CATOCTIN SPRINGS) | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 75% |
| LEEGATE (TUSCARORA VILLAGE) | 0 | 142 | 326 | 468 | 51 | 29 | 41 | 35% |
| LEES CROSSING | 68 | 0 | 0 | 68 | 7 | 4 | 6 | 56% |
| LEESBURG SOUTH (MEADOWBROOK FARM) | 400 | 65 | 0 | 465 | 15 | 9 | 12 | 85% |
| MAIN TREE FARM | 15 | 0 | 0 | 15 | 2 | 1 | 1 | 47% |
| OATLANDS MANOR | 15 | 0 | 0 | 15 | 3 | 2 | 3 | 0% |
| POTOMAC STATION MARKETPLACE | 0 | 61 | 42 | 103 | 11 | 7 | 9 | 43% |
| SYCAMORE KNOLL (CATOCTIN SPRINGS) | 3 | 0 | 0 | 3 | 0 | 0 | 0 | 67% |
| TUSCARORA CROSSING | 140 | 266 | 324 | 730 | 138 | 79 | 112 | 1% |
| VILLAGE AT LEESBURG | 0 | 84 | 479 | 563 | 10 | 5 | 8 | 89% |
| VIRGINIA VILLAGE | 0 | 47 | 600 | 647 | 106 | 60 | 86 | 0% |
| WHITE OAKS FARM | 162 | 0 | 0 | 162 | 23 | 13 | 18 | 38% |
| Planning District Total, as of September 2023 | 1094 | 965 | 2042 | 4101 | 519 | 297 | 420 | |

The map on the following page depicts the approved, unbuilt developments that have 10 or more residences.



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

960 Sycolin Road SE, Suite 110

Leesburg, Virginia 20175

Telephone: 571-252-1050

Facsimile: 571-252-1101

Email: lcpsplan@lcps.org

September 5, 2023

Ms. Grace Oestenstad
County of Loudoun
Department of Planning and Zoning
1 Harrison Street SE
Leesburg, Virginia 20175

RE: ZMAP-2022-0006, Arcola Farms Residential

Dear Ms. Oestenstad:

School Board staff has reviewed the third submission materials for the Arcola Farms Residential application.

While there has been no change to the proposed residential component (307 single-family detached residential units), staff offers an updated assessment of the impact of this development on schools. While Arcola Farms Residential is in the LCPS Dulles North planning district, the elementary school presently serving the property is in the LCPS Central Loudoun planning district, the secondary schools are in 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 Farms 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: Little River and Ashburn

Attachments (5)

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



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZMAP-2022-0006, Arcola Farms Residential

| Loudoun County Public Schools Dulles North 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) | 0.96 | 307 | 124 | 71 | 100 | 295 |
| Single Family Attached (SFA) | 0.67 | | 0 | 0 | 0 | 0 |
| Multifamily (MF) | 0.33 | | 0 | 0 | 0 | 0 |
| Total Students | | | 124 | 71 | 100 | 295 |
| 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 | | | \$8,908,573 | \$6,271,630 | \$7,448,009 | \$22,628,212 |
| Annual Operational Costs | | | FY 2023 Adopted Per Pupil Cost | Student Generation Total | Annual Operational Costs | |
| | | | \$18,719 | 295 | \$5,516,864 | |
| School Facility Information* | | | Elementary School (Grades K-5) | Middle School (Grades 6-8) | High School (Grades 9-12) | |
| 2023-2024 School Attendance Zone | | | Sycolin Creek | Brambleton | Independence** | |
| September 30, 2022 Student Enrollment | | | 511 | 1623 | 2021 | |
| 2022-2023 Base Building Capacity | | | 812 | 1441 | 2305 | |

* To relieve current and projected student enrollment in the Dulles North area, additional 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 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 |
| 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 | 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 | 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 | 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 | 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: CENTRAL LOUDOUN

General Planning District Description

North/West of Goose Creek, East of the Catoclin Mountain Ridgeline, South of the Potomac River

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 |
| BALL'S BLUFF ES | 697 | 465 | 444 | 253 | 64% | 438 | 259 | 63% | 429 | 268 | 62% | 436 | 261 | 63% | 445 | 252 | 64% | 458 | 239 | 66% |
| CATOCTIN ES* | 743 | 605 | 601 | 142 | 81% | 619 | 124 | 83% | 640 | 103 | 86% | 658 | 85 | 89% | 667 | 76 | 90% | 689 | 54 | 93% |
| COOL SPRING ES | 674 | 625 | 646 | 28 | 96% | 660 | 14 | 98% | 669 | 5 | 99% | 671 | 3 | 100% | 678 | (4) | 101% | 665 | 9 | 99% |
| EVERGREEN MILL ES | 697 | 608 | 626 | 71 | 90% | 624 | 73 | 90% | 622 | 75 | 89% | 623 | 74 | 89% | 627 | 70 | 90% | 597 | 100 | 86% |
| FRANCES HAZEL REID ES* | 812 | 608 | 666 | 146 | 82% | 676 | 136 | 83% | 667 | 145 | 82% | 683 | 129 | 84% | 693 | 119 | 85% | 674 | 138 | 83% |
| FREDERICK DOUGLASS ES | 914 | 584 | 567 | 347 | 62% | 549 | 365 | 60% | 528 | 386 | 58% | 520 | 394 | 57% | 521 | 393 | 57% | 523 | 391 | 57% |
| JOHN W TOLBERT JR ES | 812 | 628 | 624 | 188 | 77% | 624 | 188 | 77% | 607 | 205 | 75% | 589 | 223 | 73% | 576 | 236 | 71% | 563 | 249 | 69% |
| LEESBURG ES | 651 | 430 | 425 | 226 | 65% | 418 | 233 | 64% | 424 | 227 | 65% | 424 | 227 | 65% | 412 | 239 | 63% | 407 | 244 | 63% |
| LUCKETTS ES | 332 | 271 | 268 | 64 | 81% | 260 | 72 | 78% | 252 | 80 | 76% | 238 | 94 | 72% | 254 | 78 | 77% | 242 | 90 | 73% |
| SYCOLIN CREEK ES | 812 | 511 | 481 | 331 | 59% | 479 | 333 | 59% | 466 | 346 | 57% | 459 | 353 | 57% | 457 | 355 | 56% | 454 | 358 | 56% |
| | 7144 | 5335 | 5348 | 1796 | | 5347 | 1797 | | 5304 | 1840 | | 5301 | 1843 | | 5330 | 1814 | | 5272 | 1872 | |

SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE CENTRAL LOUDOUN PLANNING DISTRICT ARE CURRENTLY ATTENDING ELEMENTARY SCHOOL IN THE WESTERN LOUDOUN PLANNING DISTRICT.

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

*THE PROJECTED STUDENT ENROLLMENTS REFLECT ATTENDANCE ZONE CHANGES ADOPTED BY THE SCHOOL BOARD ON FEBRUARY 14, 2023.

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 |
| HARPER PARK MS | 1244 | 845 | 956 | 288 | 77% | 984 | 260 | 79% | 1020 | 224 | 82% | 1005 | 239 | 81% | 993 | 251 | 80% | 975 | 269 | 78% |
| J LUPTON SIMPSON MS | 1302 | 974 | 828 | 474 | 64% | 855 | 447 | 66% | 867 | 435 | 67% | 859 | 443 | 66% | 842 | 460 | 65% | 844 | 458 | 65% |
| SMART'S MILL MS | 1214 | 875 | 913 | 301 | 75% | 940 | 274 | 77% | 971 | 243 | 80% | 943 | 271 | 78% | 919 | 295 | 76% | 942 | 272 | 78% |
| | 3760 | 2694 | 2697 | 1063 | | 2779 | 981 | | 2858 | 902 | | 2807 | 953 | | 2754 | 1006 | | 2761 | 999 | |

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 |
| HERITAGE HS | 1811 | 1470 | 1729 | 82 | 95% | 1782 | 29 | 98% | 1823 | (12) | 101% | 1804 | 7 | 100% | 1840 | (29) | 102% | 1885 | (74) | 104% |
| LOUDOUN COUNTY HS | 1379 | 1536 | 1332 | 47 | 97% | 1312 | 67 | 95% | 1303 | 76 | 94% | 1306 | 73 | 95% | 1329 | 50 | 96% | 1359 | 20 | 99% |
| TUSCARORA HS | 1976 | 1419 | 1580 | 396 | 80% | 1593 | 383 | 81% | 1563 | 413 | 79% | 1559 | 417 | 79% | 1526 | 450 | 77% | 1552 | 424 | 79% |
| | 5166 | 4425 | 4641 | 525 | | 4687 | 479 | | 4689 | 477 | | 4669 | 497 | | 4695 | 471 | | 4796 | 370 | |

CENTRAL LOUDOUN 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.

Central Loudoun 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 | |
| BRICKYARD | 0 | 0 | 59 | 59 | 9 | 5 | 8 | 0% |
| CATTAIL RUN | 192 | 58 | 0 | 250 | 58 | 33 | 47 | 0% |
| CHURCH AND MARKET | 0 | 0 | 116 | 116 | 19 | 11 | 15 | 0% |
| CRESCENT PARKE | 0 | 178 | 96 | 274 | 54 | 31 | 44 | 0% |
| EAST QUARTER (RIVER CREEK VILLAGE) | 0 | 64 | 0 | 64 | 12 | 7 | 10 | 11% |
| HAMLET AT WULF CREST FARM | 25 | 0 | 0 | 25 | 1 | 1 | 1 | 80% |
| KETOCTIN FARM ESTATES | 33 | 0 | 0 | 33 | 6 | 3 | 5 | 24% |
| LEES CROSSING | 68 | 0 | 0 | 68 | 9 | 5 | 7 | 46% |
| MAIN TREE FARM | 15 | 0 | 0 | 15 | 4 | 2 | 3 | 0% |
| MEADOWBROOK FARM (LEESBURG SOUTH) | 400 | 0 | 0 | 400 | 9 | 5 | 7 | 90% |
| OATLANDS MANOR | 15 | 0 | 0 | 15 | 4 | 2 | 3 | 0% |
| POTOMAC STATION MARKETPLACE | 0 | 61 | 42 | 103 | 20 | 11 | 16 | 0% |
| STONE FOX ESTATES (COPE) | 15 | 0 | 0 | 15 | 0 | 0 | 0 | 87% |
| TUSCARORA CROSSING | 140 | 266 | 324 | 730 | 142 | 81 | 115 | 0% |
| TUSCARORA VILLAGE (LEEGATE) | 0 | 142 | 326 | 468 | 52 | 30 | 42 | 35% |
| VILLAGE AT LEESBURG | 0 | 84 | 479 | 563 | 10 | 5 | 8 | 89% |
| VIRGINIA VILLAGE | 0 | 47 | 600 | 647 | 106 | 60 | 86 | 0% |
| WHITE OAKS FARM | 162 | 0 | 0 | 162 | 28 | 16 | 23 | 25% |
| WOODLANDS AT GOOSE CREEK (GOOSE CREEK CLUB) | 33 | 125 | 0 | 158 | 1 | 1 | 1 | 96% |
| Planning District Total, as of September 2022 | 1098 | 1025 | 2042 | 4165 | 544 | 309 | 441 | |

The map on the following page depicts the approved, unbuilt developments that have 10 or more residences.



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

960 Sycolin Road, Suite 110

Leesburg, Virginia 20175

Telephone: 571-252-1050

Facsimile: 571-252-1101

Email: lcpsplan@lcps.org

May 10, 2023

Ms. Grace Oestenstad
County of Loudoun
Department of Planning and Zoning
1 Harrison Street, SE
Leesburg, Virginia 20175

RE: ZMAP-2022-0006, Arcola Farms Residential

Dear Ms. Oestenstad:

School Board staff has reviewed the second submission application for Arcola Farms Residential; comments are offered specifically on the zoning map amendment. Based on 2022 Loudoun County Public Schools (LCPS) Dulles North planning district student generation factors, the proposed 307 single-family detached residential units will generate a total of 295 school-age children upon build-out: 124 elementary school-age children (grades K-5), 71 middle school-age children (grades 6-8), and 100 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 Farms Residential is in the LCPS Dulles North planning district, the elementary school presently serving the property is in the LCPS Central Loudoun planning district, the secondary schools are in 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 2024-FY 2029 Capital Budgets*, dated December 13, 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 Farms Residential. In addition to new school construction, major renovations, and rehabilitation projects at existing school facilities in the Dulles North and Central Loudoun planning districts are being reviewed and initiated by the School Board. The associated costs are significant, and the proffer dollars would help offset such expenditures.

Ms. Grace Oestenstad
ZMAP-2022-0006, Arcola Farms Residential
May 10, 2023
Page 2

Safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Concept Development Plan (sheets 7 and 8), dated March 27, 2023, shows sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Arcola Farms 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

2011 Election District: Blue Ridge
2022 Election District: Ashburn and Little River

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: ZMAP-2022-0006, Arcola Farms Residential

| Loudoun County Public Schools Dulles North Planning District Student Generation Factors, 2022 | | Housing Units | Elementary School Student Generation | Middle School Student Generation | High School Student Generation | Student Generation Total |
|---|------|------------------|--|--|--------------------------------------|--------------------------------|
| | | | 0.42 | 0.24 | 0.34 | |
| Single Family Detached (SFD) | 0.96 | 307 | 124 | 71 | 100 | 295 |
| Single Family Attached (SFA) | 0.67 | | 0 | 0 | 0 | 0 |
| Multifamily (MF) | 0.33 | | 0 | 0 | 0 | 0 |
| Total Students | | | 124 | 71 | 100 | 295 |
| Capital Costs | | | Elementary School Cost (FY 2024 CIP) | Middle School Cost (FY 2024 CIP) | High School Cost (FY 2024 CIP) | Total Capital Expenditure |
| School Cost | | | \$76,900,000 | \$117,500,000 | \$271,000,000 | |
| Capacity | | | 960 | 1445 | 2100 | |
| Per Pupil Cost | | | \$80,104 | \$81,315 | \$129,048 | |
| Project's Capital Costs | | | \$9,915,486 | \$5,751,629 | \$12,931,191 | \$28,598,306 |
| Annual Operational Costs | | | FY 2023 Adopted Per Pupil Cost | Student Generation Total | Annual Operational Costs | |
| | | | \$18,719 | 295 | \$5,516,864 | |
| School Facility Information* | | | Elementary School (Grades K-5) | Middle School (Grades 6-8) | High School (Grades 9-12) | |
| 2022-2023 School Attendance Zone | | | Sycolin Creek | Brambleton | Independence** | |
| September 30, 2022 Student Enrollment | | | 511 | 1623 | 2021 | |
| 2022-2023 Base Building Capacity | | | 812 | 1441 | 2305 | |

* To relieve current and projected student enrollment in the Dulles North area, additional 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 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: CENTRAL LOUDOUN

General Planning District Description

North/West of Goose Creek, East of the Catoctin Mountain Ridgeline, South of the Potomac River

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 |
| BALL'S BLUFF ES | 697 | 465 | 444 | 253 | 64% | 438 | 259 | 63% | 429 | 268 | 62% | 436 | 261 | 63% | 445 | 252 | 64% | 458 | 239 | 66% |
| CATOCTIN ES* | 743 | 605 | 601 | 142 | 81% | 619 | 124 | 83% | 640 | 103 | 86% | 658 | 85 | 89% | 667 | 76 | 90% | 689 | 54 | 93% |
| COOL SPRING ES | 674 | 625 | 646 | 28 | 96% | 660 | 14 | 98% | 669 | 5 | 99% | 671 | 3 | 100% | 678 | (4) | 101% | 665 | 9 | 99% |
| EVERGREEN MILL ES | 697 | 608 | 626 | 71 | 90% | 624 | 73 | 90% | 622 | 75 | 89% | 623 | 74 | 89% | 627 | 70 | 90% | 597 | 100 | 86% |
| FRANCES HAZEL REID ES* | 812 | 608 | 666 | 146 | 82% | 676 | 136 | 83% | 667 | 145 | 82% | 683 | 129 | 84% | 693 | 119 | 85% | 674 | 138 | 83% |
| FREDERICK DOUGLASS ES | 914 | 584 | 567 | 347 | 62% | 549 | 365 | 60% | 528 | 386 | 58% | 520 | 394 | 57% | 521 | 393 | 57% | 523 | 391 | 57% |
| JOHN W TOLBERT JR ES | 812 | 628 | 624 | 188 | 77% | 624 | 188 | 77% | 607 | 205 | 75% | 589 | 223 | 73% | 576 | 236 | 71% | 563 | 249 | 69% |
| LEESBURG ES | 651 | 430 | 425 | 226 | 65% | 418 | 233 | 64% | 424 | 227 | 65% | 424 | 227 | 65% | 412 | 239 | 63% | 407 | 244 | 63% |
| LUCKETTS ES | 332 | 271 | 268 | 64 | 81% | 260 | 72 | 78% | 252 | 80 | 76% | 238 | 94 | 72% | 254 | 78 | 77% | 242 | 90 | 73% |
| SYCOLIN CREEK ES | 812 | 511 | 481 | 331 | 59% | 479 | 333 | 59% | 466 | 346 | 57% | 459 | 353 | 57% | 457 | 355 | 56% | 454 | 358 | 56% |
| | 7144 | 5335 | 5348 | 1796 | | 5347 | 1797 | | 5304 | 1840 | | 5301 | 1843 | | 5330 | 1814 | | 5272 | 1872 | |

SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE CENTRAL LOUDOUN PLANNING DISTRICT ARE CURRENTLY ATTENDING ELEMENTARY SCHOOL IN THE WESTERN LOUDOUN PLANNING DISTRICT.

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

*THE PROJECTED STUDENT ENROLLMENTS REFLECT ATTENDANCE ZONE CHANGES ADOPTED BY THE SCHOOL BOARD ON FEBRUARY 14, 2023.

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 |
| HARPER PARK MS | 1244 | 845 | 941 | 303 | 76% | 984 | 260 | 79% | 1020 | 224 | 82% | 1005 | 239 | 81% | 993 | 251 | 80% | 975 | 269 | 78% |
| J LUPTON SIMPSON MS | 1302 | 974 | 861 | 441 | 66% | 855 | 447 | 66% | 867 | 435 | 67% | 859 | 443 | 66% | 842 | 460 | 65% | 844 | 458 | 65% |
| SMART'S MILL MS | 1214 | 875 | 895 | 319 | 74% | 940 | 274 | 77% | 971 | 243 | 80% | 943 | 271 | 78% | 919 | 295 | 76% | 942 | 272 | 78% |
| | 3760 | 2694 | 2697 | 1063 | | 2779 | 981 | | 2858 | 902 | | 2807 | 953 | | 2754 | 1006 | | 2761 | 999 | |

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 |
| HERITAGE HS | 1811 | 1470 | 1671 | 140 | 92% | 1782 | 29 | 98% | 1823 | (12) | 101% | 1804 | 7 | 100% | 1840 | (29) | 102% | 1885 | (74) | 104% |
| LOUDOUN COUNTY HS | 1379 | 1536 | 1443 | (64) | 105% | 1312 | 67 | 95% | 1303 | 76 | 94% | 1306 | 73 | 95% | 1329 | 50 | 96% | 1359 | 20 | 99% |
| TUSCARORA HS | 1976 | 1419 | 1527 | 449 | 77% | 1593 | 383 | 81% | 1563 | 413 | 79% | 1559 | 417 | 79% | 1526 | 450 | 77% | 1552 | 424 | 79% |
| | 5166 | 4425 | 4641 | 525 | | 4687 | 479 | | 4689 | 477 | | 4669 | 497 | | 4695 | 471 | | 4796 | 370 | |

CENTRAL LOUDOUN 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.

Central Loudoun 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 | |
| BRICKYARD | 0 | 0 | 59 | 59 | 9 | 5 | 8 | 0% |
| CATTAIL RUN | 192 | 58 | 0 | 250 | 58 | 33 | 47 | 0% |
| CHURCH AND MARKET | 0 | 0 | 116 | 116 | 19 | 11 | 15 | 0% |
| CRESCENT PARKE | 0 | 178 | 96 | 274 | 54 | 31 | 44 | 0% |
| EAST QUARTER (RIVER CREEK VILLAGE) | 0 | 64 | 0 | 64 | 12 | 7 | 10 | 11% |
| HAMLET AT WULF CREST FARM | 25 | 0 | 0 | 25 | 1 | 1 | 1 | 80% |
| KETOCKTIN FARM ESTATES | 33 | 0 | 0 | 33 | 6 | 3 | 5 | 24% |
| LEES CROSSING | 68 | 0 | 0 | 68 | 9 | 5 | 7 | 46% |
| MAIN TREE FARM | 15 | 0 | 0 | 15 | 4 | 2 | 3 | 0% |
| MEADOWBROOK FARM (LEESBURG SOUTH) | 400 | 0 | 0 | 400 | 9 | 5 | 7 | 90% |
| OATLANDS MANOR | 15 | 0 | 0 | 15 | 4 | 2 | 3 | 0% |
| POTOMAC STATION MARKETPLACE | 0 | 61 | 42 | 103 | 20 | 11 | 16 | 0% |
| STONE FOX ESTATES (COPE) | 15 | 0 | 0 | 15 | 0 | 0 | 0 | 87% |
| TUSCARORA CROSSING | 140 | 266 | 324 | 730 | 142 | 81 | 115 | 0% |
| TUSCARORA VILLAGE (LEEGATE) | 0 | 142 | 326 | 468 | 52 | 30 | 42 | 35% |
| VILLAGE AT LEESBURG | 0 | 84 | 479 | 563 | 10 | 5 | 8 | 89% |
| VIRGINIA VILLAGE | 0 | 47 | 600 | 647 | 106 | 60 | 86 | 0% |
| WHITE OAKS FARM | 162 | 0 | 0 | 162 | 28 | 16 | 23 | 25% |
| WOODLANDS AT GOOSE CREEK (GOOSE CREEK CLUB) | 33 | 125 | 0 | 158 | 1 | 1 | 1 | 96% |
| Planning District Total, as of September 2022 | 1098 | 1025 | 2042 | 4165 | 544 | 309 | 441 | |

The map on the following page depicts the approved, unbuilt developments that have 10 or more residences.



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

June 15, 2022

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

RE: ZMAP-2022-0006 & ZMOD-2022-0029 through ZMOD-2022-0031, Arcola Farms
Residential

Dear Mr. Wackrow:

School Board staff has reviewed the referenced application for Arcola Farms Residential; comments are provided specifically for the zoning map amendment (ZMAP-2022-0006). Based on 2021 Loudoun County Public Schools (LCPS) Dulles North planning district student generation factors, the proposed 304 single-family detached residential units will generate a total of 307 school-age children upon build-out: 132 elementary school-age children (grades K-5), 74 middle school-age children (grades 6-8), and 101 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 Farms Residential is in the LCPS Dulles North planning district, the elementary school presently serving the property is in the LCPS Central Loudoun planning district. However, the secondary schools are in 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 Farms Residential. In addition to new school construction, major renovations and rehabilitation projects at existing school facilities in the Dulles North and Central Loudoun planning districts are being reviewed and initiated by the School Board. The associated costs are significant, and the proffer dollars would help offset such expenditures.

Mr. Paul Wackrow

ZMAP-2022-0006 & ZMOD-2022-0029 through ZMOD-2022-0031, Arcola Farms Residential
June 15, 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 Concept Development Plan, dated April 25, 2022, shows sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Arcola Farms 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: ZMAP-2022-0006 & ZMOD-2022-0029 through ZMOD-2022-0031, Arcola Farms Residential

| Loudoun County Public Schools Dulles North Planning District Student Generation Factors, 2021 | | Housing Units | Elementary School Student Generation | Middle School Student Generation | High School Student Generation | Student Generation Total |
|---|------|------------------|--|--|--------------------------------------|--------------------------------|
| | | | 0.43 | 0.24 | 0.33 | |
| Single Family Detached (SFD) | 1.01 | 304 | 132 | 74 | 101 | 307 |
| Single Family Attached (SFA) | 0.66 | | 0 | 0 | 0 | 0 |
| Multifamily (MF) | 0.32 | | 0 | 0 | 0 | 0 |
| Total Students | | | 132 | 74 | 101 | 307 |
| Capital Costs | | | Elementary School Cost (FY 2022 CIP) | Middle School Cost (FY 2022 CIP) | High School Cost (FY 2022 CIP) | Total Capital Expenditure |
| School Cost | | | \$54,880,000 | \$90,775,000 | \$155,605,000 | |
| Capacity | | | 960 | 1445 | 2100 | |
| Per Pupil Cost | | | \$57,167 | \$62,820 | \$74,098 | |
| Project's Capital Costs | | | \$7,547,555 | \$4,629,186 | \$7,507,808 | \$19,684,549 |
| Annual Operational Costs | | | FY 2022 Adopted Per Pupil Cost | Student Generation Total | Annual Operational Costs | |
| | | | \$17,120 | 307 | \$5,256,525 | |
| School Facility Information* | | | Elementary School (Grades K-5) | Middle School (Grades 6-8) | High School (Grades 9-12) | |
| 2021-2022 School Attendance Zone | | | Sycolin Creek | Brambleton | Independence | |
| September 30, 2021 Student Enrollment | | | 540 | 1630 | 1829 | |
| 2021-22 Base Building Capacity | | | 812 | 1445 | 2148 | |

* To relieve current and projected student enrollment in the Dulles North area, additional elementary and secondary 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 2023 - FY 2028 CIP PLANNING PERIOD

| ELEMENTARY SCHOOLS | 2021-22 | 30-Sep-21 | 2022-23 SCHOOL YEAR | | | 2023-24 SCHOOL YEAR | | | 2024-25 SCHOOL YEAR | | | 2025-26 SCHOOL YEAR | | | 2026-27 SCHOOL YEAR | | | 2027-28 SCHOOL YEAR | | |
|---|---------------|-------------------|---------------------|-------------|---------|---------------------|-------------|---------|---------------------|-------------|---------|---------------------|-------------|---------|---------------------|-------------|---------|---------------------|-------------|---------|
| | BASE CAPACITY | ACTUAL ENROLLMENT | PROJECTION | | | PROJECTION | | | PROJECTION | | | PROJECTION | | | PROJECTION | | | | | |
| | | | ENROLL | SPACE | UTILIZE | ENROLL | SPACE | UTILIZE | ENROLL | SPACE | UTILIZE | ENROLL | SPACE | UTILIZE | ENROLL | SPACE | UTILIZE | ENROLL | SPACE | UTILIZE |
| CREIGHTON'S CORNER ES ^A | 1006 | 1130 | 887 | 119 | 88% | 879 | 127 | 87% | 888 | 118 | 88% | 895 | 111 | 89% | 871 | 135 | 87% | 842 | 164 | 84% |
| ELAINE E THOMPSON ES/ES-23 ^B | | | 827 | 133 | 86% | 832 | 128 | 87% | 875 | 85 | 91% | 895 | 65 | 93% | 953 | 7 | 99% | 980 | (20) | 102% |
| HILLSIDE ES | 697 | 567 | 554 | 143 | 79% | 535 | 162 | 77% | 544 | 153 | 78% | 545 | 152 | 78% | 562 | 135 | 81% | 563 | 134 | 81% |
| LEGACY ES | 960 | 766 | 709 | 251 | 74% | 673 | 287 | 70% | 663 | 297 | 69% | 670 | 290 | 70% | 681 | 279 | 71% | 692 | 268 | 72% |
| MADISON'S TRUST ES ^C | 1006 | 1184 | 831 | 175 | 83% | 843 | 163 | 84% | 885 | 121 | 88% | 902 | 104 | 90% | 918 | 88 | 91% | 929 | 77 | 92% |
| MILL RUN ES | 812 | 697 | 682 | 130 | 84% | 688 | 124 | 85% | 692 | 120 | 85% | 713 | 99 | 88% | 733 | 79 | 90% | 725 | 87 | 89% |
| MOOREFIELD STATION ES | 983 | 875 | 880 | 103 | 90% | 905 | 78 | 92% | 931 | 52 | 95% | 929 | 54 | 95% | 833 | 150 | 85% | 944 | 39 | 96% |
| ROSA LEE CARTER ES | 960 | 841 | 853 | 107 | 89% | 844 | 116 | 88% | 848 | 112 | 88% | 840 | 120 | 88% | 837 | 123 | 87% | 854 | 106 | 89% |
| WAXPOOL ES | 960 | 732 | 704 | 256 | 73% | 696 | 264 | 73% | 712 | 248 | 74% | 706 | 254 | 74% | 735 | 225 | 77% | 738 | 222 | 77% |
| | 7384 | 6792 | 6927 | 1417 | | 6895 | 1449 | | 7038 | 1306 | | 7095 | 1249 | | 7123 | 1221 | | 7267 | 1077 | |

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

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

A - THE 2021-22 BASE CAPACITY FOR CREIGHTON'S CORNER ES REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT CREIGHTON'S CORNER ES WOULD BE 960.

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

C - THE 2021-22 BASE CAPACITY FOR MADISON'S TRUST ES REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT MADISON'S TRUST ES WOULD BE 960.

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

FY 2023 - FY 2028 CIP PLANNING PERIOD

| MIDDLE SCHOOLS | 2021-22 | 30-Sep-21 | 2022-23 SCHOOL YEAR | | | 2023-24 SCHOOL YEAR | | | 2024-25 SCHOOL YEAR | | | 2025-26 SCHOOL YEAR | | | 2026-27 SCHOOL YEAR | | | 2027-28 SCHOOL YEAR | | |
|-----------------------------|---------------|-------------------|---------------------|-----------|---------|---------------------|--------------|---------|---------------------|-------------|---------|---------------------|-------------|---------|---------------------|-------------|---------|---------------------|-------------|---------|
| | BASE CAPACITY | ACTUAL ENROLLMENT | PROJECTION | | | PROJECTION | | | PROJECTION | | | PROJECTION | | | PROJECTION | | | | | |
| | | | ENROLL | SPACE | UTILIZE | ENROLL | SPACE | UTILIZE | ENROLL | SPACE | UTILIZE | ENROLL | SPACE | UTILIZE | ENROLL | SPACE | UTILIZE | ENROLL | SPACE | UTILIZE |
| BRAMBLETON MS ^A | 1445 | 1630 | 1779 | (334) | 123% | 1988 | (543) | 138% | 2041 | (596) | 141% | 2006 | (561) | 139% | 1903 | (458) | 132% | 1929 | (484) | 133% |
| EAGLE RIDGE MS ^B | 1227 | 1179 | 1158 | 69 | 94% | 1176 | 51 | 96% | 1100 | 127 | 90% | 991 | 236 | 81% | 894 | 465 | 66% | 918 | 441 | 68% |
| STONE HILL MS | 1397 | 1137 | 1107 | 290 | 79% | 1092 | 305 | 78% | 1061 | 336 | 76% | 1045 | 352 | 75% | 1035 | 362 | 74% | 1014 | 383 | 73% |
| MS-14 ^C | | | | | | | | | TBD | 1445 | | TBD | 1445 | | TBD | 1445 | | TBD | 1445 | |
| | 4069 | 3946 | 4044 | 25 | | 4256 | (187) | | 4202 | 1312 | | 4042 | 1472 | | 3832 | 1814 | | 3861 | 1785 | |

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

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

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

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

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

C - A NEW MIDDLE SCHOOL (MS-14) IS PLANNED TO OPEN AT THE START OF THE 2024-25 SCHOOL YEAR WITH AN ANTICIPATED BASE CAPACITY OF 1445. MS-14 WILL BE CONSTRUCTED ON A PURCHASED SITE (PROXIMATE TO THE INTERSECTION OF RYAN ROAD/RED HILL ROAD/EVERGREEN MILLS ROAD).

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

FY 2023 - FY 2028 CIP PLANNING PERIOD

| HIGH SCHOOLS | 2021-22 | 30-Sep-21 | 2022-23 SCHOOL YEAR | | | 2023-24 SCHOOL YEAR | | | 2024-25 SCHOOL YEAR | | | 2025-26 SCHOOL YEAR | | | 2026-27 SCHOOL YEAR | | | 2027-28 SCHOOL YEAR | | |
|--------------------------------|---------------|-------------------|---------------------|-------------|---------|---------------------|------------|---------|---------------------|------------|---------|---------------------|------------|---------|---------------------|------------|---------|---------------------|------------|---------|
| | BASE CAPACITY | ACTUAL ENROLLMENT | PROJECTION | | | PROJECTION | | | PROJECTION | | | PROJECTION | | | PROJECTION | | | | | |
| | | | 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: CENTRAL LOUDOUN

General Planning District Description

North/West of Goose Creek, East of the Catoctin Mountain Ridgeline, South of the Potomac River

FY 2023 - FY 2028 CIP PLANNING PERIOD

| ELEMENTARY SCHOOLS | 2021-22 | 30-Sep-21 | 2022-23 SCHOOL YEAR PROJECTION | | | 2023-24 SCHOOL YEAR PROJECTION | | | 2024-25 SCHOOL YEAR PROJECTION | | | 2025-26 SCHOOL YEAR PROJECTION | | | 2026-27 SCHOOL YEAR PROJECTION | | | 2027-28 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 |
| BALL'S BLUFF ES | 697 | 484 | 493 | 204 | 71% | 464 | 233 | 67% | 462 | 235 | 66% | 452 | 245 | 65% | 452 | 245 | 65% | 451 | 246 | 65% |
| CATOCTIN ES ^A | 697 | 586 | 633 | 110 | 85% | 678 | 65 | 91% | 702 | 41 | 94% | 720 | 23 | 97% | 750 | (7) | 101% | 759 | (16) | 102% |
| COOL SPRING ES | 674 | 581 | 575 | 99 | 85% | 580 | 94 | 86% | 569 | 105 | 84% | 555 | 119 | 82% | 553 | 121 | 82% | 547 | 127 | 81% |
| EVERGREEN MILL ES | 697 | 598 | 612 | 85 | 88% | 631 | 66 | 91% | 631 | 66 | 91% | 624 | 73 | 90% | 615 | 82 | 88% | 590 | 107 | 85% |
| FRANCES HAZEL REID ES | 812 | 588 | 562 | 250 | 69% | 550 | 262 | 68% | 532 | 280 | 66% | 501 | 311 | 62% | 507 | 305 | 62% | 509 | 303 | 63% |
| FREDERICK DOUGLASS ES | 914 | 604 | 608 | 306 | 67% | 598 | 316 | 65% | 582 | 332 | 64% | 576 | 338 | 63% | 580 | 334 | 63% | 578 | 336 | 63% |
| JOHN W TOLBERT JR ES | 812 | 635 | 631 | 181 | 78% | 611 | 201 | 75% | 606 | 206 | 75% | 581 | 231 | 72% | 581 | 231 | 72% | 574 | 238 | 71% |
| LEESBURG ES | 651 | 416 | 419 | 232 | 64% | 412 | 239 | 63% | 393 | 258 | 60% | 396 | 255 | 61% | 394 | 257 | 61% | 386 | 265 | 59% |
| LUCKETTS ES | 332 | 244 | 241 | 91 | 73% | 241 | 91 | 73% | 235 | 97 | 71% | 225 | 107 | 68% | 218 | 114 | 66% | 228 | 104 | 69% |
| SYCOLIN CREEK ES | 812 | 540 | 521 | 291 | 64% | 503 | 309 | 62% | 500 | 312 | 62% | 489 | 323 | 60% | 493 | 319 | 61% | 508 | 304 | 63% |
| | 7098 | 5276 | 5295 | 1849 | | 5268 | 1876 | | 5212 | 1932 | | 5119 | 2025 | | 5143 | 2001 | | 5130 | 2014 | |

SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE CENTRAL LOUDOUN PLANNING DISTRICT ARE CURRENTLY ATTENDING ELEMENTARY SCHOOL IN THE WESTERN LOUDOUN PLANNING DISTRICT.

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

A - A THREE (3) CLASSROOM ADDITION IS PLANNED AT CATOCTIN ES, TO BE COMPLETE BY THE START OF THE 2022-23 SCHOOL YEAR; ANTICIPATED CAPACITY FOR CATOCTIN ES IN FALL 2022 IS 743.

FY 2023 - FY 2028 CIP PLANNING PERIOD

| MIDDLE SCHOOLS | 2021-22 | 30-Sep-21 | 2022-23 SCHOOL YEAR PROJECTION | | | 2023-24 SCHOOL YEAR PROJECTION | | | 2024-25 SCHOOL YEAR PROJECTION | | | 2025-26 SCHOOL YEAR PROJECTION | | | 2026-27 SCHOOL YEAR PROJECTION | | | 2027-28 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 |
| HARPER PARK MS | 1208 | 918 | 877 | 331 | 73% | 901 | 307 | 75% | 900 | 308 | 75% | 898 | 310 | 74% | 856 | 352 | 71% | 845 | 363 | 70% |
| J LUPTON SIMPSON MS | 1311 | 999 | 1005 | 306 | 77% | 1039 | 272 | 79% | 1063 | 248 | 81% | 1072 | 239 | 82% | 1083 | 228 | 83% | 1103 | 208 | 84% |
| SMART'S MILL MS | 1227 | 922 | 883 | 344 | 72% | 843 | 384 | 69% | 841 | 386 | 69% | 825 | 402 | 67% | 784 | 443 | 64% | 738 | 489 | 60% |
| | 3746 | 2839 | 2765 | 981 | | 2783 | 963 | | 2804 | 942 | | 2795 | 951 | | 2723 | 1023 | | 2686 | 1060 | |

FY 2023 - FY 2028 CIP PLANNING PERIOD

| HIGH SCHOOLS | 2021-22 | 30-Sep-21 | 2022-23 SCHOOL YEAR PROJECTION | | | 2023-24 SCHOOL YEAR PROJECTION | | | 2024-25 SCHOOL YEAR PROJECTION | | | 2025-26 SCHOOL YEAR PROJECTION | | | 2026-27 SCHOOL YEAR PROJECTION | | | 2027-28 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 |
| HERITAGE HS | 1740 | 1491 | 1530 | 210 | 88% | 1537 | 203 | 88% | 1497 | 243 | 86% | 1501 | 239 | 86% | 1455 | 285 | 84% | 1457 | 283 | 84% |
| LOUDOUN COUNTY HS | 1495 | 1504 | 1576 | (81) | 105% | 1589 | (94) | 106% | 1611 | (116) | 108% | 1637 | (142) | 109% | 1630 | (135) | 109% | 1697 | (202) | 114% |
| TUSCARORA HS | 1938 | 1403 | 1422 | 516 | 73% | 1462 | 476 | 75% | 1427 | 511 | 74% | 1393 | 545 | 72% | 1350 | 588 | 70% | 1287 | 651 | 66% |
| | 5173 | 4398 | 4528 | 645 | | 4588 | 585 | | 4535 | 638 | | 4531 | 642 | | 4435 | 738 | | 4441 | 732 | |

**CENTRAL LOUDOUN 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.

**Central Loudoun 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 | |
| BRICKYARD | 0 | 0 | 59 | 59 | 25 | 14 | 19 | 0% |
| CATTAIL RUN | 192 | 58 | 0 | 250 | 61 | 34 | 47 | 0% |
| CHURCH AND MARKET | 0 | 0 | 116 | 116 | 50 | 28 | 38 | 0% |
| CRESCENT PARKE | 0 | 178 | 96 | 274 | 57 | 32 | 43 | 0% |
| EAST QUARTER (RIVER CREEK VILLAGE) | 0 | 64 | 0 | 64 | 15 | 8 | 11 | 0% |
| HAMLET AT WULF CREST FARM | 25 | 0 | 0 | 25 | 1 | 1 | 1 | 80% |
| KETOCKTIN FARM ESTATES | 14 | 0 | 0 | 14 | 2 | 1 | 2 | 29% |
| LEES CROSSING | 68 | 0 | 0 | 68 | 9 | 5 | 7 | 46% |
| MEADOWBROOK FARM | 400 | 0 | 0 | 400 | 30 | 17 | 23 | 70% |
| OATLANDS MANOR | 15 | 0 | 0 | 15 | 4 | 2 | 3 | 0% |
| POTOMAC STATION MARKETPLACE | 0 | 61 | 42 | 103 | 34 | 19 | 26 | 0% |
| STONE FOX ESTATES | 15 | 0 | 0 | 15 | 0 | 0 | 0 | 87% |
| TUSCARORA CROSSING | 140 | 266 | 324 | 730 | 150 | 84 | 115 | 0% |
| TUSCARORA VILLAGE | 0 | 142 | 326 | 468 | 54 | 30 | 42 | 35% |
| VILLAGE AT LEESBURG | 0 | 84 | 479 | 563 | 10 | 6 | 8 | 89% |
| WHITE OAK | 162 | 0 | 0 | 162 | 40 | 23 | 31 | 0% |
| WOODLANDS AT GOOSE CREEK | 33 | 125 | 0 | 158 | 12 | 7 | 9 | 72% |
| Planning District Total, as of September 2021 | 1064 | 978 | 1442 | 3484 | 555 | 310 | 425 | |

The map on the following page depicts the approved, unbuilt developments that have 10 or more residences.