



# Loudoun County Public Schools

Division of Planning Services

## Project Assessment

### Project Name: ZMAP 2016-0011, SPEX 2016-0037 and SPEX 2020-0002 & 0003 Avonlea II (Updated 02-11-2022)

Loudoun County Public Schools Dulles South Planning District Student Generation Factors, 2021	Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total	
		0.43	0.24	0.33		
Single Family Detached (SFD)	0.92	0	0	0	0	
Single Family Attached (SFA)	0.66	0	0	0	0	
Multifamily (MF)	0.32	447	62	34	47	143
<b>Total Students</b>		<b>62</b>	<b>34</b>	<b>47</b>	<b>143</b>	
Capital Costs		Elementary School Cost (FY 2023 CIP)	Middle School Cost (FY 2023 CIP)	High School Cost (FY 2023 CIP)	Total Capital Expenditure	
School Cost		\$57,460,000	\$115,990,000	\$164,165,000		
Capacity		960	1445	2100		
Per Pupil Cost		\$59,854	\$80,270	\$78,174		
<b>Project's Capital Costs</b>		<b>\$3,681,462</b>	<b>\$2,755,633</b>	<b>\$3,690,054</b>	<b>\$10,127,150</b>	
Annual Operational Costs		FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs		
		\$17,120	143	\$2,448,845		
School Facility Information*		Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)		
2021-2022 School Attendance Zone		Liberty	Mercer	John Champe**		
September 30, 2021 Student Enrollment		903	1266	1691		
2021-22 Base Building Capacity		960	1378	2121		

\* To relieve current and projected student enrollment in the Dulles South area, additional elementary schools are planned.

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

## ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES SOUTH

### General Planning District Description

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

#### FY 2023 - FY 2028 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR			2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR		
	BASE 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
ALDIE ES	138	111	113	25	82%	110	28	80%	110	28	80%	105	33	76%	111	27	80%	106	32	77%
ARCOLA ES	960	957	842	118	88%	857	103	89%	881	79	92%	884	76	92%	890	70	93%	896	64	93%
BUFFALO TRAIL ES	983	872	930	53	95%	932	51	95%	953	30	97%	969	14	99%	1022	(39)	104%	1059	(76)	108%
CARDINAL RIDGE ES	960	832	834	126	87%	844	116	88%	867	93	90%	882	78	92%	889	71	93%	913	47	95%
GOSHEN POST ES <sup>A</sup>	1006	891	963	43	96%	1047	(41)	104%	1056	(50)	105%	1094	(88)	109%	1121	(115)	111%	1153	(147)	115%
HOVATTER ES	960	1054	1186	(226)	124%	1292	(332)	135%	1362	(402)	142%	1432	(472)	149%	1475	(515)	154%	1499	(539)	156%
HUTCHISON FARM ES	881	728	705	176	80%	729	152	83%	711	170	81%	711	170	81%	739	142	84%	745	136	85%
LIBERTY ES	960	903	888	72	93%	886	74	92%	890	70	93%	891	69	93%	920	40	96%	946	14	99%
LITTLE RIVER ES	812	682	709	103	87%	735	77	91%	773	39	95%	772	40	95%	778	34	96%	806	6	99%
PINEBROOK ES	960	790	769	191	80%	792	168	83%	804	156	84%	808	152	84%	818	142	85%	849	111	88%
ES-32 <sup>B</sup>												TBD	960		TBD	960		TBD	960	
	<b>8620</b>	<b>7820</b>	<b>7939</b>	<b>681</b>		<b>8224</b>	<b>396</b>		<b>8407</b>	<b>213</b>		<b>8548</b>	<b>1032</b>		<b>8763</b>	<b>817</b>		<b>8972</b>	<b>608</b>	

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

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

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

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

#### FY 2023 - FY 2028 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR			2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR		
	BASE 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
J MICHAEL LUNSFORD MS	1454	1384	1316	138	91%	1206	248	83%	1135	319	78%	1095	359	75%	1066	388	73%	1041	413	72%
MERCER MS	1378	1266	1417	(39)	103%	1463	(85)	106%	1431	(53)	104%	1360	18	99%	1290	88	94%	1261	117	92%
WILLARD MS	1445	1573	1672	(152)	110%	1751	(231)	115%	1808	(288)	119%	1804	(284)	119%	1823	(303)	120%	1821	(301)	120%
	<b>4277</b>	<b>4223</b>	<b>4405</b>	<b>(53)</b>		<b>4420</b>	<b>(68)</b>		<b>4374</b>	<b>(22)</b>		<b>4259</b>	<b>93</b>		<b>4179</b>	<b>173</b>		<b>4123</b>	<b>229</b>	

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

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

#### FY 2023 - FY 2028 CIP PLANNING PERIOD

HIGH SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR			2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR		
	BASE 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
FREEDOM HS <sup>A</sup>	2041	2055	2061	(20)	101%	2090	(49)	102%	2043	(2)	100%	1992	49	98%	1876	165	92%	1733	308	85%
JOHN CHAMPE HS <sup>B</sup>	2121	1691	1801	320	85%	1827	294	86%	1926	195	91%	1934	187	91%	1991	130	94%	2044	77	96%
LIGHTRIDGE HS	2118	1436	1765	353	83%	1967	151	93%	2201	(83)	104%	2413	(295)	114%	2525	(407)	119%	2623	(505)	124%
	<b>6280</b>	<b>5182</b>	<b>5627</b>	<b>653</b>		<b>5884</b>	<b>396</b>		<b>6170</b>	<b>110</b>		<b>6339</b>	<b>(59)</b>		<b>6392</b>	<b>(112)</b>		<b>6400</b>	<b>(120)</b>	

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

A - THE 2021-22 BASE CAPACITY FOR FREEDOM HS REFLECTS FOUR (4) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT FREEDOM HS WOULD BE 1958.

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

**DULLES SOUTH PLANNING DISTRICT  
RESIDENTIAL DEVELOPMENT**

LCPS Planning staff tracks residential building permit activity for Loudoun County and its incorporated towns. The monitoring includes both rezoned and by-right developments (i.e., approved, proposed, inactive) and construction status. Tracking the approved under construction and approved future "pipeline" development assists staff in estimating student growth.

Residential development detail is provided for approved, but not yet completed, residential projects in LCPS geographic planning districts. Complete, proposed, inactive, and/or age-restricted residential applications are excluded from the below provided information. Utilizing 2021 student generation factors, the number of potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

**Dulles South Planning District  
Approved, Unbuilt Residential Development  
as of September 2021**

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

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



# Loudoun County Public Schools

## Division of Planning Services

### Project Assessment

#### Project Name: ZMAP 2016-0011, SPEX 2016-0037 and SPEX 2020-0002 & 0003 Avonlea II (Updated 10-5-2021)

Loudoun County Public Schools Dulles South Planning District Student Generation Factors, 2019	Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total	
		0.44	0.24	0.32		
Single Family Detached (SFD)	0.91	0	0	0	0	
Single Family Attached (SFA)	0.66	0	0	0	0	
Multifamily (MF)	0.34	447	67	36	49	152
<b>Total Students</b>		<b>67</b>	<b>36</b>	<b>49</b>	<b>152</b>	
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		
<b>Project's Capital Costs</b>		<b>\$3,822,804</b>	<b>\$2,291,375</b>	<b>\$3,603,634</b>	<b>\$9,717,812</b>	
Annual Operational Costs		FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs		
		\$16,709	152	\$2,539,434		
School Facility Information		Elementary School* (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)		
2021-22 School Attendance Zone		Liberty	Mercer	John Champe**		
September 30, 2020 Student Enrollment		958	1242	1874		
2020-21 Base Building Capacity		960	1378	2121		

\* To relieve current and projected student enrollment in the Dulles South area, additional elementary schools are planned.

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

## ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES SOUTH

### General Planning District Description

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

#### FY 2022 - FY 2027 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2020-2021	30-Sep-20	2021-22			2022-23			2023-24			2024-25			2025-26			2026-27		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
ALDIE ES	138	109	132	6	96%	134	4	97%	141	(3)	102%	142	(4)	103%	139	(1)	101%	134	4	97%
ARCOLA ES	960	992	1055	(95)	110%	1086	(126)	113%	1125	(165)	117%	1166	(206)	121%	1194	(234)	124%	1200	(240)	125%
BUFFALO TRAIL ES	983	1162	917	66	93%	960	23	98%	992	(9)	101%	1014	(31)	103%	1040	(57)	106%	1044	(61)	106%
CARDINAL RIDGE ES	960	858	889	71	93%	941	19	98%	966	(6)	101%	992	(32)	103%	1026	(66)	107%	1027	(67)	107%
GOSHEN POST ES <sup>A</sup>	1006	1293	908	98	90%	1023	(63)	102%	1151	(191)	114%	1188	(182)	118%	1221	(215)	121%	1253	(247)	125%
HOVATTER ES/ES-29 <sup>B</sup>			891	69	93%	938	68	98%	1031	(25)	107%	1092	(132)	114%	1129	(169)	118%	1146	(186)	119%
HUTCHISON FARM ES <sup>C</sup>	812	725	854	27	105%	873	8	99%	925	(44)	105%	973	(92)	110%	1000	(119)	114%	1010	(129)	115%
LIBERTY ES	960	958	1019	(59)	106%	1034	(74)	108%	1070	(110)	111%	1098	(138)	114%	1134	(174)	118%	1142	(182)	119%
LITTLE RIVER ES	812	696	780	32	96%	828	(16)	102%	873	(61)	108%	898	(86)	111%	893	(81)	110%	884	(72)	109%
PINEBROOK ES	960	918	863	97	90%	851	109	89%	875	85	91%	900	60	94%	919	41	96%	923	37	96%
ES-32 <sup>D</sup>														TBD	960			TBD	960	
	7591	7711	8308	312		8668	(48)		9149	(529)		9463	(843)		9695	(115)		9763	(183)	

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

A - THE 2020-21 BASE CAPACITY FOR GOSHEN POST ES REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT GOSHEN POST ES WOULD BE 960.

B - THE OPENING OF HOVATTER ES (ES-29) IS PLANNED FOR FALL 2021 (2021-22 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. HOVATTER ES WILL BE CONSTRUCTED ADJACENT TO LIGHTRIDGE HS.

C - A THREE (3) CLASSROOM ADDITION IS PLANNED AT HUTCHISON FARM ES, TO BE COMPLETE BY THE START OF THE 2021-22 SCHOOL YEAR; ANTICIPATED CAPACITY FOR HUTCHISON FARM ES IN FALL 2021 IS 881.

D - THE OPENING OF A NEW ELEMENTARY SCHOOL (ES-32) IS PLANNED FOR FALL 2025 (2025-26 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. A SITE MUST BE ACQUIRED FOR THIS SCHOOL.

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

#### FY 2022 - FY 2027 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2020-2021	30-Sep-20	2021-22			2022-23			2023-24			2024-25			2025-26			2026-27		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
J MICHAEL LUNSFORD MS	1454	1480	1420	34	98%	1326	128	91%	1241	213	85%	1202	252	83%	1231	223	85%	1327	127	91%
MERCER MS	1378	1242	1308	70	95%	1335	43	97%	1341	37	97%	1344	34	98%	1365	13	99%	1438	(60)	104%
WILLARD MS	1445	1445	1556	(111)	108%	1608	(163)	111%	1599	(154)	111%	1641	(196)	114%	1680	(235)	116%	1740	(295)	120%
	4277	4167	4284	(7)		4269	8		4181	96		4187	90		4276	1		4505	(228)	

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

#### FY 2022 - FY 2027 CIP PLANNING PERIOD

HIGH SCHOOLS	2020-2021	30-Sep-20	2021-22			2022-23			2023-24			2024-25			2025-26			2026-27		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
FREEDOM HS <sup>A</sup>	2041	2123	2192	(151)	107%	2126	(85)	104%	2127	(86)	104%	2001	40	98%	1844	197	90%	1759	282	86%
JOHN CHAMPE HS <sup>B</sup>	2121	1874	1932	189	91%	1754	367	83%	1835	286	87%	1869	252	88%	1895	226	89%	1938	183	91%
LIGHTRIDGE HS	2118	951	1475	643	70%	1903	215	90%	2153	(35)	102%	2358	(240)	111%	2426	(308)	115%	2400	(282)	113%
	6280	4948	5599	681		5783	497		6115	165		6228	52		6165	115		6097	183	

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

A - THE 2020-21 BASE CAPACITY FOR FREEDOM HS REFLECTS FOUR (4) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT FREEDOM HS WOULD BE 1958.

B - THE 2020-21 BASE CAPACITY FOR JOHN CHAMPE HS REFLECTS FOUR (4) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT JOHN CHAMPE HS WOULD BE 2039.

**DULLES SOUTH PLANNING DISTRICT  
RESIDENTIAL DEVELOPMENT**

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Residential development detail is provided for approved, but not yet completed, residential projects in LCPS geographic planning districts. Complete, proposed, inactive, and/or age-restricted residential applications are excluded from the below provided information. Utilizing 2019 student generation factors, the number of potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

**Dulles South Planning District  
Approved, Unbuilt Residential Development  
as of September 2020**

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2020
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
ARCOLA CENTER	0	590	604	1194	137	75	99	50%
CHUDLEIGH FARM	32	0	0	32	11	6	8	16%
ESTATES AT CREIGHTON FARMS	171	0	0	171	32	17	23	53%
FOXGATE	0	0	110	110	16	9	12	0%
GLENBURY ESTATES (Lambert Property)	75	0	0	75	12	7	9	59%
HARTLAND	669	0	0	669	268	146	195	0%
LENAH CIRCLE EAST	37	0	0	37	15	8	11	0%
LENAH CIRCLE WEST	52	0	0	52	21	11	15	0%
LENAH MILL	865	0	0	865	82	45	60	76%
POLAND HILL	66	0	0	66	26	14	19	0%
PROSPERITY PLAINS (Whitman Property)	95	143	0	238	38	21	28	51%
RESERVE AT HOLLY SPRINGS	37	0	0	37	15	8	11	0%
SOUTH FORK	0	39	0	39	7	4	5	41%
THE GRANT AT WILLOWSFORD	455	0	0	455	40	22	29	86%
THE GREENS AT WILLOWSFORD	737	0	0	737	25	14	18	82%
THE GROVE AT WILLOWSFORD	775	0	0	775	50	28	37	84%
WESTBURY GLEN	140	0	0	140	1	0	1	99%
<b>Planning District Total, as of September 2020</b>	<b>4206</b>	<b>772</b>	<b>714</b>	<b>5692</b>	<b>796</b>	<b>434</b>	<b>579</b>	



# Loudoun County Public Schools

## Division of Planning Services

### Project Assessment

#### Project Name: ZMAP 2016-0011, SPEX 2016-0037 and SPEX 2020-0002 & 0003 Avonlea II (Sixth Referral 5-10-2021)

Loudoun County Public Schools Dulles South Planning District Student Generation Factors, 2019		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.44	0.24	0.32	
Single Family Detached (SFD)	0.91		0	0	0	0
Single Family Attached (SFA)	0.66		0	0	0	0
Multifamily (MF)	0.34	399	60	33	43	136
<b>Total Students</b>			<b>60</b>	<b>33</b>	<b>43</b>	<b>136</b>
<b>Capital Costs</b>			<b>Elementary School Cost (FY 2022 CIP)</b>	<b>Middle School Cost (FY 2022 CIP)</b>	<b>High School Cost (FY 2022 CIP)</b>	<b>Total Capital Expenditure</b>
School Cost			\$54,880,000	\$90,775,000	\$155,605,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$57,167	\$62,820	\$74,098	
<b>Project's Capital Costs</b>			<b>\$3,412,301</b>	<b>\$2,045,321</b>	<b>\$3,216,667</b>	<b>\$8,674,289</b>
<b>Annual Operational Costs</b>			<b>FY 2022 Adopted Per Pupil Cost</b>	<b>Student Generation Total</b>	<b>Annual Operational Costs</b>	
			\$16,709	136	\$2,266,743	
<b>School Facility Information</b>			<b>Elementary School* (Grades K-5)</b>	<b>Middle School (Grades 6-8)</b>	<b>High School (Grades 9-12)</b>	
2020-21 School Attendance Zone			Liberty	Mercer	John Champe**	
September 30, 2020 Student Enrollment			958	1242	1874	
2020-21 Base Building Capacity			960	1378	2121	

\* To relieve current and projected student enrollment in the Dulles South area, additional elementary 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 SOUTH

### General Planning District Description

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

#### FY 2022 - FY 2027 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2020-2021	30-Sep-20	2021-22			2022-23			2023-24			2024-25			2025-26			2026-27		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
ALDIE ES	138	109	132	6	96%	134	4	97%	141	(3)	102%	142	(4)	103%	139	(1)	101%	134	4	97%
ARCOLA ES	960	992	1055	(95)	110%	1086	(126)	113%	1125	(165)	117%	1166	(206)	121%	1194	(234)	124%	1200	(240)	125%
BUFFALO TRAIL ES	983	1162	917	66	93%	960	23	98%	992	(9)	101%	1014	(31)	103%	1040	(57)	106%	1044	(61)	106%
CARDINAL RIDGE ES	960	858	889	71	93%	941	19	98%	966	(6)	101%	992	(32)	103%	1026	(66)	107%	1027	(67)	107%
GOSHEN POST ES <sup>A</sup>	1006	1293	908	98	90%	1023	(63)	102%	1151	(191)	114%	1188	(182)	118%	1221	(215)	121%	1253	(247)	125%
HOVATTER ES/ES-29 <sup>B</sup>			891	69	93%	938	68	98%	1031	(25)	107%	1092	(132)	114%	1129	(169)	118%	1146	(186)	119%
HUTCHISON FARM ES <sup>C</sup>	812	725	854	27	105%	873	8	99%	925	(44)	105%	973	(92)	110%	1000	(119)	114%	1010	(129)	115%
LIBERTY ES	960	958	1019	(59)	106%	1034	(74)	108%	1070	(110)	111%	1098	(138)	114%	1134	(174)	118%	1142	(182)	119%
LITTLE RIVER ES	812	696	780	32	96%	828	(16)	102%	873	(61)	108%	898	(86)	111%	893	(81)	110%	884	(72)	109%
PINEBROOK ES	960	918	863	97	90%	851	109	89%	875	85	91%	900	60	94%	919	41	96%	923	37	96%
ES-32 <sup>D</sup>														TBD	960			TBD	960	
	7591	7711	8308	312		8668	(48)		9149	(529)		9463	(843)		9695	(115)		9763	(183)	

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

A - THE 2020-21 BASE CAPACITY FOR GOSHEN POST ES REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT GOSHEN POST ES WOULD BE 960.

B - THE OPENING OF HOVATTER ES (ES-29) IS PLANNED FOR FALL 2021 (2021-22 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. HOVATTER ES WILL BE CONSTRUCTED ADJACENT TO LIGHTRIDGE HS.

C - A THREE (3) CLASSROOM ADDITION IS PLANNED AT HUTCHISON FARM ES, TO BE COMPLETE BY THE START OF THE 2021-22 SCHOOL YEAR; ANTICIPATED CAPACITY FOR HUTCHISON FARM ES IN FALL 2021 IS 881.

D - THE OPENING OF A NEW ELEMENTARY SCHOOL (ES-32) IS PLANNED FOR FALL 2025 (2025-26 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. A SITE MUST BE ACQUIRED FOR THIS SCHOOL.

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

#### FY 2022 - FY 2027 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2020-2021	30-Sep-20	2021-22			2022-23			2023-24			2024-25			2025-26			2026-27		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
J MICHAEL LUNSFORD MS	1454	1480	1420	34	98%	1326	128	91%	1241	213	85%	1202	252	83%	1231	223	85%	1327	127	91%
MERCER MS	1378	1242	1308	70	95%	1335	43	97%	1341	37	97%	1344	34	98%	1365	13	99%	1438	(60)	104%
WILLARD MS	1445	1445	1556	(111)	108%	1608	(163)	111%	1599	(154)	111%	1641	(196)	114%	1680	(235)	116%	1740	(295)	120%
	4277	4167	4284	(7)		4269	8		4181	96		4187	90		4276	1		4505	(228)	

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

#### FY 2022 - FY 2027 CIP PLANNING PERIOD

HIGH SCHOOLS	2020-2021	30-Sep-20	2021-22			2022-23			2023-24			2024-25			2025-26			2026-27		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
FREEDOM HS <sup>A</sup>	2041	2123	2192	(151)	107%	2126	(85)	104%	2127	(86)	104%	2001	40	98%	1844	197	90%	1759	282	86%
JOHN CHAMPE HS <sup>B</sup>	2121	1874	1932	189	91%	1754	367	83%	1835	286	87%	1869	252	88%	1895	226	89%	1938	183	91%
LIGHTRIDGE HS	2118	951	1475	643	70%	1903	215	90%	2153	(35)	102%	2358	(240)	111%	2426	(308)	115%	2400	(282)	113%
	6280	4948	5599	681		5783	497		6115	165		6228	52		6165	115		6097	183	

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

A - THE 2020-21 BASE CAPACITY FOR FREEDOM HS REFLECTS FOUR (4) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT FREEDOM HS WOULD BE 1958.

B - THE 2020-21 BASE CAPACITY FOR JOHN CHAMPE HS REFLECTS FOUR (4) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT JOHN CHAMPE HS WOULD BE 2039.



**DULLES SOUTH PLANNING DISTRICT  
RESIDENTIAL DEVELOPMENT**

LCPS Planning staff tracks residential building permit activity for Loudoun County and its incorporated towns. The monitoring includes both rezoned and by-right developments (i.e., approved, proposed, inactive) and construction status. Tracking the approved under construction and approved future "pipeline" development assists staff in estimating student growth.

Residential development detail is provided for approved, but not yet completed, residential projects in LCPS geographic planning districts. Complete, proposed, inactive, and/or age-restricted residential applications are excluded from the below provided information. Utilizing 2019 student generation factors, the number of potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

**Dulles South Planning District  
Approved, Unbuilt Residential Development  
as of September 2020**

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2020
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
ARCOLA CENTER	0	590	604	1194	137	75	99	50%
CHUDLEIGH FARM	32	0	0	32	11	6	8	16%
ESTATES AT CREIGHTON FARMS	171	0	0	171	32	17	23	53%
FOXGATE	0	0	110	110	16	9	12	0%
GLENBURY ESTATES (Lambert Property)	75	0	0	75	12	7	9	59%
HARTLAND	669	0	0	669	268	146	195	0%
LENAH CIRCLE EAST	37	0	0	37	15	8	11	0%
LENAH CIRCLE WEST	52	0	0	52	21	11	15	0%
LENAH MILL	865	0	0	865	82	45	60	76%
POLAND HILL	66	0	0	66	26	14	19	0%
PROSPERITY PLAINS (Whitman Property)	95	143	0	238	38	21	28	51%
RESERVE AT HOLLY SPRINGS	37	0	0	37	15	8	11	0%
SOUTH FORK	0	39	0	39	7	4	5	41%
THE GRANT AT WILLOWSFORD	455	0	0	455	40	22	29	86%
THE GREENS AT WILLOWSFORD	737	0	0	737	25	14	18	82%
THE GROVE AT WILLOWSFORD	775	0	0	775	50	28	37	84%
WESTBURY GLEN	140	0	0	140	1	0	1	99%
<b>Planning District Total, as of September 2020</b>	<b>4206</b>	<b>772</b>	<b>714</b>	<b>5692</b>	<b>796</b>	<b>434</b>	<b>579</b>	



# LOUDOUN COUNTY PUBLIC SCHOOLS

## DIVISION OF PLANNING SERVICES

21000 Education Court  
Ashburn, Virginia 20148  
Telephone: 571-252-1050  
Facsimile: 571-252-1101  
Email: [lcpsplan@lcps.org](mailto:lcpsplan@lcps.org)

April 10, 2020

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

RE: ZMAP-2016-0011, SPEX-2016-0037, SPEX-2020-0002, SPEX-2020-0003, SPEX-2020-0004  
Avonlea II (4<sup>th</sup> Submission)

Dear Rick:

School Board staff has reviewed the zoning map amendment for Avonlea II. Based on 2019 Loudoun County Public Schools (LCPS) student generation factors for the Dulles South planning district, the proposed 563 multifamily residential units will generate a total of 191 school-age children upon build-out: 84 elementary school-age children (grades K-5), 46 middle school-age children (grades 6-8), and 61 high school-age children (grades 9-12). The attached assessment outlines the operational and capital impact of the project on LCPS.

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

Safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. School Board Policy 6210 states transportation services shall be provided for elementary students living more than one (1.0) mile and secondary school students living more than one and one quarter (1.25) miles from the front door of their regular school of assignment. Further, elementary students eligible for transportation may be required to walk up to one (1.0) mile to reach a bus stop; middle and high school students eligible for transportation may be required to walk up to one and one-quarter (1.25) miles to a bus stop. The lack of safe walking paths for students within new residential developments creates a growing safety hazard and increases operational costs. Should new subdivisions contain sidewalks on both sides of the street, children could safely walk to a bus stop or school. Sidewalks and walking paths not only increase operational efficiency but also ultimately mean less time on the school bus for Loudoun's children.

Mr. Richard Hancock  
ZMAP-2016-0011, Avonlea II (4th Submission)  
April 10, 2020  
Page 2

A review of Loudoun's approved residential development suggests that LCPS can anticipate an additional 5,000 students over the next six years. This calculation does not embody children who are currently being served by LCPS nor does it include future potential students from additional proposed rezonings and/or by-right developments. Not only do student demographics within existing subdivisions change annually and over time, but additional residential projects will also impact the future enrollments and capacity of area schools.

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 in the Dulles subarea. This designation should be noted in the proffer statement for Avonlea II. In addition to new school construction, major renovations and rehabilitation projects at existing school facilities are being reviewed and initiated by the School Board. The associated costs are significant and the proffer dollars will help offset such expenditures.

Thank you for the opportunity to comment on the Avonlea II zoning map amendment. Staff is providing no comment specific to the zoning modifications and special exceptions to permit a continuing care facility, an automobile service station, car wash, and light motor vehicle service and repair.

The Loudoun County School Board is concerned about all land development applications. Capital facility expenditures and operational costs are significantly impacted by each approved residential project, and both can be anticipated to increase with each additional school-age child who will reside in Loudoun County.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. Tate', is written over the word 'Sincerely,'.

Beverly I. Tate, Director

Attachments (3)

c: Eric Williams, Superintendent  
Kevin Lewis, Assistant Superintendent

Election District: Dulles



# Loudoun County Public Schools

## Division of Planning Services

### Project Assessment

#### Project Name: ZMAP-2016-0011, Avonlea II

Loudoun County Public Schools Dulles South Planning District Student Generation Factors, 2019		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.44	0.24	0.32	
Single Family Detached (SFD)	0.91		0	0	0	0
Single Family Attached (SFA)	0.66		0	0	0	0
Multifamily (MF)	0.34	563	84	46	61	191
<b>Total Students</b>			<b>84</b>	<b>46</b>	<b>61</b>	<b>191</b>
<b>Capital Costs</b>			<b>Elementary School Cost (FY 2021 CIP)</b>	<b>Middle School Cost (FY 2021 CIP)</b>	<b>High School Cost (FY 2021 CIP)</b>	<b>Total Capital Expenditure</b>
School Cost			\$54,270,000	\$88,770,000	\$147,900,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$56,531	\$61,433	\$70,429	
<b>Project's Capital Costs</b>			<b>\$4,748,625</b>	<b>\$2,825,896</b>	<b>\$4,296,143</b>	<b>\$11,870,664</b>
<b>Annual Operational Costs</b>			<b>FY 2020 Adopted Per Pupil Cost</b>	<b>Student Generation Total</b>	<b>Annual Operational Costs</b>	
			\$15,241	191	\$2,911,031	
<b>School Facility Information*</b>			<b>Elementary School (Grades K-5)</b>	<b>Middle School (Grades 6-7)</b>	<b>Intermediate School (Grades 8-9)</b>	<b>High School (Grades 10-12)</b>
2019-20 School Attendance Zone			Liberty	Mercer	Willard**	John Champe
September 30, 2019 Student Enrollment			1056	1627	1443	1856
2019-20 Base Building Capacity			960	1378	1445	2204***

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

\*\* For the 2019-2020 school year, Willard Intermediate School is serving students in grades 8 and 9.

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

## ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES SOUTH

### General Planning District Description

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

#### FY 2021 - FY 2026 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
ALDIE ES	138	120	130	8	94%	137	1	99%	134	4	97%	136	2	99%	140	(2)	101%	133	5	96%
ARCOLA ES	960	995	1015	(55)	106%	1006	(46)	105%	1025	(65)	107%	1052	(92)	110%	1104	(144)	115%	1138	(178)	119%
BUFFALO TRAIL ES	983	1159	1214	(231)	123%	1263	(280)	128%	1336	(353)	136%	1431	(448)	146%	1434	(451)	146%	1446	(463)	147%
CARDINAL RIDGE ES	960	861	872	88	91%	870	90	91%	910	50	95%	926	34	96%	957	3	100%	996	(36)	104%
GOSHEN POST ES	960	1222	1367	(407)	142%	1491	(531)	155%	1603	(643)	167%	1732	(772)	180%	1750	(790)	182%	1761	(801)	183%
HUTCHISON FARM ES <sup>A</sup>	812	787	785	27	97%	805	76	91%	806	75	91%	841	40	95%	885	(4)	100%	915	(34)	104%
LIBERTY ES	960	1056	1007	(47)	105%	1002	(42)	104%	1003	(43)	104%	1030	(70)	107%	1060	(100)	110%	1102	(142)	115%
LITTLE RIVER ES	812	771	768	44	95%	766	46	94%	799	13	98%	831	(19)	102%	885	(73)	109%	915	(103)	113%
PINEBROOK ES	960	887	890	70	93%	881	79	92%	883	77	92%	918	42	96%	936	24	98%	941	19	98%
ES-29 <sup>B</sup>						TBD	960		TBD	960		TBD	960		TBD	960		TBD	960	
ES-32 <sup>C</sup>																		TBD	960	
	7545	7858	8048	(503)		8221	353		8499	75		8897	(323)		9151	(577)		9347	187	

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

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

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

#### FY 2021 - FY 2026 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
J MICHAEL LUNSFORD MS	1454	1596	1555	(101)	107%	1433	21	99%	1339	115	92%	1236	218	85%	1168	286	80%	1158	296	80%
MERCER MS <sup>A</sup> (Gr 6-7)	1378	1627																		
MERCER MS <sup>A</sup> (Gr 6-8)			1286	92	93%	1380	(2)	100%	1451	(73)	105%	1414	(36)	103%	1403	(25)	102%	1375	3	100%
WILLARD IS <sup>A</sup> (Gr 8-9)	1445	1443																		
WILLARD MS <sup>A</sup> (Gr 6-8)			1336	109	92%	1437	8	99%	1509	(64)	104%	1532	(87)	106%	1582	(137)	109%	1681	(236)	116%
	4277	4666	4177	100		4250	27		4299	(22)		4182	95		4153	124		4214	63	

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

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

#### FY 2019-FY 2024 CIP PLANNING PERIOD

HIGH SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
FREEDOM HS <sup>A</sup>	2041	2118	2155	(114)	106%	2174	(133)	107%	2113	(72)	104%	2117	(76)	104%	2004	37	98%	1870	171	92%
JOHN CHAMPE HS <sup>B,C</sup> (Gr 10-12)	2204	1856																		
JOHN CHAMPE HS <sup>C</sup> (Gr 9-12)			1932	272	88%	1742	462	79%	1639	565	74%	1696	508	77%	1752	452	79%	1757	447	80%
LIGHTRIDGE HS/HS-9 <sup>C,D</sup>			969	1149	46%	1439	679	68%	1690	428	80%	1838	280	87%	1976	142	93%	2148	(30)	101%
	4245	3974	5056	1307		5355	1008		5442	921		5651	712		5732	631		5775	588	

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

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

**DULLES SOUTH PLANNING DISTRICT  
RESIDENTIAL DEVELOPMENT**

LCPS Planning staff tracks residential building permit activity for Loudoun County and its incorporated towns. The monitoring includes both rezoned and by-right developments (i.e., approved, proposed, inactive) and construction status. Tracking the approved under construction and approved future "pipeline" development assists staff in estimating student growth.

Residential development detail is provided for approved, but not yet completed, residential projects in LCPS geographic planning districts. Complete, proposed, inactive, and/or age-restricted residential applications are excluded from the below provided information. Utilizing 2019 student generation factors, the number of potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

**Dulles South Planning District  
Approved, Unbuilt Residential Development  
as of September 2019**

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

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