



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

November 14, 2022

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

RE: ZMAP-2021-0019 and ZCPA-2021-0009, Brambleton Shreveport South
(previously identified as ZMAP-2012-0014)

Dear Mr. Johnson:

School Board staff has reviewed the second submission application for Brambleton Shreveport South. Based on 2022 Loudoun County Public Schools (LCPS) Dulles North planning district student generation factors, the proposed 197 single-family attached and 965 multifamily residential units will generate a total of 450 school-age children upon build-out: 189 elementary school-age children (grades K-5), 108 middle school-age children (grades 6-8), and 153 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. Staff has a six-year student enrollment overview of the LCPS Dulles North planning district schools, including detail on unbuilt residential development within the same area, for County staff and policy makers to assess regarding the overall impact of the project on LCPS. The information is an excerpt from the ***School Board Adopted FY 2023-FY 2028 Capital Improvement Program (CIP)***, dated January 11, 2022. Updated six-year student enrollments and related capacity and utilization information will be available following the November 15, 2022, presentation of the ***Superintendent's Recommended FY 2024-FY 2029 CIP*** to the School Board.

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 Brambleton Shreveport South. In addition to new school construction, major renovations, and rehabilitation projects at existing school facilities in Dulles North planning districts are being reviewed and initiated by the School

Mr. Bryce Johnson
ZMAP-2021-0019 and ZCPA-2021-0009, Brambleton Shreveport South
November 14, 2022
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Board. The associated costs are significant, and the proffer dollars would help offset such expenditures.

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 (sheet 8 of 25), dated September 23, 2022, show sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Brambleton Shreveport South 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 (3)

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

Election District: Blue Ridge



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZMAP-2021-0019, ZCPA-2021-0009, Brambleton Shreveport South

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		0	0	0	0
Single Family Attached (SFA)	0.67	197	55	32	45	132
Multifamily (MF)	0.33	965	134	76	108	318
Total Students			189	108	153	450
Capital Costs			Elementary School Cost (FY 2023 CIP)	Middle School Cost (FY 2023 CIP)	High School Cost (FY 2023 CIP)	Total Capital Expenditure
School Cost			\$57,460,000	\$115,990,000	\$164,165,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$59,854	\$80,270	\$78,174	
Project's Capital Costs			\$11,323,499	\$8,677,625	\$11,972,288	\$31,973,411
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	450	\$8,431,786	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Creighton's Corner**	Stone Hill	Rock Ridge	
September 30, 2022 Student Enrollment			877	1109	1453	
2022-2023 Base Building Capacity			1006	1319	2048	

* 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 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
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 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
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 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
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	



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

21000 Education Court
Ashburn, Virginia 20148
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December 17, 2021

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

RE: ZMAP-2021-0019, ZCPA-2021-0009, ZMOD-2021-0068 through ZMOD-2021-0081,
Brambleton Shreveport South
(previously identified as ZMAP-2012-0014)

Dear Mr. Johnson:

School Board staff has reviewed the referenced application for Brambleton Shreveport South; comments are provided specific to the zoning map amendment (ZMAP-2021-0019). Based on 2021 Loudoun County Public Schools (LCPS) Dulles North planning district student generation factors, the proposed 197 single-family attached and 350 multifamily residential units will generate a total of 242 school-age children upon build-out: 104 elementary school-age children (grades K-5), 58 middle school-age children (grades 6-8), and 80 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. Staff has included a six-year student enrollment overview of the LCPS Dulles North planning district schools, including detail on unbuilt residential development within the same area, for County staff and policy makers to assess regarding the overall impact of the project on LCPS. The information detail is an excerpt from the *Superintendent's Recommended FY 2023-FY 2028 Capital Improvement Program*, dated November 9, 2021.

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 Brambleton Shreveport South. In the LCPS Dulles North planning district, in addition to new school construction, major renovations and rehabilitation projects at existing school facilities are being reviewed and initiated by the School Board. The associated costs are significant, and the proffer dollars would help offset such expenditures.

Mr. Bryce Johnson
ZMAP-2021-0019, ZCPA-2021-0009, ZMOD-2021-0068 through ZMOD-2021-0081,
Brambleton Shreveport South
December 17, 2021
Page 2

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 will be provided for elementary students living more than one (1.0) mile and secondary school students living more than one-quarter (1.25) miles from the front door of the 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 subdivisions creates a growing safety hazard and increases operational costs. Students residing within a school's walk zone must be transported to school because there are either no sidewalks or the sidewalks are only constructed on one side of the street. Should new subdivisions contain sidewalks on both sides of the street, children could safely walk to a bus stop or school. Sidewalks and walking paths not only increase operational efficiency but also ultimately mean less time on the school bus for Loudoun's children.

Thank you for the opportunity to comment on Brambleton Shreveport South application. The School Board appreciates awareness on all land development applications. Capital facility expenditures and operational costs are impacted by each approved residential project, and both can be anticipated to increase with each additional school-age child that resides in Loudoun County.

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

Sincerely,



Beverly I. Tate, Director

Attachments (3)

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-2021-0019, ZCPA-2021-0009, ZMOD-2021-0068 through ZMOD-2021-0081, Brambleton Shreveport South

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		0	0	0	0
Single Family Attached (SFA)	0.66	197	56	31	43	130
Multifamily (MF)	0.32	350	48	27	37	112
Total Students			104	58	80	242
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			\$5,949,255	\$3,648,891	\$5,917,925	\$15,516,071
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	242	\$4,143,382	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Creighton's Corner**	Stone Hill	Rock Ridge	
September 30, 2021 Student Enrollment			1130	1137	1396	
2021-22 Base Building Capacity			1006	1397	2048	

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

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

ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES NORTH

General Planning District Description

North of Route 50 (John Mosby Highway), East of Goose Creek, South of Route 267 (Dulles Greenway), West of Route 28 (Sully Road)/Fairfax County

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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
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			TBD	960		TBD	960		TBD	960		TBD	960		TBD	960		TBD	960	
HILLSIDE ES	697	567	554	143	79%	535	162	77%	544	153	78%	545	152	78%	562	135	81%	563	134	81%
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ROSA LEE CARTER ES	960	841	853	107	89%	844	116	88%	848	112	88%	840	120	88%	837	123	87%	854	106	89%
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	7384	6792	6100	2244		6063	2281		6163	2181		6200	2144		6170	2174		6287	2057	

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			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%
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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			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	



LOUDOUN COUNTY PUBLIC SCHOOLS
PLANNING AND LEGISLATIVE SERVICES

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

March 19, 2015

Mr. Marchant Schneider
County of Loudoun
Department of Planning
1 Harrison Street, SE (Mail Stop 62)
Leesburg, Virginia 20175

RE: ZMAP-2012-0014, ZCPA-2012-0013, SPEX-2013-0010, SPEX-2013-0011, SPEX-2013-0012, and
SPEX-2013-0043 - Brambleton Shreveport South

Dear Marchant:

School Board staff has reviewed the recent submission materials for the Brambleton Shreveport South application. No comment will be offered on the special exception applications.

An updated Loudoun County Public Schools project assessment is provided and outlines operational and capital expenses associated with the project.

In September 2015, Rock Ridge High School opened; the public school facilities currently serving the Brambleton Shreveport South parcels are Creighton's Corner Elementary School, Stone Hill Middle School, and Rock Ridge High School. Staff would request that the applicant update the public school facilities notation on future Concept Development Plan documentation.

Thank you for the opportunity to provide additional comments on the Brambleton Shreveport South application. Should you require further information, please contact me at your earliest convenience.

Sincerely,

Sam Adamo
Executive Director

Attachment

c: Loudoun County School Board
(Site Location: Blue Ridge Election District)
Eric Williams, Division Superintendent



Loudoun County Public Schools

Department of Planning and Legislative Services

Project Assessment

Project Name: ZMAP-2012-0014/ZCPA-2012-0013 Brambleton Shreveport South

Loudoun County Public Schools Student Generation Factors, 2014	Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.77	0	0	0	0
Single Family Attached (SFA)	0.53	332	84	40	51
Multifamily (MF)	0.31	0	0	0	0
Total Students		84	40	51	175
Capital Costs		Elementary School Cost (FY 2016 CIP)	Middle School Cost (FY 2016 CIP)	High School Cost (FY 2016 CIP)	Total Capital Expenditure
School Cost		\$36,620,000	\$58,500,000	\$111,600,000	
Capacity		928	1,350	1,800	
Per Pupil Cost		\$39,461	\$43,333	\$62,000	
Project's Capital Costs		\$3,314,741	\$1,733,333	\$3,162,000	\$8,210,074
Annual Operational Costs		FY 2015 Per Pupil Cost	Student Generation Total	Annual Operational Costs	
		\$12,195	175	\$2,134,125	
School Facility Information		Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2014-15 School Attendance Zone		Creighton's Corner	Stone Hill	Rock Ridge	
September 30, 2014 Student Enrollment		1093	1340	798*	
2014-15 Building Program Capacity		942	1283	1929	

* For the 2014-15 academic year only, Rock Ridge High School is serving students in grades nine, ten, and eleven. Beginning Fall 2015, Rock Ridge High School will enroll students in grades nine through twelve.



LOUDOUN COUNTY PUBLIC SCHOOLS PLANNING AND LEGISLATIVE SERVICES

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

May 7, 2014

Mr. Marchant Schneider
County of Loudoun
Department of Planning
1 Harrison Street, SE (Mail Stop 62)
Leesburg, Virginia 20175

RE: ZMAP-2012-0014, ZCPA-2012-0013, SPEX-2013-0010, SPEX-2013-0011, SPEX-2013-0012, and
SPEX-2013-0043 - Brambleton Shreveport South, 2nd Submission Referral

Dear Marchant:

School Board staff has reviewed the second submission materials for the Brambleton Shreveport South application. Comments relate specifically to the impact of the planned residential townhouse units on Loudoun County Public Schools (LCPS), as well as the proposed public use site for an elementary school.

Student Generation

Based on 2013 LCPS student generation factors, the revised residential component of 332 single family attached units will generate a total of 169 school-age children: 83 elementary school-age children (grades K-5), 39 middle school-age children (grades 6-8), and 47 high school-age children (grades 9-12). A LCPS project assessment chart is attached providing the operational and capital expenses associated with the Brambleton Shreveport South application.

Proposed Public Use Site – Elementary School

The Applicant has offered a public use site and indicated that in the event the Board of Supervisors and Loudoun County School Board deem the parcel not to be necessary for a school site, the site would be developed with community-serving retail and service uses under existing entitlements. While LCPS appreciates the Applicant's offer of a school site, the parcel is not suitable for elementary school use due to:

- its partial location within the 65 ldn noise contour. Adopted Plan policies do not support the location of noise sensitive uses in the 65 ldn; recently adopted performance standards for school use precludes location within the 65 ldn or approval of a minor special exception to waive the standard.
- the site's location along Northstar Boulevard and the noise impacts anticipated from this future six-lane roadway.

Mr. Marchant Schneider
Brambleton Shreveport South
May 7, 2014
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- the site access on Northstar Boulevard and proximity to the intersection with Evergreen Mill Road; there are significant safety concerns for ingress and egress to the site including roadway speed, turning movements into and out of the site for both school buses and automobiles, and stacking.
- the site's limited developable acreage due to environmental features.
- the site's location in relation to residential neighborhoods and major roadways, and the resulting limited walkability.

The Loudoun County School Board has reviewed the proposed site and determined that the site is not suitable.

Thank you for the opportunity to provide additional comments on the Brambleton Shreveport South application. Should you or the applicant require further discussion on the proposed elementary school site, please contact me at your earliest convenience.

Sincerely,



Sam Adamo
Executive Director

Attachment

c: Loudoun County School Board
(Site Location: Blue Ridge Election District)
Edgar B. Hatrick, Division Superintendent
Sara Howard-O'Brien, Land Management Supervisor



Loudoun County Public Schools

Department of Planning and Legislative Services

Project Assessment

Project Name: ZMAP-2012-0014, ZCPA-2012-0013, SPEX-2013-0010, SPEX-2013-0011, SPEX-2013-0012, SPEX-2013-0043 - Brambleton Shreveport South

Loudoun County Public Schools Student Generation Factors, 2013	Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total	
Single Family Detached (SFD)	0.77	0	0	0	0	
Single Family Attached (SFA)	0.51	332	83	39	47	169
Multifamily (MF)	0.28	0	0	0	0	0
Total Students	332	83	39	47	169	
Capital Costs		Elementary School Cost (FY 2015 CIP)	Middle School Cost (FY 2015 CIP)	High School Cost (FY 2015 CIP)	Total Capital Expenditure	
School Cost		\$35,040,000	\$53,540,000	\$106,790,000		
Capacity		928	1,350	1,800		
Per Pupil Cost		\$37,759	\$39,659	\$59,328		
Project's Capital Costs		\$3,133,966	\$1,546,711	\$2,788,406	\$7,469,083	
Annual Operational Costs		FY 2015 Estimated Per Pupil Cost	Student Generation Total	Annual Operational Costs		
		\$12,735	169	\$2,152,215		
School Facility Information*		Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)		
2013-14 School Attendance Zone		Creighton's Corner	Stone Hill	Briar Woods/John Champe		
September 30, 2013 Student Enrollment		847	1628	2163 / 960		
2013-14 Building Program Capacity		896	1329	1855** / 1894		

* Based on School Board adopted attendance zones, the Brambleton Shreveport South property would be served by Rock Ridge High School beginning Fall 2014, at the start of the 2014-15 academic year; the high school is anticipated to have a building program capacity of 1800.

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



LOUDOUN COUNTY PUBLIC SCHOOLS PLANNING AND LEGISLATIVE SERVICES

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

August 12, 2013

Mr. Marchant Schneider
County of Loudoun
Department of Planning
1 Harrison Street, SE (Mail Stop 62)
Leesburg, Virginia 20175

RE: ZMAP-2012-0014, ZCPA-2012-0013, SPEX-2013-0010, SPEX-2013-0011, & SPEX-2013-0012
Brambleton Shreveport South

Dear Marchant:

School Board staff has reviewed the June 17, 2013 Brambleton Shreveport South application. Comments herein relate specifically to the impact of the planned residential townhouse units on Loudoun County Public Schools (LCPS) as well as the proposed elementary school site.

Based on Loudoun County Public Schools 2012 student generation factors, the proposed 345 single family attached residential units will generate a total of 169 additional school-age children: 83 elementary school-age children (grades K-5), 39 middle school-age children (grades 6-8), and 47 high school-age children (grades 9-12). A project assessment chart is attached providing the operational and capital expenses associated with the Brambleton Shreveport South application.

New students generate substantial operational and capital expenses. The escalating costs are evident in the County's operating and capital budgets; the School Board Adopted FY 2014 through FY 2018 Capital Improvement Program and the School Board Adopted FY 2014 Operating Budgets underscore the financial effects that student growth has on Loudoun County. Approval of this application will generate estimated capital costs of \$6,707,422 and annual operational costs estimated at \$1,959,555 to fund the public educational services alone. The School Board is cognizant that these projected costs do not reflect anticipated revenues from real estate taxes, personal property taxes, and sales taxes; nevertheless, the financial costs of residential rezonings are not only significant but also generate ongoing expenses that continue to increase with the passage of time.

As development in the area is ongoing, with a significant number of already approved residential units still to be/being built, the School Board and staff have diligently been exploring and evaluating possible

Mr. Marchant Schneider
Brambleton Shreveport South
August 12, 2013
Page Two

sites for the next area elementary, middle and high schools. The applicant's proposed elementary school site is needed for anticipated student demand in the Dulles North and Dulles South attendance areas; however, the site, as currently proposed, is in a location that presents significant challenges that may be difficult if not impossible to overcome.

The elementary school site is bisected by the Dulles International Airport's 65 ldn noise contour. The General Plan indicates that noise sensitive uses, like schools, are not to be constructed in these areas. Since the issue has come up before, LCPS will be conducting a survey of educators currently teaching at schools located near the noise contours in order to get a better understanding of the impact, if any, of noise on the instructional experience. The study results will not be available until late October 2013; it will hopefully provide insight into the effects of airplane noise on day to day instructional activities at select LCPS schools. The LCPS facilities which will be surveyed include Guilford Elementary School, Rosa Lee Carter Elementary School, Sterling Elementary School, Sully Elementary School, Stone Hill Middle School, and Park View High School. The study will provide insight into the consequences of locating a school in a noise contour – at present, discouraged by the County's General Plan.

The proposed elementary school site contains ±29 acres of which only 14 acres are considered usable. The application suggests that the school site is impacted by approximately 800 linear feet of wetlands. Is mitigation to be handled by the applicant or will the responsibility be transferred to LPCS? Storm water management is an issue in that there appears to be little opportunity for on-site storm water management to occur, as a consequence of usable acreage. Is this intended to be part of a regional management network? It also appears as if retaining walls and significant earth work costs will be entailed, as a consequence of the 32 foot grade change to the eastern property line. School staff would like additional information on the wetlands, storm water management and how this is to be either mitigated or incorporated into the area's engineering.

The suggested Brambleton concept plan indicates the proposed school facility's main entrance will be off Northstar Boulevard which will ultimately become a 6-lane undivided roadway. Given the school's proximity to the Evergreen Mill Road-Northstar Boulevard intersection, this raises significant safety concerns regarding ingress and egress not only for school buses, but anyone who has business at the school. The traffic volumes in and around the school appear to be a significant safety hazard. LCPS staff wants to fully understand how the traffic and safety concerns are to be mitigated. If traffic studies are available, LCPS staff would like an opportunity to review the information. In addition to the traffic studies, staff would like to know if a traffic noise assessment is available for the property. The traffic volumes on the projected 6-lane Northstar Boulevard, along with the impacts of the 65 ldn noise contour may render the site unusable. As a consequence of the unusable portions of the property, there appears to be inadequate stacking within the site.

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Elementary schools, like those already proffered by Brambleton (Legacy and Creighton's Corner), are sited within residential areas which enable students to walk to/from the schools. The proposed location of this elementary school would make transportation (either public or private) mandatory given the traffic volumes in and around the school. The elementary school would better serve if it were located within a residential neighborhood, out of the airport noise zone.

Thank you for the opportunity to provide comment on the Brambleton Shreveport South application. School staff is available to meet to further discuss the proposed elementary school site; please contact me at your earliest convenience.

Sincerely,



Sam Adamo, Executive Director

Attachment

c: Loudoun County School Board
(Site Location: Blue Ridge Election District)
Edgar B. Hatrick, Division Superintendent
Sharon D. Ackerman, Assistant Superintendent
W. Michael Martin, Director of Elementary Education
Barbara P. Nichols, Director of Middle School Education
David A. Spage, Director of High School Education
Raymond L. Meeker, Jr., Director of Construction
Sara Howard-O'Brien, Land Management Supervisor



Loudoun County Public Schools

Department of Planning and Legislative Services

Project Assessment

Project Name: ZMAP-2012-0014, ZCPA-2012-0013, SPEX-2013-0010, SPEX-2013-0011, SPEX-2013-0012/Brambleton Shreveport South

Loudoun County Public Schools Student Generation Factors, 2012	Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.82	0	0	0	0
Single Family Attached (SFA)	0.49	345	83	39	47
Multifamily (MF)	0.24	0	0	0	0
Total Students	345	83	39	47	169

Capital Costs	Elementary School Cost (FY 2014 CIP)	Middle School Cost (FY 2014 CIP)	High School Cost (FY 2014 CIP)	Total Capital Expenditure
School Cost	\$30,110,000	\$48,180,000	\$94,190,000	
Capacity	875	1,350	1,800	
Per Pupil Cost	\$34,411	\$35,689	\$52,328	
Project's Capital Costs	\$2,856,149	\$1,391,867	\$2,459,406	\$6,707,422

Annual Operational Costs	FY 2013 Estimated Per Pupil Cost	Student Generation Total	Annual Operational Costs
	\$11,595	169	\$1,959,555

School Facility Information [†]	Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)
2013-14 School Attendance Zone	Creighton's Corner	Stone Hill	Briar Woods/ John Champe
September 28, 2012 Student Enrollment	1166	1369	1998/609 [*]
2012-13 Building Program Capacity	942	1291	1855 ^{**} /1894

[†] To relieve current and projected student enrollment in the Ashburn and Dulles North area, additional elementary and secondary schools are under construction and will open in the coming years. Based on recently adopted School Board attendance zones, the Brambleton Shreveport South property would be served by Rock Ridge High School (HS-6) beginning Fall 2014, at the start of the 2014-15 academic year; the high school is anticipated to have a building program capacity of 1800.

^{*} For the 2012-13 academic year only, John Champe High School served students in grades nine, ten, and eleven. Beginning Fall 2013, John Champe High School will enroll students in grades nine through twelve.

^{**} Trailers are being used to provide temporary increases in building program capacity at Briar Woods High School.