



LOUDOUN COUNTY PUBLIC SCHOOLS

Division of Planning & GIS Services

April 15, 2024

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

RE: PLAT-2024-0083, Cedar Terrace at South Riding

Dear Mr. Blankenship:

School Board staff has reviewed the Cedar Terrace at South Riding preliminary plat of subdivision. Based on 2023 Loudoun County Public Schools (LCPS) student generation factors for the Dulles South planning district, the proposed 209 single-family attached and 172 multi-family residential units will generate a total of 210 school-age children upon build-out. The attached assessment outlines the operational and capital impact of the project on LCPS.

Thank you for the opportunity to comment on Cedar Terrace at South Riding. The Loudoun County School Board is interested in 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 resides in Loudoun County.

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

Sincerely,

Beverly I. Tate, Director

Attachment

C. Aaron Spence, Superintendent
Kevin Lewis, Chief Operations Officer

2022 Election District: Dulles



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: PLAT-2024-0083, Cedar Terrace at South Riding

Loudoun County Public Schools Dulles South Loudoun Planning District Student Generation Factors, 2023	Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.89	0	0	0	0
Single Family Attached (SFA)	0.67	209	59	34	48
Multifamily (MF)	0.40	172	29	17	23
Total Students		88	51	71	210
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		\$6,691,096	\$4,793,311	\$5,594,089	\$17,078,496
Annual Operational Costs		FY 2025 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
		\$20,035	210	\$4,203,343	
School Facility Information ^A		Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone		Liberty	Mercer	John Champe ^C	
2023-2024 Base Building Capacity		960	1395	2122	
Official September 29, 2023 Student Enrollment		871	1444	1744	
Projected September 30, 2029 Student Enrollment ^B		852	1583	2194	

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

B - The projected student enrollment does not include the impact of this application.

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



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

**Project Name: LEGI-2023-0019/ZMAP-2021-0016, Cedar Terrace at South Riding
(12/14/2023 Update)**

Loudoun County Public Schools Dulles South Loudoun Planning District Student Generation Factors, 2023		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.89		0	0	0	0
Single Family Attached (SFA)	0.67	211	59	34	48	141
Multifamily (MF)	0.40	172	29	17	23	69
Total Students			88	51	71	210
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			\$6,734,031	\$4,793,311	\$5,629,984	\$17,157,327
Annual Operational Costs			FY 2024 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$19,905	210	\$4,183,434	
School Facility Information ^A			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Liberty	Mercer	John Champe ^C	
2023-2024 Base Building Capacity			960	1395	2122	
Official September 29, 2023 Student Enrollment			871	1444	1744	
Projected September 30, 2029 Student Enrollment ^B			852	1583	2194	

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

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

C - 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 (Little River Turnpike), West of Fairfax County

FY 2025 - FY 2030 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2023-24	29-Sep-23	2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 SCHOOL YEAR		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION					
CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	
ALDIE ES	120	94	93	27	78%	95	25	79%	105	15	88%	106	14	88%	118	2	98%	130	(10)	108%
ARCOLA ES	960	796	772	188	80%	749	211	78%	730	230	76%	709	251	74%	710	250	74%	697	263	73%
BUFFALO TRAIL ES	983	814	824	159	84%	820	163	83%	820	163	83%	826	157	84%	873	110	89%	891	92	91%
CARDINAL RIDGE ES	960	878	882	78	92%	910	50	95%	913	47	95%	899	61	94%	898	62	94%	889	71	93%
GOSHEN POST ES ^A	1006	977	981	25	98%	857	149	85%	858	148	85%	853	153	85%	860	146	85%	865	141	86%
HENRIETTA LACKS ES ^B			413	547	43%	623	337	65%	672	288	70%	657	303	68%	656	304	68%	648	312	68%
HOVATTER ES ^{B,C}	960	962	772	188	80%	595	365	62%	548	412	57%	556	404	58%	591	369	62%	641	319	67%
HUTCHISON FARM ES	881	717	715	166	81%	713	168	81%	726	155	82%	701	180	80%	701	180	80%	689	192	78%
LIBERTY ES	960	871	854	106	89%	843	117	88%	855	105	89%	851	109	89%	855	105	89%	852	108	89%
LITTLE RIVER ES	812	711	741	71	91%	747	65	92%	741	71	91%	749	63	92%	750	62	92%	740	72	91%
PINEBROOK ES ^C	960	850	691	269	72%	665	295	69%	651	309	68%	650	310	68%	658	302	69%	704	256	73%
	8602	7670	7738	1824		7617	1945		7619	1943		7557	2005		7670	1892		7746	1816	

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

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

FY 2025 - FY 2030 CIP PLANNING PERIOD

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

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

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

FY 2025 - FY 2030 CIP PLANNING PERIOD

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

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

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

DULLES SOUTH PLANNING DISTRICT RESIDENTIAL DEVELOPMENT

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

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

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



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

960 Sycolin Road, Suite 110

Leesburg, Virginia 20175

Telephone: 571-252-1050

Facsimile: 571-252-1101

Email: lcpsplan@lcps.org

March 15, 2023

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

RE: ZMAP-2021-0016, Cedar Terrace at South Riding

Dear Mr. Brown:

School Board staff has reviewed the fourth submission zoning map amendment application for Cedar Terrace at South Riding. Based on 2022 Loudoun County Public Schools (LCPS) Dulles South planning district student generation factors, the proposed 211 single-family attached and 182 multifamily residential units will generate a total of 214 school-age children upon build-out: 90 elementary school-age children (grades K-5), 51 middle school-age children (grades 6-8), and 73 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 South planning district schools, including detail on unbuilt residential development within the same area, 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 Cedar Terrace at South Riding. In the LCPS Dulles South 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.

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Pedestrian and Traffic Circulation

Mr. Marshall Brown
ZMAP-2021-0016, Cedar Terrace at South Riding
March 15, 2023
Page 2

Plan (sheet 8), dated January 23, 2023, shows sidewalk construction throughout the development, this is noted and appreciated.

Thank you for the opportunity to comment on the Cedar Terrace at South Riding 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,

A handwritten signature in black ink, appearing to read "B. Tate", with a long horizontal stroke extending to the right.

Beverly I. Tate, Director

2011 Election District: Dulles
2022 Election District: Dulles

Attachments (3)

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



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZMAP-2021-0016, Cedar Terrace at South Riding

Loudoun County Public Schools Dulles South Planning District Student Generation Factors, 2022		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.90		0.42	0.24	0.34	
Single Family Attached (SFA)	0.68	211	0	0	0	0
Multifamily (MF)	0.39	182	60	34	49	143
Total Students			30	17	24	71
			90	51	73	214
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			\$7,215,239	\$4,185,309	\$9,409,688	\$20,810,236
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	214	\$4,014,477	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Liberty	Mercer	John Champe**	
September 30, 2022 Student Enrollment			866	1380	1601	
2022-2023 Base Building Capacity			960	1395	2122	

* To relieve current and projected student enrollment in the Dulles South 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 SOUTH

General Planning District Description

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

FY 2024 - FY 2029 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2022-23	30-Sep-22	2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR		
	BASE 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
ALDIE ES	138	113	113	25	82%	112	26	81%	109	29	79%	116	22	84%	113	25	82%	118	20	86%
ARCOLA ES	960	813	791	169	82%	818	142	85%	832	128	87%	857	103	89%	881	79	92%	920	40	96%
BUFFALO TRAIL ES	983	819	777	206	79%	782	201	80%	788	195	80%	798	185	81%	813	170	83%	873	110	89%
CARDINAL RIDGE ES	960	873	894	66	93%	925	35	96%	944	16	98%	945	15	98%	950	10	99%	952	8	99%
GOSHEN POST ES ^A	1006	950	971	35	97%	994	12	99%	1031	(25)	102%	1069	(63)	106%	1079	(73)	107%	1086	(80)	108%
HOVATTER ES ^B	960	936	1128	(168)	118%	1174	(214)	122%	1221	(261)	127%	1254	(294)	131%	1285	(325)	134%	1331	(371)	139%
HUTCHISON FARM ES	881	726	746	135	85%	743	138	84%	742	139	84%	753	128	85%	744	137	84%	757	124	86%
LIBERTY ES	960	866	847	113	88%	852	108	89%	845	115	88%	862	98	90%	874	86	91%	892	68	93%
LITTLE RIVER ES	812	714	720	92	89%	728	84	90%	716	96	88%	703	109	87%	718	94	88%	715	97	88%
PINEBROOK ES ^B	960	914	759	201	79%	776	184	81%	782	178	81%	785	175	82%	811	149	84%	819	141	85%
ES-32 ^C						TBD	960		TBD	960		TBD	960		TBD	960		TBD	960	
	8620	7724	7746	874		7904	1676		8010	1570		8142	1438		8268	1312		8463	1117	

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

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

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

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

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

FY 2024 - FY 2029 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2022-23	30-Sep-22	2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR		
	BASE 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
J MICHAEL LUNSFORD MS	1476	1328	1243	233	84%	1252	224	85%	1239	237	84%	1255	221	85%	1274	202	86%	1271	205	86%
MERCER MS	1395	1380	1447	(52)	104%	1503	(108)	108%	1522	(127)	109%	1480	(85)	106%	1450	(55)	104%	1420	(25)	102%
WILLARD MS ^A	1497	1587	1684	(187)	112%	1791	(294)	120%	1767	(270)	118%	1710	(213)	114%	1606	(109)	107%	1679	(182)	112%
	4368	4295	4374	(6)		4546	(178)		4528	(160)		4445	(77)		4330	38		4370	(2)	

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

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

FY 2024 - FY 2029 CIP PLANNING PERIOD

HIGH SCHOOLS	2022-23	30-Sep-22	2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR		
	BASE 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
FREEDOM HS ^A	2062	2004	2023	39	98%	2018	44	98%	2111	(49)	102%	1984	78	96%	1928	134	94%	1934	128	94%
JOHN CHAMPE HS ^B	2122	1601	1714	408	81%	1866	256	88%	1955	167	92%	2104	18	99%	2150	(28)	101%	2169	(47)	102%
LIGHTRIDGE HS	2021	1772	1926	95	95%	2101	(80)	104%	2274	(253)	113%	2255	(234)	112%	2377	(356)	118%	2379	(358)	118%
	6205	5377	5663	542		5985	220		6340	(135)		6343	(138)		6455	(250)		6482	(277)	

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

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

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

DULLES SOUTH PLANNING DISTRICT RESIDENTIAL DEVELOPMENT

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

Residential development detail is provided for approved, but not yet completed, residential projects in LCPS geographic planning districts. Complete, proposed, inactive and/or age-restricted residential applications are excluded from the below provided information. Utilizing 2022 student generation factors, the number of potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

Dulles South Planning District Approved, Unbuilt Residential Development as of September 2022

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

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



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

960 Sycolin Road, Suite 110

Leesburg, Virginia 20175

Telephone: 571-252-1050

Facsimile: 571-252-1101

Email: lcpsplan@lcps.org

September 19, 2022

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

RE: ZMAP-2021-0016, Cedar Terrace at South Riding

Dear Mr. Wackrow:

School Board staff has reviewed the third submission zoning map amendment application for Cedar Terrace at South Riding. Based on 2021 Loudoun County Public Schools (LCPS) Dulles South planning district student generation factors, the proposed 594 non-age restricted multifamily residential units will generate a total of 191 school-age children upon build-out: 82 elementary school-age children (grades K-5), 46 middle school-age children (grades 6-8), and 63 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 South planning district schools, including detail on unbuilt residential development within the same area, 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 Cedar Terrace at South Riding. In the LCPS Dulles South 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.

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Pedestrian and Traffic Circulation

Mr. Paul Wackrow
ZMAP-2021-0016, Cedar Terrace at South Riding
September 19, 2022
Page 2

Plan (sheet 8), dated August 12, 2022, shows sidewalk construction throughout the development, this is noted and appreciated.

Thank you for the opportunity to comment on the Cedar Terrace at South Riding 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,

A handwritten signature in black ink, appearing to read "B. Tate", with a long horizontal stroke extending to the right.

Beverly I. Tate, Director

Attachments (3)

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

Election District: Dulles



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZMAP-2021-0016, Cedar Terrace at South Riding

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) Excluding 504 MF Active Adult Units	0.32	594	82	46	63	191
Total Students			82	46	63	191
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			\$4,892,144	\$3,661,848	\$4,903,562	\$13,457,554
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	191	\$3,575,329	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Liberty	Mercer	John Champe**	
September 30, 2021 Student Enrollment			903	1266	1691	
2021-2022 Base Building Capacity			960	1378	2121	

* To relieve current and projected student enrollment in the Dulles South 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 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 ^A	1006	891	963	43	96%	1047	(41)	104%	1056	(50)	105%	1094	(88)	109%	1121	(115)	111%	1153	(147)	115%
HOVATTER ES	960	1054	1186	(226)	124%	1292	(332)	135%	1362	(402)	142%	1432	(472)	149%	1475	(515)	154%	1499	(539)	156%
HUTCHISON FARM ES	881	728	705	176	80%	729	152	83%	711	170	81%	711	170	81%	739	142	84%	745	136	85%
LIBERTY ES	960	903	888	72	93%	886	74	92%	890	70	93%	891	69	93%	920	40	96%	946	14	99%
LITTLE RIVER ES	812	682	709	103	87%	735	77	91%	773	39	95%	772	40	95%	778	34	96%	806	6	99%
PINEBROOK ES	960	790	769	191	80%	792	168	83%	804	156	84%	808	152	84%	818	142	85%	849	111	88%
ES-32 ^B												TBD	960		TBD	960		TBD	960	
	8620	7820	7939	681		8224	396		8407	213		8548	1032		8763	817		8972	608	

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

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

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

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

FY 2023 - FY 2028 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR			2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR		
	BASE 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%
	4277	4223	4405	(53)		4420	(68)		4374	(22)		4259	93		4179	173		4123	229	

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

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

FY 2023 - FY 2028 CIP PLANNING PERIOD

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

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

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

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

**DULLES SOUTH PLANNING DISTRICT
RESIDENTIAL DEVELOPMENT**

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

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

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

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

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



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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

July 5, 2022

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

RE: ZMAP-2021-0016, Cedar Terrace at South Riding

Dear Mr. Wackrow:

School Board staff has reviewed the second submission zoning map amendment application for Cedar Terrace at South Riding. Based on 2021 Loudoun County Public Schools (LCPS) Dulles South planning district student generation factors, the proposed 577 non-age restricted multifamily residential units will generate a total of 184 school-age children upon build-out: 79 elementary school-age children (grades K-5), 44 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.

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 South planning district schools, including detail on unbuilt residential development within the same area, 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 Cedar Terrace at South Riding. In the LCPS Dulles South 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.

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Pedestrian and Traffic Circulation Plan (sheet 8), dated May 10, 2022, shows sidewalk construction throughout the development;

Mr. Paul Wackrow
ZMAP-2021-0016, Cedar Terrace at South Riding
July 5, 2022
Page 2

this is noted and appreciated.

Thank you for the opportunity to comment on the Cedar Terrace at South Riding 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: Dulles



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: ZMAP-2021-0016, Cedar Terrace at South Riding

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) Excluding 512 MF Active Adult Units	0.32	577	79	44	61	184
Total Students			79	44	61	184
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			\$4,752,134	\$3,557,048	\$4,763,224	\$13,072,406
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	184	\$3,150,080	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Liberty	Mercer	John Champe**	
September 30, 2021 Student Enrollment			903	1266	1691	
2021-2022 Base Building Capacity			960	1378	2121	

* To relieve current and projected student enrollment in the Dulles South 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 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 ^A	1006	891	963	43	96%	1047	(41)	104%	1056	(50)	105%	1094	(88)	109%	1121	(115)	111%	1153	(147)	115%
HOVATTER ES	960	1054	1186	(226)	124%	1292	(332)	135%	1362	(402)	142%	1432	(472)	149%	1475	(515)	154%	1499	(539)	156%
HUTCHISON FARM ES	881	728	705	176	80%	729	152	83%	711	170	81%	711	170	81%	739	142	84%	745	136	85%
LIBERTY ES	960	903	888	72	93%	886	74	92%	890	70	93%	891	69	93%	920	40	96%	946	14	99%
LITTLE RIVER ES	812	682	709	103	87%	735	77	91%	773	39	95%	772	40	95%	778	34	96%	806	6	99%
PINEBROOK ES	960	790	769	191	80%	792	168	83%	804	156	84%	808	152	84%	818	142	85%	849	111	88%
ES-32 ^B												TBD	960		TBD	960		TBD	960	
	8620	7820	7939	681		8224	396		8407	213		8548	1032		8763	817		8972	608	

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

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

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

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

FY 2023 - FY 2028 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR			2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR		
	BASE 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%
	4277	4223	4405	(53)		4420	(68)		4374	(22)		4259	93		4179	173		4123	229	

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

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

FY 2023 - FY 2028 CIP PLANNING PERIOD

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

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

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

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

**DULLES SOUTH PLANNING DISTRICT
RESIDENTIAL DEVELOPMENT**

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

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

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

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

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



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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

December 9, 2021

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

RE: ZMAP-2021-0016, ZCPA-2021-0008, SPEX-2021-0042 and ZMOD-2021-0050 through
ZMOD-2021-0055, Cedar Terrace at South Riding

Dear Mr. Wackrow:

School Board staff has reviewed the referenced application for Cedar Terrace at South Riding; comments are provided specific to the zoning map amendment (ZMAP-2021-0016). Based on 2021 Loudoun County Public Schools (LCPS) Dulles South planning district student generation factors, the proposed 1,011 multifamily residential units will generate a total of 324 school-age children upon build-out: 139 elementary school-age children (grades K-5), 78 middle school-age children (grades 6-8), and 107 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 South 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 Cedar Terrace at South Riding. In the LCPS Dulles South 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.

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Pedestrian and Traffic Circulation

Mr. Paul Wackrow
ZMAP-2021-0016, ZCPA-2021-0008, SPEX-2021-0042 and ZMOD-2021-0050 through
ZMOD-2021-0055, Cedar Terrace at South Riding
December 9, 2021
Page 2

Plan (sheet 7), dated September 2021, shows sidewalk construction throughout the development, this is noted and appreciated.

Thank you for the opportunity to comment on Cedar Terrace at South Riding 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: Dulles



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: ZMAP-2021-0016, ZCPA-2021-0008, SPEX-2021-0042 and ZMOD-2021-0050 through ZMOD-2021-0055, Cedar Terrace at South Riding

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	1011	139	78	107	324
Total Students			139	78	107	324
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			\$7,952,661	\$4,877,652	\$7,910,780	\$20,741,093
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	324	\$5,538,662	
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 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 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	998	(38)	104%	1012	(52)	105%	1040	(80)	108%	1045	(85)	109%	1055	(95)	110%	1062	(102)	111%
BUFFALO TRAIL ES	983	872	930	53	95%	932	51	95%	953	30	97%	969	14	99%	1022	(39)	104%	1059	(76)	108%
CARDINAL RIDGE ES	960	832	834	126	87%	844	116	88%	867	93	90%	882	78	92%	889	71	93%	913	47	95%
GOSHEN POST ES ^A	1006	891	963	43	96%	1047	(41)	104%	1056	(50)	105%	1094	(88)	109%	1121	(115)	111%	1153	(147)	115%
HOVATTER ES	960	1054	1186	(226)	124%	1292	(332)	135%	1362	(402)	142%	1432	(472)	149%	1475	(515)	154%	1499	(539)	156%
HUTCHISON FARM ES	881	728	705	176	80%	729	152	83%	711	170	81%	711	170	81%	739	142	84%	745	136	85%
LIBERTY ES	960	903	888	72	93%	886	74	92%	890	70	93%	891	69	93%	920	40	96%	946	14	99%
LITTLE RIVER ES	812	682	709	103	87%	735	77	91%	773	39	95%	772	40	95%	778	34	96%	806	6	99%
PINEBROOK ES	960	790	769	191	80%	792	168	83%	804	156	84%	808	152	84%	818	142	85%	849	111	88%
ES-32 ^B												TBD	960		TBD	960		TBD	960	
	8620	7820	8095	525		8379	241		8566	54		8709	871		8928	652		9138	442	

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%
	4277	4223	4405	(53)		4420	(68)		4374	(22)		4259	93		4179	173		4123	229	

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

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

FY 2023 - FY 2028 CIP PLANNING PERIOD

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

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

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

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

**DULLES SOUTH PLANNING DISTRICT
RESIDENTIAL DEVELOPMENT**

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

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

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

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

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