



# LOUDOUN COUNTY PUBLIC SCHOOLS

## DIVISION OF PLANNING SERVICES

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

June 10, 2022

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

RE: ZMAP-2022-0004, SPEX-2022-0021 & ZMOD-2022-0022 through ZMOD-2022-0024,  
Desai Residential

Dear Mr. Wackrow:

School Board staff has reviewed the referenced application for Desai Residential; comments are provided specific to the zoning map amendment (ZMAP-2022-0004). Based on 2021 Loudoun County Public Schools (LCPS) Dulles South planning district student generation factors, the proposed 30 single-family detached and 8 single-family attached residential units will generate a total of 33 school-age children upon build-out: 14 elementary school-age children (grades K-5), 8 middle school-age children (grades 6-8), and 11 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 Desai Residential. 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 Concept Development Plan (sheet 3),

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dated March 16, 2022, shows sidewalk construction throughout the development, this is noted and appreciated.

Thank you for the opportunity to comment on the Desai Residential application. Each approved residential project impacts capital facility expenditures and operational costs, and increased costs can be anticipated with each additional school-age child residing in Loudoun County.

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

Sincerely,



Beverly I. Tate, Director

Attachments (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-2022-0004, SPEX-2022-0021 and ZMOD-2022-0022 through ZMOD-2022-0024, Desai Residential**

Loudoun County Public Schools Dulles South Planning District Student Generation Factors, 2021	Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
		0.43	0.24	0.33	
Single Family Detached (SFD)	0.92 30	12	7	9	28
Single Family Attached (SFA)	0.66 8	2	1	2	5
Multifamily (MF)	0.32	0	0	0	0
<b>Total Students</b>		<b>14</b>	<b>8</b>	<b>11</b>	<b>33</b>
Capital Costs		Elementary School Cost (FY 2023 CIP)	Middle School Cost (FY 2023 CIP)	High School Cost (FY 2023 CIP)	Total Capital Expenditure
School Cost		\$57,460,000	\$115,990,000	\$164,165,000	
Capacity		960	1445	2100	
Per Pupil Cost		\$59,854	\$80,270	\$78,174	
<b>Project's Capital Costs</b>		<b>\$846,242</b>	<b>\$633,426</b>	<b>\$848,217</b>	<b>\$2,327,885</b>
Annual Operational Costs		FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
		\$17,120	33	\$562,906	
School Facility Information*		Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone		Pinebrook	Willard	Lightridge	
September 30, 2021 Student Enrollment		790	1573	1436	
2021-22 Base Building Capacity		960	1445	2118	

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

## ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES SOUTH

### General Planning District Description

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**DULLES SOUTH PLANNING DISTRICT  
RESIDENTIAL DEVELOPMENT**

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

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

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

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

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