



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

April 5, 2021

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

RE: SBPL 2021-0001 Hogan Kent Greene

Dear Mr. Jewell:

School Board staff has reviewed the referenced application for Hogan Kent Greene. Based on 2019 Loudoun County Public Schools (LCPS) student generation factors for the Dulles South planning district, the proposed 26 single-family detached and 118 single-family attached residential units will generate a total of 102 school-age children upon build-out: 44 elementary school-age children (grades K-5), 25 middle school-age children (grades 6-8), and 33 high school-age children (grades 9-12). The attached assessment outlines the operational and capital impact of the project on LCPS.

Staff has also included a six-year student enrollment overview of LCPS Dulles South planning district schools, as well as details on approved, unbuilt residential development within the same area, for County staff and policy makers to assess regarding the overall impact of the project on area elementary and secondary schools. The information detail is an excerpt from the *School Board Adopted FY 2022-FY 2027 Capital Improvement Program*, dated December 15, 2020.

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The Preliminary Plat (sheets 7, 8, 9, 10, 11 & 12 of 13), dated January 2021 illustrates sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Hogan Kent Greene application. The Loudoun County School Board is concerned about all land development applications. Capital facility expenditures and operational costs are significantly impacted by each approved residential project, and both can be anticipated to increase with each additional school-age child 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, Interim Superintendent
Kevin Lewis, Assistant Superintendent

Election District: Blue Ridge



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: SBPL 2021-0001 Hogan Kent Greene

Loudoun County Public Schools Dulles South Planning District Student Generation Factors, 2019	Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
		0.44	0.24	0.32	
Single Family Detached (SFD)	0.91 26	10	6	8	24
Single Family Attached (SFA)	0.66 118	34	19	25	78
Multifamily (MF)	0.34	0	0	0	0
Total Students		44	25	33	102
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		\$2,515,333	\$1,570,502	\$2,445,221	\$6,531,056
Annual Operational Costs		FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
		\$16,709	102	\$1,702,313	
School Facility Information		Elementary School* (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2020-21 School Attendance Zone		Pinebrook	Willard	Lightridge**	
September 30, 2020 Student Enrollment		918	1445	951	
2020-21 Base Building Capacity		960	1445	2118	

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

** For the 2020-2021 academic year only, Lightridge High School is serving students in grades nine, ten, and eleven. Beginning fall 2021, Lightridge High School will enroll students in grades nine through twelve.

ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES SOUTH

General Planning District Description

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

FY 2022 - FY 2027 CIP PLANNING PERIOD

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

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

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

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

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

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

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

General Planning District Description

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

FY 2022 - FY 2027 CIP PLANNING PERIOD

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

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

General Planning District Description

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

FY 2022 - FY 2027 CIP PLANNING PERIOD

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

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

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

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

**DULLES SOUTH PLANNING DISTRICT
RESIDENTIAL DEVELOPMENT**

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

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

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

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

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



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

January 17, 2020

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

RE: ZMAP 2019-0019 & ZMOD 2019-0046 Hogan Kent Green

Dear Mr. Hancock:

School Board staff has reviewed the referenced application for Hogan Kent Green. Based on 2019 Loudoun County Public Schools (LCPS) Dulles South planning district student generation factors, the proposed 59 single-family detached and 96 single-family attached units will generate a total of 117 school-age children upon build-out: 52 elementary school-age children (grades K-5), 28 middle school-age children (grades 6-8), and 37 high school-age children (grades 9-12). The attached assessment outlines the operational and capital impact of the project on LCPS.

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

Safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. School Board Policy 6210 mandates transportation services shall be provided for elementary students living more than 1.0 mile and secondary school students living more than 1.25 miles from the front door of their regular school of assignment. Further elementary students eligible for transportation may be required to walk up to one (1.0) mile to reach a bus stop; middle and high school students eligible for transportation may be required to walk up to one and one-quarter (1.25) miles to a bus stop. The lack of safe walking paths for students within 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 the Hogan Kent Green application. The Loudoun County School Board is concerned about all land development applications. Capital facility expenditures and operational costs are significantly impacted by each approved residential project, and both can be

Mr. Richard Hancock
RE: ZMAP 2019-0019 & ZMOD 2019-0046 Hogan Kent Green
January 17, 2020
Page 2

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: Eric Williams, Superintendent
Kevin Lewis, Assistant Superintendent

Election District: Blue Ridge



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: ZMAP 2019-0019 & ZMOD 2019-0046 Hogan Kent Green

Loudoun County Public Schools Dulles South Planning District Student Generation Factors, 2019	Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
		0.44	0.24	0.32	
Single Family Detached (SFD)	0.91 59	24	13	17	54
Single Family Attached (SFA)	0.66 96	28	15	20	63
Multifamily (MF)	0.34	0	0	0	0
Total Students		52	28	37	117
Capital Costs		Elementary School Cost (FY 2020 CIP)	Middle School Cost (FY 2020 CIP)	High School Cost (FY 2020 CIP)	Total Capital Expenditure
School Cost		\$44,235,000	\$80,450,000	\$139,200,000	
Capacity		960	1445	2100	
Per Pupil Cost		\$46,078	\$55,675	\$66,286	
Project's Capital Costs		\$2,373,116	\$1,564,015	\$2,482,798	\$6,419,928
Annual Operational Costs		FY 2020 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
		\$15,241	117	\$1,783,959	
School Facility Information*		Elementary School (Grades K-5)	Middle School* (Grades 6-7)	Intermediate School (Grades 8-9)	High School* (Grades 10-12)
2019-20 School Attendance Zone		Pinebrook	Mercer	Willard***	John Champe**
September 30, 2019 Student Enrollment		887	1627	1443	1856
2019-20 Base Building Capacity		960	1378	1445	2204

*Based on School Board adopted attendance zones, this development will be served by Willard Middle and Lightridge High School beginning fall 2020 (2020-2021 academic year). Lightridge High School is anticipated to have a program capacity of 2118. For the 2020-2021 academic year only, Lightridge High School will serve students in grades nine, ten, and eleven; beginning fall 2021, Lightridge High School will serve students in grades nine through twelve.

To relieve current and projected student enrollment in the Dulles South 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.

***For 2019-20 school year, Willard Intermediate School is serving grades 8 and 9.

ELEMENTARY SCHOOL SUMMARY: DULLES SOUTH

General Planning District Description

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

FY 2021 - FY 2026 CIP PLANNING PERIOD

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

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

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

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

MIDDLE SCHOOL SUMMARY: DULLES SOUTH

General Planning District Description

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

FY 2021 - FY 2026 CIP PLANNING PERIOD

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

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

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

HIGH 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 2019-FY 2024 CIP PLANNING PERIOD

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

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

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

**DULLES SOUTH PLANNING DISTRICT
RESIDENTIAL DEVELOPMENT**

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

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

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

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

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