



# 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)

August 18, 2021

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

RE: SBPR-2021-0011, Lenah Circle East PH 2

Dear Mr. Blankenship:

School Board staff has reviewed the referenced application for Lenah Circle East PH 2. Based on 2019 Loudoun County Public Schools (LCPS) student generation factors for the Dulles South planning district, the proposed seven (7) single-family detached residential units will generate a total of seven (7) school-age children upon build-out. The attached assessment outlines the operational and capital impact of the project on LCPS.

Safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The Preliminary/Record Plat (sheet 2 of 2), dated June 30, 2021, illustrates sidewalk easements throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Lenah Circle East PH 2 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

Attachment

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: SBPR-2021-0011, Lenah Circle East PH 2

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	7	3	2	2	7
Single Family Attached (SFA)	0.66		0	0	0	0
Multifamily (MF)	0.34		0	0	0	0
<b>Total Students</b>			<b>3</b>	<b>2</b>	<b>2</b>	<b>7</b>
Capital Costs			Elementary School Cost (FY 2022 CIP)	Middle School Cost (FY 2022 CIP)	High School Cost (FY 2022 CIP)	Total Capital Expenditure
School Cost			\$54,880,000	\$90,775,000	\$155,605,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$57,167	\$62,820	\$74,098	
<b>Project's Capital Costs</b>			<b>\$160,227</b>	<b>\$96,039</b>	<b>\$151,041</b>	<b>\$407,307</b>
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	7	\$119,840	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Madison's Trust**	Mercer	John Champe**	
September 30, 2020 Student Enrollment			1140	1242	1874	
2020-21 Base Building Capacity			1006	1378	2121	

\* To relieve current and projected student enrollment in the Dulles North/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.



# 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)

July 24, 2019

Mr. Dustin Canterbury  
County of Loudoun  
Department of Building and Development  
1 Harrison Street, SE (Mail Stop 62)  
Leesburg, Virginia 20175

RE: SBPL 2019-0006 Lenah Circle East

Dear Mr. Canterbury:

School Board staff has reviewed the referenced application for Lenah Circle East. Based on 2018 Loudoun County Public Schools (LCPS) student generation factors, the proposed 37 single family detached units will generate a total of 29 school-age children upon build-out: 13 elementary school-age children (grades K-5), 7 middle school-age children (grades 6-8), and 9 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 North Planning area schools, as well as details on approved, unbuilt residential development within the same Dulles North Planning 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 2020- FY 2025 Capital Improvement Program*, dated December 11, 2018.

Safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. School Board Policy 6210 states transportation services shall be provided for elementary students living more than one (1.0) mile and secondary school students living more than one and one quarter (1.25) miles from the front door of their regular school of assignment. Further, elementary students eligible for transportation may be required to walk up to one (1.0) mile to reach a bus stop; middle and high school students eligible for transportation may be required to walk up to one and one-quarter (1.25) miles to a bus stop. The lack of safe walking paths for students within new residential developments creates a growing safety hazard and increases operational costs. Students residing within a school's walk zone must be transported to school if either no sidewalks are provided within the development 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. The preliminary plat on sheet 4 of 5 indicates construction of sidewalk on both sides of all proposed streets. Staff appreciates including sidewalks on both sides of all proposed streets in Lenah Circle East development.

Mr. Dustin Canterbury  
RE: SBPL 2019-0006 Lenah Circle East  
July 24, 2019  
Page 2

Thank you for the opportunity to comment on the Lenah Circle East 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: Eric Williams, Superintendent  
Kevin Lewis, Assistant Superintendent

Election District: Blue Ridge



# Loudoun County Public Schools

## Division of Planning Services

### Project Assessment

#### Project Name: SBPL 2019-0006 Lenah Circle East

Loudoun County Public Schools Student Generation Factors, 2018	Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total	
Single Family Detached (SFD)	0.80	37	13	7	9	29
Single Family Attached (SFA)	0.57		0	0	0	0
Multifamily (MF)	0.29		0	0	0	0
<b>Total Students</b>			<b>13</b>	<b>7</b>	<b>9</b>	<b>29</b>
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	1350	1800		
Per Pupil Cost		\$46,078	\$59,593	\$77,333		
<b>Project's Capital Costs</b>		<b>\$613,761</b>	<b>\$423,346</b>	<b>\$709,611</b>	<b>\$1,746,717</b>	
Annual Operational Costs		FY 2019 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs		
		\$14,260	29	\$413,540		
School Facility Information*		Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)		
2019-20 School Attendance Zone		Madison's Trust	Brambleton	Independence		
September 28, 2018 Student Enrollment		1225	1323	N/A		
2018-19 Base Building Capacity		1006***	1426	**		

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

\*\* Based on School Board adopted attendance zones, this development will be served by Independence High School beginning fall 2019 (2019-2020 academic year). Independence High School is anticipated to have a program capacity of 1800. For the 2019-2020 academic year only, Independence High School will serve students in grades nine, ten, and eleven; beginning fall 2020, Independence High School will serve students in grades nine through twelve.

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

**ELEMENTARY SCHOOL SUMMARY: DULLES NORTH**

**General Planning District Description**

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

**FY 2020 - FY 2025 CIP PLANNING PERIOD**

ELEMENTARY SCHOOLS	2018-19 BASE CAPACITY	28-Sep-18 ACTUAL ENROLLMENT	2019-20 PROJECTION			2020-21 PROJECTION			2021-22 PROJECTION			2022-23 PROJECTION			2023-24 PROJECTION			2024-25 PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
CREIGHTON'S CORNER ES <sup>A</sup>	1006	1127	1128	(122)	112%	1202	(196)	119%	1276	(270)	127%	1322	(316)	131%	1361	(355)	135%	1359	(353)	135%
HILLSIDE ES	697	767	593	104	85%	605	92	87%	613	84	88%	617	80	89%	630	67	90%	624	73	90%
LEGACY ES	960	1008	970	(10)	101%	969	(9)	101%	955	5	99%	948	12	99%	939	21	98%	961	(1)	100%
MADISON'S TRUST ES <sup>B</sup>	1006	1225	1091	(85)	108%	1230	(224)	122%	1353	(347)	134%	1469	(463)	146%	1486	(480)	148%	1497	(491)	149%
MILL RUN ES	812	904	749	63	92%	775	37	95%	766	46	94%	752	60	93%	754	58	93%	749	63	92%
MOOREFIELD STATION ES	983	971	906	77	92%	967	16	98%	1009	(26)	103%	1026	(43)	104%	1098	(115)	112%	1120	(137)	114%
ROSA LEE CARTER ES	960	906	840	120	88%	903	57	94%	931	29	97%	964	(4)	100%	975	(15)	102%	971	(11)	101%
WAXPOOL ES/ES-31 <sup>C</sup>			816	960	85%	826	960	86%	802	960	84%	797	960	83%	789	960	82%	779	960	81%
ES-23 <sup>D</sup>									TBD	960		TBD	960		TBD	960		TBD	960	
	6424	6908	7093	1107		7477	733		7705	1441		7895	1246		8032	1101		8060	1063	

SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE DULLES NORTH PLANNING DISTRICT ARE CURRENTLY ATTENDING ELEMENTARY SCHOOL IN THE ASHBURN & CENTRAL LOUDOUN PLANNING DISTRICTS.  
SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE DULLES SOUTH PLANNING DISTRICT ARE CURRENTLY ATTENDING ELEMENTARY SCHOOL IN THE DULLES NORTH PLANNING DISTRICT.

- A - THE 2018-19 BASE CAPACITY FOR CREIGHTON'S CORNER ES REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE, WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT CREIGHTON'S CORNER ES WOULD BE 960.
- B - THE 2018-19 BASE CAPACITY FOR MADISON'S TRUST ES REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE, WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT MADISON'S TRUST ES WOULD BE 960.
- C - THE OPENING OF WAXPOOL ES (ES-31) IS PLANNED FOR FALL 2019 (2019-20 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. WAXPOOL ES IS BEING CONSTRUCTED ON A PURCHASED SITE (42560 BLACK ANGUS DRIVE, ASHBURN).
- D - A NEW ELEMENTARY SCHOOL (ES-23) IS PROPOSED TO OPEN AT THE START OF THE 2021-22 SCHOOL YEAR WITH AN ANTICIPATED BASE CAPACITY OF 960. ES-23 WILL BE CONSTRUCTED ON A PROFFERED SITE WITHIN THE ARCOLA CENTER COMMUNITY.

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

**MIDDLE SCHOOL SUMMARY: DULLES NORTH**

**FY 2020 - FY 2025 CIP PLANNING PERIOD**

MIDDLE SCHOOLS	2018-19 BASE CAPACITY	28-Sep-18 ACTUAL ENROLLMENT	2019-20 PROJECTION			2020-21 PROJECTION			2021-22 PROJECTION			2022-23 PROJECTION			2023-24 PROJECTION			2024-25 PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BRAMBLETON MS	1426	1323	1488	(62)	104%	1621	(195)	114%	1753	(327)	123%	1789	(363)	125%	1905	(479)	134%	2008	(582)	141%
EAGLE RIDGE MS <sup>A</sup>	1208	1222	1232	(24)	102%	1197	11	99%	1202	6	100%	1184	24	98%	1156	222	84%	1163	215	84%
STONE HILL MS	1378	1017	1082	296	79%	1083	295	79%	1161	217	84%	1188	190	86%	1227	151	89%	1285	93	93%
MS-14 <sup>B</sup>																		TBD	1350	
	4012	3562	3802	210		3901	111		4116	(104)		4161	(149)		4288	(106)		4456	1076	

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

- A - A NINE (9) CLASSROOM ADDITION IS PROPOSED AT EAGLE RIDGE MS, TO BE COMPLETE BY THE START OF 2023-24 SCHOOL YEAR, ANTICIPATED CAPACITY FOR EAGLE RIDGE MS IN FALL 2023 IS 1378.
- B - A NEW MIDDLE SCHOOL (MS-14) IS PLANNED TO OPEN AT THE START OF THE 2024-25 SCHOOL YEAR WITH AN ANTICIPATED BASE CAPACITY OF 1350. A SITE MUST BE ACQUIRED FOR THIS SCHOOL.

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

**HIGH SCHOOL SUMMARY: DULLES NORTH**

**FY 2020 - FY 2025 CIP PLANNING PERIOD**

HIGH SCHOOLS	2018-19 BASE CAPACITY	28-Sep-18 ACTUAL ENROLLMENT	2019-20 PROJECTION			2020-21 PROJECTION			2021-22 PROJECTION			2022-23 PROJECTION			2023-24 PROJECTION			2024-25 PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BRIAR WOODS HS <sup>A</sup>	1938	1864	1889	49	97%	1856	82	96%	1794	144	93%	1722	216	89%	1667	271	86%	1655	283	85%
INDEPENDENCE HS/HS-11 <sup>B</sup>			991	809	55%	1562	238	87%	1784	16	99%	1920	(120)	107%	2011	(211)	112%	2207	(407)	123%
ROCK RIDGE HS	2048	2225	1913	135	93%	1768	280	86%	1820	228	89%	1905	143	93%	2047	1	100%	2162	(114)	106%
	3986	4089	4793	993		5186	600		5398	388		5547	239		5725	61		6024	(238)	

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

- A - THE 2018-19 BASE CAPACITY FOR BRIAR WOODS HS REFLECTS TEN (10) MODULAR CLASSROOMS ON SITE, WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT BRIAR WOODS HS WOULD BE 1731. A TEN (10) CLASSROOM ADDITION IS PROPOSED AT BRIAR WOODS HS, TO BE COMPLETE BY THE START OF 2023-24 SCHOOL YEAR. THE PROPOSED ADDITION WILL REPLACE THE MODULAR CLASSROOMS; CAPACITY FOR BRIAR WOODS HS IN FALL 2023 WILL REMAIN 1938.
- B - THE OPENING OF INDEPENDENCE HS (HS-11) IS PLANNED FOR FALL 2019 (2019-20 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 1800. INDEPENDENCE HS IS BEING CONSTRUCTED ADJACENT TO BRAMBLETON MS. FOR THE 2019-20 SCHOOL YEAR ONLY, THERE IS NO GRADE 12 CLASS AT INDEPENDENCE HS.

**DULLES NORTH PLANNING DISTRICT  
RESIDENTIAL DEVELOPMENT**

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

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 2018 student generation factors, the number of future potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

**Dulles North Planning District  
Approved, Unbuilt Residential Development  
as of September 2018**

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

Residential Development	Approved Residential Units				Future Potential LCPS Students			% Units Addressed, as of 9/2018
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
ADDISON MCDONALD PROPERTIES	0	39	0	39	7	4	5	33%
BELMONT RUN (LIM PROPERTY)	0	80	0	80	7	4	5	66%
BRAMBLETON	2500	3070	1099	6669	265	141	183	88%
BROADLANDS	1916	1251	699	3866	76	40	52	88%
DULLES PARKWAY CENTER	0	0	624	624	65	35	45	20%
LOUDOUN VALLEY ESTATES	1576	1256	895	3727	109	58	75	84%
MOOREFIELD STATION	55	1300	4650	6005	595	318	410	27%
<b>Planning District Total, as of September 2018</b>	<b>6047</b>	<b>6996</b>	<b>7967</b>	<b>21010</b>	<b>1124</b>	<b>599</b>	<b>774</b>	