



# Loudoun County Public Schools

## Division of Planning Services

### Project Assessment

#### Project Name: ZMAP 2020-0012 and SPEX 2021-0020, Mountain View Residential (Updated 8/24/2022)

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	41	12	6	9	27
Multifamily (MF)	0.32	0	0	0	0	
<b>Total Students</b>		<b>12</b>	<b>6</b>	<b>9</b>	<b>27</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>\$696,451</b>	<b>\$521,305</b>	<b>\$698,076</b>	<b>\$1,915,832</b>	
Annual Operational Costs		FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs		
		\$18,719	27	\$506,536		
School Facility Information*		Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)		
2022-2023 School Attendance Zone		Cardinal Ridge	Mercer	John Champe**		
September 30, 2021 Student Enrollment		832	1266	1691		
2021-2022 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	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>	



# Loudoun County Public Schools

Division of Planning Services

## Project Assessment

### Project Name: ZMAP 2020-0012 and SPEX 2021-0020, Mountain View Residential (Revised 4/8/2022)

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	
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Single Family Attached (SFA)	0.66	41	12	6	9	27
Multifamily (MF)	0.32	0	0	0	0	
<b>Total Students</b>		<b>12</b>	<b>6</b>	<b>9</b>	<b>27</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		
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Annual Operational Costs		FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs		
		\$17,120	27	\$463,267		
School Facility Information		Elementary School* (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)		
2021-2022 School Attendance Zone		Cardinal Ridge	Mercer	John Champe**		
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## 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

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	<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>	

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	<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>	

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**DULLES SOUTH PLANNING DISTRICT  
RESIDENTIAL DEVELOPMENT**

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Approved, Unbuilt Residential Development  
as of September 2021**

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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%
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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>	



# 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)

May 26, 2021

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

RE: ZMAP-2020-0012 & SPEX-2021-0020 Mountain View Residential

Dear Mr. Brown:

School Board staff has reviewed the second referral of the referenced application for Mountain View Residential; comments are provided specific to the zoning map amendment (ZMAP-2020-0012). Based on 2019 Loudoun County Public Schools (LCPS) Dulles South planning district student generation factors, the proposed 41 single-family attached residential units will generate a total of 27 school-age children upon build-out: 12 elementary school-age children (grades K-5), 6 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 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.

A review of Loudoun's approved residential development suggests that LCPS can anticipate an additional 10,000 students over the next six years. This calculation does not embody children who are currently being served by LCPS nor does it include future potential students from additional proposed rezonings and/or by-right developments. Not only do student demographics within existing subdivisions change annually and over time, but additional residential projects will also impact the future enrollments and capacity of area schools.

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 Mountain View 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; residential growth within this area of Loudoun will trigger the need for additional schools to serve future students. The associated costs are significant, and the proffer dollars would help offset such expenditures.

Mr. Marshall Brown  
ZMAP-2020-0012 & SPEX-2021-0020 Mountain View Residential  
May 26, 2021  
Page 2

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Circulation Plan (sheet 7), dated October 2020, illustrates construction of sidewalks throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the second referral of Mountain View Residential application. The 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 of Support Services

Election District: Dulles





# Loudoun County Public Schools

## Division of Planning Services

### Project Assessment

#### Project Name: ZMAP 2020-0012 and SPEX 2021-0002 Mountain View Residential (Second Referral)

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	0	0	0	0	
Single Family Attached (SFA)	0.66	41	12	6	9	27
Multifamily (MF)	0.34	0	0	0	0	
<b>Total Students</b>		<b>12</b>	<b>6</b>	<b>9</b>	<b>27</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>\$680,649</b>	<b>\$407,979</b>	<b>\$641,626</b>	<b>\$1,730,254</b>	
Annual Operational Costs		FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs		
		\$17,120	27	\$463,267		
School Facility Information		Elementary School* (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)		
2020-21 School Attendance Zone		Cardinal Ridge	Mercer	John Champe**		
September 30, 2020 Student Enrollment		858	1242	1874		
2020-21 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 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%
<b>CARDINAL RIDGE ES</b>	<b>960</b>	<b>858</b>	<b>889</b>	<b>71</b>	<b>93%</b>	<b>941</b>	<b>19</b>	<b>98%</b>	<b>966</b>	<b>(6)</b>	<b>101%</b>	<b>992</b>	<b>(32)</b>	<b>103%</b>	<b>1026</b>	<b>(66)</b>	<b>107%</b>	<b>1027</b>	<b>(67)</b>	<b>107%</b>
GOSHEN POST ES <sup>A</sup>	1006	1293	908	98	90%	1023	(63)	102%	1151	(191)	114%	1188	(182)	118%	1221	(215)	121%	1253	(247)	125%
HOVATTER ES/ES-29 <sup>B</sup>			891	69	93%	938	68	98%	1031	(25)	107%	1092	(132)	114%	1129	(169)	118%	1146	(186)	119%
HUTCHISON FARM ES <sup>C</sup>	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 <sup>D</sup>															TBD	960		TBD	960	
	<b>7591</b>	<b>7711</b>	<b>8308</b>	<b>312</b>		<b>8668</b>	<b>(48)</b>		<b>9149</b>	<b>(529)</b>		<b>9463</b>	<b>(843)</b>		<b>9695</b>	<b>(115)</b>		<b>9763</b>	<b>(183)</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 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

#### 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%
<b>MERCER MS</b>	<b>1378</b>	<b>1242</b>	<b>1308</b>	<b>70</b>	<b>95%</b>	<b>1335</b>	<b>43</b>	<b>97%</b>	<b>1341</b>	<b>37</b>	<b>97%</b>	<b>1344</b>	<b>34</b>	<b>98%</b>	<b>1365</b>	<b>13</b>	<b>99%</b>	<b>1438</b>	<b>(60)</b>	<b>104%</b>
WILLARD MS	1445	1445	1556	(111)	108%	1608	(163)	111%	1599	(154)	111%	1641	(196)	114%	1680	(235)	116%	1740	(295)	120%
	<b>4277</b>	<b>4167</b>	<b>4284</b>	<b>(7)</b>		<b>4269</b>	<b>8</b>		<b>4181</b>	<b>96</b>		<b>4187</b>	<b>90</b>		<b>4276</b>	<b>1</b>		<b>4505</b>	<b>(228)</b>	

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

#### 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 <sup>A</sup>	2041	2123	2192	(151)	107%	2126	(85)	104%	2127	(86)	104%	2001	40	98%	1844	197	90%	1759	282	86%
<b>JOHN CHAMPE HS <sup>B</sup></b>	<b>2121</b>	<b>1874</b>	<b>1932</b>	<b>189</b>	<b>91%</b>	<b>1754</b>	<b>367</b>	<b>83%</b>	<b>1835</b>	<b>286</b>	<b>87%</b>	<b>1869</b>	<b>252</b>	<b>88%</b>	<b>1895</b>	<b>226</b>	<b>89%</b>	<b>1938</b>	<b>183</b>	<b>91%</b>
LIGHTRIDGE HS	2118	951	1475	643	70%	1903	215	90%	2153	(35)	102%	2358	(240)	111%	2426	(308)	115%	2400	(282)	113%
	<b>6280</b>	<b>4948</b>	<b>5599</b>	<b>681</b>		<b>5783</b>	<b>497</b>		<b>6115</b>	<b>165</b>		<b>6228</b>	<b>52</b>		<b>6165</b>	<b>115</b>		<b>6097</b>	<b>183</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 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%
<b>Planning District Total, as of September 2020</b>	<b>4206</b>	<b>772</b>	<b>714</b>	<b>5692</b>	<b>796</b>	<b>434</b>	<b>579</b>	



# 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)

January 6, 2021

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

RE: ZMAP-2020-0012 Mountain View Residential

Dear Mr. Brown:

School Board staff has reviewed the referenced application for Mountain View Residential. Based on 2019 Loudoun County Public Schools (LCPS) Dulles South planning district student generation factors, the proposed 50 single-family attached residential units will generate a total of 34 school-age children upon build-out: 15 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.

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.

A review of Loudoun's approved residential development suggests that LCPS can anticipate an additional 10,000 students over the next six years. This calculation does not embody children who are currently being served by LCPS nor does it include future potential students from additional proposed rezonings and/or by-right developments. Not only do student demographics within existing subdivisions change annually and over time, but additional residential projects will also impact the future enrollments and capacity of area schools.

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 Mountain View 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 Circulation Plan (sheet 7), dated October 2020, illustrates construction of sidewalks and trails throughout the development; this is noted and appreciated.

Mr. Marshall Brown  
ZMAP-2020-0012 Mountain View Residential  
January 6, 2021  
Page 2

Thank you for the opportunity to comment on Mountain View Residential application. The 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,

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

Beverly I. Tate, Director

Attachments (3)

c: Scott Ziegler, Interim Superintendent  
Kevin Lewis, Assistant Superintendent

Election District: Dulles



# Loudoun County Public Schools

Division of Planning Services

## Project Assessment

### Project Name: ZMAP- 2020-0012 Mountain View Residential

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
Single Family Detached (SFD)	0.91		0.44	0.24	0.32	
Single Family Attached (SFA)	0.66	50	0	0	0	0
Multifamily (MF)	0.34		15	8	11	34
<b>Total Students</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Capital Costs</b>			<b>Elementary School Cost (FY 2022 CIP)</b>	<b>Middle School Cost (FY 2022 CIP)</b>	<b>High School Cost (FY 2022 CIP)</b>	<b>Total Capital Expenditure</b>
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>\$830,060</b>	<b>\$497,535</b>	<b>\$782,471</b>	<b>\$2,110,066</b>
<b>Annual Operational Costs</b>			<b>FY 2021 Adopted Per Pupil Cost</b>	<b>Student Generation Total</b>	<b>Annual Operational Costs</b>	
			\$15,214	34	\$517,276	
<b>School Facility Information*</b>			<b>Elementary School (Grades K-5)</b>	<b>Middle School (Grades 6-8)</b>	<b>High School (Grades 9-12)</b>	
2020-21 School Attendance Zone			Cardinal Ridge	Mercer	John Champe**	
September 30, 2020 Student Enrollment			858	1242	1874	
2020-21 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.

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	<b>7591</b>	<b>7711</b>	<b>8308</b>	<b>312</b>		<b>8668</b>	<b>(48)</b>		<b>9149</b>	<b>(529)</b>		<b>9463</b>	<b>(843)</b>		<b>9695</b>	<b>(115)</b>		<b>9763</b>	<b>(183)</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 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%
	<b>4277</b>	<b>4167</b>	<b>4284</b>	<b>(7)</b>		<b>4269</b>	<b>8</b>		<b>4181</b>	<b>96</b>		<b>4187</b>	<b>90</b>		<b>4276</b>	<b>1</b>		<b>4505</b>	<b>(228)</b>	

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 <sup>A</sup>	2041	2123	2192	(151)	107%	2126	(85)	104%	2127	(86)	104%	2001	40	98%	1844	197	90%	1759	282	86%
JOHN CHAMPE HS <sup>B</sup>	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%
	<b>6280</b>	<b>4948</b>	<b>5599</b>	<b>681</b>		<b>5783</b>	<b>497</b>		<b>6115</b>	<b>165</b>		<b>6228</b>	<b>52</b>		<b>6165</b>	<b>115</b>		<b>6097</b>	<b>183</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 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%
<b>Planning District Total, as of September 2020</b>	<b>4206</b>	<b>772</b>	<b>714</b>	<b>5692</b>	<b>796</b>	<b>434</b>	<b>579</b>	