



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

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Leesburg, Virginia 20175

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May 31, 2023

Ms. Lori Radcliffe-Meyers
County of Loudoun
Department of Planning and Zoning
1 Harrison Street, SE
Leesburg, Virginia 20175

RE: ZMAP-2022-0005, Old Arcola Residential

Dear Ms. Radcliffe-Meyers:

School Board staff has reviewed the sixth submission materials for Old Arcola Residential.

While there has been no change to the proposed residential component (14 single-family detached, 81 single-family attached and 133 multi-family residential units), staff offers an updated assessment of the impact of this development on schools. While Old Arcola Residential is in the LCPS Dulles South planning district, the schools serving the property are in the LCPS Dulles North planning district; six-year projected student enrollments for schools in both planning districts, including detail on unbuilt residential development within the same areas, are provided 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.

Thank you for the additional opportunity to comment on the Old Arcola Residential application. Should you require further information, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Beverly I. Tate".

Beverly I. Tate, Director

2011 Election District: Blue Ridge

2022 Election District: Dulles

Attachments (5)

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



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZMAP-2022-0005, Old Arcola Residential

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
			0.42	0.24	0.34	
Single Family Detached (SFD)	0.90	14	5	3	4	12
Single Family Attached (SFA)	0.68	81	23	13	19	55
Multifamily (MF)	0.39	133	22	12	18	52
Total Students			50	28	41	119
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			\$4,022,110	\$2,276,817	\$5,245,399	\$11,544,325
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	119	\$2,226,625	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Elaine E. Thompson	Stone Hill	Rock Ridge	
September 30, 2022 Student Enrollment			881	1109	1453	
2022-2023 Base Building Capacity			1029	1319	2048	

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

ELEMENTARY & SECONDARY 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 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			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
CREIGHTON'S CORNER ES ^A	1006	877	875	131	87%	859	147	85%	829	177	82%	817	189	81%	822	184	82%	842	164	84%
ELAINE E THOMPSON ES	1029	881	924	105	90%	929	100	90%	937	92	91%	964	65	94%	981	48	95%	1006	23	98%
HILLSIDE ES	697	629	658	39	94%	670	27	96%	680	17	98%	680	17	98%	661	36	95%	637	60	91%
LEGACY ES	960	707	649	311	68%	623	337	65%	610	350	64%	596	364	62%	599	361	62%	605	355	63%
MADISON'S TRUST ES ^B	1006	947	950	56	94%	969	37	96%	981	25	98%	992	14	99%	1006	0	100%	1043	(37)	104%
MILL RUN ES	812	679	675	137	83%	693	119	85%	702	110	86%	699	113	86%	674	138	83%	674	138	83%
MOOREFIELD STATION ES	983	891	888	95	90%	919	64	93%	916	67	93%	907	76	92%	896	87	91%	895	88	91%
ROSA LEE CARTER ES	960	849	836	124	87%	846	114	88%	845	115	88%	835	125	87%	850	110	89%	850	110	89%
WAXPOOL ES	960	703	672	288	70%	684	276	71%	653	307	68%	649	311	68%	641	319	67%	649	311	68%
	8413	7163	7127	1286		7192	1221		7153	1260		7139	1274		7130	1283		7201	1212	

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 2022-23 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 2022-23 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.

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			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BRAMBLETON MS ^A	1441	1623	1757	(316)	122%	1742	(301)	121%	1725	(284)	120%	1841	(400)	128%	2082	(641)	144%	1910	(469)	133%
EAGLE RIDGE MS	1236	1207	1253	(17)	101%	1210	26	98%	1165	71	94%	1143	93	92%	1213	23	98%	1204	32	97%
STONE HILL MS	1319	1109	1104	215	84%	1087	232	82%	1106	213	84%	1096	223	83%	1090	229	83%	1088	231	82%
MS-14 ^B						TBD	1445		TBD	1445		TBD	1445		TBD	1445		TBD	1445	
	3996	3939	4114	(118)		4039	1402		3996	1445		4080	1361		4385	1056		4202	1239	

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 - PRIOR TO THE OPENING OF MS-14, SOME BRAMBLETON MS STUDENTS WILL BE SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS.

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 1445. MS-14 IS BEING CONSTRUCTED ON A PURCHASED SITE (PROXIMATE TO THE INTERSECTION OF RYAN ROAD/RED HILL ROAD/EVERGREEN MILLS ROAD).

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

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			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BRIAR WOODS HS ^A	1961	1760	1689	293	85%	1713	269	86%	1731	251	87%	1687	295	85%	1697	285	86%	1683	299	85%
INDEPENDENCE HS ^{B,C}	2305	2021	2104	201	91%	2245	60	97%	2330	(25)	101%	2420	(115)	105%	2462	(157)	107%	2416	(111)	105%
ROCK RIDGE HS	2048	1453	1483	565	72%	1540	508	75%	1550	498	76%	1549	499	76%	1537	511	75%	1513	535	74%
HS-14 ^D																		TBD	2100	
	6314	5234	5276	1059		5498	837		5611	724		5656	679		5696	639		5612	2823	

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.
 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 BRIAR WOODS HS REFLECTS NINE (9) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT BRIAR WOODS HS WOULD BE 1775. A TEN (10) CLASSROOM ADDITION IS UNDER CONSTRUCTION AT BRIAR WOODS HS, TO BE COMPLETE BY THE START OF 2023-24 SCHOOL YEAR. THE ADDITION WILL REPLACE THE MODULAR CLASSROOMS; ANTICIPATED BASE CAPACITY FOR BRIAR WOODS HS IN FALL 2023 IS 1982.

B - PRIOR TO THE OPENING OF MS-14, SOME BRAMBLETON MS STUDENTS WILL BE SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS.

C - THE 2022-23 BASE CAPACITY FOR INDEPENDENCE HS REFLECTS EIGHT (8) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT INDEPENDENCE HS WOULD BE 2139.

D - A NEW HIGH SCHOOL (HS-14) IS PLANNED TO OPEN AT THE START OF THE 2028-29 SCHOOL YEAR WITH AN ANTICIPATED BASE CAPACITY OF 2100. HS-14 IS PROPOSED TO BE CO-LOCATED WITH MS-14 ON A PURCHASED SITE (PROXIMATE TO THE INTERSECTION OF RYAN ROAD/RED HILL ROAD/EVERGREEN MILLS ROAD).

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

DULLES NORTH 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 North 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	
BRAMBLETON	2500	3070	1099	6669	199	114	161	93%
BROADLANDS	1976	1251	654	3881	76	43	62	90%
BROADLANDS ASHBURN METRO	0	89	754	843	118	67	95	6%
MOOREFIELD STATION	50	1300	4650	6000	567	324	459	32%
SILVER DISTRICT WEST	0	381	3325	3706	568	324	460	0%
Planning District Total, as of September 2022	4526	6091	10482	21099	1528	872	1237	

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			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			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			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

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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

March 15, 2023

Ms. Lori Radcliffe-Meyers
County of Loudoun
Department of Planning and Zoning
1 Harrison Street, SE
Leesburg, Virginia 20175

RE: ZMAP-2022-0005, Old Arcola Residential

Dear Ms. Radcliffe-Meyers:

School Board staff has reviewed the fourth submission application for Old Arcola Residential. Based on 2022 Loudoun County Public Schools (LCPS) Dulles South planning district student generation factors, the proposed 14 single-family detached, 81 single-family attached and 133 multifamily residential units will generate a total of 119 school-age children upon build-out: 50 elementary school-age children (grades K-5), 28 middle school-age children (grades 6-8), and 41 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. While Old Arcola Residential is in the LCPS Dulles South planning district, the schools presently serving the property are in the LCPS Dulles North planning district; six-year projected student enrollments for schools in both planning districts, including detail on unbuilt residential development within the same areas, are provided 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 Old Arcola Residential. In addition to new school construction, major renovations, and rehabilitation projects at existing school facilities in both the Dulles South and Dulles North planning districts are being reviewed and initiated by the School Board. The associated costs are significant, and the proffer dollars would

Ms. Lori Radcliffe-Meyers
ZMAP-2022-0005, Old Arcola Residential
March 15, 2023
Page 2

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 Consolidated Development Plan (sheet 11 of 15), dated February 7, 2023, shows sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Old Arcola 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,

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

Beverly I. Tate, Director

2011 Election District: Blue Ridge
2022 Election District: Dulles

Attachments (5)

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



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZMAP-2022-0005, Old Arcola Residential

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
			0.42	0.24	0.34	
Single Family Detached (SFD)	0.90	14	5	3	4	12
Single Family Attached (SFA)	0.68	81	23	13	19	55
Multifamily (MF)	0.39	133	22	12	18	52
Total Students			50	28	41	119
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			\$4,022,110	\$2,276,817	\$5,245,399	\$11,544,325
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	119	\$2,226,625	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Elaine E. Thompson	Stone Hill	Rock Ridge	
September 30, 2022 Student Enrollment			881	1109	1453	
2022-2023 Base Building Capacity			1029	1319	2048	

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

ELEMENTARY & SECONDARY 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 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	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
CREIGHTON'S CORNER ES ^A	1006	877	875	131	87%	859	147	85%	829	177	82%	817	189	81%	822	184	82%	842	164	84%
ELAINE E THOMPSON ES	1029	881	924	105	90%	929	100	90%	937	92	91%	964	65	94%	981	48	95%	1006	23	98%
HILLSIDE ES	697	629	658	39	94%	670	27	96%	680	17	98%	680	17	98%	661	36	95%	637	60	91%
LEGACY ES	960	707	649	311	68%	623	337	65%	610	350	64%	596	364	62%	599	361	62%	605	355	63%
MADISON'S TRUST ES ^B	1006	947	950	56	94%	969	37	96%	981	25	98%	992	14	99%	1006	0	100%	1043	(37)	104%
MILL RUN ES	812	679	675	137	83%	693	119	85%	702	110	86%	699	113	86%	674	138	83%	674	138	83%
MOOREFIELD STATION ES	983	891	888	95	90%	919	64	93%	916	67	93%	907	76	92%	896	87	91%	895	88	91%
ROSA LEE CARTER ES	960	849	836	124	87%	846	114	88%	845	115	88%	835	125	87%	850	110	89%	850	110	89%
WAXPOOL ES	960	703	672	288	70%	684	276	71%	653	307	68%	649	311	68%	641	319	67%	649	311	68%
	8413	7163	7127	1286		7192	1221		7153	1260		7139	1274		7130	1283		7201	1212	

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 2022-23 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 2022-23 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.

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	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BRAMBLETON MS ^A	1441	1623	1757	(316)	122%	1742	(301)	121%	1725	(284)	120%	1841	(400)	128%	2082	(641)	144%	1910	(469)	133%
EAGLE RIDGE MS	1236	1207	1253	(17)	101%	1210	26	98%	1165	71	94%	1143	93	92%	1213	23	98%	1204	32	97%
STONE HILL MS	1319	1109	1104	215	84%	1087	232	82%	1106	213	84%	1096	223	83%	1090	229	83%	1088	231	82%
MS-14 ^B						TBD	1445		TBD	1445		TBD	1445		TBD	1445		TBD	1445	
	3996	3939	4114	(118)		4039	1402		3996	1445		4080	1361		4385	1056		4202	1239	

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 - PRIOR TO THE OPENING OF MS-14, SOME BRAMBLETON MS STUDENTS WILL BE SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS.

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 1445. MS-14 IS BEING CONSTRUCTED ON A PURCHASED SITE (PROXIMATE TO THE INTERSECTION OF RYAN ROAD/RED HILL ROAD/EVERGREEN MILLS ROAD).

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

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	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BRIAR WOODS HS ^A	1961	1760	1689	293	85%	1713	269	86%	1731	251	87%	1687	295	85%	1697	285	86%	1683	299	85%
INDEPENDENCE HS ^{B,C}	2305	2021	2104	201	91%	2245	60	97%	2330	(25)	101%	2420	(115)	105%	2462	(157)	107%	2416	(111)	105%
ROCK RIDGE HS	2048	1453	1483	565	72%	1540	508	75%	1550	498	76%	1549	499	76%	1537	511	75%	1513	535	74%
HS-14 ^D																		TBD	2100	
	6314	5234	5276	1059		5498	837		5611	724		5656	679		5696	639		5612	2823	

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.
 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 BRIAR WOODS HS REFLECTS NINE (9) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT BRIAR WOODS HS WOULD BE 1775. A TEN (10) CLASSROOM ADDITION IS UNDER CONSTRUCTION AT BRIAR WOODS HS, TO BE COMPLETE BY THE START OF 2023-24 SCHOOL YEAR. THE ADDITION WILL REPLACE THE MODULAR CLASSROOMS; ANTICIPATED BASE CAPACITY FOR BRIAR WOODS HS IN FALL 2023 IS 1982.

B - PRIOR TO THE OPENING OF MS-14, SOME BRAMBLETON MS STUDENTS WILL BE SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS.

C - THE 2022-23 BASE CAPACITY FOR INDEPENDENCE HS REFLECTS EIGHT (8) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT INDEPENDENCE HS WOULD BE 2139.

D - A NEW HIGH SCHOOL (HS-14) IS PLANNED TO OPEN AT THE START OF THE 2028-29 SCHOOL YEAR WITH AN ANTICIPATED BASE CAPACITY OF 2100. HS-14 IS PROPOSED TO BE CO-LOCATED WITH MS-14 ON A PURCHASED SITE (PROXIMATE TO THE INTERSECTION OF RYAN ROAD/RED HILL ROAD/EVERGREEN MILLS ROAD).

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

DULLES NORTH 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 North 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	
BRAMBLETON	2500	3070	1099	6669	199	114	161	93%
BROADLANDS	1976	1251	654	3881	76	43	62	90%
BROADLANDS ASHBURN METRO	0	89	754	843	118	67	95	6%
MOOREFIELD STATION	50	1300	4650	6000	567	324	459	32%
SILVER DISTRICT WEST	0	381	3325	3706	568	324	460	0%
Planning District Total, as of September 2022	4526	6091	10482	21099	1528	872	1237	

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			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			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			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

January 3, 2023

Ms. Lori Radcliffe-Meyers
County of Loudoun
Department of Planning and Zoning
1 Harrison Street, SE
Leesburg, Virginia 20175

RE: ZMAP-2022-0005, Old Arcola Residential

Dear Ms. Radcliffe-Meyers:

School Board staff has reviewed the third submission application for Old Arcola Residential. Based on 2022 Loudoun County Public Schools (LCPS) Dulles South planning district student generation factors, the proposed 14 single-family detached, 86 single-family attached and 200 multifamily residential units will generate a total of 150 school-age children upon build-out: 63 elementary school-age children (grades K-5), 36 middle school-age children (grades 6-8), and 51 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. While Old Arcola Residential is in the LCPS Dulles South planning district, the schools presently serving the property are in the LCPS Dulles North planning district; six-year projected student enrollments for schools in both planning districts, including detail on unbuilt residential development within the same areas, are provided 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 Old Arcola Residential. In addition to new school construction, major renovations, and rehabilitation projects at existing school facilities in both the Dulles South and Dulles North planning districts are being reviewed and initiated by the School Board. The associated costs are significant, and the proffer dollars would

Ms. Lori Radcliffe-Meyers
ZMAP-2022-0005, Old Arcola Residential
January 3, 2023
Page 2

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 9 of 14), dated November 14, 2022, shows sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Old Arcola 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,

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 (5)

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

Election District: Blue Ridge



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZMAP-2022-0005, Old Arcola Residential

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
		0.42	0.24	0.34	
Single Family Detached (SFD)	0.90 14	5	3	4	12
Single Family Attached (SFA)	0.68 86	25	14	20	59
Multifamily (MF)	0.39 200	33	19	27	79
Total Students		63	36	51	150
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		\$5,015,610	\$2,909,381	\$6,541,062	\$14,466,054
Annual Operational Costs		FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
		\$18,719	150	\$2,807,850	
School Facility Information*		Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone		Elaine E. Thompson	Stone Hill	Rock Ridge	
September 30, 2022 Student Enrollment		881	1109	1453	
2022-2023 Base Building Capacity		1029	1319	2048	

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

ELEMENTARY & SECONDARY 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 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			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
CREIGHTON'S CORNER ES ^A	1006	877	875	131	87%	859	147	85%	829	177	82%	817	189	81%	822	184	82%	842	164	84%
ELAINE E THOMPSON ES	1029	881	924	105	90%	929	100	90%	937	92	91%	964	65	94%	981	48	95%	1006	23	98%
HILLSIDE ES	697	629	658	39	94%	670	27	96%	680	17	98%	680	17	98%	661	36	95%	637	60	91%
LEGACY ES	960	707	649	311	68%	623	337	65%	610	350	64%	596	364	62%	599	361	62%	605	355	63%
MADISON'S TRUST ES ^B	1006	947	950	56	94%	969	37	96%	981	25	98%	992	14	99%	1006	0	100%	1043	(37)	104%
MILL RUN ES	812	679	675	137	83%	693	119	85%	702	110	86%	699	113	86%	674	138	83%	674	138	83%
MOOREFIELD STATION ES	983	891	888	95	90%	919	64	93%	916	67	93%	907	76	92%	896	87	91%	895	88	91%
ROSA LEE CARTER ES	960	849	836	124	87%	846	114	88%	845	115	88%	835	125	87%	850	110	89%	850	110	89%
WAXPOOL ES	960	703	672	288	70%	684	276	71%	653	307	68%	649	311	68%	641	319	67%	649	311	68%
	8413	7163	7127	1286		7192	1221		7153	1260		7139	1274		7130	1283		7201	1212	

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 2022-23 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 2022-23 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.

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			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BRAMBLETON MS ^A	1441	1623	1757	(316)	122%	1742	(301)	121%	1725	(284)	120%	1841	(400)	128%	2082	(641)	144%	1910	(469)	133%
EAGLE RIDGE MS	1236	1207	1253	(17)	101%	1210	26	98%	1165	71	94%	1143	93	92%	1213	23	98%	1204	32	97%
STONE HILL MS	1319	1109	1104	215	84%	1087	232	82%	1106	213	84%	1096	223	83%	1090	229	83%	1088	231	82%
MS-14 ^B						TBD	1445		TBD	1445		TBD	1445		TBD	1445		TBD	1445	
	3996	3939	4114	(118)		4039	1402		3996	1445		4080	1361		4385	1056		4202	1239	

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 - PRIOR TO THE OPENING OF MS-14, SOME BRAMBLETON MS STUDENTS WILL BE SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS.

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 1445. MS-14 IS BEING CONSTRUCTED ON A PURCHASED SITE (PROXIMATE TO THE INTERSECTION OF RYAN ROAD/RED HILL ROAD/EVERGREEN MILLS ROAD).

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

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			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BRIAR WOODS HS ^A	1961	1760	1689	293	85%	1713	269	86%	1731	251	87%	1687	295	85%	1697	285	86%	1683	299	85%
INDEPENDENCE HS ^{B,C}	2305	2021	2104	201	91%	2245	60	97%	2330	(25)	101%	2420	(115)	105%	2462	(157)	107%	2416	(111)	105%
ROCK RIDGE HS	2048	1453	1483	565	72%	1540	508	75%	1550	498	76%	1549	499	76%	1537	511	75%	1513	535	74%
HS-14 ^D																		TBD	2100	
	6314	5234	5276	1059		5498	837		5611	724		5656	679		5696	639		5612	2823	

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.
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 BRIAR WOODS HS REFLECTS NINE (9) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT BRIAR WOODS HS WOULD BE 1775. A TEN (10) CLASSROOM ADDITION IS UNDER CONSTRUCTION AT BRIAR WOODS HS, TO BE COMPLETE BY THE START OF 2023-24 SCHOOL YEAR. THE ADDITION WILL REPLACE THE MODULAR CLASSROOMS; ANTICIPATED BASE CAPACITY FOR BRIAR WOODS HS IN FALL 2023 IS 1982.

B - PRIOR TO THE OPENING OF MS-14, SOME BRAMBLETON MS STUDENTS WILL BE SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS.

C - THE 2022-23 BASE CAPACITY FOR INDEPENDENCE HS REFLECTS EIGHT (8) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT INDEPENDENCE HS WOULD BE 2139.

D - A NEW HIGH SCHOOL (HS-14) IS PLANNED TO OPEN AT THE START OF THE 2028-29 SCHOOL YEAR WITH AN ANTICIPATED BASE CAPACITY OF 2100. HS-14 IS PROPOSED TO BE CO-LOCATED WITH MS-14 ON A PURCHASED SITE (PROXIMATE TO THE INTERSECTION OF RYAN ROAD/RED HILL ROAD/EVERGREEN MILLS ROAD).

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

DULLES NORTH 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 North 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	
BRAMBLETON	2500	3070	1099	6669	199	114	161	93%
BROADLANDS	1976	1251	654	3881	76	43	62	90%
BROADLANDS ASHBURN METRO	0	89	754	843	118	67	95	6%
MOOREFIELD STATION	50	1300	4650	6000	567	324	459	32%
SILVER DISTRICT WEST	0	381	3325	3706	568	324	460	0%
Planning District Total, as of September 2022	4526	6091	10482	21099	1528	872	1237	

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

	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	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
<u>ELEMENTARY SCHOOLS</u>	CAPACITY	ENROLLMENT	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 SCHO

FY 2024 - FY 2029 CIP PLANNING PERIOD

	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	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
<u>MIDDLE SCHOOLS</u>	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	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

	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	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
<u>HIGH SCHOOLS</u>	CAPACITY	ENROLLMENT	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

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Email: lcpsplan@lcps.org

September 28, 2022

Ms. Lori Radcliffe-Meyers
County of Loudoun
Department of Planning and Zoning
1 Harrison Street, SE
Leesburg, Virginia 20175

RE: ZMAP-2022-0005, Old Arcola Residential

Dear Ms. Radcliffe-Meyers:

School Board staff has reviewed the second submission application for Old Arcola Residential. Based on 2021 Loudoun County Public Schools (LCPS) Dulles South planning district student generation factors, the proposed 14 single-family detached, 86 single-family attached and 126 multifamily residential units will generate a total of 110 school-age children upon build-out: 47 elementary school-age children (grades K-5), 27 middle school-age children (grades 6-8), and 36 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. While Old Arcola Residential is in the LCPS Dulles South planning district, the schools presently serving the property are in the LCPS Dulles North planning district; six-year projected student enrollments for schools in both planning districts, including detail on unbuilt residential development within the same areas, are provided 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 Old Arcola Residential. In addition to new school construction, major renovations, and rehabilitation projects at existing school facilities in both the Dulles South and Dulles North planning districts are being reviewed and initiated by the School Board. The associated costs are significant, and the proffer dollars would

Ms. Lori Radcliffe-Meyers
ZMAP-2022-0005, Old Arcola Residential
September 28, 2022
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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 9 of 12), dated August 15, 2022, show sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Old Arcola 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,

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 (5)

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

Election District: Blue Ridge



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: ZMAP-2022-0005, Old Arcola 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	14	6	3	4	13
Single Family Attached (SFA)	0.66	86	24	14	19	57
Multifamily (MF)	0.32	126	17	10	13	40
Total Students			47	27	36	110
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			\$2,830,073	\$2,167,287	\$2,836,677	\$7,834,037
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	110	\$2,058,341	
School Facility Information ^a			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Elaine E. Thompson ^b	Stone Hill	Rock Ridge	
September 30, 2021 Student Enrollment			n/a	1137	1396	
2021-22 Base Building Capacity			n/a	1397	2048	

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

b - Elaine E. Thompson Elementary School opened in fall, 2022, with the start of the 2022-23 school year.

ELEMENTARY & SECONDARY 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 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
CREIGHTON'S CORNER ES ^A	1006	1130	887	119	88%	879	127	87%	888	118	88%	895	111	89%	871	135	87%	842	164	84%
ELAINE E THOMPSON ES/ES-23 ^B			827	133	86%	832	128	87%	875	85	91%	895	65	93%	953	7	99%	980	(20)	102%
HILLSIDE ES	697	567	554	143	79%	535	162	77%	544	153	78%	545	152	78%	562	135	81%	563	134	81%
LEGACY ES	960	766	709	251	74%	673	287	70%	663	297	69%	670	290	70%	681	279	71%	692	268	72%
MADISON'S TRUST ES ^C	1006	1184	831	175	83%	843	163	84%	885	121	88%	902	104	90%	918	88	91%	929	77	92%
MILL RUN ES	812	697	682	130	84%	688	124	85%	692	120	85%	713	99	88%	733	79	90%	725	87	89%
MOOREFIELD STATION ES	983	875	880	103	90%	905	78	92%	931	52	95%	929	54	95%	833	150	85%	944	39	96%
ROSA LEE CARTER ES	960	841	853	107	89%	844	116	88%	848	112	88%	840	120	88%	837	123	87%	854	106	89%
WAXPOOL ES	960	732	704	256	73%	696	264	73%	712	248	74%	706	254	74%	735	225	77%	738	222	77%
	7384	6792	6927	1417		6895	1449		7038	1306		7095	1249		7123	1221		7267	1077	

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 2021-22 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 OPENING OF ELAINE E. THOMPSON ES (ES-23) IS PLANNED FOR FALL 2022 (2022-23 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. ELAINE E. THOMPSON ES IS BEING CONSTRUCTED ON A PROFFERED SITE WITHIN THE ARCOLA CENTER COMMUNITY.

C - THE 2021-22 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.

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
BRAMBLETON MS ^A	1445	1630	1779	(334)	123%	1988	(543)	138%	2041	(596)	141%	2006	(561)	139%	1903	(458)	132%	1929	(484)	133%
EAGLE RIDGE MS ^B	1227	1179	1158	69	94%	1176	51	96%	1100	127	90%	991	236	81%	894	465	66%	918	441	68%
STONE HILL MS	1397	1137	1107	290	79%	1092	305	78%	1061	336	76%	1045	352	75%	1035	362	74%	1014	383	73%
MS-14 ^C									TBD	1445		TBD	1445		TBD	1445		TBD	1445	
	4069	3946	4044	25		4256	(187)		4202	1312		4042	1472		3832	1814		3861	1785	

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 - PRIOR TO THE OPENING OF MS-14, SOME BRAMBLETON MS STUDENTS WILL BE SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS.

B - A NINE (9) CLASSROOM ADDITION IS PLANNED AT EAGLE RIDGE MS, TO BE COMPLETE BY THE START OF 2026-27 SCHOOL YEAR; ANTICIPATED CAPACITY FOR EAGLE RIDGE MS IN FALL 2026 IS 1359.

C - 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 1445. MS-14 WILL BE CONSTRUCTED ON A PURCHASED SITE (PROXIMATE TO THE INTERSECTION OF RYAN ROAD/RED HILL ROAD/EVERGREEN MILLS ROAD).

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

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
BRJAR WOODS HS ^A	1938	1800	1841	97	95%	1827	111	94%	1873	65	97%	1913	25	99%	1832	106	95%	1797	141	93%
INDEPENDENCE HS ^{B,C}	2148	1829	1961	353	85%	2030	284	88%	2199	115	95%	2402	(88)	104%	2627	(313)	114%	2744	(430)	119%
ROCK RIDGE HS	2048	1396	1444	604	71%	1494	554	73%	1555	493	76%	1572	476	77%	1539	509	75%	1519	529	74%
	6134	5025	5246	1054		5351	949		5627	673		5887	413		5998	302		6060	240	

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.

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 BRJAR WOODS HS REFLECTS TEN (10) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT BRJAR WOODS HS WOULD BE 1731. A TEN (10) CLASSROOM ADDITION IS PROPOSED AT BRJAR WOODS HS, TO BE COMPLETE BY THE START OF 2023-24 SCHOOL YEAR. THE PROPOSED ADDITION WILL REPLACE THE MODULAR CLASSROOMS; CAPACITY FOR BRJAR WOODS HS IN FALL 2023 WILL REMAIN 1938.

B - PRIOR TO THE OPENING OF MS-14, SOME BRAMBLETON MS STUDENTS WILL BE SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS.

C - EIGHT (8) MODULAR CLASSROOMS ARE PLANNED FOR INDEPENDENCE HS, TO BE PLACED PRIOR TO THE START OF THE 2022-23 SCHOOL YEAR; ANTICIPATED PROGRAM CAPACITY FOR INDEPENDENCE HS IN FALL 2022 IS 2314.

**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 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 North 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	
BRAMBLETON	2500	3070	1099	6669	411	229	315	73%
BROADLANDS	1976	1251	654	3881	26	15	20	90%
BROADLANDS ASHBURN METRO	0	89	754	843	119	67	92	0%
MOOREFIELD STATION	50	1300	4650	6000	633	353	485	27%
SILVER DISTRICT WEST	0	381	3325	3706	566	316	434	0%
Planning District Total, as of September 2021	4526	6091	10482	21099	1755	979	1347	

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

June 1, 2022

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

RE: ZMAP-2022-0005, Old Arcola Residential

Dear Mr. Hancock:

School Board staff has reviewed the referenced application for Old Arcola Residential; Comments are provided specifically for the zoning map amendment (ZMAP-2022-0005). Based on 2021 Loudoun County Public Schools (LCPS) Dulles South planning district student generation factors, the proposed 14 single-family detached, 86 single-family attached and 200 multifamily residential units will generate a total of 134 school-age children upon build-out: 58 elementary school-age children (grades K-5), 32 middle school-age children (grades 6-8), and 44 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. While Old Arcola Residential is in the LCPS Dulles South planning district, the schools presently serving the property are in the LCPS Dulles North planning district; six-year projected student enrollments for schools in both planning districts, including detail on unbuilt residential development within the same areas, are provided 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 Old Arcola Residential. In addition to new school construction, major renovations and rehabilitation projects at existing school facilities in both the Dulles South and Dulles North planning districts are being reviewed and initiated by the School Board. The associated costs are significant, and the proffer dollars would help offset such expenditures.

Mr. Richard Hancock
ZMAP-2022-0005, Old Arcola Residential
June 1, 2022
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 Concept Development Plan, dated April 5, 2022, show sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Old Arcola 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 (5)
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-2022-0005, Old Arcola 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	14	6	3	4	13
Single Family Attached (SFA)	0.66	86	24	14	19	57
Multifamily (MF)	0.32	200	28	15	21	64
Total Students			58	32	44	134
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			\$3,471,542	\$2,574,545	\$3,447,559	\$9,493,645
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	134	\$2,287,917	
School Facility Information ^a			Elementary School ^b (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Creighton's Corner ^c	Stone Hill	Rock Ridge	
September 30, 2021 Student Enrollment			1130	1137	1396	
2021-22 Base Building Capacity			1006	1397	2048	

a - To relieve current and projected student enrollment in the Dulles South and Dulles North areas, additional elementary schools are planned and/or under construction.

b - Based on recently adopted School Board attendance zones, Old Arcola Residential would be served by Elaine E. Thompson Elementary School beginning Fall 2022, at the start of the 2022-2023 academic year. Elaine E. Thompson Elementary School is anticipated to have a base building capacity of 960.

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

ELEMENTARY & SECONDARY 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 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
CREIGHTON'S CORNER ES ^A	1006	1130	887	119	88%	879	127	87%	888	118	88%	895	111	89%	871	135	87%	842	164	84%
ELAINE E THOMPSON ES/ES-23 ^B			827	133	86%	832	128	87%	875	85	91%	895	65	93%	953	7	99%	980	(20)	102%
HILLSIDE ES	697	567	554	143	79%	535	162	77%	544	153	78%	545	152	78%	562	135	81%	563	134	81%
LEGACY ES	960	766	709	251	74%	673	287	70%	663	297	69%	670	290	70%	681	279	71%	692	268	72%
MADISON'S TRUST ES ^C	1006	1184	831	175	83%	843	163	84%	885	121	88%	902	104	90%	918	88	91%	929	77	92%
MILL RUN ES	812	697	682	130	84%	688	124	85%	692	120	85%	713	99	88%	733	79	90%	725	87	89%
MOOREFIELD STATION ES	983	875	880	103	90%	905	78	92%	931	52	95%	929	54	95%	833	150	85%	944	39	96%
ROSA LEE CARTER ES	960	841	853	107	89%	844	116	88%	848	112	88%	840	120	88%	837	123	87%	854	106	89%
WAXPOOL ES	960	732	704	256	73%	696	264	73%	712	248	74%	706	254	74%	735	225	77%	738	222	77%
	7384	6792	6927	1417		6895	1449		7038	1306		7095	1249		7123	1221		7267	1077	

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 2021-22 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 OPENING OF ELAINE E. THOMPSON ES (ES-23) IS PLANNED FOR FALL 2022 (2022-23 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. ELAINE E. THOMPSON ES IS BEING CONSTRUCTED ON A PROFFERED SITE WITHIN THE ARCOLA CENTER COMMUNITY.

C - THE 2021-22 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.

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
BRAMBLETON MS ^A	1445	1630	1779	(334)	123%	1988	(543)	138%	2041	(596)	141%	2006	(561)	139%	1903	(458)	132%	1929	(484)	133%
EAGLE RIDGE MS ^B	1227	1179	1158	69	94%	1176	51	96%	1100	127	90%	991	236	81%	894	465	66%	918	441	68%
STONE HILL MS	1397	1137	1107	290	79%	1092	305	78%	1061	336	76%	1045	352	75%	1035	362	74%	1014	383	73%
MS-14 ^C									TBD	1445		TBD	1445		TBD	1445		TBD	1445	
	4069	3946	4044	25		4256	(187)		4202	1312		4042	1472		3832	1814		3861	1785	

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 - PRIOR TO THE OPENING OF MS-14, SOME BRAMBLETON MS STUDENTS WILL BE SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS.

B - A NINE (9) CLASSROOM ADDITION IS PLANNED AT EAGLE RIDGE MS, TO BE COMPLETE BY THE START OF 2026-27 SCHOOL YEAR; ANTICIPATED CAPACITY FOR EAGLE RIDGE MS IN FALL 2026 IS 1359.

C - 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 1445. MS-14 WILL BE CONSTRUCTED ON A PURCHASED SITE (PROXIMATE TO THE INTERSECTION OF RYAN ROAD/RED HILL ROAD/EVERGREEN MILLS ROAD).

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

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
BIAR WOODS HS ^A	1938	1800	1841	97	95%	1827	111	94%	1873	65	97%	1913	25	99%	1832	106	95%	1797	141	93%
INDEPENDENCE HS ^{B,C}	2148	1829	1961	353	85%	2030	284	88%	2199	115	95%	2402	(88)	104%	2627	(313)	114%	2744	(430)	119%
ROCK RIDGE HS	2048	1396	1444	604	71%	1494	554	73%	1555	493	76%	1572	476	77%	1539	509	75%	1519	529	74%
	6134	5025	5246	1054		5351	949		5627	673		5887	413		5998	302		6060	240	

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.

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 BIAR WOODS HS REFLECTS TEN (10) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT BIAR WOODS HS WOULD BE 1731. A TEN (10) CLASSROOM ADDITION IS PROPOSED AT BIAR WOODS HS, TO BE COMPLETE BY THE START OF 2023-24 SCHOOL YEAR. THE PROPOSED ADDITION WILL REPLACE THE MODULAR CLASSROOMS; CAPACITY FOR BIAR WOODS HS IN FALL 2023 WILL REMAIN 1938.

B - PRIOR TO THE OPENING OF MS-14, SOME BRAMBLETON MS STUDENTS WILL BE SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS.

C - EIGHT (8) MODULAR CLASSROOMS ARE PLANNED FOR INDEPENDENCE HS, TO BE PLACED PRIOR TO THE START OF THE 2022-23 SCHOOL YEAR; ANTICIPATED PROGRAM CAPACITY FOR INDEPENDENCE HS IN FALL 2022 IS 2314.

**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 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 North 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	
BRAMBLETON	2500	3070	1099	6669	411	229	315	73%
BROADLANDS	1976	1251	654	3881	26	15	20	90%
BROADLANDS ASHBURN METRO	0	89	754	843	119	67	92	0%
MOOREFIELD STATION	50	1300	4650	6000	633	353	485	27%
SILVER DISTRICT WEST	0	381	3325	3706	566	316	434	0%
Planning District Total, as of September 2021	4526	6091	10482	21099	1755	979	1347	

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	