



# LOUDOUN COUNTY PUBLIC SCHOOLS

## DIVISION OF PLANNING SERVICES

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November 10, 2021

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

RE: ZMAP-2021-0013, SPEX-2021-0036 and ZMOD-2021-0044, Pinebrook Landing

Dear Mr. Johnson:

School Board staff has reviewed the referenced application for Pinebrook Landing; comments are provided specific to the zoning map amendment (ZMAP-2021-0013). Based on 2021 Loudoun County Public Schools (LCPS) Dulles South planning district student generation factors, the proposed 499 multifamily residential units will generate a total of 160 school-age children upon build-out: 69 elementary school-age children (grades K-5), 38 middle school-age children (grades 6-8), and 53 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 of area schools. Staff has included a six-year student enrollment overview of the LCPS Dulles North and Dulles South planning district schools, including detail on unbuilt residential development within the same areas, for County staff and policy makers to assess regarding the overall impact of the project on area elementary and secondary schools. The information detail is an excerpt from the *Superintendent's Recommended FY 2023-FY 2028 Capital Improvement Program*, dated November 9, 2021.

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 Pinebrook Landing. In the LCPS Dulles North and Dulles South planning district, in addition to new school construction, major renovations and rehabilitation projects at existing school facilities are being reviewed and initiated by the School Board. The associated costs are significant, and the proffer dollars would help offset such expenditures.

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Pedestrian and Traffic Circulation

Mr. Bryce Johnson  
ZMAP-2021-0013, SPEX-2021-0036 and ZMOD-2021-0044, Pinebrook Landing  
November 10, 2021  
Page 2

Plan (sheet 6), dated August 2021, shows sidewalk construction throughout the development, this is noted and appreciated.

Thank you for the opportunity to comment on Pinebrook Landing application. The School Board is concerned about all land development applications. Capital facility expenditures and operational costs are significantly impacted by each approved residential project, and both can be anticipated to increase with each additional school-age child that resides in Loudoun County.

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

Sincerely,



Beverly I. Tate, Director

Attachments (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-2021-0013, SPEX-2021-0036 and ZMOD-2021-0044, Pinebrook Landing

| Loudoun County Public Schools<br>Dulles South Planning District<br>Student Generation Factors, 2021 |      | Housing<br>Units | Elementary School<br>Student Generation    | Middle School<br>Student<br>Generation | High School<br>Student<br>Generation | Student<br>Generation<br>Total |
|---|------|------------------|--|--|--------------------------------------|--------------------------------|
|   |      |                  | 0.43                                       | 0.24                                   | 0.33                                 |                                |
| Single Family Detached (SFD)  | 0.92 |                  | 0  | 0                                      | 0                                    | 0                              |
| Single Family Attached (SFA)  | 0.66 |                  | 0  | 0                                      | 0                                    | 0                              |
| Multifamily (MF)  | 0.32 | 499              | 69   | 38                                     | 53                                   | 160                            |
| <b>Total Students</b>   |      |                  | <b>69</b>                                  | <b>38</b>                              | <b>53</b>                            | <b>160</b>                     |
| Capital Costs   |      |                  | Elementary<br>School Cost<br>(FY 2022 CIP) | Middle<br>School Cost<br>(FY 2022 CIP) | High<br>School Cost<br>(FY 2022 CIP) | Total Capital<br>Expenditure   |
| School Cost   |      |                  | \$54,880,000                               | \$90,775,000                           | \$155,605,000                        |                                |
| Capacity  |      |                  | 960  | 1445                                   | 2100                                 |                                |
| Per Pupil Cost  |      |                  | \$57,167                                   | \$62,820                               | \$74,098                             |                                |
| <b>Project's Capital Costs</b>  |      |                  | <b>\$3,925,201</b>                         | <b>\$2,407,466</b>                     | <b>\$3,904,530</b>                   | <b>\$10,237,196</b>            |
| Annual Operational Costs  |      |                  | FY 2022<br>Adopted<br>Per Pupil Cost       | Student<br>Generation Total            | Annual<br>Operational<br>Costs       |                                |
|   |      |                  | \$17,120                                   | 160                                    | \$2,733,722                          |                                |
| School Facility Information*  |      |                  | Elementary School<br>(Grades K-5)          | Middle School<br>(Grades 6-8)          | High School<br>(Grades 9-12)         |                                |
| 2021-2022 School Attendance Zone  |      |                  | Creighton's Corner**                       | Stone Hill                             | Rock Ridge                           |                                |
| September 30, 2021 Student Enrollment   |      |                  | 1130                                       | 1137                                   | 1396                                 |                                |
| 2021-22 Base Building Capacity  |      |                  | 1006                                       | 1397                                   | 2048                                 |                                |

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

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

## ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES 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 <sup>A</sup>      | 1006          | 1130              | 1128                | (122)       | 112%    | 1131                | (125)       | 112%    | 1158                | (152)       | 115%    | 1172                | (166)       | 117%    | 1182                | (176)       | 117%    | 1171                | (165)       | 116%    |
| ELAINE E THOMPSON ES/ES-23 <sup>B</sup> |               |                   | TBD                 | 960         |         | TBD                 | 960         |         | TBD                 | 960         |         | TBD                 | 960         |         | TBD                 | 960         |         | TBD                 | 960         |         |
| 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 <sup>C</sup>         | 1006          | 1184              | 1261                | (255)       | 125%    | 1268                | (262)       | 126%    | 1331                | (325)       | 132%    | 1359                | (353)       | 135%    | 1395                | (389)       | 139%    | 1414                | (408)       | 141%    |
| 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%     |
|   | <b>7384</b>   | <b>6792</b>       | <b>6771</b>         | <b>1573</b> |         | <b>6740</b>         | <b>1604</b> |         | <b>6879</b>         | <b>1465</b> |         | <b>6934</b>         | <b>1410</b> |         | <b>6958</b>         | <b>1386</b> |         | <b>7101</b>         | <b>1243</b> |         |

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 <sup>A</sup>  | 1445          | 1630              | 1779                | (334)     | 123%    | 1988                | (543)        | 138%    | 2041                | (596)       | 141%    | 2006                | (561)       | 139%    | 1903                | (458)       | 132%    | 1929                | (484)       | 133%    |
| EAGLE RIDGE MS <sup>B</sup> | 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 <sup>C</sup>          |               |                   |                     |           |         |                     |              |         | TBD                 | 1445        |         | TBD                 | 1445        |         | TBD                 | 1445        |         | TBD                 | 1445        |         |
|                             | <b>4069</b>   | <b>3946</b>       | <b>4044</b>         | <b>25</b> |         | <b>4256</b>         | <b>(187)</b> |         | <b>4202</b>         | <b>1312</b> |         | <b>4042</b>         | <b>1472</b> |         | <b>3832</b>         | <b>1814</b> |         | <b>3861</b>         | <b>1785</b> |         |

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 |
| BRIAR WOODS HS <sup>A</sup>    | 1938          | 1800              | 1841                | 97          | 95%     | 1827                | 111        | 94%     | 1873                | 65         | 97%     | 1913                | 25         | 99%     | 1832                | 106        | 95%     | 1797                | 141        | 93%     |
| INDEPENDENCE HS <sup>B,C</sup> | 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%     |
|                                | <b>6134</b>   | <b>5025</b>       | <b>5246</b>         | <b>1054</b> |         | <b>5351</b>         | <b>949</b> |         | <b>5627</b>         | <b>673</b> |         | <b>5887</b>         | <b>413</b> |         | <b>5998</b>         | <b>302</b> |         | <b>6060</b>         | <b>240</b> |         |

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

B - 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%                       |
| <b>Planning District Total, as of September 2021</b> | <b>4526</b>                | <b>6091</b> | <b>10482</b> | <b>21099</b> | <b>1755</b>             | <b>979</b>    | <b>1347</b> |                          |

## 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               | 998                 | (38)       | 104%    | 1012                | (52)       | 105%    | 1040                | (80)      | 108%    | 1045                | (85)       | 109%    | 1055                | (95)       | 110%    | 1062                | (102)      | 111%    |
| BUFFALO TRAIL ES            | 983           | 872               | 930                 | 53         | 95%     | 932                 | 51         | 95%     | 953                 | 30        | 97%     | 969                 | 14         | 99%     | 1022                | (39)       | 104%    | 1059                | (76)       | 108%    |
| CARDINAL RIDGE ES           | 960           | 832               | 834                 | 126        | 87%     | 844                 | 116        | 88%     | 867                 | 93        | 90%     | 882                 | 78         | 92%     | 889                 | 71         | 93%     | 913                 | 47         | 95%     |
| GOSHEN POST ES <sup>A</sup> | 1006          | 891               | 963                 | 43         | 96%     | 1047                | (41)       | 104%    | 1056                | (50)      | 105%    | 1094                | (88)       | 109%    | 1121                | (115)      | 111%    | 1153                | (147)      | 115%    |
| HOVATTER ES                 | 960           | 1054              | 1186                | (226)      | 124%    | 1292                | (332)      | 135%    | 1362                | (402)     | 142%    | 1432                | (472)      | 149%    | 1475                | (515)      | 154%    | 1499                | (539)      | 156%    |
| HUTCHISON FARM ES           | 881           | 728               | 705                 | 176        | 80%     | 729                 | 152        | 83%     | 711                 | 170       | 81%     | 711                 | 170        | 81%     | 739                 | 142        | 84%     | 745                 | 136        | 85%     |
| LIBERTY ES                  | 960           | 903               | 888                 | 72         | 93%     | 886                 | 74         | 92%     | 890                 | 70        | 93%     | 891                 | 69         | 93%     | 920                 | 40         | 96%     | 946                 | 14         | 99%     |
| LITTLE RIVER ES             | 812           | 682               | 709                 | 103        | 87%     | 735                 | 77         | 91%     | 773                 | 39        | 95%     | 772                 | 40         | 95%     | 778                 | 34         | 96%     | 806                 | 6          | 99%     |
| PINEBROOK ES                | 960           | 790               | 769                 | 191        | 80%     | 792                 | 168        | 83%     | 804                 | 156       | 84%     | 808                 | 152        | 84%     | 818                 | 142        | 85%     | 849                 | 111        | 88%     |
| ES-32 <sup>B</sup>          |               |                   |                     |            |         |                     |            |         |                     |           |         | TBD                 | 960        |         | TBD                 | 960        |         | TBD                 | 960        |         |
|                             | <b>8620</b>   | <b>7820</b>       | <b>8095</b>         | <b>525</b> |         | <b>8379</b>         | <b>241</b> |         | <b>8566</b>         | <b>54</b> |         | <b>8709</b>         | <b>871</b> |         | <b>8928</b>         | <b>652</b> |         | <b>9138</b>         | <b>442</b> |         |

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

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

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

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

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

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

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

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

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

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

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

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

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

**DULLES SOUTH PLANNING DISTRICT  
RESIDENTIAL DEVELOPMENT**

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

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

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

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

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