



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: ZMAP-2019-0007, Sterling Meadow

Loudoun County Public Schools Eastern Loudoun Planning District Student Generation Factors, 2019		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.44	0.24	0.32	
Single Family Detached (SFD)	0.59		0	0	0	0
Single Family Attached (SFA)	0.54		0	0	0	0
Multifamily (MF)	0.34	166	25	14	18	57
Total Students			25	14	18	57
Capital Costs			Elementary School Cost (FY 2021 CIP)	Middle School Cost (FY 2021 CIP)	High School Cost (FY 2021 CIP)	Total Capital Expenditure
School Cost			\$54,270,000	\$88,770,000	\$147,900,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$56,531	\$61,433	\$70,429	
Project's Capital Costs			\$1,413,281	\$860,055	\$1,267,714	\$3,541,050
Annual Operational Costs			FY 2020 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$15,241	57	\$868,737	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2019-20 School Attendance Zone			Countryside	River Bend	Potomac Falls	
September 30, 2019 Student Enrollment			735	1230	1593	
2019-20 Base Building Capacity			812	1227	1565*	

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

ELEMENTARY & SECONDARY SCHOOL SUMMARY: EASTERN LOUDOUN

General Planning District Description

North/East of Route 28 (Sully Road), South of the Potomac River, West of Fairfax County

FY 2021 - FY 2026 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
ALGONKIAN ES	674	471	489	185	73%	479	195	71%	469	205	70%	475	199	70%	477	197	71%	475	199	70%
COUNTRYSIDE ES	812	735	768	44	95%	772	40	95%	760	52	94%	783	29	96%	788	24	97%	790	22	97%
FOREST GROVE ES	697	575	581	116	83%	582	115	84%	574	123	82%	559	138	80%	569	128	82%	563	134	81%
GUILFORD ES	651	583	564	87	87%	567	84	87%	559	92	86%	556	95	85%	562	89	86%	561	90	86%
HORIZON ES	812	602	572	240	70%	580	232	71%	575	237	71%	584	228	72%	586	226	72%	590	222	73%
LOWES ISLAND ES	697	606	586	111	84%	569	128	82%	550	147	79%	561	136	80%	573	124	82%	567	130	81%
MEADOWLAND ES	572	463	461	111	81%	448	124	78%	456	116	80%	464	108	81%	463	109	81%	461	111	81%
POTOWMACK ES	697	567	548	149	79%	548	149	79%	540	157	77%	538	159	77%	553	144	79%	548	149	79%
ROLLING RIDGE ES	743	617	618	125	83%	613	130	83%	610	133	82%	619	124	83%	611	132	82%	625	118	84%
STERLING ES	628	463	471	157	75%	500	128	80%	514	114	82%	528	100	84%	530	98	84%	532	96	85%
SUGARLAND ES	743	571	552	191	74%	531	212	71%	526	217	71%	520	223	70%	527	216	71%	531	212	71%
SULLY ES	651	502	504	147	77%	494	157	76%	486	165	75%	486	165	75%	492	159	76%	490	161	75%
	8377	6755	6714	1663		6683	1694		6619	1758		6673	1704		6731	1646		6733	1644	

FY 2021 - FY 2026 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
RIVER BEND MS	1227	1230	1211	16	99%	1180	47	96%	1170	57	95%	1138	89	93%	1130	97	92%	1121	106	91%
SENECA RIDGE MS	1301	1043	1106	195	85%	1081	220	83%	1020	281	78%	944	357	73%	896	405	69%	911	390	70%
STERLING MS	1358	1101	1179	179	87%	1212	146	89%	1209	149	89%	1208	150	89%	1230	128	91%	1252	106	92%
	3886	3374	3496	390		3473	413		3399	487		3290	596		3256	630		3284	602	

FY 2021 - FY 2026 CIP PLANNING PERIOD

HIGH SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
DOMINION HS ^A	1793	1625	1554	239	87%	1573	220	88%	1607	186	90%	1628	165	91%	1664	129	93%	1586	207	88%
PARK VIEW HS	1601	1486	1490	111	93%	1534	67	96%	1647	(46)	103%	1713	(112)	107%	1774	(173)	111%	1811	(210)	113%
POTOMAC FALLS HS ^B	1565	1593	1594	(29)	102%	1634	(69)	104%	1629	(64)	104%	1634	(69)	104%	1613	(48)	103%	1605	(40)	103%
	4959	4704	4638	321		4741	218		4883	76		4975	(16)		5051	(92)		5002	(43)	

A - AN APPLICATION FOR A MILITARY SCIENCE PROGRAM AT DOMINION HS HAS BEEN SUBMITTED BUT IS NOT UNDER ACTIVE CONSIDERATION BY THE MILITARY; PROGRAM EXPANSION IN VIRGINIA IS NOT CURRENTLY PLANNED.

B - THE 2019-20 BASE CAPACITY FOR POTOMAC FALLS HS REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT POTOMAC FALLS HS WOULD BE 1523.

**EASTERN LOUDOUN PLANNING DISTRICT
RESIDENTIAL DEVELOPMENT**

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

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

**Eastern Loudoun Planning District
Approved, Unbuilt Residential Development
as of September 2019**

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2019
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
DOMINION TRAIL	0	43	0	43	7	4	5	35%
DULLES TOWN CENTER	0	0	1230	1230	184	100	134	0%
DULLES TOWN CENTER REMINGTON TH	0	66	0	66	9	5	6	45%
DULLES WORLD CENTER (THE HUB)	0	0	1265	1265	189	103	138	0%
KINCORA VILLAGE	0	0	1400	1400	192	105	140	8%
MOUNT STERLING	0	74	144	218	39	21	28	0%
WATERSIDE	0	0	2595	2595	388	212	282	0%
Planning District Total, as of September 2019	0	183	6634	6817	1008	550	733	



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

July 23, 2019

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

RE: ZMAP 2019-0007, SPEX 2019-0014, and ZMOD 2019-0013 & 0014 Sterling Meadow

Dear Mr. Hancock:

School Board staff has reviewed the referenced application for Sterling Meadow. Based on 2018 Loudoun County Public Schools (LCPS) student generation factors, the proposed 172 multi-family residential units (including 11 Affordable Dwelling Units) will generate a total of 49 school-age children upon build-out: 22 elementary school-age children (grades K-5), 12 middle school-age children (grades 6-8), and 15 high school-age children (grades 9-12). The attached assessment outlines the operational and capital impact of the project on LCPS.

Staff has also included a six-year student enrollment overview of LCPS Eastern Loudoun Planning area schools, as well as details on approved, unbuilt residential development within the same Eastern Loudoun Planning area, for County staff and policy makers to assess regarding the overall impact of the project on area elementary and secondary schools. The information detail is an excerpt from the *School Board Adopted FY 2020-FY 2025 Capital Improvement Program*, dated December 11, 2018.

Safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. School Board Policy 6210 states transportation services shall be provided for elementary students living more than one (1.0) mile and secondary school students living more than one and one quarter (1.25) miles from the front door of their regular school of assignment. Further, elementary students eligible for transportation may be required to walk up to one (1.0) mile to reach a bus stop; middle and high school students eligible for transportation may be required to walk up to one and one-quarter (1.25) miles to a bus stop. The lack of safe walking paths for students within new residential developments creates a growing safety hazard and increases operational costs. Students residing within a school's walk zone must be transported to school if either no sidewalks are provided within the development or the sidewalks are only constructed on one side of the street. Should new subdivisions contain sidewalks on both sides of the street, children could safely walk to a bus stop or school. Sidewalks and walking paths not only increase operational efficiency but also ultimately mean less time on the school bus for Loudoun's children.

Thank you for the opportunity to comment on the Sterling Meadow application. The Loudoun County School Board is concerned about all land development applications. Capital facility expenditures and

Mr. Richard W. Hancock

RE: ZMAP 2019-0007, SPEX 2019-0014, & ZMOD 2019-0013, 0014 Sterling Meadow

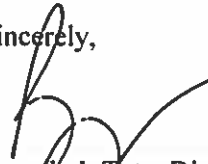
July 23, 2019

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operational costs are significantly impacted by each approved residential project, and both can be anticipated to increase with each additional school-age child that resides in Loudoun County.

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

Sincerely,

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

Beverly I. Tate, Director

Attachments (3)

c: Eric Williams, Superintendent

Kevin Lewis, Assistant Superintendent

Election District: Algonkian



Loudoun County Public Schools

Division of Planning Services

Project Assessment

**Project Name: ZMAP 2019-0007, SPEX 2019-0014, & ZMOD 2019-0013, 0014
Sterling Meadow**

Loudoun County Public Schools Student Generation Factors, 2018	Housing Units*	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total	
Single Family Detached (SFD)	0.80	0	0	0	0	
Single Family Attached (SFA)	0.57	0	0	0	0	
Multifamily (MF)	0.29	172	22	12	15	49
Total Students		22	12	15	49	
Capital Costs		Elementary School Cost (FY 2020 CIP)	Middle School Cost (FY 2020 CIP)	High School Cost (FY 2020 CIP)	Total Capital Expenditure	
School Cost		\$44,235,000	\$80,450,000	\$139,200,000		
Capacity		960	1350	1800		
Per Pupil Cost		\$46,078	\$59,593	\$77,333		
Project's Capital Costs		\$1,034,270	\$713,395	\$1,195,790	\$2,943,454	
Annual Operational Costs		FY 2019 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs		
		\$14,260	49	\$698,740		
School Facility Information*		Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)		
2019-20 School Attendance Zone		Countryside	River Bend	Potomac Falls		
September 28, 2018 Student Enrollment		738	1213	1637		
2018-19 Base Building Capacity		812	1208	1565**		

* Including 11 Affordabel Dwelling Units (ADUs)

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

ELEMENTARY SCHOOL SUMMARY: EASTERN LOUDOUN

General Planning District Description

North/East of Route 28 (Sully Road), South of the Potomac River, West of Fairfax County

FY 2020 - FY 2025 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2018-19 BASE CAPACITY	28-Sep-18 ACTUAL ENROLLMENT	2019-20 PROJECTION			2020-21 PROJECTION			2021-22 PROJECTION			2022-23 PROJECTION			2023-24 PROJECTION			2024-25 PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
ALGONKIAN ES	674	465	459	215	68%	469	205	70%	456	218	68%	446	228	66%	452	222	67%	451	223	67%
COUNTRYSIDE ES	812	738	718	94	88%	722	90	89%	712	100	88%	699	113	86%	710	102	87%	710	102	87%
FOREST GROVE ES	697	578	564	133	81%	570	127	82%	577	120	83%	579	118	83%	572	125	82%	582	115	84%
GUILFORD ES	651	553	536	115	82%	517	134	79%	510	141	78%	510	141	78%	506	145	78%	513	138	79%
HORIZON ES	812	660	619	193	76%	609	203	75%	629	183	77%	630	182	78%	644	168	79%	637	175	78%
LOWES ISLAND ES	697	607	603	94	87%	581	116	83%	581	116	83%	572	125	82%	587	110	84%	587	110	84%
MEADOWLAND ES	559	444	444	115	79%	436	123	78%	427	132	76%	433	126	77%	437	122	78%	437	122	78%
POTOWMACK ES	697	558	553	144	79%	532	165	76%	537	160	77%	534	163	77%	526	171	75%	534	163	77%
ROLLING RIDGE ES	743	659	649	94	87%	639	104	86%	644	99	87%	647	96	87%	650	93	87%	636	107	86%
STERUNG ES	628	452	440	188	70%	418	210	67%	423	205	67%	425	203	68%	437	191	70%	435	193	69%
SUGARLAND ES	743	605	599	144	81%	576	167	78%	570	173	77%	560	183	75%	555	188	75%	564	179	76%
SULLY ES	651	449	436	215	67%	417	234	64%	404	247	62%	409	242	63%	408	243	63%	421	230	65%
	8364	6768	6620	1744		6486	1878		6470	1894		6444	1920		6484	1880		6507	1857	

MIDDLE SCHOOL SUMMARY: EASTERN LOUDOUN

FY 2020 - FY 2025 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2018-19 BASE CAPACITY	28-Sep-18 ACTUAL ENROLLMENT	2019-20 PROJECTION			2020-21 PROJECTION			2021-22 PROJECTION			2022-23 PROJECTION			2023-24 PROJECTION			2024-25 PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
RIVER BEND MS	1208	1213	1256	(48)	104%	1243	(35)	103%	1196	12	99%	1156	52	96%	1116	92	92%	1094	114	91%
SENECA RIDGE MS	1301	1022	1028	273	79%	1108	193	85%	1087	214	84%	1057	244	81%	976	325	75%	958	343	74%
STERLING MS	1339	1038	1064	275	79%	1127	212	84%	1110	229	83%	1038	301	78%	1001	338	75%	1014	325	76%
	3848	3273	3348	500		3478	370		3393	455		3251	597		3093	755		3066	782	

HIGH SCHOOL SUMMARY: EASTERN LOUDOUN

FY 2020 - FY 2025 CIP PLANNING PERIOD

HIGH SCHOOLS	2018-19 BASE CAPACITY	28-Sep-18 ACTUAL ENROLLMENT	2019-20 PROJECTION			2020-21 PROJECTION			2021-22 PROJECTION			2022-23 PROJECTION			2023-24 PROJECTION			2024-25 PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
DOMINION HS ^A	1793	1590	1553	240	87%	1457	336	81%	1454	339	81%	1445	348	81%	1495	298	83%	1507	286	84%
PARK VIEW HS	1601	1389	1318	283	82%	1351	250	84%	1435	166	90%	1553	48	97%	1612	(11)	101%	1614	(13)	101%
POTOMAC FALLS HS ^B	1565	1637	1547	18	99%	1573	(8)	101%	1647	(82)	105%	1651	(86)	105%	1672	(107)	107%	1631	(66)	104%
	4959	4616	4418	541		4381	578		4536	423		4649	310		4779	180		4752	207	

A - AN APPLICATION HAS BEEN SUBMITTED FOR A MILITARY SCIENCE PROGRAM AT DOMINION HS TO BEGIN FALL 2019 (2019-20 SCHOOL YEAR); ANTICIPATED CAPACITY FOR DOMINION HS IN FALL 2019 IS 1667.

B - THE 2018-19 BASE CAPACITY FOR POTOMAC FALLS HS REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT POTOMAC FALLS HS WOULD BE 1524.

**EASTERN LOUDOUN PLANNING DISTRICT
RESIDENTIAL DEVELOPMENT**

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

Residential development detail is provided for approved, but not yet completed, residential projects in LCPS geographic planning districts. Complete, proposed, inactive and/or age-restricted residential applications are excluded from the below provided information. Utilizing 2018 student generation factors, the number of future potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

**Eastern Loudoun Planning District
Approved, Unbuilt Residential Development
as of September 2018**

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

Residential Development	Approved Residential Units				Future Potential LCPS Students			% Units Addressed, as of 9/2018
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
DOMINION TRAIL	0	43	0	43	11	6	8	0%
DULLES TOWN CENTER (DTC)	0	0	1230	1230	161	86	111	0%
DULLES WORLD CENTER	0	0	1265	1265	165	88	114	0%
KINCORA VILLAGE	0	0	1400	1400	102	54	70	44%
REMINGTON TOWNHOMES -DTC	0	0	66	66	4	2	3	56%
WATERSIDE	0	0	2595	2595	339	181	233	0%
Planning District Total, as of September 2018	0	43	6556	6599	781	417	538	



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

May 6, 2019

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

RE: ZMAP 2019-0007, SPEX 2019-0014 and ZMOD 2019-0013 & 0014 Sterling Meadow

Dear Mr. Hancock:

School Board staff has reviewed the referenced applications for Sterling Meadow. Based on 2018 Loudoun County Public Schools (LCPS) student generation factors, the proposed 184 multi-family residential units will generate a total of 54 school-age children upon build-out: 24 elementary school-age children (grades K-5), 13 middle school-age children (grades 6-8), and 17 high school-age children (grades 9-12). The attached assessment outlines the operational and capital impact of the project on LCPS.

Staff has also included a six-year student enrollment overview of LCPS Eastern Loudoun Planning area schools, as well as details on approved, unbuilt residential development within the same Eastern Loudoun Planning area, for County staff and policy makers to assess regarding the overall impact of the project on area elementary and secondary schools. The information detail is an excerpt from the *School Board Adopted FY 2020- FY 2025 Capital Improvement Program*, dated December 11, 2018.

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Mr. Richard W. Hancock

RE: ZMAP 2019-0007, SPEX 2019-0014 and ZMOD 2019-0013 & 0014 Sterling Meadow

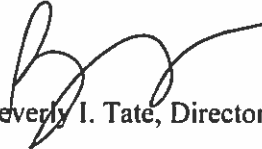
May 6, 2019

Page 2

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

Sincerely,



Beverly I. Tate, Director

Attachments (3)

c: Eric Williams, Superintendent

Kevin Lewis, Assistant Superintendent

Election District: Algonkian



Loudoun County Public Schools

Division of Planning Services

Project Assessment

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Loudoun County Public Schools Student Generation Factors, 2018	Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total	
Single Family Detached (SFD)	0.80	0	0	0	0	
Single Family Attached (SFA)	0.57	0	0	0	0	
Multifamily (MF)	0.29	184	24	13	17	54
Total Students		24	13	17	54	
Capital Costs		Elementary School Cost (FY 2020 CIP)	Middle School Cost (FY 2020 CIP)	High School Cost (FY 2020 CIP)	Total Capital Expenditure	
School Cost		\$44,235,000	\$80,450,000	\$139,200,000		
Capacity		960	1350	1800		
Per Pupil Cost		\$46,078	\$59,593	\$77,333		
Project's Capital Costs		\$1,106,428	\$763,167	\$1,279,217	\$3,148,812	
Annual Operational Costs		FY 2019 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs		
		\$14,260	54	\$770,040		
School Facility Information		Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)		
2018-19 School Attendance Zone		Countryside	River Bend	Potomac Falls*		
September 28, 2018 Student Enrollment		738	1213	1637		
2018-19 Base Building Capacity		812	1208	1565		

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

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General Planning District Description

North/East of Route 28 (Sully Road), South of the Potomac River, West of Fairfax County

FY 2020 - FY 2025 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2018-19 BASE CAPACITY	28-Sep-18 ACTUAL ENROLLMENT	2019-20 PROJECTION			2020-21 PROJECTION			2021-22 PROJECTION			2022-23 PROJECTION			2023-24 PROJECTION			2024-25 PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
ALGONKIAN ES	674	465	459	215	68%	469	205	70%	456	218	68%	446	228	66%	452	222	67%	451	223	67%
COUNTRYSIDE ES	812	738	718	94	88%	722	90	89%	712	100	88%	699	113	86%	710	102	87%	710	102	87%
FOREST GROVE ES	697	578	564	133	81%	570	127	82%	577	120	83%	579	118	83%	572	125	82%	582	115	84%
GUILFORD ES	651	553	536	115	82%	517	134	79%	510	141	78%	510	141	78%	506	145	78%	513	138	79%
HORIZON ES	812	660	619	193	76%	609	203	75%	629	183	77%	630	182	78%	644	168	79%	637	175	78%
LOWES ISLAND ES	697	607	603	94	87%	581	116	83%	581	116	83%	572	125	82%	587	110	84%	587	110	84%
MEADOWLAND ES	559	444	444	115	79%	436	123	78%	427	132	76%	433	126	77%	437	122	78%	437	122	78%
POTOWMACK ES	697	558	553	144	79%	532	165	76%	537	160	77%	534	163	77%	526	171	75%	534	163	77%
ROLLING RIDGE ES	743	659	649	94	87%	639	104	86%	644	99	87%	647	96	87%	650	93	87%	636	107	86%
STERLING ES	628	452	440	188	70%	418	210	67%	423	205	67%	425	203	68%	437	191	70%	435	193	69%
SUGARLAND ES	743	605	599	144	81%	576	167	78%	570	173	77%	560	183	75%	555	188	75%	564	179	76%
SULLY ES	651	449	436	215	67%	417	234	64%	404	247	62%	409	242	63%	408	243	63%	421	230	65%
	8364	6768	6620	1744		6486	1878		6470	1894		6444	1920		6484	1880		6507	1857	

MIDDLE SCHOOL SUMMARY: EASTERN LOUDOUN

FY 2020 - FY 2025 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2018-19 BASE CAPACITY	28-Sep-18 ACTUAL ENROLLMENT	2019-20 PROJECTION			2020-21 PROJECTION			2021-22 PROJECTION			2022-23 PROJECTION			2023-24 PROJECTION			2024-25 PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
RIVER BEND MS	1208	1213	1256	(48)	104%	1243	(35)	103%	1196	12	99%	1156	52	96%	1116	92	92%	1094	114	91%
SENECA RIDGE MS	1301	1022	1028	273	79%	1108	193	85%	1087	214	84%	1057	244	81%	976	325	75%	958	343	74%
STERLING MS	1339	1038	1064	275	79%	1127	212	84%	1110	229	83%	1038	301	78%	1001	338	75%	1014	325	76%
	3848	3273	3348	500		3478	370		3393	455		3251	597		3093	755		3066	782	

HIGH SCHOOL SUMMARY: EASTERN LOUDOUN

FY 2020 - FY 2025 CIP PLANNING PERIOD

HIGH SCHOOLS	2018-19 BASE CAPACITY	28-Sep-18 ACTUAL ENROLLMENT	2019-20 PROJECTION			2020-21 PROJECTION			2021-22 PROJECTION			2022-23 PROJECTION			2023-24 PROJECTION			2024-25 PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
DOMINION HS ^A	1793	1590	1553	240	87%	1457	336	81%	1454	339	81%	1445	348	81%	1495	298	83%	1507	286	84%
PARK VIEW HS	1601	1389	1318	283	82%	1351	250	84%	1435	166	90%	1553	48	97%	1612	(11)	101%	1614	(13)	101%
POTOMAC FALLS HS ^B	1565	1637	1547	18	99%	1573	(8)	101%	1647	(82)	105%	1651	(86)	105%	1672	(107)	107%	1631	(66)	104%
	4959	4616	4418	541		4381	578		4536	423		4649	310		4779	180		4752	207	

A - AN APPLICATION HAS BEEN SUBMITTED FOR A MILITARY SCIENCE PROGRAM AT DOMINION HS TO BEGIN FALL 2019 (2019-20 SCHOOL YEAR); ANTICIPATED CAPACITY FOR DOMINION HS IN FALL 2019 IS 1667.

B - THE 2018-19 BASE CAPACITY FOR POTOMAC FALLS HS REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT POTOMAC FALLS HS WOULD BE 1524.

**EASTERN LOUDOUN PLANNING DISTRICT
RESIDENTIAL DEVELOPMENT**

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

Residential development detail is provided for approved, but not yet completed, residential projects in LCPS geographic planning districts. Complete, proposed, inactive and/or age-restricted residential applications are excluded from the below provided information. Utilizing 2018 student generation factors, the number of future potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

**Eastern Loudoun Planning District
Approved, Unbuilt Residential Development
as of September 2018**

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

Residential Development	Approved Residential Units				Future Potential LCPS Students			% Units Addressed, as of 9/2018
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
DOMINION TRAIL	0	43	0	43	11	6	8	0%
DULLES TOWN CENTER (DTC)	0	0	1230	1230	161	86	111	0%
DULLES WORLD CENTER	0	0	1265	1265	165	88	114	0%
KINCORA VILLAGE	0	0	1400	1400	102	54	70	44%
REMINGTON TOWNHOMES -DTC	0	0	66	66	4	2	3	56%
WATERSIDE	0	0	2595	2595	339	181	233	0%
Planning District Total, as of September 2018	0	43	6556	6599	781	417	538	