



# Loudoun County Public Schools

## Division of Planning & GIS Services

### Project Assessment

**Project Name: LEGI-2023-0042/ZMAP-2022-0019, ZCPA-2021-0003 and ZCPA-2022-0006 Stone Ridge, Section 40**

Loudoun County Public Schools Dulles South Loudoun Planning District Student Generation Factors, 2023		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.89	65	24	14	20	58
Single Family Attached (SFA)	0.67	79	22	13	18	53
Multifamily (MF)	0.40		0	0	0	0
<b>Total Students</b>			<b>46</b>	<b>27</b>	<b>38</b>	<b>111</b>
Capital Costs			Elementary School Cost (FY 2025 CIP)	Middle School Cost (FY 2025 CIP)	High School Cost (FY 2025 CIP)	Total Capital Expenditure
School Cost			\$73,236,290	\$135,810,485	\$165,453,840	
Base Building Capacity			960	1445	2100	
Per Pupil Cost			\$76,288	\$93,986	\$78,788	
<b>Project's Capital Costs</b>			<b>\$3,509,239</b>	<b>\$2,537,635</b>	<b>\$2,993,927</b>	<b>\$9,040,801</b>
Annual Operational Costs			FY 2024 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$19,905	111	\$2,209,455	
School Facility Information <sup>A</sup>			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Arcola/ Pinebrook	Mercer/ Willard <sup>C</sup>	John Champe <sup>C</sup> / Lightridge	
2023-2024 Base Building Capacity			960/960	1395/1572	2122/2021	
Official September 29, 2023 Student Enrollment			796/850	1444/1626	1744/1927	
Projected September 30, 2029 Student Enrollment <sup>B</sup>			697/704	1583/1511	2194/2357	

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

B - Projected student enrollment does not include the impact of this proposed application.

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

# ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES SOUTH

## General Planning District Description

North of Prince William County, East of Town of Middleburg, South of Route 50 (Little River Turnpike), West of Fairfax County

### FY 2025 - FY 2030 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2023-24	29-Sep-23	2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 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	120	94	92	28	77%	95	25	79%	105	15	88%	106	14	88%	118	2	98%	130	(10)	108%
ARCOLA ES	960	796	772	188	80%	749	211	78%	730	230	76%	709	251	74%	710	250	74%	697	263	73%
BUFFALO TRAIL ES	983	814	824	159	84%	820	163	83%	820	163	83%	826	157	84%	873	110	89%	891	92	91%
CARDINAL RIDGE ES	960	878	882	78	92%	910	50	95%	913	47	95%	899	61	94%	898	62	94%	889	71	93%
GOSHEN POST ES <sup>A</sup>	1006	977	855	151	85%	857	149	85%	858	148	85%	853	153	85%	860	146	85%	865	141	86%
HENRIETTA LACKS ES <sup>B</sup>			557	403	58%	853	107	89%	870	90	91%	870	90	91%	900	60	94%	927	33	97%
HOVATTER ES <sup>B,C</sup>	960	962	1074	(114)	112%	847	113	88%	865	95	90%	865	95	90%	895	65	93%	924	36	96%
HUTCHISON FARM ES	881	717	715	166	81%	713	168	81%	726	155	82%	701	180	80%	701	180	80%	689	192	78%
LIBERTY ES	960	871	854	106	89%	843	117	88%	855	105	89%	851	109	89%	855	105	89%	852	108	89%
LITTLE RIVER ES	812	711	741	71	91%	747	65	92%	741	71	91%	749	63	92%	750	62	92%	740	72	91%
PINEBROOK ES <sup>C</sup>	960	850	691	269	72%	665	295	69%	651	309	68%	650	310	68%	658	302	69%	704	256	73%
	<b>8602</b>	<b>7670</b>	<b>8057</b>	<b>1505</b>		<b>8099</b>	<b>1463</b>		<b>8134</b>	<b>1428</b>		<b>8079</b>	<b>1483</b>		<b>8218</b>	<b>1344</b>		<b>8308</b>	<b>1254</b>	

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

- A - THE 2023-24 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 - HENRIETTA LACKS ES (ES-32) IS OPENING IN FALL 2024 (2024-25 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. HENRIETTA LACKS WILL BE PAIRED WITH HOVATTER ES. FOR THE 2024-25 SCHOOL YEAR, HENRIETTA LACKS ES WILL SERVE STUDENTS IN KINDERGARTEN AND GRADE 1 WHILE HOVATTER ES WILL SERVE STUDENTS IN GRADES 2 THROUGH 5. BEGINNING IN FALL 2025 (2025-26 SCHOOL YEAR), HENRIETTA LACKS ES WILL SERVE STUDENTS IN KINDERGARTEN THROUGH GRADE 2 WHILE HOVATTER ES WILL SERVE STUDENTS IN GRADES 3 THROUGH 5.
- C - PRIOR TO THE OPENING OF HENRIETTA LACKS ES AND FOR THE 2023-24 SCHOOL YEAR, ALL HOVATTER ES KINDERGARTEN STUDENTS HAVE BEEN ASSIGNED TO PINEBROOK ES.

### FY 2025 - FY 2030 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2023-24	29-Sep-23	2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 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	1236	1175	301	80%	1155	321	78%	1167	309	79%	1194	282	81%	1189	287	81%	1218	258	83%
MERCER MS	1395	1444	1506	(111)	108%	1542	(147)	111%	1549	(154)	111%	1585	(190)	114%	1577	(182)	113%	1583	(188)	113%
WILLARD MS <sup>A</sup>	1572	1626	1669	(97)	106%	1693	(121)	108%	1749	(177)	111%	1737	(165)	110%	1653	(81)	105%	1511	61	96%
	<b>4443</b>	<b>4306</b>	<b>4350</b>	<b>93</b>		<b>4390</b>	<b>53</b>		<b>4465</b>	<b>(22)</b>		<b>4516</b>	<b>(73)</b>		<b>4419</b>	<b>24</b>		<b>4312</b>	<b>131</b>	

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

- A - THE 2023-24 BASE CAPACITY FOR WILLARD MS REFLECTS EIGHT (8) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT WILLARD MS WOULD BE 1421.

### FY 2025 - FY 2030 CIP PLANNING PERIOD

HIGH SCHOOLS	2023-24	29-Sep-23	2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 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>	2062	1973	1936	126	94%	1876	186	91%	1777	285	86%	1676	386	81%	1631	431	79%	1600	462	78%
JOHN CHAMPE HS <sup>B</sup>	2122	1744	1849	273	87%	1928	194	91%	2062	60	97%	2091	31	99%	2156	(34)	102%	2194	(72)	103%
LIGHTRIDGE HS	2021	1927	2050	(29)	101%	2151	(130)	106%	2191	(170)	108%	2251	(230)	111%	2288	(267)	113%	2357	(336)	117%
	<b>6205</b>	<b>5644</b>	<b>5835</b>	<b>370</b>		<b>5955</b>	<b>250</b>		<b>6030</b>	<b>175</b>		<b>6018</b>	<b>187</b>		<b>6075</b>	<b>130</b>		<b>6151</b>	<b>54</b>	

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

- A - THE 2023-24 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 2023-24 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. Detail on proposed/pending residential development applications, as of September 2023, is provided in Appendix F.

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 2023 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 2023

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2023
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
ARCOLA CENTER	0	590	604	1194	92	53	74	68%
AVONLEA II	0	0	447	447	75	43	61	0%
BULL RUN RESERVE	62	0	0	62	1	1	1	95%
CHUDLEIGH FARM	32	0	0	32	9	5	7	28%
ESTATES AT CREIGHTON FARMS	171	0	0	171	18	10	15	72%
FLEETWOOD SOUTH (PARKSIDE VILLAGE)	246	0	0	246	92	53	74	0%
FOXGATE	0	0	110	110	18	11	15	0%
GUM SPRING RESIDENTIAL (PROSPERITY ANNEX)	0	12	0	12	3	2	3	0%
HARTLAND	669	0	0	669	83	47	67	67%
HOGAN KENT GREENE	26	118	0	144	43	24	34	1%
LENAH CIRCLE EAST (HARTLAND)	46	0	0	46	2	1	2	87%
LENAH CIRCLE WEST (HARTLAND)	52	0	0	52	18	10	14	10%
MOUNTAIN VIEW	0	41	0	41	12	7	9	0%
SAMSARA PLACE (LENAH MILL)	34	0	0	34	6	4	5	50%
TANAGER	31	0	0	31	12	7	9	0%
WILLOWSFORD, THE GRANT	490	0	0	490	2	1	2	99%
<b>Planning District Total, as of September 2023</b>	<b>1859</b>	<b>761</b>	<b>1161</b>	<b>3781</b>	<b>485</b>	<b>277</b>	<b>393</b>	



# LOUDOUN COUNTY PUBLIC SCHOOLS

Division of Planning & GIS Services

December 13, 2023

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

RE: LEGI-2023-0042/ZMAP-2022-0019, ZCPA-2021-0003 and ZCPA-2021-0006,  
Stone Ridge, Section 40

Dear Mr. Johnson:

School Board staff has reviewed the fourth submission materials for the Stone Ridge, Section 40 application. The attached project assessment reflects the revised residential unit mix (42 single-family detached and 79 single-family attached residential units) and outlines the operational and capital impact of the application on Loudoun County Public Schools (LCPS). Also provided is a six-year student enrollment overview as well as detail on unbuilt residential development in the LCPS Dulles South Planning district; this is an excerpt from the *Superintendent's Recommended FY 2025-FY 2030 Capital Budgets*, dated November 14, 2023.

Sheet 19 of the November 10, 2023, Concept Development Plan identifies a five-foot paved sidewalk the applicant proposes to construct to the shared property line with Mercer Middle School. The pedestrian pathway is noted and appreciated.

Thank you for the additional opportunity to comment on the Stone Ridge, Section 40, application. Should you require further information, please contact me at your earliest convenience.

Sincerely,

Beverly I. Tate, Director

Attachments (3)

c: Aaron Spence, Superintendent  
Kevin Lewis, Chief Operations Officer

2011 Election District: Dulles

2022 Election District: Dulles



# Loudoun County Public Schools

## Division of Planning & GIS Services

### Project Assessment

**Project Name:** LEGI-2023-0042/ZMAP-2022-0019, ZCPA-2021-0003 and ZCPA-2022-0006, Stone Ridge Section 40

Loudoun County Public Schools Dulles South Loudoun Planning District Student Generation Factors, 2023		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.89	42	16	9	13	38
Single Family Attached (SFA)	0.67	79	22	13	18	53
Multifamily (MF)	0.40		0	0	0	0
<b>Total Students</b>			<b>38</b>	<b>22</b>	<b>31</b>	<b>91</b>
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			\$69,090,840	\$128,123,098	\$156,088,530	
Base Building Capacity			960	1445	2100	
Per Pupil Cost			\$71,970	\$88,667	\$74,328	
<b>Project's Capital Costs</b>			<b>\$2,729,822</b>	<b>\$1,921,793</b>	<b>\$2,282,267</b>	<b>\$6,933,883</b>
Annual Operational Costs			FY 2024 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$19,905	91	\$1,809,962	
School Facility Information <sup>A</sup>			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Arcola/Pinebrook	Mercer/Willard <sup>C</sup>	John Champe <sup>C</sup> /Lightridge	
2023-2024 Base Building Capacity			960/960	1395/1572	2122/2021	
Official September 29, 2023 Student Enrollment			796/850	1444/1626	1744/1927	
Projected September 30, 2029 Student Enrollment <sup>B</sup>			697/704	1583/1511	2194/2357	

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

B - The projected student enrollment does not include the impact of this proposed application.

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

## ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES SOUTH

### General Planning District Description

North of Prince William County, East of Town of Middleburg, South of Route 50 (Little River Turnpike), West of Fairfax County

#### FY 2025 - FY 2030 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2023-24	29-Sep-23	2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 SCHOOL YEAR		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION					
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
ALDIE ES	120	94	93	27	78%	95	25	79%	105	15	88%	106	14	88%	118	2	98%	130	(10)	108%
ARCOLA ES	960	796	772	188	80%	749	211	78%	730	230	76%	709	251	74%	710	250	74%	697	263	73%
BUFFALO TRAIL ES	983	814	824	159	84%	820	163	83%	820	163	83%	826	157	84%	873	110	89%	891	92	91%
CARDINAL RIDGE ES	960	878	882	78	92%	910	50	95%	913	47	95%	899	61	94%	898	62	94%	889	71	93%
GOSHEN POST ES <sup>A</sup>	1006	977	981	25	98%	857	149	85%	858	148	85%	853	153	85%	860	146	85%	865	141	86%
HENRIETTA LACKS ES <sup>B</sup>			413	547	43%	623	337	65%	672	288	70%	657	303	68%	656	304	68%	648	312	68%
HOVATTER ES <sup>B,C</sup>	960	962	772	188	80%	595	365	62%	548	412	57%	556	404	58%	591	369	62%	641	319	67%
HUTCHISON FARM ES	881	717	715	166	81%	713	168	81%	726	155	82%	701	180	80%	701	180	80%	689	192	78%
LIBERTY ES	960	871	854	106	89%	843	117	88%	855	105	89%	851	109	89%	855	105	89%	852	108	89%
LITTLE RIVER ES	812	711	741	71	91%	747	65	92%	741	71	91%	749	63	92%	750	62	92%	740	72	91%
PINEBROOK ES <sup>C</sup>	960	850	691	269	72%	665	295	69%	651	309	68%	650	310	68%	658	302	69%	704	256	73%
	<b>8602</b>	<b>7670</b>	<b>7738</b>	<b>1824</b>		<b>7617</b>	<b>1945</b>		<b>7619</b>	<b>1943</b>		<b>7557</b>	<b>2005</b>		<b>7670</b>	<b>1892</b>		<b>7746</b>	<b>1816</b>	

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

- A - THE 2023-24 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 - HENRIETTA LACKS ES (ES-32) IS OPENING IN FALL 2024 (2024-25 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. HENRIETTA LACKS WILL BE PAIRED WITH HOVATTER ES. FOR THE 2024-25 SCHOOL YEAR, HENRIETTA LACKS ES WILL SERVE STUDENTS IN KINDERGARTEN AND GRADE 1 WHILE HOVATTER ES WILL SERVE STUDENTS IN GRADES 2 THROUGH 5. BEGINNING IN FALL 2025 (2025-26 SCHOOL YEAR), HENRIETTA LACKS ES WILL SERVE STUDENTS IN KINDERGARTEN THROUGH GRADE 2 WHILE HOVATTER ES WILL SERVE STUDENTS IN GRADES 3 THROUGH 5.
- C - PRIOR TO THE OPENING OF HENRIETTA LACKS ES AND FOR THE 2023-24 SCHOOL YEAR, ALL HOVATTER ES KINDERGARTEN STUDENTS HAVE BEEN ASSIGNED TO PINEBROOK ES.

#### FY 2025 - FY 2030 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2023-24	29-Sep-23	2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 SCHOOL YEAR		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION					
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
J MICHAEL LUNSFORD MS	1476	1236	1175	301	80%	1155	321	78%	1167	309	79%	1194	282	81%	1189	287	81%	1218	258	83%
MERCER MS	1395	1444	1506	(111)	108%	1542	(147)	111%	1549	(154)	111%	1585	(190)	114%	1577	(182)	113%	1583	(188)	113%
WILLARD MS <sup>A</sup>	1572	1626	1669	(97)	106%	1693	(121)	108%	1749	(177)	111%	1737	(165)	110%	1653	(81)	105%	1511	61	96%
	<b>4443</b>	<b>4306</b>	<b>4350</b>	<b>93</b>		<b>4390</b>	<b>53</b>		<b>4465</b>	<b>(22)</b>		<b>4516</b>	<b>(73)</b>		<b>4419</b>	<b>24</b>		<b>4312</b>	<b>131</b>	

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

- A - THE 2023-24 BASE CAPACITY FOR WILLARD MS REFLECTS EIGHT (8) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT WILLARD MS WOULD BE 1421.

#### FY 2025 - FY 2030 CIP PLANNING PERIOD

HIGH SCHOOLS	2023-24	29-Sep-23	2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 SCHOOL YEAR		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION					
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
FREEDOM HS <sup>A</sup>	2062	1973	1936	126	94%	1876	186	91%	1777	285	86%	1676	386	81%	1631	431	79%	1600	462	78%
JOHN CHAMPE HS <sup>B</sup>	2122	1744	1849	273	87%	1928	194	91%	2062	60	97%	2091	31	99%	2156	(34)	102%	2194	(72)	103%
LIGHTRIDGE HS	2021	1927	2050	(29)	101%	2151	(130)	106%	2191	(170)	108%	2251	(230)	111%	2288	(267)	113%	2357	(336)	117%
	<b>6205</b>	<b>5644</b>	<b>5835</b>	<b>370</b>		<b>5955</b>	<b>250</b>		<b>6030</b>	<b>175</b>		<b>6018</b>	<b>187</b>		<b>6075</b>	<b>130</b>		<b>6151</b>	<b>54</b>	

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

- A - THE 2023-24 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 2023-24 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. Detail on proposed/pending residential development applications, as of September 2023, is provided in Appendix F.

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 2023 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 2023

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2023
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
ARCOLA CENTER	0	590	604	1194	92	53	74	68%
AVONLEA II	0	0	447	447	75	43	61	0%
BULL RUN RESERVE	62	0	0	62	1	1	1	95%
CHUDLEIGH FARM	32	0	0	32	9	5	7	28%
ESTATES AT CREIGHTON FARMS	171	0	0	171	18	10	15	72%
FLEETWOOD SOUTH (PARKSIDE VILLAGE)	246	0	0	246	92	53	74	0%
FOXGATE	0	0	110	110	18	11	15	0%
GUM SPRING RESIDENTIAL (PROSPERITY ANNEX)	0	12	0	12	3	2	3	0%
HARTLAND	669	0	0	669	83	47	67	67%
HOGAN KENT GREENE	26	118	0	144	43	24	34	1%
LENAH CIRCLE EAST (HARTLAND)	46	0	0	46	2	1	2	87%
LENAH CIRCLE WEST (HARTLAND)	52	0	0	52	18	10	14	10%
MOUNTAIN VIEW	0	41	0	41	12	7	9	0%
SAMSARA PLACE (LENAH MILL)	34	0	0	34	6	4	5	50%
TANAGER	31	0	0	31	12	7	9	0%
WILLOWSFORD, THE GRANT	490	0	0	490	2	1	2	99%
<b>Planning District Total, as of September 2023</b>	<b>1859</b>	<b>761</b>	<b>1161</b>	<b>3781</b>	<b>485</b>	<b>277</b>	<b>393</b>	



# LOUDOUN COUNTY PUBLIC SCHOOLS

## DIVISION OF PLANNING & GIS SERVICES

960 Sycolin Road SE, Suite 110

Leesburg, Virginia 20175

Telephone: 571-252-1050

Facsimile: 571-252-1101

Email: [lcpsplan@lcps.org](mailto:lcpsplan@lcps.org)

August 7, 2023

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

RE: ZMAP-2022-0019, ZCPA-2021-0003 and ZCPA-2021-0006, Stone Ridge, Section 40

Dear Mr. Johnson:

School Board staff has reviewed the third submission materials for the Stone Ridge, Section 40 application. The attached project assessment reflects the revised residential unit mix (91 single-family detached and 61 single-family attached) and Loudoun County Public Schools' (LCPS) capital and operational costs. The provided six-year student enrollment overview and the detail on unbuilt residential development in the LCPS Dulles South Planning district is an excerpt from the ***School Board Adopted FY 2024-FY 2029 Capital Budgets***, dated December 13, 2022.

The Concept Development Plan (sheet 4 of 22), dated June 23, 2023, shows a sidewalk connection between the Shah-Cross property and Mercer Middle School. While the Shah-Cross property is not currently in the Mercer Middle School attendance zone, LCPS staff supports the proposed sidewalk link and recommends a paved pathway; staff will work with the applicant on the details of the pedestrian connection.

Thank you for the additional opportunity to comment on the Stone Ridge, Section 40 application. Should you require further information, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to be "Beverly I. Tate".

Beverly I. Tate, Director

2011 Election District: Dulles

2022 Election District: Dulles

Attachments (3)

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





# Loudoun County Public Schools

Division of Planning & GIS Services

## Project Assessment

**Project Name:** ZMAP-2022-0019, ZCPA-2021-0003 and ZCPA-2022-0006  
Stone Ridge Section 40

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	91	34	20	28	82
Single Family Attached (SFA)	0.68	61	17	10	14	41
Multifamily (MF)	0.39		0	0	0	0
<b>Total Students</b>			<b>51</b>	<b>30</b>	<b>42</b>	<b>123</b>
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			\$69,090,840	\$128,123,098	\$156,088,530	
Capacity			960	1445	2100	
Per Pupil Cost			\$71,970	\$88,667	\$74,328	
<b>Project's Capital Costs</b>			<b>\$3,670,451</b>	<b>\$2,625,522</b>	<b>\$3,117,995</b>	<b>\$9,413,967</b>
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	123	\$2,309,550	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Arcola/ Pinebrook	Mercer/ Willard**	JohnChampe**/ Lightridge	
September 30, 2022 Student Enrollment			813/914	1380/1587	1601/1772	
2022-2023 Base Building Capacity			960/960	1395/1497	2122/2021	

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

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

## ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES SOUTH

### General Planning District Description

North of Prince William County, East of Town of Middleburg, South of Route 50 (John Mosby Highway), West of Fairfax County

#### FY 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	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
ALDIE ES	138	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 <sup>A</sup>	1006	950	971	35	97%	994	12	99%	1031	(25)	102%	1069	(63)	106%	1079	(73)	107%	1086	(80)	108%
HOVATTER ES <sup>B</sup>	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 <sup>B</sup>	960	914	759	201	79%	776	184	81%	782	178	81%	785	175	82%	811	149	84%	819	141	85%
ES-32 <sup>C</sup>						TBD	960		TBD	960		TBD	960		TBD	960		TBD	960	
	<b>8620</b>	<b>7724</b>	<b>7746</b>	<b>874</b>		<b>7904</b>	<b>1676</b>		<b>8010</b>	<b>1570</b>		<b>8142</b>	<b>1438</b>		<b>8268</b>	<b>1312</b>		<b>8463</b>	<b>1117</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 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	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
J MICHAEL LUNSFORD MS	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 <sup>A</sup>	1497	1587	1684	(187)	112%	1791	(294)	120%	1767	(270)	118%	1710	(213)	114%	1606	(109)	107%	1679	(182)	112%
	<b>4368</b>	<b>4295</b>	<b>4374</b>	<b>(6)</b>		<b>4546</b>	<b>(178)</b>		<b>4528</b>	<b>(160)</b>		<b>4445</b>	<b>(77)</b>		<b>4330</b>	<b>38</b>		<b>4370</b>	<b>(2)</b>	

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	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
FREEDOM HS <sup>A</sup>	2062	2004	2023	39	98%	2018	44	98%	2111	(49)	102%	1984	78	96%	1928	134	94%	1934	128	94%
JOHN CHAMPE HS <sup>B</sup>	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%
	<b>6205</b>	<b>5377</b>	<b>5663</b>	<b>542</b>		<b>5985</b>	<b>220</b>		<b>6340</b>	<b>(135)</b>		<b>6343</b>	<b>(138)</b>		<b>6455</b>	<b>(250)</b>		<b>6482</b>	<b>(277)</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 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%
<b>Planning District Total, as of September 2022</b>	<b>2199</b>	<b>761</b>	<b>1161</b>	<b>4121</b>	<b>598</b>	<b>340</b>	<b>481</b>	



# 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](mailto:lcpsplan@lcps.org)

April 12, 2023

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

RE: ZMAP-2022-0019, ZCPA-2021-0003 and ZCPA-2022-006, Stone Ridge, Section 40

Dear Mr. Johnson:

School Board staff has reviewed the second submission materials for Stone Ridge, Section 40.

While there has been no change to the proposed residential component (94 single-family detached and 52 single-family attached residential units), staff offers an updated assessment of the impact of this development on schools. Please note that the revised assessment reflects Loudoun County Public Schools (LCPS) 2022 Dulles South Planning District student generation factors. The provided six-year student enrollment overview and the detail on unbuilt residential development in the Dulles South Planning district 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 Stone Ridge, Section 40 application. Should you require further information, please contact me at your earliest convenience.

Sincerely,

Beverly I. Tate, Director

2011 Election District: Dulles  
2022 Election District: Dulles

Attachments (3)

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



# Loudoun County Public Schools

## Division of Planning & GIS Services

### Project Assessment

**Project Name: ZMAP-2022-0019, ZCPA-2021-0003 and ZCPA-2022-0006**  
**Stone Ridge, Section 40**

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	94	36	20	29	85
Single Family Attached (SFA)	0.68	52	15	8	12	35
Multifamily (MF)	0.39		0	0	0	0
<b>Total Students</b>			<b>51</b>	<b>28</b>	<b>41</b>	<b>120</b>
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	
<b>Project's Capital Costs</b>			<b>\$4,085,313</b>	<b>\$2,276,817</b>	<b>\$5,263,388</b>	<b>\$11,625,517</b>
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	120	\$2,245,531	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Arcola/ Pinebrook	Mercer/ Willard**	John Champe**/ Lightridge	
September 30, 2022 Student Enrollment			813/914	1380/1587	1601/1772	
2022-2023 Base Building Capacity			960/960	1395/1497	2122/2021	

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

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

# ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES SOUTH

## General Planning District Description

North of Prince William County, East of Town of Middleburg, South of Route 50 (John Mosby Highway), West of Fairfax County

### FY 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					
			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 <sup>A</sup>	1006	950	971	35	97%	994	12	99%	1031	(25)	102%	1069	(63)	106%	1079	(73)	107%	1086	(80)	108%
HOVATTER ES <sup>B</sup>	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 <sup>B</sup>	960	914	759	201	79%	776	184	81%	782	178	81%	785	175	82%	811	149	84%	819	141	85%
ES-32 <sup>C</sup>						TBD	960		TBD	960		TBD	960		TBD	960		TBD	960	
	<b>8620</b>	<b>7724</b>	<b>7746</b>	<b>874</b>		<b>7904</b>	<b>1676</b>		<b>8010</b>	<b>1570</b>		<b>8142</b>	<b>1438</b>		<b>8268</b>	<b>1312</b>		<b>8463</b>	<b>1117</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 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					
			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 <sup>A</sup>	1497	1587	1684	(187)	112%	1791	(294)	120%	1767	(270)	118%	1710	(213)	114%	1606	(109)	107%	1679	(182)	112%
	<b>4368</b>	<b>4295</b>	<b>4374</b>	<b>(6)</b>		<b>4546</b>	<b>(178)</b>		<b>4528</b>	<b>(160)</b>		<b>4445</b>	<b>(77)</b>		<b>4330</b>	<b>38</b>		<b>4370</b>	<b>(2)</b>	

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					
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
FREEDOM HS <sup>A</sup>	2062	2004	2023	39	98%	2018	44	98%	2111	(49)	102%	1984	78	96%	1928	134	94%	1934	128	94%
JOHN CHAMPE HS <sup>B</sup>	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%
	<b>6205</b>	<b>5377</b>	<b>5663</b>	<b>542</b>		<b>5985</b>	<b>220</b>		<b>6340</b>	<b>(135)</b>		<b>6343</b>	<b>(138)</b>		<b>6455</b>	<b>(250)</b>		<b>6482</b>	<b>(277)</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 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%
<b>Planning District Total, as of September 2022</b>	<b>2199</b>	<b>761</b>	<b>1161</b>	<b>4121</b>	<b>598</b>	<b>340</b>	<b>481</b>	



# 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](mailto:lcpsplan@lcps.org)

November 28, 2022

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

RE: ZMAP-2022-0019, ZCPA-2021-0003 and ZCPA-2022-0006, Stone Ridge Section 40

Dear Mr. Johnson:

School Board staff has reviewed the referenced application for Stone Ridge Section 40; comments are provided specifically for the zoning map amendment (ZMAP-2022-0019). Based on 2022 Loudoun County Public Schools (LCPS) Dulles South planning district student generation factors, the proposed 94 single-family detached and 52 single-family attached residential units will generate a total of 120 school-age children upon build-out: 51 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. Staff has included a six-year student enrollment overview of the LCPS Dulles South planning district schools, including detail on unbuilt residential development within the same area, for County staff and policy makers to assess regarding the overall impact of the project on LCPS. The information is an excerpt from the ***Superintendent's Recommended FY 2024-FY 2029 Capital Improvement Program (CIP)***, dated November 15, 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 Stone Bridge Section 40. In addition to new school construction, major renovations, and rehabilitation projects at existing school facilities in Dulles South 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. Bryce Johnson  
ZMAP-2022-0019, ZCPA-2021-0003 and ZCPA-2022-0006, Stone Ridge Section 40  
November 28, 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 (sheets 4 and 5 of 11), dated August 23, 2022, show sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Stone Ridge Section 40 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 flourish extending to the right.

Beverly I. Tate, Director

Attachments (3)

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

Election District: Dulles



# Loudoun County Public Schools

Division of Planning & GIS Services

## Project Assessment

**Project Name: ZMAP-2022-0019, ZCPA-2021-003 and ZCPA-2022-0006  
Stone Ridge Section 40**

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 94	36	20	29	85
Single Family Attached (SFA)	0.68 52	15	8	12	35
Multifamily (MF)	0.39	0	0	0	0
<b>Total Students</b>		<b>51</b>	<b>28</b>	<b>41</b>	<b>120</b>
Capital Costs		Elementary School Cost (FY 2023 CIP)	Middle School Cost (FY 2023 CIP)	High School Cost (FY 2023 CIP)	Total Capital Expenditure
School Cost		\$57,460,000	\$115,990,000	\$164,165,000	
Capacity		960	1445	2100	
Per Pupil Cost		\$59,854	\$80,270	\$78,174	
<b>Project's Capital Costs</b>		<b>\$3,052,563</b>	<b>\$2,247,557</b>	<b>\$3,188,428</b>	<b>\$8,488,548</b>
Annual Operational Costs		FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
		\$18,719	120	\$2,245,531	
School Facility Information*		Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone		Arcola/ Pinebrook	Mercer/ Willard**	JohnChampe**/ Lightridge	
September 30, 2022 Student Enrollment		813/914	1380/1587	1601/1772	
2022-2023 Base Building Capacity		960/960	1395/1497	2122/2021	

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

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

## ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES SOUTH

### General Planning District Description

North of Prince William County, East of Town of Middleburg, South of Route 50 (John Mosby Highway), West of Fairfax County

#### FY 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	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
ALDIE ES	138	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 <sup>A</sup>	1006	950	971	35	97%	994	12	99%	1031	(25)	102%	1069	(63)	106%	1079	(73)	107%	1086	(80)	108%
HOVATTER ES <sup>B</sup>	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 <sup>B</sup>	960	914	759	201	79%	776	184	81%	782	178	81%	785	175	82%	811	149	84%	819	141	85%
ES-32 <sup>C</sup>						TBD	960		TBD	960		TBD	960		TBD	960		TBD	960	
	<b>8620</b>	<b>7724</b>	<b>7746</b>	<b>874</b>		<b>7904</b>	<b>1676</b>		<b>8010</b>	<b>1570</b>		<b>8142</b>	<b>1438</b>		<b>8268</b>	<b>1312</b>		<b>8463</b>	<b>1117</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 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 SCHOOLS

#### 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	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
J MICHAEL LUNSFORD MS	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 <sup>A</sup>	1497	1587	1684	(187)	112%	1791	(294)	120%	1767	(270)	118%	1710	(213)	114%	1606	(109)	107%	1680	(183)	112%
	<b>4368</b>	<b>4295</b>	<b>4374</b>	<b>(6)</b>		<b>4546</b>	<b>(178)</b>		<b>4528</b>	<b>(160)</b>		<b>4445</b>	<b>(77)</b>		<b>4330</b>	<b>38</b>		<b>4371</b>	<b>(3)</b>	

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	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
FREEDOM HS <sup>A</sup>	2062	2004	2023	39	98%	2018	44	98%	2111	(49)	102%	1984	78	96%	1928	134	94%	1934	128	94%
JOHN CHAMPE HS <sup>B</sup>	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%
	<b>6205</b>	<b>5377</b>	<b>5663</b>	<b>542</b>		<b>5985</b>	<b>220</b>		<b>6340</b>	<b>(135)</b>		<b>6343</b>	<b>(138)</b>		<b>6455</b>	<b>(250)</b>		<b>6482</b>	<b>(277)</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 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%
<b>Planning District Total, as of September 2022</b>	<b>2199</b>	<b>761</b>	<b>1161</b>	<b>4121</b>	<b>598</b>	<b>340</b>	<b>481</b>	