



LOUDOUN COUNTY PUBLIC SCHOOLS

Division of Planning & GIS Services

August 27, 2025

Ms. Erin Fisher
County of Loudoun
Department of Planning and Zoning
1 Harrison Street, SE
Leesburg, Virginia 20175

RE: LEGI-2023-0089, Artena Dulles

Dear Ms. Fisher:

School Board staff has reviewed the third submission materials for the Artena Dulles zoning concept plan amendment. The attached project assessment reflects the updated operational impact of the application on Loudoun County Public Schools (LCPS).

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 ***School Board Adopted FY 2026-FY 2031 Capital Budgets***, dated December 10, 2024.

Thank you for the additional opportunity to comment on the Artena Dulles 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

Election District: Dulles



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: LEGI-2023-0089, Artena Dulles

Loudoun County Public Schools Dulles South Planning District Student Generation Factors, 2024		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.88		0	0	0	0
Single Family Attached (SFA)	0.68		0	0	0	0
Multifamily (MF)	0.42	393	69	40	56	165
Total Students			69	40	56	165

Annual Operating Costs	FY 2026 Per Pupil Cost	Student Generation Total	Annual Operating Costs
	\$23,825	165	\$3,931,125

School Facility Information ^A	Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)
2025-2026 School Attendance Zone	Cardinal Ridge	Gum Spring ^B (formerly Mercer)	John Champe ^{B,C}
2024-2025 Base Building Capacity	937	1395	2122
Official September 30, 2024 Student Enrollment	835	1458	1855
2024-2025 Capacity Utilization	89%	105%	87%
Projected September 30, 2030 Student Enrollment ^D	766	1493	2195
Projected 2030-2031 Capacity Utilization	82%	107%	103%

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

B - Based on School Board adopted attendance zones, Artena Dulles would be served by J. Michael Lunsford Middle School and Freedom High School beginning fall 2026 (2026-2027 academic year).

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

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

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 2026 - FY 2031 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2024-25	30-Sep-24	2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 SCHOOL YEAR			2030-31 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	120	90	79	41	66%	89	31	74%	83	37	69%	85	35	71%	87	33	73%	94	26	78%
ARCOLA ES	937	748	687	250	73%	661	276	71%	623	314	66%	599	338	64%	568	369	61%	574	363	61%
BUFFALO TRAIL ES	960	760	718	242	75%	691	269	72%	648	312	68%	643	317	67%	607	353	63%	604	356	63%
CARDINAL RIDGE ES	937	835	833	104	89%	838	99	89%	799	138	85%	782	155	83%	768	169	82%	766	171	82%
GOSHEN POST ES ^A	1029	854	835	194	81%	807	222	78%	783	246	76%	755	274	73%	744	285	72%	749	280	73%
HENRIETTA LACKS ES ^B	960	780	803	226	78%	772	257	75%	674	355	66%	644	385	63%	639	390	62%	639	390	62%
HOVATTER ES ^B	937	810	952	(15)	102%	1041	(104)	111%	1133	(196)	121%	1130	(193)	121%	1086	(149)	116%	954	(17)	102%
HUTCHISON FARM ES	845	674	659	186	78%	686	159	81%	653	192	77%	645	200	76%	639	206	76%	621	224	73%
LIBERTY ES	937	813	785	152	84%	798	139	85%	788	149	84%	776	161	83%	779	158	83%	758	179	81%
LITTLE RIVER ES	776	706	696	80	90%	687	89	89%	673	103	87%	669	107	86%	645	131	83%	647	129	83%
PINEBROOK ES	937	700	647	290	69%	623	314	66%	605	332	65%	595	342	64%	606	331	65%	621	316	66%
	9375	7770	7694	1750		7693	1751		7462	1982		7323	2121		7168	2276		7027	2417	

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

A - THE 2024-25 BASE CAPACITY FOR GOSHEN POST ES REFLECTS FOUR (4) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT GOSHEN POST ES WOULD BE 937.

B - HENRIETTA LACKS ES IS PAIRED WITH HOVATTER ES WITH HENRIETTA LACKS ES SERVING STUDENTS IN KINDERGARTEN THROUGH GRADE 2, WHILE HOVATTER ES SERVES STUDENTS IN GRADES 3 THROUGH 5.

FY 2026 - FY 2031 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2024-25	30-Sep-24	2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 SCHOOL YEAR			2030-31 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 ^B	1476	1182	1185	291	80%	1195	281	81%	1221	255	83%	1189	287	81%	1194	282	81%	1152	324	78%
MERCER MS ^B	1395	1458	1498	(103)	107%	1551	(156)	111%	1601	(206)	115%	1592	(197)	114%	1558	(163)	112%	1493	(98)	107%
WILLARD MS ^{A,B}	1572	1684	1697	(125)	108%	1727	(155)	110%	1776	(204)	113%	1848	(276)	118%	1834	(262)	117%	1827	(255)	116%
	4443	4324	4380	63		4473	(30)		4598	(155)		4629	(186)		4586	(143)		4472	(29)	

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

A - THE 2024-25 BASE CAPACITY FOR WILLARD MS REFLECTS EIGHT (8) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT WILLARD MS WOULD BE 1421.

B - SECONDARY SCHOOL ATTENDANCE ZONES IN DULLES NORTH AND DULLES SOUTH WILL BE MODIFIED WITH THE OPENING OF HS-14 IN FALL 2028 (2028-29 SCHOOL YEAR).

FY 2026 - FY 2031 CIP PLANNING PERIOD

HIGH SCHOOLS	2024-25	30-Sep-24	2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 SCHOOL YEAR			2030-31 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 ^{A,D}	2062	1888	1777	285	86%	1659	403	80%	1571	491	76%	1537	525	75%	1521	541	74%	1562	500	76%
JOHN CHAMPE HS ^{B,D}	2122	1855	1912	210	90%	1997	125	94%	2014	108	95%	2074	48	98%	2131	(9)	100%	2195	(73)	103%
LIGHTRIDGE HS ^{C,D}	2021	2032	2112	47	98%	2153	6	100%	2181	(22)	101%	2226	(67)	103%	2298	(139)	106%	2356	(197)	109%
	6205	5775	5801	542		5809	534		5766	577		5837	506		5950	393		6113	230	

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

A - THE 2024-25 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 2024-25 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.

C - EIGHT (8) MODULAR CLASSROOMS WILL BE ADDED TO THE LIGHTRIDGE HS CAMPUS, BY THE START OF THE 2025-26 SCHOOL YEAR, INCREASING CAPACITY TO 2159.

D - SECONDARY SCHOOL ATTENDANCE ZONES IN DULLES NORTH AND DULLES SOUTH WILL BE MODIFIED WITH THE OPENING OF HS-14 IN FALL 2028 (2028-29 SCHOOL YEAR).

DULLES SOUTH PLANNING DISTRICT RESIDENTIAL DEVELOPMENT

LCPS 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 2024, is provided in Appendix G.

Residential development detail is provided for approved, but not yet completed, residential projects by LCPS geographic planning district. Complete, proposed, inactive, and/or age-restricted residential applications are excluded from the below provided information. Utilizing 2024 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 2024

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 1-Sep-24
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
ARCOLA CENTER	0	477	636	1113	68	39	55	85%
ARNOLD PROPERTY	4	0	0	4	1	1	1	0%
AVONLEA II	0	0	447	447	79	45	64	0%
CEDAR TERRACE AT SOUTH RIDING	0	211	172	383	91	52	73	0%
CHUDLEIGH FARM	32	0	0	32	8	4	6	34%
CREIGHTON FARMS, ESTATES AT	171	0	0	171	16	9	13	74%
DEFENDER DRIVE	0	161	0	161	46	26	37	0%
DEFENDER WEST	0	0	231	231	41	23	33	0%
DESAI RESIDENTIAL	44	0	0	44	16	9	13	0%
EAST CHASE	19	0	0	19	6	3	5	16%
FLEETWOOD SOUTH	246	0	0	246	91	52	74	0%
GUM SPRING RESIDENTIAL (PROSPERITY PLAINS)	0	12	0	12	3	2	3	0%
HARTLAND	669	0	0	669	42	24	34	83%
HOGAN KENT GREENE (SOUTH 620)	26	118	0	144	19	11	15	41%
LENAH CIRCLE CENTER (HARTLAND)	9	0	0	9	3	2	3	0%
LENAH CIRCLE WEST (HARTLAND)	52	0	0	52	3	2	3	83%
MOUNTAIN VIEW	0	41	0	41	12	7	9	0%
NAHIDIAN PROPERTY	7	0	0	7	3	1	2	0%
OLD ARCOLA RESIDENTIAL	14	81	133	228	52	30	42	0%
STONE RIDGE, SECTION 40	65	79	0	144	47	27	38	0%
TANAGER	31	0	0	31	10	6	8	10%
WILLOWSFORD, THE GRANT AT	490	0	0	490	2	1	1	99%
WILSONFORD	16	0	0	16	6	3	5	0%
Planning District Total, as of September 2024	1895	1180	1619	4694	664	379	537	



LOUDOUN COUNTY PUBLIC SCHOOLS

Division of Planning & GIS Services

October 10, 2024

Ms. Allison Britain
County of Loudoun
Department of Planning and Zoning
1 Harrison Street SE
Leesburg, Virginia 20175

RE: LEGI-2023-0089, Artena Dulles

Dear Ms. Britain:

School Board staff has reviewed the second submission materials for the Artena Dulles rezoning application. The attached project assessment reflects the revised residential unit count (379 multifamily 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 *School Board Adopted FY 2025-FY 2030 Capital Budgets*, dated December 12, 2023.

Thank you for the additional opportunity to comment on the Artena Dulles 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

Election District: Dulles



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: LEGI-2023-0089, Artena Dulles

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	0	0	0	0	
Single Family Attached (SFA)	0.67	0	0	0	0	
Multifamily (MF)	0.40	379	64	36	52	152
Total Students		64	36	52	152	
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		
Project's Capital Costs		\$4,857,397	\$3,419,605	\$4,061,025	\$12,338,027	
Annual Operational Costs		FY 2025 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs		
		\$20,035	152	\$3,045,320		
School Facility Information ^A		Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)		
2024-2025 School Attendance Zone		Cardinal Ridge	Mercer	John Champe ^C		
2023-2024 Base Building Capacity		960	1395	2122		
Official September 29, 2023 Student Enrollment		878	1444	1744		
Projected September 30, 2029 Student Enrollment ^B		889	1583	2194		

A - To relieve current and projected student enrollment in the Dulles North/Dulles South areas, 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 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	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 ^A	1006	977	855	151	85%	857	149	85%	858	148	85%	853	153	85%	860	146	85%	865	141	86%
HENRIETTA LACKS ES ^B			557	403	58%	853	107	89%	870	90	91%	870	90	91%	900	60	94%	927	33	97%
HOVATTER ES ^{B,C}	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 ^C	960	850	691	269	72%	665	295	69%	651	309	68%	650	310	68%	658	302	69%	704	256	73%
	8602	7670	8057	1505		8099	1463		8134	1428		8079	1483		8218	1344		8308	1254	

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					
			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 ^A	1572	1626	1669	(97)	106%	1693	(121)	108%	1749	(177)	111%	1737	(165)	110%	1653	(81)	105%	1511	61	96%
	4443	4306	4350	93		4390	53		4465	(22)		4516	(73)		4419	24		4312	131	

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					
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
FREEDOM HS ^A	2062	1973	1936	126	94%	1876	186	91%	1777	285	86%	1676	386	81%	1631	431	79%	1600	462	78%
JOHN CHAMPE HS ^B	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%
	6205	5644	5835	370		5955	250		6030	175		6018	187		6075	130		6151	54	

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%
Planning District Total, as of September 2023	1859	761	1161	3781	485	277	393	



LOUDOUN COUNTY PUBLIC SCHOOLS

Division of Planning & GIS Services

January 26, 2024

Ms. Allison Britain
County of Loudoun
Department of Planning and Zoning
1 Harrison Street, SE
Leesburg, Virginia 20175

RE: LEGI-2023-0089, Artena Dulles

Dear Ms. Britain:

School Board staff has reviewed the zoning concept plan amendment application for Artena Dulles. Based on 2023 Loudoun County Public Schools (LCPS) Dulles South planning district student generation factors, the proposed 452 multi-family residential units will generate a total of 180 school-age children upon build-out: 76 elementary school-age children (grades K-5), 43 middle school-age children (grades 6-8), and 61 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 as well as detail on unbuilt residential development within the same area for County staff and policymakers to assess the overall impact of the project on LCPS. The information detail is an excerpt from the *School Board Adopted FY 2025-FY 2030 Capital Budgets*, dated December 12, 2023.

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 Artena Dulles. In addition to new school construction, major renovations, and rehabilitation projects at existing school facilities in the 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.

Safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Pedestrian Circulation Plan (sheet 5), dated November 28, 2023, shows sidewalk construction throughout the development; this is noted and appreciated.

Ms. Allison Britain
LEGI-2023-0089, Artena Dulles
January 26, 2024
Page 2

Thank you for the opportunity to comment on the Artena Dulles application. Each approved residential project impacts capital facility expenditures and operational costs, and increased costs can be anticipated with each additional school-age child residing in Loudoun County.

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

Sincerely,

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

Beverly I. Tate, Director

Attachments (3)

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

2022 Election District: Dulles



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: LEGI-2023-0089, Artena Dulles

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		0.42	0.24	0.34	
Single Family Attached (SFA)	0.67		0	0	0	0
Multifamily (MF)	0.40	452	76	43	61	180
Total Students			76	43	61	180
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	
Project's Capital Costs			\$5,792,991	\$4,078,262	\$4,843,228	\$14,714,480
Annual Operational Costs			FY 2024 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$19,905	180	\$3,582,900	
School Facility Information ^A			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Cardinal Ridge	Mercer	Johm Champe ^C	
2023-2024 Base Building Capacity			960	1395	2122	
Official September 29, 2023 Student Enrollment			878	1444	1744	
Projected September 30, 2029 Student Enrollment ^B			889	1583	2194	

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

ELEMENTARY SCHOOLS	FY 2025 - FY 2030 CIP PLANNING PERIOD																			
	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	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 ^A	1006	977	855	151	85%	857	149	85%	858	148	85%	853	153	85%	860	146	85%	865	141	86%
HENRIETTA LACKS ES ^B			557	403	58%	853	107	89%	870	90	91%	870	90	91%	900	60	94%	927	33	97%
HOVATTER ES ^{B,C}	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 ^C	960	850	691	269	72%	665	295	69%	651	309	68%	650	310	68%	658	302	69%	704	256	73%
	8602	7670	8057	1505		8099	1463		8134	1428		8079	1483		8218	1344		8308	1254	

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.

MIDDLE SCHOOLS	FY 2025 - FY 2030 CIP PLANNING PERIOD																			
	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 ^A	1572	1626	1669	(97)	106%	1693	(121)	108%	1749	(177)	111%	1737	(165)	110%	1653	(81)	105%	1511	61	96%
	4443	4306	4350	93		4390	53		4465	(22)		4516	(73)		4419	24		4312	131	

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.

HIGH SCHOOLS	FY 2025 - FY 2030 CIP PLANNING PERIOD																			
	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 ^A	2062	1973	1936	126	94%	1876	186	91%	1777	285	86%	1676	386	81%	1631	431	79%	1600	462	78%
JOHN CHAMPE HS ^B	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%
	6205	5644	5835	370		5955	250		6030	175		6018	187		6075	130		6151	54	

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%
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SAMSARA PLACE (LENAH MILL)	34	0	0	34	6	4	5	50%
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