



LOUDOUN COUNTY PUBLIC SCHOOLS

Division of Planning & GIS Services

January 20, 2026

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

RE: LEGI-2024-0022, Dulles Town Center Redevelopment

Dear Ms. Britain:

School Board staff has reviewed the third submission materials for the Dulles Town Center Redevelopment application. A revised project assessment for the proposed 2640 residential units, utilizing Loudoun County Public Schools (LCPS) 2025 student generation factors, is provided and outlines the impact of the application on the school division. Excerpts from the ***School Board Adopted FY 2027-FY 2032 Capital Budget***, dated December 16, 2025, including a six-year student enrollment overview as well as details on unbuilt residential development in the LCPS Eastern Loudoun Planning district are also attached.

LCPS appreciated the opportunity to meet with the applicant on November 21, 2025, to consider school facility needs in the greater Sterling area. Staff remains interested in continuing the conversation with the applicant team and property owner to explore potential options for identified school programs.

Thank you for the additional review of the Dulles Town Center Redevelopment 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: Sterling



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: LEGI-2024-0022, Dulles Town Center Redevelopment

Loudoun County Public Schools Eastern Loudoun Planning District Student Generation Factors, 2025		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)	0.50		0	0	0	0
Single Family Attached (SFA)	0.48	304	61	35	50	146
Multifamily (MF)	0.33	2336	324	185	262	771
Total Students			385	220	312	917

Annual Operating Costs	FY 2026 Per Pupil Cost	Student Generation Total	Annual Operating Costs
	\$23,825	917	\$21,847,525

School Facility Information	Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)
2025-2026 School Attendance Zone	Countryside	River Bend	Potomac Falls
2025-2026 Base Building Capacity	680	1254	1790 ^B
Official September 30, 2025 Student Enrollment	638	1082	1659
2025-2026 Capacity Utilization	94%	86%	93%
Projected September 30, 2031 Student Enrollment ^A	605	1077	1604
Projected 2031-2032 Capacity Utilization	89%	86%	90%

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

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

ELEMENTARY & SECONDARY SCHOOL SUMMARY: EASTERN LOUDOUN

General Geographic Planning District Description
North/East of Route 28 (Sully Road), South of the Potomac River, West of Fairfax County

FY 2026 - FY 2031 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2025-26	30-Sep-25	2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 SCHOOL YEAR			2030-31 SCHOOL YEAR			2031-32 SCHOOL YEAR		
	BASE		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	645	463	451	194	70%	442	203	69%	436	209	68%	443	202	69%	433	212	67%	427	218	66%
COUNTRYSIDE ES	680	638	637	43	94%	637	43	94%	621	59	91%	623	57	92%	610	70	90%	605	75	89%
FOREST GROVE ES	560	514	508	52	91%	498	62	89%	486	74	87%	483	77	86%	472	88	84%	473	87	84%
GUILFORD ES	544	492	476	68	88%	460	84	85%	448	96	82%	452	92	83%	458	86	84%	455	89	84%
HORIZON ES	776	522	531	245	68%	526	250	68%	524	252	68%	518	258	67%	508	268	65%	500	276	64%
LOWES ISLAND ES	638	494	495	143	78%	476	162	75%	464	174	73%	457	181	72%	460	178	72%	459	179	72%
MEADOWLAND ES	476	389	381	95	80%	370	106	78%	362	114	76%	357	119	75%	358	118	75%	366	110	77%
POTOWMACK ES	608	550	550	58	90%	564	44	93%	568	40	93%	543	65	89%	535	73	88%	538	70	88%
ROLLING RIDGE ES	620	543	541	79	87%	514	106	83%	511	109	82%	502	118	81%	490	130	79%	497	123	80%
STERLING ES	504	423	415	89	82%	417	87	83%	409	95	81%	406	98	81%	415	89	82%	414	90	82%
SUGARLAND ES	620	474	463	157	75%	443	177	71%	431	189	70%	425	195	69%	419	201	68%	428	192	69%
SULLY ES	544	428	415	129	76%	412	132	76%	405	139	74%	401	143	74%	408	136	75%	401	143	74%
	7215	5930	5863	1352		5759	1456		5665	1550		5610	1605		5566	1649		5563	1652	

FY 2026 - FY 2031 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2025-26	30-Sep-25	2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 SCHOOL YEAR			2030-31 SCHOOL YEAR			2031-32 SCHOOL YEAR		
	BASE		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	1254	1082	1053	201	84%	1036	218	83%	1042	212	83%	1039	215	83%	1075	179	86%	1077	177	86%
SENECA RIDGE MS	1274	882	851	423	67%	853	421	67%	850	424	67%	862	412	68%	817	457	64%	774	500	61%
STERLING MS	1348	899	884	464	66%	893	455	66%	901	447	67%	869	479	64%	836	512	62%	805	543	60%
	3876	2863	2788	1088		2782	1094		2793	1083		2770	1106		2728	1148		2656	1220	

FY 2026 - FY 2031 CIP PLANNING PERIOD

HIGH SCHOOLS	2025-26	30-Sep-25	2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR			2029-30 SCHOOL YEAR			2030-31 SCHOOL YEAR			2031-32 SCHOOL YEAR		
	BASE		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,D}	1517	1299	1301	216	86%	1327	190	87%	1363	154	90%	1410	107	93%	1420	97	94%	1403	114	92%
PARK VIEW HS ^B	1521	1290	1364	157	90%	1405	395	78%	1432	368	80%	1474	326	82%	1457	343	81%	1462	338	81%
POTOMAC FALLS HS ^C	1790	1659	1691	99	94%	1692	98	95%	1682	108	94%	1668	122	93%	1610	180	90%	1604	186	90%
	4828	4248	4356	472		4424	683		4477	630		4552	555		4487	620		4469	638	

WILLIAM OBEDIAH ROBEY HS ^D		59	60			80			80			100			100			100		
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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 CONSTRUCTION OF A REPLACEMENT SCHOOL, WITH A 1800-STUDENT BASE CAPACITY, IS ONGOING FOR PARK VIEW HS TO OPEN IN FALL 2027 (2027-28 SCHOOL YEAR).

C - THE 2025-26 BASE CAPACITY FOR POTOMAC FALLS HS REFLECTS TEN (10) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT POTOMAC FALLS HS WOULD BE 1583.

D - WILLIAM OBEDIAH ROBEY HS IS CO-LOCATED WITHIN DOMINION HS.

EASTERN LOUDOUN 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 enrollment.

Residential development detail is provided for approved, but not yet completed, projects as well as proposed applications by LCPS geographic planning district. Complete and age-restricted residential applications are excluded from the information below. Utilizing 2025 student generation factors (Appendix E), the potential number of LCPS students has been calculated based on the remaining number of approved residential units to be constructed.

The residential development map on the next page only depicts the approved, but not yet completed projects.

Eastern Loudoun Planning District Approved, Unbuilt Residential Development as of September 2025

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 1-Sep-25
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
ATLANTIC BOULEVARD RESIDENTIAL	0	0	80	80	11	6	9	0%
BELFORT PARK DRIVE TOWNHOMES	0	20	0	20	4	2	3	0%
CASCADES MARKETPLACE	0	180	685	865	131	75	106	0%
CASCADES PARKWAY SUBDIVISION	0	0	189	189	36	15	21	0%
COLONNADE	0	61	0	61	8	5	7	0%
DULLES TOWN CENTER	0	0	1230	1230	170	97	138	0%
OAK GROVE	0	50	0	50	10	6	8	0%
RIVANA AT INNOVATION STATION	0	0	2719	2719	377	215	305	0%
VILLAS AT CASCADES, THE	0	0	173	173	24	14	19	0%
WATERSIDE	0	0	2505	2505	347	198	281	0%
Planning District Total, as of September 2025	0	311	7581	7892	1118	633	897	

Proposed Residential Development as of September 2025

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

Residential Development	Proposed Residential Units				Potential LCPS Students			Application Reference
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
DULLES TOWN CENTER REDEVELOPMENT	0	304	2336	2640	398	227	322	LEGI-2024-0022
RESIDENCES AT DULLES PLAZA	0	0	240	240	34	20	28	LEGI-2023-0029
Planning District Total, as of September 2025	0	304	2576	2880	432	247	350	



LOUDOUN COUNTY PUBLIC SCHOOLS

Division of Planning & GIS Services

April 21, 2025

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

RE: LEGI-2024-0022, Dulles Town Center Redevelopment

Dear Ms. Britain:

School Board staff has reviewed the second submission materials for the Dulles Town Center Redevelopment application. The attached project assessment for a maximum of 2640 residential units outlines the operational and capital impact of the application on Loudoun County Public Schools (LCPS). Excerpts from the ***School Board Adopted FY 2026-FY 2031 Capital Budgets***, dated December 10, 2024, including a six-year student enrollment overview as well as detail on unbuilt residential development in the LCPS Eastern Loudoun Planning district are also provided.

To mitigate the student impact of this application, as well as future public-school students associated with anticipated redevelopment of Dulles Town Center, staff would welcome an opportunity to explore options to secure a future elementary school site in/around Dulles Town Center. While the School Board will be reviewing school attendance zones across the County, to better utilize existing facilities, the Dulles Town Center Redevelopment application alone has the potential to add just under 400 elementary school students alone to LCPS – equating to roughly one-half of an elementary school. Additional residential development in the area will only exacerbate the student space needs at the elementary and secondary school levels.

Thank you for the additional opportunity to comment on the Dulles Town Center Redevelopment 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: Sterling

Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment



Project Name: LEGI-2024-0022, Dulles Town Center Redevelopment

Loudoun County Public Schools Eastern Loudoun Planning District Student Generation Factors, 2024		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)	0.52		0	0	0	0
Single Family Attached (SFA)	0.50	304	64	36	52	152
Multifamily (MF)	0.34	2336	334	191	270	795
Total Students			398	227	322	947
Capital Costs			Elementary School Cost (FY 2026 CIP)	Middle School Cost (FY 2026 CIP)	High School Cost (FY 2026 CIP)	Total Capital Expenditure
School Cost			\$74,701,016	\$138,526,695	\$168,762,917	
Base Building Capacity			960	1445	2100	
Per Pupil Cost			\$77,814	\$95,866	\$80,363	
Project's Capital Costs			\$30,969,796	\$21,770,990	\$25,854,607	\$78,595,393
Operational Costs			FY 2025 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$20,035	947	\$18,973,145	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2024-2025 School Attendance Zone			Countryside	River Bend	Potomac Falls	
2024-2025 Base Building Capacity			680	1254	1625 ^B	
Official September 30, 2024 Student Enrollment			650	1137	1665	
Projected September 30, 2030 Student Enrollment ^A			618	1246	1596	

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

B - 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 2026 - FY 2031 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2024-25 BASE CAPACITY	30-Sep-24 ACTUAL ENROLLMENT	2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION			2028-29 SCHOOL YEAR PROJECTION			2029-30 SCHOOL YEAR PROJECTION			2030-31 SCHOOL YEAR PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
ALGONKIAN ES	645	459	475	170	74%	450	195	70%	443	202	69%	441	204	68%	444	201	69%	424	221	66%
COUNTRYSIDE ES	680	650	653	27	96%	651	29	96%	647	33	95%	638	42	94%	644	36	95%	618	62	91%
FOREST GROVE ES	560	528	516	44	92%	520	40	93%	516	44	92%	507	53	91%	507	53	91%	506	54	90%
GUILFORD ES	544	505	495	49	91%	488	56	90%	466	78	86%	452	92	83%	455	89	84%	456	88	84%
HORIZON ES	776	511	510	266	66%	523	253	67%	512	264	66%	511	265	66%	492	284	63%	490	286	63%
LOWES ISLAND ES	638	530	520	118	82%	526	112	82%	515	123	81%	497	141	78%	483	155	76%	480	158	75%
MEADOWLAND ES	476	404	398	78	84%	389	87	82%	379	97	80%	371	105	78%	366	110	77%	372	104	78%
POTOWMACK ES	608	569	617	(9)	101%	663	(55)	109%	718	(110)	118%	746	(138)	123%	746	(138)	123%	761	(153)	125%
ROLLING RIDGE ES	620	565	578	42	93%	597	23	96%	591	29	95%	596	24	96%	590	30	95%	580	40	94%
STERLING ES	504	430	430	74	85%	421	83	84%	421	83	84%	413	91	82%	400	104	79%	414	90	82%
SUGARLAND ES	620	504	508	112	82%	514	106	83%	512	108	83%	514	106	83%	520	100	84%	516	104	83%
SULLY ES	544	476	444	100	82%	432	112	79%	428	116	79%	418	126	77%	412	132	76%	410	134	75%
	7215	6131	6144	1071		6174	1041		6148	1067		6104	1111		6059	1156		6027	1188	

FY 2026 - FY 2031 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2024-25 BASE CAPACITY	30-Sep-24 ACTUAL ENROLLMENT	2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION			2028-29 SCHOOL YEAR PROJECTION			2029-30 SCHOOL YEAR PROJECTION			2030-31 SCHOOL YEAR PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
RIVER BEND MS	1254	1137	1116	138	89%	1122	132	89%	1110	144	89%	1147	107	91%	1166	88	93%	1246	8	99%
SENECA RIDGE MS	1274	863	901	373	71%	884	390	69%	895	379	70%	893	381	70%	926	348	73%	901	373	71%
STERLING MS	1348	968	996	352	74%	1012	336	75%	1046	302	78%	1051	297	78%	1055	293	78%	1030	318	76%
	3876	2968	3013	863		3018	858		3051	825		3091	785		3147	729		3177	699	

FY 2026 - FY 2031 CIP PLANNING PERIOD

HIGH SCHOOLS	2024-25 BASE CAPACITY	30-Sep-24 ACTUAL ENROLLMENT	2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION			2028-29 SCHOOL YEAR PROJECTION			2029-30 SCHOOL YEAR PROJECTION			2030-31 SCHOOL YEAR PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
DOMINION HS ^{A,D}	1517	1456	1361	156	90%	1326	191	87%	1293	224	85%	1304	213	86%	1285	232	85%	1235	282	81%
PARK VIEW HS ^B	1521	1413	1315	206	86%	1305	216	86%	1265	535	70%	1290	510	72%	1318	482	73%	1348	452	75%
POTOMAC FALLS HS ^C	1625	1665	1678	112	94%	1664	126	93%	1648	142	92%	1607	183	90%	1621	169	91%	1596	194	89%
	4663	4534	4354	474		4295	533		4206	901		4201	906		4224	883		4179	928	

WILLIAM OBEDIAH ROBEY HS ^D	59	60	80	80	100	100	100
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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 CONSTRUCTION OF A REPLACEMENT SCHOOL, WITH A 1800-STUDENT BASE CAPACITY, IS PLANNED FOR PARK VIEW HS TO OPEN IN FALL 2027 (2027-28 SCHOOL YEAR).

C - THE 2024-25 BASE CAPACITY FOR POTOMAC FALLS HS REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE. AN ADDITIONAL 8 MODULAR CLASSROOMS WILL BE PLACED AT POTOMAC FALLS HS BY THE START OF THE 2025-26 SCHOOL YEAR, INCREASING CAPACITY TO 1790. WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT POTOMAC FALLS HS WOULD BE 1583.

D - WILLIAM OBEDIAH ROBEY HS IS CO-LOCATED WITHIN DOMINION HS.

EASTERN LOUDOUN 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.

Eastern Loudoun 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	
ATLANTIC BOULEVARD RESIDENTIAL REZONING	0	0	80	80	11	7	9	0%
BELFORT PARK DRIVE TOWNHOMES	0	20	0	20	4	2	3	0%
CASCADES MARKETPLACE	0	180	685	755	136	78	110	0%
CASCADES PARKWAY SUBDIVISION	0	0	189	189	27	15	22	0%
COLONNADE	0	61	0	61	13	7	10	0%
DULLES TOWN CENTER	0	0	1230	1230	176	100	142	0%
INNOVATION MULTI-FAMILY	0	0	415	415	59	34	48	0%
MOUNT STERLING (LOUDOUN VIEW)	0	74	144	218	11	6	9	72%
RIVANA AT INNOVATION STATION	0	0	2719	2719	388	222	314	0%
STERLING MEADOW (REGAL CHASE)	0	0	166	166	7	4	5	72%
VILLAS AT CASCADES, THE	0	0	173	173	25	14	20	0%
WATERSIDE	0	0	2505	2505	358	204	290	0%
Planning District Total, as of September 2024	0	335	8306	8531	1214	694	983	



LOUDOUN COUNTY PUBLIC SCHOOLS

Division of Planning & GIS Services

July 25, 2024

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

RE: LEGI-2024-0022, Dulles Town Center Redevelopment

Dear Mr. Brown:

School Board staff has reviewed the zoning map amendment application for Dulles Town Center Redevelopment. Based on 2023 Loudoun County Public Schools (LCPS) Eastern Loudoun planning district student generation factors, the proposed 400 single family attached and 600 multifamily residential units will generate a total of 416 school-age children upon build-out: 175 elementary school-age children (grades K-5), 100 middle school-age children (grades 6-8), and 141 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 Eastern Loudoun 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 Dulles Town Center Redevelopment. In the LCPS Eastern Loudoun planning district, major renovations, and rehabilitation projects at existing school facilities are being reviewed and initiated by the School Board. The associated costs are significant, and the proffer dollars would help offset such expenditures.

Safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Vehicular and Pedestrian Circulation Plan (sheet 8), dated May 2024, shows sidewalk construction throughout the development; this is noted and appreciated.

Mr. Marshall Brown
LEGI-2024-0022, Dulles Town Center Redevelopment
July 25, 2024
Page 2

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

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

Sincerely,

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

Beverly I. Tate, Director

Attachments (3)

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

Election District: Sterling



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: LEGI-2024-0022, Dulles Town Center Redevelopment

Loudoun County Public Schools Eastern Loudoun Planning District Student Generation Factors, 2023		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)	0.53		0	0	0	0
Single Family Attached (SFA)	0.50	400	84	48	68	200
Multifamily (MF)	0.36	600	91	52	73	216
Total Students			175	100	141	416
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			\$13,329,005	\$9,383,612	\$11,143,710	\$33,856,326
Operational Costs			FY 2025 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$20,035	416	\$8,334,560	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2024-2025 School Attendance Zone			Countryside	River Bend	Potomac Falls ^B	
2023-2024 Base Building Capacity			812	1254	1625	
Official September 29, 2023 Student Enrollment			642	1201	1686	
Projected September 30, 2029 Student Enrollment ^A			566	1264	1724	

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

B - 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 2025 - FY 2030 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2023-24 BASE CAPACITY	29-Sep-23 ACTUAL ENROLLMENT	2024-25 SCHOOL YEAR PROJECTION			2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION			2028-29 SCHOOL YEAR PROJECTION			2029-30 SCHOOL YEAR PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
ALGONKIAN ES	651	449	448	203	69%	444	207	68%	425	226	65%	406	245	62%	408	243	63%	406	245	62%
COUNTRYSIDE ES	812	642	629	183	77%	604	208	74%	594	218	73%	577	235	71%	568	244	70%	566	246	70%
FOREST GROVE ES	590	539	571	19	97%	580	10	98%	593	(3)	101%	608	(18)	103%	603	(13)	102%	600	(10)	102%
GUILFORD ES	550	538	528	22	96%	510	40	93%	509	41	93%	494	56	90%	481	69	87%	483	67	88%
HORIZON ES	812	483	471	341	58%	477	335	59%	480	332	59%	478	334	59%	480	332	59%	464	348	57%
LOWES ISLAND ES	674	541	556	118	82%	544	130	81%	552	122	82%	542	132	80%	529	145	78%	525	149	78%
MEADOWLAND ES	480	459	452	28	94%	446	34	93%	438	42	91%	435	45	91%	430	50	90%	427	53	89%
POTOWMACK ES	590	582	619	(29)	105%	656	(66)	111%	686	(96)	116%	748	(158)	127%	787	(197)	133%	779	(189)	132%
ROLLING RIDGE ES	650	580	588	62	90%	600	50	92%	611	39	94%	598	52	92%	599	51	92%	588	62	90%
STERLING ES	510	418	435	75	85%	418	92	82%	418	92	82%	422	88	83%	419	91	82%	417	93	82%
SUGARLAND ES	650	474	460	190	71%	433	217	67%	423	227	65%	412	238	63%	408	242	63%	411	239	63%
SULLY ES	550	469	481	69	87%	470	80	85%	457	93	83%	453	97	82%	441	109	80%	434	116	79%
	7519	6174	6238	1281		6182	1337		6186	1333		6173	1346		6153	1366		6100	1419	

SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE EASTERN LOUDOUN PLANNING DISTRICT ARE CURRENTLY ATTENDING SCHOOL IN THE ASHBURN PLANNING DISTRICT.

FY 2025 - FY 2030 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2023-24 BASE CAPACITY	29-Sep-23 ACTUAL ENROLLMENT	2024-25 SCHOOL YEAR PROJECTION			2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION			2028-29 SCHOOL YEAR PROJECTION			2029-30 SCHOOL YEAR PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
RIVER BEND MS	1254	1201	1211	43	97%	1237	17	99%	1264	(10)	101%	1250	4	100%	1248	6	100%	1264	(10)	101%
SENECA RIDGE MS	1274	868	853	421	67%	876	398	69%	849	425	67%	832	442	65%	817	457	64%	816	458	64%
STERLING MS	1348	947	939	409	70%	947	401	70%	948	400	70%	951	397	71%	953	395	71%	965	383	72%
	3876	3016	3003	873		3060	816		3061	815		3033	843		3018	858		3045	831	

SOME MIDDLE SCHOOL STUDENTS RESIDING IN THE EASTERN LOUDOUN PLANNING DISTRICT ARE CURRENTLY ATTENDING SCHOOL IN THE ASHBURN PLANNING DISTRICT.

FY 2025 - FY 2030 CIP PLANNING PERIOD

HIGH SCHOOLS	2023-24 BASE CAPACITY	29-Sep-23 ACTUAL ENROLLMENT	2024-25 SCHOOL YEAR PROJECTION			2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION			2028-29 SCHOOL YEAR PROJECTION			2029-30 SCHOOL YEAR PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
DOMINION HS ^{A,D}	1517	1484	1456	61	96%	1325	192	87%	1263	254	83%	1192	325	79%	1184	333	78%	1180	337	78%
PARK VIEW HS ^B	1521	1443	1372	149	90%	1324	197	87%	1257	264	83%	1195	605	66%	1206	594	67%	1195	605	66%
POTOMAC FALLS HS ^C	1625	1686	1676	(51)	103%	1671	(46)	103%	1676	(51)	103%	1677	(52)	103%	1682	(57)	104%	1724	(99)	106%
	4663	4613	4504	159		4320	343		4196	467		4064	878		4072	870		4099	843	
WILLIAM OBEDIAH ROBEY HS ^D		51	60			60			80			80			100			100		

SOME HIGH SCHOOL STUDENTS RESIDING IN THE EASTERN LOUDOUN PLANNING DISTRICT ARE CURRENTLY ATTENDING SCHOOL IN THE ASHBURN PLANNING DISTRICT.

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 CONSTRUCTION OF A REPLACEMENT SCHOOL, WITH A 1800-STUDENT BASE CAPACITY, IS PLANNED FOR PARK VIEW HS TO OPEN IN FALL 2027 (2027-28 SCHOOL YEAR).

C - THE 2023-24 BASE CAPACITY FOR POTOMAC FALLS HS REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT POTOMAC FALLS HS WOULD BE 1583.

D - WILLIAM OBEDIAH ROBEY HS IS CO-LOCATED WITHIN DOMINION HS.

EASTERN LOUDOUN 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.

Eastern Loudoun 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	
BELFORT PARK DRIVE TOWNHOMES	0	20	0	20	4	2	3	0%
CASCADES PARKWAY SUBDIVISION	0	0	189	189	29	16	23	0%
COLONNADE	0	61	0	61	13	7	10	0%
DULLES TOWN CENTER	0	0	1230	1230	186	106	151	0%
INNOVATION MULTI-FAMILY	0	0	415	415	63	36	51	0%
KINCORA VILLAGE	0	0	2600	2600	300	171	242	24%
MOUNT STERLING (LOUDOUN VIEW)	0	74	144	218	52	30	43	33%
RIVANA AT INNOVATION STATION	0	0	2719	2719	52	235	333	0%
STERLING MEADOW (REGAL CHASE)	0	0	166	166	21	12	17	14%
VILLAS AT CASCADES, THE	0	0	173	173	26	15	21	0%
WATERSIDE	0	0	2505	2505	379	216	307	0%
Planning District Total, as of September 2023	0	155	10141	10296	1124	848	1201	