



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

960 Sycolin Road SE, Suite 110

Leesburg, Virginia 20175

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March 31, 2023

Mr. Tom Donnelly
County of Loudoun
Department of Building and Development
1 Harrison Street, SE
Leesburg, Virginia 20175

RE: SBRD-2023-0001, Cattail Run, Phase 1

Dear Mr. Donnelly:

School Board staff has reviewed the subdivision record plat for Cattail Run, Phase 1. Based on 2022 Loudoun County Public Schools (LCPS) student generation factors for the Central Loudoun planning district, the proposed 109 single-family detached and 27 single-family attached residential units will generate a total of 76 school-age children upon build-out. The attached assessment outlines the operational and capital impact of the project on LCPS.

Thank you for the opportunity to comment on the Cattail Run, Phase 1 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,

Beverly I. Tate, Director

2011 Election District: Catoctin
2022 Election District: Leesburg

Attachment

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



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: SBRD-2023-0001, Cattail Run, Phase 1

Loudoun County Public Schools Central Loudoun 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)	0.56	109	26	15	21	62
Single Family Attached (SFA)	0.51	27	6	3	5	14
Multifamily (MF)	0.38		0	0	0	0
Total Students			32	18	26	76
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	
Project's Capital Costs			\$2,563,333	\$1,459,960	\$3,355,238	\$7,378,531
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	76	\$1,418,339	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Ball's Bluff	Smart's Mill	Tuscarora	
September 30, 2022 Student Enrollment			465	875	1419	
2022-2023 Base Building Capacity			697	1214	1976	



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

21000 Education Court
Ashburn, Virginia 20148
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June 30, 2021

Mr. Eric Jewell
County of Loudoun
Department of Building and Development
1 Harrison Street, SE
Leesburg, Virginia 20175

RE: SBPL 2021-0002, Cattail Run

Dear Mr. Jewell:

School Board staff has reviewed the referenced application for Cattail Run. Based on 2019 Loudoun County Public Schools (LCPS) student generation factors for the Central Loudoun planning district, the proposed 192 single-family detached and 58 single-family attached residential units will generate a total of 159 school-age children upon build-out: 70 elementary school-age children (grades K-5), 38 middle school-age children (grades 6-8), and 51 high school-age children (grades 9-12). The attached assessment outlines the operational and capital impact of the project on LCPS.

Staff has also included a six-year student enrollment overview of LCPS Central Loudoun planning district schools, as well as details on approved, unbuilt residential development within the same area, for County staff and policy makers to assess regarding the overall impact of the project on area elementary and secondary schools. The information detail is an excerpt from the *School Board Adopted FY 2022-FY 2027 Capital Improvement Program*, dated December 15, 2020.

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Preliminary Typical Street Sections Plat (sheet 5), dated February 2021 illustrates sidewalk construction throughout the development; this is noted and appreciated.

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

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

Sincerely,

Beverly I. Tate, Director

Attachments (3)

c: Scott Ziegler, Superintendent
Kevin Lewis, Assistant Superintendent of Support Services

Election District: Catoclin



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: SBPL 2021-0002, Cattail Run

Loudoun County Public Schools Central Loudoun Planning District Student Generation Factors, 2019		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.44	0.24	0.32	
Single Family Detached (SFD)	0.65	192	55	30	40	125
Single Family Attached (SFA)	0.58	58	15	8	11	34
Multifamily (MF)	0.39		0	0	0	0
Total Students			70	38	51	159
Capital Costs			Elementary School Cost (FY 2022 CIP)	Middle School Cost (FY 2022 CIP)	High School Cost (FY 2022 CIP)	Total Capital Expenditure
School Cost			\$54,880,000	\$90,775,000	\$155,605,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$57,167	\$62,820	\$74,098	
Project's Capital Costs			\$3,985,294	\$2,388,771	\$3,756,809	\$10,130,874
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	159	\$2,722,080	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-22 School Attendance Zone			John W. Tolbert, Jr.	Harper Park	Heritage	
September 30, 2020 Student Enrollment			630	956	1501	
2020-21 Base Building Capacity			812	1208	1740	

ELEMENTARY & SECONDARY SCHOOL SUMMARY: CENTRAL LOUDOUN

General Planning District Description
North/West of Goose Creek, East of the Catoctin Mountain Ridgeline, South of the Potomac River

FY 2022 - FY 2027 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2020-2021	30-Sep-20	2021-22			2022-23			2023-24			2024-25			2025-26			2026-27		
	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
BALL'S BLUFF ES	697	512	564	133	81%	572	125	82%	565	132	81%	578	119	83%	566	131	81%	558	139	80%
CATOCTIN ES ^A	697	591	688	9	99%	717	26	97%	756	(13)	102%	750	(7)	101%	751	(8)	101%	737	6	99%
COOL SPRING ES	674	557	695	(21)	103%	739	(65)	110%	792	(118)	118%	821	(147)	122%	821	(147)	122%	810	(136)	120%
EVERGREEN MILL ES	697	521	634	63	91%	647	50	93%	658	39	94%	653	44	94%	644	53	92%	638	59	92%
FRANCES HAZEL REID ES	812	593	677	135	83%	664	148	82%	684	128	84%	692	120	85%	671	141	83%	659	153	81%
FREDERICK DOUGLASS ES	914	647	751	163	82%	726	188	79%	736	178	81%	712	202	78%	704	210	77%	694	220	76%
JOHN W TOLBERT JR ES	812	630	695	117	86%	707	105	87%	706	106	87%	709	103	87%	687	125	85%	674	138	83%
LEESBURG ES	651	395	422	229	65%	429	222	66%	429	222	66%	412	239	63%	412	239	63%	403	248	62%
LUCKETTS ES	332	262	301	31	91%	299	33	90%	307	25	92%	311	21	94%	301	31	91%	295	37	89%
SYCOLIN CREEK ES	812	587	634	178	78%	628	184	77%	620	192	76%	628	184	77%	619	193	76%	610	202	75%
	7098	5295	6061	1037		6128	1016		6253	891		6266	878		6176	968		6078	1066	

SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE CENTRAL LOUDOUN PLANNING DISTRICT ARE CURRENTLY ATTENDING ELEMENTARY SCHOOL IN THE WESTERN LOUDOUN PLANNING DISTRICT.
SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE DULLES NORTH PLANNING DISTRICT ARE CURRENTLY ATTENDING ELEMENTARY SCHOOL IN THE CENTRAL LOUDOUN PLANNING DISTRICT.

A - A THREE (3) CLASSROOM ADDITION IS PLANNED AT CATOCTIN ES, TO BE COMPLETE BY THE START OF THE 2022-23 SCHOOL YEAR; ANTICIPATED CAPACITY FOR CATOCTIN ES IN FALL 2022 IS 743.

FY 2022 - FY 2027 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2020-2021	30-Sep-20	2021-22			2022-23			2023-24			2024-25			2025-26			2026-27		
	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
HARPER PARK MS	1208	956	978	230	81%	938	270	78%	931	277	77%	969	239	80%	1034	174	86%	1100	108	91%
J LUPTON SIMPSON MS	1311	1035	1107	204	84%	1113	198	85%	1125	186	86%	1195	116	91%	1224	87	93%	1282	29	98%
SMART'S MILL MS	1227	1016	1041	186	85%	1000	227	81%	976	251	80%	951	276	78%	980	247	80%	999	228	81%
	3746	3007	3126	620		3051	695		3032	714		3115	631		3238	508		3381	365	

FY 2022 - FY 2027 CIP PLANNING PERIOD

HIGH SCHOOLS	2020-2021	30-Sep-20	2021-22			2022-23			2023-24			2024-25			2025-26			2026-27		
	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
HERITAGE HS	1740	1501	1624	116	93%	1642	98	94%	1616	124	93%	1525	215	88%	1507	233	87%	1459	281	84%
LOUDOUN COUNTY HS	1432	1498	1619	(187)	113%	1697	(265)	119%	1738	(306)	121%	1728	(296)	121%	1755	(323)	123%	1751	(319)	122%
TUSCARORA HS	1938	1420	1487	451	77%	1494	444	77%	1527	411	79%	1504	434	78%	1455	483	75%	1418	520	73%
	5110	4419	4730	380		4833	277		4881	229		4757	353		4717	393		4628	482	

**CENTRAL LOUDOUN PLANNING DISTRICT
RESIDENTIAL DEVELOPMENT**

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

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

**Central Loudoun Planning District
Approved, Unbuilt Residential Development
as of September 2020**

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2020
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
BRICKYARD	0	0	59	59	10	6	7	0%
CATTAIL RUN	200	50	0	250	70	38	51	0%
CHURCH AND MARKET	0	0	116	116	20	11	14	0%
CRESCENT PARKE	0	178	96	274	62	34	45	0%
FALCONAIRE	54	0	0	54	2	1	1	89%
HAMLET AT WULF CREST FARM	25	0	0	25	2	1	1	72%
HARPERS RUN (Leesburg West)	28	0	0	28	1	1	1	82%
KETOCTIN FARM ESTATES	14	0	0	14	3	2	2	29%
KING STREET STATION (KMI)	0	0	64	64	6	3	4	44%
LEES CROSSING	68	0	0	68	11	6	8	44%
MEADOWBROOK FARM (Leesburg South)	400	0	0	400	61	33	44	47%
OATLANDS MANOR	15	0	0	15	4	2	3	0%
POTOMAC STATION MARKETPLACE	0	61	42	103	23	12	17	0%
RIVER CREEK VILLAGE	0	64	0	64	16	9	12	0%
STONE FOX ESTATES (Cope)	15	0	0	15	1	0	0	87%
TUSCARORA CROSSING	140	266	324	730	164	89	119	0%
TUSCARORA VILLAGE (Leegate)	0	142	326	468	70	38	51	22%
VILLAGE AT LEESBURG	0	0	479	479	10	6	7	87%
WHITE OAK	162	0	0	162	46	25	34	0%
WOODLANDS AT GOOSE CREEK (Goose Creek Club)	33	125	0	158	27	15	20	34%
Planning District Total, as of September 2020	1154	886	1506	3546	609	333	443	



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DIVISION OF PLANNING SERVICES

21000 Education Court
Ashburn, Virginia 20148
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Email: lcpsplan@lcps.org

January 22, 2020

Mr. Kenneth L. Williams
County of Loudoun
Department of Building and Development
1 Harrison Street, SE (Mail Stop 62)
Leesburg, Virginia 20175

RE: WAIV 2019-0021 Cattail Run

Dear Mr. Williams:

School Board staff has reviewed the Facilities Standards Manual (FSM) waiver request for Cattail Run application. The request seeks 16 separate waivers of the FSM associated with the concept development plan of ZMAP 2019-0012, Cattail Run Residential. As the proposed waiver request does not impact schools, staff offers no comment.

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

Sincerely,



Beverly J. Tate, Director

c: Eric Williams, Superintendent
Kevin Lewis, Assistant Superintendent

Election District: Catoctin