



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

960 Sycolin Road SE, Suite 110

Leesburg, Virginia 20175

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August 15, 2022

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

RE: SBPR-2017-0009, Creighton Hills

Dear Mr. Baggett:

School Board staff has reviewed the third submission application for Creighton Hills. Based on 2021 Loudoun County Public Schools (LCPS) student generation factors for the Central Loudoun planning district, the proposed thirty-seven (37) single-family detached residential units will generate a total of twenty-one (21) 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 Creighton Hills 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

Attachment

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

Election District: Catoctin



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: SBPR-2017-0009, Creighton Hills

| Loudoun County Public Schools Central Loudoun Planning District Student Generation Factors, 2021 | | Housing Units | Elementary School Student Generation | Middle School Student Generation | High School Student Generation | Student Generation Total |
|--|------|------------------|--|--|--------------------------------------|--------------------------------|
| | | | 0.43 | 0.24 | 0.33 | |
| Single Family Detached (SFD) | 0.58 | 37 | 9 | 5 | 7 | 21 |
| Single Family Attached (SFA) | 0.53 | | 0 | 0 | 0 | 0 |
| Multifamily (MF) | 0.39 | | 0 | 0 | 0 | 0 |
| Total Students | | | 9 | 5 | 7 | 21 |
| 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 | |
| Project's Capital Costs | | | \$552,322 | \$413,422 | \$553,611 | \$1,519,356 |
| Annual Operational Costs | | | FY 2023 Adopted Per Pupil Cost | Student Generation Total | Annual Operational Costs | |
| | | | \$18,719 | 21 | \$401,710 | |
| School Facility Information | | | Elementary School (Grades K-5) | Middle School (Grades 6-8) | High School (Grades 9-12) | |
| 2022-2023 School Attendance Zone | | | Evergreen Mill | J.L. Simpson | Loudoun County | |
| September 30, 2021 Student Enrollment | | | 598 | 999 | 1504 | |
| 2021-2022 Base Building Capacity | | | 697 | 1311 | 1495 | |



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

21000 Education Court
Ashburn, Virginia 20148
Telephone: 571-252-1050
Facsimile: 571-252-1101
Email: lcpsplan@lcps.org

August 24, 2017

Mr. Michael Baggett
County of Loudoun
Department of Building & Development
1 Harrison Street, SE (Mail Stop 60A)
Leesburg, Virginia 20175

RE: SBPR-2017-0009, Creighton Hills

Dear Mr. Baggett:

School Board staff has reviewed the preliminary record plat for Creighton Hills. An assessment is attached which outlines the operational and capital impact of the project on Loudoun County Public Schools.

The Loudoun County School Board is concerned about all land development applications. Capital facility expenditures and operational costs are impacted by each approved residential project and both can be anticipated to increase with each additional school-age child who resides in Loudoun County.

Thank you for the opportunity to review the Creighton Hills application. Should you require further information, please contact me at your earliest convenience.

Sincerely,

Beverly I. Tate
Planning Supervisor

Attachment

c: Eric Williams, Superintendent
Kevin Lewis, Assistant Superintendent

Site Location: Catoctin Election District



Loudoun County Public Schools

Department of Planning Services

Project Assessment

Project Name: SBPR-2017-0009, Creighton Hills

| Loudoun County Public Schools Student Generation Factors, 2016 | Housing Units | Elementary School Student Generation | Middle School Student Generation | High School Student Generation | Student Generation Total | |
|--|---------------|--------------------------------------|----------------------------------|--------------------------------|---------------------------|-----------|
| Single Family Detached (SFD) | 0.44 | 39 | 8 | 4 | 5 | 17 |
| Single Family Attached (SFA) | 0.60 | 0 | 0 | 0 | 0 | 0 |
| Multifamily (MF) | 0.33 | 0 | 0 | 0 | 0 | 0 |
| Total Students | | | 8 | 4 | 5 | 17 |
| Capital Costs | | Elementary School Cost (FY 2018 CIP) | Middle School Cost (FY 2018 CIP) | High School Cost (FY 2018 CIP) | Total Capital Expenditure | |
| School Cost | | \$39,980,000 | \$66,705,000 | \$125,540,000 | | |
| Capacity | | 928 | 1,350 | 1,800 | | |
| Per Pupil Cost | | \$43,082 | \$49,411 | \$69,744 | | |
| Project's Capital Costs | | \$344,655 | \$197,644 | \$348,722 | \$891,021 | |
| Annual Operational Costs | | FY 2017 Appropriated Per Pupil Cost | Student Generation Total | Annual Operational Costs | | |
| | | \$13,121 | 17 | \$223,057 | | |
| School Facility Information | | Elementary School (Grades K-5) | Middle School (Grades 6-8) | High School (Grades 9-12) | | |
| 2017-18 School Attendance Zone | | Evergreen Mill | JL Simpson | Loudoun County | | |
| September 30, 2016 Student Enrollment | | 522 | 1023 | 1501 | | |
| 2016-17 Building Program Capacity | | 632 | 1255 | 1361 | | |