



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

August 16, 2023

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

RE: ZMAP-2021-0020, Goose Creek Club II

Dear Mr. Johnson:

School Board staff has reviewed the third submission materials for the Goose Creek Club II application. The attached project assessment reflects the revised residential units (90 single-family attached units) and outlines the operational and capital impact of the rezoning application on Loudoun County Public Schools (LCPS). The provided six-year student enrollment overview and detail on unbuilt residential development in the LCPS Central Loudoun 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 Goose Creek Club II application. Should you require further information, please contact me at your earliest convenience.

Sincerely,

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

Beverly I. Tate, Director

2011 Election District: Catoctin
2022 Election District: Leesburg

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-2021-0020, Goose Creek Club II

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		0	0	0	0
Single Family Attached (SFA)	0.51	90	19	11	16	46
Multifamily (MF)	0.38		0	0	0	0
Total Students			19	11	16	46
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	
Project's Capital Costs			\$1,387,430	\$976,750	\$1,159,961	\$3,524,141
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	46	\$859,202	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Cool Spring	Harper Park	Heritage	
September 30, 2022 Student Enrollment			625	845	1470	
2022-2023 Base Building Capacity			674	1244	1811	

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 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
BALL'S BLUFF ES	697	465	444	253	64%	438	259	63%	429	268	62%	436	261	63%	445	252	64%	458	239	66%
CATOCTIN ES*	743	605	601	142	81%	619	124	83%	640	103	86%	658	85	89%	667	76	90%	689	54	93%
COOL SPRING ES	674	625	646	28	96%	660	14	98%	669	5	99%	671	3	100%	678	(4)	101%	665	9	99%
EVERGREEN MILL ES	697	608	626	71	90%	624	73	90%	622	75	89%	623	74	89%	627	70	90%	597	100	86%
FRANCES HAZEL REID ES*	812	608	666	146	82%	676	136	83%	667	145	82%	683	129	84%	693	119	85%	674	138	83%
FREDERICK DOUGLASS ES	914	584	567	347	62%	549	365	60%	528	386	58%	520	394	57%	521	393	57%	523	391	57%
JOHN W TOLBERT JR ES	812	628	624	188	77%	624	188	77%	607	205	75%	589	223	73%	576	236	71%	563	249	69%
LEESBURG ES	651	430	425	226	65%	418	233	64%	424	227	65%	424	227	65%	412	239	63%	407	244	63%
LUCKETTS ES	332	271	268	64	81%	260	72	78%	252	80	76%	238	94	72%	254	78	77%	242	90	73%
SYCOLIN CREEK ES	812	511	481	331	59%	479	333	59%	466	346	57%	459	353	57%	457	355	56%	454	358	56%
	7144	5335	5348	1796		5347	1797		5304	1840		5301	1843		5330	1814		5272	1872	

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.

*THE PROJECTED STUDENT ENROLLMENTS REFLECT ATTENDANCE ZONE CHANGES ADOPTED BY THE SCHOOL BOARD ON FEBRUARY 14, 2023.

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
HARPER PARK MS	1244	845	956	288	77%	984	260	79%	1020	224	82%	1005	239	81%	993	251	80%	975	269	78%
J LUPTON SIMPSON MS	1302	974	828	474	64%	855	447	66%	867	435	67%	859	443	66%	842	460	65%	844	458	65%
SMART'S MILL MS	1214	875	913	301	75%	940	274	77%	971	243	80%	943	271	78%	919	295	76%	942	272	78%
	3760	2694	2697	1063		2779	981		2858	902		2807	953		2754	1006		2761	999	

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
HERITAGE HS	1811	1470	1729	82	95%	1782	29	98%	1823	(12)	101%	1804	7	100%	1840	(29)	102%	1885	(74)	104%
LOUDOUN COUNTY HS	1379	1536	1332	47	97%	1312	67	95%	1303	76	94%	1306	73	95%	1329	50	96%	1359	20	99%
TUSCARORA HS	1976	1419	1580	396	80%	1593	383	81%	1563	413	79%	1559	417	79%	1526	450	77%	1552	424	79%
	5166	4425	4641	525		4687	479		4689	477		4669	497		4695	471		4796	370	

CENTRAL 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.

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.

Central Loudoun 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	
BRICKYARD	0	0	59	59	9	5	8	0%
CATTAIL RUN	192	58	0	250	58	33	47	0%
CHURCH AND MARKET	0	0	116	116	19	11	15	0%
CRESCENT PARKE	0	178	96	274	54	31	44	0%
EAST QUARTER (RIVER CREEK VILLAGE)	0	64	0	64	12	7	10	11%
HAMLET AT WULF CREST FARM	25	0	0	25	1	1	1	80%
KETOCTIN FARM ESTATES	33	0	0	33	6	3	5	24%
LEES CROSSING	68	0	0	68	9	5	7	46%
MAIN TREE FARM	15	0	0	15	4	2	3	0%
MEADOWBROOK FARM (LEESBURG SOUTH)	400	0	0	400	9	5	7	90%
OATLANDS MANOR	15	0	0	15	4	2	3	0%
POTOMAC STATION MARKETPLACE	0	61	42	103	20	11	16	0%
STONE FOX ESTATES (COPE)	15	0	0	15	0	0	0	87%
TUSCARORA CROSSING	140	266	324	730	142	81	115	0%
TUSCARORA VILLAGE (LEEGATE)	0	142	326	468	52	30	42	35%
VILLAGE AT LEESBURG	0	84	479	563	10	5	8	89%
VIRGINIA VILLAGE	0	47	600	647	106	60	86	0%
WHITE OAKS FARM	162	0	0	162	28	16	23	25%
WOODLANDS AT GOOSE CREEK (GOOSE CREEK CLUB)	33	125	0	158	1	1	1	96%
Planning District Total, as of September 2022	1098	1025	2042	4165	544	309	441	

The map on the following page depicts the approved, unbuilt developments that have 10 or more residences.



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

August 23, 2022

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

RE: ZMAP-2021-0020 and ZMOD-2022-0056, Goose Creek Club II

Dear Mr. Johnson:

School Board staff has reviewed the second submission application for Goose Creek Club II; comments are provided specific to the zoning map amendment (ZMAP-2021-0020). Based on 2021 Loudoun County Public Schools (LCPS) Central Loudoun planning district student generation factors, the proposed 7 single-family detached and 81 single-family attached residential units will generate a total of 46 school-age children upon build-out: 20 elementary school-age children (grades K-5), 11 middle school-age children (grades 6-8), and 15 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 Central Loudoun 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 detail is an excerpt from the *School Board Adopted FY 2023-FY 2028 Capital Improvement Program*, dated January 11, 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 Goose Creek Club II. In the LCPS Central Loudoun planning district, renovations and rehabilitation projects at existing school facilities are being reviewed and initiated by the School Board; residential growth within this area of Loudoun may also trigger the need for additional schools to serve future students. The associated costs are significant, and the proffer dollars would help offset such expenditures.

Mr. Bryce Johnson
ZMAP-2021-0020 and ZMOD-2022-0056, Goose Creek Club II
August 23, 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 Pedestrian Access Plan (sheet 11), dated July 26, 2022, shows sidewalk construction throughout the development, this is noted and appreciated.

Thank you for the opportunity to comment on Goose Creek Club II 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: Scott Ziegler, Superintendent
Kevin Lewis, Chief Operations Officer

Election District: Catoctin



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: ZMAP-2021-0020 and ZMOD-2022-0056, Goose Creek Club II

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	7	2	1	1	4
Single Family Attached (SFA)	0.53	81	18	10	14	42
Multifamily (MF)	0.39		0	0	0	0
Total Students			20	11	15	46
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			\$1,209,395	\$905,252	\$1,172,607	\$3,287,254
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	46	\$862,197	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Cool Spring	Harper Park	Heritage	
September 30, 2021 Student Enrollment			581	918	1491	
2021-2022 Base Building Capacity			674	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 2023 - FY 2028 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR			2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 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
BALL'S BLUFF ES	697	484	493	204	71%	464	233	67%	462	235	66%	452	245	65%	452	245	65%	451	246	65%
CATOCTIN ES ^A	697	586	633	110	85%	678	65	91%	702	41	94%	720	23	97%	750	(7)	101%	759	(16)	102%
COOL SPRING ES	674	581	575	99	85%	580	94	86%	569	105	84%	555	119	82%	553	121	82%	547	127	81%
EVERGREEN MILL ES	697	598	612	85	88%	631	66	91%	631	66	91%	624	73	90%	615	82	88%	590	107	85%
FRANCES HAZEL REID ES	812	588	562	250	69%	550	262	68%	532	280	66%	501	311	62%	507	305	62%	509	303	63%
FREDERICK DOUGLASS ES	914	604	608	306	67%	598	316	65%	582	332	64%	576	338	63%	580	334	63%	578	336	63%
JOHN W TOLBERT JR ES	812	635	631	181	78%	611	201	75%	606	206	75%	581	231	72%	581	231	72%	574	238	71%
LEESBURG ES	651	416	419	232	64%	412	239	63%	393	258	60%	396	255	61%	394	257	61%	386	265	59%
LUCKETTS ES	332	244	241	91	73%	241	91	73%	235	97	71%	225	107	68%	218	114	66%	228	104	69%
SYCOLIN CREEK ES	812	540	521	291	64%	503	309	62%	500	312	62%	489	323	60%	493	319	61%	508	304	63%
	7098	5276	5295	1849		5268	1876		5212	1932		5119	2025		5143	2001		5130	2014	

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 2023 - FY 2028 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR			2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 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
HARPER PARK MS	1208	918	877	331	73%	901	307	75%	900	308	75%	898	310	74%	856	352	71%	845	363	70%
J LUPTON SIMPSON MS	1311	999	1005	306	77%	1039	272	79%	1063	248	81%	1072	239	82%	1083	228	83%	1103	208	84%
SMART'S MILL MS	1227	922	883	344	72%	843	384	69%	841	386	69%	825	402	67%	784	443	64%	738	489	60%
	3746	2839	2765	981		2783	963		2804	942		2795	951		2723	1023		2686	1060	

FY 2023 - FY 2028 CIP PLANNING PERIOD

HIGH SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR			2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 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
HERITAGE HS	1740	1491	1530	210	88%	1537	203	88%	1497	243	86%	1501	239	86%	1455	285	84%	1457	283	84%
LOUDOUN COUNTY HS	1495	1504	1576	(81)	105%	1589	(94)	106%	1611	(116)	108%	1637	(142)	109%	1630	(135)	109%	1697	(202)	114%
TUSCARORA HS	1938	1403	1422	516	73%	1462	476	75%	1427	511	74%	1393	545	72%	1350	588	70%	1287	651	66%
	5173	4398	4528	645		4588	585		4535	638		4531	642		4435	738		4441	732	

**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 2021 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 2021**

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2021
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
BRICKYARD	0	0	59	59	25	14	19	0%
CATTAIL RUN	192	58	0	250	61	34	47	0%
CHURCH AND MARKET	0	0	116	116	50	28	38	0%
CRESCENT PARKE	0	178	96	274	57	32	43	0%
EAST QUARTER (RIVER CREEK VILLAGE)	0	64	0	64	15	8	11	0%
HAMLET AT WULF CREST FARM	25	0	0	25	1	1	1	80%
KETOCTIN FARM ESTATES	14	0	0	14	2	1	2	29%
LEES CROSSING	68	0	0	68	9	5	7	46%
MEADOWBROOK FARM	400	0	0	400	30	17	23	70%
OATLANDS MANOR	15	0	0	15	4	2	3	0%
POTOMAC STATION MARKETPLACE	0	61	42	103	34	19	26	0%
STONE FOX ESTATES	15	0	0	15	0	0	0	87%
TUSCARORA CROSSING	140	266	324	730	150	84	115	0%
TUSCARORA VILLAGE	0	142	326	468	54	30	42	35%
VILLAGE AT LEESBURG	0	84	479	563	10	6	8	89%
WHITE OAK	162	0	0	162	40	23	31	0%
WOODLANDS AT GOOSE CREEK	33	125	0	158	12	7	9	72%
Planning District Total, as of September 2021	1064	978	1442	3484	555	310	425	

The map on the following page depicts the approved, unbuilt developments that have 10 or more residences.



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

January 31, 2022

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

RE: ZMAP-2021-0020, ZMOD-2021-0088 and ZMOD-2021-0089, Goose Creek Club II

Dear Mr. Johnson:

School Board staff has reviewed the referenced application for Goose Creek Club II; comments are provided specific to the zoning map amendment (ZMAP-2021-0020). Based on 2021 Loudoun County Public Schools (LCPS) Central Loudoun planning district student generation factors, the proposed 82 single-family attached residential units will generate a total of 43 school-age children upon build-out: 19 elementary school-age children (grades K-5), 10 middle school-age children (grades 6-8), and 14 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 Central Loudoun 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 detail is an excerpt from the *School Board Adopted FY 2023-FY 2028 Capital Improvement Program*, dated January 11, 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 Goose Creek Club II. In the LCPS Central Loudoun planning district, renovations and rehabilitation projects at existing school facilities are being reviewed and initiated by the School Board; residential growth within this area of Loudoun may also trigger the need for additional schools to serve future students. The associated costs are significant, and the proffer dollars would help offset such expenditures.

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Pedestrian Access Plan (sheet 11), dated October 2021, shows sidewalk construction throughout the development, this is noted and appreciated.

Mr. Bryce Johnson

ZMAP-2021-0020, ZMOD-2021-0088 and ZMOD-2021-0089, Goose Creek Club II

January 31, 2022

Page 2

Thank you for the opportunity to comment on Goose Creek Club II application. The School Board appreciates awareness on 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 that resides 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: Scott Ziegler, Superintendent

Kevin Lewis, Chief Operations Officer

Election District: Catoctin



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: ZMAP-2021-0020, ZMOD-2021-0088 & ZMOD-2021-0089 Goose Creek Club II

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	0	0	0	0	
Single Family Attached (SFA)	0.53	82	19	10	14	43
Multifamily (MF)	0.39	0	0	0	0	
Total Students		19	10	14	43	
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		\$1,118,543	\$837,247	\$1,121,153	\$3,076,943	
Annual Operational Costs		FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs		
		\$17,120	43	\$744,035		
School Facility Information		Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)		
2021-2022 School Attendance Zone		Cool Spring	Harper Park	Heritage		
September 30, 2021 Student Enrollment		581	918	1491		
2021-22 Base Building Capacity		674	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 2023 - FY 2028 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR PROJECTION			2023-24 SCHOOL YEAR PROJECTION			2024-25 SCHOOL YEAR PROJECTION			2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION		
	BASE	ACTUAL	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BALL'S BLUFF ES	697	484	493	204	71%	464	233	67%	462	235	66%	452	245	65%	452	245	65%	451	246	65%
CATOCTIN ES ^A	697	586	633	110	85%	678	65	91%	702	41	94%	720	23	97%	750	(7)	101%	759	(16)	102%
COOL SPRING ES	674	581	575	99	85%	580	94	86%	569	105	84%	555	119	82%	553	121	82%	547	127	81%
EVERGREEN MILL ES	697	598	612	85	88%	631	66	91%	631	66	91%	624	73	90%	615	82	88%	590	107	85%
FRANCES HAZEL REID ES	812	588	562	250	69%	550	262	68%	532	280	66%	501	311	62%	507	305	62%	509	303	63%
FREDERICK DOUGLASS ES	914	604	608	306	67%	598	316	65%	582	332	64%	576	338	63%	580	334	63%	578	336	63%
JOHN W TOLBERT JR ES	812	635	631	181	78%	611	201	75%	606	206	75%	581	231	72%	581	231	72%	574	238	71%
LEESBURG ES	651	416	419	232	64%	412	239	63%	393	258	60%	396	255	61%	394	257	61%	386	265	59%
LUCKETTS ES	332	244	241	91	73%	241	91	73%	235	97	71%	225	107	68%	218	114	66%	228	104	69%
SYCOLIN CREEK ES	812	540	521	291	64%	503	309	62%	500	312	62%	489	323	60%	493	319	61%	508	304	63%
	7098	5276	5295	1849		5268	1876		5212	1932		5119	2025		5143	2001		5130	2014	

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 2023 - FY 2028 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR PROJECTION			2023-24 SCHOOL YEAR PROJECTION			2024-25 SCHOOL YEAR PROJECTION			2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION		
	BASE	ACTUAL	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
HARPER PARK MS	1208	918	877	331	73%	901	307	75%	900	308	75%	898	310	74%	856	352	71%	845	363	70%
J LUPTON SIMPSON MS	1311	999	1005	306	77%	1039	272	79%	1063	248	81%	1072	239	82%	1083	228	83%	1103	208	84%
SMART'S MILL MS	1227	922	883	344	72%	843	384	69%	841	386	69%	825	402	67%	784	443	64%	738	489	60%
	3746	2839	2765	981		2783	963		2804	942		2795	951		2723	1023		2686	1060	

FY 2023 - FY 2028 CIP PLANNING PERIOD

HIGH SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR PROJECTION			2023-24 SCHOOL YEAR PROJECTION			2024-25 SCHOOL YEAR PROJECTION			2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION		
	BASE	ACTUAL	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
HERITAGE HS	1740	1491	1530	210	88%	1537	203	88%	1497	243	86%	1501	239	86%	1455	285	84%	1457	283	84%
LOUDOUN COUNTY HS	1495	1504	1576	(81)	105%	1589	(94)	106%	1611	(116)	108%	1637	(142)	109%	1630	(135)	109%	1697	(202)	114%
TUSCARORA HS	1938	1403	1422	516	73%	1462	476	75%	1427	511	74%	1393	545	72%	1350	588	70%	1287	651	66%
	5173	4398	4528	645		4588	585		4535	638		4531	642		4435	738		4441	732	

**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 2021 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 2021**

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2021
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
BRICKYARD	0	0	59	59	25	14	19	0%
CATTAIL RUN	192	58	0	250	61	34	47	0%
CHURCH AND MARKET	0	0	116	116	50	28	38	0%
CRESCENT PARKE	0	178	96	274	57	32	43	0%
EAST QUARTER (RIVER CREEK VILLAGE)	0	64	0	64	15	8	11	0%
HAMLET AT WULF CREST FARM	25	0	0	25	1	1	1	80%
KETOCKTIN FARM ESTATES	14	0	0	14	2	1	2	29%
LEES CROSSING	68	0	0	68	9	5	7	46%
MEADOWBROOK FARM	400	0	0	400	30	17	23	70%
OATLANDS MANOR	15	0	0	15	4	2	3	0%
POTOMAC STATION MARKETPLACE	0	61	42	103	34	19	26	0%
STONE FOX ESTATES	15	0	0	15	0	0	0	87%
TUSCARORA CROSSING	140	266	324	730	150	84	115	0%
TUSCARORA VILLAGE	0	142	326	468	54	30	42	35%
VILLAGE AT LEESBURG	0	84	479	563	10	6	8	89%
WHITE OAK	162	0	0	162	40	23	31	0%
WOODLANDS AT GOOSE CREEK	33	125	0	158	12	7	9	72%
Planning District Total, as of September 2021	1064	978	1442	3484	555	310	425	

The map on the following page depicts the approved, unbuilt developments that have 10 or more residences.