



LOUDOUN COUNTY PUBLIC SCHOOLS

Division of Planning & GIS Services

December 21, 2023

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

RE: LEGI-2023-0065/ZMAP-2023-0003, Greenfield Farm Rezoning

Dear Mr. Brown:

School Board staff has reviewed the second submission materials for the Greenfield Farm Rezoning application. The attached project assessment reflects the revised residential unit count (496 single-family detached and 22 multi-family residential 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 Central Loudoun 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 Greenfield Farm Rezoning 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

2011 Election District: Catoctin

2022 Election District: Catoctin and Little River (portion)



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: LEGI-2023-0065/ZMAP-2023-0003, Greenfield Farm Rezoning

Loudoun County Public Schools Central 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)	0.54	496	112	64	91	267
Single Family Attached (SFA)	0.50		0	0	0	0
Multifamily (MF)	0.38	22	4	2	3	9
Total Students			116	66	94	276
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			\$8,849,690	\$6,230,177	\$7,398,781	\$22,478,648
Annual Operational Costs			FY 2024 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$19,905	276	\$5,493,780	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Evergreen Mill / Sycolin Creek	J. Lupton Simpson	Loudoun County	
2023-2024 Base Building Capacity			674/812	1302	1379	
Official September 29, 2023 Student Enrollment			572/459	874	1410	
Projected September 30, 2029 Student Enrollment ^A			546/402	834	1299	

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

ELEMENTARY & SECONDARY SCHOOL SUMMARY: CENTRAL LOUDOUN

General Planning District Description

North/West of Goose Creek, East of the Catoclin Mountain Ridgeline, South of the Potomac River

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	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	674	467	499	175	74%	534	140	79%	562	112	83%	591	83	88%	610	64	91%	597	77	89%
CATOCTIN ES	743	591	612	131	82%	600	143	81%	599	144	81%	587	156	79%	598	145	80%	570	173	77%
COOL SPRING ES	570	606	611	(41)	107%	610	(40)	107%	617	(47)	108%	626	(56)	110%	610	(40)	107%	606	(36)	106%
EVERGREEN MILL ES	674	572	569	105	84%	568	106	84%	569	105	84%	575	99	85%	555	119	82%	546	128	81%
FRANCES HAZEL REID ES	812	643	651	161	80%	652	160	80%	666	146	82%	678	134	83%	664	148	82%	659	153	81%
FREDERICK DOUGLASS ES	800	566	537	263	67%	516	284	65%	506	294	63%	508	292	64%	505	295	63%	506	294	63%
JOHN W TOLBERT JR ES	812	616	631	181	78%	604	208	74%	595	217	73%	603	209	74%	605	207	75%	588	224	72%
LEESBURG ES	550	423	411	139	75%	414	136	75%	412	138	75%	400	150	73%	386	164	70%	398	152	72%
LUCKETTS ES	332	260	267	65	80%	261	71	79%	253	79	76%	275	57	83%	265	67	80%	268	64	81%
SYCOLIN CREEK ES	812	459	434	378	53%	412	400	51%	409	403	50%	411	401	51%	409	403	50%	402	410	50%
	6779	5203	5222	1557		5171	1608		5188	1591		5254	1525		5207	1572		5140	1639	

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

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	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	881	907	337	73%	976	268	78%	978	266	79%	997	247	80%	987	257	79%	1020	224	82%
J LUPTON SIMPSON MS	1302	874	916	386	70%	900	402	69%	882	420	68%	811	491	62%	788	514	61%	834	468	64%
SMART'S MILL MS	1214	869	864	350	71%	884	330	73%	874	340	72%	887	327	73%	936	278	77%	948	266	78%
	3760	2624	2687	1073		2760	1000		2734	1026		2695	1065		2711	1049		2802	958	

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	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	1538	1630	181	90%	1733	78	96%	1833	(22)	101%	1917	(106)	106%	2003	(192)	111%	2058	(247)	114%
LOUDOUN COUNTY HS	1379	1410	1371	8	99%	1335	44	97%	1285	94	93%	1353	26	98%	1357	22	98%	1299	80	94%
TUSCARORA HS	1976	1442	1492	484	76%	1495	481	76%	1529	447	77%	1550	426	78%	1564	412	79%	1574	402	80%
	5166	4390	4493	673		4563	603		4647	519		4820	346		4924	242		4931	235	

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. 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.

Central 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	
107 MORVEN PARK ROAD	10	0	0	10	2	1	2	0%
BRICKYARD	0	0	59	59	9	5	8	0%
CATTAIL RUN	192	58	0	250	56	32	45	0%
CHURCH AND MARKET	0	0	116	116	19	11	15	0%
COPE (STONE FOX ESTATES)	15	0	0	15	0	0	0	87%
CRESCENT PARKE	0	178	96	274	53	30	43	0%
EAST QUARTER	0	64	0	64	7	4	5	52%
ENGLISH OAKS ESTATES	8	0	0	8	2	1	1	0%
HAMLET AT WULF CREST FARM	25	0	0	25	1	1	1	80%
HICKORY VIEW (CATOCTIN SPRINGS)	4	0	0	4	0	0	0	75%
KETOCKTIN FARM ESTATES	33	0	0	33	4	2	3	45%
LAUREL HILL (CATOCTIN SPRINGS)	4	0	0	4	0	0	0	75%
LEEGATE (TUSCARORA VILLAGE)	0	142	326	468	51	29	41	35%
LEES CROSSING	68	0	0	68	7	4	6	56%
LEESBURG SOUTH (MEADOWBROOK FARM)	400	65	0	465	15	9	12	85%
MAIN TREE FARM	15	0	0	15	2	1	1	47%
OATLANDS MANOR	15	0	0	15	3	2	3	0%
POTOMAC STATION MARKETPLACE	0	61	42	103	11	7	9	43%
SYCAMORE KNOLL (CATOCTIN SPRINGS)	3	0	0	3	0	0	0	67%
TUSCARORA CROSSING	140	266	324	730	138	79	112	1%
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	23	13	18	38%
Planning District Total, as of September 2023	1094	965	2042	4101	519	297	420	

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

April 26, 2023

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

RE: ZMAP-2023-0003, Greenfield Farm Rezoning

Dear Mr. Brown:

School Board staff has reviewed the zoning map amendment application for Greenfield Farm Rezoning. Based on 2022 Loudoun County Public Schools (LCPS) Central Loudoun planning district student generation factors, the proposed 484 single-family detached and 20 multi-family residential units will generate a total of 279 school-age children upon build-out: 117 elementary school-age children (grades K-5), 67 middle school-age children (grades 6-8), and 95 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 2024-FY 2029 Capital Budgets*, dated December 13, 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 Greenfield Farm Rezoning. 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.

Safe walking paths remain an important concern for the School Board, staff, and parents of

Mr. Marshall Brown
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April 26, 2023
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children who attend our schools. The provided Pedestrian and Vehicular Circulation Plan (sheet 8), dated January 17, 2023, shows sidewalk construction throughout the development, this is noted and appreciated.

Thank you for the opportunity to comment on Greenfield Farm Rezoning 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: Catoclin
2022 Election District: Catoclin

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-2023-0003, Greenfield Farm Rezoning

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	484	114	65	92	271
Single Family Attached (SFA)	0.51		0	0	0	0
Multifamily (MF)	0.38	20	3	2	3	8
Total Students			117	67	95	279
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			\$9,374,495	\$5,437,819	\$12,225,662	\$27,037,975
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	279	\$5,215,862	
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 / Sycolin Creek	J. Lupton Simpson	Loudoun County	
September 30, 2022 Student Enrollment			608/511	974	1536	
2022-2023 Base Building Capacity			697/812	1302	1379	

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 CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
			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.

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 CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
HARPER PARK MS	1244	845	941	303	76%	984	260	79%	1020	224	82%	1005	239	81%	993	251	80%	975	269	78%
J LUPTON SIMPSON MS	1302	974	861	441	66%	855	447	66%	867	435	67%	859	443	66%	842	460	65%	844	458	65%
SMART'S MILL MS	1214	875	895	319	74%	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 CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
HERITAGE HS	1811	1470	1671	140	92%	1782	29	98%	1823	(12)	101%	1804	7	100%	1840	(29)	102%	1885	(74)	104%
LOUDOUN COUNTY HS	1379	1536	1443	(64)	105%	1312	67	95%	1303	76	94%	1306	73	95%	1329	50	96%	1359	20	99%
TUSCARORA HS	1976	1419	1527	449	77%	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%
KETOCKTIN 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.