



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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June 7, 2021

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

RE: SBPR 2021-0004, Journey Lane

Dear Mr. Blankenship:

School Board staff has reviewed the referenced application for Journey Lane. The attached assessment outlines the operational and capital impact of the proposed 5 single family detached units on Loudoun County Public Schools (LCPS), based on 2019 LCPS Western Loudoun planning district student generation factors.

Thank you for the opportunity to comment on the Journey Lane 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,

A handwritten signature in black ink, appearing to be "B. Tate".

Beverly I. Tate, Director

Attachments (3)

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

Election District: Blue Ridge



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: SBPR 2021-0004, Journey Lane

Loudoun County Public Schools Western 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)	0.50	5	1	1	1	3
Single Family Attached (SFA)	0.45		0	0	0	0
Multifamily (MF)	0.47		0	0	0	0
Total Students			1	1	1	3
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			\$62,883	\$37,692	\$59,278	\$159,853
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	3	\$42,800	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2020-21 School Attendance Zone			Banneker*	Blue Ridge	Loudoun Valley	
September 30, 2020 Student Enrollment			161	863	1270	
2020-21 Base Building Capacity			263	1235	1409	

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

ELEMENTARY & SECONDARY SCHOOL SUMMARY: WESTERN LOUDOUN

General Planning District Description

North of Fauquier County, East of Clarke County/West Virginia, South of the Potomac River, West of the Catoctin Mountain Ridgeline

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
BANNEKER ES	263	161	211	52	80%	226	37	86%	224	39	85%	237	26	90%	238	25	90%	241	22	92%
EMERICK ES	549	377	467	82	85%	459	90	84%	499	50	91%	498	51	91%	519	30	95%	535	14	97%
HAMILTON ES	286	155	187	99	65%	194	92	68%	193	93	67%	193	93	67%	206	80	72%	208	78	73%
KENNETH W. CULBERT ES	858	390	509	349	59%	523	335	61%	522	336	61%	541	317	63%	573	285	67%	586	272	68%
LINCOLN ES	138	75	75	63	54%	80	58	58%	72	66	52%	79	59	57%	85	53	62%	87	51	63%
LOVETTSVILLE ES	595	467	540	55	91%	537	58	90%	547	48	92%	556	39	93%	580	15	97%	594	1	100%
MOUNTAIN VIEW ES	812	588	712	100	88%	693	119	85%	710	102	87%	735	77	91%	756	56	93%	774	38	95%
ROUND HILL ES	697	543	607	90	87%	611	86	88%	642	55	92%	664	33	95%	665	32	95%	687	10	99%
WATERFORD ES	240	163	213	27	89%	225	15	94%	228	12	95%	237	3	99%	238	2	99%	241	(1)	100%
	4438	2919	3521	917		3548	890		3637	801		3740	698		3860	578		3953	485	
HILLSBORO CHARTER ACADEMY		144	144			144			144			144			144			144		
MIDDLEBURG COMMUNITY CHARTER		145	144			144			144			144			144			144		

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

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
BLUE RIDGE MS	1235	863	916	319	74%	920	315	74%	908	327	74%	922	313	75%	934	301	76%	938	297	76%
HARMONY MS	1227	1071	1149	78	94%	1172	55	96%	1211	16	99%	1238	(11)	101%	1276	(49)	104%	1273	(46)	104%
	2462	1934	2065	397		2092	370		2119	343		2160	302		2210	252		2211	251	

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
LOUDOUN VALLEY HS	1409	1270	1275	134	90%	1254	155	89%	1282	127	91%	1283	126	91%	1247	162	89%	1284	125	91%
WOODGROVE HS	1730	1561	1636	94	95%	1669	61	96%	1695	35	98%	1729	1	100%	1726	4	100%	1797	(67)	104%
	3139	2831	2911	228		2923	216		2977	162		3012	127		2973	166		3081	58	

**WESTERN 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

**Western 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	
AIRMONT FARMS (Fieldstone Farm)	28	0	0	28	2	1	1	68%
AIRMONT MEADOWS ESTATES	24	0	0	24	5	3	4	4%
BANBURY CROSS RESERVE	38	0	38	38	8	5	6	0%
BLACK OAK CREEK	35	0	0	35	3	2	2	57%
BLUE RIDGE ESTATES	20	0	0	20	2	1	1	60%
CASKEY FARM	28	0	0	28	4	2	3	32%
DEBUTTS	25	0	0	25	1	0	0	88%
EAST ET ALT DIVISION	8	0	0	8	2	1	1	13%
ECOVILLAGE	56	0	0	56	9	5	7	25%
GLENMORE FARM	69	0	0	69	15	8	11	3%
HAWTHORNE DIVISION	24	0	0	24	4	2	3	29%
HUNTERS HILL HAMLET	18	0	0	18	4	2	3	0%
HUNTING HILL	16	0	0	16	1	0	1	75%
HUNT RIDGE PRESERVE	32	0	0	32	7	4	5	0%
JACKSONS RUN	28	0	0	28	6	3	4	4%
JONES FARM	12	0	0	12	2	1	1	42%
KEENA FARM	14	0	0	14	1	0	1	71%
LONGMOOR FARM ESTATES	33	0	0	33	4	2	3	45%
MEETING HOUSE FARM	25	0	0	25	5	3	4	8%
MELMORE SUBDIVISION	35	0	0	35	1	1	1	83%
MILLER DIVISION	12	0	0	12	2	1	2	8%
MILLERS RESERVE	21	0	0	21	5	3	3	0%
MOLER DIVISION	14	0	0	14	1	0	1	71%
MOORCONES	74	0	0	74	10	5	7	41%
OLD WHEATLAND ESTATES	77	0	0	77	5	3	3	73%
PATENT HOUSE FARM	21	0	0	21	1	1	1	71%
POTOMAC POINT	32	0	0	32	4	2	3	44%
RECKMEYER FAMILY SUBDIVISION	13	0	0	13	2	1	2	15%
RIEMENSCHNEIDER	13	0	0	13	3	2	2	0%
RIVERS EDGE	18	0	0	18	1	1	1	67%
ROUND HILL, LAKE POINT	380	0	0	380	17	9	12	80%
ROUND HILL RURAL ESTATES	129	0	0	129	8	4	6	73%
SHORT HILLS VIEW	10	0	0	10	2	1	2	0%
THE CREST AT WATERFORD	31	0	0	31	3	2	2	58%
THE RIDINGS PARCEL 3 OF GRUBB FARM	10	0	0	10	2	1	2	0%
TOUCHSTONE FARM SECTION 2	10	0	0	10	2	1	2	0%
VILLAGE CASE	170	0	0	170	5	3	4	86%
VILLAGES AT LOVETTSVILLE (Keena Subdivision)	23	0	0	23	1	0	0	87%
VINEYARD SQUARE	0	0	42	42	9	5	6	0%
WATERFORD MANOR (Waterford Downs)	79	0	0	79	10	5	7	44%
WELSH FAMILY SUBDIVISION	15	0	0	15	2	1	1	47%
Planning District Total, as of September 2020	1720	0	80	1762	179	98	130	