



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

February 1, 2021

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

RE: SBPR-2020-0014, Ketocktin Farm Estates West

Dear Mr. Baggett:

School Board staff has reviewed the referenced application for Ketocktin Farm Estates West. Based on 2019 Loudoun County Public Schools (LCPS) Central Loudoun planning district student generation factors, the proposed 8 single family detached lots will generate a total of 5 school-age children upon build out: 2 elementary school-age children (grades K-5), 1 middle school-age child (grades 6-8), and 2 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 and Western Loudoun planning district schools, as well as detail on approved, unbuilt residential development within the same areas, 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 2022-2027 Capital Improvement Program*, dated December 15, 2020.

Thank you for the opportunity to comment on the Ketocktin Farm Estates West 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 (5)

c: Scott Ziegler, Interim Superintendent
Kevin Lewis, Assistant Superintendent

Election District: Catoctin



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: SBPR 2020-0014, Ketocktin Farm Estates West

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	8	2	1	2	5
Single Family Attached (SFA)	0.58		0	0	0	0
Multifamily (MF)	0.39		0	0	0	0
Total Students			2	1	2	5
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			\$130,797	\$78,399	\$123,298	\$332,495
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$16,709	5	\$86,887	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2020-21 School Attendance Zone			Kenneth W. Culbert	J. Lupton Simpson	Loudoun County	
September 30, 2020 Student Enrollment			390	1035	1498	
2020-21 Base Building Capacity			858	1311	1432	

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.

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

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	

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

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	

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.

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

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	

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

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**

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**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	



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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

November 18, 2020

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

RE: SBPR-2020-0011, Ketocktin Farm Estates East

Dear Mr. Baggett:

School Board staff has reviewed the referenced application for Ketocktin Farm Estates East. Based on 2019 Loudoun County Public Schools (LCPS) Central Loudoun planning district student generation factors, the proposed 11 single family detached lots will generate a total of 7 school-age children upon build out: 3 elementary school-age children (grades K-5), 2 middle school-age children (grades 6-8), and 2 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 and Western Loudoun planning district schools, as well as detail on approved, unbuilt residential development within the same areas, 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 *Superintendent's Recommended FY 2022-2027 Capital Improvement Program*, dated November 10, 2020.

Thank you for the opportunity to comment on the Ketocktin Farm Estates East 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 (5)

c: Eric Williams, Superintendent
Kevin Lewis, Assistant Superintendent

Election District: Catoctin



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: SBPR 2020-0011 Ketocktin Farm Eastes East

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	11	3	2	2	7
Single Family Attached (SFA)	0.58		0	0	0	0
Multifamily (MF)	0.39		0	0	0	0
Total Students			3	2	2	7
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			\$179,846	\$107,799	\$169,535	\$457,181
Annual Operational Costs			FY 2021 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$15,214	7	\$108,780	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2020-21 School Attendance Zone			Kenneth W. Culbert	J. Lupton Simpson	Loudoun County	
September 30, 2020 Student Enrollment			390	1035	1498	
2020-21 Base Building Capacity			858	1311	1432	

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

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	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.

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

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	

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

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%
KETOCKTIN 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	

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.

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

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	

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

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	