



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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September 17, 2020

Mr. Tom Donnelly
County of Loudoun
Department of Building and Development
1 Harrison Street, SE (Mail Stop 62)
Leesburg, Virginia 20175

RE: SBPR-2020-0009, Main Tree Farm

Dear Mr. Donnelly:

School Board staff has reviewed the referenced application for Main Tree Farm. Based on 2019 Loudoun County Public Schools (LCPS) Central Loudoun planning district student generation factors, the proposed 15 single family detached lots will generate a total of 9 school-age children upon build out: 4 elementary school-age children (grades K-5), 2 middle school-age children (grades 6-8), and 3 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 Loudoun planning district schools, as well as detail on approved, unbuilt residential development within the same area, 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 2021-2026 Capital Improvement Program*, dated December 17, 2019.

Thank you for the opportunity to comment on the Main Tree Farm 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 (3)

c: Eric Williams, Superintendent
Kevin Lewis, Assistant Superintendent

Election District: Catoctin



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: SBPR-2020-0009 Main Tree Farm

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	15	4	2	3	9
Single Family Attached (SFA)	0.58		0	0	0	0
Multifamily (MF)	0.39		0	0	0	0
Total Students			4	2	3	9
Capital Costs			Elementary School Cost (FY 2021 CIP)	Middle School Cost (FY 2021 CIP)	High School Cost (FY 2021 CIP)	Total Capital Expenditure
School Cost			\$54,270,000	\$88,770,000	\$147,900,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$56,531	\$61,433	\$70,429	
Project's Capital Costs			\$242,519	\$143,752	\$219,737	\$606,008
Annual Operational Costs			FY 2021 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$15,214	9	\$136,926	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2020-21 School Attendance Zone			Catoctin	J. Lupton Simpson	Loudoun County	
September 30, 2019 Student Enrollment			658	1128	1530	
2019-20 Base Building Capacity			697	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 2021 - FY 2026 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	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	572	551	146	79%	549	148	79%	550	147	79%	539	158	77%	555	142	80%	550	147	79%
CATOCTIN ES ^A	697	658	653	44	94%	647	96	87%	645	98	87%	663	80	89%	657	86	88%	664	79	89%
COOL SPRING ES	674	632	630	44	93%	662	12	98%	668	6	99%	685	(11)	102%	705	(31)	105%	707	(33)	105%
EVERGREEN MILL ES	697	550	599	98	86%	629	68	90%	641	56	92%	650	47	93%	653	44	94%	655	42	94%
FRANCES HAZEL REID ES	812	669	663	149	82%	657	155	81%	637	175	78%	648	164	80%	664	148	82%	658	154	81%
FREDERICK DOUGLASS ES	914	756	747	167	82%	754	160	82%	734	180	80%	739	175	81%	731	183	80%	738	176	81%
JOHN W TOLBERT JR ES	812	687	700	112	86%	683	129	84%	691	121	85%	694	118	85%	710	102	87%	706	106	87%
LEESBURG ES	651	448	437	214	67%	418	233	64%	421	230	65%	421	230	65%	414	237	64%	422	229	65%
LUCKETTS ES	332	293	301	31	91%	298	34	90%	299	33	90%	307	25	92%	317	15	95%	314	18	95%
SYCOLIN CREEK ES	812	662	654	158	81%	621	191	76%	617	195	76%	609	203	75%	629	183	77%	635	177	78%
	7098	5927	5935	1163		5918	1226		5903	1241		5955	1189		6035	1109		6049	1095	

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 2021-22 SCHOOL YEAR; ANTICIPATED CAPACITY FOR CATOCTIN ES IN FALL 2021 IS 743.

FY 2021 - FY 2026 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	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	1075	1022	186	85%	994	214	82%	963	245	80%	957	251	79%	960	248	79%	987	221	82%
J LUPTON SIMPSON MS	1311	1128	1121	190	86%	1107	204	84%	1106	205	84%	1094	217	83%	1124	187	86%	1116	195	85%
SMART'S MILL MS	1227	1077	1076	151	88%	1043	184	85%	1001	226	82%	974	253	79%	940	287	77%	948	279	77%
	3746	3280	3219	527		3144	602		3070	676		3025	721		3024	722		3051	695	

FY 2021 - FY 2026 CIP PLANNING PERIOD

HIGH SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	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	1533	1597	143	92%	1608	132	92%	1605	135	92%	1566	174	90%	1483	257	85%	1476	264	85%
LOUDOUN COUNTY HS	1432	1530	1565	(133)	109%	1614	(182)	113%	1678	(246)	117%	1709	(277)	119%	1686	(254)	118%	1703	(271)	119%
TUSCARORA HS	1938	1444	1433	505	74%	1488	450	77%	1496	442	77%	1529	409	79%	1508	430	78%	1463	475	75%
	5110	4507	4595	515		4710	400		4779	331		4804	306		4677	433		4642	468	

**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 2019**

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2019
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
ARCADIA AT SOMERSET PARK CONDO	0	0	150	150	7	4	5	72%
BANYAN COVE	0	24	0	24	3	2	2	50%
BRICKYARD	0	0	59	59	10	6	7	0%
COPE	15	0	0	15	1	0	0	87%
CRESCENT PARKE	0	108	166	274	56	31	41	0%
FALCONAIRE	54	0	0	54	5	3	4	65%
GOOSE CREEK CLUB	33	125	0	158	39	21	29	20%
HAMLET AT WULF CREST FARM	25	0	0	25	2	1	2	72%
KETOCKTIN FARM ESTATES	14	0	0	14	3	2	3	14%
KMI SOUTH KING STREET	0	0	68	68	12	6	8	0%
LEEGATE	0	142	326	468	92	51	67	0%
LEES CROSSING	68	0	0	68	11	6	8	43%
LEESBURG SOUTH	400	0	0	400	83	45	61	27%
LEESBURG WEST 2	28	0	0	28	4	2	3	54%
LOY ESTATES	14	0	0	14	1	0	0	86%
OATLANDS MANOR	15	0	0	15	5	2	3	0%
POTOMAC STATION MARKETPLACE	0	61	42	103	22	13	17	0%
RIVER CREEK VILLAGE	0	64	0	64	16	9	12	0%
TUSCARORA CROSSING	140	266	324	730	164	89	119	0%
VILLAGE AT LEESBURG	0	84	0	84	6	3	4	73%
Planning District Total, as of September 2019	806	874	1135	2815	542	296	395	