



# LOUDOUN COUNTY PUBLIC SCHOOLS

## DIVISION OF PLANNING SERVICES

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October 26, 2021

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

RE: SBPL-2021-0003, Meadow Hill Farm

Dear Mr. Donnelly:

School Board staff has reviewed the referenced application for Meadow Hill Farm. Based on 2019 Loudoun County Public Schools (LCPS) student generation factors for the Western Loudoun planning district, the proposed 12 single-family detached residential units will generate a total of 6 school-age children upon build-out. 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 Western Loudoun planning district schools, as well as details 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 2022-FY 2027 Capital Improvement Program*, dated December 15, 2020.

Thank you for the opportunity to comment on the Meadow Hill 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: Scott Ziegler, Superintendent  
Kevin Lewis, Chief Operations Officer

Election District: Blue Ridge



# Loudoun County Public Schools

Division of Planning Services

## Project Assessment

### Project Name: SBPL-2021-0003, Meadow Hill Farm

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	12	3	1	2	6
Single Family Attached (SFA)	0.45		0	0	0	0
Multifamily (MF)	0.47		0	0	0	0
<b>Total Students</b>			<b>3</b>	<b>1</b>	<b>2</b>	<b>6</b>
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	
<b>Project's Capital Costs</b>			<b>\$150,920</b>	<b>\$90,461</b>	<b>\$142,267</b>	<b>\$383,648</b>
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	6	\$102,720	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Mountain View	Harmony	Woodgrove	
September 30, 2021 Student Enrollment			671	1086	1566	
2021-22 Base Building Capacity			812	1227	1730	

## 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%
	<b>4438</b>	<b>2919</b>	<b>3521</b>	<b>917</b>		<b>3548</b>	<b>890</b>		<b>3637</b>	<b>801</b>		<b>3740</b>	<b>698</b>		<b>3860</b>	<b>578</b>		<b>3953</b>	<b>485</b>	
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%
	<b>2462</b>	<b>1934</b>	<b>2065</b>	<b>397</b>		<b>2092</b>	<b>370</b>		<b>2119</b>	<b>343</b>		<b>2160</b>	<b>302</b>		<b>2210</b>	<b>252</b>		<b>2211</b>	<b>251</b>	

#### 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%
	<b>3139</b>	<b>2831</b>	<b>2911</b>	<b>228</b>		<b>2923</b>	<b>216</b>		<b>2977</b>	<b>162</b>		<b>3012</b>	<b>127</b>		<b>2973</b>	<b>166</b>		<b>3081</b>	<b>58</b>	

**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%
<b>Planning District Total, as of September 2020</b>	<b>1720</b>	<b>0</b>	<b>80</b>	<b>1762</b>	<b>179</b>	<b>98</b>	<b>130</b>	