



# LOUDOUN COUNTY PUBLIC SCHOOLS

## DIVISION OF PLANNING SERVICES

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May 17, 2021

Mr. Scott E. Parker  
Town of Leesburg  
Department of Planning and Zoning  
25 West Market Street  
Leesburg, Virginia 20176

RE: TLZM 2021-0002 & TLSE 2021-0002 Meadowbrook Neighborhood Center

Dear Mr. Parker:

School Board staff has reviewed the referenced application for Meadowbrook Neighborhood Center; comments are provided specific to the zoning map amendment (TLZM 2021-0002). Based on 2019 Loudoun County Public Schools (LCPS) Central Loudoun planning district student generation factors, the proposed 55 single-family attached residential units will generate a total of 32 school-age children upon build-out: 14 elementary school-age children (grades K-5), 8 middle school-age children (grades 6-8), and 10 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 details on approved, unbuilt residential development within the same area, for Town staff and policy makers to assess regarding the overall impact of the project on area schools. The information detail is an excerpt from the *School Board Adopted FY 2022-FY 2027 Capital Improvement Program*, dated December 15, 2020.

A review of Loudoun's approved residential development suggests that LCPS can anticipate an additional 10,000 students over the next six years. This calculation does not embody children who are currently being served by LCPS nor does it include future potential students from additional proposed rezonings and/or by-right developments. Not only do student demographics within existing subdivisions change annually and over time, but additional residential projects will also impact the future enrollments and capacity of area schools.

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Pedestrian Circulation Plan (sheet 9), dated January 27, 2021, illustrates construction of sidewalks and trails throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on Meadowbrook Neighborhood Center application. The 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, Interim Superintendent  
Kevin Lewis, Assistant Superintendent, Department of Support Services

Election District: Catoclin



# Loudoun County Public Schools

## Division of Planning Services

### Project Assessment

#### Project Name: TLZM 2021-0002 & TLSE 2021-0002 Meadowbrook Neighborhood Center

| Loudoun County Public Schools<br>Central Loudoun Planning District<br>Student Generation Factors, 2019 |      | Housing<br>Units | Elementary School<br>Student<br>Generation | Middle School<br>Student<br>Generation | High School<br>Student<br>Generation | Student<br>Generation<br>Total |
|--|------|------------------|--|--|--------------------------------------|--------------------------------|
|  |      |                  | 0.44                                       | 0.24                                   | 0.32                                 |                                |
| Single Family Detached (SFD)   | 0.65 |                  | 0  | 0                                      | 0                                    | 0                              |
| Single Family Attached (SFA)   | 0.58 | 55               | 14   | 8                                      | 10                                   | 32                             |
| Multifamily (MF)   | 0.39 |                  | 0  | 0                                      | 0                                    | 0                              |
| <b>Total Students</b>  |      |                  | <b>14</b>                                  | <b>8</b>                               | <b>10</b>                            | <b>32</b>                      |
| Capital Costs  |      |                  | Elementary<br>School Cost<br>(FY 2022 CIP) | Middle<br>School Cost<br>(FY 2022 CIP) | High<br>School Cost<br>(FY 2022 CIP) | Total Capital<br>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>\$802,391</b>                           | <b>\$480,950</b>                       | <b>\$756,388</b>                     | <b>\$2,039,730</b>             |
| Annual Operational Costs   |      |                  | FY 2022<br>Adopted<br>Per Pupil Cost       | Student<br>Generation Total            | Annual<br>Operational<br>Costs       |                                |
|  |      |                  | \$17,120                                   | 32                                     | \$546,128                            |                                |
| School Facility Information  |      |                  | Elementary School<br>(Grades K-5)          | Middle School<br>(Grades 6-8)          | High School<br>(Grades 9-12)         |                                |
| 2020-21 School Attendance Zone   |      |                  | Evergreen Mill                             | J. Lupton Simpson                      | Loudoun County                       |                                |
| September 30, 2020 Student Enrollment  |      |                  | 521  | 1035                                   | 1498                                 |                                |
| 2020-21 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 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 <sup>A</sup> | 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%     |
|                          | <b>7098</b> | <b>5295</b> | <b>6061</b> | <b>1037</b> |         | <b>6128</b> | <b>1016</b> |         | <b>6253</b> | <b>891</b> |         | <b>6266</b> | <b>878</b> |         | <b>6176</b> | <b>968</b> |         | <b>6078</b> | <b>1066</b> |         |

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.

### 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%     |
|                     | <b>3746</b> | <b>3007</b> | <b>3126</b> | <b>620</b> |         | <b>3051</b> | <b>695</b> |         | <b>3032</b> | <b>714</b> |         | <b>3115</b> | <b>631</b> |         | <b>3238</b> | <b>508</b> |         | <b>3381</b> | <b>365</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 |
| 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%     |
|                   | <b>5110</b> | <b>4419</b> | <b>4730</b> | <b>380</b> |         | <b>4833</b> | <b>277</b> |         | <b>4881</b> | <b>229</b> |         | <b>4757</b> | <b>353</b> |         | <b>4717</b> | <b>393</b> |         | <b>4628</b> | <b>482</b> |         |

**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%                      |
| <b>Planning District Total, as of September 2020</b> | <b>1154</b>                | <b>886</b> | <b>1506</b> | <b>3546</b> | <b>609</b>              | <b>333</b>    | <b>443</b>  |                          |