



# LOUDOUN COUNTY PUBLIC SCHOOLS

## DIVISION OF PLANNING SERVICES

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March 17, 2022

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

RE: SBPL-2022-0002, Ridges at Hillsborough

Dear Mr. Donnelly:

School Board staff has reviewed the referenced application for Ridges at Hillsborough. Based on 2021 Loudoun County Public Schools (LCPS) student generation factors for the Western Loudoun planning district, the proposed 22 single-family detached residential units will generate a total of 9 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 2023-FY 2028 Capital Improvement Program*, dated January 11, 2022.

Thank you for the opportunity to comment on the Ridges at Hillsborough application. The School Board appreciates awareness on 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-2022-0002, Ridges at Hillsborough

Loudoun County Public Schools Western Loudoun Planning District Student Generation Factors, 2021		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.43	0.24	0.33	
Single Family Detached (SFD)	0.47	22	4	2	3	9
Single Family Attached (SFA)	0.43		0	0	0	0
Multifamily (MF)	0.48		0	0	0	0
<b>Total Students</b>			<b>4</b>	<b>2</b>	<b>3</b>	<b>9</b>
Capital Costs			Elementary School Cost (FY 2023 CIP)	Middle School Cost (FY 2023 CIP)	High School Cost (FY 2023 CIP)	Total Capital Expenditure
School Cost			\$57,460,000	\$115,990,000	\$164,165,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$59,854	\$80,270	\$78,174	
<b>Project's Capital Costs</b>			<b>\$266,124</b>	<b>\$199,198</b>	<b>\$266,745</b>	<b>\$732,066</b>
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	9	\$154,080	
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 2023 - FY 2028 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR			2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR		
	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 <sup>A</sup>	263	181	184	79	70%	183	80	70%	192	71	73%	193	70	73%	198	134	60%	204	128	61%
EMERICK ES	549	400	406	143	74%	419	130	76%	428	121	78%	447	102	81%	452	97	82%	453	96	83%
HAMILTON ES	286	159	158	128	55%	158	128	55%	153	133	53%	164	122	57%	164	122	57%	162	124	57%
KENNETH W. CULBERT ES	858	443	429	429	50%	432	426	50%	427	431	50%	443	415	52%	458	400	53%	457	401	53%
LINCOLN ES	138	79	82	56	59%	72	66	52%	70	68	51%	68	70	49%	65	73	47%	67	71	49%
LOVETTSVILLE ES	595	512	493	102	83%	488	107	82%	500	95	84%	523	72	88%	533	62	90%	541	54	91%
MOUNTAIN VIEW ES	812	671	684	128	84%	688	124	85%	712	100	88%	736	76	91%	735	77	91%	731	81	90%
ROUND HILL ES	697	549	561	136	80%	572	125	82%	591	106	85%	598	99	86%	600	97	86%	623	74	89%
WATERFORD ES <sup>B,C</sup>	240	232	245	18	93%	256	7	97%	271	(8)	103%	282	(19)	107%	287	(24)	109%	280	6	98%
	<b>4438</b>	<b>3226</b>	<b>3242</b>	<b>1219</b>		<b>3268</b>	<b>1193</b>		<b>3344</b>	<b>1117</b>		<b>3454</b>	<b>1007</b>		<b>3492</b>	<b>1038</b>		<b>3518</b>	<b>1035</b>	
HILLSBORO CHARTER ACADEMY		144	144			144			144			144			144			144		
MIDDLEBURG COMMUNITY CHARTER		141	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.

A - A FIVE (5) CLASSROOM ADDITION IS PROPOSED AT BANNEKER ES, TO BE COMPLETE BY THE START OF THE 2026-27 SCHOOL YEAR. THE PROPOSED ADDITION WILL REMOVE THE MODULAR CLASSROOMS CURRENTLY ON SITE; ANTICIPATED CAPACITY FOR BANNEKER ES IN FALL 2026 IS 332.

B - TWO (2) MODULAR CLASSROOMS ARE PLANNED FOR WATERFORD ES, TO BE PLACED PRIOR TO THE START OF THE 2022-23 SCHOOL YEAR. ONE (1) MODULAR CLASSROOM, CURRENTLY ON SITE, WILL BE REMOVED; ANTICIPATED CAPACITY FOR WATERFORD ES IN FALL 2022 IS 263.

C - A FOUR (4) CLASSROOM ADDITION IS PROPOSED AT WATERFORD ES, TO BE COMPLETE BY THE START OF THE 2027-28 SCHOOL YEAR. THE PROPOSED ADDITION WILL REMOVE THE MODULAR CLASSROOMS CURRENTLY ON SITE; ANTICIPATED CAPACITY FOR WATERFORD ES IN FALL 2027 IS 286.

#### FY 2023 - FY 2028 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR			2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR		
	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	831	818	417	66%	796	439	64%	778	457	63%	767	468	62%	756	479	61%	775	460	63%
HARMONY MS	1227	1086	1135	92	93%	1203	24	98%	1220	7	99%	1217	10	99%	1205	22	98%	1266	(39)	103%
	<b>2462</b>	<b>1917</b>	<b>1953</b>	<b>509</b>		<b>1999</b>	<b>463</b>		<b>1998</b>	<b>464</b>		<b>1984</b>	<b>478</b>		<b>1961</b>	<b>501</b>		<b>2041</b>	<b>421</b>	

#### FY 2023 - FY 2028 CIP PLANNING PERIOD

HIGH SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR			2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR		
	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	1243	1202	207	85%	1193	216	85%	1206	203	86%	1198	211	85%	1201	208	85%	1162	247	82%
WOODGROVE HS	1730	1566	1630	100	94%	1636	94	95%	1680	50	97%	1675	55	97%	1703	27	98%	1691	39	98%
	<b>3139</b>	<b>2809</b>	<b>2832</b>	<b>307</b>		<b>2829</b>	<b>310</b>		<b>2886</b>	<b>253</b>		<b>2873</b>	<b>266</b>		<b>2904</b>	<b>235</b>		<b>2853</b>	<b>286</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 2021 student generation factors, the number of potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

**Western Loudoun Planning District  
Approved, Unbuilt Residential Development  
as of September 2021**

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2021
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
AIRMONT FARMS	70	0	0	70	1	1	1	41%
BANBURY CROSS RESERVE	38	0	0	38	8	4	6	0%
BLACK OAK CREEK	35	0	0	35	1	1	1	80%
CASKEY FARM	28	0	0	28	1	0	0	89%
DEBUTTS	25	0	0	25	1	0	0	88%
DOWNEY FARM	10	0	0	10	2	1	2	0%
EAST ET ALT DIVISION	12	0	0	12	1	1	1	50%
ECOVILLAGE	56	0	0	56	8	5	7	25%
GLENMORE FARM	69	0	0	69	14	8	10	3%
HAWTHORNE DIVISION	24	0	0	24	4	2	2	29%
HUNT RIDGE PRESERVE	26	0	0	26	4	2	3	23%
HUNTERS HILL HAMLET	18	0	0	18	4	2	3	0%
HUNTING HILL	16	0	0	16	1	0	1	75%
JONES FARM	12	0	0	12	1	1	1	42%
LAKE POINT ROUND HILL	380	0	0	380	15	8	11	80%
LONGMOOR FARM ESTATES	33	0	0	33	2	1	2	67%
MEETING HOUSE FARM	18	0	0	18	2	1	2	39%
MELMORE	35	0	0	35	1	1	1	86%
MILLER DIVISION	12	0	0	12	2	1	2	0%
MILLERS RESERVE	21	0	0	21	3	2	3	29%
MOLER DIVISION	14	0	0	14	1	0	1	64%
MOORCONES	74	0	0	74	9	5	7	39%
OLD WHEATLAND ESTATES	77	0	0	77	2	1	2	86%
PATENT HOUSE FARM	21	0	0	21	1	1	1	76%
POPLAR HILL	11	0	0	11	2	1	2	0%
POTOMAC POINT	32	0	0	32	4	2	3	44%
RECKMEYER FAMILY SUBDIVISION	13	0	0	13	2	1	2	15%
RIDINGS PARCEL 3 OF GRUBB FARM	10	0	0	10	0	0	0	80%
RIEMENSCHNEIDER	13	0	0	13	5	3	4	0%
RIVERS EDGE	18	0	0	18	1	1	1	67%
SHORT HILLS VIEW	10	0	0	10	2	1	2	0%
THE CREST AT WATERFORD	31	0	0	31	2	1	1	71%
TOUCHSTONE FARM	17	0	0	17	0	0	0	94%
UNGER DIVISION	10	0	0	10	2	1	1	10%
VINEYARD SQUARE	0	0	42	42	9	5	7	0%
WATERFORD MANOR	79	0	0	79	6	3	5	67%
WELSH FAMILY SUBDIVISION	15	0	0	15	1	1	1	60%
<b>Planning District Total, as of September 2021</b>	<b>1383</b>	<b>0</b>	<b>42</b>	<b>1425</b>	<b>127</b>	<b>70</b>	<b>97</b>	

*The map on the following page depicts the approved, unbuilt developments that have 10 or more residences.*