



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

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January 24, 2023

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

RE: SBPL-2022-0006, The Estates at Quarter Branch

Dear Mr. Blankenship:

School Board staff has reviewed the referenced application for The Estates at Quarter Branch. Based on 2022 Loudoun County Public Schools (LCPS) student generation factors for the Western Loudoun planning district, the proposed 19 single-family detached residential units will generate a total of nine (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 2024-FY 2029 Capital Budgets*, dated December 13, 2022.

Thank you for the opportunity to comment on The Estates at Quarter Branch 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: Daniel Smith, Acting Superintendent
Kevin Lewis, Chief Operations Officer

Election District: Catoctin



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: SBPL-2022-0006, The Estates at Quarter Branch

Loudoun County Public Schools Western Loudoun Planning District Student Generation Factors, 2022		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.42	0.24	0.34	
Single Family Detached (SFD)	0.47	19	4	2	3	9
Single Family Attached (SFA)	0.43		0	0	0	0
Multifamily (MF)	0.50		0	0	0	0
Total Students			4	2	3	9
Capital Costs			Elementary School Cost (FY 2024 CIP)	Middle School Cost (FY 2024 CIP)	High School Cost (FY 2024 CIP)	Total Capital Expenditure
School Cost			\$76,900,000	\$117,500,000	\$271,000,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$80,104	\$81,315	\$129,048	
Project's Capital Costs			\$300,439	\$174,274	\$391,814	\$866,527
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	9	\$167,161	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Lovettsville	Harmony	Woodgrove	
September 30, 2022 Student Enrollment			531	1089	1606	
2022-2023 Base Building Capacity			595	1254	1745	

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 2024 - FY 2029 CIP PLANNING PERIOD

	2022-23	30-Sep-22	2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR		
	BASE CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
<u>ELEMENTARY SCHOOLS</u>			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BANNEKER ES ^{A,B}	263	172	170	139	55%	179	153	54%	176	156	53%	181	151	55%	181	151	55%	191	141	58%
EMERICK ES	549	408	413	136	75%	424	125	77%	436	113	79%	447	102	81%	446	103	81%	450	99	82%
HAMILTON ES	286	165	154	132	54%	154	132	54%	157	129	55%	161	125	56%	157	129	55%	159	127	56%
KENNETH W CULBERT ES	858	433	421	437	49%	408	450	48%	417	441	49%	441	417	51%	434	424	51%	445	413	52%
LINCOLN ES	138	95	89	49	64%	86	52	62%	85	53	62%	84	54	61%	88	50	64%	84	54	61%
LOVETTSVILLE ES	595	531	530	65	89%	559	36	94%	588	7	99%	612	(17)	103%	612	(17)	103%	611	(16)	103%
MOUNTAIN VIEW ES	812	699	680	132	84%	708	104	87%	719	93	89%	743	69	92%	741	71	91%	750	62	92%
ROUND HILL ES	697	590	591	106	85%	606	91	87%	599	98	86%	611	86	88%	615	82	88%	629	68	90%
WATERFORD ES ^{C,D}	263	247	245	18	93%	266	(3)	101%	266	(3)	101%	260	3	99%	247	39	86%	249	37	87%
	4461	3340	3293	1214		3390	1140		3443	1087		3540	990		3521	1032		3568	985	
HILLSBORO CHARTER ACADEMY		143		144			144			144			144			144			144	
MIDDLEBURG COMMUNITY CHARTER		143		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 - FOUR (4) MODULAR CLASSROOMS ARE PLANNED FOR BANNEKER ES, TO BE PLACED PRIOR TO THE START OF THE 2023-24 SCHOOL YEAR. TWO (2) MODULAR CLASSROOMS, CURRENTLY ON SITE, WILL BE REMOVED; ANTICIPATED BASE CAPACITY FOR BANNEKER ES IN FALL 2023 IS 309.

B - A FIVE-CLASSROOM ADDITION IS PROPOSED AT BANNEKER ES, TO BE COMPLETE BY THE START OF THE 2024-25 SCHOOL YEAR. THE PROPOSED ADDITION WILL REMOVE ALL MODULAR CLASSROOMS ON SITE; ANTICIPATED BASE CAPACITY FOR BANNEKER ES IN FALL 2024 IS 332.

C - THE 2022-23 BASE CAPACITY FOR WATERFORD ES REFLECTS THREE (3) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, BASE CAPACITY AT WATERFORD ES WOULD BE 217.

D - A FOUR-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 ON SITE; ANTICIPATED BASE CAPACITY FOR WATERFORD ES IN FALL 2027 IS 286.

FY 2024 - FY 2029 CIP PLANNING PERIOD

	2022-23	30-Sep-22	2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR		
	BASE CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
<u>MIDDLE SCHOOLS</u>			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BLUE RIDGE MS	1161	805	781	380	67%	754	407	65%	745	416	64%	724	437	62%	745	416	64%	745	416	64%
HARMONY MS	1254	1089	1162	92	93%	1151	103	92%	1178	76	94%	1182	72	94%	1263	(9)	101%	1276	(22)	102%
	2415	1894	1943	472		1905	510		1923	492		1906	509		2008	407		2021	394	

FY 2024 - FY 2029 CIP PLANNING PERIOD

	2022-23	30-Sep-22	2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR			2028-29 SCHOOL YEAR		
	BASE CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
<u>HIGH SCHOOLS</u>			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
LOUDOUN VALLEY HS	1335	1186	1306	29	98%	1385	(50)	104%	1440	(105)	108%	1436	(101)	108%	1382	(47)	104%	1344	(9)	101%
WOODGROVE HS	1745	1606	1571	174	90%	1635	110	94%	1636	109	94%	1701	44	97%	1722	23	99%	1768	(23)	101%
	3080	2792	2877	203		3020	60		3076	4		3137	(57)		3104	(24)		3112	(32)	

WESTERN LOUDOUN PLANNING DISTRICT RESIDENTIAL DEVELOPMENT

LCPS Planning and GIS Services 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 2022 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 2022

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

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2022
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
AIRMONT FARMS (FIELDSTONE FARM)	70	0	0	70	8	5	7	41%
BANBURY CROSS RESERVE	38	0	0	38	8	4	6	0%
BLACK OAK CREEK	35	0	0	35	1	0	0	91%
CASKEY FARM	28	0	0	28	1	0	0	89%
CREST AT WATERFORD, THE	31	0	0	31	1	0	1	87%
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	13	8	11	3%
HAWTHORNE DIVISION	24	0	0	24	3	2	3	29%
HUNT RIDGE PRESERVE	26	0	0	26	3	1	2	50%
HUNTERS HILL HAMLET	18	0	0	18	4	2	3	0%
HUNTING HILL	16	0	0	16	1	0	0	75%
HUNTWICK	26	0	0	26	5	3	4	0%
JONES FARM	12	0	0	12	1	1	1	0.42
LAKE POINT ROUND HILL	380	0	0	380	2	1	1	98%
LONGMOOR FARM ESTATES	33	0	0	33	1	1	1	85%
MEETING HOUSE FARM	18	0	0	18	1	1	1	0.67
MELMORE SUBDIVISION	35	0	0	35	1	1	1	86%
MIDDLEBURG RESIDENCES	49	0	0	49	10	6	8	0%
MILLER DIVISION	12	0	0	12	2	1	2	0%
MOLER DIVISION	14	0	0	14	1	1	1	64%
MOORCONES	74	0	0	74	9	5	7	39%
OLD WHEATLAND ESTATES	77	0	0	77	1	1	1	92%
PATENT HOUSE FARM	21	0	0	21	1	0	0	86%
POPLAR HILL	11	0	0	11	0	0	0	91%
POTOMAC POINT	32	0	0	32	4	2	3	44%
RECKMEYER FAMILY SUBDIVISION	13	0	0	13	2	1	1	15%
RIDINGS PARCEL 3 OF GRUBB FARM	10	0	0	10	1	0	0	80%
RIEMENSCHNEIDER	13	0	0	13	3	1	2	0%
RIVERS EDGE	18	0	0	18	1	1	1	72%
SHORT HILLS VIEW	10	0	0	10	1	1	1	30%
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	4	2	3	73%
WELSH FAMILY SUBDIVISION	15	0	0	15	1	1	1	60%
Planning District Total, as of September 2022	1437	0	42	1479	118	66	91	

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