



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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April 11, 2022

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

RE: SBPL-2022-0003, Waterford Woods Reserve

Dear Mr. Donnelly:

School Board staff has reviewed the referenced application for Waterford Woods Reserve. Based on 2021 Loudoun County Public Schools (LCPS) student generation factors for the Central Loudoun planning district, the proposed 10 single-family detached residential lots will generate a total of five (5) 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 Central 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 Waterford Woods Reserve 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: Catoctin



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: SBPL-2022-0003, Waterford Woods Reserve

Loudoun County Public Schools Central 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)	0.58	10	2	1	2	5
Single Family Attached (SFA)	0.53		0	0	0	0
Multifamily (MF)	0.39		0	0	0	0
Total Students			2	1	2	5
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	
Project's Capital Costs			\$149,276	\$111,736	\$149,625	\$410,637
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	5	\$85,600	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Lucketts	Smart's Mill	Tuscarora	
September 30, 2021 Student Enrollment			244	922	1403	
2021-22 Base Building Capacity			332	1227	1938	

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 2023 - FY 2028 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR PROJECTION			2023-24 SCHOOL YEAR PROJECTION			2024-25 SCHOOL YEAR PROJECTION			2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION		
	BASE CAPACITY	ACTUAL ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BALL'S BLUFF ES	697	484	493	204	71%	464	233	67%	462	235	66%	452	245	65%	452	245	65%	451	246	65%
CATOCTIN ES ^A	697	586	633	110	85%	678	65	91%	702	41	94%	720	23	97%	750	(7)	101%	759	(16)	102%
COOL SPRING ES	674	581	575	99	85%	580	94	86%	569	105	84%	555	119	82%	553	121	82%	547	127	81%
EVERGREEN MILL ES	697	598	612	85	88%	631	66	91%	631	66	91%	624	73	90%	615	82	88%	590	107	85%
FRANCES HAZEL REID ES	812	588	562	250	69%	550	262	68%	532	280	66%	501	311	62%	507	305	62%	509	303	63%
FREDERICK DOUGLASS ES	914	604	608	306	67%	598	316	65%	582	332	64%	576	338	63%	580	334	63%	578	336	63%
JOHN W TOLBERT JR ES	812	635	631	181	78%	611	201	75%	606	206	75%	581	231	72%	581	231	72%	574	238	71%
LEESBURG ES	651	416	419	232	64%	412	239	63%	393	258	60%	396	255	61%	394	257	61%	386	265	59%
LUCKETTS ES	332	244	241	91	73%	241	91	73%	235	97	71%	225	107	68%	218	114	66%	228	104	69%
SYCOLIN CREEK ES	812	540	521	291	64%	503	309	62%	500	312	62%	489	323	60%	493	319	61%	508	304	63%
	7098	5276	5295	1849		5268	1876		5212	1932		5119	2025		5143	2001		5130	2014	

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 2023 - FY 2028 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR PROJECTION			2023-24 SCHOOL YEAR PROJECTION			2024-25 SCHOOL YEAR PROJECTION			2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION		
	BASE CAPACITY	ACTUAL ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
HARPER PARK MS	1208	918	877	331	73%	901	307	75%	900	308	75%	898	310	74%	856	352	71%	845	363	70%
J LUPTON SIMPSON MS	1311	999	1005	306	77%	1039	272	79%	1063	248	81%	1072	239	82%	1083	228	83%	1103	208	84%
SMART'S MILL MS	1227	922	883	344	72%	843	384	69%	841	386	69%	825	402	67%	784	443	64%	738	489	60%
	3746	2839	2765	981		2783	963		2804	942		2795	951		2723	1023		2686	1060	

FY 2023 - FY 2028 CIP PLANNING PERIOD

HIGH SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR PROJECTION			2023-24 SCHOOL YEAR PROJECTION			2024-25 SCHOOL YEAR PROJECTION			2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION		
	BASE CAPACITY	ACTUAL ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
HERITAGE HS	1740	1491	1530	210	88%	1537	203	88%	1497	243	86%	1501	239	86%	1455	285	84%	1457	283	84%
LOUDOUN COUNTY HS	1495	1504	1576	(81)	105%	1589	(94)	106%	1611	(116)	108%	1637	(142)	109%	1630	(135)	109%	1697	(202)	114%
TUSCARORA HS	1938	1403	1422	516	73%	1462	476	75%	1427	511	74%	1393	545	72%	1350	588	70%	1287	651	66%
	5173	4398	4528	645		4588	585		4535	638		4531	642		4435	738		4441	732	

**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 2021 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 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	
BRICKYARD	0	0	59	59	25	14	19	0%
CATTAIL RUN	192	58	0	250	61	34	47	0%
CHURCH AND MARKET	0	0	116	116	50	28	38	0%
CRESCENT PARKE	0	178	96	274	57	32	43	0%
EAST QUARTER (RIVER CREEK VILLAGE)	0	64	0	64	15	8	11	0%
HAMLET AT WULF CREST FARM	25	0	0	25	1	1	1	80%
KETOCKTIN FARM ESTATES	14	0	0	14	2	1	2	29%
LEES CROSSING	68	0	0	68	9	5	7	46%
MEADOWBROOK FARM	400	0	0	400	30	17	23	70%
OATLANDS MANOR	15	0	0	15	4	2	3	0%
POTOMAC STATION MARKETPLACE	0	61	42	103	34	19	26	0%
STONE FOX ESTATES	15	0	0	15	0	0	0	87%
TUSCARORA CROSSING	140	266	324	730	150	84	115	0%
TUSCARORA VILLAGE	0	142	326	468	54	30	42	35%
VILLAGE AT LEESBURG	0	84	479	563	10	6	8	89%
WHITE OAK	162	0	0	162	40	23	31	0%
WOODLANDS AT GOOSE CREEK	33	125	0	158	12	7	9	72%
Planning District Total, as of September 2021	1064	978	1442	3484	555	310	425	

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