



# LOUDOUN COUNTY PUBLIC SCHOOLS

## DIVISION OF PLANNING SERVICES

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February 26, 2021

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

RE: SBPR 2021-0001 Willowsford Green Section 18

Dear Mr. Canterbury:

School Board staff has reviewed the referenced application for Willowsford Green Section 18. Based on 2019 Loudoun County Public Schools (LCPS) student generation factors for the Dulles South planning district, the proposed 15 single-family detached residential units will generate a total of 13 school-age children upon build-out: 6 elementary school-age children (grades K-5), 3 middle school-age children (grades 6-8), and 4 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 Dulles South 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.

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The Preliminary/Record Plat (sheets 2, 3 & 4 of 10), dated January 8, 2021 illustrates sidewalk easements throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Willowsford Green Section 18 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, Interim Superintendent  
Kevin Lewis, Assistant Superintendent

Election District: Blue Ridge



# Loudoun County Public Schools

## Division of Planning Services

### Project Assessment

#### Project Name: SBPR 2021-0001 Willowsford Green Section 18

Loudoun County Public Schools Dulles South 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)	0.91	15	6	3	4	13
Single Family Attached (SFA)	0.66		0	0	0	0
Multifamily (MF)	0.34		0	0	0	0
<b>Total Students</b>			<b>6</b>	<b>3</b>	<b>4</b>	<b>13</b>
<b>Capital Costs</b>			<b>Elementary School Cost (FY 2022 CIP)</b>	<b>Middle School Cost (FY 2022 CIP)</b>	<b>High School Cost (FY 2022 CIP)</b>	<b>Total Capital Expenditure</b>
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>\$343,343</b>	<b>\$205,799</b>	<b>\$323,658</b>	<b>\$872,800</b>
<b>Annual Operational Costs</b>			<b>FY 2022 Adopted Per Pupil Cost</b>	<b>Student Generation Total</b>	<b>Annual Operational Costs</b>	
			\$16,709	13	\$217,217	
<b>School Facility Information</b>			<b>Elementary School* (Grades K-5)</b>	<b>Middle School (Grades 6-8)</b>	<b>High School (Grades 9-12)</b>	
2020-21 School Attendance Zone			Aldie/Buffalo Trail**	Willard	Lightridge***	
September 30, 2020 Student Enrollment			109/1162	1445	951	
2020-21 Base Building Capacity			138/983	1445	2118	

\* To relieve current and projected student enrollment in the Dulles South area, additional elementary schools are planned and/or under construction.

\*\* Based on recently adopted elementary school attendance zones, parcels in Section 18 currently zoned to Buffalo Trail Elementary School will be served by Hovatter Elementary School beginning fall 2021, with the start of the 2021-2022 academic year. Hovatter Elementary School is anticipated to have a base building capacity of 960.

\*\*\* For the 2020-2021 academic year only, Lightridge High School is serving students in grades nine, ten, and eleven. Beginning fall 2021, Lightridge High School will enroll students in grades nine through twelve.

## ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES SOUTH

### General Planning District Description

North of Prince William County, East of Town of Middleburg, South of Route 50 (John Mosby Highway), West of Fairfax County

#### 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
ALDIE ES	138	109	132	6	96%	134	4	97%	141	(3)	102%	142	(4)	103%	139	(1)	101%	134	4	97%
ARCOLA ES	960	992	1055	(95)	110%	1086	(126)	113%	1125	(165)	117%	1166	(206)	121%	1194	(234)	124%	1200	(240)	125%
BUFFALO TRAIL ES	983	1162	917	66	93%	960	23	98%	992	(9)	101%	1014	(31)	103%	1040	(57)	106%	1044	(61)	106%
CARDINAL RIDGE ES	960	858	889	71	93%	941	19	98%	966	(6)	101%	992	(32)	103%	1026	(66)	107%	1027	(67)	107%
GOSHEN POST ES <sup>A</sup>	1006	1293	908	98	90%	1023	(63)	102%	1151	(191)	114%	1188	(182)	118%	1221	(215)	121%	1253	(247)	125%
HOVATTER ES/ES-29 <sup>B</sup>			891	69	93%	938	68	98%	1031	(25)	107%	1092	(132)	114%	1129	(169)	118%	1146	(186)	119%
HUTCHISON FARM ES <sup>C</sup>	812	725	854	27	105%	873	8	99%	925	(44)	105%	973	(92)	110%	1000	(119)	114%	1010	(129)	115%
LIBERTY ES	960	958	1019	(59)	106%	1034	(74)	108%	1070	(110)	111%	1098	(138)	114%	1134	(174)	118%	1142	(182)	119%
LITTLE RIVER ES	812	696	780	32	96%	828	(16)	102%	873	(61)	108%	898	(86)	111%	893	(81)	110%	884	(72)	109%
PINEBROOK ES	960	918	863	97	90%	851	109	89%	875	85	91%	900	60	94%	919	41	96%	923	37	96%
ES-32 <sup>D</sup>															TBD	960		TBD	960	
	<b>7591</b>	<b>7711</b>	<b>8308</b>	<b>312</b>		<b>8668</b>	<b>(48)</b>		<b>9149</b>	<b>(529)</b>		<b>9463</b>	<b>(843)</b>		<b>9695</b>	<b>(115)</b>		<b>9763</b>	<b>(183)</b>	

SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE DULLES SOUTH PLANNING DISTRICT ARE CURRENTLY ATTENDING ELEMENTARY SCHOOL IN THE DULLES NORTH PLANNING DISTRICT.

A - THE 2020-21 BASE CAPACITY FOR GOSHEN POST ES REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT GOSHEN POST ES WOULD BE 960.

B - THE OPENING OF HOVATTER ES (ES-29) IS PLANNED FOR FALL 2021 (2021-22 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. HOVATTER ES WILL BE CONSTRUCTED ADJACENT TO LIGHTRIDGE HS.

C - A THREE (3) CLASSROOM ADDITION IS PLANNED AT HUTCHISON FARM ES, TO BE COMPLETE BY THE START OF THE 2021-22 SCHOOL YEAR; ANTICIPATED CAPACITY FOR HUTCHISON FARM ES IN FALL 2021 IS 881.

D - THE OPENING OF A NEW ELEMENTARY SCHOOL (ES-32) IS PLANNED FOR FALL 2025 (2025-26 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. A SITE MUST BE ACQUIRED FOR THIS SCHOOL.

TBD - TO BE DETERMINED, FOLLOWING THE ADOPTION OF AN ATTENDANCE ZONE FOR THE SCHOOL

### General Planning District Description

North of Prince William County, East of Town of Middleburg, South of Route 50 (John Mosby Highway), West of Fairfax County

#### 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
J MICHAEL LUNSFORD MS	1454	1480	1420	34	98%	1326	128	91%	1241	213	85%	1202	252	83%	1231	223	85%	1327	127	91%
MERCER MS	1378	1242	1308	70	95%	1335	43	97%	1341	37	97%	1344	34	98%	1365	13	99%	1438	(60)	104%
WILLARD MS	1445	1445	1556	(111)	108%	1608	(163)	111%	1599	(154)	111%	1641	(196)	114%	1680	(235)	116%	1740	(295)	120%
	<b>4277</b>	<b>4167</b>	<b>4284</b>	<b>(7)</b>		<b>4269</b>	<b>8</b>		<b>4181</b>	<b>96</b>		<b>4187</b>	<b>90</b>		<b>4276</b>	<b>1</b>		<b>4505</b>	<b>(228)</b>	

SOME MIDDLE SCHOOL STUDENTS RESIDING IN THE DULLES SOUTH PLANNING DISTRICT ARE CURRENTLY ATTENDING MIDDLE SCHOOL IN THE DULLES NORTH PLANNING DISTRICT.

### General Planning District Description

North of Prince William County, East of Town of Middleburg, South of Route 50 (John Mosby Highway), West of Fairfax County

#### 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
FREEDOM HS <sup>A</sup>	2041	2123	2192	(151)	107%	2126	(85)	104%	2127	(86)	104%	2001	40	98%	1844	197	90%	1759	282	86%
JOHN CHAMPE HS <sup>B</sup>	2121	1874	1932	189	91%	1754	367	83%	1835	286	87%	1869	252	88%	1895	226	89%	1938	183	91%
LIGHTRIDGE HS	2118	951	1475	643	70%	1903	215	90%	2153	(35)	102%	2358	(240)	111%	2426	(308)	115%	2400	(282)	113%
	<b>6280</b>	<b>4948</b>	<b>5599</b>	<b>681</b>		<b>5783</b>	<b>497</b>		<b>6115</b>	<b>165</b>		<b>6228</b>	<b>52</b>		<b>6165</b>	<b>115</b>		<b>6097</b>	<b>183</b>	

SOME HIGH SCHOOL STUDENTS RESIDING IN THE DULLES SOUTH PLANNING DISTRICT ARE CURRENTLY ATTENDING HIGH SCHOOL IN THE DULLES NORTH PLANNING DISTRICT.

A - THE 2020-21 BASE CAPACITY FOR FREEDOM HS REFLECTS FOUR (4) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT FREEDOM HS WOULD BE 1958.

B - THE 2020-21 BASE CAPACITY FOR JOHN CHAMPE HS REFLECTS FOUR (4) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT JOHN CHAMPE HS WOULD BE 2039.

**DULLES SOUTH 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.

**Dulles South 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	
ARCOLA CENTER	0	590	604	1194	137	75	99	50%
CHUDLEIGH FARM	32	0	0	32	11	6	8	16%
ESTATES AT CREIGHTON FARMS	171	0	0	171	32	17	23	53%
FOXGATE	0	0	110	110	16	9	12	0%
GLENBURY ESTATES (Lambert Property)	75	0	0	75	12	7	9	59%
HARTLAND	669	0	0	669	268	146	195	0%
LENAH CIRCLE EAST	37	0	0	37	15	8	11	0%
LENAH CIRCLE WEST	52	0	0	52	21	11	15	0%
LENAH MILL	865	0	0	865	82	45	60	76%
POLAND HILL	66	0	0	66	26	14	19	0%
PROSPERITY PLAINS (Whitman Property)	95	143	0	238	38	21	28	51%
RESERVE AT HOLLY SPRINGS	37	0	0	37	15	8	11	0%
SOUTH FORK	0	39	0	39	7	4	5	41%
THE GRANT AT WILLOWSFORD	455	0	0	455	40	22	29	86%
THE GREENS AT WILLOWSFORD	737	0	0	737	25	14	18	82%
THE GROVE AT WILLOWSFORD	775	0	0	775	50	28	37	84%
WESTBURY GLEN	140	0	0	140	1	0	1	99%
<b>Planning District Total, as of September 2020</b>	<b>4206</b>	<b>772</b>	<b>714</b>	<b>5692</b>	<b>796</b>	<b>434</b>	<b>579</b>	