



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

960 Sycolin Road SE, Suite 110

Leesburg, Virginia 20175

Telephone: 571-252-1050

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August 15, 2023

Ms. Hilary Russo
County of Loudoun
Department of Building and Development
1 Harrison Street, SE
Leesburg, Virginia 20175

RE: SBPL-2022-0005, Wrightfield Estates

Dear Ms. Russo:

School Board staff has reviewed the second submission materials for Wrightfield Estates.

While there has been no change to the proposed residential component (83 single-family detached lots), the attached project assessment outlines the capital and operational impact of the Wrightfield Estates application on Loudoun County Public Schools.

Thank you for the additional opportunity to comment on the Wrightfield Estates application. Should you require further information, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Beverly I. Tate".

Beverly I. Tate, Director

2011 Election District: Catoctin

2022 Election District: Catoctin

Attachments (3)

c: Daniel Smith, Acting Superintendent
Kevin Lewis, Chief Operations Officer



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: SBPL-2022-0005, Wrightfield Estates

Loudoun County Public Schools Central 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)	0.56	83	20	11	16	47
Single Family Attached (SFA)	0.51		0	0	0	0
Multifamily (MF)	0.38		0	0	0	0
Total Students			20	11	16	47
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			\$69,090,840	\$128,123,098	\$156,088,530	
Capacity			960	1445	2100	
Per Pupil Cost			\$71,970	\$88,667	\$74,328	
Project's Capital Costs			\$1,404,962	\$989,093	\$1,174,618	\$3,568,673
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	47	\$879,793	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Frances Hazel Reid	Smart's Mill	Tuscarora	
September 30, 2022 Student Enrollment			608	875	1419	
2022-2023 Base Building Capacity			812	1214	1976	

ELEMENTARY & SECONDARY SCHOOL SUMMARY: CENTRAL LOUDOUN

General Planning District Description

North/West of Goose Creek, East of the Catoclin Mountain Ridgeline, South of the Potomac River

FY 2024 - FY 2029 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	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	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	465	444	253	64%	438	259	63%	429	268	62%	436	261	63%	445	252	64%	458	239	66%
CATOCTIN ES*	743	605	601	142	81%	619	124	83%	640	103	86%	658	85	89%	667	76	90%	689	54	93%
COOL SPRING ES	674	625	646	28	96%	660	14	98%	669	5	99%	671	3	100%	678	(4)	101%	665	9	99%
EVERGREEN MILL ES	697	608	626	71	90%	624	73	90%	622	75	89%	623	74	89%	627	70	90%	597	100	86%
FRANCES HAZEL REID ES*	812	608	666	146	82%	676	136	83%	667	145	82%	683	129	84%	693	119	85%	674	138	83%
FREDERICK DOUGLASS ES	914	584	567	347	62%	549	365	60%	528	386	58%	520	394	57%	521	393	57%	523	391	57%
JOHN W TOLBERT JR ES	812	628	624	188	77%	624	188	77%	607	205	75%	589	223	73%	576	236	71%	563	249	69%
LEESBURG ES	651	430	425	226	65%	418	233	64%	424	227	65%	424	227	65%	412	239	63%	407	244	63%
LUCKETTS ES	332	271	268	64	81%	260	72	78%	252	80	76%	238	94	72%	254	78	77%	242	90	73%
SYCOLIN CREEK ES	812	511	481	331	59%	479	333	59%	466	346	57%	459	353	57%	457	355	56%	454	358	56%
	7144	5335	5348	1796		5347	1797		5304	1840		5301	1843		5330	1814		5272	1872	

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.

*THE PROJECTED STUDENT ENROLLMENTS REFLECT ATTENDANCE ZONE CHANGES ADOPTED BY THE SCHOOL BOARD ON FEBRUARY 14, 2023.

FY 2024 - FY 2029 CIP PLANNING PERIOD

MIDDLE SCHOOLS	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	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	1244	845	956	288	77%	984	260	79%	1020	224	82%	1005	239	81%	993	251	80%	975	269	78%
J LUPTON SIMPSON MS	1302	974	828	474	64%	855	447	66%	867	435	67%	859	443	66%	842	460	65%	844	458	65%
SMART'S MILL MS	1214	875	913	301	75%	940	274	77%	971	243	80%	943	271	78%	919	295	76%	942	272	78%
	3760	2694	2697	1063		2779	981		2858	902		2807	953		2754	1006		2761	999	

FY 2024 - FY 2029 CIP PLANNING PERIOD

HIGH SCHOOLS	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	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	1811	1470	1729	82	95%	1782	29	98%	1823	(12)	101%	1804	7	100%	1840	(29)	102%	1885	(74)	104%
LOUDOUN COUNTY HS	1379	1536	1332	47	97%	1312	67	95%	1303	76	94%	1306	73	95%	1329	50	96%	1359	20	99%
TUSCARORA HS	1976	1419	1580	396	80%	1593	383	81%	1563	413	79%	1559	417	79%	1526	450	77%	1552	424	79%
	5166	4425	4641	525		4687	479		4689	477		4669	497		4695	471		4796	370	

CENTRAL 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.

Central 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	
BRICKYARD	0	0	59	59	9	5	8	0%
CATTAIL RUN	192	58	0	250	58	33	47	0%
CHURCH AND MARKET	0	0	116	116	19	11	15	0%
CRESCENT PARKE	0	178	96	274	54	31	44	0%
EAST QUARTER (RIVER CREEK VILLAGE)	0	64	0	64	12	7	10	11%
HAMLET AT WULF CREST FARM	25	0	0	25	1	1	1	80%
KETOCTIN FARM ESTATES	33	0	0	33	6	3	5	24%
LEES CROSSING	68	0	0	68	9	5	7	46%
MAIN TREE FARM	15	0	0	15	4	2	3	0%
MEADOWBROOK FARM (LEESBURG SOUTH)	400	0	0	400	9	5	7	90%
OATLANDS MANOR	15	0	0	15	4	2	3	0%
POTOMAC STATION MARKETPLACE	0	61	42	103	20	11	16	0%
STONE FOX ESTATES (COPE)	15	0	0	15	0	0	0	87%
TUSCARORA CROSSING	140	266	324	730	142	81	115	0%
TUSCARORA VILLAGE (LEEGATE)	0	142	326	468	52	30	42	35%
VILLAGE AT LEESBURG	0	84	479	563	10	5	8	89%
VIRGINIA VILLAGE	0	47	600	647	106	60	86	0%
WHITE OAKS FARM	162	0	0	162	28	16	23	25%
WOODLANDS AT GOOSE CREEK (GOOSE CREEK CLUB)	33	125	0	158	1	1	1	96%
Planning District Total, as of September 2022	1098	1025	2042	4165	544	309	441	

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



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February 24, 2023

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

RE: SBPL-2022-0005, Wrightfield Estates

Dear Mr. Canterbury:

School Board staff has reviewed the referenced application for Wrightfield Estates. Based on 2022 Loudoun County Public Schools (LCPS) student generation factors for the Central Loudoun planning district, the proposed 83 single-family detached residential units will generate a total of forty-seven (47) 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 2024-FY 2029 Capital Budgets*, dated December 13, 2022.

Thank you for the opportunity to comment on the Wrightfield Estates 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,

A handwritten signature in black ink, appearing to be "Beverly I. Tate".

Beverly I. Tate, Director

2011 Election District: Catoctin

2022 Election District: Catoctin

Attachments (3)

c: Daniel Smith, Acting Superintendent
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Loudoun County Public Schools

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Multifamily (MF)	0.38		0	0	0	0
Total Students			20	11	16	47
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			\$1,563,762	\$907,084	\$2,039,365	\$4,510,211
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	47	\$879,793	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Frances Hazel Reid	Smart's Mill	Tuscarora	
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FRANCES HAZEL REID ES	812	608	621	191	76%	631	181	78%	622	190	77%	638	174	79%	648	164	80%	629	183	77%
FREDERICK DOUGLASS ES	914	584	567	347	62%	549	365	60%	528	386	58%	520	394	57%	521	393	57%	523	391	57%
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	3760	2694	2697	1063		2779	981		2858	902		2807	953		2754	1006		2761	999	

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			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
HERITAGE HS	1811	1470	1729	82	95%	1782	29	98%	1823	(12)	101%	1804	7	100%	1840	(29)	102%	1885	(74)	104%
LOUDOUN COUNTY HS	1379	1536	1332	47	97%	1312	67	95%	1303	76	94%	1306	73	95%	1329	50	96%	1359	20	99%
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as of September 2022

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CATTAIL RUN	192	58	0	250	58	33	47	0%
CHURCH AND MARKET	0	0	116	116	19	11	15	0%
CRESCENT PARKE	0	178	96	274	54	31	44	0%
EAST QUARTER (RIVER CREEK VILLAGE)	0	64	0	64	12	7	10	11%
HAMLET AT WULF CREST FARM	25	0	0	25	1	1	1	80%
KETOCTIN FARM ESTATES	33	0	0	33	6	3	5	24%
LEES CROSSING	68	0	0	68	9	5	7	46%
MAIN TREE FARM	15	0	0	15	4	2	3	0%
MEADOWBROOK FARM (LEESBURG SOUTH)	400	0	0	400	9	5	7	90%
OATLANDS MANOR	15	0	0	15	4	2	3	0%
POTOMAC STATION MARKETPLACE	0	61	42	103	20	11	16	0%
STONE FOX ESTATES (COPE)	15	0	0	15	0	0	0	87%
TUSCARORA CROSSING	140	266	324	730	142	81	115	0%
TUSCARORA VILLAGE (LEEGATE)	0	142	326	468	52	30	42	35%
VILLAGE AT LEESBURG	0	84	479	563	10	5	8	89%
VIRGINIA VILLAGE	0	47	600	647	106	60	86	0%
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WOODLANDS AT GOOSE CREEK (GOOSE CREEK CLUB)	33	125	0	158	1	1	1	96%
Planning District Total, as of September 2022	1098	1025	2042	4165	544	309	441	

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