



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

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March 1, 2023

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

RE: SBPR-2023-0001, Avonmore

Dear Ms. Russo:

School Board staff has reviewed the referenced application for Avonmore. Please note that this site is in Loudoun County Public Schools (LCPS) Dulles North Planning District, however it is served by the schools in LCPS Ashburn Planning District. Based on 2022 LCPS student generation factors for the Dulles North planning district, the proposed fourteen (14) single-family detached residential units will generate a total of fourteen (14) school-age children upon build-out. The attached assessment outlines the operational and capital impact of the project on LCPS.

Thank you for the opportunity to comment on the Avonmore application. Each approved residential project impacts capital facility expenditures and operational costs, and increased costs can be anticipated with each additional school-age child residing in Loudoun County.

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: Blue Ridge

2022 Election District: Ashburn

Attachment

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



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: SBPR-2023-0001, Avonmore

| Loudoun County Public Schools Dulles North 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) | 0.96 | 14 | 6 | 3 | 5 | 14 |
| Single Family Attached (SFA) | 0.67 | | 0 | 0 | 0 | 0 |
| Multifamily (MF) | 0.33 | | 0 | 0 | 0 | 0 |
| Total Students | | | 6 | 3 | 5 | 14 |
| 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 | | | \$452,172 | \$262,289 | \$589,696 | \$1,304,157 |
| Annual Operational Costs | | | FY 2023 Adopted Per Pupil Cost | Student Generation Total | Annual Operational Costs | |
| | | | \$18,719 | 14 | \$262,066 | |
| School Facility Information* | | | Elementary School (Grades K-5) | Middle School (Grades 6-8) | High School (Grades 9-12) | |
| 2022-2023 School Attendance Zone | | | Belmont Station | Trailside | Stone Bridge | |
| September 30, 2022 Student Enrollment | | | 713 | 1151 | 1708 | |
| 2022-2023 Base Building Capacity | | | 812 | 1288 | 1775 | |