



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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March 14, 2022

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

RE: SBPR-2022-0001, Belfort Park Drive Townhomes

Dear Mr. Jewell:

School Board staff has reviewed the referenced application for Belfort Park Drive Townhomes. Based on 2021 Loudoun County Public Schools (LCPS) student generation factors for the Eastern Loudoun planning district, the proposed twenty (20) single-family attached 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.

Safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The Preliminary/Record Plat of Subdivision (sheet 1 of 6), dated May 14, 2021, notes sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Belmont Park Drive Townhomes 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 read "Beverly I. Tate".

Beverly I. Tate, Director

Attachment

c: Scott Ziegler, Superintendent
Kevin Lewis, Chief Operations Officer

Election District: Sterling



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: SBPR-2022-0001, Belfort Park Drive Townhomes

Loudoun County Public Schools Eastern 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)	0.55		0	0	0	0
Single Family Attached (SFA)	0.50	20	4	2	3	9
Multifamily (MF)	0.33		0	0	0	0
Total Students			4	2	3	9
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			\$257,373	\$192,648	\$257,974	\$707,994
Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	9	\$154,080	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Guilford*	Sterling	Park View	
September 30, 2021 Student Enrollment			545	1081	1409	
2021-22 Base Building Capacity			651	1358	1518	

* Modular classrooms are being used to provide a temporary increase in building capacity.