



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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November 11, 2021

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

RE: SBPR-2021-0014, Braddock Road Property

Dear Mr. Blankenship:

School Board staff has reviewed the referenced application for Braddock Road Property. Based on 2021 Loudoun County Public Schools (LCPS) student generation factors for the Dulles South planning district, the proposed six (6) single-family detached residential units 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.

Thank you for the opportunity to comment on the Braddock Road Property 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

Attachment

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

Election District: Dulles



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: SBPR-2021-0014, Braddock Road Property

Loudoun County Public Schools Dulles South 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)	0.92 6	2	1	2	5
Single Family Attached (SFA)	0.66	0	0	0	0
Multifamily (MF)	0.32	0	0	0	0
Total Students		2	1	2	5
Capital Costs		Elementary School Cost (FY 2022 CIP)	Middle School Cost (FY 2022 CIP)	High School Cost (FY 2022 CIP)	Total Capital Expenditure
School Cost		\$54,880,000	\$90,775,000	\$155,605,000	
Capacity		960	1445	2100	
Per Pupil Cost		\$57,167	\$62,820	\$74,098	
Project's Capital Costs		\$135,691	\$83,224	\$134,976	\$353,891
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		Cardinal Ridge	J. Michael Lunsford	Freedom**	
September 30, 2021 Student Enrollment		832	1384	2055	
2021-22 Base Building Capacity		960	1454	2041	

* To relieve current and projected student enrollment in the Dulles South area, an additional elementary school is planned.

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