



# LOUDOUN COUNTY PUBLIC SCHOOLS

## DIVISION OF PLANNING SERVICES

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September 9, 2021

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

RE: SBPR-2021-0008, East Chase

Dear Mr. Jewell:

School Board staff has reviewed the referenced application for East Chase. Based on 2019 Loudoun County Public Schools (LCPS) student generation factors for the Dulles South planning district, the proposed twenty (20) single-family detached residential units will generate a total of eighteen (18) 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 Details Plat (sheet 3 of 7), dated June 2021, illustrates sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the East Chase 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: Blue Ridge



# Loudoun County Public Schools

Division of Planning Services

## Project Assessment

### Project Name: SBPR-2021-0008, East Chase

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	20	8	4	6	18
Single Family Attached (SFA)	0.66		0	0	0	0
Multifamily (MF)	0.34		0	0	0	0
<b>Total Students</b>			<b>8</b>	<b>4</b>	<b>6</b>	<b>18</b>
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	
<b>Project's Capital Costs</b>			<b>\$457,791</b>	<b>\$274,398</b>	<b>\$431,545</b>	<b>\$1,163,733</b>
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	18	\$308,160	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Hovatter**	Willard	Lightridge	
September 30, 2020 Student Enrollment			N/A	1445	951	
2020-21 Base Building Capacity			N/A	1445	2118	

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

\*\* Hovatter elementary school opened in fall 2021 (2021-22 school year) with an anticipated capacity of 960.