



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

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September 11, 2023

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

RE: SBPL-2023-0001, Kentwood Farm

Dear Ms. Brady:

School Board staff has reviewed the preliminary subdivision plat for Kentwood Farm. Based on 2022 Loudoun County Public Schools (LCPS) student generation factors for the Western Loudoun planning district, the proposed twelve (12) single-family detached residential lots 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 Kentwood Farm 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: Blue Ridge
2022 Election District: Little River

Attachment

c: Aaron Spence, Superintendent
Kevin Lewis, Chief Operations Officer



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: SBPL-2023-0001, Kentwood Farm

Loudoun County Public Schools Western 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)	0.47	12	2	1	2	5
Single Family Attached (SFA)	0.43		0	0	0	0
Multifamily (MF)	0.50		0	0	0	0
Total Students			2	1	2	5
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			\$170,482	\$120,019	\$142,531	\$433,032
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	5	\$93,595	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Banneker*	Blue Ridge	Loudoun Valley	
September 30, 2022 Student Enrollment			172	805	1186	
2022-2023 Base Building Capacity			263	1161	1335	

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