



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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September 2, 2021

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

RE: SBPR-2021-0012, Lenah Circle Center

Dear Mr. Blankenship:

School Board staff has reviewed the referenced application for Lenah Circle Center. Based on 2019 Loudoun County Public Schools (LCPS) student generation factors for the Dulles South planning district, the proposed nine (9) single-family detached 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 (sheet 1 of 1), dated July 15, 2021, illustrates sidewalk easements throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Lenah Circle Center 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-2021-0012, Lenah Circle Center

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	9	4	2	3	9
Single Family Attached (SFA)	0.66		0	0	0	0
Multifamily (MF)	0.34		0	0	0	0
Total Students			4	2	3	9
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			\$206,006	\$123,479	\$194,195	\$523,680
Annual 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			Goshen Post**	Willard	Lightridge	
September 30, 2020 Student Enrollment			1293	1445	951	
2020-21 Base Building Capacity			1006	1445	2118	

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

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