



# LOUDOUN COUNTY PUBLIC SCHOOLS

## DIVISION OF PLANNING & GIS SERVICES

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Leesburg, Virginia 20175

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March 24, 2023

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

RE: SBPR-2022-0015, Lexington 7, Land Bay A

Dear Mr. Baggett:

School Board staff has reviewed the preliminary record plat for Lexington 7, Land Bay A. Based on 2022 Loudoun County Public Schools (LCPS) student generation factors for the Ashburn planning district, the proposed twelve (12) single-family detached and eleven (11) single-family attached residential units will generate a total of fourteen (14) 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 Lexington 7, Land Bay A application. Each approved residential project impacts capital facility expenditures and operational costs, and increased costs can be anticipated with each additional school-age child residing in Loudoun County.

Should you require further information, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to be "Beverly I. Tate".

Beverly I. Tate, Director

2011 Election District: Algonkian

2022 Election District: Algonkian

Attachment

c: Daniel Smith, Acting Superintendent  
Kevin Lewis, Chief Operations Officer



# Loudoun County Public Schools

## Division of Planning & GIS Services

### Project Assessment

#### Project Name: SBPR-2022-0015, Lexington 7 Land Bay A

Loudoun County Public Schools Ashburn 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)	0.73	12	4	2	3	9
Single Family Attached (SFA)	0.54	11	2	1	2	5
Multifamily (MF)	0.27		0	0	0	0
<b>Total Students</b>			<b>6</b>	<b>3</b>	<b>5</b>	<b>14</b>
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			\$76,900,000	\$117,500,000	\$271,000,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$80,104	\$81,315	\$129,048	
<b>Project's Capital Costs</b>			<b>\$494,563</b>	<b>\$243,945</b>	<b>\$644,980</b>	<b>\$1,383,488</b>
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	14	\$257,573	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Steuart W. Weller	Belmont Ridge	Riverside	
September 30, 2022 Student Enrollment			630	1070	1805	
2022-2023 Base Building Capacity			904	1254	1838	