



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

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May 26, 2023

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

RE: SBPR-2023-0008, Prosperity Annex

Dear Ms. Viar:

School Board staff has reviewed the preliminary record plat for Prosperity Annex. Based on 2022 Loudoun County Public Schools (LCPS) student generation factors for the Dulles South planning district, the proposed twelve (12) single-family attached residential units will generate a total of eight (8) 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 Prosperity Annex 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,

Beverly I. Tate, Director

2011 Election District: Dulles

2022 Election District: Dulles

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-2023-0008, Prosperity Annex

Loudoun County Public Schools Dulles South 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)	0.90		0	0	0	0
Single Family Attached (SFA)	0.68	12	3	2	3	8
Multifamily (MF)	0.39		0	0	0	0
Total Students			3	2	3	8
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	
Project's Capital Costs			\$274,533	\$159,247	\$358,030	\$791,810
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	8	\$152,747	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Liberty	Mercer	John Champe**	
September 30, 2022 Student Enrollment			866	1380	1601	
2022-2023 Base Building Capacity			960	1395	2122	

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

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