



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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Ashburn, Virginia 20148
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November 5, 2021

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

RE: SBPR-2021-0013, Purcellville Gateway Lots 3-5

Dear Mr. Himel:

School Board staff has reviewed the referenced application for Purcellville Gateway Lots 3-5. Based on 2021 Loudoun County Public Schools (LCPS) student generation factors for the Western Loudoun planning district, the proposed three (3) single-family detached residential units will generate one (1) school-age child 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 Purcellville Gateway Lots 3-5 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-2021-0013, Purcellville Gateway Lots 3-5

Loudoun County Public Schools Western Loudoun Planning District Student Generation Factors, 2021		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.43	0.24	0.33	
Single Family Detached (SFD)	0.47	3	1	0	0	1
Single Family Attached (SFA)	0.43		0	0	0	0
Multifamily (MF)	0.48		0	0	0	0
Total Students			1	0	0	1
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			\$34,660	\$21,258	\$34,478	\$90,396
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	1	\$24,139	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Kenneth W. Culbert	Harmony	Woodgrove	
September 30, 2021 Student Enrollment			443	1086	1566	
2021-22 Base Building Capacity			858	1227	1730	