



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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September 9, 2021

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

RE: SBPR-2021-0007, Samsara Place

Dear Mr. Donnelly:

School Board staff has reviewed the referenced application for Samsara Place. Based on 2019 Loudoun County Public Schools (LCPS) student generation factors for the Dulles South planning district, the proposed thirty-four (34) single-family detached residential units will generate a total of thirty-one (31) 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 of Subdivision (sheet 3 of 4), dated July 26, 2021, illustrates sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Samsara Place 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-2021-0007, Samsara Place

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	34	14	7	10	31
Single Family Attached (SFA)	0.66		0	0	0	0
Multifamily (MF)	0.34		0	0	0	0
Total Students			14	7	10	31
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			\$778,244	\$466,477	\$733,626	\$1,978,347
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	31	\$529,693	
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**/Arcola	Willard/Mercer	Lightridge/John Champe**	
September 30, 2020 Student Enrollment			1293/992	1445/1242	951/1874	
2020-21 Base Building Capacity			1006/960	1445/1378	2118/2121	

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

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