



LOUDOUN COUNTY PUBLIC SCHOOLS

Division of Planning & GIS Services

December 11, 2023

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

RE: PLAT-2023-0095, Schulman Subdivision

Dear Ms. Lockwood:

School Board staff has reviewed the Schulman Subdivision application. Based on 2023 Loudoun County Public Schools (LCPS) student generation factors for the Western Loudoun planning district, the proposed five (5) single-family detached residential lots will generate a total of three (3) 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 Schulman Subdivision application. The Loudoun County School Board is interested in 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 who resides in Loudoun County.

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

Sincerely,

Beverly I. Tate, Director

Attachment

C. Aaron Spence, Superintendent
Kevin Lewis, Chief Operations Officer

2011 Election District: Catoctin
2022 Election District: Catoctin



Loudoun County Public Schools

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Project Assessment

Project Name: PLAT-2023-0095, Schulman Subdivision

Loudoun County Public Schools Western Loudoun Planning District Student Generation Factors, 2023		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)	0.45	5	1	1	1	3
Single Family Attached (SFA)	0.41		0	0	0	0
Multifamily (MF)	0.48		0	0	0	0
Total Students			1	1	1	3
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			\$69,090,840	\$128,123,098	\$156,088,530	
Base Building Capacity			960	1445	2100	
Per Pupil Cost			\$71,970	\$88,667	\$74,328	
Project's Capital Costs			\$68,011	\$47,880	\$56,861	\$172,752
Annual Operational Costs			FY 2024 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$19,905	3	\$59,715	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Kenneth W. Culbert	Blue Ridge	Loudoun Valley	
2023-2024 Base Building Capacity			858	1161	1335	
Official September 29, 2023 Student Enrollment			405	736	1179	
Projected September 30, 2029 Student Enrollment ^A			418	727	1120	

A - The projected student enrollment does not include the impact of this proposed application.