



LOUDOUN COUNTY PUBLIC SCHOOLS

Division of Planning & GIS Services

October 24, 2023

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

RE: PLAT-2023-0076, Summit Hill LLC

Dear Ms. Lockwood:

School Board staff has reviewed the Summit Hill LLC application. Based on 2022 Loudoun County Public Schools (LCPS) student generation factors for the Western Loudoun planning district, the proposed four (4) single-family detached residential lots will generate a total of two (2) 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 Summit Hill LLC 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: Catoctin
2022 Election District: Catoctin

Attachment

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



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: PLAT-2023-0076, Summit Hill LLC

Loudoun County Public Schools Western Loudoun Planning District Student Generation Factors, 2022		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.47	4	1	0	1	2
Single Family Attached (SFA)	0.43		0	0	0	0
Multifamily (MF)	0.50		0	0	0	0
Total Students			1	0	1	2
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	
Capacity			960	1445	2100	
Per Pupil Cost			\$71,970	\$88,667	\$74,328	
Project's Capital Costs			\$56,827	\$40,006	\$47,510	\$144,344
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	2	\$35,192	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Lovettesville	Harmony	Woodgrove	
September 29, 2023 Student Enrollment			513	1142	1549	
2023-2024 Base Building Capacity			572	1254	1745	