



# LOUDOUN COUNTY PUBLIC SCHOOLS

## DIVISION OF PLANNING SERVICES

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January 20, 2022

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

RE: SBPR-2021-0010, Tanager

Dear Mr. Baggett:

School Board staff has reviewed the referenced application for Tanager. Based on 2021 Loudoun County Public Schools (LCPS) student generation factors for the Dulles South planning district, the proposed thirty-one (31) single-family detached residential units will generate a total of twenty-eight (28) 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 Plat of Subdivision (sheet 3 of 11), dated June 2021, illustrates sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Tanager application. The School Board appreciates awareness on 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,

A handwritten signature in black ink, appearing to be "Beverly I. Tate".

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-2021-0010, Tanager

Loudoun County Public Schools Dulles South 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)	0.92	31	12	7	9	28
Single Family Attached (SFA)	0.66		0	0	0	0
Multifamily (MF)	0.32		0	0	0	0
<b>Total Students</b>			<b>12</b>	<b>7</b>	<b>9</b>	<b>28</b>
Capital Costs			Elementary School Cost (FY 2023 CIP)	Middle School Cost (FY 2023 CIP)	High School Cost (FY 2023 CIP)	Total Capital Expenditure
School Cost			\$57,460,000	\$115,990,000	\$164,165,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$59,854	\$80,270	\$78,174	
<b>Project's Capital Costs</b>			<b>\$734,028</b>	<b>\$549,431</b>	<b>\$735,741</b>	<b>\$2,019,200</b>
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	28	\$479,360	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Hovatter	Willard	Lightridge	
September 30, 2021 Student Enrollment			1054	1573	1436	
2021-22 Base Building Capacity			960	1445	2118	

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