



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

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March 7, 2023

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

RE: SBPR-2023-0002, The Grant at Willowsford, Section-2C

Dear Mr. Blankenship:

School Board staff has reviewed the referenced application for The Grant at Willowsford, Section-2C. Please note that this site is in Loudoun County Public Schools (LCPS) Dulles South Planning District, however it is served by the schools in LCPS Dulles North Planning District. Based on 2022 LCPS student generation factors for the Dulles South planning district, the proposed seven (7) single-family detached residential units will generate a total of seven (7) 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 Grant at Willowsford, Section-2C 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,

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

Beverly I. Tate, Director

2011 Election District: Blue Ridge

2022 Election District: Little River

Attachment

c: Daniel Smith, Acting Superintendent
Kevin Lewis, Chief Operations Officer



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: SBPR-2023-0002, The Grant at Willowsford, Section-2C

Loudoun County Public Schools Dulles South Planning District Student Generation Factors, 2022		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)	0.90	7	3	2	2	7
Single Family Attached (SFA)	0.68		0	0	0	0
Multifamily (MF)	0.39		0	0	0	0
Total Students			3	2	2	7
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			\$76,900,000	\$117,500,000	\$271,000,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$80,104	\$81,315	\$129,048	
Project's Capital Costs			\$211,956	\$122,948	\$276,420	\$611,324
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	7	\$131,033	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Madison's Trust**	Brambleton	Independence**	
September 30, 2022 Student Enrollment			947	1623	2021	
2022-2023 Base Building Capacity			1006	1441	2305	

* To relieve current and projected student enrollment in the Dulles South & Dulles North areas, additional schools are planned and/or under construction.

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