



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

960 Sycolin Road SE, Suite 110

Leesburg, Virginia 20175

Telephone: 571-252-1050

Facsimile: 571-252-1101

Email: LCPSPLAN@LCPS.ORG

February 3, 2023

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

RE: SBPR-2022-0014, The Reserve at Piney Run

Dear Mr. Blankenship:

School Board staff has reviewed the referenced application for The Reserve at Piney Run. Based on 2022 Loudoun County Public Schools (LCPS) student generation factors for the Western Loudoun planning district, the proposed twenty-four (24) single-family detached residential units will generate a total of twelve (12) 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 Reserve at Piney Run 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: Daniel Smith, Acting Superintendent
Kevin Lewis, Chief Operations Officer



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: SBPR-2022-0014, The Reserve At Piney Run

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
			0.42	0.24	0.34	
Single Family Detached (SFD)	0.47	24	5	3	4	12
Single Family Attached (SFA)	0.43		0	0	0	0
Multifamily (MF)	0.50		0	0	0	0
Total Students			5	3	4	12
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			\$379,502	\$220,136	\$494,923	\$1,094,561
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	12	\$224,628	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Mountain View	Harmony	Woodgrove	
September 30, 2022 Student Enrollment			699	1089	1606	
2022-2023 Base Building Capacity			812	1254	1745	