



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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May 7, 2021

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

RE: SBPR-2021-0002 Truealty Estates

Dear Mr. Donnelly:

School Board staff has reviewed the referenced application for Truealty Estates. Based on 2019 Loudoun County Public Schools (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.

And safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The Preliminary/Record Plat (sheets 1 of 1 and 2 of 2), dated January 6, 2021 illustrates public access easement throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Truealty Estates application. The Loudoun County School Board is concerned about 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 "B. Tate".

Beverly I. Tate, Director

Attachment

c: Scott Ziegler, Interim Superintendent
Kevin Lewis, Assistant Superintendent

Election District: Dulles



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: SBPR 2021-0002 Truealty Estates

| Loudoun County Public Schools Dulles South Planning District Student Generation Factors, 2019 | Housing Units | Elementary School Student Generation | Middle School Student Generation | High School Student Generation | Student Generation Total |
|---|------------------|--|--|--------------------------------------|--------------------------------|
| | | 0.44 | 0.24 | 0.32 | |
| Single Family Detached (SFD) | 0.91 7 | 3 | 2 | 2 | 7 |
| Single Family Attached (SFA) | 0.66 | 0 | 0 | 0 | 0 |
| Multifamily (MF) | 0.34 | 0 | 0 | 0 | 0 |
| Total Students | | 3 | 2 | 2 | 7 |
| Capital Costs | | Elementary School Cost (FY 2022 CIP) | Middle School Cost (FY 2022 CIP) | High School Cost (FY 2022 CIP) | Total Capital Expenditure |
| School Cost | | \$54,880,000 | \$90,775,000 | \$155,605,000 | |
| Capacity | | 960 | 1445 | 2100 | |
| Per Pupil Cost | | \$57,167 | \$62,820 | \$74,098 | |
| Project's Capital Costs | | \$160,227 | \$96,039 | \$151,041 | \$407,307 |
| Annual Operational Costs | | FY 2022 Adopted Per Pupil Cost | Student Generation Total | Annual Operational Costs | |
| | | \$16,709 | 7 | \$116,963 | |
| School Facility Information | | Elementary School* (Grades K-5) | Middle School (Grades 6-8) | High School (Grades 9-12) | |
| 2020-21 School Attendance Zone | | Little River | J. Michael Lunsford | Freedom** | |
| September 30, 2020 Student Enrollment | | 696 | 1480 | 2123 | |
| 2020-21 Base Building Capacity | | 812 | 1454 | 2041 | |

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

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