



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

May 1, 2023

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

RE: SBPR-2023-0007, West Belmont Place, Phase 2

Dear Mr. Blankenship:

School Board staff has reviewed the preliminary record plat for West Belmont Place, Phase 2. Based on 2022 Loudoun County Public Schools (LCPS) student generation factors for the Ashburn planning district, the proposed sixteen (16) single-family attached residential units will generate a total of nine (9) 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 West Belmont Place, Phase 2 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: Ashburn

2022 Election District: Ashburn

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-2023-0007, West Belmont Place, Phase 2

Loudoun County Public Schools Ashburn 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)	0.73		0	0	0	0
Single Family Attached (SFA)	0.54	16	4	2	3	9
Multifamily (MF)	0.27		0	0	0	0
Total Students			4	2	3	9
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			\$290,682	\$168,615	\$379,090	\$838,387
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	9	\$161,732	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Newton-Lee	Belmont Ridge	Riverside	
September 30, 2022 Student Enrollment			630	1070	1805	
2022-2023 Base Building Capacity			904	1254	1838	



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March 31, 2023

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

RE: SBPR-2023-0004, West Belmont Place, Phase 1

Dear Mr. Blankenship:

School Board staff has reviewed the preliminary record plat for West Belmont Place, Phase 1. Based on 2022 Loudoun County Public Schools (LCPS) student generation factors for the Ashburn planning district, the proposed forty-four (44) single-family attached residential units will generate a total of twenty-four (24) 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 West Belmont Place, Phase 1 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: Ashburn

2022 Election District: Ashburn

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-2023-0004, West Belmont Place, Phase 1

Loudoun County Public Schools Ashburn 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)	0.73		0	0	0	0
Single Family Attached (SFA)	0.54	44	10	6	8	24
Multifamily (MF)	0.27		0	0	0	0
Total Students			10	6	8	24
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			\$799,376	\$463,690	\$1,042,498	\$2,305,564
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	24	\$444,763	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2022-2023 School Attendance Zone			Newton-Lee	Belmont Ridge	Riverside	
September 30, 2022 Student Enrollment			630	1070	1805	
2022-2023 Base Building Capacity			904	1254	1838	