



Building Services Department  
2751 Hydraulic Road  
Charlottesville, VA 22901  
PH: 434 -975-9340  
FX: 434 -975-9341

## Memorandum

DATE: April 2, 2007

TO: Thomas Foley, Assistant County Executive

FROM: Joseph P. Letteri, Director of Building Services

RE: Impact of the Proposed Biscuit Run Development on County Schools

The ongoing proffer negotiations for the Biscuit Run Development have addressed several issues related to the development's impact on the community, but the total impact on the county school division has not yet been addressed. Therefore, I thought it would be beneficial if we organized our thoughts and generated a summary of the impact of the proposed development on the county schools for your review and information.

### 1. Additional Students

The proposed development would generate an estimated 410 elementary students; 170 middle school students and 158 high school students, based on the March 15<sup>th</sup> Unit/Type Breakout from Claudette Grant, Senior Planner. The specific calculations are generated from the Long Range Planning Committee's Dwelling Unit Impact Multiplier as follows:

#### ?? 650 Single-Family Dwellings

- Produces about 104 Elementary students at 0.16 per unit
- Produces about 71.5 Middle school students at 0.11 per unit
- Produces about 84.5 High School students at 0.13 per units

#### ?? 1,240 Apartments

- Produces about 149 Elementary students at 0.12 per unit
- Produces about 49.6 Middle school students at 0.04 per unit
- Produces about 37.2 High School students at 0.03 per units

#### ?? 1,210 Town Homes/Condominiums

- Produces about 157 Elementary students at 0.13 per unit
- Produces about 48.4 Middle school students at 0.04 per unit
- Produces about 36.3 High School students at 0.03 per units

Thomas Foley  
Proposed Biscuit Run Development  
April 2, 2007  
Page 2

2. Additional Capacity Needed to Accommodate Additional Students

Since the county schools are nearing capacity, the additional middle and high school students would support an expansion of school capacity. The dollar cost per square foot is historically high in Albemarle County, and the square foot per student is based on State averages.

- (a) The generation of 410 elementary students will support a new elementary school. The County's Comprehensive Plan calls for 12 usable acres for a school site. The anticipated cost for construction to house 410 students, using today's dollars, would be \$9.8 million, when calculated at 120 square feet per student for 400 students, which requires 49,200 SF at \$200/SF, for a total of \$9,840,000.
- (b) The estimated cost for a middle school expansion for 170 students is slightly more than \$4.6 million, when calculated at 137 square feet per student, which requires 23,290 SF at \$200/SF, for a total of \$4,658,000.
- (c) The estimated cost for a high school expansion for 158 students is approximately \$4.5 million; when calculated at 142 square feet per student, which requires 22,436 SF at \$200/SF, for a total of \$4,487,200.

In summary, if the proposed Biscuit Run Development is approved with the number and type of units as noted on March 15, 2007, then the County should anticipate the need to accommodate more than 700 students, who can not be accommodated with the current school capacity. The estimated cost of providing the additional capacity is nearly \$19,000,000. We appreciate the opportunity to provide this information as the proffers are being negotiated. Please do not hesitate to contact me on 975-9340, should you have any questions regarding the above noted information, or if you would like additional information regarding the impact of the proposed development on the county school facilities.

JPL/sjc

Cc: Diane Behrens, Executive Director of Support Services  
Lisa Glass, Building Services Project Manager  
Claudette Grant, Senior Planner, Community Development