

**Petition No: 2017-112**

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: 280 multi-family dwellings to NS five-year vested rights*

*CMS Planning Area: 14, 15, 16*

*Average Student Yield per Unit: 0.7225*

This development may add 202 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2016-17 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20<sup>th</sup> Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
RIVER GATE ELEMENTARY	41.5	39	794	746	106%	139	<b>122%</b>
SOUTHWEST MIDDLE	74.5	56	1388	1043	133%	32	<b>137%</b>
OLYMPIC HIGH	147.0	90	2557	1566	163%	31	<b>165%</b>

**INCREMENTAL IMPACT OF THE ZONING CHANGE**

*Number of housing units allowed under current zoning: approximately 84 residential dwellings zoned R-3*

*Number of students potentially generated under current zoning: 50 students (25 elementary, 11 middle, 14 high)*

The development allowed under the existing zoning may generate 50 student(s), while the development allowed under the proposed zoning may produce 202 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 152 student(s).

**RECOMMENDATION**

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development may exacerbate those situations. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

The total estimated capital cost of providing the additional school capacity for this new development is \$4,353,000; calculated as follows:

Elementary School: **139** x \$20,000 = \$2,780,000

Middle School: **32** x \$23,000 = \$736,000

High School: **31** x \$27,000 = \$837,000

CMS recommends that the petitioner/developer schedule a meeting with staff to discuss any opportunities that the petitioner/developer may propose to improve the adequacy of school capacity at the potentially affected schools.