

RECOMMENDATION

We have the following comments that are critical to CMS' support of this petition:

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 will exacerbate this situation. Approval of this petition will increase overcrowding and/or reliance upon mobile classrooms at the schools listed below.

The total estimated capital cost of providing the additional school capacity for this new development is \$6,623,000 calculated as follows:

Elementary School: **163** x \$20,000 = \$3,260,000

Middle School: **57** x \$23,000 = \$1,311,000

High School: **76** x \$27,000 = \$2,052,000

CMS recommends the petitioner schedule a meeting with staff to discuss any opportunities that the petitioner/developer may propose to improve the adequacy of school capacity in the immediate area of the proposed development.

TOTAL IMPACT FROM PROPOSED DEVELOPMENT

Proposed Housing Units: allow up to 410 multi-family units under UR-2 (CD)

CMS Planning Area: (14, 15, 16)

Average Student Yield per Unit: 0.7225

This development will add 296 student to the schools in this area.

The following data is as of 20th Day of the 2015-16 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/Adjusted Capacity (Without Mobiles)</i>	<i>20th 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	39	39	821	821	100%	163	116%
SOUTHWEST MIDDLE	71	56	1382	1090	127%	57	132%
OLYMPIC HIGH	137	90	2472	1700	152%	76	157%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: subject property is vacant; allows 119 single-family dwelling units under R-3 (CD); 19.5 multi-family dwelling units under R-17MF (CD).

Number of students potentially generated under current zoning: 78 students (40 elementary, 16 middle and 22 high)

The development allowed under the existing zoning would generate 78 student(s), while the development allowed under the proposed zoning will produce 296 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 218.

As requested, we are also providing information regarding the difference in the number of potential students from the existing zoning to the proposed zoning. Please note that this method of determining potential numbers of students from an area underestimates the number of students CMS may gain from the new development.