

**Petition No: 2016-120**

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**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* up to 597 multi-family units for sale to R-17MF (CD) 5-year Vested Rights & NS 5-year Vested Rights

*CMS Planning Area:* 14, 15, 16

Average Student Yield per Unit: 0.1845

This development may add 110 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>
BEREWICK ELEMENTARY	42	39	722	670	108%	62	<b>116%</b>
KENNEDY MIDDLE	51	45	907	800	113%	18	<b>115%</b>
OLYMPIC HIGH	147	90	2557	1566	163%	30	<b>165%</b>

**INCREMENTAL IMPACT OF THE ZONING CHANGE**

*Number of housing units allowed under current zoning:* approximately 381.68 single-family dwellings. The conventional R-3 zoning allows all uses permitted in the district, which includes single-family detached dwellings, and duplex units are allowed by right on a corner lot.

*Number of students potentially generated under current zoning:* 226 students (115 elementary, 49 middle, 62 high)

The development allowed under the existing zoning may generate 226 student(s), while the development allowed under the proposed zoning may produce 110 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) 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 \$2,464,000; calculated as follows:

Elementary School: **62** x \$20,000 = \$1,240,000

Middle School: **18** x \$23,000 = \$414,000

High School: **30** x \$27,000 = \$810,000

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.