

MEMO

To: Joe O'Reilly
From: Aparna Thatte
Subject: Miravista Holdings/ Neil Calfee
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MESA PUBLIC SCHOOLS

Research and Evaluation

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POTENTIAL EFFECT OF MULTI-FAMILY DEVELOPMENT ON WEBSTER ELEMENTARY

This report analyses the potential effect of the multi-family development that is proposed on the lot adjacent to Webster Elementary. The development is anticipated on 18 acres of property located at the northwest corner of Sycamore and Main, directly south of Webster Elementary. The development is expected to be complete in the next 5 years and following uses are planned:

1. 300 market-rate, rental apartments
2. 80 market-rate, for sale townhomes
3. 150 market-rate, senior housing (55+ age, independent living)

Neighbors to the development have expressed concerns that the development might overwhelm the resources of Webster Elementary. Therefore, in order to address the concerns of neighbors, this report studies the historical enrollment at Webster Elementary, the projected enrollment, the current capacity for enrollment, the new students that might result due to the development, and the projected increase in the student population.

Historical Enrollment at Webster Elementary

Table 1 shows the historic enrollment at Webster Elementary from the school year 2000-01 to the current year 2016-17. Webster Elementary had increasing enrollment from 2000-01 to 2007-08 with the highest enrollment in 2007-08 of 936 students. From 2011-12 the enrollment has steadily declined from 701 students to 595 students in the current year.

School Year	Students Enrolled
2000-01	853
2001-02	827
2002-03	811
2003-04	854
2004-05	888
2005-06	899
2006-07	925
2007-08	936
2008-09	867
2009-10	817
2010-11	692
2011-12	701
2012-13	629
2013-14	625
2014-15	572
2015-16	586
2016-17	595

Table 1: Webster Elementary Enrollment from 2000/01 through 2016/17

Projected Enrollment at Webster Elementary

Table 2 shows the projected enrollment at Webster Elementary, based on the cohort survival rate of last five years. The enrollment is projected to steadily decline from 502 students in the 2017-18 school year to 406 students in the 2020-21 school year.

School Year	Projected Students Enrolled
2017-18	502
2018-19	479
2019-20	451
2020-21	406

Table 2: Webster Elementary Projected Enrollment from 2017/18 through 2020/21

Webster Elementary Current Capacity for Students

Webster Elementary currently has a total of 24 regular classrooms in use. With an estimated class size of 28 students in each classroom, the current capacity of Webster Elementary is $24 \times 28 = 672$ students. In addition, there are classrooms used for non-class purposes, which could increase the capacity even more.

Projected Additional Students as a Result of the Proposed Development

Elementary school density ratios are calculated based on number of students that lived in similar housing types of similar number of units, in the past school years. The average density ratio for apartment complexes with a range of 200-400 units is 0.17 students per unit. Therefore for 300 apartment units, the number of students projected to attend Webster Elementary is $300 \times 0.17 = 51$ students. The density ratio for Webster Elementary using the number of students who lived in apartment complexes with a range of 51-99 units provides a maximum density expected. With this maximum density ratio, the projected new students will be 300×0.28 students per unit = 84 students. Therefore the projected range of students from 300 apartment units is 51-84 students.

The district's average density ratio for number of elementary students living in townhomes is 0.12 students per unit. Therefore for 80 townhome units, the projected number of students is $80 \times 0.12 = 9.6$ or 10 students. For townhome developments with 50-99 units, the average density ratio is 0.16 students per unit. So the projected students for 80 townhome units will be $80 \times 0.16 = 12.8$ or 13 students. Therefore, the projected range of students from 80 town homes will be 10-13 students.

Children will not be allowed as residents in the senior housing, so we project no students from these units.

Therefore, the total projected students from the proposed development including apartments and townhomes, are in the range of 61-97 students.

Projected Increase in Student Population

The development is projected to be completed in the next five years.

School Year	Projected Students Enrolled	Projected range for students including proposed development
2017-18	502	563-599
2018-19	479	540-576
2019-20	451	512-548
2020-21	406	467-503

Table 3: Projected increase in student population as a result of proposed development.

As seen in Table 3, the projected range of enrolled students in 2020-2021 including potential new students from the proposed development is 467-503 students.

Webster Elementary with its current capacity for 672 students can accommodate the projected new students. In fact, the addition of new students will strengthen enrollment that would otherwise decline. Schools with 400 or fewer students are annually reviewed for potential consolidation with other nearby schools if they also have declining enrollment.

