

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



PROJECT NAME: Broadmoor

ADDRESS/LOCATION: 11501 Burnet Road

CASE #: C14-2016-0136

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

# SF UNITS:	<u> </u>	STUDENTS PER UNIT ASSUMPTION		
		Elementary School: <u> </u>	Middle School: <u> </u>	High School: <u> </u>

# MF UNITS:	<u>2,242</u>	STUDENTS PER UNIT ASSUMPTION		
		Elementary School: <u>0.098</u>	Middle School: <u>0.034</u>	High School: <u>0.042</u>

IMPACT ON SCHOOLS

The district-wide student yield factor of 0.174 for apartment homes (across all grade levels) was used to determine the number of projected students. The north central region is currently the district's highest student yield due to the availability of older, more affordable housing stock; therefore, it was not used for this proposed project. **Calculations show that the 2,242 multifamily/mixed use development is projected to add approximately 390 students across all grade levels to the projected student population.** It is estimated that of the 390 students, 220 will be assigned to Pillow Elementary School, 76 to Burnet Middle School, and 94 to Anderson High School.

However, it is important to note, recent studies show dramatically fewer AISD students are residing in the newer mixed use and multifamily housing stock than the district-wide student yield factor would calculate. For example, of the 3,449 residential units located nearby at the Domain (based on City of Austin building permit data), 23 students attend AISD schools, a student yield of 0.007. Additionally, another recent analysis of twenty-five (25) newer developments also shows a student yield of 0.007 or 46 students from a total of 6,895 residential units. These results suggest that the district-wide student yield of 0.174 is not an accurate indicator of newer housing stock, and the projected 390 students is most likely highly inflated. **If a 0.007 student yield factor was applied to the proposed development, the total number of students would be 16 across all grade levels.** The district will be working with its demographer to provide student yield data for both older and newer housing stock for future Educational Impact Statements. Without this analysis, and for this report, the district used the higher number of 390 students.

The percent of permanent capacity by enrollment for SY 2021-22, including the additional students projected with this development, would be within the utilization target range of 75-115% for Burnet MS (100%) and Anderson HS (110%); and would be above the target range at Pillow ES (120%), assuming the mobility rates remain the same. The district would need to closely monitor the enrollment at Pillow and consider a boundary change or additional capacity through a future bond program if the proposed development results in a significant number of students. Burnet and Anderson can currently accommodate the projected additional student population from the proposed development.

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TRANSPORTATION IMPACT

Students within the proposed development attending Pillow ES, Burnet MS and Anderson HS will qualify for transportation due to the distance from the proposed development to the schools. Additional buses would need to be added.

SAFETY IMPACT

A circle drive is recommended off of Burnet Road due to high traffic volume. Otherwise, Gault Lane would be used, and a gate for students to use would be necessary.

Date Prepared: 11 April 18 Director's Signature: Barb Wussel

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DATA ANALYSIS WORKSHEET

IMPORTANT NOTE: The following analysis is based on a district-wide student yield factor of 0.174 (2016-17 Demographic Report). Recent analysis of newer multi-family housing stock shows a much lower student yield factor of 0.007.

ELEMENTARY SCHOOL: Pillow **RATING: Met Standard**

ADDRESS: 3025 Crosscreek Drive

PERMANENT CAPACITY: 502

% QUALIFIED FOR FREE/REDUCED LUNCH: 77.71%

MOBILITY RATE: -5.0%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	538	400	620
% of Permanent Capacity	107%	80%	124%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	511	380	600
% of Permanent Capacity	102%	76%	120%

MIDDLE SCHOOL: Burnet **RATING: Improvement Required**

ADDRESS: 8401 Hathaway St.

PERMANENT CAPACITY: 1,039

% QUALIFIED FOR FREE/REDUCED LUNCH: 92.32%

MOBILITY RATE: -18.3%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,300	1,185	1,261
% of Permanent Capacity	125%	114%	121%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	1,062	968	1,044
% of Permanent Capacity	102%	93%	100%

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HIGH SCHOOL: Anderson	RATING: Met Standard
ADDRESS: 8403 Mesa Drive	PERMANENT CAPACITY: 2,478
% QUALIFIED FOR FREE/REDUCED LUNCH: 24.15%	MOBILITY RATE: 3.4%

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	2,152	2,543	2,637
% of Permanent Capacity	87%	103%	106%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	2,225	2,629	2,723
% of Permanent Capacity	90%	106%	110%

*The 5-Year Projected Enrollment (with and without the proposed development) is an estimate calculated with the assumption that the stated mobility rates (transfers in and out of the school) remain the same over the 5-year period. These estimates are for the sole purpose of the Educational Impact Statement and should not be used for any other purposes.