EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

Project Name: Former AISD Brooke ES Redevelopment

Address/Location: 3100 E 4th St, Austin, texas

Case #:C14-2025-0125

- ☐ NEW SINGLE FAMILY
- ☐ DEMOLITION OF MULTIFAMILY
- ☑ NEW MULTIFAMILY
- ☐ TAX CREDIT

# SF UNITS:		STUDENTS PER UNIT ASSUMPTION				
		Elementary School:		Middle School:	High School:	
# MF UNITS:	425	STUDENTS PER UNIT ASSUMPTION				
		Elementary School:	0.028	Middle School: 0.013	High School:	0.014
# AFFORDABLE		STUDENTS PER UNIT ASSUMPTION				
		Elementary School:		Middle School:	High School:	

IMPACT ON SCHOOLS

In January 2026, an Educational Impact Statement was submitted for a proposed multifamily residential development located at the site of the **formerly closed Brooke Elementary School**. The project proposes the construction of **425 new dwelling units**. While the project involves the demolition of the closed school facility, there are no currently enrolled students; therefore, no current students will be displaced.

Austin ISD Student Yield Factors (SYF) were used to estimate the potential student population for this development. An overall SYF of **0.055 across all grade levels** was used to determine the projected number of students. Based on these factors, the project is expected to add **about 24 students total**.

Of these students, approximately **12** students would attend **Govalle ES**, **6** students would attend **Kealing MS**, and **6** students would attend **Eastside ECHS**. Because the number of bedrooms per unit has not yet been specified, the actual number of students may be higher or lower than these estimates.

With the addition of the proposed development, all three schools are projected to remain below the district's recommended utilization range of 80%–95%. Specifically, **Govalle ES** is expected to reach **84%**, **Kealing MS** (**74%)**, and **Eastside ECHS** (**73%)** capacity.

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TRANSPORTATION IMPACT

Students assigned to **Govalle ES** will be designated walkers. Students assigned to **Kealing MS** are eligible for bus transportation, as no additional buses will be required. Students attending **Eastside ECHS** will be designated as walkers.

SAFETY IMPACT

No safety impacts were determined at this time.

Date Prepared: **03.30.2026** **Director:** Melissa Laursen

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DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: **Govalle ES**

ADDRESS: 3601GovalleAve, Austin, TX 78702

PERMANENT CAPACITY: 524

MOBILITYRATE: -0.8%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2024-25 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	386	677	697
% of Permanent Capacity	74%	74%	76%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2024-25 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	383	428	440
% of Permanent Capacity	73%	82%	84%

MIDDLE SCHOOL: **Kealing MS**

ADDRESS: 1607 Pennsylvania Ave, Austin,TX 78702

PERMANENT CAPACITY: 1,271

MOBILITY RATE: -2.4%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2024-25 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	552	1,254	1,274
% of Permanent Capacity	34%	99%	100%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2024-25 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1204	1,200	1,206
% of Permanent Capacity	74%	74%	74%

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HIGH SCHOOL: **Eastside ECHS**

ADDRESS: 900Thompson St, Austin, TX 78702

PERMANENT CAPACITY: 2,397

MOBILITYRATE: 2.3%

POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2024-25 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	830	2,275	2,285
% of Permanent Capacity	97%	95%	95%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2024-25 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	668	620	626
% of Permanent Capacity	78%	72%	73%