

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



PROJECT NAME: Springdale Multifamily

ADDRESS/LOCATION: 5605 Springdale Road

CASE #: SPC-2014-0086C.SH

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☒ TAX CREDIT

SF UNITS: 0

STUDENTS PER UNIT ASSUMPTION:

MF UNITS: 292

STUDENTS PER UNIT ASSUMPTION:

0.124 (ES)

0.035 (MS)

0.071 (HS)

IMPACT ON SCHOOLS

The district-wide student yield factor (across all grade levels) is 0.23 per apartment. The 292 unit multifamily development is projected to add approximately 67 students across all grade levels to the projected student population. It is estimated that of the 67 students, 36 will be assigned to Pecan Springs Elementary School, 10 to Martin Middle School (with Sadler Means Young Women's Leadership Academy and Garcia Young Men's Leadership Academy as choice options), and 21 at Reagan High School. The projected number of students for Martin Middle School could vary dependent upon the number of students who choose to enroll at Sadler Means YWLA or Garcia YMLA.

The percent of permanent capacity by enrollment for SY 2019-20, including the additional students projected with this development, would be within the target range of 75-115% for Pecan Springs ES (95%) and Reagan HS (80%), assuming the mobility rates remain the same. The projected additional students at Martin MS would increase the percent of permanent capacity to 57%, although still well below the target range, assuming the mobility rates remain the same. These schools will be able to accommodate the projected additional student population from the proposed development.

TRANSPORTATION IMPACT

Sadler Means YWLA is located within 2 miles of the proposed development; therefore students choosing this school would not qualify for transportation unless a hazardous route condition was identified. Although Pecan Springs Elementary School is located within 2 miles of the proposed development, due to the lack of sidewalks and a safe pedestrian crossing at Springdale Road and Rogge Lane, these students would qualify for transportation. If conditions change with the new construction to improve pedestrian safety, students could potentially be able to walk. Students within the proposed development attending Martin Middle School, Garcia YMLA (choice option), and Reagan High School would qualify for transportation due to the distance from the development to the schools.

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SAFETY IMPACT

The construction of sidewalks and a safe pedestrian crossing is needed at Springdale Road and Rogge Lane to accommodate students from the proposed development who could potentially walk to Pecan Springs Elementary School.

Date Prepared: 2/18/15

Director's Signature: Paul Turner

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DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Pecan Springs	RATING: Met Standard
ADDRESS: 3100 Rogge Lane	PERMANENT CAPACITY: 524
% QUALIFIED FOR FREE/REDUCED LUNCH: 97.14%	MOBILITY RATE: -6.8%

POPULATION (without mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	487	494	530
% of Permanent Capacity	93%	94%	101%

ENROLLMENT (with mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	454	461	497
% of Permanent Capacity	87%	88%	95%

MIDDLE SCHOOL: Martin	RATING: Improvement Required
ADDRESS: 1601 Haskell	PERMANENT CAPACITY: 804
% QUALIFIED FOR FREE/REDUCED LUNCH: 93.72%	MOBILITY RATE: -49.0%

POPULATION (without mobility rate)			
MIDDLE SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,076	877	887
% of Permanent Capacity	134%	109%	110%

ENROLLMENT (with mobility rate)			
MIDDLE SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	549	447	457
% of Permanent Capacity	68%	56%	57%

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HIGH SCHOOL: Reagan	RATING: Met Standard
ADDRESS: 7104 Berkman Drive	PERMANENT CAPACITY: 1,588
% QUALIFIED FOR FREE/REDUCED LUNCH: 81.94%	MOBILITY RATE: -31.8%

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,827	1,827	1,848
% of Permanent Capacity	115%	115%	116%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	1,246	1,246	1,267
% of Permanent Capacity	78%	78%	80%

*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.



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

July 31, 2014

S.M.A.R.T. Housing Certification

Ryan Companies US Inc.- 5601 Springdale Road-Springdale Apartments (id #65727)

TO WHOM IT MAY CONCERN:

Ryan Companies US Inc. (development contact: David Knoll (512)-493-5908; david.knoll@ryancompanies.com) has submitted a S.M.A.R.T. Housing application for the construction of a **290 unit multi-family development at 5601 Springdale Road. The project will be known as the Springdale Apartments.** The project will be subject to a five (5) year affordability period after issuance of certificate of occupancy.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **100%** of the units (**290 units**) will serve households at or below **60%** Median Family Income (MFI), the development will be eligible for **100%** waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees
Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit

Site Plan Review
Misc. Site Plan Fee
Construction Inspection
Subdivision Plan Review
Misc. Subdivision Fee
Zoning Verification

Land Status Determination
Building Plan Review
Parkland Dedication (*by separate ordinance*)

In addition, the development must:

- ♦ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy. Contact Katherine Murray 512-482-5351).
- ♦ Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 974-3154 if you need additional information.

Javier V. Delgado
Neighborhood Housing and Community Development

Cc: Laurie Shaw, Capital Metro
Maureen Meredith, PDRD
M. Simmons-Smith, PDRD
Kath. Murry, Austin Energy
R. Jenkins, AWU

Bryan Bomer, AEGB
Gina Copic, NIICD
Chris Yanez, PARD
Hiedi Kasper, AEGB
Bldg. Inspections, PDR

Alma Molieri, PDRD
Susan Kinel, NIICD
Stephen Castleberry, PDRD
A. Linseisen, PDRD
Cande Coward, PDRD