

December 8, 2023

Mr. Edgar Ramirez Manriquez
Associate Planner
Planning Department
City of San Diego
Submitted via email to: edgarr@sandiego.gov

Subject: STUDENT GENERATION ESTIMATES AND SCHOOL FACILITY IMPACTS FOR THE HILLCREST FOCUSED PLAN AMENDMENT

Dear Mr. Ramirez Manriquez:

We are in receipt of your October 16, 2023, request for student generation and school facility information for the Hillcrest Focused Plan Amendment to the Uptown Community Plan. In this letter, we address your questions and provide the requested information.

Estimated Existing and Projected Future Housing Units

Table 1 below includes the following housing unit information, either from your request letter or another source as noted.

- Assumed number of existing housing units in the Uptown Community Plan Area
- Estimated number of current housing units in the Uptown Community Plan Area (2020)
- Proposed number of future housing units in the Uptown Community Plan Update (2050)
- Proposed number of future housing units in the Uptown Community Plan Update (Beyond 2050)

| TABLE 1. Estimated Housing Units in Uptown Community Plan Area, 2020, and Assumed Residential Buildout in the Community Plan Amendment Update | | | | |
|--|---|--|---|--|
| Housing Type | Estimated Residential Units Uptown Community Plan, adopted in 1988 (for reference only; not used in student generation analysis) | Uptown Community Plan Area SANDAG Series 14 Forecast (2020) | Assumed Residential Buildout of the Proposed Land Use Scenario in the Community Plan Amendment Update (2050) | Assumed Residential Buildout of the Proposed Land Use Scenario in the Community Plan Amendment Update (Beyond 2050) |
| Single Family | 7,299 | 7,684 | 7,897 | 7,897 |
| Multi Family | 12,976 | 15,499 | 27,286 | 46,703 |
| <i>Total</i> | 20,275 | 23,183 | 35,183 | 54,600 |
| <i>Change from 2020</i> | - | - | +12,000 | +31,417 |

Estimated Student Generation

Student generation rates vary based on the type of project, number of units, bedroom mix, affordable or age-restricted housing components, proximity to schools and other amenities, neighborhood, and other factors. There are no district standard or school-specific rates.

Typically, to provide student generation rates for new residential development, the district will research similar nearby developments and their student generation rates, as a guide for how many students the new development may generate. This request, however, is not for a specific project, but rather for a range of potential increases in housing units in the Uptown Community Plan Area in the future. Many factors of future projects are not yet determined, such as the specific type of housing and bedroom mix.

Therefore, our best strategy to estimate the number of students that could potentially be generated by implementation of the Hillcrest Focused Plan Amendment is to reference current housing units totals by type in the Uptown Community Plan Area, along with the number of San Diego Unified School District students who reside in each housing type, to calculate current student generation rates.

Student generation rates are calculated with 2023-24 student data and SANDAG housing type estimates.

| TABLE 2. Student Generation Rates from Existing Housing Units by Type, 2020 in Uptown Community Plan Area | | | | |
|--|---|--|-------|---------------------------------|
| Housing Type | Estimated Existing Housing Units in the Uptown Community Plan Area in 2020 | 2023-24 SDUSD Students (UTK-5, 6-8, 9-12, and UTK-12) | | Student Generation Rates |
| Single Family | 7,684 | UTK-5: | 532 | UTK-5: 0.069 |
| | | 6-8: | 242 | 6-8: 0.031 |
| | | 9-12: | 275 | 9-12: 0.036 |
| | | UTK-12: | 1,049 | UTK-12: 0.137 |
| Multi Family | 15,499 | UTK-5: | 230 | UTK-5: 0.15 |
| | | 6-8: | 100 | 6-8: 0.006 |
| | | 9-12: | 111 | 9-12: 0.007 |
| | | UTK-12: | 441 | UTK-12: 0.028 |

Based on the information in Tables 1 and 2, potential student generation from implementation of the Hillcrest Focused Plan Amendment is shown in Tables 3 and 4. The current rate is the low range and the high range is double the low range.

| TABLE 3. Potential Student Generation from Implementation of the Uptown Community Plan Update (2050) | | | | | | | |
|--|--------------------------|-------|-------|--|---|------------|------------|
| Housing Type | Student Generation Rates | | | Increase in Housing Units from Assumed Residential Buildout of the Proposed Land Use Scenario in the Community Plan Update | Number of Potential Students Generated from Increased Number of Housing Units | | |
| Single Family | | Low | High | +213 | | Low | High |
| | UTK-5: | 0.069 | 0.138 | | UTK-5: | 15 | 29 |
| | 6-8: | 0.031 | 0.062 | | 6-8: | 7 | 13 |
| | 9-12: | 0.036 | 0.071 | | 9-12: | 8 | 15 |
| | UTK-12: | 0.137 | 0.273 | | UTK-12: | 29 | 58 |
| Multi Family | | Low | High | +11,787 | | Low | High |
| | UTK-5: | 0.15 | 0.03 | | UTK-5: | 177 | 354 |
| | 6-8: | 0.006 | 0.013 | | 6-8: | 71 | 153 |
| | 9-12: | 0.007 | 0.014 | | 9-12: | 83 | 165 |
| | UTK-12: | 0.028 | 0.057 | | UTK-12: | 330 | 660 |

A key assumption is future additional housing units will generate students at a rate similar to current housing units. If future additional housing units are significantly more attractive to families than the current housing is, the number of students generated could be higher than estimated. Affordable housing student generation rates based on recent developments in Uptown have a UTK-12 student generation rate of 0.8625. While market rate developments from similar multi family developments in Uptown have a much lower UTK-12 student generation rate at 0.08. The projected number of students generated from affordable units is not included in this letter because of lack of available data on the projected number of affordable housing units to be constructed in the University plan area. However, student generation rates based on affordability are included for planning purposes.

| TABLE 4. Potential Student Generation from Implementation of the Uptown Community Plan Update (Beyond 2050) | | | | | | | |
|---|--------------------------|-------|-------|--|---|------------|--------------|
| Housing Type | Student Generation Rates | | | Increase in Housing Units from Assumed Residential Buildout of the Proposed Land Use Scenario in the Community Plan Update | Number of Potential Students Generated from Increased Number of Housing Units | | |
| Single Family | | Low | High | +213 | | Low | High |
| | UTK-5: | 0.069 | 0.138 | | UTK-5: | 15 | 29 |
| | 6-8: | 0.031 | 0.062 | | 6-8: | 7 | 13 |
| | 9-12: | 0.036 | 0.071 | | 9-12: | 8 | 15 |
| | UTK-12: | 0.137 | 0.273 | | UTK-12: | 29 | 58 |
| Multi Family | | Low | High | +31,204 | | Low | High |
| | UTK-5: | 0.15 | 0.03 | | UTK-5: | 468 | 936 |
| | 6-8: | 0.006 | 0.013 | | 6-8: | 187 | 374 |
| | 9-12: | 0.007 | 0.014 | | 9-12: | 218 | 437 |
| | UTK-12: | 0.028 | 0.057 | | UTK-12: | 874 | 1,747 |

| TABLE 4. Potential Student Generation from Implementation of the Uptown Community Plan Update (Beyond 2050) cont. | | | | | |
|---|--------------------------|--|---|------------|--------------|
| Housing Type | Student Generation Rates | Increase in Housing Units from Assumed Residential Buildout of the Proposed Land Use Scenario in the Community Plan Update | Number of Potential Students Generated from Increased Number of Housing Units | | |
| Total | - | +31,417 | | Low | High |
| | | | UTK-5: | 483 | 965 |
| | | | 6-8: | 194 | 387 |
| | | | 9-12: | 247 | 452 |
| | | | UTK-12: | 903 | 1,805 |

Impacts to School Facilities

Potential student generation from implementation of the Hillcrest Focused Plan Amendment will impact district school facilities. Estimated UTK-12 grade generation from the proposed increase in housing units is **903-1,805 students**.

- Estimated UTK-5 grade generation from the proposed increase in housing units is **483-965 students**. This equates to at least 1-2 elementary school populations, as administration and delivery of educational services is most effective at an enrollment range of 300-500 students.
- Estimated 6-8 grade generation from the proposed increase in housing units is **194-387 students**.
- Estimated 9-12 grade generation from the proposed increase in housing units is **247-452 students**.

The Uptown boundary area is currently served by the following district-run school facilities. Private or charter schools are not a substitute for legally required public district-run schools.

- Three elementary schools Birney, Florence, and Grant (UTK-8), have a total enrollment of about 1,500 students. The current collective capacity of the three elementary schools is about 1,647 students.
- One middle school, Roosevelt, with a total 6th-8th grade enrollment of 782 students, and capacity for approximately 1,397 students.
- One high school, San Diego, with a total 9th-12th enrollment of 2,245 students, and capacity for approximately 2,691 students.

The Uptown Area is also served by two optional areas at the middle and high school levels. A small portion of the Uptown area may choose to enroll at schools in the Point Loma cluster if families can provide their own transportation. Optional areas like these have the potential to become reassigned or discontinued based on District need.

At this time, the district expects the existing Middle and High school facilities in the Uptown area to likely be sufficient into the future to accommodate potential increased enrollment from adoption of the updates in the Hillcrest Focused Plan Amendment as outlined. Measures such as a reduction of students from outside Uptown attending the two schools will likely be sufficient to create available space for potential enrollment growth in the future.

However, the estimated students generated from implementation of the Hillcrest Focused Plan Amendment is highly likely to exceed the capacity of current district facilities at the Elementary level.

Measures such as a reduction of students from outside Uptown attending the schools and attendance boundary changes are available to the district, which may help create some available capacity. However, these measures are not likely to be sufficient at the elementary level to accommodate all the potential enrollment growth in the future.

Implementation of the Hillcrest Focused Plan Amendment will likely require construction of new facilities at the elementary level. The elementary schools in this area are on sites that restrict further expansion. The district does not currently have any long-range facility plans that could possibly accommodate the estimated number of generated students.

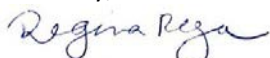
Ideally, land for new schools will be set aside in the Hillcrest Focused Plan Amendment. In particular, land for a new school is likely to be needed in the Hillcrest area of Uptown, in the vicinity of Fourth and Fifth Avenues and Pennsylvania Avenue. The plan amendment calls for significant housing development in the Hillcrest and Medical Complex neighborhoods, but this area is only served by Florence Elementary School. Grant UTK-8 is in Mission Hills separated from the Hillcrest focus area by Washington St. Similarly, Birney Elementary School, Roosevelt Middle School, and San Diego High School are all located east of SR-163, a significant north-south topographic barrier that divides the Uptown area.

Current guidelines suggest a new elementary school requires 4 acres of land minimum; a middle school requires 10 acres; and a high school requires 30 acres. Furthermore, developer(s) will need to provide funding for new school construction. The total cost of new schools' design and construction could range from \$80,661,000 million to \$161,155,000 (in 2022 dollars), not including additional cost to acquire land.

Future CEQA documents for the Hillcrest Focused Plan Amendment should adequately address the CEQA Guidelines Appendix G question relating to public services, specifically schools, and any impacts need to be mitigated with feasible mitigation measures. The specific question from Appendix G of the CEQA guidelines is "Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for [Schools]."

Please keep us apprised of revisions to development plans as new information may result in changes to the information stated in this letter. The district looks forward to working cooperatively with the City of San Diego to address the findings of this letter. Thank you.

Sincerely,



Regina Rega, AICP
Manager, Instructional Facilities Planning Department