

January 26, 2024

Ms. Diane Sandman, AICP
Vice President, Environmental Planning & Compliance
Harris & Associates
600 B Street, Suite 2000
San Diego, CA 92101
Submitted via email to: Diane.Sandman@WeAreHarris.com

Subject: SCHOOL SERVICE TO THE MIDWAY RISING PROJECT SITE – REQUEST FOR WILL-SERVE LETTER

Dear Ms. Sandman:

We are in receipt of your January 5 request for school service-related information relating to the Midway Rising project property whose location in the Point Loma neighborhood of the City of San Diego is shown in Figure 2 of the January 5 letter. Per your letter, the property is characterized as a transit-oriented, mixed commercial residential development with the following specifications: 4,627 housing units (multi-family), including 2,000 affordable units, public parks and open space, a multi-purpose Entertainment Center, and commercial uses.

In this letter we address your questions and provide the requested information. The information in this letter pertains to the current, 2023-24 school year. Please note that attendance boundaries are reviewed annually and are subject to change.

Existing Facilities

The project site is located within the San Diego Unified School District’s (SDUSD) Point Loma High School Cluster. This cluster is composed of one high school, two middle schools (Grades 5-6 and 7-8 configurations), and six elementary schools (Grades UTK-4 configuration). The project site is located entirely within the Dewey Elementary School attendance boundary.

Table 1: Estimated Program Capacity and Enrollment of Currently Assigned Schools					
School	Address	Estimated Program Capacity	Enrollment Fall 2022	Enrollment Fall 2023	Projected Enrollment Fall 2024
Dewey Elementary (UTK-4 th)	3251 Rosecrans Street San Diego, CA 92110	440	322	282	295
Dana Middle (5 th -6 th)	1775 Chatsworth Blvd. San Diego, CA 92106	1,185	693	674	650
Correia Middle (7 th -8 th)	4302 Valeta St. San Diego, CA 92107	1,020	598	644	617
Point Loma High (9 th -12 th)	2335 Chatsworth Blvd. San Diego, CA 92106	2,185	1,713	1,690	1,680

Table 1 identifies the serving schools and provides information on recent enrollment and estimated program capacity of these schools. Program capacity is a method of analyzing the capacity of a school site which allows for uses other than general education instruction occurring in classrooms, as well as deficiencies in a school’s administrative support space. We do not calculate a specific number of seats available. We note approximate utilization of each school as it is currently built and utilized. Estimated program capacities are calculated using current Board-approved class size ratios as well as information about space utilization. If class size ratios are changed by SDUSD Board action, additional or less capacity may be available. Current ratios are 20 to 1 for UTK; 24 to 1 for K-3rd; 32 to 1 for 4th-6th; 28 to 1 for 7th-8th; and 29 to 1 for 9th-12th.

Based on current ratios, Dewey Elementary is operating at 64% of capacity. Correia and Dana Middle Schools are operating at 63% and 57% of capacity respectively. Point Loma High is operating at 77% of capacity. **Capacity figures and attendance boundaries are reviewed annually and subject to change.** Current school assignment is not a guarantee of future school assignment.

It is important to note that Correia Middle School has begun its whole-site modernization which is scheduled for completion in December 2025. Dewey Elementary School is planned for modernization beginning in May 2027, and Point Loma High School will undergo a second phase of modernization in the near term. These projects will affect available capacity both short-term and long-term. Lastly, bus transportation is generally not available to students attending neighborhood schools.

District Total Enrollment

Table 2 shows the District’s total enrollment for the past three school years, including District-run and charter populations.

Table 2: SDUSD and Charter School Enrollment				
Schools	Enrollment Fall 2021	Enrollment Fall 2022	Enrollment Fall 2023	Projected Enrollment Fall 2024
District-Run	97,781	97,071	95,521	96,623
Charter	19,278	18,942	18,855	18,683
Total	117,059	116,013	115,376	115,306
Change		-1,046	-637	-70

Overall district total enrollment has been on a downward trend since the early 2000s. However, specific areas of the district and particular schools have experienced enrollment growth during the same period due to residential development and/or resident enrollment increase.

Long range enrollment projections are dependent on several factors. Current demographic and economic conditions within the San Diego region are such that projecting school enrollment patterns and total enrollment more than a few years into the future are difficult. As noted above, the volatility of enrollment within the Point Loma Cluster will be affected in ways that will depend upon current and future assigned school capacity as well as the addition of an unknown quantity of resident students generated from several current or planned housing developments.

Identified Deficiencies in School Service and Facilities

Presently, existing school facilities within the Point Loma Cluster meet current resident enrollment and programmatic needs. This does not include accommodating additional student enrollment resulting from housing projects currently under construction or planned within the Cluster.

The District does not have plans for new or expanded school facilities in the next 10 years that could serve the project.

District School Attendance Policy

School attendance area boundaries are in effect to maximize efficient use of district facilities and for the effective administration of district schools. Under Board Policy and Education Code, students may enroll directly to the elementary, middle, or high school serving their residential address. The District does strive to provide quality schools in every neighborhood. The District also provides a Choice enrollment process where families may apply to enroll at schools where space is available outside of their assigned school. This is partly to accommodate student’s personal interests as well as to support integration objectives. Regarding school facilities availability, ‘right-sizing’ each school to accommodate its resident student cohort is an on-going endeavor. Over time, this may require adjusting attendance boundaries to accommodate changes in the number of resident students, enrollment patterns, and/or grade re-configurations.

Accommodating unhoused students is a clear priority in school facilities planning and expenditures, with attention to issues of student performance, safety, and equity. Enrollment growth within the Point Loma Cluster is anticipated to exceed the capacity of existing Cluster schools.

Existing Number of Units and Future Additional Housing Units

From information provided by the requestor, the number of existing housing units (source: SANDAG Series 13 forecast base year) and the number of future additional housing units (source: City of San Diego estimates of future buildout) in the Community Plan Area (CPA) is noted in Table 3. Single family may include both detached and multiple unit (attached) types. The current housing stock in this CPA includes a 460-unit military housing area which it is assumed will not change over the stated time period.

TABLE 3. Number of Existing Housing Units and Future Housing Units				
Community Plan Area	Housing Type	Number of Existing Units (2012)	Number of Future Units (2050)	Change
Midway-Pacific Highway	Single Family	37	0	-37
Midway-Pacific Highway	Multi Family	1,354	11,125	+9,771
Midway-Pacific Highway	Military Housing	460	460	0
Midway-Pacific Highway	Total	1,851	11,585	+9,734

District Student Generation Rates

Student generation rates vary based on the type of project, number of units, bedroom mix, affordable or senior housing components, proximity to schools and other amenities, neighborhood, and other factors. There are no district standard or school-specific rates. To estimate the number of students potentially generated by the proposed project, we reference the student generation rates of existing, similar developments in various neighborhoods of the district.

TABLE 4. Student Generation Rates from Existing Market-Rate Multi-Family Developments			
Development Name	Number of Housing Units	2021-22 students (TK-5, 6-8, 9-12, and TK-12)	Student Generation Rates
Arrive Mission Valley	185	TK-5: 15 6-8: 3 9-12: 3 TK-12: 21	TK-5: 0.081 6-8: 0.016 9-12: 0.016 TK-12: 0.113
Casa Mira View	1,848	TK-5: 200 6-8: 71 9-12: 63 TK-12: 334	TK-5: 0.108 6-8: 0.038 9-12: 0.034 TK-12: 0.180
Dylan Point Loma	180	TK-5: 9 6-8: 4 9-12: 6 TK-12: 19	TK-5: 0.050 6-8: 0.022 9-12: 0.033 TK-12: 0.105
Mara Pacific Beach	172	TK-5: 4 6-8: 2 9-12: 3 TK-12: 9	TK-5: 0.023 6-8: 0.012 9-12: 0.017 TK-12: 0.052

TABLE 5. Student Generation Rates from Existing Affordable Multi-Family Developments			
Development Name	Number of Housing units	2021-22 students (TK-5, 6-8, 9-12, and TK-12)	Student Generation Rates
Bluewater	80	TK-5: 29 6-8: 7 9-12: 12 TK-12: 48	TK-5: 0.363 6-8: 0.088 9-12: 0.150 TK-12: 0.600
Mesa Commons	78	TK-5: 55 6-8: 19 9-12: 19 TK-12: 93	TK-5: 0.705 6-8: 0.244 9-12: 0.244 TK-12: 1.192
Mesa Verde	90	TK-5: 37 6-8: 18 9-12: 12 TK-12: 67	TK-5: 0.411 6-8: 0.200 9-12: 0.133 TK-12: 0.744
Stylus	201	TK-5: 60 6-8: 21 9-12: 18 TK-12: 99	TK-5: 0.299 6-8: 0.104 9-12: 0.090 TK-12: 0.493

Based on the above information in Tables 4 and 5, proposed student generation for the proposed project is shown in Table 6. For market rate and affordable, we use the average of the referenced existing developments, with a low and high range. For middle income, there are insufficient comparable existing developments, so we use the market rate plus 50% increase.

TABLE 6. Estimated Number of Students Generated for the Proposed Project			
Type of Housing	Number of Housing Units	Estimated Student Generation Rate	Estimated Number of Students
Market-rate	2,250	TK-5: 0.056-0.112 6-8: 0.022-0.045 9-12: 0.018-0.035 TK-12: 0.096-0.192	TK-5: 126-252 6-8: 50-101 9-12: 41-79 TK-12: 217-432
Middle income	377	TK-5: 0.084-0.168 6-8: 0.033-0.067 9-12: 0.027-0.053 TK-12: 0.144-0.288	TK-5: 32-64 6-8: 13-25 9-12: 10-20 TK-12: 55-109
Affordable	2,000	TK-5: 0.444-0.889 6-8: 0.209-0.418 9-12: 0.154-0.308 TK-12: 0.807-1.615	TK-5: 888-1,778 6-8: 418-836 9-12: 308-616 TK-12: 1,614-3,230
Total	4,627	---	TK-5: 1,046-2,094 6-8: 481-962 9-12: 359-715 TK-12: 1,886-3,771

A key assumption is that future additional housing units will generate students at a rate similar to current housing units; this is represented by the low range. If future additional housing units are significantly different from current units in terms of student generation, the number of students could be much higher, as indicated by the high range. It is assumed the military housing will not change, so student generation is the same as current numbers. As shown in Table 6, affordable housing generates students at a much higher rate than other housing types. If the balance of housing types changes, student generation estimates will also change.

The potential increase in students from the number of future additional housing units suggested in the Community Plan update will impact district schools to the point of exceeding capacity. Measures such as reduction of non-resident students attending Point Loma areas schools will not be sufficient to free up enough capacity for the estimated number of students generated by new development. Therefore, new or expanded school facilities will be needed, and plans for additional school facilities will need to be considered as development details are finalized. The district does not have any plans for new or expanded school facilities in Point Loma at this time, nor any available property upon which to add facilities.

DEVELOPER FEES

An increase in Level 1 school impact (developer) fees, authorized by the California State Allocation Board on January 22, 2020, was approved by the San Diego Unified School District’s Board of Education on April 14, 2020. Residential school fees of \$4.79 per square foot of assessable space of new residential construction or

additions of 500 square feet or more and commercial school fees of \$.78 per square foot became effective June 15, 2020.

For additional information please refer to the district's Real Estate department's website at:
https://www.sandiegounified.org/departments/real_estate_and_rentals/developer_fees

Please keep us apprised of revisions to development plans as new information may result in changes to the information stated in this letter. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Wreschinsky". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Jon Wreschinsky
Facilities Planner