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# RESIDENTIAL DEVELOPMENT RESEARCH REPORT

FALL 2019

PREPARED FOR:  
PALO ALTO UNIFIED SCHOOL DISTRICT

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# PALO ALTO UNIFIED SCHOOL DISTRICT

## EXECUTIVE SUMMARY

### NEW RESIDENTIAL DEVELOPMENT – FALL 2019

DecisionInsite is pleased to present this report of findings to the Palo Alto Unified School District. Based on information collected from the local planning department(s) and developer(s) as of December 2018, it is anticipated that the district could potentially experience the construction and occupation of 418 new dwelling units over the next 10 years. This total unit count includes 72 Single Family Detached units, 88 Single Family Attached units, and 258 Multifamily units. Furthermore, if approved, the proposed Stanford Housing "Alternative A" option could potentially add 2,900 multifamily units within the district.

### STUDENT GENERATION RATE ASSUMPTIONS

The student generation rates applied to these projections are based on factors calculated for the district by DecisionInsite, which has conducted an analysis of recently-constructed housing projects of similar product types within the district. The total across all grade ranges for the district (K-12), is 0.97 for Single Family Detached units, 0.82 for Single Family Attached units, and 0.47 for Multifamily units.

### ANTICIPATED IMPACT OF NEW RESIDENTIAL DEVELOPMENT

Both a Moderate and Conservative Dwelling Unit ("DU") Scenario have been generated for the district. The 10-year projection of K-12 students generated by proposed new residential development for the Moderate and Conservative DU Scenarios are shown in the tables below. The "Annual" row projects the number of students new to the district from these units, in a given year. The "Aggregate" row projects the accumulated increase in students served by the district through the year indicated.

Students Generated by Residential Development (Moderate DU Scenario)										
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Aggregate		133	205	215	254	264	655	1056	1467	1911
Annual	102	33	79	20	52	23	405	424	461	520

Students Generated by Residential Development (Conservative DU Scenario)										
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Aggregate		123	169	208	234	258	277	295	303	319
Annual	71	53	52	48	37	37	33	33	25	35

### MORE INFORMATION

A richer and more comprehensive review is contained in the Residential Development Research Report accompanying this Executive Summary. A wealth of more detailed information and analysis is also quickly and easily accessible online.

Respectfully Prepared and Submitted by:

The **DecisionInsite** Team

December 5, 2018

# PALO ALTO UNIFIED SCHOOL DISTRICT

## RESIDENTIAL DEVELOPMENT RESEARCH METHODOLOGY AND DATA

### RESEARCH METHODOLOGY

The DecisionInsite residential research team works with the school district's local planning department(s) to compile a list of all active residential development projects within the district. When putting together this list of projects, we include only active, non-senior residential projects larger than 10 units. We believe this to be the most efficient way to build a picture of the district's future residential changes, since smaller projects would generally have a negligible impact on the district. These active projects would include developments either currently under construction, those with active entitlements, or any proposed future projects.

We then follow up with developers to gather as much information as possible on the project's unit type(s), planned build-out unit counts, construction schedules, etc. From these data, we create two scenarios. The Moderate DU Scenario is directly based on information provided by the planning departments and developers regarding anticipated construction schedules and unit occupancies. The Conservative DU Scenario is derived from the Moderate's by assuming occupancies will occur over a longer period. Because of this, the unit totals in the Conservative DU Scenario may be less than those of the Moderate DU Scenario if they are pushed out beyond the next 10 years. Similarly, because of these adjustments, in any given year it may also be possible for the annual number totals of the Conservative DU Scenario to exceed those of the Moderate DU Scenario.

### DWELLING UNIT TYPES

New dwelling units are categorized into the following three (3) housing types:

- **Single Family Detached ("SFD")** – Units are stand-alone structures on their own lot with a unique Assessor's parcel number.
- **Single Family Attached ("SFA")** – Units share common walls, usually on both sides of the property, where each is assigned a unique Assessor's parcel number (e.g., townhomes, condominiums, duplexes).
- **Multifamily ("MF")** – Units share common walls in a building or structure designed to house several families in separate housing units. All units are on the same lot with one Assessor's parcel number (e.g., apartments).

## ACTIVE RESIDENTIAL DEVELOPMENT PROJECTS WITHIN THE DISTRICT

Based on information collected from the local planning department(s) and developer(s) as of December 2018, it is anticipated that the district could potentially experience the construction and occupation of 418 new dwelling units over the next 10 years. Furthermore, if approved, the proposed Stanford Housing "Alternative A" option could potentially add 2,900 multifamily units within the district; these potential units have been factored in to the out-years of the Moderate DU Scenario but have been excluded from the Conservative DU Scenario. The total unit count included in the Moderate DU Scenario is broken out as shown in the table below. Note that the extended phasing period applied to the Conservative DU Scenario results in the total number of new dwelling units being less than originally anticipated.

New Dwelling Units by Unit Type	
Unit Type	# of Units
Single Family Detached	72
Single Family Attached	88
Multifamily	258
Stanford Housing "Alternative A"	2,900
<b>Totals:</b>	<b>3,318</b>

FIGURE 1

The two tables below provide the project name, unit type, and anticipated occupancy data for all active, non-senior residential development projects greater than 10 units planned to be occupied over the next 10 years.

This table shows the Moderate DU Scenario which is directly based on information provided by the planning departments and developers regarding anticipated construction schedules and unit occupancies. As mentioned previously, the proposed Stanford Housing "Alternative A" option's additional 2,900 multifamily units have also been factored in to the out-years of the Moderate DU Scenario.

Proposed Dwelling Units within the Palo Alto Unified School District (Moderate DU Scenario)												
Project Name	Unit Type	Unit										Total
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
2515-2585 El Camino Real	SFA	0	0	0	0	0	0	13	0	0	0	13
2585 El Camino Real	SFA	0	5	8	0	0	0	0	0	0	0	13
2755 El Camino Real	MF	0	20	37	0	0	0	0	0	0	0	57
3001 El Camino Real	MF	0	0	50	0	0	0	0	0	0	0	50
3709 El Camino Real	MF	0	0	0	0	67	0	0	0	0	0	67
3877 El Camino Real	MF	0	0	17	0	0	0	0	0	0	0	17
423-451 Page Mill	SFA	12	0	0	0	0	0	0	0	0	0	12
567-595 Maybell Ave	SFD	0	9	10	0	0	0	0	0	0	0	19
788 San Antonio Road	MF	0	0	0	0	0	0	0	0	0	48	48
Hamilton Webster	MF	0	0	0	0	0	0	19	0	0	0	19
Stanford Housing Alternative A	MF	0	0	0	0	0	0	725	725	725	725	2900
Stanford Housing University Terrac	SFA	50	0	0	0	0	0	0	0	0	0	50
Stanford Housing University Terrac	SFD	53	0	0	0	0	0	0	0	0	0	53
<b>Totals:</b>		<b>115</b>	<b>34</b>	<b>122</b>	<b>0</b>	<b>67</b>	<b>0</b>	<b>757</b>	<b>725</b>	<b>725</b>	<b>773</b>	<b>3318</b>

FIGURE 2

This table shows the Conservative DU Scenario which is derived from the Moderate's by assuming occupancies will occur over a longer period. The proposed Stanford Housing "Alternative A" option's additional 2,900 multifamily units have *not* been factored in to the Conservative DU Scenario. Note that because of this extended phasing period the total number of new dwelling units is less in the Conservative DU Scenario than in the Moderate DU Scenario.

Proposed Dwelling Units within the Palo Alto Unified School District (Conservative DU Scenario)												
Project Name	Unit Type	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total
2515-2585 El Camino Real	SFA	0	0	0	0	0	0	7	6	0	0	13
2585 El Camino Real	SFA	0	3	5	5	0	0	0	0	0	0	13
2755 El Camino Real	MF	0	13	22	22	0	0	0	0	0	0	57
3001 El Camino Real	MF	0	0	30	20	0	0	0	0	0	0	50
3709 El Camino Real	MF	0	0	0	0	34	33	0	0	0	0	67
3877 El Camino Real	MF	0	0	10	7	0	0	0	0	0	0	17
423-451 Page Mill	SFA	8	4	0	0	0	0	0	0	0	0	12
567-595 Maybell Ave	SFD	0	6	6	5	2	0	0	0	0	0	19
788 San Antonio Road	MF	0	0	0	0	0	0	0	0	0	24	24
Hamilton Webster	MF	0	0	0	0	0	0	10	9	0	0	19
Stanford Housing University Terrace	SFA	35	15	0	0	0	0	0	0	0	0	50
Stanford Housing University Terrace	SFD	37	16	0	0	0	0	0	0	0	0	53
Totals:		80	57	73	59	36	33	17	15	0	24	394

FIGURE 3

The graph below shows the anticipated occupancy data accumulated by year for all active, non-senior residential development projects greater than 10 units planned to be occupied over the next 10 years.

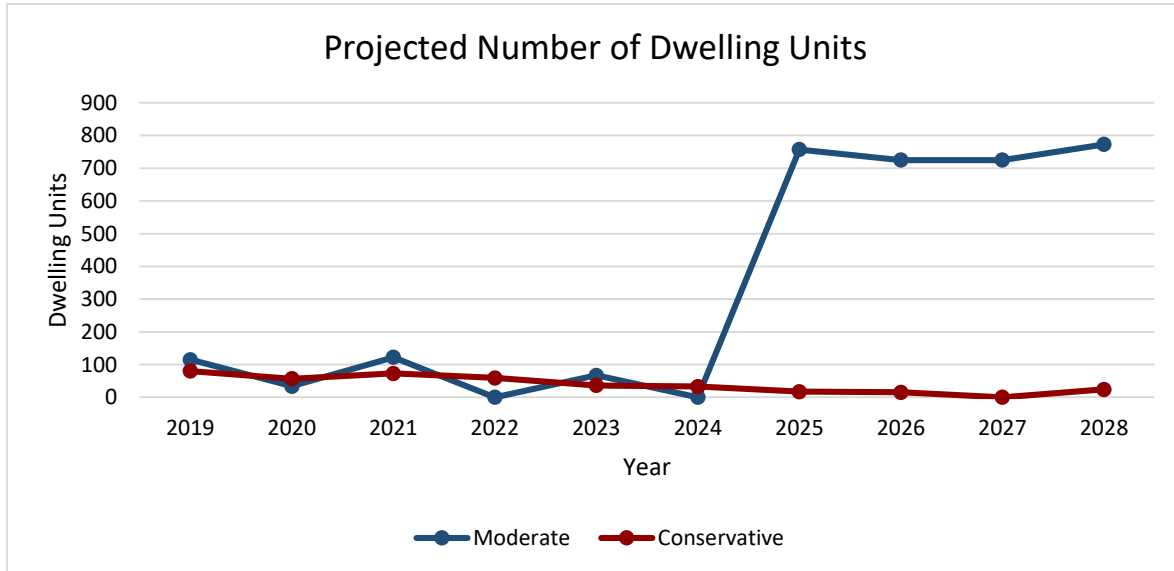


FIGURE 4

The locations of each of these future residential development projects is shown in the map below. Please note that the exact location of these new development projects may be refined as additional information is made available.

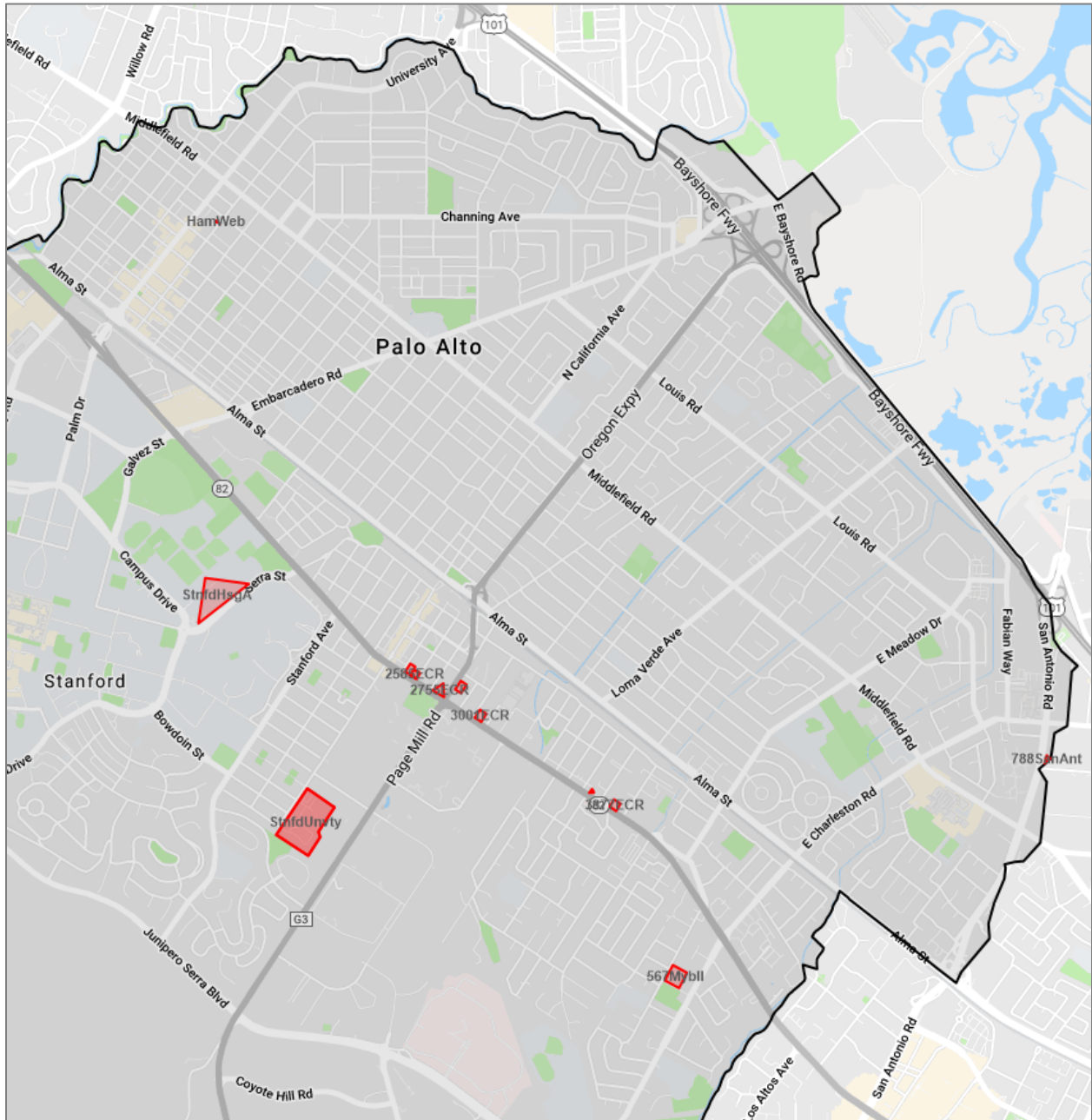


FIGURE 5

## STUDENT GENERATION RATE ASSUMPTIONS

Student generation rates are determined for each dwelling unit type for each school level (elementary, middle, and high where applicable). The student generation rates applied to these projections are based on factors calculated for the district by DecisionInsite, which has conducted an analysis of recently-constructed housing projects of similar product types within the district. The table below shows the student generation rate assumptions by unit type. Although these student generation rates are broken out by a K-5, 6-8, 9-12 grade configuration, the calculated student impact from new development within the enrollment projection studies will be aligned with each school's defined grade configurations.

<b>Student Generation Rates by Unit Type &amp; School Level</b>			
<b>School Level</b>	<b>SFD Units</b>	<b>SFA Units</b>	<b>MF Units</b>
Elementary School (K-5)	0.58	0.48	0.26
Middle School (6-8)	0.16	0.16	0.11
High School (9-12)	0.23	0.18	0.11
<b>Totals:</b>	<b>0.97</b>	<b>0.82</b>	<b>0.47</b>

FIGURE 6

The K-12 student generation rate assumption for the proposed Stanford Housing "Alternative A" option is 0.50, which is based on information provided by the district.

Typically, the Conservative rates are calculated as a slight adjustment down from the Moderate rates to anticipate a diminution in family size over an extended period. A full list of the student generation rates applied over the next 10 years within the Moderate and Conservative DU Scenarios is shown in Appendix A.

## PROJECTED STUDENTS FROM NEW RESIDENTIAL DEVELOPMENT

To calculate the projected student enrollment from the new residential development planned within the district, the number of each unit type was multiplied by the appropriate student generation rates for each of the next 10 years. The geographical location of each project is utilized to calculate the student impact by studyblock, which ultimately determines which schools we would anticipate being impacted. For each school level, students generated by new residential development are distributed across grade levels. These percentages are based on historical patterns where they exist; otherwise, default percentages are used. Furthermore, student matriculation is considered to accurately model the student impact over the enrollment projections studies' 10-year timeframe. The results of these operations for the Moderate and Conservative DU Scenarios are shown in the tables below.



Projected Students from New Residential Development (Moderate DU Scenario)										
Grade	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
K	11	13	20	20	23	23	61	98	135	173
1	11	13	20	20	23	23	61	98	135	173
2	11	13	20	20	23	23	61	98	135	173
3	10	13	19	20	23	23	59	96	133	171
4	10	12	19	19	23	23	57	92	128	167
5	8	11	17	19	22	23	51	84	118	156
6	6	9	16	17	22	22	52	79	112	148
7	6	8	14	16	20	22	51	80	106	141
8	6	8	12	14	19	20	47	75	104	132
9	7	7	12	12	17	19	45	71	99	129
10	7	9	12	12	15	17	44	69	95	124
11	7	9	13	12	15	15	42	68	93	120
12	2	8	10	13	12	15	23	50	76	101
Elementary:	61	76	115	118	136	137	352	566	783	1015
Middle:	18	25	43	48	60	63	150	233	322	421
High:	23	32	47	49	58	64	154	257	362	475
Total:	102	133	205	215	254	264	655	1056	1467	1911

FIGURE 7

Projected Students from New Residential Development (Conservative DU Scenario)										
Grade	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
K	8	12	16	19	21	23	24	25	25	26
1	8	12	16	19	21	23	24	25	25	26
2	8	12	16	19	21	23	24	25	25	26
3	7	12	16	19	21	23	24	25	25	26
4	7	11	16	19	21	22	23	24	25	26
5	5	10	14	18	20	22	23	24	24	25
6	4	8	13	17	19	21	23	24	24	25
7	4	7	11	16	18	21	22	23	24	25
8	4	7	10	14	17	19	21	23	23	25
9	5	7	10	12	15	18	20	22	23	24
10	5	8	10	12	14	16	19	20	22	23
11	5	8	11	12	13	15	17	19	20	23
12	2	6	9	11	12	14	15	17	19	21
Elementary:	42	71	95	114	126	135	141	147	147	154
Middle:	13	23	35	46	54	61	66	70	71	75
High:	16	29	39	48	54	62	70	78	84	91
Total:	71	123	169	208	234	258	277	295	303	319

FIGURE 8

The graph below shows the projected student enrollment from the new residential development within the Moderate and Conservative DU Scenarios. More detailed information on the projected numbers of students generated by project and by studyblock can be accessed online.

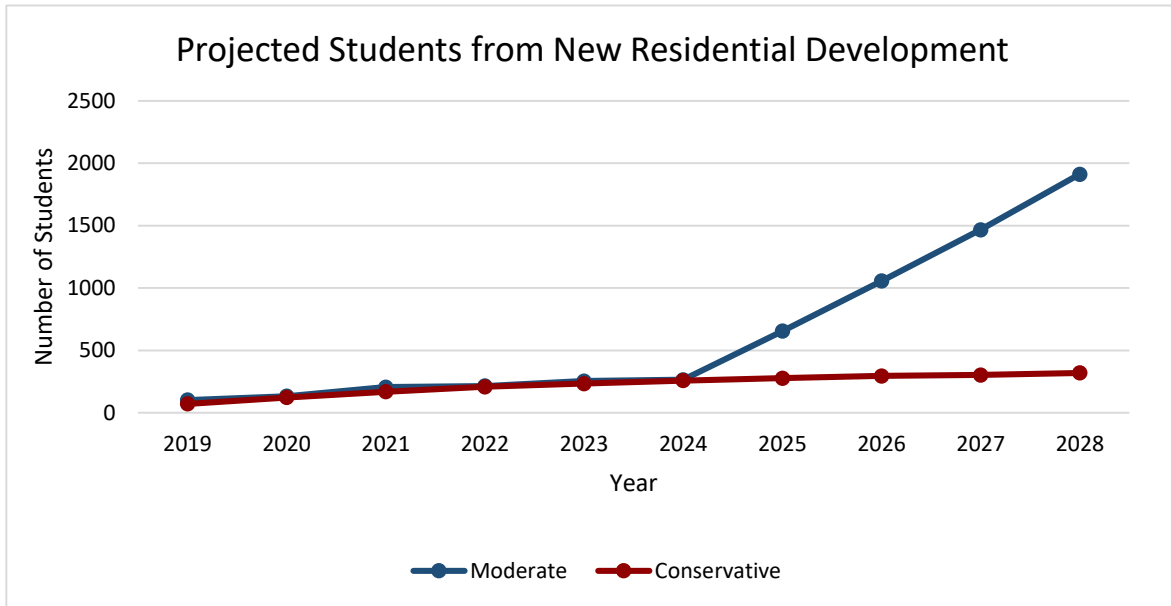


FIGURE 9

### ANALYZING/STUDYING/REVIEWING THE RESIDENTIAL DEVELOPMENT RESEARCH REPORT

The projections of district and school enrollment are based on a complex mix of historical data, recent trends, and specific assumptions regarding the future, including new residential development as outlined in this report. At DecisionInsite, we strongly encourage our clients to actively engage with the data with the aim of better understanding, further refining, and using the results to inform decisions about to be made. We believe increased effectiveness for both the district and DecisionInsite comes with increased and welcome dialogue.

Graphs or tables may be copied from the PDF version of this document using the Snapshot Tool inside PDF Reader.

Please do not hesitate to contact DecisionInsite regarding any questions or suggestions that may arise regarding this report.

Respectfully Prepared and Submitted by:

The **DecisionInsite** Team

December 5, 2018

## APPENDIX A

### STUDENT GENERATION RATE ASSUMPTIONS

Student Generation Rates (Moderate DU Scenario)											
Unit Type	School Level	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
SFD	Elementary	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58
SFD	Middle	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16
SFD	High	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23
SFA	Elementary	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48
SFA	Middle	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16
SFA	High	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18
MF	Elementary	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26
MF	Middle	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11
MF	High	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11

Student Generation Rates (Conservative DU Scenario)											
Unit Type	School Level	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
SFD	Elementary	0.58	0.57	0.57	0.57	0.57	0.56	0.56	0.56	0.56	0.55
SFD	Middle	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.15	0.15	0.15
SFD	High	0.23	0.23	0.23	0.23	0.23	0.22	0.22	0.22	0.22	0.22
SFA	Elementary	0.51	0.50	0.50	0.50	0.50	0.49	0.49	0.49	0.49	0.48
SFA	Middle	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.15	0.15	0.15
SFA	High	0.19	0.19	0.19	0.19	0.19	0.18	0.18	0.18	0.18	0.18
MF	Elementary	0.29	0.29	0.29	0.28	0.28	0.28	0.28	0.28	0.28	0.28
MF	Middle	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.11
MF	High	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.11

Note: The K-12 student generation rate assumption for the proposed Stanford Housing "Alternative A" option is 0.50, which is based on information provided by the district.