

Memorandum

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Subject:	Potential Impacts of Peninsula Park on Public School Enrollment		
Date:	July 9, 2007		

Urgent For Your Information and Use Please Reply Today Please Comment

Purpose of this Memo Report

The Peninsula Park project, a revision of the earlier Marina Shores Village project, has been proposed for development in Redwood City. This project, located on Bair Island Road between U.S. 101 and Pete’s Harbor, would include a mix of residential, hotel, and commercial uses along with a marina and some public open space (see Table 1).

A key issue of concern to the City of Redwood City and to the two school districts that serve the City is potential impact of the proposed project on school enrollment. The Redwood City School District (RCSD) provides education for students in kindergarten through eighth grade; the Sequoia Union High School District (SUHSD) provides education for students in grades 9 through 12.

The intention of this study is to provide an estimate of the school enrollment impacts of the revised Peninsula Park project. To that end, this report reviews the characteristics of the project, summarizes the findings of the report that was commissioned by the project sponsor pursuant to the agreement with the superintendent of the RCSD, reviews information from the U.S. Census and from other school districts about student enrollment rates, and draws a conclusion about the likely impacts of the proposed project on school enrollment.

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Description of the Project

The Peninsula Park project is located on the northern edge of Redwood City, on the San Francisco Bay side of U.S. 101 (the Bayshore Freeway). According to the project sponsor, the current proposal – known as Peninsula Park – would contain 796 housing units in a series of structures ranging in height from 24 feet (two stories) to 120 feet (approximately 12 stories). The proposed inventory of housing units is shown in Table 1.

Table 1
Housing Units Proposed for Peninsula Park

Type	Studio	1 BR	2 BR	3 BR	Total
Midrise ^a		60	214	20	294
Lowrise ^b	70	120	210		400
Townhome ^c			92	10	102
Total	70	180	516	30	796

- a Maximum height of 120 feet
- b Maximum height of 75 feet
- c Maximum height of 24 feet

Source: Paul Powers, e-mail communication to Blake Lyon, City of Redwood City, March 7, 2007.

This proposal is more modest than the original Marina Shores Village proposal, which would have included 1,930 housing units. The two proposals are compared in Table 2.

Table 2
Comparison of Proposed Housing Inventory: Peninsula Park and Marina Shores Village

Type	Peninsula Park	Marina Shores Village
Midrise	294	1,016
Lowrise	400	815
Townhome	102	99
Total	796	1,930

Source: Table 1; Lapkoff & Gobelet Demographic Research, Inc., *Analysis of the Probable Enrollment Impact of the Marina Shores Village Development on the Redwood City and Sequoia Union High School Districts*.

Estimates of Student Yield Rates and School Enrollment Impacts

Estimates Based on the Marina Shores Village Environmental Impact Report

The Draft Environmental Impact Report (DEIR) for the Marina Shores Village project reports that calculations of student enrollment performed by the RCSD yielded an estimate of 200 to 285 elementary school students (kindergarten through grade 8). The DEIR further estimated that, based on an expected student yield of 0.3 high school students per housing unit, the project would yield approximately 580 students in grades 9 through 12.¹

These estimates imply a “student yield rate” – that is, the average number of students per housing unit – of 0.10 to 0.15 for elementary school (K-8) and 0.30 for high school (9-12). If these rates were applied to the Peninsula Park Project, they would result in 80 to 119 new elementary school students and 239 new high school students, as shown in Table 3.

Table 3
Student Yield Rates and School Enrollment Impacts Based on the Marina Shores Village DEIR

	Student Yield Rate^a	Marina Shores Village	Peninsula Park
Housing Units		1,930	796
New Students			
Elementary School (K-8)	0.10-0.15	280-285	80-119
High School	0.30	580	239

^a Students per housing unit.

Sources: DEIR, p. 10-30; Mundie & Associates.

Estimates from Lapkoff & Gobelet Demographic Research, Inc.

Marina Shores Village

In a comment letter on the DEIR for the Marina Shores Village proposal, the superintendent of the RCSD stated that the project sponsor had agreed to pay for a student yield study to ascertain

¹ See *Draft Environmental Impact Report for the Marina Shores Village Project*, p. 10-30, footnote 2. The DEIR noted that these student yield ratios would be associated with larger average household sizes than were projected for the proposed project based on the sizes of the units and the experience of the DEIR authors. (see DEIR Table 6.5, p. 6-11, for average household sizes assumed for this project.) .Despite this inconsistency, the DEIR authors defer to the school districts regarding student yield rates.

the potential number of students generated by the project.² That study was completed by Lapkoff & Gobelet Demographic Research, Inc. in February, 2004.³

Lapkoff & Gobelet estimated student yield rates for the different types of housing included in the Marina Shores Village proposal, including consideration of possible differences between market-priced units and income-restricted units (those reserved for households with low or moderate incomes). Their estimates were based on experience in analyzing student yields from different types of housing in several school districts, with specific counts for a number of highrise condominium, midrise condominium, townhouse, and income-restricted projects.

The Lapkoff & Gobelet estimates resulted in a projection of 205 elementary school students and 107 high school students, as shown in Table 4. These estimates are conservatively high in that they assume no vacancy in the Marina Shores Village Project.

Table 4
Lapkoff & Gobelet Estimate of Student Yield:
Marina Shores Village Proposal

Unit Type	Number of Units	Elementary School		High School	
		Students per Unit	Total Students	Students per Unit	Total Students
Highrise Condominiums	1,016	0.04	41	0.02	20
Midrise Condominiums	815	0.10	82	0.06	49
Townhouses	99	0.17	17	0.08	8
Subtotal	1,930		139		77
Additional Students from Income-Restricted Units*			66		30
Total			205		107

* Lapkoff & Gobelet estimates that moderate-income units yield an additional 0.25 students per household (of which 0.17 would be elementary school students and 0.08 would be high school students, assuming that the ages of these students are distributed evenly among grade levels), and that low-income units yield an additional 0.50 students per household (of which 0.35 would be elementary school students and 0.15 would be high school students, using the same assumption). The Marina Shores Village proposal would have reserved 10 percent of all units for moderate-income households and 5 percent for low-income households:

	Moderate Income Households	Low Income Households	Total
Units	193	97	290
Additional students/household	0.25	0.50	
Additional elementary students	33	33	66
Additional high school students	15	15	30

Source: Lapkoff & Gobelet, *Analysis of the Probable Enrollment Impact of the Marina Shores Village Development on the Redwood City and Sequoia Union High School Districts*, pp. 14-15.

² *Final Environmental Impact Report for the Marina Shores Village Project*, p. 2-214.

³ *Analysis of the Probable Enrollment Impact of the Marina Shores Village Development on the Redwood City and Sequoia Union High School Districts*, February 11, 2004.

The student yields projected for Marina Shores Village by Lapkoff & Gobelet (summarized in Table 4) are lower than those provided in the DEIR (summarized in Table 3). The two sets of estimates are compared in Table 5.

Table 5
Comparison of Lapkoff & Gobelet Student Yield Estimates to DEIR Estimates:
Marina Shores Village

	DEIR	Lapkoff & Gobelet
Elementary School (K-8)	280-285	205
High School	580	107

Sources: DEIR, p. 10-30; Lapkoff & Gobelet, p. 15.

Peninsula Park

As shown in Table 2, the current development proposal for Peninsula Park includes only 796 housing units, compared to 1,930 units in the predecessor Marina Shores Village proposal. The number of students expected to live in the project would, therefore, be smaller.

Table 6 (p. 6) applies the Lapkoff & Gobelet student yield estimates to the new project. According to this calculation, the 796 housing units proposed for the Peninsula Park project would house 97 elementary school students and 50 high school students. Table 7 (p. 6) compares the enrollment impacts for Peninsula Park to those of the (prior) Marina Shores Village project, with both estimates based on the Lapkoff & Gobelet student yield rates.

Estimates from Other Sources

Additional perspectives on possible student yields are provided by the U.S. Census, the Downtown Precise Plan EIR, interviews with school district personnel, and information from other school districts.

U.S. Census

The U.S. Census for 2000 provides information about school enrollment by city and grade level, but not by housing type. For Redwood City, the Census reports that there were 28,921 housing units, of which 28,060 (97 percent) were occupied. The number of residents of school age, and the number enrolled in public school, are shown in Table 8 (p. 7).

Table 6
Estimate of Student Yield for the Peninsula Park Proposal
Based on Lapkoff & Gobelet Student Yield Rates

Unit Type	Number of Units	Elementary School		High School	
		Students per Unit	Total Students	Students per Unit	Total Students
Highrise Condominiums	0	0.04	0	0.02	0
Midrise Condominiums	294	0.10	29	0.06	18
Lowrise Condominiums ^a	400	0.10	40	0.06	24
Townhouses	102	0.17	17	0.08	8
Subtotal	796		86		50
Additional Students from Income-Restricted Units ^b			28		12
Total			114		62

- a To assure that student yields are not underestimated, midrise and lowrise condominiums are assumed in this analysis to have the same yield rate as Lapkoff & Gobelet's midrise condominiums, which were in buildings of four to six floors. (Taller buildings were assumed to have the lower yield rates shown in this table for highrise condominiums.)
- b See footnote to Table 4 for assumptions.

Source, Mundie & Associates, based on Lapkoff & Gobelet

Table 7
Comparison of School Enrollment Impacts of the Peninsula Park Project
Based on Student Yield Rates in the Marina Shores Village DEIR
and the Lapkoff & Gobelet Student Yield Estimates

	Marina Shores Village DEIR		Lapkoff & Gobelet Report	
	Student Yield Rate ^a	New Students	Student Yield Rate ^{a,b}	Peninsula Park ^c
Housing Units		1,930		796
New Students				
Elementary School (K-8)	0.10-0.15	80-119	0.14	114
High School	0.30	239	0.08	62

- a Students per housing unit.
- b Includes adjustment for low- and moderate-income households.
- c Assumes 10 percent moderate-income households and 5 percent low-income households.

Source: Lapkoff & Gobelet, *Analysis of the Probable Enrollment Impact of the Marina Shores Village Development on the Redwood City and Sequoia Union High School Districts*, pp. 14-15; Mundie & Associates.

Table 8
School Enrollment in Redwood City, 2000

	Total	Public School	Private School
Population 3 years old and older	71,858		
Enrolled in school*	12,128	9,884	2,244
K-8	8,825	7,093	1,732
9-12	3,303	2,791	512

* Grades K-12 only

Source: U.S. Census at www.census.gov

It is recognized that the boundaries of the two school districts are not congruent with the city limits of the City of Redwood City. Nevertheless, these figures provide a reasonable approximation of student yield rates for households that live in Redwood City, some of whom are in the Redwood City School District and all of whom are in the Sequoia Union High School District.

Table 9 calculates the student yield rates for public and private schools, based on these Census figures.

Table 9
Student Yield Rates Based on 2000 U.S. Census Data

	Total	Public School	Private School
Housing Units	28,921		
Students in Elementary School	8,825	7,093	1,732
Students per housing unit	0.31	0.25	0.06
Students in High School	3,303	2,791	512
Students per housing unit	0.11	0.10	0.02

Source: U.S. Census at www.census.gov

If these yield rates were applied to the proposed Peninsula Park project, the project would be expected to house 199 public elementary school students and 77 public high school students. These figures are significantly lower than the estimates of 200 to 285 elementary school students and 580 high school students estimated for the Marina Shores Village project by the DEIR.⁴

The estimated student yield rates in Table 9 are for all housing types, spanning the entire range of densities (units per acre) present in Redwood City in the Census year. For this reason, they should be considered too high for the proposed Peninsula Park project. The Census does not

⁴ Marina Shores Village would have had 1,930 housing units; Peninsula Park would have 796.

provide information about household size and type (or student enrollment) by housing type. The Lapkoff & Gobelet report however, provides the following information about student yields for different housing types, based on that firm's experience and their examination of empirical data:⁵

- In most school districts, single family detached units yield the largest number of students per unit. This is because residents with children desire outdoor play space and need more room indoors than other residents without children.
- After single family units, townhouses (which would comprise only 13 percent of the units in Peninsula Park) typically have the next highest yields.
- Condominiums tend to have the lowest yield. This is because condos have no outside play space and relatively small quarters. Also, like houses, they require high incomes because they are purchased rather than rented. . . . In particular, high-rise condominiums are the least likely to contain students because the high-rise characteristic is not conducive to children.

Therefore, it is reasonable to expect student yields in the Peninsula Park project to be lower than the citywide yields shown in Table 9.

Downtown Precise Plan EIR

Earlier this year, the City of Redwood City adopted a Precise Plan to guide the future development of downtown. That Plan allows new residential buildings up to 12 stories in height (similar to the heights proposed for Peninsula Park).

The Final EIR for the Downtown Precise Plan provides the following information about expected student yields from the type(s) of housing that would be permitted downtown:

For the City's planning purposes, City staff has conducted and coordinated research on student yield factors for multifamily housing in the Downtown; both school districts have corroborated the City's research. The following student yield factors have been formulated by City staff based on occupied multifamily developments in Redwood City and on previous research coordinated with the RCSD and SUHSD. The research resulted in a grades K-8 factor of 0.30 student per multifamily unit (lower than the adopted RCSD factor), and a grades 9-12 factor of 0.13 student per multifamily unit (slightly higher than the adopted SUHSD factor).⁶

If these yield rates were applied to the proposed Peninsula Park project, they would result in estimates of 239 elementary school students and 103 high school students.

⁵ The following points are quoted substantially from Lapkoff & Gobelet, *Analysis of the Probable Enrollment Impact of the Marina Shores Village Development on the Redwood City and Sequoia Union High School Districts*, pp. 6-7.

⁶ City of Redwood City (with the assistance of Wagstaff and Associates), *Final Environmental Impact Report for the Redwood City Downtown Precise Plan, State Clearinghouse #2006052027, Responses to Comments and Revisions to the Draft EIR*, p. 10-43.

These rates – 0.30 elementary students and 0.13 high school students per household – were based on empirical data from the Franklin Street apartments and City Center Plaza, provided to City staff by the respective property management firms.⁷ The FEIR rates are actually a composite of student yield rates from the two locations. Table 10 details the yield rates found by the City at Franklin Street and City Center Plaza.

Table 10
Student Yield Rates at Franklin Street Apartments and City Center Plaza

Grade Level	Franklin Street ^a	City Center Plaza ^b
K-8	0.08	0.70
9-12	0.02	0.32

^a Based on a discussion with Craig Jones, Senior Manager in Asset Management, Irvine Company

^b Based on a discussion with Pam Pradasad, Mid-Peninsula Housing

Source: Tom Passanisi, City of Redwood City Planning Department

These student yield rates are consistent with the Lapkoff & Gobelet observations about (1) yield rates for higher-density market-rate housing (see Table 4) and (2) the likelihood that yield rates are higher in apartments that are lower-priced or income-restricted.⁸

Interviews with School District Staff

Redwood City School District.⁹ Current (2006-07) enrollment in the Redwood City School District is 8,027 students. This number is expected to increase to 8,080 students in the 2007-08 school year. The estimate for 2007-08 is consistent with the Lapkoff & Gobelet low projection of enrollment (prepared in 2003). The Lapkoff & Gobelet projection, however, reflects an expectation of declining enrollment (their low forecast for 2006-07 was 8,248 students, a reduction of 504 students from the actual 2003 total enrollment of 8,752 students). Lapkoff & Gobelet anticipated further declines in district enrollment, to between 7,593 students (low estimate) and 8,281 students (high estimate) in 2016.

District staff believe that the student yield rates derived from the Census may be lower than actual rates, as a result of Census underreporting of population in some households.

⁷ Tom Passanisi, City of Redwood City Planning Department, personal communication to Mundie & Associates, June 4, 2007.

⁸ Lapkoff & Gobelet Demographic Research, Inc., *Analysis of the Probable Enrollment Impact of the Marina Shores Village Development on the Redwood City and Sequoia Union High School Districts*, p. 7.

⁹ Information in this section based on an interview with Raul Parungao, District Business Officer, May 31, 2007.

The student yield rate of 0.30 used in the Final EIR for the Downtown Precise Plan was based on a survey of actual enrollment of students from households in the Franklin Street Apartments, in Downtown Redwood City. That residential complex comprises 206 housing units (a mix of one- and two-bedroom apartments) in a four-story building.

Staff believe that the rate of 0.30 students per unit is appropriate, but may apply only to the two- and three-bedroom units in the Peninsula Park project. (Noting that the Franklin Street complex includes one-bedroom units, a more conservative approach would be to include the one-bedroom units of Peninsula Park in the student yield calculation as well.)

Applying a yield rate of 0.30 to the entire Peninsula Park project would, as indicated above, result in an estimate of 239 elementary school students. Applying this rate only to the units with one, two, or three bedrooms (that is, excluding the studio units) would result in an estimate of 218 students. If the student yield rate of 0.30 were applied only to the units with two or three bedrooms (based on an assumption that households in units with fewer than two bedrooms would not include school-aged children), the resulting estimate would be 164 students. These estimates are detailed in Table 11.

Table 11
Estimated Elementary School Students in Peninsula Park
Based on Exclusion of Smaller Units

	Number of Units	Number of Students @ 0.30 Students per Unit
All Units	796	239
Excluding Studios	726	218
Excluding Studios and One-Bedroom Units	546	164

Sources: Table 1; Redwood City School District (personal communication to Mundie & Associates); Mundie & Associates.

Staff also note that the Peninsula Park project is located within the attendance boundaries of a well-regarded elementary school, and therefore may particularly attract households with elementary-school-aged children, even though the housing densities in the project are higher than those typically sought by households with children.

Sequoia Union High School District.¹⁰ Notwithstanding student yield estimates presented earlier in this report, the SUHSD has never formally adopted a student yield rate.

¹⁰ Information in this section based on an interview with Pat Gemma, Superintendent, and Ed LaVigne, Assistant Superintendent, May 31, 2007.

The District has engaged the firm of Schoolhouse Services, a Menlo Park company, to prepare a study of student generation rates. That study is expected to be ready for presentation to the District’s Board in late June or late July.

Until that study is completed, District staff are unwilling to endorse a specific student yield rate.

Information from Other Districts

To validate the Lapkoff & Gobelet student yield estimates for higher-density housing in Redwood City, Mundie & Associates contacted several school districts in San Mateo County that are known to have at least some higher-density housing projects. District staff were asked to provide enrollment estimates for specific housing projects/addresses.

None of the districts contacted (South San Francisco, San Carlos, San Mateo, or Palo Alto) was able to furnish address-specific enrollment data. Two of the districts, however, provided more general information about student yields from higher-density residential areas. This information – which was provided to the districts by their consultants, Lapkoff & Gobelet Demographic Research, Inc. – is summarized in Table 12.

**Table 12
 Student Yield Rates for Higher-Density Housing
 Selected San Mateo County School Districts**

	Students per Unit	
	K-8	9-12
Palo Alto Unified School District		
All units included in survey	0.21	0.11
Condominiums/townhouses only	0.07	0.05
Structures with 5+ units only	0.07	0.04
South San Francisco Unified School District		
All units included in survey	0.28	0.12
Townhouses built 1994 or Later	0.05	0.02
Townhouses built 1980s and early 1990s	0.28	0.10
Lapkoff & Gobelet estimates for Marina Shores Village (for comparison)		
Highrise condominiums	0.04	0.02
Midrise condominiums	0.10	0.06
Townhouses	0.17	0.08

Sources: Lapkoff & Gobelet Demographic Research, Inc., *District-wide Enrollment Forecasts, Palo Alto Unified School District*, December 8, 2005 and *Demographic Update and Enrollment Forecast for the South San Francisco Unified School District*, February 2000.

Additional, anecdotal evidence was provided by sales representatives for several multi-family development projects:

- The Pacific Hacienda project in San Carlos has 89 condominium units. The project was developed over more than 10 years, with sales in 2002 and 2003. The sales representative reported that about 50 percent of the units (primarily two-bedroom units) were purchased by retired couples, and the next-most-common purchasers were single people in their 30s and 40s. She observed that the project initially had no children, but that there may now be “a few.”¹¹
- The South City Lights project in Daly City is planned to contain 280 units in six buildings. Each 48-unit building will have 8 one-bedroom units, 24 two-bedroom units, and 16 three-bedroom units. Two of the buildings are now occupied, and a third is currently on the market.

The sales representative observed that a majority of the buyers are young professionals with no children, but that about 20 of the units (of 96 to 144 sold to date) were purchased by families with school-aged children. She was unable to estimate the total number of children living in the project.

Influences on Student Yield Rates and Student Enrollment

Several of the information sources for this analysis stress that while average student yield rates are appropriate for projecting the enrollment impacts of new development projects, the actual yield for a specific project may differ from the average for a variety of reasons. Factors that will affect the actual student yields for both school districts are summarized in Table 13.

Table 13
Factors that Influence Student Yields

Higher Student Yield	Lower Student Yield
Lower density of development	Higher density of development
More favorable reputation of the school district	Smaller units
Larger units	Higher unit price
Lower unit price	Less favorable reputation of the school district
Income restriction for unit occupants	

Source: Lapkoff & Gobelet Demographic Research, Inc., Analysis of the Probable Enrollment Impact of the Marina Shores Village Development on the Redwood City and Sequoia Union High School Districts, p. 7.

¹¹ Cathy Lehr, Pacific Peninsula Group, personal communication to Mundie & Associates, May, 2007.

Conclusions

Yield rates indicated by the various sources described above are compared in Table 14. These rates are applied to the proposed Peninsula Park project in Table 15 to show the estimated number of students resulting from each set of assumptions. (For the Lapkoff & Gobelet estimates, this table uses only the blended yield rate for the Peninsula Park project, which reflects the unit mix of the current proposal.)

Table 14
Comparison of Student Yield Estimates:
Lapkoff & Gobelet, Census, Marina Shores Village DEIR, and Downtown Precise Plan EIR
(Students per Household)

Grade Level	Marina Shores Village DEIR	Lapkoff & Gobelet ^a		Census ^b	Downtown Precise Plan FEIR ^c
		Marina Shores Village	Peninsula Park		
Elementary School (K-8)	0.10 to 0.15	0.11 ^d	0.14 ^e	0.25	0.30
High School (9-12)	0.30	0.06 ^d	0.08 ^e	0.10	0.13

- ^a Blended rate, based on specific housing types. Rates shown for each project apply the housing type-specific rates to the mix of units proposed.
- ^b Public school students.
- ^c Detail for FEIR estimates is shown in Table 10, above.
- ^d Includes income-restricted units. Student yield rates for market-rate units only are 0.07 elementary school students per household and 0.04 high school students per household.
- ^e Includes income-restricted units. Student yield rates for market-rate units only are 0.11 elementary school students per household and 0.06 high school students per household.

Sources: Table 9; *Draft Environmental Impact Report for the Marina Shores Village Project*, p. 10-30; Lapkoff & Gobelet, *Analysis of the Probable Enrollment Impact of the Marina Shores Village Development on the Redwood City and Sequoia Union High School Districts*, p. 3.

Table 15
Estimates of Student Enrollment Impacts of the Proposed Peninsula Park Project:
Comparison Based on Alternative Student Yield Rates

Grade Level	Source of Student Yield Rates				
	Marina Shores Village DEIR ^a	Lapkoff & Gobelet ^b	Census ^c	Downtown Plan EIR ^d	
				100% Market Rate	15% Low- and Moderate-Income ^e
Elementary School Students	82-118	114	199	64	137
High School Students	239	62	77	16	52

- a Estimates of numbers of students based on yield rates used in the DEIR for the Marina Shores Village .
- b Includes student yield adjustment for low- and moderate-income households; see Table 4.
- c Estimates of numbers of students based on Census figures for public school enrollment reported in Table 9. Adjustment for low- and moderate-income households is implicit.
- d Based on information presented in Table 10.
- e To be consistent with the assumptions used in the calculations based on Lapkoff & Gobelet, assumes that 85 percent of the units are priced at the market rate (Franklin Street Apartments yield rates shown in Table 10), and 15 percent of the units are reserved for low- and moderate-income households (Civic Center Plaza yield rates shown in Table 10).

Source: Mundie & Associates, based on DEIR for the Marina Shores Village Project, p. 10-30, and Table 13.

Based on the discussion presented in this memo report, it is reasonable to expect that the student yield rates for the Peninsula Park project will similar to those used in the Downtown EIR, based on the detailed information for the Franklin Street Apartments and Civic Center Plaza. These rates are consistent with those used by Lapkoff & Gobelet, except that they yield a greater number of elementary school students in the affordable units.

Using these yield rates and assuming that 15 percent of the units in the Peninsula Park project would be restricted to low- and moderate-income households, the project would yield 137 elementary school students and 52 high school students.¹²

¹² The proportion of units in the Peninsula Park project that would be restricted to low- and moderate-income households has not yet been determined. Using the yield rates from the Downtown Precise Plan EIR (Franklin Street apartments) and assuming no low- or moderate-income households, the project would yield 64 elementary school students and 16 high school students. This calculation is not included in the Table 14 summary of enrollment impact estimates.