

RESIDENTIAL DEVELOPMENT RESEARCH REPORT

FALL 2020

PREPARED FOR:
CUPERTINO UNION SCHOOL DISTRICT

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CUPERTINO UNION SCHOOL DISTRICT

EXECUTIVE SUMMARY

NEW RESIDENTIAL DEVELOPMENT – FALL 2020

DecisionInsite is pleased to present this report of findings to the Cupertino Union School District. Based on information collected from the local planning department(s) and developer(s) as of October 2019, it is anticipated that the district could potentially experience the construction and occupation of 1,815 new dwelling units over the next 10 years. This total unit count includes 0 Single Family Detached units, 227 Single Family Attached units, and 1,588 Multifamily units.

STUDENT GENERATION RATE ASSUMPTIONS

The student generation rates applied to these projections are DecisionInsite's default rates, which have been prepared based on a comprehensive review of recently-constructed dwelling units with similar characteristics. The total across all grade ranges for the district (K-8), are 0.28 for Single Family Attached units and 0.20 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-8 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)										
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Aggregate		24	148	331	404	413	421	429	435	437
Annual	3	21	126	194	101	49	49	49	49	49

Students Generated by Residential Development (Conservative DU Scenario)										
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Aggregate		15	95	211	327	394	416	424	430	435
Annual	2	14	80	123	134	97	59	49	49	49

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

October 14, 2019

CUPERTINO UNION 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 October 2019, it is anticipated that the district could potentially experience the construction and occupation of 1,815 new dwelling units over the next 10 years. The total unit count included in the Moderate DU Scenario is broken out as shown in the table below.

New Dwelling Units by Unit Type	
Unit Type	# of Units
Single Family Attached	227
Multifamily	1,588
Totals:	1,815

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.

Proposed Dwelling Units within the Cupertino Union School District (Moderate DU Scenario)												
Project Name	Unit Type	Unit										Total
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Butcher's Corner	SFA	0	39	0	0	0	0	0	0	0	0	39
Butcher's Corner	MF	0	49	50	0	0	0	0	0	0	0	99
Foothill Boulevard Apartments	MF	15	0	0	0	0	0	0	0	0	0	15
Fort Bay	MF	0	0	291	291	0	0	0	0	0	0	582
Marina Living Units 1	SFA	0	0	88	100	0	0	0	0	0	0	188
The Hamptons	MF	0	0	150	150	0	0	0	0	0	0	300
Vallco Shopping Center	MF	0	0	0	194	195	0	0	0	0	0	389
Westport Cupertino	MF	0	0	0	101	102	0	0	0	0	0	203
Totals:		15	88	579	836	297	0	0	0	0	0	1815

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.

Proposed Dwelling Units within the Cupertino Union School District (Conservative DU Scenario)												
Project Name	Unit Type	Unit										Total
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Butcher's Corner	SFA	0	23	16	0	0	0	0	0	0	0	39
Butcher's Corner	MF	0	29	30	30	10	0	0	0	0	0	99
Foothill Boulevard Apartments	MF	9	6	0	0	0	0	0	0	0	0	15
Fort Bay	MF	0	0	175	175	175	57	0	0	0	0	582
Marina Living Units 1	SFA	0	0	53	60	60	15	0	0	0	0	188
The Hamptons	MF	0	0	90	90	90	30	0	0	0	0	300
Vallco Shopping Center	MF	0	0	0	116	117	117	39	0	0	0	389
Westport Cupertino	MF	0	0	0	61	61	61	20	0	0	0	203
Totals:		9	58	364	532	513	280	59	0	0	0	1815

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.

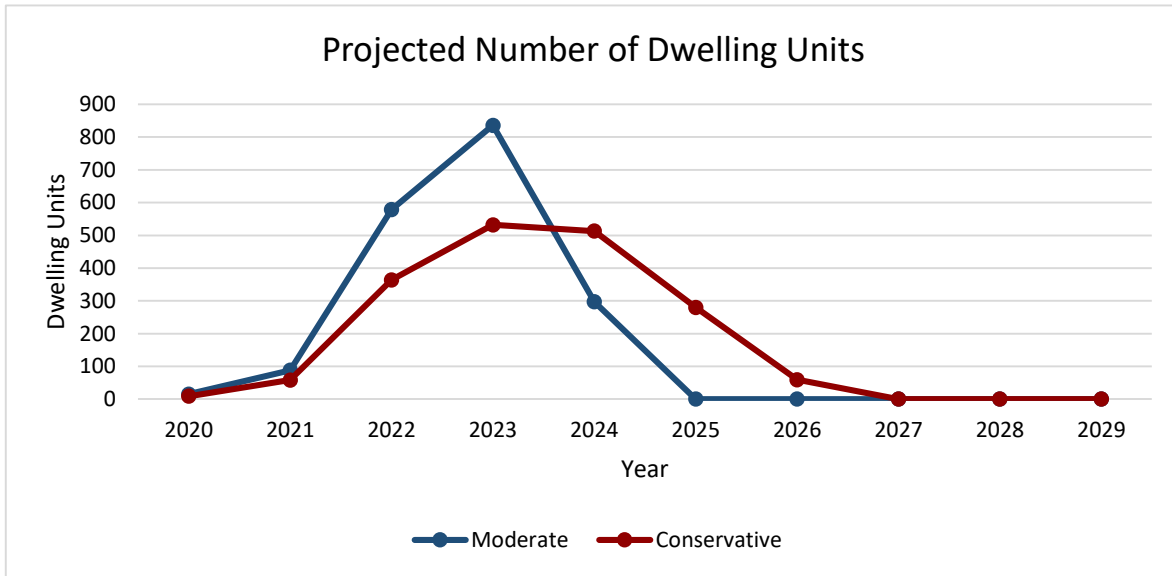


FIGURE 4

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.

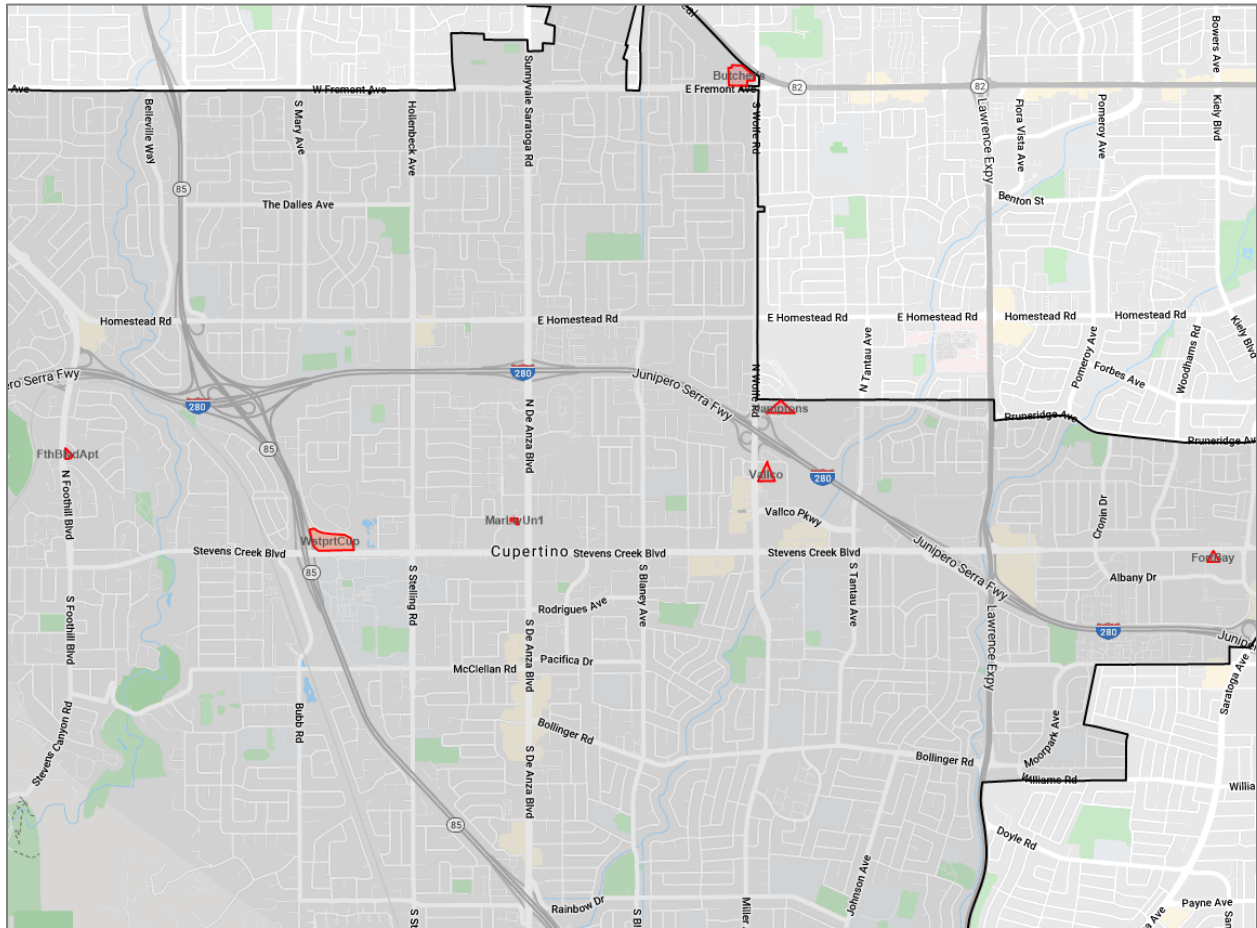


FIGURE 5

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 DecisionInside's default rates, which have been prepared based on a comprehensive review of recently-constructed dwelling units with similar characteristics. 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 grade configuration, the calculated student impact from new development within the enrollment projection studies will be aligned with each school's defined grade configurations.

Student Generation Rates by Unit Type & School Level			
School Level	SFD Units	SFA Units	MF Units
Elementary School (K-5)	N/A	0.21	0.14
Middle School (6-8)	N/A	0.07	0.06
Totals:	N/A	0.28	0.20

FIGURE 6

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	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
K	0	3	19	41	49	49	49	49	49	49
1	0	3	19	41	49	49	49	49	49	49
2	0	3	19	41	49	49	49	49	49	49
3	0	3	18	40	48	49	49	49	49	49
4	0	3	17	38	47	48	49	49	49	49
5	0	2	14	33	43	47	48	49	49	49
6	0	3	17	35	40	43	47	48	49	49
7	0	2	15	34	41	40	43	47	48	49
8	0	2	11	28	39	41	40	43	47	48
Elementary:	2	17	105	234	284	289	291	292	292	292
Middle:	1	7	43	97	120	124	130	138	143	145
Total:	3	24	148	331	404	413	421	429	435	437

FIGURE 7

Projected Students from New Residential Development (Conservative DU Scenario)										
Grade	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
K	0	2	12	26	40	47	49	49	49	49
1	0	2	12	26	40	47	49	49	49	49
2	0	2	12	26	40	47	49	49	49	49
3	0	2	11	25	39	47	49	49	49	49
4	0	2	11	24	38	46	48	49	49	49
5	0	1	9	21	34	43	47	48	49	49
6	0	2	10	22	34	41	44	47	48	49
7	0	2	10	22	33	40	42	44	47	48
8	0	1	7	18	30	37	40	42	44	47
Elementary:	1	11	67	149	230	276	289	291	291	292
Middle:	1	4	27	62	96	118	127	133	139	143
Total:	2	15	95	211	327	394	416	424	430	435

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.

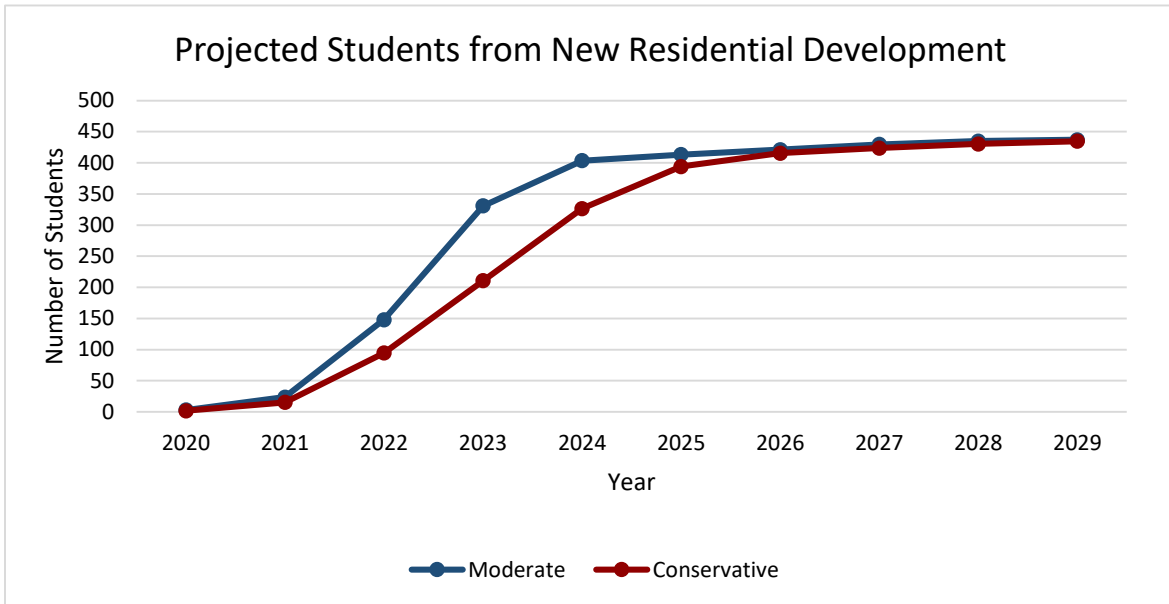


FIGURE 9

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

October 14, 2019

APPENDIX A

STUDENT GENERATION RATE ASSUMPTIONS

Student Generation Rates (Moderate DU Scenario)											
Unit Type	School Level	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
SFA	Elementary	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21
SFA	Middle	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07
MF	Elementary	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14
MF	Middle	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06

Student Generation Rates (Conservative DU Scenario)											
Unit Type	School Level	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
SFA	Elementary	0.21	0.21	0.21	0.21	0.21	0.20	0.20	0.20	0.20	0.20
SFA	Middle	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07
MF	Elementary	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.13	0.13	0.13
MF	Middle	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06