

Brown, Samuel

From: Brown, Samuel
Sent: Friday, August 7, 2015 1:12 PM
To: 'Anurima Bhargava'; 'James Eichner'; 'Juan Rodriguez'; 'Lois Thompson'; 'Rubin Salter'; 'Willis D. Hawley'; 'Zoe Savitsky'
Cc: Desegregation; Tolleson, Julie; 'RLL'; Nodine, Bryant; Taylor, Martha
Subject: Townsend Preliminary DIA
Attachments: 20150807 Townsend DIA.docx

Dr. Hawley and Counsel:

Please find attached a DIA related to the pending sale of property at the former location of Townsend Middle School. Thus far, the District has received offers from multiple buyers. The District requests your consideration and approval of the request to sell this property and seeks your input on the proposed action. Your approval is solicited with the goal of all parties, with the Special Master's approval, stipulating that the court could enter an order approving the proposed action. If you cannot stipulate, or have additional questions, please explain the basis for your objection and forward any questions to us as soon as possible. Please respond with comments within one-week, no later than next Friday August 14, 2015. Thank you for your consideration, Sam

TUCSON UNIFIED SCHOOL DISTRICT
DESEGREGATION IMPACT ANALYSIS

Proposed Action: **Sale of Townsend Property**

Summary

The District has considered seven offers to purchase the property. Currently, there is no purchase/sale agreement, thus, there has been no final decision on the disposition of the property.

Existing uses are commercial medical facilities, to the north, east and west and single-family development to the south of the property. To the best of our knowledge, all but one of the potential buyers intends to demolish the existing structure and build mixed-use development with offices, vocational education for adults, high-density residential, and/or commercial uses. The development of the site for these uses ultimately depends on approvals from the City because all of such proposed uses would require a rezoning.

One potential buyer intends to build 91 single-family homes. Because student generation rates for single family homes are significantly higher than the student generation rates for high density housing, the single-family home plan is likely to generate the greatest number of students. For this reason, the following analysis is based on the potential single-family home development.

That analysis indicates that 49 students would be produced by this development. Due to the small number of students expected, in each school level, from the development, the projected impacts are insignificant.

Impact Analysis:

A. Analysis of the impact of the requested action on the District's obligation to desegregate.

1. What is the number of anticipated new homes and the type of anticipated homes?

As noted above, there are no firm development proposals for the property at this time. All future development will require that the property be approved for a rezoning by the City. Although the most likely buyer of the property has stated that they intend to develop the property for post-secondary vocational training, they have indicated they may also seek City approval to place apartments and/or commercial uses on portions of the property not needed for the vocational campus. Regardless, the proposal with the greatest potential to generate students is a single-family development following the Arcadia-Alamo Area Neighborhood Plan. That proposal is to build 91 single-family homes, with the final number of homes to be determined in a rezoning process and through meetings with neighbors.

2. What is the projected number of new students in the new development and the basis for that estimate?

The following projections for student generation from the anticipated development are based on 91 homes and student generation rates for single-family homes from the Census.

Elementary School students	23
Middle School Students	11
High School Students	15
Total	49

3. What is the projected ethnicity of new students and the basis for that estimate?

The projected ethnicity is shown in the top set of data in the table below. It is based on the ethnicity of TUSD students from the former Townsend area, using a one-mile radius around the former school.

4. Where will those students go to school based on current or planned boundaries?

Students from the projected development will attend Whitmore Elementary, Doolen Middle School and Catalina High School (as shown on the table below) or they can choose another TUSD school through TUSD's School Choice program.

5. What is the number of students likely to attend neighborhood schools (based on district wide or local averages of students who attend neighborhood schools)?

The percentage of students in a one mile radius around Townsend attending neighborhood TUSD schools by school level are: 42% elementary school, 42% middle school and 50% high school. Regardless, the analysis assumes that 100% of the students from the future development will attend the schools that serve the area.

6. What is the projected impact on segregation/integration at the schools the children from the new development will attend, if they attend their neighborhood schools?

As shown below, there is no change to the segregation/integration at the schools as a result of the proposed development.

Students from the Potential Future Townsend Development

School (grades)	Anglo	Afr Am	Hisp	Nat Am	Asian-PI	Multi	Total
Whitmore (K-5)	6	4	10	0	1	1	23
%	30%	18%	43%	1%	4%	4%	
Doolen (6-8)	3	2	5	0	1	0	11
%	29%	16%	43%	3%	5%	4%	
Catalina (9-12)	5	2	7	0	1	0	15
%	30%	14%	45%	2%	7%	3%	

Current Enrollment and Projected Enrollment with the Change

School (grades)	Anglo	Afr Am	Hisp	Nat Am	Asian-PI	Multi	Total
Whitmore (K-5)	95	46	225	9	29	32	436
%	22%	11%	52%	2%	7%	7%	
with change	101	50	235	9	30	33	459
%	22%	11%	51%	2%	7%	7%	
Doolen (6-8)	224	97	353	23	58	41	796
%	28%	12%	44%	3%	7%	5%	
with change	227	99	358	23	59	41	807
%	28%	12%	44%	3%	7%	5%	
Catalina (9-12)	211	129	403	14	74	44	875
%	24%	15%	46%	2%	8%	5%	
with change	216	131	410	14	75	44	890
%	24%	15%	46%	2%	8%	5%	

7. Will Townsend be needed to serve TUSD students in the future?

TUSD projects enrollments for each school, each year, for five years into the future. These projections include any anticipated development by tracking permits in established developments as well as rezonings, plats and the potential development of any vacant lands. Based on these projections, all of the surrounding schools are expected to have excess capacity five years from now.

Schools	Capacity	Projected Enrollment 2020	Exceeding Capacity
Fruchthendler	475	312	163
Howell	425	240	185
Hudlow	450	267	183
Sewell	350	330	20
Whitmore	550	405	145
Wright	550	390	160
Doolen	1250	645	605
Booth-Fickett	1575	1076	499
Magee	875	500	375
Vail	925	549	376

B. Analysis of how the proposed change will impact the District's obligations under the USP

The District, Plaintiffs, and Special Master have identified 65 USP implementation activities, organized by the ten USP sections I-X. Below, the District analyzes the potential impact of the proposed sale of the Van Horne site on the District's obligations under each of the ten USP sections:

1. Compliance No potential impact.

2. Student Assignment

Minimal potential impact. The Townsend location is approximately two miles from the former Wrightstown and Van Horne locations that were approved for sale by the Parties and the Court in 2013 and 2015. The Townsend location is in the District's north-northeast quadrant in an area that has seen student populations decline over the past decade. Due to declining student population the additional capacity that Townsend could provide is not expected to be needed in the future.

Townsend was considered as a potential location to expand Dodge Magnet Middle School but the improvements needed at Townsend to support that program were cost-prohibitive.

3. Transportation No potential impact.

4. Admin/Cert Staff No potential impact.

5. Quality of Education No potential impact.

6. Discipline No potential impact.

7. Family and Community Engagement

No potential impact. The District has developed multiple family centers pursuant to its obligation under the USP, and the Townsend site is not a viable option for a replacement or additional, future family center. The Palo Verde family center is approximately 5.3 miles from the Townsend site, about a fourteen minute drive, and the Catalina Center is 2.5 miles and 7 minutes from the site. Also, the Townsend site is off the transit routes on Grant Road and Craycroft Road with an entrance from a secondary street behind medical facilities. Finally, as Family Centers provide services to students and families in need, there are multiple other sites and areas that would be considered ahead of the Townsend area in terms of maximizing services to students and families and increasing family engagement.

8. Extracurricular Activities No potential impact.

9. Facilities and Technology No potential impact.

10. Accountability and Transparency No potential impact.

C. Data Sources

The enrollment data is the SY2014-15 fortieth-day enrollment.

The development data is from the concept plan provided in one of the purchase proposals. It is consistent with the City-approved Area Plan for the site and with the adjacent residential development. There are no firm plans at this point so this concept was used to provide the largest number of students for the analysis.

The number of students generated is from the student generation rates, per housing unit, by housing type, from the Census.

D. Assumptions

To be conservative is assumed that all students from the development will attend the TUSD schools that serve the area. As TUSD captures approximately 70% of the school-age children and as approximately 42% of the TUSD students in this area attend other TUSD schools, this significantly over-estimates the impact of the development on the receiving schools.

The racial/ethnic composition of the new development will mirror the racial/ethnic composition of the existing students in the area.