

**TUCSON UNIFIED SCHOOL DISTRICT**  
**DESEGREGATION IMPACT ANALYSIS**

Proposed Action: Sale of Ridgeside and 5th (10.2 Acres)

On June 12, 2019, TUSD received a letter of intent to purchase a 10.2-acre property at 5<sup>th</sup> Street and Ridgeside Drive north of Broadway Boulevard and west of Tanque Verde Loop Road. The District held the requisite community meetings to receive feedback from neighbors and stakeholders in November 2019.

The vacant property is approximately .4 miles east from Tanque Verde Unified School District boarder. The District originally purchased this property for an elementary school, but never has a need to develop it. The proposed buyer of the property is a developer who intends to build single-family homes on the vacant property. The TUSD Governing Board will vote to execute a purchase agreement for the sale of 5th and Ridgeside property conditional upon a Notice and Request for Approval of the District Court.

The analysis indicates that 25 students would be produced by this development assuming single-family homes are built. Due to a small number of students expected from the development, the projection impacts are insignificant in each school level.

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?**

The projections are based on the future development of single-family homes on the site; they do not include the possible impact of a charter school because the property will have a covenant not to use the land for a charter school for 25 years.

The final number of homes will be determined in a rezoning process and through meetings with neighbors. The developer has stated that he anticipates building single-family homes. This analysis assumes twenty percent of the land would be used for streets and open space, leaving about 8.16 acres for residential development and, within that area, there will approximately five single-family homes per acre.

**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 45 single-family homes and student generation rates for single-family homes from the Census.

Elementary School students	11
Middle School Students	6
<u>High School Students</u>	<u>8</u>
Total	25

**3. What are the projected ethnicities of new students and the basis for that estimate?**

The projected ethnicities are shown in the top set of data in the table below. It is based on the ethnic make-up of TUSD students using a one-mile radius around the vacant property.

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

Students from the projected development will attend Soleng Tom Elementary School, Gridley Middle School and Sahuaro High School (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)?**

Students in this area attend their neighborhood school at higher rates than other areas. The percentage of students in a one-mile radius around 5th and Ridgeside attending their neighborhood TUSD schools by school level are 83% elementary school, 86% middle school and 80% high school. Regardless, the analysis assumes that 100% of the students from 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 from the proposed development.

*Students from the Potential 5th and Ridgeside Development*

School (grades)	Anglo	Afr Am	Hisp	Nat Am	Asian-PI	Multi	Total
Soleng Tom (K-5)	7	1	3	0	0	0	11
%	64%	5%	28%	0%	1%	3%	
Gridley (6-8)	2	0	2	0	0	2	6
%	42%	8%	42%	0%	3%	6%	
Sahuaro (9-12)	4	1	3	0	0	0	8
%	48%	10%	36%	1%	2%	3%	

Based on the students currently attending TUSD schools within a one-mile radius of the 5th and Ridgeside site.

## Current Enrollment and Projected Enrollment with the Change

School (grades)	Anglo	Afr Am	Hisp	Nat Am	Asian-PI	Multi	Total
Soleng Tom (K-5)	180	35	131	6	10	28	390
%	46%	9%	34%	2%	3%	7%	
with change	187	36	134	6	10	28	401
%	47%	9%	33%	1%	2%	7%	
Gridley (6-8)	351	95	313	6	24	45	834
%	42%	11%	38%	1%	3%	5%	
with change	353	95	315	6	24	47	840
%	42%	11%	38%	1%	3%	6%	
Sahuaro (9-12)	683	215	704	12	53	56	1723
%	40%	12%	41%	1%	3%	3%	
with change	687	216	707	12	53	56	1731
%	40%	12%	41%	1%	3%	3%	

**7. Will 5th and Ridgeside 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.

**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 5th and Ridgeside 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 5th and Ridgeside location is in the District's south-southeast quadrant in an area that has seen student populations decline over the past decade. Due to the declining student population, the District has no future need for the vacant property. The addition of 25 students to the area will not impact the District's ability to meet its student assignment obligations.

**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 5th and Ridgeside site is not a viable option for a replacement or additional, future family center. The Palo Verde family center is approximately 5.1 miles from the 5th and Ridgeside site, about a twenty-five-minutes drive, and the Catalina Center is approximately 4.6 miles and 25 minutes from the site.

**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 SY2018-19 fortieth-day enrollment.

The number of students generated is from the student generation rates, per housing unit, by housing type, from the 2000 Census.

D. Assumptions

To estimate the greatest number of students from the development the analysis uses single-family homes as the most likely future development.

To be conservative, the analysis is based on the assumption that all students from the development will attend TUSD schools that serve the area. As TUSD captures approximately 80% of the school-age children and as approximately 75% to 78% 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.