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February 24, 2020

Honorable Chairman John Gunn and
Members of the City of Beacon Planning Board
One Municipal Plaza
Beacon, NY 12508

Re: JMC Project 19151
Beacon Commons
16 West Main Street
City of Beacon, NY 12508

Public School Children Analysis

Dear Chairman Gunn and Members of the Planning Board:

This letter provides an analysis of the number of public school children anticipated to be generated by the Beacon Commons residential development, which consists of 62 rental apartments (33 one-bedroom and 29 two-bedroom units) in a 4-story building.

The subject site is situated within the Beacon City School District. The school district has four elementary schools (Glenham, J.V. Forrestal, Sargent, and South Avenue), plus the Rombout Middle School and Beacon High School.

A. Number of Public School Children

In order to estimate the number of school children from a proposed development, demographic multipliers are utilized. Standard industry published multipliers for common configurations of standard housing types are a conventional planning resource that is used for estimating population and school children resulting from new housing development.

For the purpose of this analysis, the number of public school children anticipated to be generated by the proposed development has been based upon the Rutgers University Center for Urban Policy Research (CUPR) Residential Demographic Multipliers, NY, June 2006, which is a standard industry source. Rutgers multipliers are based on the type of residential unit (such as single-family detached, multifamily buildings with 5+ units, etc.), whether the unit is owned or rented, and the rental cost, in broad categories. Multipliers for rental units of 5+ units have been used for this analysis.

Table I below, analyzes the number of public school children anticipated to be generated by the project.

Table 1
Number of Public School Children Generated
Utilizing Standard Industry Source

Number of Apartments	Number of Bedrooms Per Apartment	Public School Children per Apartment Multiplier	New Public School Children
33	1	0.07 ⁽¹⁾	2
29	2	0.16 ⁽¹⁾	5
62	--	--	6-7

(1) Rutgers University Center for Urban Policy Research (CUPR), Residential Demographic Multipliers, (NY), June 2006. Public school children, 5+ units, rentals more than \$1,000/mo. for 1-bedroom units, and more than \$1,100 for 2-bedroom units.

B. Enrollment Trends

In order to evaluate the potential impacts of a project on a school district, it is important to understand enrollment trends for the district. The New York State Education Department website indicates a reduction in the enrollments at the Beacon City School District from at least the 2012/2013 school year to the 2017/2018 school year. Although the 2017/2018 school year enrollment increased by 1.0%, as illustrated in Table 2 below, prior to this there were consistent declines in district enrollment from at least the 2012/2013 school year. To quantify this decline, the 2017/2018 enrollment of 2,841 is 302 fewer students than the 2012/2013 enrollment of 3,143, a decline of approximately -9.6%.

Table 2
Beacon City School District Enrollment Trends

School Year	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
Student Enrollment	3,143	3,060	2,994	2,866	2,812	2,841
Change in Enrollment	-98	-83	-66	-128	-54	+29
% Change in Enrollment	-3.0	-2.6	-2.2	-4.3	-1.9	+1.0

This would appear to indicate that the School District would have the capacity to accommodate the 6-7 students from the proposed project (Table 1). The enrollment for each grade level would, therefore, increase by approximately zero to one student.

The elementary school-age children from the proposed project would attend the South Avenue Elementary School, which enrolls students from pre-kindergarten through the 5th

grade. Accordingly, taking the 6-7 students generated by the proposed project and using the 49% student grade distribution of the School District from pre-kindergarten through 5th grade, approximately 3-4 students from the project would attend South Avenue Elementary School.

Table 3 below, illustrates enrollment trends at the South Avenue Elementary School. Although the 2016/2017 and 2017/2018 school year enrollment increased by 0.6 % and 2.8%, respectively, as illustrated in Table 3 below, prior to this there were consistent declines in district enrollment from at least the 2012/2013 school year. To quantify this decline, the 2017/2018 enrollment of 334 is 37 fewer students than the 2012/2013 enrollment of 371, a decline of approximately -10.0%.

Table 3
South Avenue Elementary School
Enrollment Trends

School Year	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
Student Enrollment	371	346	339	323	325	334
Change in Enrollment	-52	-25	-7	-16	+2	+9
% Change in Enrollment	-12.3	-6.7	-2.0	-4.7	+0.6	+2.8

C. Conclusion

Based on the above, the proposed 62 rental apartment units could potentially generate approximately 6-7 public school-age children. This would be an increase of approximately 0.2% to the district student enrollment based upon the 2017/2018 district enrollment of 2,841. From 2012/2013, the district enrollment declined by 302 students, and therefore the increase in public school-age children from the project would appear to be able to be accommodated by the district.

The South Avenue Elementary School would potentially see an increase of approximately 3 students, which is a 0.9% increase in its enrollment based upon the 2017/2018 school enrollment of 334. From 2012/2013, the South Avenue Elementary School enrollment declined by 37 students, and therefore the increase in public elementary school-age children from the project would appear to be able to be accommodated by the South Avenue Elementary School.

In conclusion, it is anticipated that the proposed Beacon Commons residential project will generate few public school-age children and not have a significant impact on the Beacon City School District.

Thank you for your consideration.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Robert B. Peake

Robert B. Peake, AICP
Project Manager

cc: Mr. Steve Zagoren

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