



# Development and Impact on School Capacity

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## An Overview of the Schools Adequate Public Facilities Ordinance (SAPFO) and Current Capacities

August 29, 2013

Presented by Todd LoFrese  
Chapel Hill-Carrboro City Schools



# Presentation Contents

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- Ordinance Overview
- Current School Capacities
- New School Projections
- Central West Concepts Impacts
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# COLLABORATIVE PROCESS TO IMPLEMENT SAPFO:

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- Various stakeholders had over three years of monthly meetings
- Associated attorneys
- Schools and Land Use Councils
- The County Planning Department
- County and Town Boards and Town Council
- Approved in July 2003



# DEFINITION AND PURPOSE:

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- An ordinance of the county and towns
- Inter-local memorandum of understanding with both school districts
- Part of the approval process of new residential development
- Synchronizes development with the availability of school capacity



# ELEMENTS OF THE ORDINANCE:

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## Level of Service (LOS)

Elementary Schools	105% of Capacity
Middle Schools	107% of Capacity
High Schools	110% of Capacity

# ELEMENTS OF THE ORDINANCE:

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## **Topic**

## **Standard**

Building Capacity

NC Dept. of Public  
Instruction  
&  
Orange County School  
Construction Standards

Capital Investment  
Program

10-year  
Plan



# ELEMENTS OF THE ORDINANCE:

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## **Topic**

## **Standard**

Student Growth  
Rate

Average 5 Different  
Projection Methods

Student Generation  
Rate

2007 TISHLER  
STUDY



# DISTRICT ADMINISTRATIVE IMPLEMENTATION:

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- Annual updates to our 10 year student enrollment projections
- Test new development request impacts against capacity levels using student generation rates
- BOE staff confirms adequate capacity
- BOE action required
- CAPS certificate given to developer to submit for final permit approval



# Chapel Hill-Carrboro City Schools - Current Enrollment, Capacity, and LOS

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School Level	Nov 15, 2012 Enrollment	Capacity	Current Level of Service	SAPFO Seats Max LOS	SAPFO Seats remaining
Elementary	5543	5829	95.1%	6120	577
Middle	2785	2840	98.1%	3039	254
High	3796	3875	98.0%	4263	467

# Chapel Hill-Carrboro City Schools - New Schools Projections

Feb. 2013

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- New Elementary #12                      2021-2022  
(projected overage of 39 students; 106%)
- \*New Middle School #5                  2017-2018  
(projected overage of 33 students; 108%)
- High School expansion                  2020-2021  
(projected overage of 61 students; 111%)

\* Culbreth Science Wing construction estimated to delay the need 2 years.

# Student Generation: Central West Options A1 & A2

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Option A 1			
Housing Style	# Units	Gen. Rate	New Students
Apt.	396	0.07	28
Single Family	12	0.603	7
Townhouse	122	0.35	43
		Total	78

Option A 2			
Housing Style	# Units	Gen. Rate	New Students
Apt.	578	0.07	40.46
Single Family	12	0.603	7.236
Townhouse	122	0.35	42.7
		Total	90

# Student Generation: Central West Options B1 & B2

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Option B 1			
Housing Style	# Units	Gen. Rate	New Students
Apt.	310	0.07	22
Single Family	12	0.603	7
Townhouse	122	0.35	43
		Total	72

Option B 2			
Housing Style	# Units	Gen. Rate	New Students
Apt.	536	0.07	38
Single Family	12	0.603	7
Townhouse	122	0.35	43
		Total	87



# Points to Consider

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- Student generation rate accuracy for multi-family units
- Facility study recommendations
- Legality of ordinance
- Pre-K dilemma



# Q & A

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