

FISCAL IMPACT STUDY

&

**POPULATION AND SCHOOL AGE
CHILDREN PROJECTION**

**ROLLING GREEN:
A MIXED USE DEVELOPMENT WITH
AGE TARGETED HOUSING
AND COMPARISON TO A SINGLE FAMILY HOME PLAN**

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**TOWN OF NORTH KINGSTOWN, RI**

**PREPARED FOR:**

**MARK HAWKINS**

**PREPARED BY: JDL ENTERPRISES -  
JOSEPH D. LOMBARDO, AICP**

**REVISED: MARCH 2011**

## **INTRODUCTION ~**

This Fiscal Impact Study (FIS) has been prepared to supplement an Application by Rolling Green (Rolling Green) for a mixed use development project. The FIS will use the per capita multiplier method for estimating anticipated public revenues and expenses associated the proposed residential and commercial development. The per capita multiplier is a generally accepted planning method to complete this study for review by the Town of North Kingstown. The FIS will attempt to estimate both future revenues and expenses utilizing past and present statistics and financial data from a variety of sources, to be noted.

## **SUMMARY ~**

**The Town of North Kingstown will actually realize a net revenue gain of \$238,137 on an annual basis with the buildout the Rolling Green residential portion of the development as proposed.**

**The Town of North Kingstown would realize a projected Net Revenue Gain of \$51,935 with regard to expenses and revenues on an annual basis as a result of commercial portion of this project.**

**In Summary, the Town of North Kingstown would realize a projected Net Revenue Gain of nearly \$290,000 with regard to expenses and revenues on an annual basis as a result of the complete project at Rolling Green. This does not include the current tax revenue from the Rolling Green Golf Course that will remain.**

**Conversely, the Town of North Kingstown would realize a projected Net Revenue Loss of over \$143,000 with regard to expenses and revenues on an annual basis as a result of the development of the yield plan single family home project at Rolling Green. Plus, the current tax revenue from the Rolling Green Golf Course would be eliminated from the revenue stream to the Town.**

**In total, a revenue swing of over \$433,000 would be the result of the choice of project, a positive net revenue of \$290,000 for the mixed use project scenario, or a net revenue loss of \$143,000 for the yield plan single family home project scenario.**

**BASELINE INFORMATION ~**

In order to begin the FIS, baseline information needs to be presented, including; population, housing units, town budget numbers, and school age children. The following table presents this information, and will establish per capita multipliers for North Kingstown, and this particular development proposal.

**TABLE # 1:  
PER CAPITA MULTIPLIERS - BASE YEAR OF 2011  
TOWN OF NORTH KINGSTOWN**

|            | PUBLIC SCHOOL PUPILS | SCHOOL BUDGET | MUNICIPAL BUDGET* | HOUSING UNITS (2000 Census) | POPULATION (2000 Census) |
|------------|----------------------|---------------|-------------------|-----------------------------|--------------------------|
| TOTAL      | 4,394                | \$55,571,351  | \$37,197,023      | 10,154                      | 26,326                   |
| PER CAPITA | N/A                  | N/A           | \$1,412           | 2.59                        | N/A                      |
| PER PUPIL  | N/A                  | \$12,647      | N/A               | 0.43                        | 0.17                     |

NOTES: Source: Town of North Kingstown Finance Dept. and School Dept. – March 2011  
(Municipal Budget includes debt service, library, recreation, and water budgets)  
School Enrollment as of January 2011

Therefore, in summary, the Per Capita Multipliers for North Kingstown are:

- School Budget per capita(gross) .....**\$12,647**
- School Budget per capita(actual) .....**\$10,370\***
- Population Multiplier per household (average) .....**2.59**
- School age multiplier per household..... **0.43**
- Municipal multiplier per household.....**\$1,412**

\*The school expense is the gross cost and does not include state aid for education, which totals **\$9,833,815** for this current fiscal year. Education aid from the State represents 18% of the total budgetary needs for the Town of North Kingstown (Education only). Thus, the per pupil cost can be reduced 18% from **\$12,647** to **\$10,370** per pupil.

**PROPOSED DEVELOPMENT ESTIMATES ~**

Based on the per capita multipliers presented above, Table 2 presents the anticipated population projections for the mixed use project – residential portion:

**TABLE # 2:  
POPULATION PROJECTIONS -  
PROPOSED DEVELOPMENT - BASE YEAR OF 2011  
TOWN OF NORTH KINGSTOWN**

|            | PER UNIT | # OF UNITS | TOTALS |
|------------|----------|------------|--------|
| POPULATION | 2.05*    | 87         | 178    |

\* The per capita population of 2.05 reflects national, regional and local residential housing data, and as described below.

In order to determine the school age children that may result from a development such as proposed, normally it can be expected to mirror the national, regional and more closely, local state averages of 0.05 students per household, or five students per 100 households. To verify the number of school age children that may result from a development such as proposed, a recent study of the existing two-bedroom condominiums in Westerly was conducted through the Tax Assessor’s Office and School Department. This survey shows that the following complexes total 268 two-bedroom townhouse condominiums: Beachwood, Captain's Watch, High Cliff, Village Terrace, King's Grant, Westwood and Springbrook. Inquiry of the Westerly School Department indicates that only 7 students are enrolled in the public schools from these 268 condominiums. The ratio is therefore one (1) school student per 38 condominiums or .026 students per housing unit (or 2.6 students per 100 households).

Similar ratios have been determined to exist in several other condominium developments around the state and nearby Connecticut, notably Pine Glen in East Greenwich, Greenwich Place and River Farms in West Warwick. (Refer to Appendix B & Appendix C) With regard to apartment complexes, at Cumberland Crossing, a 258-unit two-bedroom style apartment complex, there were only 14 school age children residing at that location in Cumberland in 2006. (See Appendix A for additional information on apartment complexes).

Since all 87 units, including the single family homes, are of a two bedroom maximum design, a ratio of 0.05 students per household or 5 students per 100 households will be utilized. Then approximately five (5) students would be expected from the residential portion of the development at the Rolling Green. These national, regional and local statistics for this type of housing unit is considerably less than the townwide average or multiplier of 0.43 pupils per housing unit, or 43 students per 100 households. For the purposes of this FIS, **five (5) school age children** will be projected to be residents of the proposed development at Rolling Green. A total of **one hundred seventy eight (178)** people (including the school age children) will be projected to be residents at Rolling Green.

## **PROJECT EXPENSES ESTIMATES ~**

Based on the per capita multipliers and population and school age children projections presented above, Table 3 presents the projected Education and Municipal expenses for the proposed 87 residential units in the development:

**TABLE # 3:  
TOTAL PROJECT EXPENSES PROJECTIONS –  
TOWN OF NORTH KINGSTOWN – 2011**

|                | SCHOOL PUPILS | MUNICIPAL BUDGET | HOUSING UNITS | POPULATION |
|----------------|---------------|------------------|---------------|------------|
| TOTAL          | 5             | N/A              | 87            | 178        |
| PER CAPITA     | N/A           | \$1,412          | 2.59          | N/A        |
| PER PUPIL      | \$10,370*     | N/A              | 0.43          | N/A        |
| TOTAL EXPENSES | \$51,850      | \$251,336        | N/A           | N/A        |

\* The school expense is the gross cost and does not include state aid for education, which totals **\$9,833,815** for this current fiscal year. Education aid from the State represents 18% of the total budgetary needs for the Town of North Kingstown (Education only). Thus, the per pupil cost can be reduced 18% from **\$12,647** to **\$10,370** per pupil.

Therefore, it is estimated that the proposed development will have a net annual cost to the Town of North Kingstown of **\$303,186** for school and municipal related expenses as calculated in Table 3 above.

**PROJECT REVENUE ESTIMATES ~**

Based on the projections presented above in Tables 1-3, Table 4A presents the projected total municipal revenue for the residential portion of the project:

**TABLE # 4A:  
TOTAL PROJECT REVENUE PROJECTIONS -  
PROPOSED RESIDENTIAL DEVELOPMENT - BASE YEAR OF 2011  
TOWN OF NORTH KINGSTOWN**

|                                                     | <b>MARKET<br/>VALUE <sup>+</sup></b> | <b>ASSESSED<br/>VALUE <sup>*</sup></b> | <b>TAX<br/>RATE <sup>*</sup></b> | <b>HOUSING<br/>UNITS</b> | <b>TOTAL<br/>REVENUE<br/>PER UNIT</b> | <b>TOTAL<br/>REVENUE</b> |
|-----------------------------------------------------|--------------------------------------|----------------------------------------|----------------------------------|--------------------------|---------------------------------------|--------------------------|
| <b>TOTAL<br/>LIVE/WORK<br/>UNITS – 2 BDR</b>        | \$225,000<br>(ave)                   | \$225,000<br>(ave)                     | \$16.85/<br>1000                 | 5                        | \$3,791<br>(ave)                      | \$18,955                 |
| <b>TOTAL 2 BDR<br/>CONDO<br/>UNITS<br/>(DUPLEX)</b> | \$375,000<br>(ave)                   | \$375,000<br>(ave)                     | \$16.85/<br>1000                 | 72                       | \$6,319<br>(ave)                      | \$454,968                |
| <b>TOTAL 2 BDR<br/>SINGLE<br/>FAMILY<br/>UNITS</b>  | \$400,000<br>(ave)                   | \$400,000<br>(ave)                     | \$16.85/<br>1000                 | 10                       | \$6,740<br>(ave)                      | \$67,400                 |

<sup>+</sup> Per Rolling Green Project estimates

<sup>\*</sup> Per Town of North Kingstown Tax Assessor’s Office – estimated at 100% valuation

The total estimated revenue, not including revenue from motor vehicles, from the residential portion of the development of 87 housing units is **\$541,323**.

Based on the projections presented above in Tables 1-3, Table 4B presents the projected total municipal revenue for the commercial portion of the project:

**TABLE # 4B:  
TOTAL PROJECT REVENUE PROJECTIONS -  
ROLLING GREEN DEVELOPMENT – COMMERCIAL PORTION  
- BASE YEAR OF 2011  
TOWN OF NORTH KINGSTOWN**

|                                              | MARKET<br>VALUE <sup>+</sup>   | ASSESSED<br>VALUE <sup>*</sup> | TAX<br>RATE <sup>*</sup> | BUILDINGS | TOTAL<br>REVENUE |
|----------------------------------------------|--------------------------------|--------------------------------|--------------------------|-----------|------------------|
| TOTAL<br>BUILDING<br>AND LAND<br>DEVELOPMENT | \$4,403,125                    | \$4,403,125                    | \$16.85/<br>1000         | MULTIPLE  | \$74,193         |
|                                              | 35,225 s.f.<br>@<br>\$125/s.f. |                                |                          |           |                  |
|                                              |                                |                                |                          |           |                  |

<sup>+</sup> Per Rolling Green Project estimates

<sup>\*</sup> Per Town of North Kingstown Tax Assessor's Office

The total estimated revenue from the commercial portion of the development of with approximately 35,000 square feet contained in several buildings is **\$74,193**

**The total estimated revenue (Tables 4A & 4B) from the entire Rolling Green Project including both the residential and commercial portions is \$615,516 that can be utilized to offset municipal and educational expenses that may accrue as a result of this project This does not include the current tax revenue from the existing Rolling Green Golf Course that will remain and continue to provide a source of revenue to the community.**

## **PROJECT ANTICIPATED REVENUE AND EXPENSE COMPARISON~**

Based on information, statistics and the projections presented above in Tables 1-4, Table 5 presents a comparison of the projected total municipal revenue with total projected expenses for the residential portion of the development, as anticipated:

**TABLE # 5:  
PROJECT REVENUE AND EXPENSE COMPARISON –  
BASE YEAR OF 2011  
TOWN OF NORTH KINGSTOWN**

|               | TOTAL SCHOOL COSTS*              | TOTAL MUNICIPAL COSTS | TOTAL ESTIMATED REVENUE | NET RESULTS      |
|---------------|----------------------------------|-----------------------|-------------------------|------------------|
| TOTAL PROJECT | <b>\$51,850<br/>(5 students)</b> | <b>\$251,336</b>      | <b>\$541,323</b>        | <b>\$238,137</b> |

\* Net Cost with State Aid to Education

**Therefore, the Town of North Kingstown will actually realize a net revenue gain of \$238,000 on an annual basis with the buildout the Rolling Green residential portion of the development as proposed and indicated in Table 5 above.**

**ROLLING GREEN COMMERCIAL CENTER EXPENSE ESTIMATES ~**

It is expected that the Town will incur minimal expenses from the commercial portion of the project development. There would be expectation to have small incremental demands for services that would be a result of a retail establishment, including:

- Police – increase in traffic and accident calls
- Emergency Services – increase in calls to serve the facility (patrons & employees)

From a cost of services perspective, it can be anticipated that for every dollar of tax revenue collected by the Town of North Kingstown, 30% would be spent on providing municipal services. The 30% expenditure is a conservative estimate, as the existing road network serving the complex are State owned and maintained, and the site will be privately maintained.

**ROLLING GREEN COMMERCIAL PORTION  
REVENUE & EXPENSE ESTIMATES ~**

**TABLE 6**

**TOWN OF NORTH KINGSTOWN – 2011**

|                                 | <b>TOTAL ESTIMATED REVENUE</b>     | <b>TOTAL MUNICIPAL COSTS</b>          | <b>NET RESULTS</b> |
|---------------------------------|------------------------------------|---------------------------------------|--------------------|
| <b>TOTAL COMMERCIAL PORTION</b> | <b>\$74,193<br/>(See Table 4B)</b> | <b>\$22,258<br/>(@30% OF REVENUE)</b> | <b>\$51,935</b>    |
|                                 |                                    |                                       |                    |

**The Town of North Kingstown would realize a projected Net Revenue Gain of \$52,000 with regard to expenses and revenues on an annual basis as a result of commercial portion of this project.**

## **PROJECT ANTICIPATED REVENUE AND EXPENSE COMPARISON~**

Based on information, statistics and the projections presented above in Tables 1-6, Table 7 presents a comparison of the projected total municipal revenue with total projected expenses for the entire mixed use development, as anticipated:

**TABLE # 7:  
PROJECT REVENUE AND EXPENSE COMPARISON –  
BASE YEAR OF 2011  
TOWN OF NORTH KINGSTOWN**

|               | TOTAL SCHOOL COSTS*              | TOTAL MUNICIPAL COSTS+ | TOTAL ESTIMATED REVENUE+ | NET RESULTS      |
|---------------|----------------------------------|------------------------|--------------------------|------------------|
| TOTAL PROJECT | <b>\$51,850<br/>(5 students)</b> | <b>\$273,594</b>       | <b>\$615,516</b>         | <b>\$290,072</b> |

\* Net Cost with State Aid to Education

+ Includes residential and commercial

**In Summary, the Town of North Kingstown would realize a projected Net Revenue Gain of nearly \$290,000 with regard to expenses and revenues on an annual basis as a result of the complete project at Rolling Green. This does not include the current tax revenue from the Rolling Green Golf Course that will remain.**

**ALTERNATIVE DEVELOPMENT -  
SINGLE FAMILY HOMES  
YIELD PLAN: 54 UNITS  
PROJECT REVENUE ESTIMATES ~**

Based on the projections presented above in Tables 1-3, Table 8 presents the projected total municipal revenue for the residential yield plan project:

**TABLE # 8:  
TOTAL PROJECT REVENUE PROJECTIONS -  
PROPOSED RESIDENTIAL DEVELOPMENT - BASE YEAR OF 2011  
TOWN OF NORTH KINGSTOWN**

|                                          | MARKET VALUE <sup>+</sup> | ASSESSED VALUE <sup>*</sup> | TAX RATE <sup>*</sup> | HOUSING UNITS | TOTAL REVENUE PER UNIT | TOTAL REVENUE |
|------------------------------------------|---------------------------|-----------------------------|-----------------------|---------------|------------------------|---------------|
| <b>TOTAL SINGLE FAMILY UNITS – 4 BDR</b> | \$425,000<br>(ave)        | \$425,000<br>(ave)          | \$16.85/<br>1000      | 54            | \$7,161<br>(ave)       | \$386,694     |
|                                          |                           |                             |                       |               |                        |               |
|                                          |                           |                             |                       |               |                        |               |

<sup>+</sup> Per Rolling Green Project estimates

<sup>\*</sup> Per Town of North Kingstown Tax Assessor’s Office – estimated at 100% valuation

The total estimated revenue, not including revenue from motor vehicles, from the residential single family development of 54 housing units is **\$386,694**.

## **RESIDENTIAL YIELD PLAN DEVELOPMENT ESTIMATES ~**

Based on the per capita multipliers presented above, Table 9 presents the anticipated population projections for the yield plan Residential Development:

**TABLE # 9:  
POPULATION PROJECTIONS -  
YIELD PLAN RESIDENTIAL DEVELOPMENT - BASE YEAR OF 2011  
TOWN OF NORTH KINGSTOWN**

|                                          | <b>PER CAPITA</b> | <b># OF UNITS</b> | <b>TOTALS</b> |
|------------------------------------------|-------------------|-------------------|---------------|
| <b>POPULATION<br/>(Average Citywide)</b> | 2.60              | 54                | 140           |
|                                          |                   |                   |               |
|                                          |                   |                   |               |

In order to determine the school age children that may result from a development such as proposed from the yield plan, review of similar 3-4 bedroom single family homes that would be constructed on a subdivision lot, national statistics evaluating housing type or style indicates that this type of housing may produce up to 0.60 school age children. In addition, according to a recent survey in Rhode Island conducted with the assistance of the Chariho School District and the Laidlaw Bus Company (See Appendix F) of eleven subdivisions in both Richmond and Hopkinton representing 628 single family homes, the school age children averaged 0.53 or fifty-three (53) students per one hundred households. This sample is located within two suburban/rural communities in Rhode Island that are “bedroom” communities and primarily single family homes. This is higher than the townwide average of 0.43 students per housing unit (or 43 students per one hundred households) that takes into account all forms of housing in the Town; single family, two-family and multi-family. This average also incorporates housing age.

Thus, if the more conservative average ratio of 0.60 students per household or 60 students per one hundred households is applied to the proposed fifty-four lot yield plan development, no more than thirty-two (32) school age children could be expected to be produced from the proposed yield plan development, as it can be expected to mirror similar single family developments statewide.

**PROJECT EXPENSES ESTIMATES ~**

Based on the per capita multipliers and population and school age children projections presented above, Table 10 presents the projected Education and Municipal expenses for the residential yield plan development of 54 units:

**TABLE # 10:  
TOTAL PROJECT EXPENSES PROJECTIONS –  
TOWN OF NORTH KINGSTOWN – 2011**

|                | SCHOOL PUPILS | MUNICIPAL BUDGET | HOUSING UNITS | POPULATION |
|----------------|---------------|------------------|---------------|------------|
| TOTAL          | 32            | N/A              | 54            | 140        |
| PER CAPITA     | N/A           | \$1,412          | 2.59          | N/A        |
| PER PUPIL      | \$10,370*     | N/A              | 0.43          | N/A        |
| TOTAL EXPENSES | \$331,840     | \$197,680        | N/A           | N/A        |

\*The school expense is the gross cost and does not include state aid for education, which totals **\$9,833,815** for this current fiscal year. Education aid from the State represents 18% of the total budgetary needs for the Town of North Kingstown (Education only). Thus, the per pupil cost can be reduced 18% from **\$12,647** to **\$10,370** per pupil.

Therefore, it is estimated that the proposed development will have a net annual cost to the Town of North Kingstown of **\$529,520** for school and municipal related expenses as calculated in Table 10 above.

## **PROJECT ANTICIPATED REVENUE AND EXPENSE COMPARISON~**

Based on information, statistics and the projections presented above in Tables 8-10, Table 11 presents a comparison of the projected total municipal revenue with total projected expenses for the yield plan single family home development, as anticipated:

**TABLE # 11:  
PROJECT REVENUE AND EXPENSE COMPARISON –  
BASE YEAR OF 2011  
TOWN OF NORTH KINGSTOWN**

|               | TOTAL SCHOOL COSTS*                | TOTAL MUNICIPAL COSTS | TOTAL ESTIMATED REVENUE | NET RESULTS        |
|---------------|------------------------------------|-----------------------|-------------------------|--------------------|
| TOTAL PROJECT | <b>\$331,840<br/>(32 students)</b> | <b>\$197,680</b>      | <b>\$386,694</b>        | <b>-\$142,826]</b> |

\* Net Cost with State Aid to Education

**In Summary, the Town of North Kingstown would realize a projected Net Revenue Loss of over \$143,000 with regard to expenses and revenues on an annual basis as a result of the development of the yield plan single family home project at Rolling Green. Plus, the current tax revenue from the Rolling Green Golf Course would be eliminated from the revenue stream to the Town.**

**Appendix A**  
**COMAPARABLE APARTMENT COMPLEXES**  
**SCHOOL AGE CHILDREN (SAC)**

| <i>COMMUNITY</i>    | <i>APARTMENT<br/>NAME</i> | <i>TOTAL<br/>UNITS</i> | <i>SCHOOL<br/>AGE<br/>CHILDREN</i> | <i># SAC<br/>PER<br/>100<br/>UNITS</i> |
|---------------------|---------------------------|------------------------|------------------------------------|----------------------------------------|
| <b>Cranston</b>     | Springfield               | 216                    | 9                                  | 4.1                                    |
| <b>No. Prov.</b>    | Windsor                   | 240                    | 6                                  | 2.5                                    |
| <b>Warwick</b>      | Villa Del<br>Rio          | 391                    | 25                                 | 6.3                                    |
| <b>Warwick</b>      | Briarwood<br>Meadows      | 456                    | 6                                  | 1.3                                    |
| <b>Providence</b>   | Centre Place              | 225                    | 2                                  | .8                                     |
| <b>Narragansett</b> | Pier Village              | 88                     | 0                                  | 0                                      |
| <b>W. Warwick</b>   | Greenwich<br>Place        | 168                    | 15                                 | 8.9                                    |
| <b>TOTALS</b>       |                           | 1784                   | 63                                 | 3.5                                    |

Source: Community Impact Study for South County Commons, LLC, So. Kingstown, RI  
 By Dan Varin – March 2003

**Appendix B**  
**COMAPARABLE CONDOMINIUM/APARTMENT**  
**COMPLEXES**  
**SCHOOL AGE CHILDREN (SAC)**

| <i>COMMUNITY</i>          | <i>DEVELOPEMNT<br/>NAME</i>              | <i>TOTAL<br/>UNITS</i> | <i>SCHOOL<br/>AGE<br/>CHILDREN</i> | <i># SAC<br/>PER<br/>100<br/>UNITS</i> |
|---------------------------|------------------------------------------|------------------------|------------------------------------|----------------------------------------|
| <b>Cumberland</b>         | Cumberland<br>Crossing                   | 258                    | 14                                 | 5.4                                    |
| <b>Westerly</b>           | 7 Complexes                              | 268                    | 7                                  | 2.6                                    |
| <b>W.Warwick</b>          | Riverview<br>Farms                       | 125                    | 4                                  | 3.2                                    |
| <b>Stonington,<br/>CT</b> | 8 Complexes<br>(detail in<br>Appendix C) | 209                    | 5                                  | 2.4                                    |
| <b>TOTALS</b>             |                                          | 860                    | 30                                 | 3.5                                    |

Source: JDL ENTERPRISES – March 2006

**APPENDIX C**

**~TOWN OF STONINGTON, CT ~**

**PUBLIC SCHOOL STUDENTS:  
EXISTING CONDOMINIMUM DEVELOPMENTS**

|                                 |                          |                   |
|---------------------------------|--------------------------|-------------------|
| • Stonington Landing            | 54 units                 | 1 Student         |
| • Whitehall Pond Rte ( Mystic)  | 26 units                 | 0 Students        |
| • Whitehall Landing             | 24 units                 | 4 Students        |
| • Hewitt Road(Mystic )          | 12 units                 | 0 Students        |
| • Mystic River Square           | 25 units                 | 0 Students        |
| • Broadway School (Mystic)      | 21 units                 | 0 Students        |
| • Riverwalk Condos ( Pawcatuck) | 37 units                 | 0 Students        |
| • Pequot Run ( Pawcatuck)       | 10 units                 | 0 Students        |
|                                 | <b>TOTAL = 209 UNITS</b> | <b>5 STUDENTS</b> |

**AVERAGE NUMBER OF STUDENTS PER UNIT =  $209/5 = 0.024$   
OR 2.4 STUDENTS PER ONE HUNDRED CONDOMINIUM UNITS**

**SOURCES OF INFORMATION:**

1. First Student Bus Company – (Data Released by Mr. Frank Connolly of the Stonington School Dept. – Business Office)
2. Tax Assessor – Town of Stonington, CT

**Date: February 15, 2006**

**Appendix D**  
**ADDITIONAL COMAPARABLE CONDOMINIUM**  
**COMPLEXES**  
**SCHOOL AGE CHILDREN (SAC)**

| <i>COMMUNITY</i>               | <i>DEVELOPEMNT<br/>NAME</i>        | <i>TOTAL<br/>UNITS</i> | <i>SCHOOL<br/>AGE<br/>CHILDREN</i> | <i># SAC<br/>PER<br/>100<br/>UNITS</i> |
|--------------------------------|------------------------------------|------------------------|------------------------------------|----------------------------------------|
| <b>No. North<br/>Kingstown</b> | Silver Pines                       | 29                     | 1                                  | 3.5                                    |
| <b>Woonsocket</b>              | Laurelwood<br>(age-<br>restricted) | 162                    | 0                                  | 0                                      |
| <b>Cumberland</b>              | 3 complexes                        | 57                     | 1                                  | 1.7                                    |
| <b>TOTALS</b>                  |                                    | 248                    | 2                                  | <1                                     |

Source: JDL ENTERPRISES – March 2006

**Appendix E**  
**ADDITIONAL COMPARABLE**  
**CONDOMINIUM/APARTMENT COMPLEXES**  
**SCHOOL AGE CHILDREN (SAC)**

| <i>COMMUNITY</i>                            | <i>DEVELOPEMNT<br/>NAME</i>                    | <i>TOTAL<br/>UNITS</i> | <i>SCHOOL<br/>AGE<br/>CHILDREN</i> | <i># SAC<br/>PER<br/>100<br/>UNITS</i> |
|---------------------------------------------|------------------------------------------------|------------------------|------------------------------------|----------------------------------------|
| <b>W.<br/>Greenwich<br/>(Apts)</b>          | Centre of<br>NE*                               | 240                    | 21                                 | 8.75                                   |
| <b>S. Kingstown<br/>(Apts)<sup>#</sup></b>  | So County<br>Commons                           | 234                    | 16                                 | 6.84                                   |
| <b>S. Kingstown<br/>(Condo)<sup>#</sup></b> | Preserve                                       | 52                     | 0                                  | 0.00                                   |
| <b>Coventry</b>                             | Centre of<br>NE <sup>+</sup> –<br>Hopkins Hill | 90                     | 4                                  | 4.44                                   |
| <b>TOTALS</b>                               |                                                | <b>616</b>             | <b>41</b>                          | <b>6.65</b>                            |

Source: JDL ENTERPRISES – February 2009

\*Per Town of West Greenwich Planning Dept – as of Dec 1, 2008. A total of 26 of the 240 units are 3 bedroom units. The balance of units is mostly 2 bedroom units, and some 1 bedroom units. These are apartments for rent.

+ Per Universal Properties – as of Dec. 30, 2008

# Per Vin Murray – Planning Director – Town of South Kingstown – Current school year statistics

## APPENDIX F

### Average Number of Students Per Household in Warwick, RI Angle Sea & Tea House Developments

|                                                      | Public | Private | Total |
|------------------------------------------------------|--------|---------|-------|
| Tea House                                            | 2      | 0       | 2     |
| Angle Sea                                            | 9      | 4       | 13    |
| Total Students                                       | 11     | 4       | 15    |
| Subdivision Housing Units *                          |        | --      | 72    |
| Average Students per Housing Unit Public School Only |        |         | 0.157 |

**\* Angle Sea is comprised of Single Family Homes and Condominiums (Approx. 60 single family & 40 condominiums. The student ratio is calculated on single family homes only for Angle Sea.) Thus, the ratio of 0.157 or 0.16 students per unit is based on 11 public school students located within 72 single family homes in these two subdivisions.**

**Source: Warwick School Department - Transportation – September 2007**

**Prepared by: Joseph D. Lombardo, AICP – JDL ENTERPRISES**