



PROPOSED DASD CONSTRUCTION

Feeder Patterns, Demographics,
Construction Considerations and
Spot Redistricting

IMPORTANT NOTE

The following are just a few of the possible feeder patterns, and were created only to serve as an example.

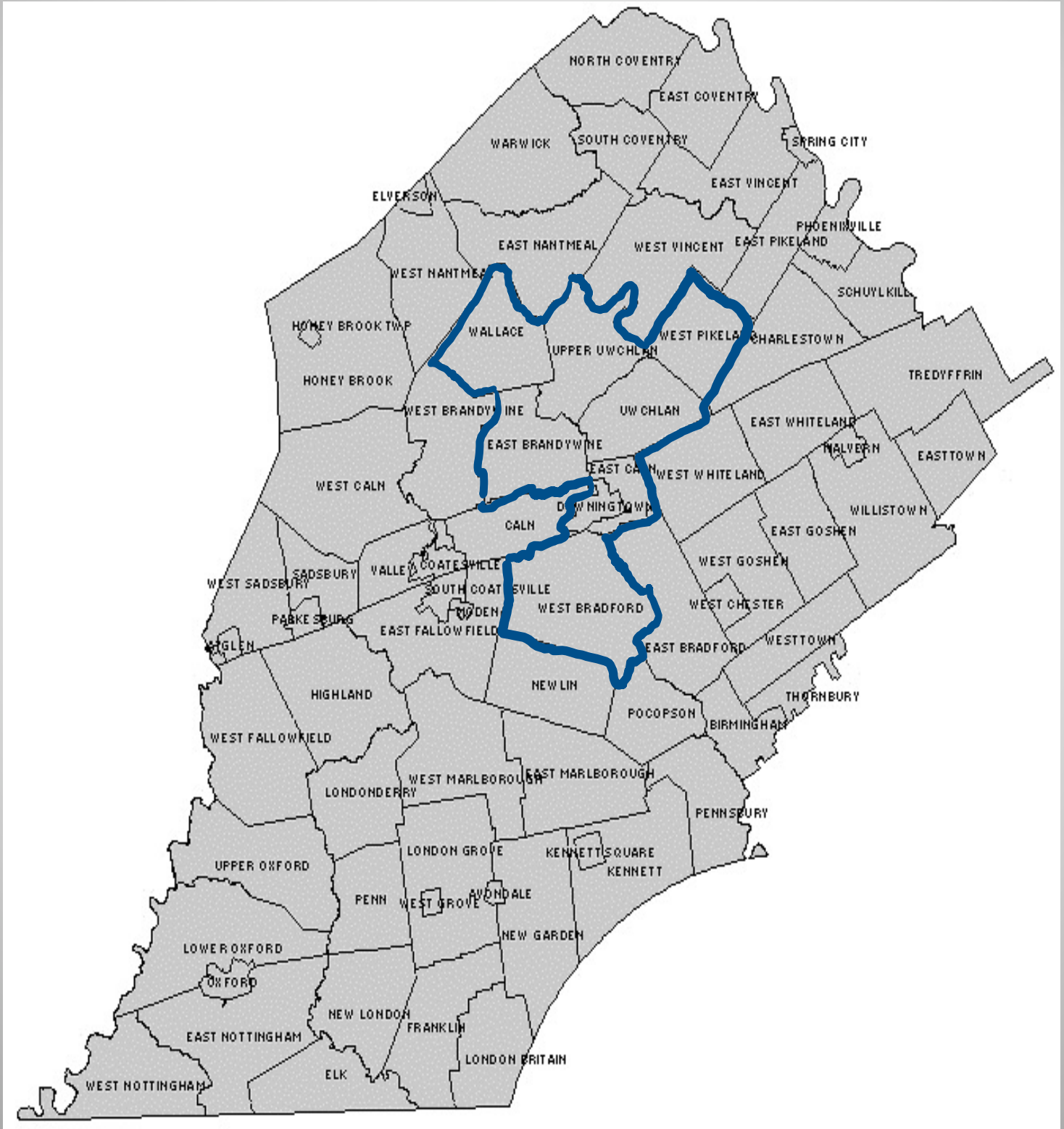
There are a multitude of feeder pattern possibilities beyond what is included in this presentation.

Once construction decisions are made, the district will seek parent input about feeder patterns.

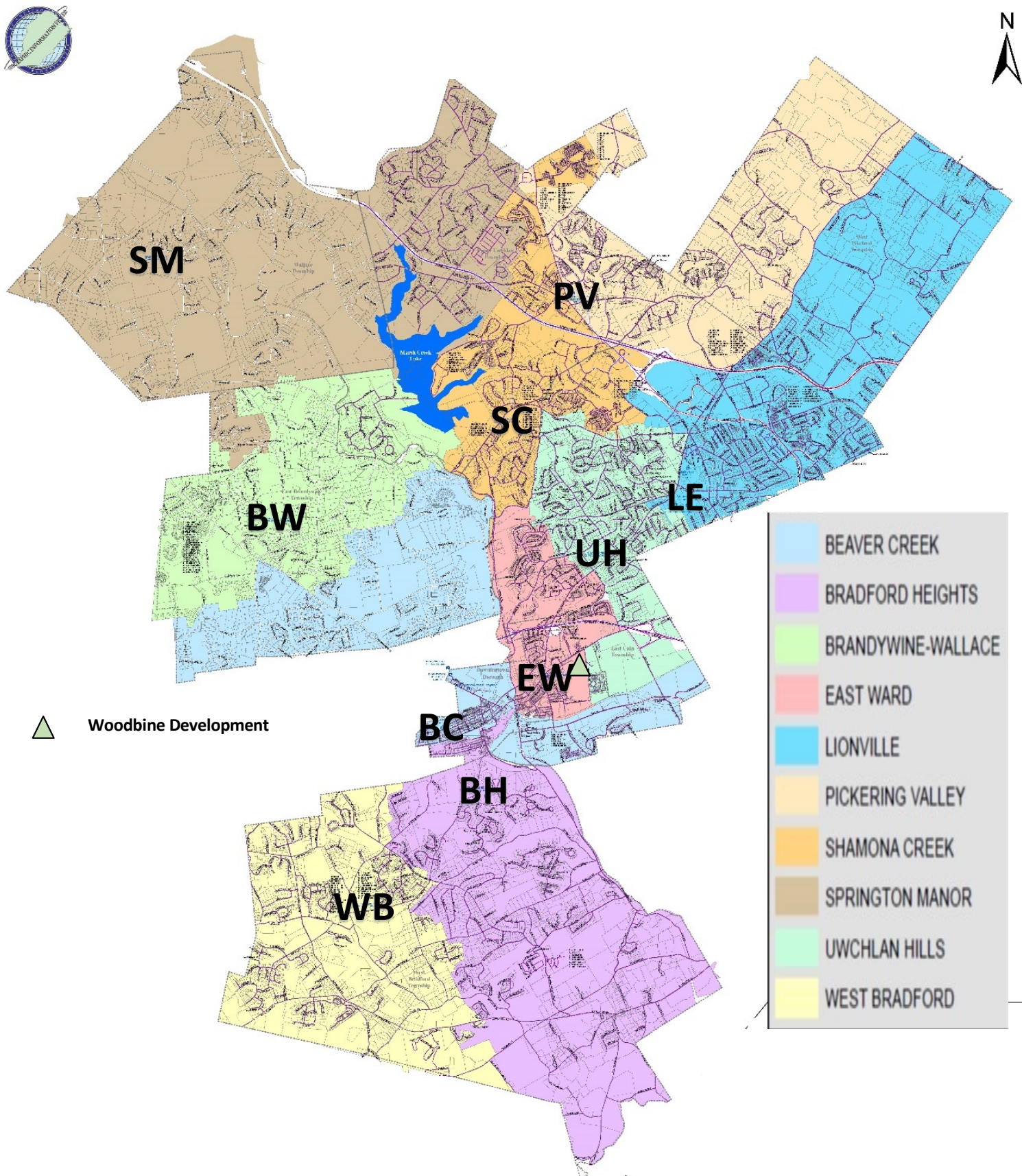
DOWNINGTOWN AREA SD

ATTENDANCE AREAS

FEBRUARY 2, 2022



10 CURRENT ELEMENTARY ATTENDANCE AREAS

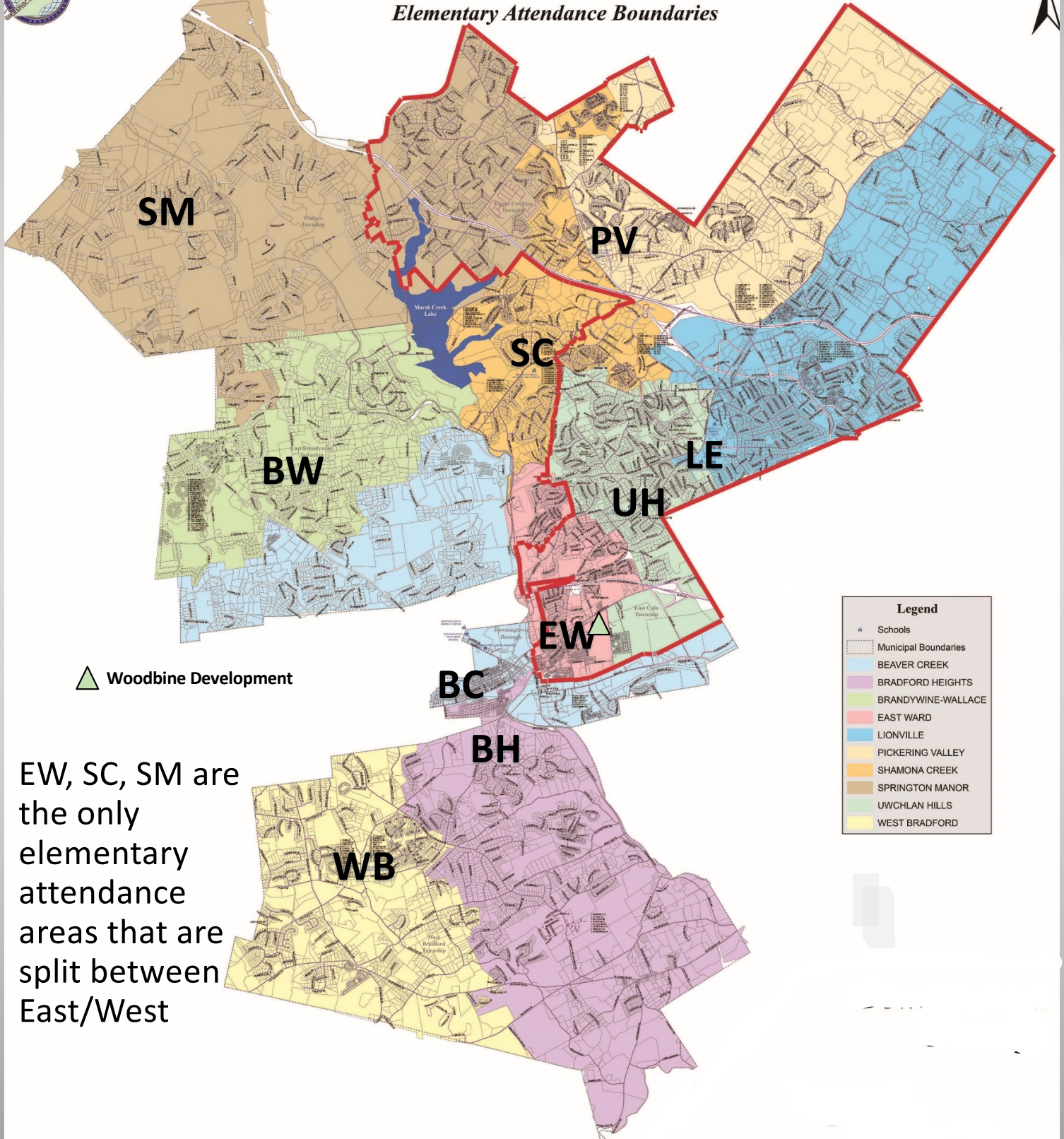


CURRENT EAST – WEST SPLIT WITH THE CURRENT ELEMENTARY ATTENDANCE AREAS

(AREA ENCLOSED BY THE RED LINE INDICATES EAST ATTENDANCE AREAS)

Downingtown Area School District

Elementary Attendance Boundaries




▲ Woodbine Development

Legend	
▲	Schools
---	Municipal Boundaries
Light Blue	BEAVER CREEK
Pink	BRADFORD HEIGHTS
Light Green	BRANDYWINE-WALLACE
Light Red	EAST WARD
Light Blue	LIONVILLE
Light Yellow	PICKERING VALLEY
Light Orange	SHAMONA CREEK
Light Brown	SPRINGTON MANOR
Light Green	UWCHLAN HILLS
Light Yellow	WEST BRADFORD

EW, SC, SM are the only elementary attendance areas that are split between East/West

FREE / REDUCED MEAL STATISTICS

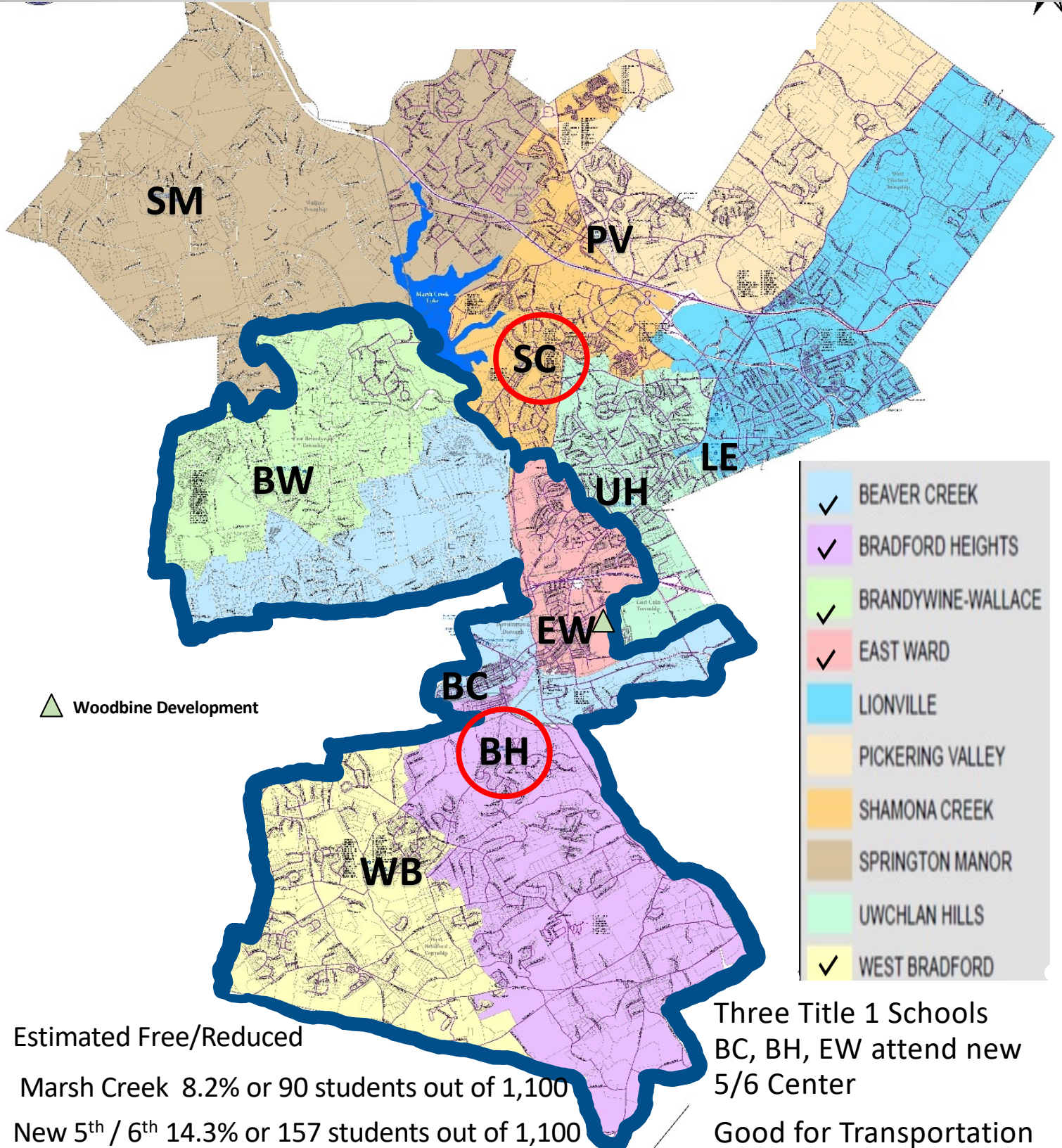
School	10/1/2021		
	School Enrollment	Total Free and Reduced	
		Number	Percent
Beaver Creek Elementary	519	91	17.53%
Bradford Heights Elementary	538	90	16.73%
Brandywine Wallace Elementary	497	47	9.46%
East Ward Elementary	519	111	21.39%
Lionville Elementary	642	84	13.08%
Pickering Valley Elementary	440	28	6.36%
Shamona Creek Elementary	564	27	4.79%
Springton Manor Elementary	604	45	7.45%
Uwchlan Hills Elementary	505	42	8.32%
West Bradford Elementary	653	51	7.81%
Total Elementary	5,481	616	11.24%
Marsh Creek Sixth Grade Center	1,017	125	12.29%
Downingtown Middle School	1,148	130	11.32%
Lionville Middle School	1,031	110	10.67%
Total Middle Schools	3,196	365	11.42%
Downingtown East High School	1,702	256	15.04%
Downingtown West High School	1,798	287	15.96%
STEM Academy	883	37	4.19%
Total High Schools	4,383	580	13.23%
Total All District Schools	13,060	1,561	11.95%

 Title 1 Schools

Title 1 federal funding is \$300,000

5/6 SCHOOL AT BRADFORD HEIGHTS

(**SAMPLE** FEEDER PATTERN #1 GEOGRAPHICALLY CLOSE)
 BRADYWINE-WALACE, BEAVER CREEK, EAST WARD,
 WEST BRADFORD, BRADFORD HEIGHTS

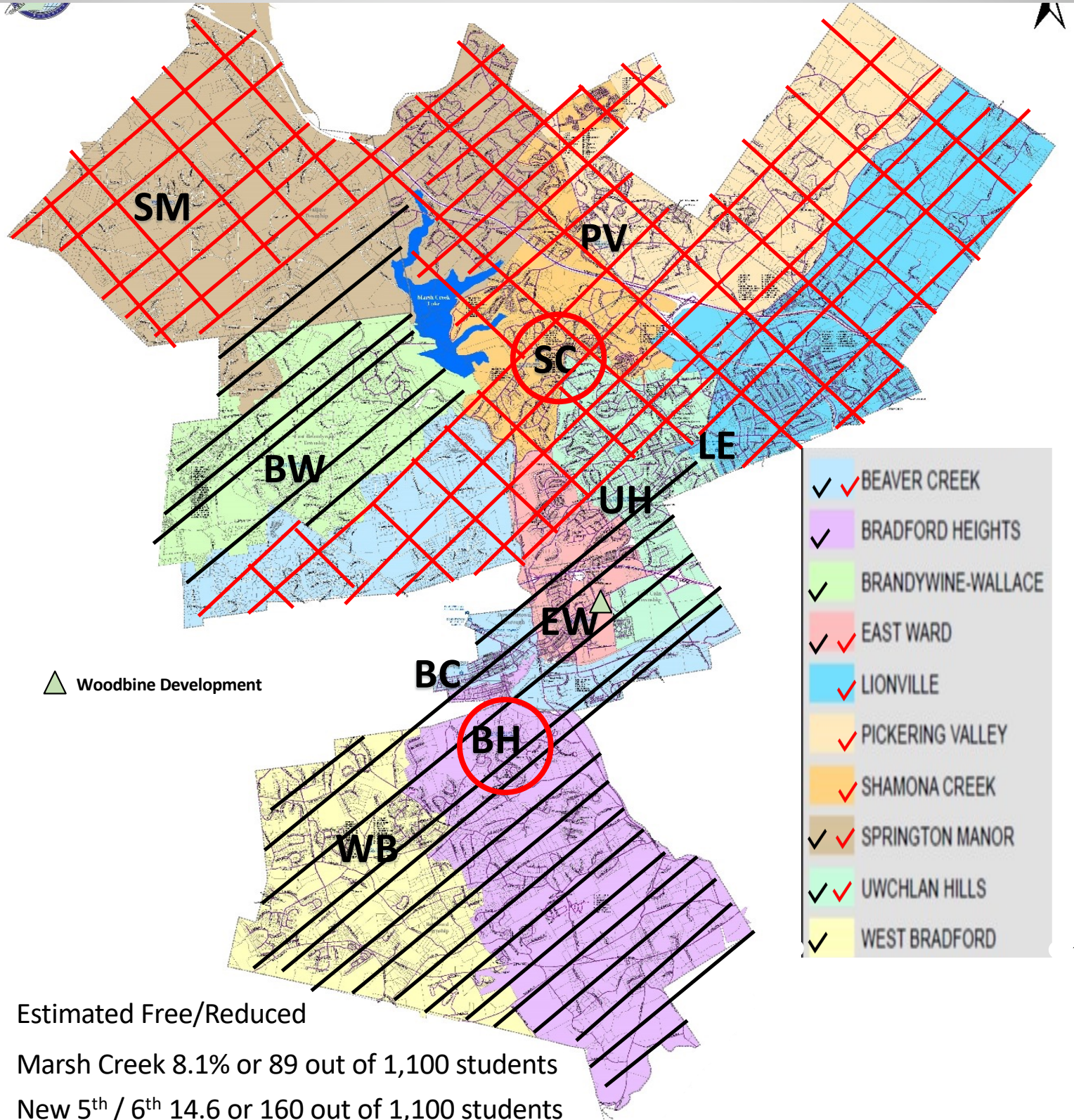


Estimated Free/Reduced
 Marsh Creek 8.2% or 90 students out of 1,100
 New 5th / 6th 14.3% or 157 students out of 1,100

Three Title 1 Schools
 BC, BH, EW attend new
 5/6 Center
 Good for Transportation

5/6 SCHOOL AT BRADFORD HEIGHTS

(**SAMPLE** FEEDER PATTERN #2a, REDISTRIBUTE ELEM TO MAINTAIN TITLE 1 BALANCE) ALL OF BW, BH, WB ATTEND NEW 5/6 SCHOOL AND PORTIONS OF BC, EW, UH, SM



SUMMARY OF FREE / REDUCED PRICE DATA

	Est. % Free & Reduced		Approx. F&R Students	
	<u>BH 5/6</u>	<u>MC 5/6</u>	<u>BH 5/6</u>	<u>MC 5/6</u>
Feeder Pattern #1 (page 6)	14.3%	8.2%	157	90
Feeder Pattern #2 (page 7)	11.8%	10.7%	130	117
Feeder Pattern #2a (page 8)	14.6%	8.1%	161	89

	Feeder Pattern #1		Feeder Pattern #2		Feeder Pattern #2a	
	<u>BH 5/6</u>	<u>MC 5/6</u>	<u>BH 5/6</u>	<u>MC 5/6</u>	<u>BH 5/6</u>	<u>MC 5/6</u>
BC	X		X		X	X
BH	X		X		X	
BW	X		X		X	
EW	X			X	X	X
LE		X		X		X
PV		X		X		X
SC		X		X		X
SM		X		X	X	X
UH		X	X		X	X
WB	X		X		X	

FUTURE THINK DEMOGRAPHER REPORT SECTION

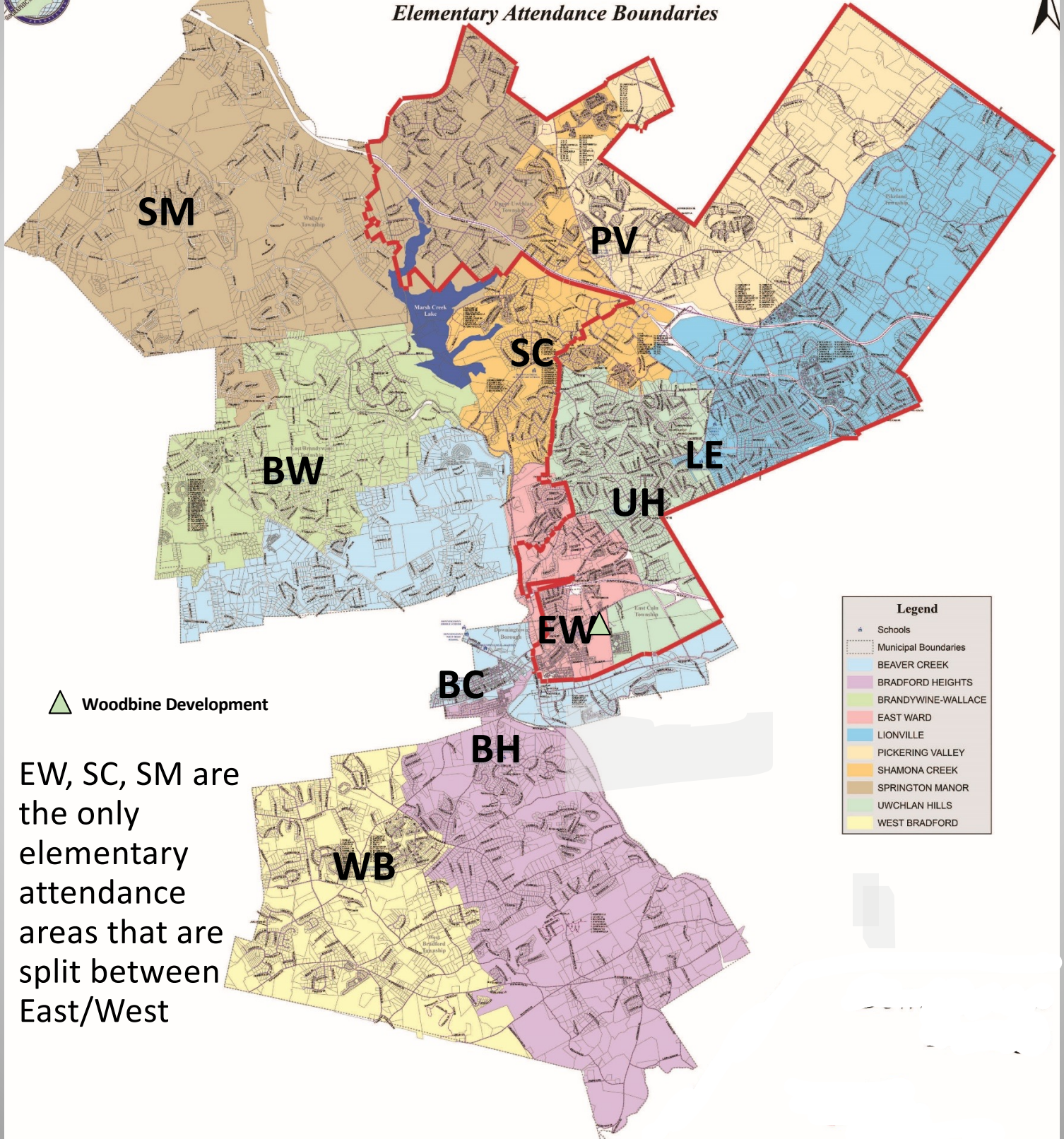
THE DEMOGRAPHER'S GOAL WAS TO KEEP ENROLLMENT BETWEEN THE TWO PROPOSED 5TH / 6TH GRADE CENTERS EQUAL AND NOT SPLIT ANY EXISTING ELEMENTARY ATTENDANCE AREAS BETWEEN THE TWO SCHOOLS.

CURRENT EAST – WEST SPLIT WITH THE CURRENT ELEMENTARY ATTENDANCE AREAS

(AREA ENCLOSED BY THE RED LINE INDICATES EAST ATTENDANCE AREAS)

Downingtown Area School District

Elementary Attendance Boundaries



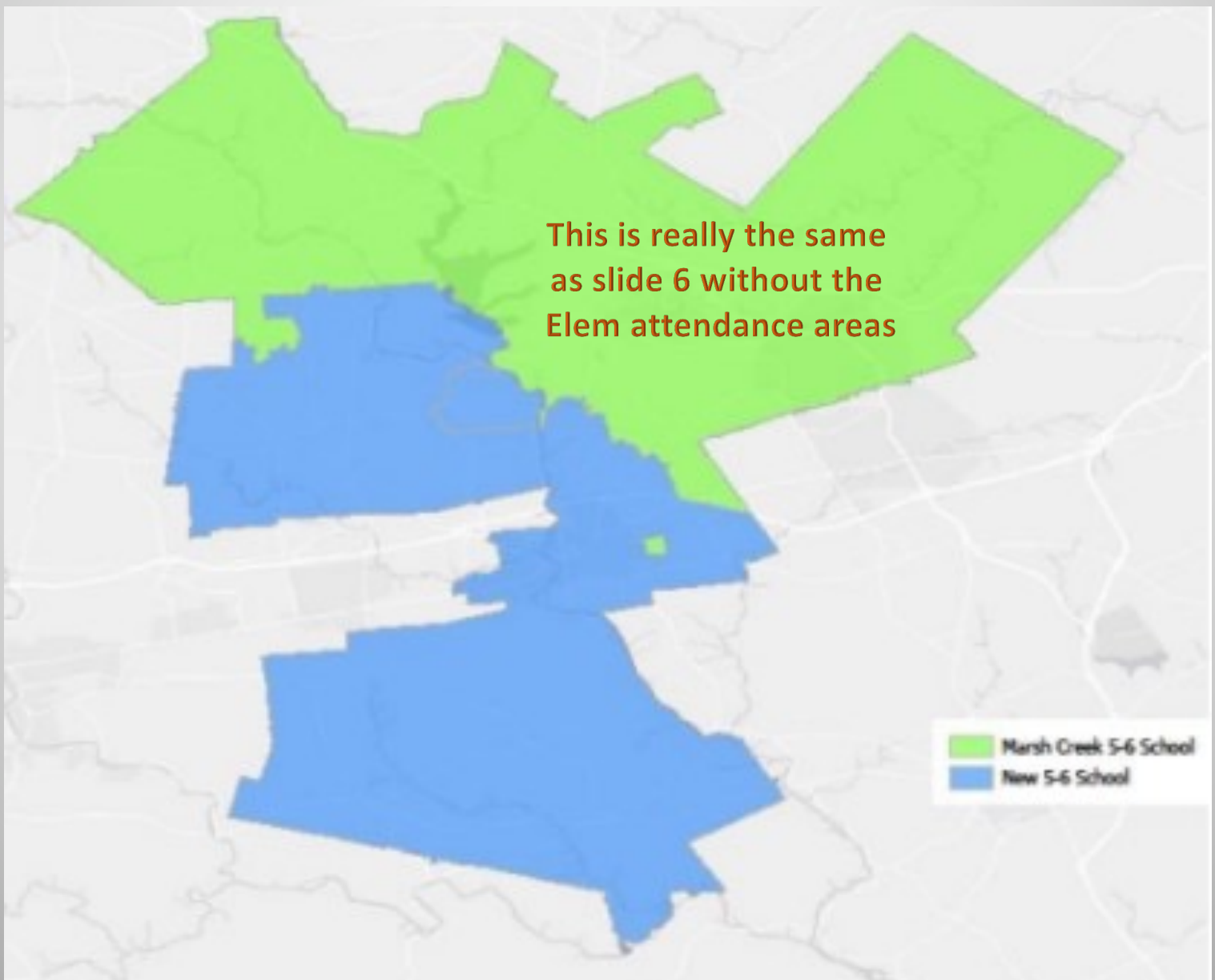
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▲ Woodbine Development

EW, SC, SM are the only elementary attendance areas that are split between East/West

DEMOGRAPHER REPORT PAGE 47

Options A - 5/6 Boundaries	Marsh Creek	New Building
Beaver Creek Elementary School		x
Bradford Heights Elementary School		x
Brandywine-Wallace Elementary School		x
East Ward Elementary School		x
Lionville Elementary School	x	
Pickering Valley Elementary School	x	
Shamona Creek Elementary School	x	
Springton Manor Elementary School	x	
Uwchlan Hills Elementary School	x	
West Bradford Elementary School		x



DEMOGRAPHER REPORT PAGE 50

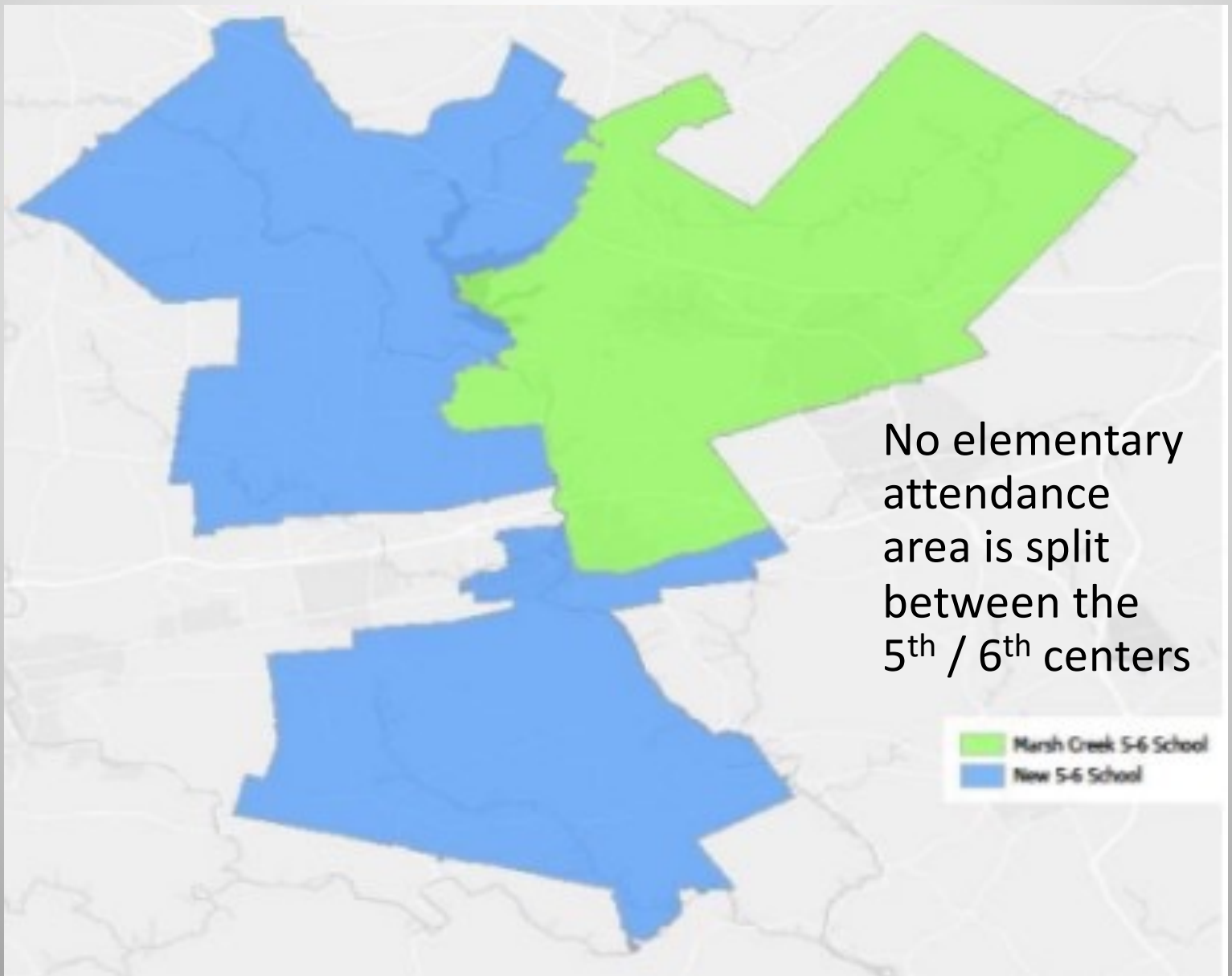
With Option A, the 5-6 enrollment would be almost identical between the two schools.

Option 1-A - 5/6 Boundaries	Building Capacity	2019-20 5-6 Enrollment (based on where students live)	Difference Under or (Over) Capacity	Percent Capacity	2029-30 5-6 Projection	Difference Under or (Over) Capacity	Percent Capacity
Marsh Creek	1,250	1,049	201	83.9%	1,091	159	87.3%
New 5-6 Building	1,250	1,046	204	83.7%	1,087	163	87.0%
Total	2,500	2,095	405	83.8%	2,178	322	87.1%

OPTION A 5 – 6 BOUNDARY

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Option B - 5/6 Boundaries	Marsh Creek	New Building
Beaver Creek Elementary School		x
Bradford Heights Elementary School		x
Brandywine-Wallace Elementary School		x
East Ward Elementary School	x	
Lionville Elementary School	x	
Pickering Valley Elementary School	x	
Shamona Creek Elementary School	x	
Springton Manor Elementary School		x
Uwchlan Hills Elementary School	x	
West Bradford Elementary School		x



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With Option B, enrollment would be close, but a little higher at the New Building.

Option 1-B - 5/6 Boundaries	Building Capacity	2019-20 5-6 Enrollment (based on where students live)	Difference Under or (Over) Capacity	Percent Capacity	2029-30 5-6 Projection	Difference Under or (Over) Capacity	Percent Capacity
Marsh Creek	1,250	1,030	220	82.4%	1,071	179	85.7%
New 5-6 Building	1,250	1,065	185	85.2%	1,107	143	88.6%
Total	2,500	2,095	405	83.8%	2,178	322	87.1%

OPTION B 5 – 6 BOUNDARY

FUTURE THINK:

PROJECTED ENROLLMENT TO INCREASE BY 770 STUDENTS (6%) FROM 2019-20 THROUGH 2029-30

Downingtown Area School District Projected Enrollment

Grade	2019-20 Actual	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
K	730	715	679	688	719	706	718	726	736	744	754
1	876	892	877	834	842	879	865	877	889	901	912
2	951	932	949	928	884	892	935	918	930	944	955
3	962	1,011	991	1,007	989	940	949	991	977	991	1,001
4	973	1,004	1,060	1,040	1,052	1,033	984	993	1,036	1,018	1,035
5	1,040	1,010	1,042	1,097	1,079	1,093	1,073	1,022	1,031	1,076	1,059
6	1,050	1,092	1,055	1,086	1,134	1,108	1,150	1,115	1,062	1,071	1,119
7	1,077	1,089	1,133	1,096	1,128	1,174	1,144	1,175	1,138	1,085	1,094
8	1,156	1,094	1,107	1,152	1,114	1,147	1,194	1,163	1,195	1,158	1,102
9	1,084	1,182	1,118	1,127	1,173	1,135	1,166	1,216	1,186	1,219	1,176
10	1,053	1,089	1,187	1,123	1,134	1,180	1,141	1,173	1,222	1,191	1,225
11	1,076	1,048	1,086	1,182	1,119	1,129	1,176	1,136	1,169	1,218	1,188
12	1,064	1,094	1,067	1,106	1,202	1,138	1,149	1,197	1,158	1,189	1,242
K - 12 Total	13,092	13,252	13,351	13,466	13,569	13,554	13,644	13,702	13,729	13,805	13,862

Source: FutureThink

ENROLLMENT PROJECTIONS 2029-30

K-5 UP 184 STUDENTS + SPACE FOR FDK

6 UP 69 STUDENTS

7-8 DOWN 37 STUDENTS

9-12 UP 554 STUDENTS

**Downingtown Area School District
Projected Enrollment by Grade Group**

Grade	2019-20 Actual	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
K - 5	5,532	5,564	5,598	5,594	5,565	5,543	5,524	5,527	5,599	5,674	5,716
6	1,050	1,092	1,055	1,086	1,134	1,108	1,150	1,115	1,062	1,071	1,119
7 - 8	2,233	2,183	2,240	2,248	2,242	2,321	2,338	2,338	2,333	2,243	2,196
9 - 12	4,277	4,413	4,458	4,538	4,628	4,582	4,632	4,722	4,735	4,817	4,831
K - 12 Total	13,092	13,252	13,351	13,466	13,569	13,554	13,644	13,702	13,729	13,805	13,862

Source: FutureThink

NEW HOUSING DEVELOPMENT

3,400 UNITS EITHER UNDER CONSTRUCTION,
APPROVED, OR IN PLANNING

Downingtown – 866 units

East Brandywine – 753 units

East Caln– 162 units

Upper Uwchlan – 571 units

Uwchlan – 383 units

Wallace -239 units

West Bradford – 413 units

West Pikeland – 13 units

UPDATE ON TOWNSHIP CONSTRUCTION GUIDANCE

Downingtown

Beaver Creek – Borough sees an expansion favorably

- Some storm water work will be necessary
- Possibly 6-8 classrooms, some Small Group Instruction rooms, new cafeteria and kitchen w/receiving dock, faculty dining room
- Can be done while building is in use
- Parking and traffic need to be addressed
- FEMA floodplain map needs to be changed

UPDATE ON TOWNSHIP CONSTRUCTION GUIDANCE CONTINUED

East Brandywine

Brandywine Wallace – The township is in the process of changing the impervious cover ordinance from 12% to 20%

- Parking and traffic will need to be addressed
- Some storm water work will be necessary
 - Storm water can be infiltrated under parking area
- Room for 6-8 classrooms, new kitchen w/receiving dock, expand cafeteria, improve bus zone
- Township would like a trail easement
- Additions can occur while building is in use
- Allow zoning to change before considering this project
- Possible public water available soon
- Building has on-lot septic

UPDATE ON TOWNSHIP CONSTRUCTION GUIDANCE CONTINUED

Uwchlan

Lionville – Estimated expansion square footage will be included with the East project.

- New gymnasium, Small Group Instruction rooms, and 6 classrooms can be added
- Parking and storm water can be addressed
- Additions can occur while building is in use
- Zoning for variance exceeding the 25% impervious covering will be addressed with DHSE project

UPDATE ON TOWNSHIP CONSTRUCTION GUIDANCE CONTINUED

West Bradford Township

Bradford Heights – Township favors using our existing sites over taking open space. The township also is in favor of building a school to reduce the bus ride times of students.

- Storm water issues can be addressed
- New gymnasium, restrooms and 6 classrooms fit well on the site
- Correct deficiencies in main entrance, parking, traffic flow, play area w/project
- Additions can occur while building is in use

West Bradford – Township favors using our existing sites over taking open space

- Room for adding 6-8 classrooms, expand cafeteria and kitchen w/dock and receiving area
- Storm water can be handled but will need zoning variance
- Improve entrance, parking and traffic circulation
- Addition can occur while building is in use

UPDATE ON TOWNSHIP CONSTRUCTION GUIDANCE CONTINUED

General Concerns

- All projects will require individual zoning hearings and land development applications with multiple reviews with each municipality, usually a 9 -12-month process
- Zoning hearings for variances will be necessary for all projects
- All will have to address some storm water issues
- All will require a traffic study
- All will require some systems in the existing building to be upgraded or replaced or added i.e. sprinklers, fire notification systems, switch gear, etc.
- All will involve some site improvements (parking, separating parent / bus traffic, etc.)
- All construction projects will take 15-18 months with judicial scheduling and phasing after municipal approvals but can be accomplished while the building is in use, i.e. 2 summers, 1 school year.
- This will require phased-in all day K

RECOMMEND SPOT REDISTRICTING FOR 2022-23, BEAVER CREEK

2022-23 Spot redistricting Recommendations . . .

Boot Road, High Point 7 Students

Boot Road, Wind Ridge 57 Students

. . . Move these developments to East Ward

★ Need to add 2 – 3 teachers

West Bradford ACP Kindergarten to:
East Ward and/or
Bradford Heights

OTHER CONSIDERATIONS

If we have three Title 1 buildings feeding into a new 5th /6th Center

- Create a 4 year old kindergarten program?
 - Only one 4 year old kindergarten classroom per building (BC, BH, EW, LE)

NEXT STEPS

Board Decision (June?)

1. Build a 5th / 6th Center and implement full day K in August of 2026
2. Add on to BC, LE, BH, WB and phase-in full day K
3. Build a 5th / 6th Center and:
 - a. Upgrade BC and WB
 - b. Add gyms to BH and LE
 - c. Implement full day K in August of 2026