



**COOPERATIVE
STRATEGIES**

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

STRONGSVILLE CITY SCHOOL DISTRICT

SUBDIVISION YIELD ANALYSIS

JULY 1, 2022

PREPARED FOR:

Strongsville City School District
18199 Cook Avenue
Strongsville, OH 44136
T 440.572.7000

PREPARED BY:

Cooperative Strategies
4675 Lakehurst Court, Suite 200
Dublin, OH 43016
T 614.798.8828

Table of Contents

ACKNOWLEDGEMENTS.....	2
EXECUTIVE SUMMARY.....	3
HOUSING.....	4
CONCLUSION	12

ACKNOWLEDGMENTS

On behalf of Cooperative Strategies, we would like to extend our appreciation to the Strongsville City School District for the opportunity to assist them in developing this Subdivision Yield Analysis Report. As a planning team, we hope that this document will serve the Strongsville City School District for years to come.

COOPERATIVE STRATEGIES

Ann Hoffsis, REFP, Chief Operating Officer

Matt Sachs, Senior Associate Director

Frances Maldonado, Associate

4675 Lakehurst Court, Suite 200

Dublin, OH 43016

P. 614.798.8828

www.coopstrategies.com

EXECUTIVE SUMMARY

Introduction

In January of 2022, Cooperative Strategies was contracted to study student demographics and develop a subdivision yield analysis of the Strongsville City School District. This summary is the result of collection, review, and analysis of student demographics and housing information for the Strongsville City School District.

The purpose of this analysis is to determine the potential growth for planned housing developments and the impact it has on the Strongsville City School District student population. By providing this subdivision yield analysis to the District, it will be better equipped to make decisions impacted by future enrollment. It is important to note that this report uses a different methodology than the Enrollment Projections Report, therefore any student potential values in this report will not match those in the Enrollment Projections Report.

Methodology

To determine the student yields by subdivision, students enrolled in the 2021-22 school year were first placed geographically on a map based on their home address. The subdivision/complex in which they reside was then determined, and a student yield ratio was found by dividing the number of students within the subdivision/complex by the number of housing units within the subdivision/complex. The subdivision/complex specific student yields can be found starting on page 7 of this report. In order to determine the number of students that a new development may generate, an average of the student yields by housing type was calculated, and applied to the number of units expected to develop. Development information can be found on page 11 of this report.

Findings

The student potential of the identified active and planned housing developments known at the time of this report reaches 63 total K-12 students. Developments outlined in this report are in various stages of planning and construction, so any student influx from these developments will occur over time and not all at once. It should be noted that students generated from planned housing developments may include students moving within the District and not necessarily new to the District. The student potential values assume that all units are completely constructed and occupied.

HOUSING

Housing Stock Types

For this analysis, the existing housing stock was divided into the categories below. The tables and maps on the following pages show the K-12 student yields for each, individual subdivision or complex, separated by housing type. For the purposes of this analysis, the 582 K-12 students living within the District but not within a subdivision were not included, along with the 16 K-12 students residing outside of the District boundaries.

Existing Subdivided Single-Family Units: There are currently 12,372 single-family homes in subdivisions within the District. There are currently a total of 4,393 students living within these units and the current student yield is 0.36.

Existing Apartment Units: There are currently 2,401 existing apartments within the District. There are currently a total of 415 students living within these units and the current student yield is 0.17.

Existing Condominium Units: There are currently 1,507 existing condominiums within the District. There are currently a total of 73 students living within these units and the current student yield is 0.05.

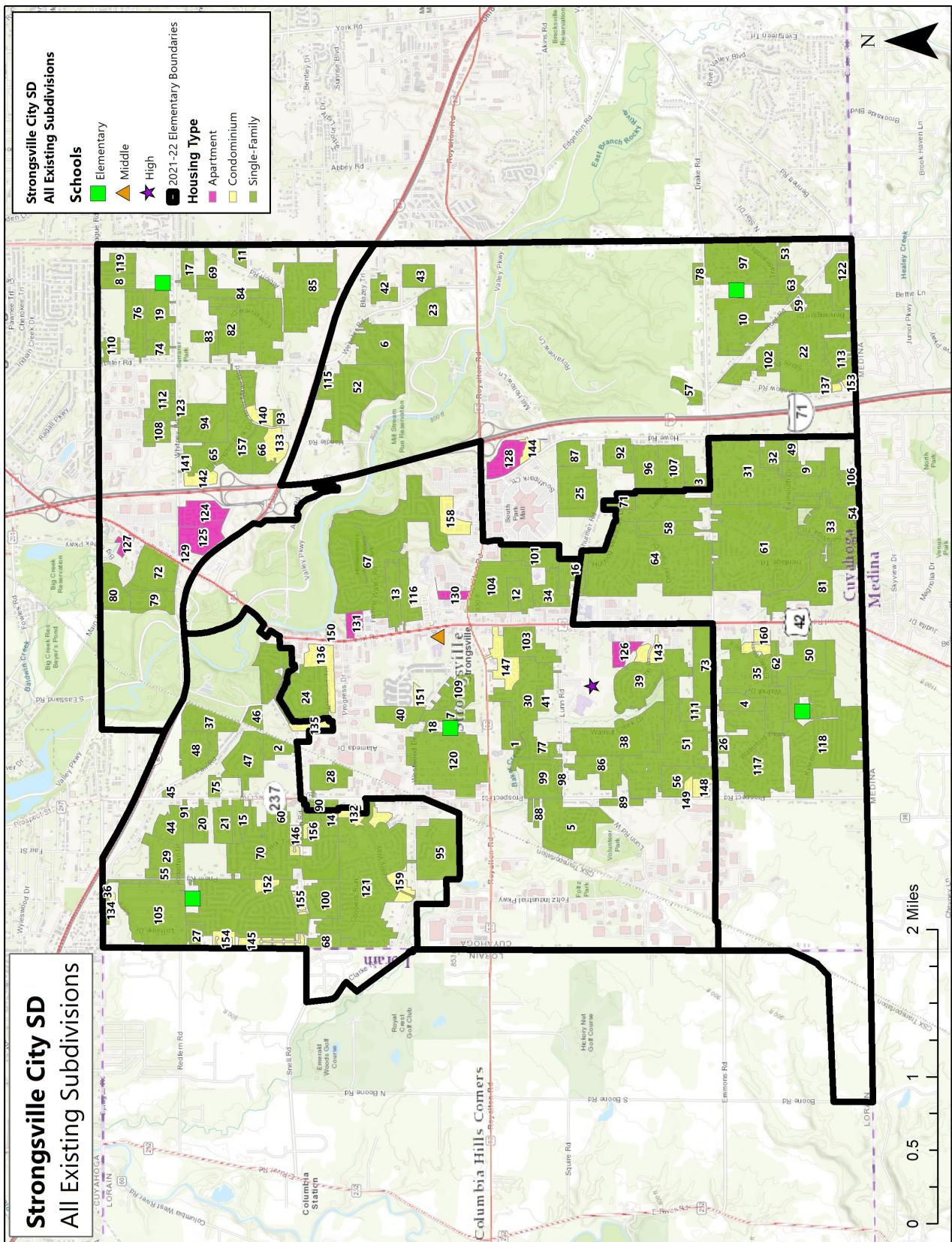
Housing Type	Total Units	K-12 Student Counts	K-12 Student Yields
Single-Family	12,372	4,393	0.36
Apartment	2,401	415	0.17
Condominium	1,507	73	0.05
Total	16,280	4,881	0.30

The table below illustrates the student yield breakdown by school boundary.

Yields by School Boundary (Grade Configuration Specific)	Single-Family	Apartment	Condominium
Chapman ES	0.14	0.02	0.01
Kinsner ES	0.18	0.00	0.03
Muraski ES	0.13	0.07	0.02
Surrarer ES	0.13	0.00	0.01
Whitney ES	0.16	0.11	0.01
Elementary Subtotal	0.15	0.09	0.02
Strongsville MS	0.08	0.04	0.01
Strongsville HS	0.12	0.05	0.02

Existing Single-Family, Condominium, and Village Housing

The map on the following page shows the location of the existing single-family (green), apartment (pink), and condominium (yellow) subdivisions and complexes within the District. The tables on the pages following detail the student yields for each subdivision or complex.



Strongsville City SD

All Existing Subdivisions

STRONGSVILLE CITY SCHOOL DISTRICT SUBDIVISION YIELD ANALYSIS

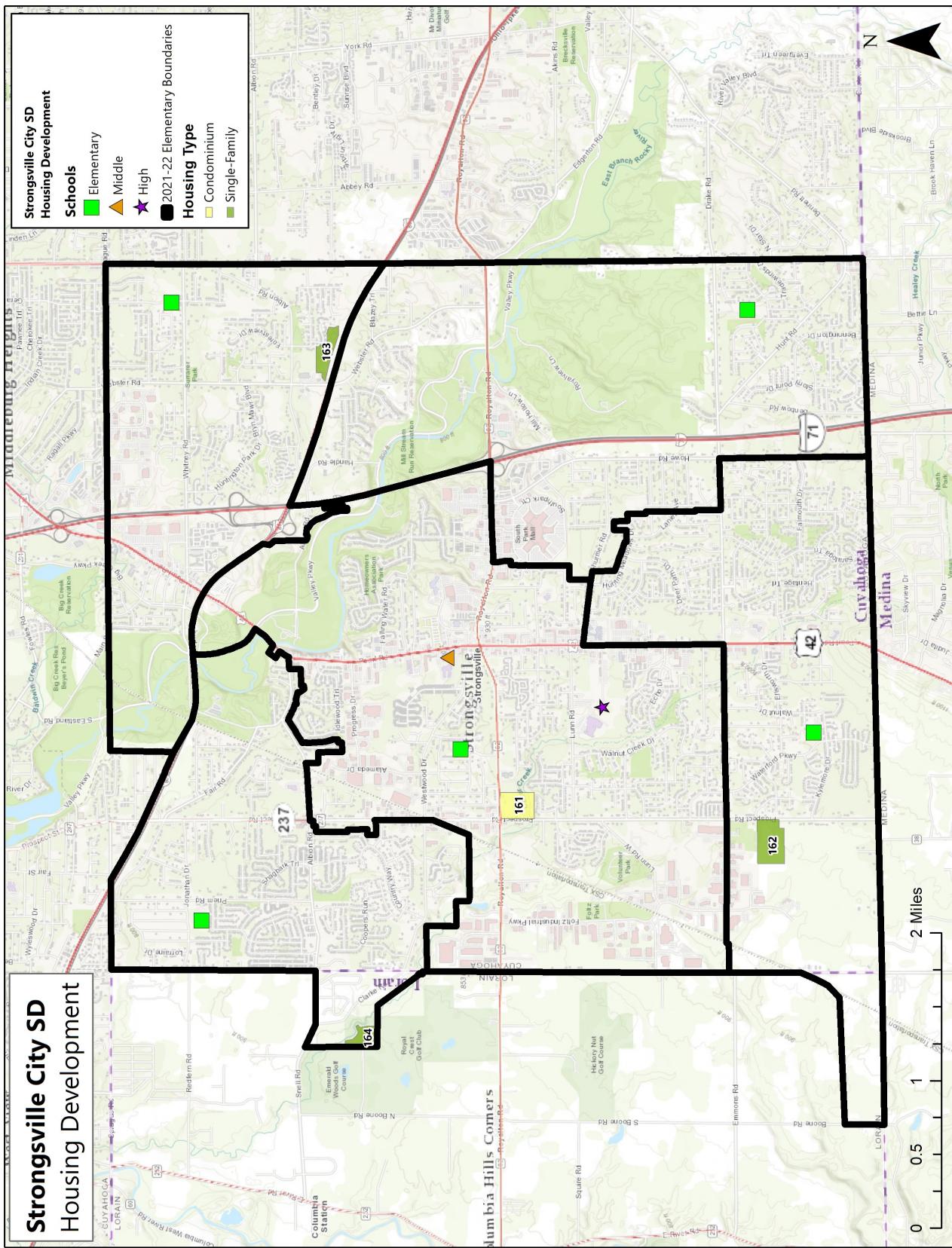
PAGE 6
7/1/2022

MapID	Name	Type	Elementary Boundary	Units	K-5 Student Yield	6-8 Student Yield	9-12 Student Yield	K-12 Student Yield
1	Abigail Estates	Single-Family	Muraski ES	48	0.19	0.08	0.08	0.35
2	Albion Oaks	Single-Family	Surrarer ES	33	0.06	0.06	0.09	0.21
3	Apple Creek	Single-Family	Chapman ES	43	0.14	0.12	0.30	0.56
4	Ash Drive Subdivision	Single-Family	Kinsner ES	40	0.05	0.08	0.15	0.28
5	Ashley Oaks	Single-Family	Muraski ES	169	0.09	0.11	0.18	0.38
6	Avery Walden Reserve	Single-Family	Chapman ES	99	0.08	0.08	0.10	0.26
7	Bailey-Hollo	Single-Family	Muraski ES	40	0.28	0.15	0.05	0.48
8	Barbara Land Company	Single-Family	Whitney ES	37	0.27	0.08	0.11	0.46
9	Bear's Paw	Single-Family	Kinsner ES	41	0.22	0.12	0.27	0.61
10	Bent Tree	Single-Family	Chapman ES	207	0.14	0.06	0.11	0.30
11	Bexley Place	Single-Family	Whitney ES	29	0.07	0.00	0.00	0.07
12	Bishop's Gate Estates	Single-Family	Muraski ES	31	0.13	0.10	0.10	0.32
13	Bonnie Park	Single-Family	Muraski ES	54	0.17	0.13	0.11	0.41
14	Brady Lane	Single-Family	Surrarer ES	24	0.08	0.04	0.13	0.25
15	Breckenridge	Single-Family	Surrarer ES	27	0.19	0.19	0.41	0.78
16	Breeze-Wood	Single-Family	Muraski ES	47	0.00	0.11	0.15	0.26
17	Bushwood Estates	Single-Family	Whitney ES	34	0.06	0.09	0.15	0.29
18	Carlyle Estates	Single-Family	Muraski ES	10	0.60	0.10	0.00	0.70
19	Cartwright Heritage Estates	Single-Family	Whitney ES	80	0.10	0.09	0.25	0.44
20	Castlewood	Single-Family	Surrarer ES	26	0.23	0.08	0.23	0.54
21	Cedar Creek	Single-Family	Surrarer ES	6	0.33	0.00	0.50	0.83
22	Chandler Commons	Single-Family	Chapman ES	310	0.20	0.12	0.16	0.48
23	Chasemoor	Single-Family	Chapman ES	9	0.00	0.00	0.00	0.00
25	Colebright	Single-Family	Chapman ES	63	0.11	0.05	0.02	0.17
26	Commons at Waterford	Single-Family	Kinsner ES	30	0.00	0.00	0.00	0.00
24	Co-Moor Colony	Single-Family	Muraski ES	198	0.11	0.06	0.06	0.23
27	Country Meadows	Single-Family	Surrarer ES	24	0.04	0.08	0.04	0.17
28	Craig Estates	Single-Family	Muraski ES	65	0.22	0.15	0.17	0.54
29	Creekwood	Single-Family	Surrarer ES	74	0.16	0.05	0.15	0.36
30	Crystal Creek	Single-Family	Muraski ES	156	0.12	0.12	0.17	0.41
31	Deerfield Lake	Single-Family	Kinsner ES	454	0.17	0.08	0.14	0.39
32	Deerfield Village	Single-Family	Kinsner ES	42	0.21	0.05	0.21	0.48
33	Deerfield Woods	Single-Family	Kinsner ES	146	0.17	0.08	0.12	0.37
34	Delaware Drive	Single-Family	Muraski ES	73	0.05	0.10	0.10	0.25
35	Drake Estates	Single-Family	Kinsner ES	209	0.21	0.07	0.11	0.39
36	Dreamland Acres	Single-Family	Surrarer ES	32	0.16	0.22	0.03	0.41
37	Eastland Park	Single-Family	Surrarer ES	90	0.12	0.10	0.11	0.33
38	Echo Lake	Single-Family	Muraski ES	199	0.16	0.06	0.12	0.34
39	Echo Lake Village	Single-Family	Muraski ES	198	0.27	0.11	0.22	0.60
40	Edgebrook	Single-Family	Muraski ES	79	0.16	0.11	0.08	0.35
41	Emerald Woods	Single-Family	Muraski ES	15	0.00	0.13	0.20	0.33
42	Emerman Corp	Single-Family	Chapman ES	33	0.06	0.12	0.09	0.27
43	Estates at Arbor Creek	Single-Family	Chapman ES	8	0.00	0.13	0.00	0.13
44	Fair Farms	Single-Family	Surrarer ES	62	0.16	0.10	0.19	0.45
45	Fair Meadow Estates	Single-Family	Surrarer ES	8	0.00	0.25	0.00	0.25
46	Fairland	Single-Family	Surrarer ES	23	0.13	0.00	0.04	0.17
47	Fairtree	Single-Family	Surrarer ES	100	0.13	0.07	0.15	0.35
48	Fairwood	Single-Family	Surrarer ES	79	0.13	0.13	0.09	0.34
49	Falmouth East	Single-Family	Kinsner ES	20	0.25	0.20	0.05	0.50
50	Fieldstone Preserve	Single-Family	Kinsner ES	81	0.23	0.12	0.11	0.47
51	Forest Glen	Single-Family	Muraski ES	302	0.18	0.10	0.19	0.47
52	Forest Park	Single-Family	Chapman ES	159	0.09	0.04	0.04	0.18
53	Frances Wolny Estate	Single-Family	Chapman ES	21	0.19	0.10	0.33	0.62
54	Green Gate	Single-Family	Kinsner ES	9	0.22	0.00	0.22	0.44
55	Green Lawn Gardens	Single-Family	Surrarer ES	20	0.25	0.00	0.05	0.30
56	Green Meadows	Single-Family	Muraski ES	70	0.19	0.14	0.17	0.50
57	Greenbrier Estates	Single-Family	Chapman ES	25	0.12	0.08	0.16	0.36
58	Hampton Chase	Single-Family	Kinsner ES	54	0.11	0.13	0.22	0.46
59	Harbourview	Single-Family	Chapman ES	10	0.20	0.00	0.00	0.20
60	Hickory Branch	Single-Family	Surrarer ES	17	0.12	0.12	0.12	0.35
61	High Point	Single-Family	Kinsner ES	658	0.19	0.08	0.11	0.39

MapID	Name	Type	Elementary Boundary	Units	K-5 Student Yield	6-8 Student Yield	9-12 Student Yield	K-12 Student Yield
62	Houston	Single-Family	Kinsner ES	8	0.50	0.00	0.25	0.75
63	Hunters Pointe	Single-Family	Chapman ES	58	0.09	0.00	0.07	0.16
64	Hunting Meadows	Single-Family	Kinsner ES	723	0.17	0.08	0.14	0.40
65	Huntington Park Estates	Single-Family	Whitney ES	251	0.18	0.09	0.14	0.41
66	Huntington Place	Single-Family	Whitney ES	64	0.17	0.03	0.11	0.31
67	Ledgewood	Single-Family	Muraski ES	429	0.07	0.07	0.06	0.19
68	Love Farm	Single-Family	Surrarer ES	16	0.25	0.19	0.19	0.63
69	Maple Brook Estates	Single-Family	Whitney ES	39	0.23	0.05	0.00	0.28
70	Meadowood	Single-Family	Surrarer ES	621	0.06	0.04	0.07	0.17
71	Meadows East	Single-Family	Kinsner ES	31	0.10	0.10	0.00	0.19
72	Metropolitan Estates	Single-Family	Whitney ES	121	0.16	0.13	0.07	0.36
73	Neva Development	Single-Family	Muraski ES	53	0.17	0.15	0.15	0.47
74	Oak Leaf Estates	Single-Family	Whitney ES	25	0.16	0.08	0.04	0.28
75	Oak Trail	Single-Family	Surrarer ES	18	0.00	0.17	0.22	0.39
76	Oakland Park Estates	Single-Family	Whitney ES	101	0.22	0.10	0.08	0.40
77	Orchard Hill	Single-Family	Muraski ES	37	0.19	0.14	0.22	0.54
78	Parkboard Estates	Single-Family	Chapman ES	8	0.00	0.13	0.25	0.38
79	Parkford	Single-Family	Whitney ES	63	0.17	0.03	0.14	0.35
80	Parkside Estates	Single-Family	Whitney ES	76	0.13	0.07	0.05	0.25
81	Pearl East	Single-Family	Kinsner ES	119	0.16	0.08	0.11	0.35
82	Pine Lakes	Single-Family	Whitney ES	86	0.16	0.07	0.10	0.34
83	Pine Lakes Crossing	Single-Family	Whitney ES	22	0.27	0.05	0.09	0.41
84	Pine Lakes Crossing No. 2	Single-Family	Whitney ES	44	0.36	0.07	0.09	0.52
85	Pine Lakes Village	Single-Family	Whitney ES	416	0.09	0.07	0.11	0.27
86	Pinewood	Single-Family	Muraski ES	81	0.11	0.02	0.11	0.25
87	Pomeroy Place	Single-Family	Chapman ES	59	0.14	0.07	0.17	0.37
88	Prospect Highlands	Single-Family	Muraski ES	12	0.00	0.17	0.17	0.33
89	Prospect Road	Single-Family	Muraski ES	20	0.15	0.00	0.15	0.30
90	Prospect Road Subdivision	Single-Family	Muraski ES	17	0.18	0.06	0.18	0.41
91	R.A. Gall Strongsville	Single-Family	Surrarer ES	35	0.11	0.03	0.06	0.20
92	Royal Boulevard	Single-Family	Chapman ES	66	0.35	0.06	0.18	0.59
93	Ruggiero	Single-Family	Whitney ES	11	0.00	0.00	0.09	0.09
94	Schneider Reserve	Single-Family	Whitney ES	123	0.31	0.10	0.14	0.54
95	Siedel Farms	Single-Family	Surrarer ES	138	0.09	0.04	0.04	0.17
96	South Park	Single-Family	Chapman ES	64	0.16	0.06	0.13	0.34
97	Spyglass Hill	Single-Family	Chapman ES	234	0.11	0.03	0.09	0.22
98	Sterling Place	Single-Family	Muraski ES	19	0.00	0.05	0.00	0.05
99	Sterling Point	Single-Family	Muraski ES	82	0.06	0.10	0.11	0.27
100	Still Meadow	Single-Family	Surrarer ES	70	0.07	0.06	0.11	0.24
101	Stillbrooke	Single-Family	Muraski ES	93	0.06	0.06	0.13	0.26
102	Stony Point Estates	Single-Family	Chapman ES	57	0.28	0.05	0.30	0.63
103	Strongsville Heights	Single-Family	Muraski ES	44	0.14	0.05	0.09	0.27
104	Strongsville Park	Single-Family	Muraski ES	121	0.16	0.05	0.12	0.32
105	Strongsville Subdivision	Single-Family	Surrarer ES	279	0.16	0.06	0.14	0.36
106	Sunwood East	Single-Family	Kinsner ES	36	0.00	0.03	0.00	0.03
107	The Grand	Single-Family	Chapman ES	78	0.10	0.06	0.13	0.29
108	The Grove	Single-Family	Whitney ES	50	0.12	0.04	0.20	0.36
109	The Heathers	Single-Family	Muraski ES	69	0.09	0.01	0.07	0.17
110	The Lito Acres	Single-Family	Whitney ES	22	0.05	0.09	0.18	0.32
111	The Preserve of Strongsville	Single-Family	Muraski ES	32	0.19	0.09	0.28	0.56
112	The Rockefeller Estate	Single-Family	Whitney ES	69	0.12	0.09	0.09	0.29
113	The Trails	Single-Family	Chapman ES	84	0.07	0.02	0.08	0.18
114	The Villas of Brittany	Single-Family	Kinsner ES	14	0.00	0.00	0.00	0.00
115	Timber Ridge Estates	Single-Family	Chapman ES	7	0.29	0.29	0.14	0.71
116	Village Estates	Single-Family	Muraski ES	40	0.23	0.08	0.08	0.38
117	Waterford Crossing	Single-Family	Kinsner ES	285	0.18	0.12	0.16	0.46
118	Waterford Crossing South	Single-Family	Kinsner ES	352	0.22	0.12	0.19	0.54
119	Wesley Land Company	Single-Family	Whitney ES	32	0.09	0.03	0.03	0.16
120	Westwood Estates	Single-Family	Muraski ES	269	0.08	0.07	0.07	0.22
121	Westwood Farms	Single-Family	Surrarer ES	426	0.24	0.13	0.19	0.57
122	Whispering Orchards	Single-Family	Chapman ES	86	0.08	0.06	0.06	0.20
123	Whitney Estates	Single-Family	Whitney ES	17	0.00	0.18	0.18	0.35

Map ID	Name	Housing Type	Elementary Boundary	Units	K-5 Student Yield	6-8 Student Yield	9-12 Student Yield	K-12 Student Yield
124	Cherry Tree Village	Apartment	Whitney ES	444	0.18	0.05	0.03	0.26
125	Chestnut Lake	Apartment	Whitney ES	789	0.08	0.04	0.05	0.16
126	Hunter Hollow Apartments	Apartment	Muraski ES	208	0.07	0.04	0.08	0.19
127	Parkside Towers	Apartment	Whitney ES	122	0.09	0.03	0.10	0.22
128	Polo Club	Apartment	Chapman ES	336	0.02	0.01	0.03	0.05
129	Rose Garden Apartments	Apartment	Whitney ES	80	0.08	0.03	0.04	0.14
130	Royalton Greens Apartments	Apartment	Muraski ES	157	0.08	0.03	0.03	0.13
131	The Towers at Falling Waters	Apartment	Muraski ES	265	0.07	0.05	0.08	0.20

Map ID	Name	Housing Type	Elementary Boundary	Units	K-5 Student Yield	6-8 Student Yield	9-12 Student Yield	K-12 Student Yield
132	Bristol Pointe at Westwood Farms	Condominium	Surrarer ES	56	0.00	0.00	0.00	0.00
133	Bryn Mawr Cluster	Condominium	Whitney ES	74	0.00	0.00	0.01	0.01
134	Burning Tree Condominiums	Condominium	Surrarer ES	38	0.00	0.03	0.03	0.05
137	Colony Court	Condominium	Chapman ES	13	0.00	0.00	0.00	0.00
135	Co-Moor Valley	Condominium	Surrarer ES	40	0.00	0.00	0.00	0.00
136	Co-Moor Village	Condominium	Muraski ES	149	0.03	0.03	0.03	0.09
138	Cross Creek Colony	Condominium	Chapman ES	11	0.00	0.00	0.00	0.00
139	Echo Lake Townhomes	Condominium	Muraski ES	48	0.02	0.13	0.02	0.17
140	Grosse Pointe Commons	Condominium	Whitney ES	57	0.02	0.00	0.02	0.04
141	Huntington Commons	Condominium	Whitney ES	16	0.00	0.00	0.00	0.00
142	Lakeview Commons	Condominium	Whitney ES	36	0.00	0.00	0.00	0.00
143	Lauren's Green	Condominium	Muraski ES	40	0.03	0.00	0.00	0.03
144	Lenox Creek	Condominium	Chapman ES	106	0.02	0.02	0.06	0.09
145	Meadow Trail	Condominium	Surrarer ES	94	0.02	0.00	0.01	0.03
146	Oak Bark Trail Cluster	Condominium	Surrarer ES	35	0.00	0.00	0.00	0.00
147	Settler's Village	Condominium	Muraski ES	164	0.01	0.02	0.04	0.07
148	Springfield Commons	Condominium	Muraski ES	48	0.00	0.02	0.02	0.04
149	Springhill Commons	Condominium	Muraski ES	26	0.00	0.04	0.04	0.08
150	Terrace Woods	Condominium	Muraski ES	20	0.00	0.00	0.05	0.05
151	The Dells	Condominium	Muraski ES	37	0.03	0.03	0.05	0.11
152	The Meadows	Condominium	Surrarer ES	32	0.03	0.00	0.00	0.03
153	The Trails Landing	Condominium	Chapman ES	18	0.00	0.00	0.06	0.06
154	The Villas at Timber Creek	Condominium	Surrarer ES	27	0.00	0.00	0.00	0.00
155	The Winds	Condominium	Surrarer ES	45	0.04	0.00	0.00	0.04
156	Timber Oak Court Cluster	Condominium	Surrarer ES	21	0.00	0.00	0.00	0.00
157	Twelve Oaks Cluster	Condominium	Whitney ES	12	0.08	0.00	0.00	0.08
158	Valley Creek Village	Condominium	Muraski ES	109	0.02	0.00	0.00	0.02
159	Woodberry	Condominium	Surrarer ES	48	0.02	0.00	0.00	0.02
160	Woods of Strongsville	Condominium	Kinsner ES	87	0.03	0.00	0.01	0.05



STRONGSVILLE CITY SCHOOL DISTRICT SUBDIVISION YIELD ANALYSIS

PAGE 10
7/1/2022

Developing Single-Family and Condominium Areas

The table below and map on the previous page represents the housing development currently occurring within the District boundaries. The student potential values were calculated by multiplying the average yield by housing type (found on page 4), by the number of units expected to be developed. It should be noted that students generated from planned housing developments may include students moving within the District and not necessarily new to the District. Please note that all student potential values have been rounded up.

Map ID	Development					Student Potential			
	Name	Status	Housing Type	Elementary Boundary	Units	K-5	6-8	9-12	K-12
161	Camden Woods	Planned	Condominium	Muraski ES	80	2	2	2	6
162	Park Ridge Crossing	Planned	Single-Family	Kinsner ES	31	5	3	4	12
163	The Reserve at Pine Lakes Village	Active	Single-Family	Whitney ES	26	4	3	4	11
164	Emerald Woods	Active	Single-Family	Surrarer ES	90	14	8	12	34
Total					227	25	16	22	63

Source: City of Strongsville

CONCLUSION

As with any projection, the District should review any updated information including land annexation plans, zoning, planned and active housing development, student enrollment trends, and student location data.

Cooperative Strategies is pleased to have had the opportunity to provide the District with this Subdivision Yield Analysis Report. We hope this document will provide the necessary information to make informed decisions about the future of the Strongsville City School District.