RESIDENTIAL DEVELOPMENT RESEARCH REPORT

FALL 2023

PREPARED FOR:

OSSEO AREA SCHOOL DISTRICT 279

PREPARED BY:

DECISION INSITE
Enrollment Impact Specialists

SUBMITTED: AUGUST 17, 2022

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OSSEO AREA SCHOOL DISTRICT 279

EXECUTIVE SUMMARY

NEW RESIDENTIAL DEVELOPMENT – FALL 2023

DecisionInsite is pleased to present this report of findings to the Osseo Area School District 279. Based on information collected from the local planning department(s) and developer(s) as of August 2022, it is anticipated that the district could potentially experience the construction and occupation of 2,494 new dwelling units over the next 10 years. This total unit count includes 595 Single Family Detached units, 905 Single Family Attached units, and 994 Multifamily units.

STUDENT GENERATION RATE ASSUMPTIONS

The student generation rates applied to these projections are DecisionInsite's default rates, which have been prepared based on a comprehensive review of recently-constructed dwelling units with similar characteristics. The total across all grade ranges for the district (K-12), is 0.52 for Single Family Detached units, 0.37 for Single Family Attached units, and 0.30 for Multifamily units.

ANTICIPATED IMPACT OF NEW RESIDENTIAL DEVELOPMENT

Both a Moderate and Conservative Dwelling Unit ("DU") Scenario have been generated for the district. The 10-year projection of K-12 students generated by proposed new residential development for the Moderate and Conservative DU Scenarios are shown in the tables below. The "Annual" row projects the number of students new to the district from these units, in a given year. The "Aggregate" row reflects both new students in a given year plus the matriculation of previous years' students from one grade to the next (this number removes students who will have matriculated out of the district).

Students Generated by Residential Development (Moderate DU Scenario)										
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Aggregate		553	768	959	1023	1052	1079	1107	1137	1158
Annual	376	188	252	241	130	91	91	91	91	91

Students Generated by Residential Development (Conservative DU Scenario)										
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Aggregate		511	725	891	1006	1044	1070	1098	1126	1149
Annual	301	219	245	213	177	99	91	91	91	91

MORE INFORMATION

A richer and more comprehensive review is contained in the Residential Development Research Report accompanying this Executive Summary. A wealth of more detailed information and analysis is also quickly and easily accessible online.

Respectfully Prepared and Submitted by:

The **DecisionInsite** Team

August 17, 2022

OSSEO AREA SCHOOL DISTRICT 279

RESIDENTIAL DEVELOPMENT RESEARCH METHODOLOGY AND DATA

RESEARCH METHODOLOGY

The DecisionInsite residential research team works with the school district's local planning department(s) to compile a list of all active residential development projects within the district. When putting together this list of projects, we include only active, non-senior residential projects larger than 10 units. We believe this to be the most efficient way to build a picture of the district's future residential changes, since smaller projects would generally have a negligible impact on the district. These active projects would include developments either currently under construction, those with active entitlements, or any proposed future projects.

We then follow up with developers to gather as much information as possible on the project's unit type(s), planned build-out unit counts, construction schedules, etc. From these data, we create two scenarios. The Moderate DU Scenario is directly based on information provided by the planning departments and developers regarding anticipated construction schedules and unit occupancies. The Conservative DU Scenario is derived from the Moderate's by assuming occupancies will occur over a longer period. Because of this, the unit totals in the Conservative DU Scenario may be less than those of the Moderate DU Scenario if they are pushed out beyond the next 10 years. Similarly, because of these adjustments, in any given year it may also be possible for the annual number totals of the Conservative DU Scenario to exceed those of the Moderate DU Scenario.

DWELLING UNIT TYPES

New dwelling units are categorized into the following three (3) housing types:

- **Single Family Detached ("SFD")** – Units are stand-alone structures on their own lot with a unique Assessor's parcel number.
- **Single Family Attached ("SFA")** – Units share common walls, usually on both sides of the property, where each is assigned a unique Assessor's parcel number (e.g., townhomes, condominiums, duplexes).
- **Multifamily ("MF")** – Units share common walls in a building or structure designed to house several families in separate housing units. All units are on the same lot with one Assessor's parcel number (e.g., apartments).

Based on information collected from the local planning department(s) and developer(s) as of August 2022, it is anticipated that the district could potentially experience the construction and occupation of 2,494 new dwelling units over the next 10 years. The total unit count included in the Moderate DU Scenario is broken out as shown in the table below.

New Dwelling Units by Unit Type	
Unit Type	# of Units
Single Family Detached	595
Single Family Attached	905
Multifamily	994
Totals:	2,494

FIGURE 1

The two tables below provide the project name, unit type, and anticipated occupancy data for all active, non-senior residential development projects greater than 10 units planned to be occupied over the next 10 years.

This table shows the Moderate DU Scenario which is directly based on information provided by the planning departments and developers regarding anticipated construction schedules and unit occupancies.

Proposed Dwelling Units within the Osseo Area School District 279 (Moderate DU Scenario)												
Project Name	Unit Type	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Avery Park	SFA	77	0	0	0	0	0	0	0	0	0	77
Avery Park	SFD	42	0	0	0	0	0	0	0	0	0	42
Bottineau Ridge Phase III	MF	50	0	0	0	0	0	0	0	0	0	50
Edgewater on Cook Lake	SFD	58	0	0	0	0	0	0	0	0	0	58
Edison Apartments	MF	0	0	100	100	48	0	0	0	0	0	248
Evanswood	SFA	100	38	0	0	0	0	0	0	0	0	138
Evanswood	SFD	127	100	0	0	0	0	0	0	0	0	227
Fox Briar Ridge East	SFA	0	16	0	0	0	0	0	0	0	0	16
MHV Multi-Family	MF	150	100	0	0	0	0	0	0	0	0	250
Palisades at Nottingham 2nd	SFD	9	0	0	0	0	0	0	0	0	0	9
Palisades at Nottingham 3rd Additi	SFD	7	0	0	0	0	0	0	0	0	0	7
Reserve Arbor Lakes Building 4	MF	100	64	0	0	0	0	0	0	0	0	164
Rush Hollow	SFA	0	0	100	100	23	0	0	0	0	0	223
Rush Hollow	SFD	0	0	100	100	39	0	0	0	0	0	239
Rush Hollow	MF	0	0	74	0	0	0	0	0	0	0	74
Summerwell Maple Grove	SFA	0	0	120	100	0	0	0	0	0	0	220
Territorial Greens East	SFA	73	0	0	0	0	0	0	0	0	0	73
Territorial Greens West	SFD	13	0	0	0	0	0	0	0	0	0	13
Territorial Greens West	MF	108	100	0	0	0	0	0	0	0	0	208
Weston Commons	SFA	76	0	0	0	0	0	0	0	0	0	76
Weston Commons 2nd Addition	SFA	0	0	42	40	0	0	0	0	0	0	82
Totals:		990	418	536	440	110	0	0	0	0	0	2494

FIGURE 2

This table shows the Conservative DU Scenario which is derived from the Moderate's by assuming occupancies will occur over a longer period.

Project Name	Unit Type	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Proposed Dwelling Units within the Osseo Area School District 279 (Conservative DU Scenario)												
Avery Park	SFA	62	15	0	0	0	0	0	0	0	0	77
Avery Park	SFD	34	8	0	0	0	0	0	0	0	0	42
Bottineau Ridge Phase III	MF	40	10	0	0	0	0	0	0	0	0	50
Edgewater on Cook Lake	SFD	46	12	0	0	0	0	0	0	0	0	58
Edison Apartments	MF	0	0	80	80	78	10	0	0	0	0	248
Evanswood	SFA	80	50	8	0	0	0	0	0	0	0	138
Evanswood	SFD	102	102	23	0	0	0	0	0	0	0	227
Fox Briar Ridge East	SFA	0	13	3	0	0	0	0	0	0	0	16
MHV Multi-Family	MF	120	110	20	0	0	0	0	0	0	0	250
Palisades at Nottingham 2nd	SFD	7	2	0	0	0	0	0	0	0	0	9
Palisades at Nottingham 3rd Additi	SFD	6	1	0	0	0	0	0	0	0	0	7
Reserve Arbor Lakes Building 4	MF	80	71	13	0	0	0	0	0	0	0	164
Rush Hollow	SFA	0	0	80	80	58	5	0	0	0	0	223
Rush Hollow	SFD	0	0	80	80	71	8	0	0	0	0	239
Rush Hollow	MF	0	0	59	15	0	0	0	0	0	0	74
Summerwell Maple Grove	SFA	0	0	96	96	28	0	0	0	0	0	220
Territorial Greens East	SFA	58	15	0	0	0	0	0	0	0	0	73
Territorial Greens West	SFD	10	3	0	0	0	0	0	0	0	0	13
Territorial Greens West	MF	86	86	36	0	0	0	0	0	0	0	208
Weston Commons	SFA	61	15	0	0	0	0	0	0	0	0	76
Weston Commons 2nd Addition	SFA	0	0	34	34	14	0	0	0	0	0	82
Totals:		792	513	532	385	249	23	0	0	0	0	2494

FIGURE 3

The graph below shows the anticipated occupancy data accumulated by year for all active, non-senior residential development projects greater than 10 units planned to be occupied over the next 10 years.
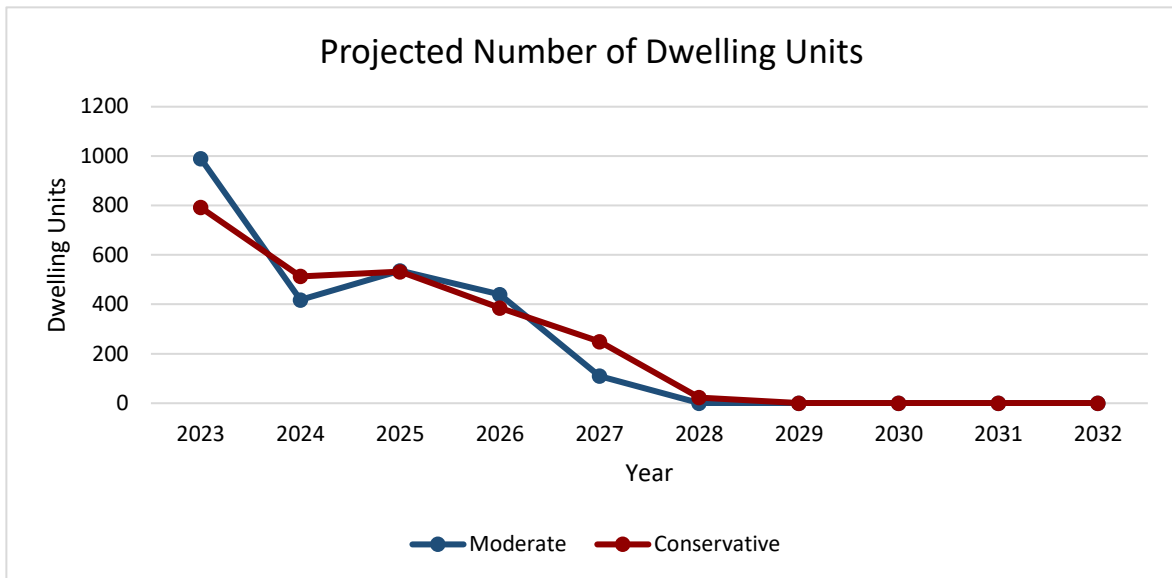

FIGURE 4

The locations of each of these future residential development projects is shown in the map below. Please note that the exact location of these new development projects may be refined as additional information is made available.
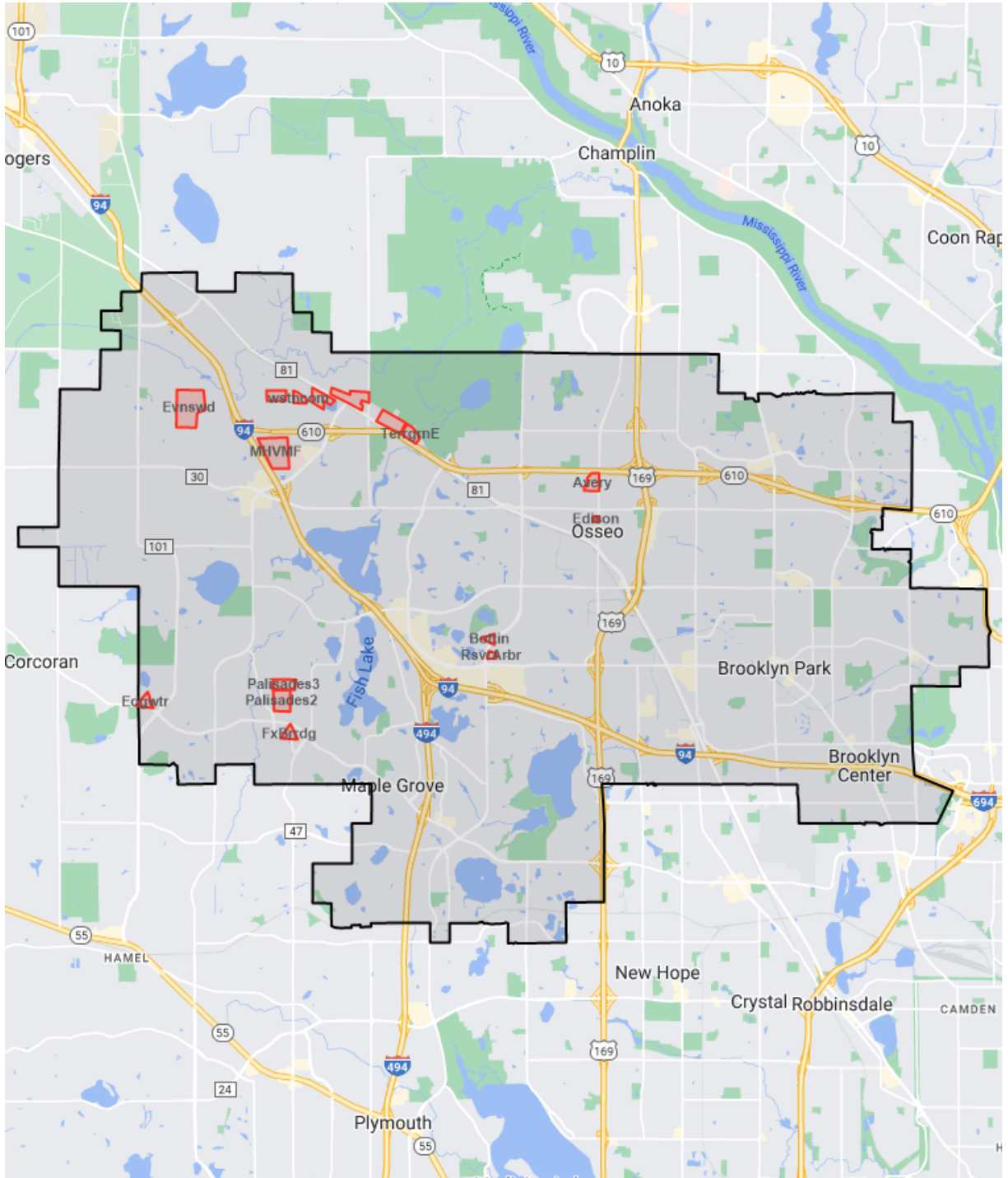

FIGURE 5

STUDENT GENERATION RATE ASSUMPTIONS

Student generation rates are determined for each dwelling unit type for each school level (elementary, middle, and high where applicable). The student generation rates applied to these projections are DecisionInsite's default rates, which have been prepared based on a comprehensive review of recently-constructed dwelling units with similar characteristics. The table below shows the student generation rate assumptions by unit type. Although these student generation rates are broken out by a K-5, 6-8, 9-12 grade configuration, the calculated student impact from new development within the enrollment projection studies will be aligned with each school's defined grade configurations.

Student Generation Rates by Unit Type & School Level			
School Level	SFD Units	SFA Units	MF Units
Elementary School (K-5)	0.30	0.21	0.14
Middle School (6-8)	0.08	0.07	0.06
High School (9-12)	0.14	0.09	0.10
Totals:	0.52	0.37	0.30

FIGURE 6

Typically, the Conservative rates are calculated as a slight adjustment down from the Moderate rates to anticipate a diminution in family size over an extended period. A full list of the student generation rates applied over the next 10 years within the Moderate and Conservative DU Scenarios is shown in Appendix A.

PROJECTED STUDENTS FROM NEW RESIDENTIAL DEVELOPMENT

To calculate the projected student enrollment from the new residential development planned within the district, the number of each unit type was multiplied by the appropriate student generation rates for each of the next 10 years. The geographical location of each project is utilized to calculate the student impact by studyblock, which ultimately determines which schools we would anticipate being impacted. For each school level, students generated by new residential development are distributed across grade levels. These percentages are based on historical patterns where they exist; otherwise, default percentages are used. Furthermore, student matriculation is considered to accurately model the student impact over the enrollment projections studies' 10-year timeframe. The results of these operations for the Moderate and Conservative DU Scenarios are shown in the tables below.

Projected Students from New Residential Development (Moderate DU Scenario)										
Grade	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
K	36	51	70	87	91	91	91	91	91	91
1	36	51	70	87	91	91	91	91	91	91
2	36	51	70	87	91	91	91	91	91	91
3	34	50	69	86	91	91	91	91	91	91
4	32	47	67	84	90	91	91	91	91	91
5	26	43	61	80	87	90	91	91	91	91
6	27	37	57	73	83	87	90	91	91	91
7	24	37	50	68	76	83	87	90	91	91
8	17	31	46	58	70	76	83	87	90	91
9	32	31	47	60	62	70	76	83	87	90
10	32	45	47	61	63	62	70	76	83	87
11	32	45	62	61	65	63	62	70	76	83
12	11	36	51	66	62	65	63	62	70	76
Elementary:	202	291	408	512	543	547	548	548	548	548
Middle:	68	105	153	199	229	246	260	268	273	274
High:	106	158	207	248	251	259	271	290	316	336
Total:	376	553	768	959	1023	1052	1079	1107	1137	1158

FIGURE 7

Projected Students from New Residential Development (Conservative DU Scenario)										
Grade	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
K	29	47	66	81	90	91	91	91	91	91
1	29	47	66	81	90	91	91	91	91	91
2	29	47	66	81	90	91	91	91	91	91
3	28	46	65	80	90	91	91	91	91	91
4	26	44	63	78	88	90	91	91	91	91
5	21	39	57	74	85	89	90	91	91	91
6	22	35	53	68	81	86	89	90	91	91
7	19	34	47	63	74	81	86	89	90	91
8	14	28	43	54	67	75	81	86	89	90
9	25	30	44	55	62	68	75	81	86	89
10	25	42	47	56	63	63	68	75	81	86
11	25	42	59	59	64	63	63	68	75	81
12	8	31	48	63	61	64	63	63	68	75
Elementary:	162	270	385	474	534	544	546	547	547	547
Middle:	54	96	144	185	222	241	256	265	271	273
High:	85	145	197	232	250	259	269	287	309	330
Total:	301	511	725	891	1006	1044	1070	1098	1126	1149

FIGURE 8

The graph below shows the projected student enrollment from the new residential development within the Moderate and Conservative DU Scenarios. More detailed information on the projected numbers of students generated by project and by studyblock can be accessed online.
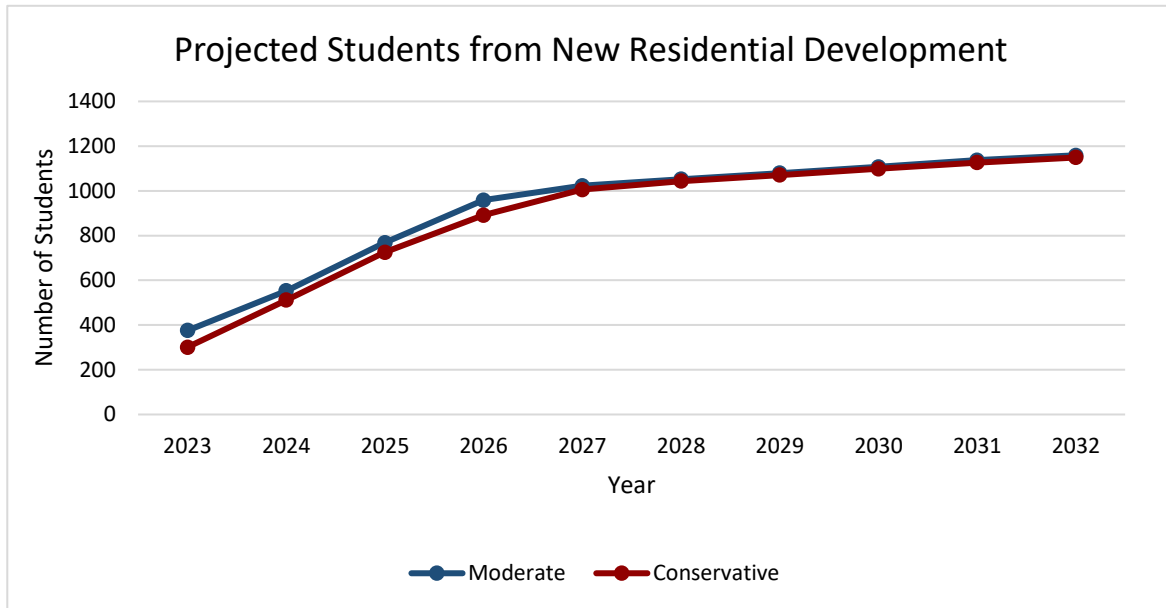

FIGURE 9

ANALYZING/STUDYING/REVIEWING THE RESIDENTIAL DEVELOPMENT RESEARCH REPORT

The projections of district and school enrollment are based on a complex mix of historical data, recent trends, and specific assumptions regarding the future, including new residential development as outlined in this report. At DecisionInsite, we strongly encourage our clients to actively engage with the data with the aim of better understanding, further refining, and using the results to inform decisions about to be made. We believe increased effectiveness for both the district and DecisionInsite comes with increased and welcome dialogue.

Graphs or tables may be copied from the PDF version of this document using the Snapshot Tool inside PDF Reader.

Please do not hesitate to contact DecisionInsite regarding any questions or suggestions that may arise regarding this report.

Respectfully Prepared and Submitted by:

The **Decision**Insite Team

August 17, 2022

Appendix A

Student Generation Rate Assumptions

Student Generation Rates (Moderate DU Scenario)											
Unit Type	School Level	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
SFD	Elementary	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30
SFD	Middle	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08
SFD	High	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14
SFA	Elementary	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21
SFA	Middle	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07
SFA	High	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09
MF	Elementary	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14
MF	Middle	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06
MF	High	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10

Student Generation Rates (Conservative DU Scenario)											
Unit Type	School Level	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
SFD	Elementary	0.30	0.30	0.30	0.29	0.29	0.29	0.29	0.29	0.29	0.28
SFD	Middle	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08
SFD	High	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.13	0.13	0.13
SFA	Elementary	0.21	0.21	0.21	0.21	0.21	0.20	0.20	0.20	0.20	0.20
SFA	Middle	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07
SFA	High	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09
MF	Elementary	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.13	0.13	0.13
MF	Middle	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06
MF	High	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10