



Elizabethtown Area School District

Residential Development Update

August 24, 2021

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Impact of Residential Development on Potential Enrollment:

Remember from the presentation & discussion by Zach Worthen (DecisionInsite / PowerSchool) on March 9, 2021, without increased residential development our student enrollment is projected to drop.

- Enrollment February 2020: 3892 students
- Conservative projected enrollment 2029-30:
 - 2824 students (w/o new homes)
 - 3455 students (w/ additional homes)
- Moderate projected enrollment 2029-30:
 - 3014 students (w/o new homes)
 - 3731 students (w/ additional homes)



Update of Residential Development & Potential Enrollment:

This summer DecisionInsite worked with Mount Joy Township, West Donegal Township, Elizabethtown Borough, and Conoy Township to update the Residential Development Research for the 2021-22.

After we have our October 1 Student Enrollment data, DecisionInsite will run an updated set of Student Enrollment Projections.



Summary of Residential Development Research Reports

(Performed by DecisionInsite)

Date of Study	1/25/21	8/5/21
# of Projected Dwellings over next 10 years	1514	1505
Aggregate Student Impact over 10 years	613 to 719	640 to 649



Proposed Dwelling Units within the Elizabethtown Area School District (Conservative DU Scenario)												
Project Name	Unit Type	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Bishop Woods	SFD	6	6	6	6	6	2	0	0	0	0	32
Campus Rd	SFD	0	0	0	0	0	52	52	53	39	0	196
Campus Rd	MF	0	0	0	0	0	76	76	77	57	0	286
Conroy Crossing	SFA	16	16	8	0	0	0	0	0	0	0	40
Featherton Crossing	SFA	11	3	0	0	0	0	0	0	0	0	14
Morris Run	SFA	0	14	4	0	0	0	0	0	0	0	18
Morris Run	MF	0	14	4	0	0	0	0	0	0	0	18
Raffensperger	SFD	0	35	35	18	0	0	0	0	0	0	88
Sheaffer Rd Development	SFA	0	0	120	120	57	0	0	0	0	0	297
Sheaffer Rd Development	MF	0	0	64	16	0	0	0	0	0	0	80
Stoneybrook	SFA	12	12	12	12	12	12	12	12	12	12	120
Stoneybrook	SFD	10	10	10	10	10	10	10	10	10	5	95
Westbrook IV	SFA	0	40	40	40	8	0	0	0	0	0	128
Westbrook IV	SFD	0	40	40	13	0	0	0	0	0	0	93
Totals:		55	190	343	235	93	152	150	152	118	17	1505

Table from DecisionInsite report submitted: August 5, 2021

SFD – Single Family Detached, SFA – Single Family Attached, MF – Multiple Family

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Conservative Projections of the “Aggregate” # of **Students** (this is the accumulated increase in students served by the district through the year indicated due to these “new” residences)

School Year	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
Fall 21-22		23	107	248	349	392	456	520	582	630	640
Fall 20-21	18	89	211	311	376	437	488	536	584	631	
Difference		-66	-104	-63	-27	-45	-32	-16	-2	-1	

Moderate Projections of the “Aggregate” # of **Students** (this is the accumulated increase in students served by the district through the year indicated due to these “new” residences)

School Year	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
Fall 21-22		28	132	297	387	407	484	565	643	647	649
Fall 20-21	18	135	302	396	420	502	591	683	710	719	
Difference		-107	-170	-99	-33	-95	-107	-118	-67	-72	



Information from DecisionInsite reports submitted: January 25, 2021 and August 5, 2021

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Timeline Review



Completed Timeline (Slide 1)

- August 27, 2018 - Bainbridge Elementary School opens
- September 11, 2018 - CR&A & DecisionInsite Demographic Analysis Presentation
- October 9, 2018 - CR&A Presentation - Rheems Elem. Presentation - Possible Designs
- November 13, 2018 - Pennsylvania Financial Management (PFM) presentation
- February 12, 2019 - Board statement regarding the shift in the focus of scope of renovations
- February 26, 2019 - Lower Level EAMS Option Presented (would allow 6th Grade to move to EAMS & 3rd Grade to Bear Creek School)
- August 13, 2019 - Lower Level EAMS Option Update
- August 27, 2019 - Lower Level EAMS Option Bid Scope Approval
- September 10, 2019 - Board presentation related to a Five-Year Financial Plan
- September 24, 2019 - Lower Level EAMS Cafeteria Options Update, Five-Year Financial Plan
- October 8, 2019 - Review of Five-Year Financial Plan
- November 12, 2019 - Lower Level EAMS Design Update
- December 3, 2019 - Review of Five-Year Financial Plan
- December 17, 2019 - Review of Five-Year Financial Plan



Completed Timeline (Slide 2)

- January 14, 2020 - Lower Level MS Final Bid Preparation, Five-Year Financial Plan
- January 21, 2020 - District Administration begins reviewing placement of Rheems students during renovation
- January 28, 2020 - Potential of Consolidation Concept Presented to School Board
- February 11, 2020 - Update on progress of Consolidation Option Presented to School Board
- February 25, 2020 - Update on progress of Consolidation Option Presented to School Board
- March 10, 2020 - District administration presents findings on School Consolidation
- March 31, 2020 - Board approves contracts for renovations of 6th grade area of MS
- October 13, 2020 - Board Multiple Year Budget Update
- November 10, 2020 - Board Multiple Year Budget Update (included a look at operating cost associated with maintaining Mill Road & Rheems)
- December 15, 2020 - Board approval to move 3rd grade to BC & 6th grade to MS for 2021-22 school year
- December 15, 2020 - Board approval engaging DecisionInsite for district enrollment & residential housing development



Completed Timeline (Slide 3)

- January 12, 2021 - Mr. Jeffrey Litts, School Board Solicitor, with KKLL presented legal requirements & process to close a school building
- January 12, 2021 - The School Board presented a Proposed EASD Timeline for Discussion of School Building Review and Options
- January 26, 2021 - The School Board approved the Proposed Timeline for Discussion of School Building Review and Options
- March 9, 2021 - Presentation from DecisionInsite on District Enrollment Projections
- March 23, 2021 - Presentation on District K-2 Facilities
- April 13, 2021 - Aligning our Resources in a Fiscally Responsible & Educationally Sound Vision for the Future:
- May 11, 2021 - A Deeper Dive into the K-2 Capacity with East High & Bainbridge
- June 1, 2021 - Selection of ThoughtExchange Questions Regarding Future Board Decisions Related to Facilities
- June 15, 2021 – Board review of ThoughtExchange Regarding Future Board Decisions Related to Facilities
- June 29, 2021 – Virtual Community Forum: Discussion on the Future of Mill Road and Rheems
- August 10, 2021 - Board consensus to develop another ThoughtExchange for September



Proposed Future Timeline

- *August 24, 2021 - Update on Residential Development Projections*
What is the community question for ThoughtExchange?
- September 2021 - Board review and discussion of ThoughtExchange
- October 12, 2021 Workshop:
 - Board and Admin discussion on school alignment options, including possible school closures
 - If consensus of the Board is to consider possible school(s) closure then will place on the next meeting agenda
- October 26, 2021 Board Meeting:
 - Decision Board to consider School alignment with school closure(s).
 - **If decision is no**, then no further action regarding alignment
 - **If decision is yes**,
 - Advertise for Public Hearing prior to end of October 2021 (15 day advertising requirement)
 - Hold Public Hearing between November 15 and 23 on possible school closures (90 day requirement until vote)
 - February 22, 2022 Board Voting Meeting
 - Vote on Alignment option that would include building(s) closures



What is the community question?

What feedback and information does the Board still need from the community to help inform their decision whether to move forward with realignment K-2?

Possible Questions

What areas or questions have not been addressed on our website with regard to the potential consolidation of K-2 schools?

What are the most critical things the Board should consider on the potential realignment of K-2 facilities?

What are some things we should consider so our change in K-2 building alignment is as successful as possible?



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