Lexington-Richland School District 5

Growth Forecasting and Redistricting Services

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Demographics

- ✓ Population
- ✓ School-Aged Population
- ✓ Household Sizes
- ✓ Live Births



Housing

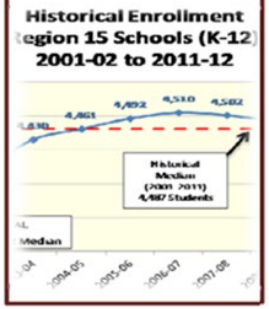
- ✓ Change in Number of Units
- ✓ Development Potential/ Projected Growth
- ✓ Housing Turnover





Enrollment Patterns and Projections

- ✓ Enrollment Trends & Projections
- ✓ By School
- ✓ By Grade



Classroom Facilities

- ✓ Facility Inventory
- ✓ Utilization
- ✓ Condition



MMI'S K-12 SCHOOL PLANNING



EST. 1984

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Practice Areas

Environment | Community | Transportation | Education | Development | Utilities

CLIENT TESTIMONIALS

"Milone & MacBroom provided Lexington County School District One with an extensive growth study that allowed the district to better communicate to all stakeholders building capacity needs across the system. The 2018 building plan passed through a referendum and Lexington One is currently addressing these capacity needs identified by Milone and MacBroom. Their team is responsive, thorough, and extremely efficient. I would recommend them to any school district seeking third party planning assistance."

Matt Warren
Lexington School District One

MMI BY THE NUMBERS...



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K-12 EDUCATIONAL EXPERTISE

Enrollment Projections | Redistricting | Long Range Facilities Plans | Demographic and Housing Analysis | Geographic Information Systems (GIS) Analysis

K-12 EDUCATIONAL EXPERIENCE: BY THE NUMBERS

15 PER YEAR
ENROLLMENT & DEMOGRAPHIC STUDIES

21
REDISTRICTING PLANS IMPLEMENTED (last 5-yrs)

24
LONG RANGE FACILITIES PLANS ADOPTED (last 8-yrs)

75%
PERCENT OF OUR K-12 CLIENTS ARE REPEAT CLIENTS

PROJECT TEAM

Collaboration of Experts in Demographics, Housing, Land Use, Enrollment Projections, School Facility Planning and Redistricting



Mike Zuba, AICP, NCI
Principal-In-Charge



Rebecca Augur, AICP,NCI
Project Manager



Patrick Gallagher, AICP
Projections & Redistricting Alternatives



Meghan McGaffin
GIS Analysis



Tyler Roth
Housing & Demographics Analysis

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PROJECT UNDERSTANDING

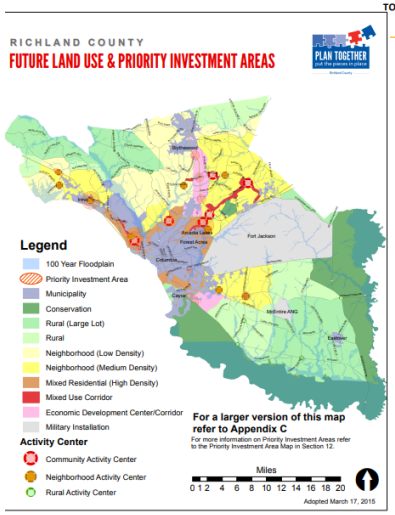
- **Align Facility Utilization and Capacity with current and projected enrollment**
- Develop Projections that Accurately Capture Enrollment, Demographic, Housing, and Economic Trends
- Leverage M.B. Kahn needs assessment to Develop Understanding of Current and Future Facility Utilization
- Develop Redistricting Alternatives
- Community Dialogue and Buy-In
- Work Closely with Administration & Stakeholders to Ensure Recommended Alternative Meets Objectives and Future Vision



Facility Summary Cost

ict-Wide Facilities Need Assessment 2019
ict Five of Lexington and Richland Counties

	ESTIMATED COST	REPLACEMENT OPTIONS
	$ 9,827,000	
	$ 1,904,000	
	$ 7,405,000	
	$ 9,041,000	
	$ 28,064,000	$ 34,000,000
	$ 2,432,000	
	$ 2,463,000	
	$ 1,660,000	
	$ 28,037,000	$ 34,000,000
	$ 7,349,000	
	$ 3,305,000	
	$ 8,415,000	
	$ 6,121,000	
	$ 9,431,000	
	$ 309,000	
	$ 7,027,000	
	$ 19,224,000	
	$ 25,878,000	
	$ 16,266,000	
	$ 43,976,000	
e Success)	$ 796,000	
dies	$ 264,000	
age Facility	$ 11,183,000	
New District Office	$ 11,672,000	$ 13,351,000
TOTAL ESTIMATED COST:	$ 262,049,000	$ 275,627,000



PROPOSED PLAN | Overall Plan Summary

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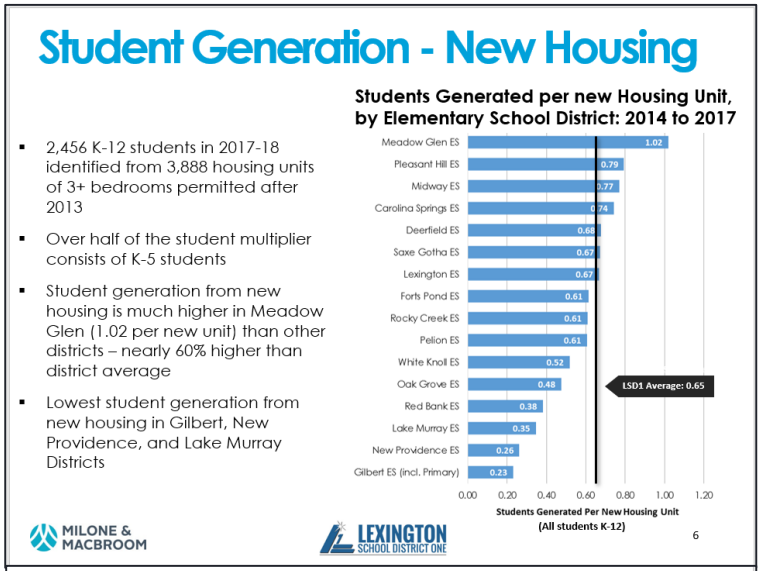
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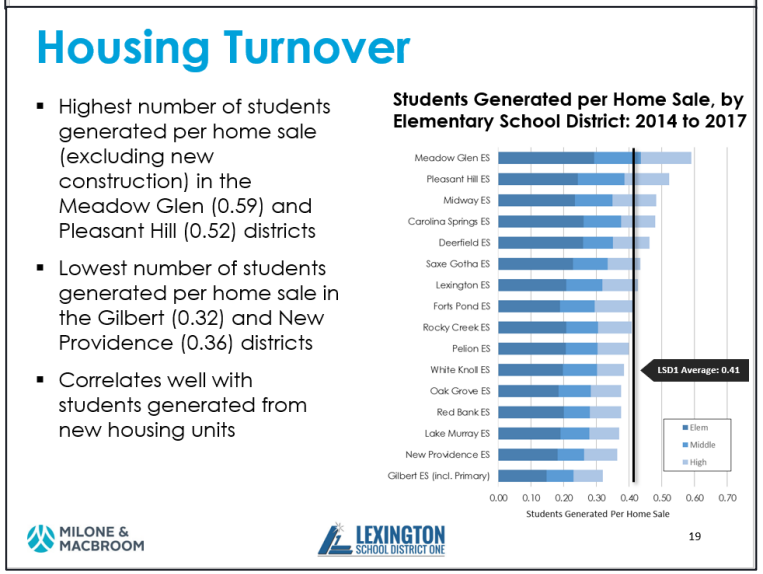
OUR PHILOSOPHY

- Regardless of School District location or size, our process has Resulted in Sound Projections and Sustaining Redistricting Plans
- Provide the technical data, analysis and skills needed to ensure decision-makers are well informed
- Bring the redistricting process to the community in an informative manner and receptive to ideas
- Partnership between MMI, District and your Community

PROJECT APPROACH: Housing, Demographic, Economic Analysis

- Understanding District Level Trends
  - Historic Development and Demographic Patterns
  - Housing Market and Economic Trends
  - Planning & Development Initiatives
  - Enrollment Trends – Public and Private School Attendance

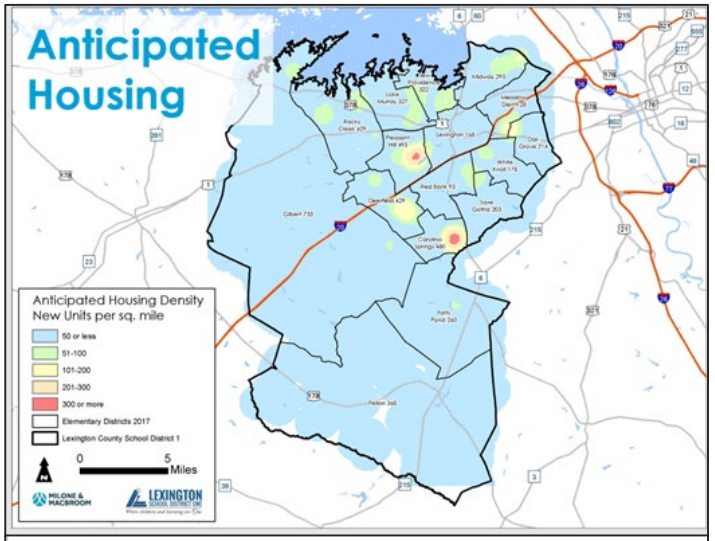




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PROJECT APPROACH: Housing, Demographic, Economic analysis

- Neighborhood Level
  - Enrollment Trends
  - Localized Housing Conditions – Sales, Starts, and In-Migration
  - Housing planned, permitted and under construction
  - Where Future Development Likely to Occur – Plan Ahead



Anticipated Housing

- Another 5,100 potential housing units are anticipated in LSD 1 at full build-out of existing residential development projects and planned new projects
- Applying the student multiplier, an additional **3,300** students can be expected from anticipated housing development over the next 7 years or so

	Anticipated Housing
Carolina Springs	480
Deerfield	429
Forts Pond	260
Gilbert	753
Lake Murray	327
Lexington	168
Meadow Glen	128
Midway	295
New Providence	322
Oak Grove	214
Pelion	368
Pleasant Hill	493
Red Bank	93
Rocky Creek	429
Saxe Gotha	203
White Knoll	178
Total	5,140

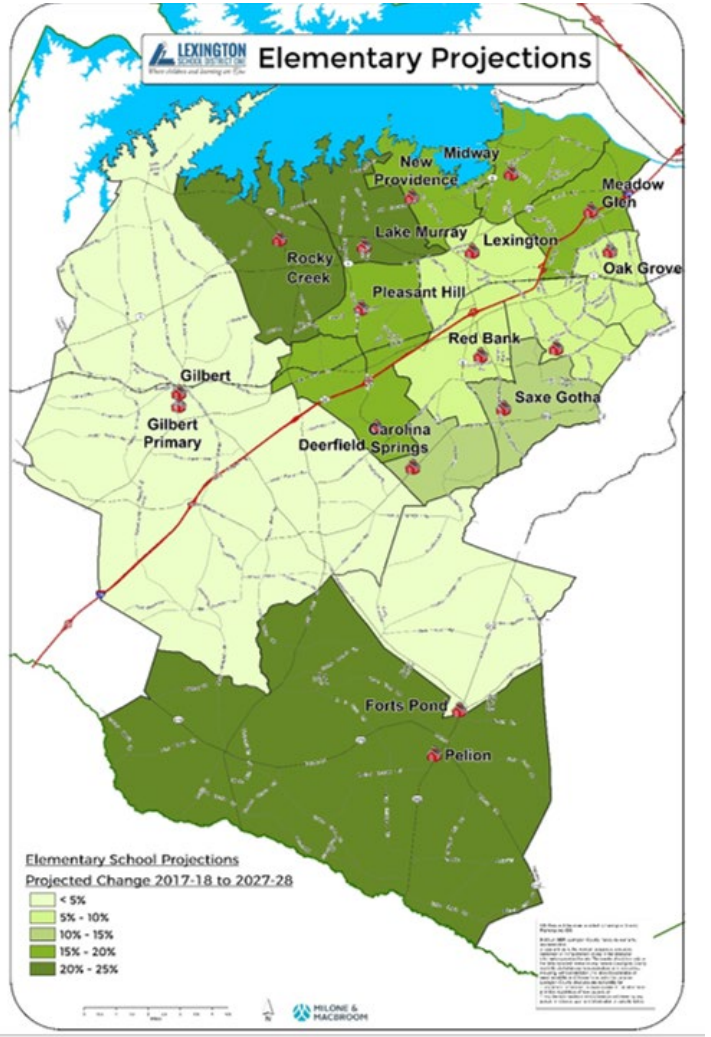
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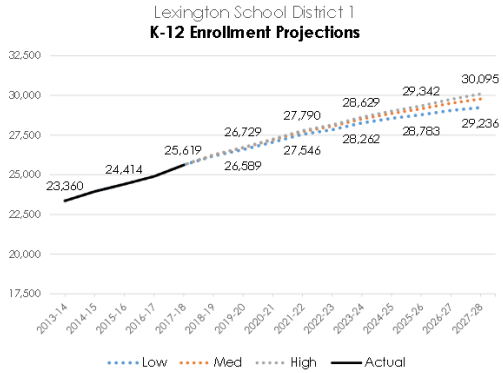
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PROJECT APPROACH: Enrollment Projections

- Projections Based on Demographics, Economic and Housing Market Conditions
- Develop High, Medium and Low Projections
- Choose Projection that Best Aligns with Comprehensive Enrollment Analysis Findings
- District-Wide and School-Specific Projections



K-12 Enrollment Projections



- 5 year projections (2022-23) range from 8 to 10% overall increase
- 10 year projections range from 14 to 18% overall increase
- Potential gain of 3,600 to 4,500 additional students over the next 10 years

PROJECT APPROACH: Facility Utilization

- Assess Current & Future Space Needs
- Informs & Guides School Redistricting Process

K-5 School Projected Space Needs

	Carolina Springs	Deerfield	Forts Pond	Gilbert	Lake Murray	Lexington	Meadow Glen	Midway	New Prov-idence	Oak Grove	Pelion	Pleasant Hill	Red Bank	Rocky Creek	Saxe Gotha	White Knoll
2017-18	763	648	520	1,380	693	602	926	872	640	632	556	910	547	710	680	719
2018-19	764	704	505	1,385	724	596	922	904	653	651	564	910	552	720	716	732
2019-20	794	774	497	1,375	756	597	929	899	675	660	565	898	569	736	733	734
2020-21	820	785	497	1,352	791	582	930	915	702	656	557	928	580	744	730	740
2021-22	837	775	487	1,361	800	586	944	939	719	661	572	954	577	741	733	759
2022-23	859	774	494	1,370	820	587	958	948	737	665	597	968	581	738	737	759
2023-24	850	769	514	1,398	806	611	983	956	714	665	622	986	572	724	740	755
2024-25	854	765	520	1,405	812	617	992	965	720	667	638	1,002	573	729	741	756
2025-26	861	768	525	1,405	824	626	1,007	979	730	668	658	1,020	575	739	743	758
2026-27	875	776	532	1,406	832	632	1,017	988	737	677	672	1,030	581	745	752	767
2027-28	875	782	530	1,389	846	642	1,034	1,005	749	679	677	1,047	581	755	754	770
Capacity	**680**	**800**	**570**	**1,630**	**990**	**900**	**800**	**900**	**680**	**560**	**890**	**680**	**770**	**800**	**860**	**820**
Difference in 5-Years	-179	26	76	260	170	313	-158	-48	-57	-105	293	-288	189	62	123	61
Difference in 10-Years	-195	18	40	241	144	258	-234	-105	-69	-119	213	-367	189	45	106	50

- Approximate school capacities do not include portable classrooms, which are intended to be temporary
- Additional capacity needed in the
  - Oak Grove/ Meadow Glen/ Midway area
  - Pleasant Hill/ Carolina Springs area

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PROJECT APPROACH: Redistricting Process

- Create a "Road Map" by Establishing Guiding Criteria/Objectives
- Generate and Evaluate Redistricting Alternatives Against Guiding Criteria

BOE Guiding Criteria

The BoE's primary goal for redistricting is to improve the enrollment balance at both middle schools so that it can ensure the viability of each school and equity for all students.

Guiding Criteria

- Instructional Model: maintain a minimum of 2 teams per grade with 4 teachers per team at each of the middle schools.
- Utilization: promote reasonable balancing of enrollment of schools to avoid over-utilization or under-utilization of facilities.
- Proximity: keep distances traveled by students as short as possible. This may result in students going to first or second nearest school.
- Equity: provide access to the same resources and programming for all students.
- Sustainability: ensure long-term sustainability of plan – 5 & 10 years.
- Disruption: minimize impact to families by not having a split feeder pattern at any of the Els.

Redistricting options are guided by and weighed against these criteria to evaluate their viability.

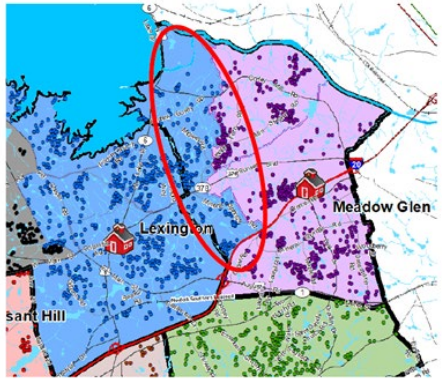
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Middle School Phasing – Phase 1

For 2019-20:

- Open new middle school at Beechwoods Dr/ Rt 378, and redistrict:
  - Meadow Glen to Lexington
  - Lexington to new middle
  - Carolina Springs to Pleasant Hill
  - Pleasant Hill to new middle



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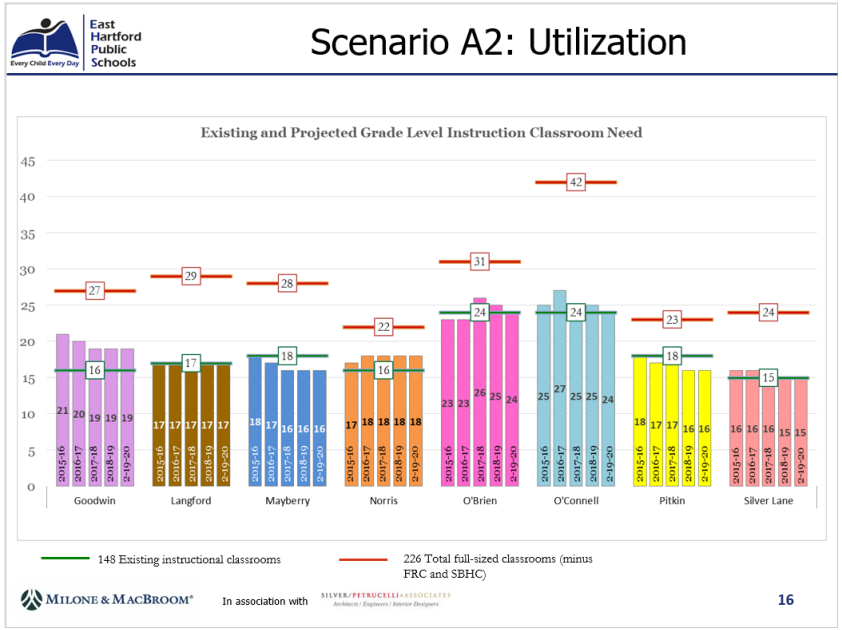
LEXINGTON SCHOOL DISTRICT ONE

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PROJECT APPROACH: Redistricting Alternatives

- Students and community
- Facility Utilization and Programming
- Staffing and Class Sizes



Milford Public Schools - Redistricting Option 4G Elementary School Enrollment Projections 2018-19								
School	K	1	2	3	4	5	K-5 Total	K-5 Full-Size Classrooms Available
Calf Pen Meadow	48	41	48	35	55	39	265	18
Classrooms Needed	3	2	3	2	3	2	15	
John F. Kennedy	53	49	54	55	32	73	316	18
Classrooms Needed	3	3	3	3	2	4	18	
Live Oaks	39	39	31	43	51	47	251	16
Classrooms Needed	2	2	2	2	3	2	13	
Mathewson	82	74	78	72	83	66	455	26
Classrooms Needed	5	4	4	3	4	3	23	
Meadowside	54	50	55	55	46	54	314	17
Classrooms Needed	3	3	3	3	2	3	17	
Orange Avenue	33	33	36	33	39	44	219	21
Classrooms Needed	2	2	2	2	2	2	12	
Orchard Hills	56	51	55	56	43	55	316	21
Classrooms Needed	3	3	3	3	2	3	17	
Pumpkin Delight	46	42	50	43	47	40	268	16
Classrooms Needed	3	3	3	2	2	2	15	
TOTAL	412	380	406	393	397	418	2,405	153
Classrooms Needed	24	22	23	20	20	21	130	

Milford Public Schools - Redistricting Option 4G Elementary School Enrollment Projections 2019-20								
School	K	1	2	3	4	5	K-5 Total	K-5 Full-Size Classrooms Available
Calf Pen Meadow	48	44	38	49	35	55	271	18
Classrooms Needed	3	3	2	3	2	3	16	
John F. Kennedy	52	53	48	53	56	35	297	18
Classrooms Needed	3	3	3	3	3	2	17	
Live Oaks	38	40	39	32	45	51	245	16
Classrooms Needed	2	2	2	2	2	3	13	
Mathewson	83	78	72	77	72	82	463	26
Classrooms Needed	5	4	4	4	3	4	24	
Meadowside	55	54	52	52	54	44	311	17
Classrooms Needed	3	3	3	3	3	2	17	
Orange Avenue	33	36	35	35	33	41	212	21
Classrooms Needed	2	2	2	2	2	2	12	
Orchard Hills	56	53	50	54	55	43	310	21
Classrooms Needed	3	3	3	3	3	2	17	
Pumpkin Delight	47	44	40	50	45	44	270	16
Classrooms Needed	3	3	2	3	2	2	15	
TOTAL	412	402	374	403	394	395	2,379	153
Classrooms Needed	24	23	21	23	20	20	131	

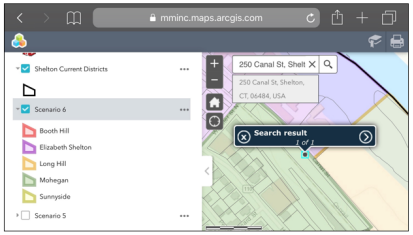
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PROJECT APPROACH: Public Outreach

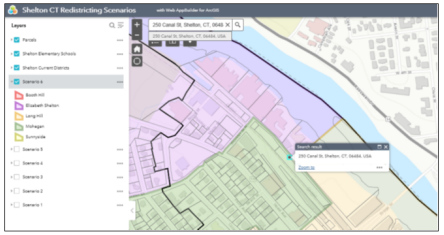
- Online Presence with ArcGIS Online Platform
- Community Workshops – Interactive and Engaging to Inform, Listen, and Build Consensus
- Meetings to Revise and Identify Preferred Alternatives
- Recommendations to Board of Trustees

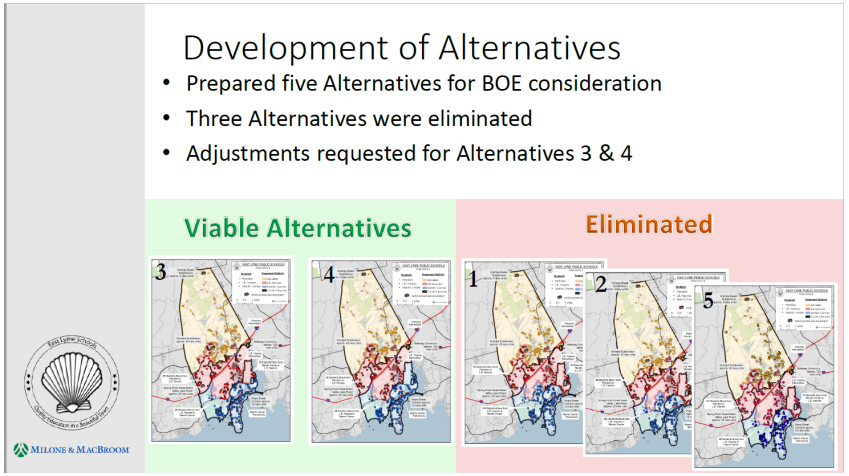
- Residents quickly accessed the map and typed in their address to see how the different scenarios could affect their households

Apple iPhone 8 Plus



Computer Desktop





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PROPOSED PROJECT SCHEDULE

Lexington-Richland School District 5 - Growth Forecasting and Redistricting Services						
Tasks	**Month 1**	**Month 2**	**Month 3**	**Month 4**	**Month 5**	**Month 6**
Task 1. Project Initiation	★					
Task 2. Growth Forecasting						
Task 3. Enrollment Projections						
Task 4. Capacity and Utilization						
Task 5. Elementary Redistricting Scenarios						★
Task 7. Public Meetings and Communication Plan				★	★	

★ **Project Kick-Off Meeting**

ArcGIS Online Viewer

★ **Community Workshop**

★ **Redistricting Recommendation**

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QUESTIONS



Thank You for Your Time

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