Lexington-Richland School District 5

Growth Forecasting and Redistricting Study

Enrollment Projections & Utilization Summary

Update on Redistricting Process

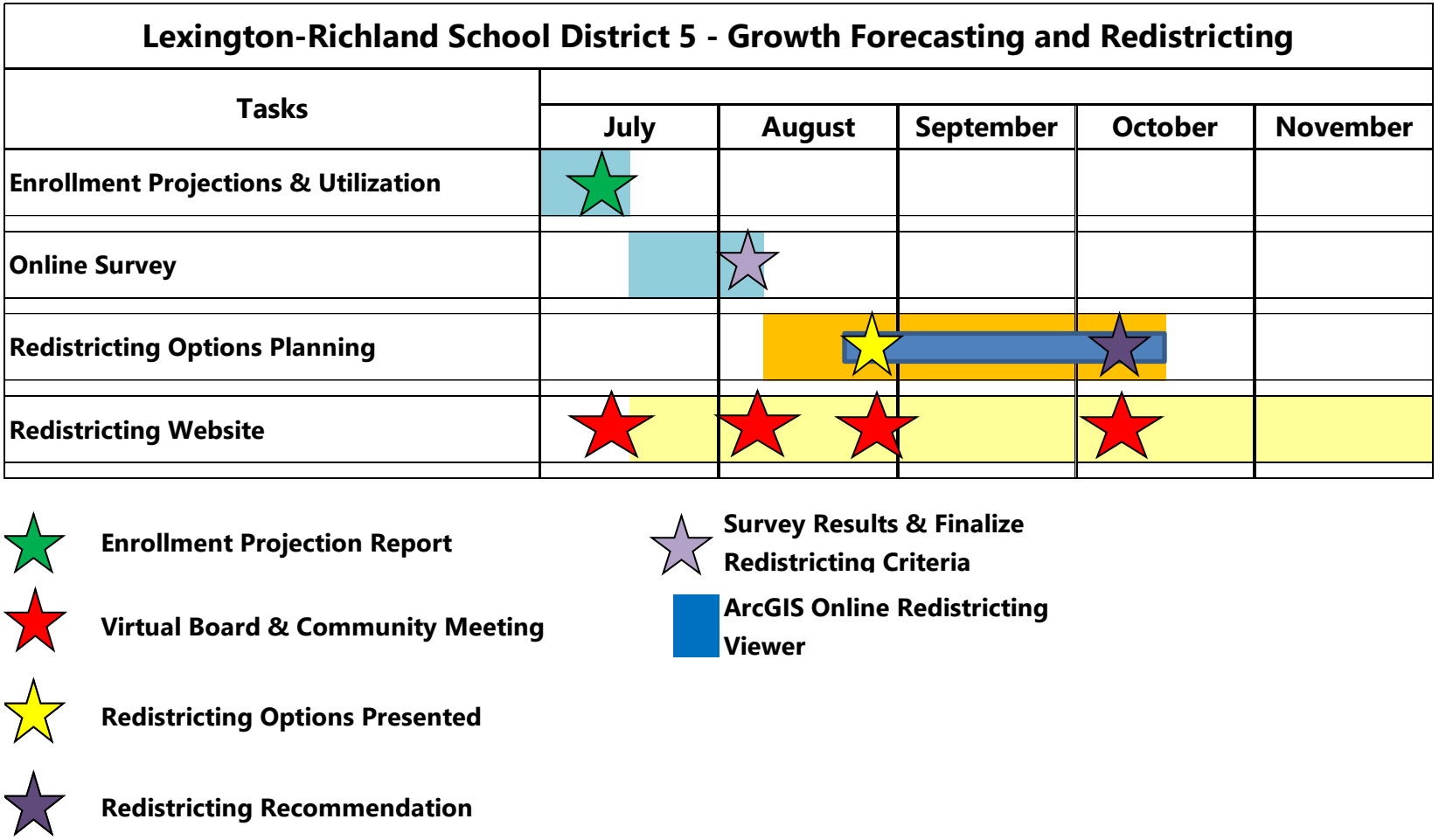
July 13, 2020

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Agenda

1. Introduction
2. Growth Forecasting and Enrollment Projections Summary
3. Virtual Outreach Process
4. Draft Redistricting Guiding Criteria
5. Next Steps

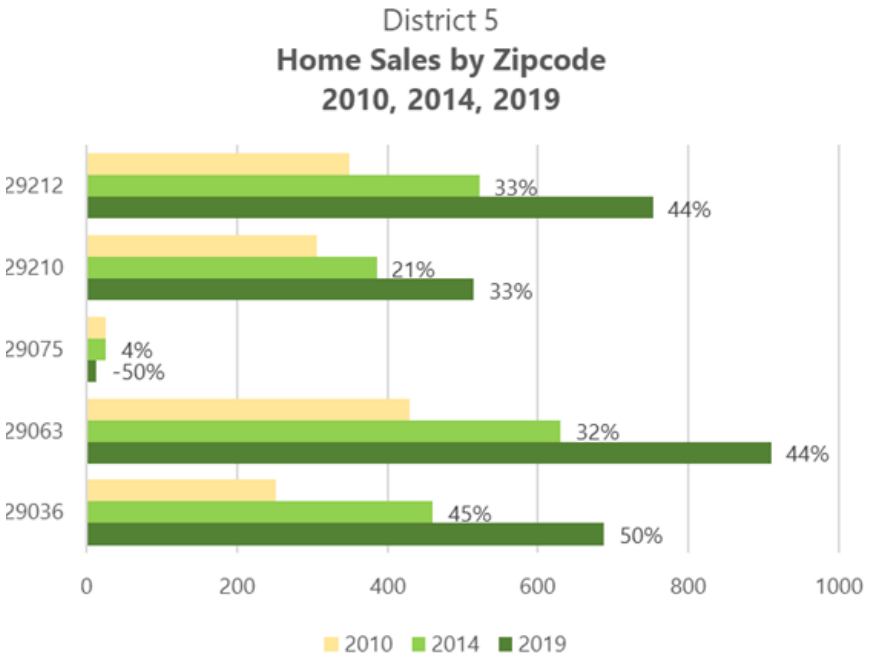
Updated Project Schedule

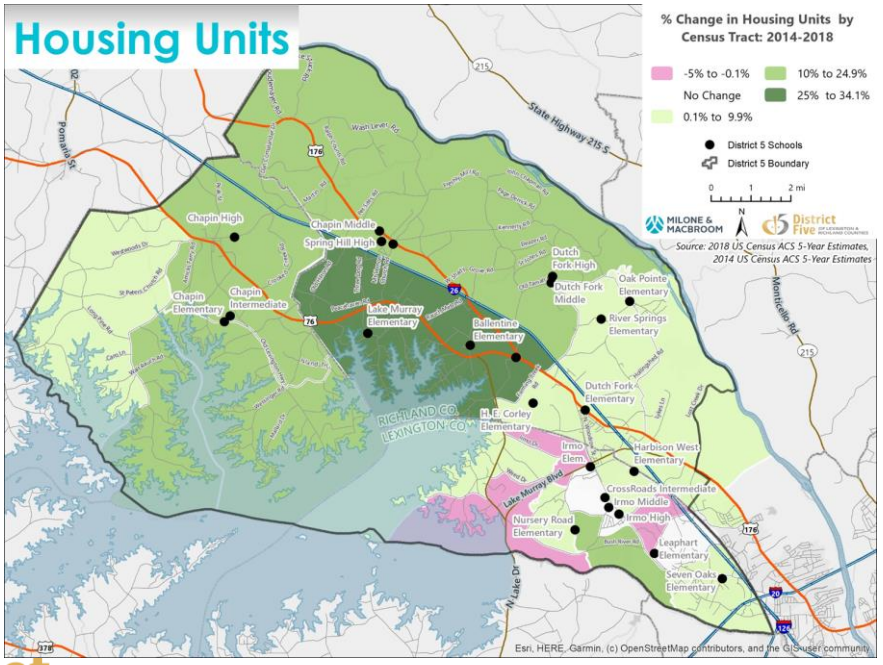


Growth Forecasting and Enrollment Projections Summary Findings

Housing

- The rate of home sales is increasing for most of the District
- Fastest home sale growth in Chapin and Lake Murray area (29036 zip code)
- Lake Murray area experiencing the highest rate of new home construction



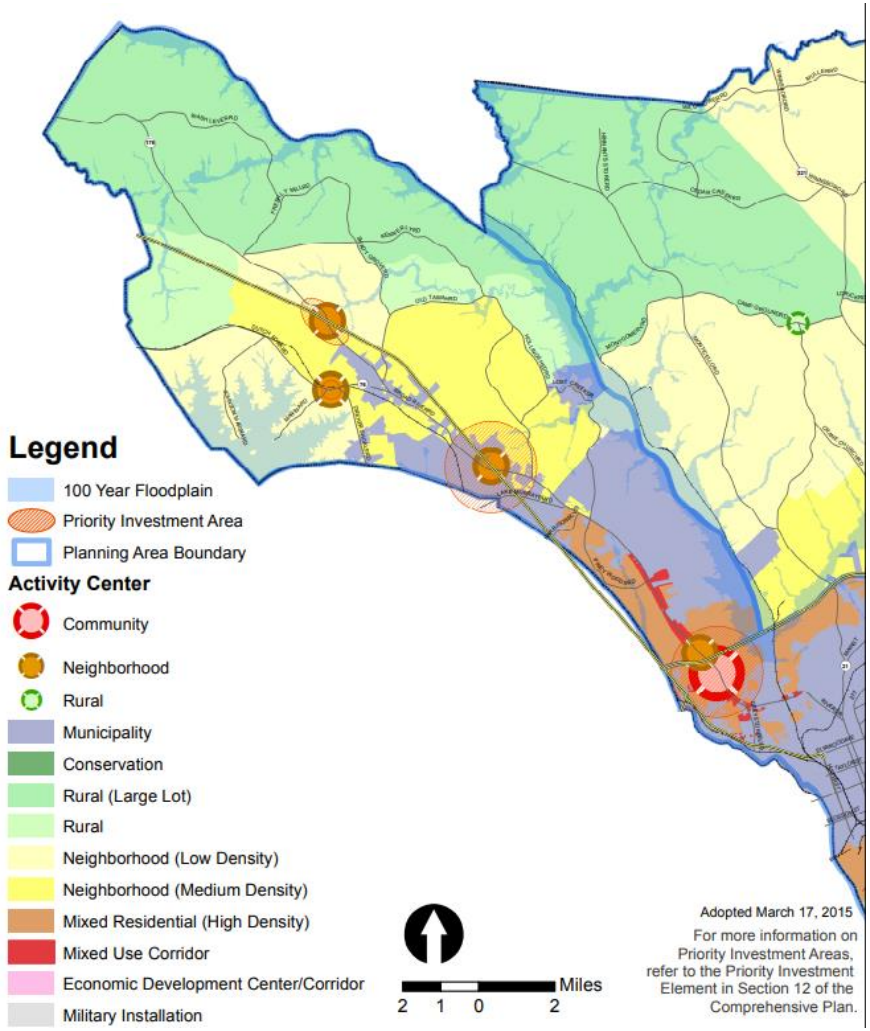


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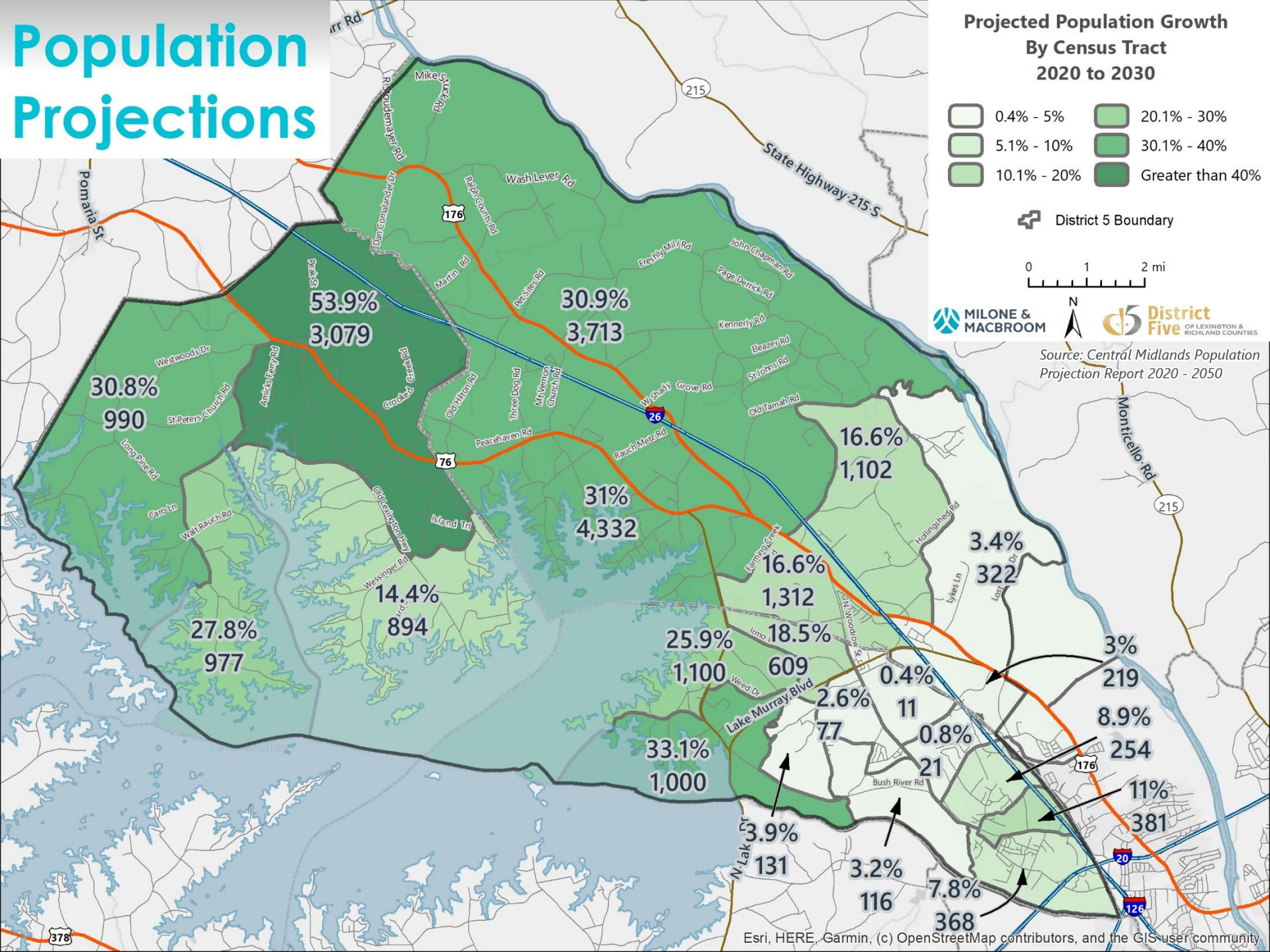
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Growth Forecasting

- Consulted with Lexington and Richland County planning departments in early 2020
- Modest population growth projected to continue over the next ten years, although at a slower pace than the previous decade
- Growth concentrated along I-26 corridor and near Lake Murray



Population Projections

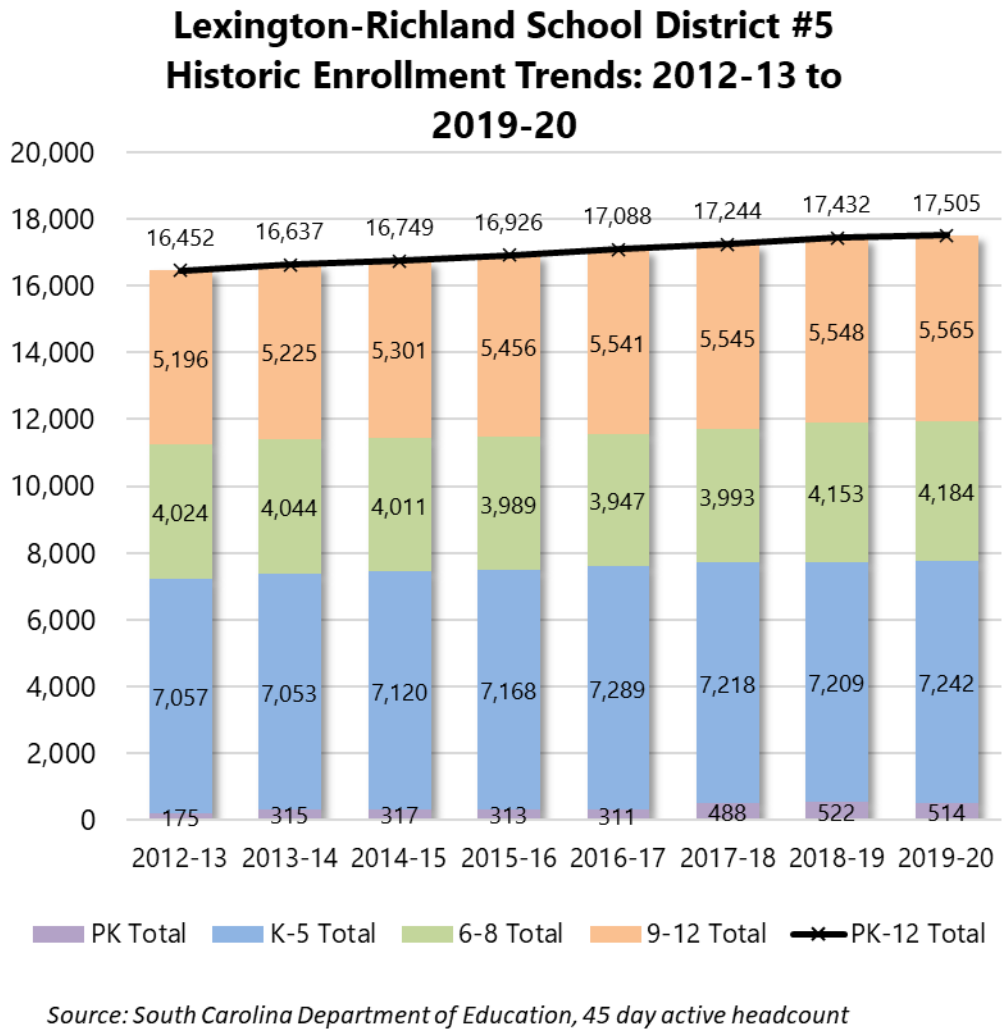


Enrollment Trends

Steady total enrollment growth of about 6% over the last eight years

- Elementary: 2.6%
- Middle and Intermediate: 4.0%
- High: 7.1%

Elementary enrollment has stabilized over the last five years

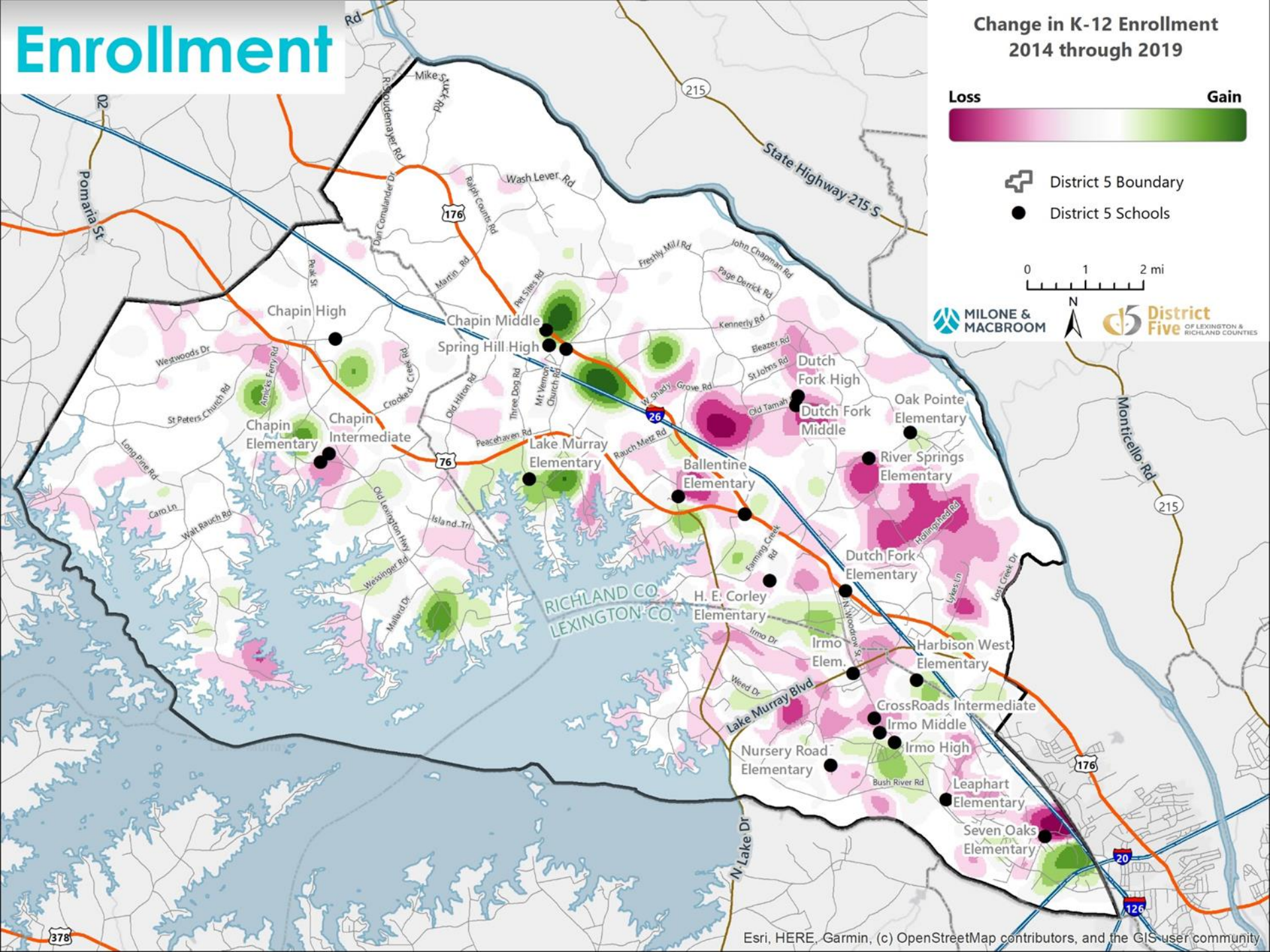


Source: South Carolina Department of Education, 45 day active headcount

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Enrollment

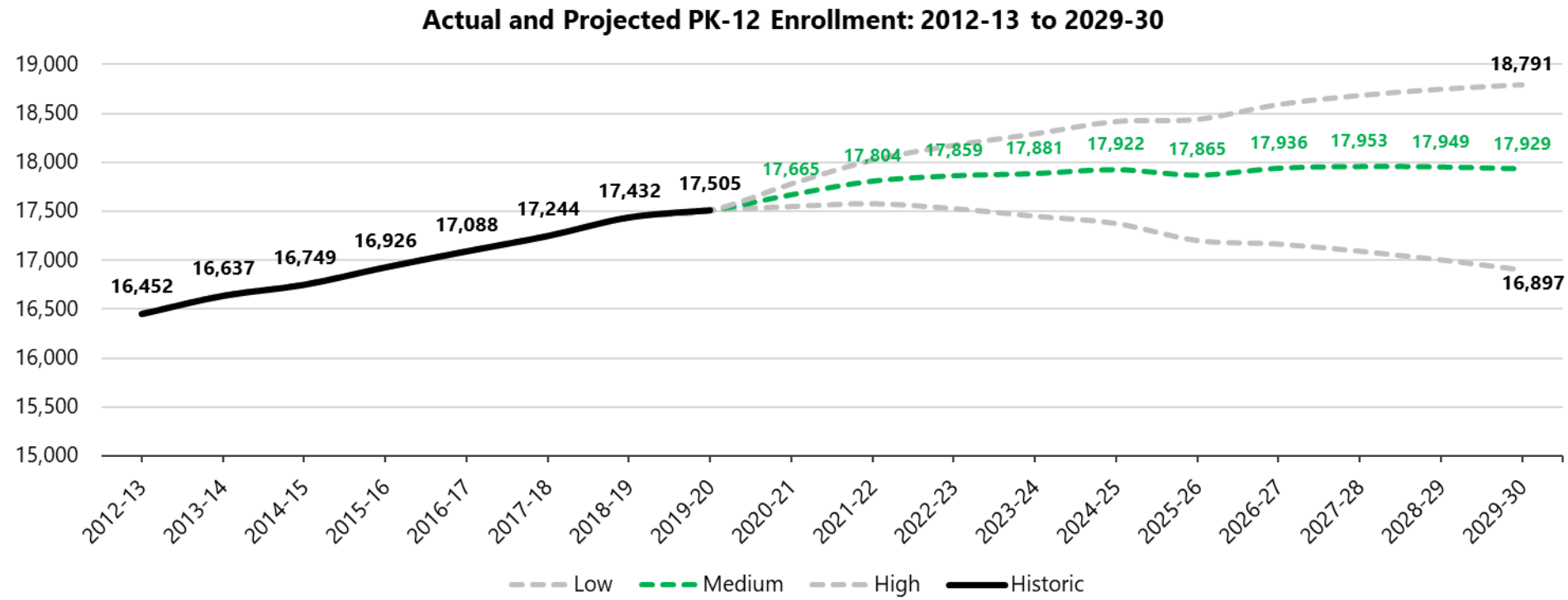

Change in K-12 Enrollment
2014 through 2019
Loss
Gain
District 5 Boundary
District 5 Schools
0
1
2 mi
N
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Chapin High
Chapin Middle
Spring Hill High
Chapin Elementary
Chapin Intermediate
Lake Murray Elementary
Ballentine Elementary
Dutch Fork High
Dutch Fork Middle
Oak Pointe Elementary
River Springs Elementary
Dutch Fork Elementary
H. E. Corley Elementary
Irmo Elem.
Harbison West Elementary
CrossRoads Intermediate
Irmo Middle
Irmo High
Nursery Road Elementary
Leaphart Elementary
Seven Oaks Elementary
RICHLAND CO.
LEXINGTON CO.
State Highway 215 S
Monticello Rd
Pomaria St
Wash Lever Rd
Martin Rd
Pet Sites Rd
Freshly Mill Rd
John Chapman Rd
Page Derrick Rd
Kennerly Rd
Bleazer Rd
St Johns Rd
W Shady Grove Rd
Old Tamah
Peachtree Rd
Rauch Metz Rd
Farming Creek Rd
Hollingshed Rd
Lake Murray Blvd
Irmo Dr
Weed Dr
Bush River Rd
N Lake Dr
Island Trl
Old Lexington Hwy
Westinger Rd
Mallard Dr
Walt Rauch Rd
Caro Ln
Long Pine Rd
St Peters Church Rd
Westwoods Dr
Amicks Ferry Rd
Crooked Creek Rd
Old Hilton Rd
Three Dog Rd
Mt Vernon Church Rd
Ralph Counts Rd
Dan Comalander Dr
R Stoudemayer Rd
Mike Stuck Rd
Peak St
Lyles Ln
Lost Creek Dr
N Woodrow St
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Enrollment Trends

What is Causing Enrollment Growth?

- New housing development
- Home sales – brings new families into the District
- Net in-migration of about 3% annually
- **Growth is concentrated in the Chapin Cluster**

Districtwide Projections (PK-12)



- **Medium model projects enrollment increasing by about 2.4% over the next five years before stabilizing at about 17,900 students**
- Low model projects a 3.5% decrease through 2029-30
- High model projects a 7.3% increase through 2029-30

Districtwide Projections (PK-12)

School Year	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12 Total	PK-5 Total	6-8 Total	9-12 Total
2019-20	1,067	1,144	1,199	1,266	1,273	1,293	1,293	1,491	1,400	1,502	1,453	1,344	1,266	514	**17,505**	**7,756**	**4,184**	**5,565**
2020-21	1,136	1,127	1,201	1,247	1,303	1,310	1,340	1,337	1,513	1,543	1,448	1,393	1,253	514	**17,665**	**7,838**	**4,190**	**5,637**
2021-22	1,093	1,200	1,183	1,249	1,283	1,341	1,357	1,386	1,357	1,667	1,487	1,389	1,298	514	**17,804**	**7,863**	**4,100**	**5,841**
2022-23	1,074	1,154	1,260	1,230	1,285	1,320	1,389	1,403	1,407	1,495	1,607	1,426	1,295	514	**17,859**	**7,837**	**4,199**	**5,823**
2023-24	1,033	1,134	1,212	1,310	1,266	1,322	1,368	1,436	1,424	1,551	1,441	1,541	1,329	514	**17,881**	**7,791**	**4,228**	**5,862**
2024-25	1,090	1,091	1,191	1,260	1,348	1,303	1,370	1,415	1,458	1,569	1,495	1,382	1,436	514	**17,922**	**7,797**	**4,243**	**5,882**
2025-26	1,086	1,151	1,146	1,239	1,297	1,387	1,350	1,417	1,436	1,607	1,513	1,434	1,288	514	**17,865**	**7,820**	**4,203**	**5,842**
2026-27	1,075	1,147	1,209	1,192	1,275	1,335	1,437	1,396	1,438	1,582	1,549	1,451	1,336	514	**17,936**	**7,747**	**4,271**	**5,918**
2027-28	1,071	1,135	1,204	1,257	1,227	1,312	1,383	1,486	1,417	1,585	1,525	1,485	1,352	514	**17,953**	**7,720**	**4,286**	**5,947**
2028-29	1,071	1,131	1,192	1,252	1,293	1,263	1,359	1,430	1,508	1,562	1,528	1,462	1,384	514	**17,949**	**7,716**	**4,297**	**5,936**
2029-30	1,078	1,131	1,188	1,240	1,288	1,330	1,308	1,405	1,451	1,662	1,506	1,465	1,363	514	**17,929**	**7,769**	**4,164**	**5,996**

- **Stable elementary enrollment** ranging from 7,700 to 7,850 students
- **Stable intermediate and middle school enrollment** ranging from 4,150 to 4,300 students
- **High school enrollment grows to about 6,000 students** by 2029-30

Elementary School Projections (PK-5)

School	Medium PK-5 Enrollment Projections, by Year											Projected Change	
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	5-Year	10-Year
Ballentine Elementary [1]	675	708	728	737	733	745	729	723	720	719	725	10.4%	7.4%
Chapin Elementary	855	908	920	942	921	926	920	913	912	922	919	8.3%	7.5%
Chapin Intermediate (5th Grade Portion only)	370	390	437	385	445	424	447	431	423	407	429	14.6%	15.9%
Dutch Fork Elementary Academy of Environmental Sciences [1]	528	528	526	524	507	490	504	498	497	497	501	-7.2%	-5.1%
H. E. Corley Leadership Magnet & Montessori Magnet	628	611	626	612	629	628	613	609	605	606	610	0.0%	-2.9%
Harbison West Elementary (including Escolares Academy)	616	612	600	612	594	612	607	603	603	602	605	-0.6%	-1.8%
Irmo Elementary	579	602	615	648	663	667	664	657	656	655	660	15.2%	14.0%
Lake Murray Elementary [1]	924	922	895	899	885	885	876	874	873	878	875	-4.2%	-5.3%
Leaphart Elementary STEAM Magnet	480	496	515	510	505	510	518	514	514	513	517	6.3%	7.7%
Nursery Road Elementary	460	484	480	486	469	468	484	478	476	476	479	1.7%	4.1%
Oak Pointe Elementary	579	538	504	481	465	478	478	476	474	474	477	-17.4%	-17.6%
River Springs Elementary [1]	517	516	514	513	501	499	504	500	496	497	499	-3.5%	-3.5%
Seven Oaks Elementary Media Magnet	545	523	503	488	474	465	476	471	471	470	473	-14.7%	-13.2%
Total	**7,756**	**7,838**	**7,863**	**7,837**	**7,791**	**7,797**	**7,820**	**7,747**	**7,720**	**7,716**	**7,769**	**0.5%**	**0.2%**

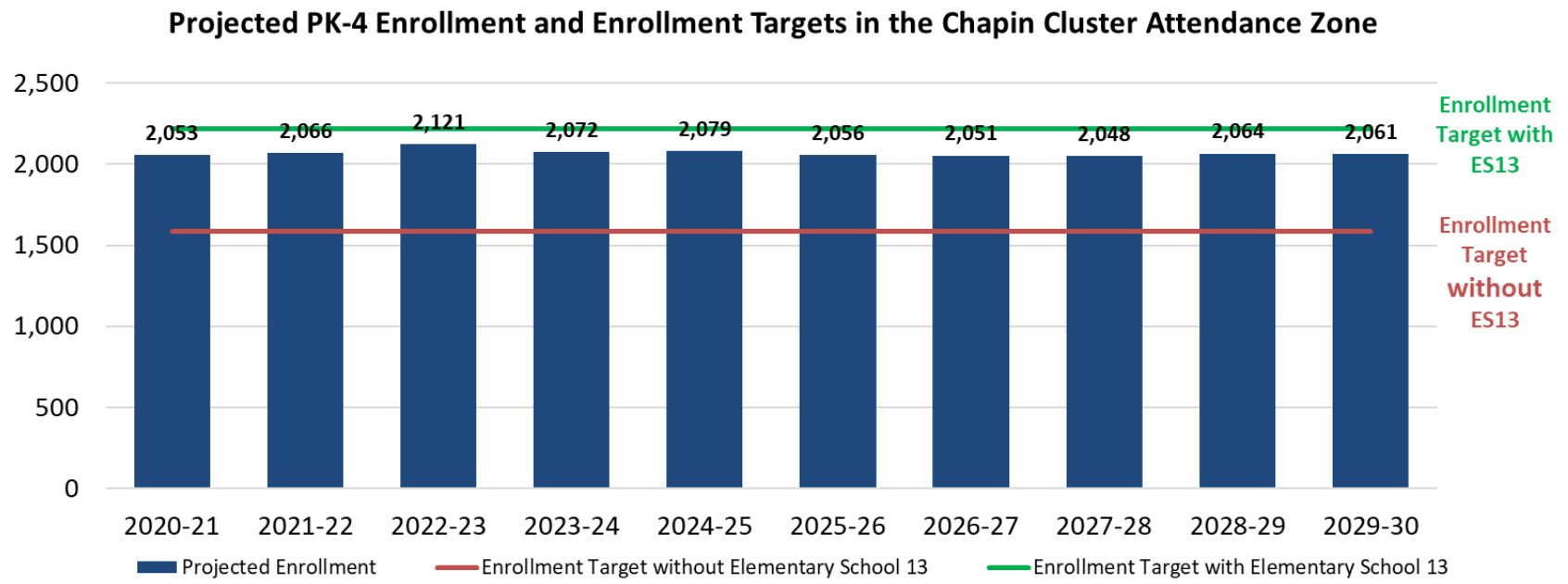
1. Assumes continuation of enrollment freeze at LMES and CES - students sent to RSES, DFES, and BES

Assumes stable Pre-K enrollment at 514 students

Source: MMI Medium Projections

- **Continuation of enrollment freeze curtails projected growth at LMES.**
- Fastest growth at CIS (15.9%), IES (14.0%), LES (7.7%), and CES (7.5%).
- Greatest decrease at OPES (-17.6%) and SOES (-13.2%).

ES #13 "Chapin Cluster" Projections



Source: Lexington-Richland School District #5 Enrollment Database, MMI Medium Projections. Assumes 630 seat enrollment target at ES 13
Based on students' attendance zone of residence. Assumes current PK enrollment at CES held constant over the next ten years

- Looking at the number of PK-4 students who reside in the Chapin Cluster attendance zones, regardless of the school they attend, is a better indicator of growth.
  - Projected to stabilize at around 2,100 students over the next ten years.
  - Seat deficit of about 500 students annually without Elementary School #13
- **Elementary School #13 is well positioned to alleviate enrollment pressures within the Chapin Cluster.**

Middle & Intermediate School Projections

School	Medium Enrollment Projections, by Year											Projected Change	
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	5-Year	10-Year
Chapin Intermediate (6th Grade Portion only)	425	421	441	492	443	499	483	507	488	480	461	▲ 17.4%	▲ 8.5%
Chapin Middle	1,010	980	915	927	1,003	1,007	1,013	1,058	1,064	1,070	1,042	▬ -0.3%	▲ 3.2%
CrossRoads Intermediate	723	786	781	760	789	736	734	789	759	745	718	▬ 1.8%	▬ -0.7%
Dutch Fork Middle	1,011	980	972	1,004	988	993	978	942	977	993	964	▬ -1.8%	▼ -4.6%
Irmo Middle International Academic Magnet - iAM	1,015	1,023	991	1,016	1,005	1,008	995	975	998	1,009	979	▬ -0.7%	▼ -3.5%
Total	**4,554**	**4,580**	**4,537**	**4,584**	**4,673**	**4,667**	**4,650**	**4,702**	**4,709**	**4,704**	**4,593**	▬ **2.5%**	▬ **0.9%**

Source: MMI Medium Projections

- Fastest growth at CIS (8.5%) and CMS (3.2%).
- Stable enrollment at CRIS (-0.7%)
- Small declines at IMS (-3.5%) and DFMS (-4.6%).

High School Projections

School	Medium Enrollment Projections, by Year											Projected Change	
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	5-Year	10-Year
Chapin High	1,487	1,575	1,645	1,642	1,670	1,656	1,673	1,686	1,758	1,794	1,809	▲ 11.4%	▲ 21.7%
Dutch Fork High (including STEM program)	1,692	1,625	1,624	1,555	1,528	1,531	1,516	1,543	1,516	1,491	1,509	▼ -9.5%	▼ -10.8%
Irmo High International School of the Arts (includes IB)	1,261	1,318	1,432	1,489	1,526	1,552	1,519	1,541	1,521	1,501	1,515	▲ 23.1%	▲ 20.1%
Spring Hill High Career Pathways Magnet	1,125	1,119	1,140	1,137	1,138	1,143	1,134	1,148	1,152	1,150	1,163	▬ 1.6%	▲ 3.4%
Total	**5,565**	**5,637**	**5,841**	**5,823**	**5,862**	**5,882**	**5,842**	**5,918**	**5,947**	**5,936**	**5,996**	▲ **5.7%**	▲ **7.7%**

Source: MMI Medium Projections

- Fastest growth projected at CHS (21.7%)
- IHS also projected to see significant growth of 20.1% - includes buildout of Dual Enrollment program at about 90 students.
- Modest growth at SHHS (3.4% growth)
- DFHS projected to decrease by 10.8% as smaller elementary classes matriculate up into the high school

Enrollment Targets and Utilization

Utilization Methodology

- Enrollment Targets were established from building capacities[1] provided by the District
- **Enrollment Targets for all schools currently being updated through an internal capacity study by the District**
  - **Will better reflect current educational use of the buildings**
- For elementary schools that group by geography, recommend using an 85%-90% "efficiency factor"
  - Leaves space for enrollment bubbles
  - 90% efficiency factor used for this study due to magnet programs

Elementary School Enrollment Targets

School	Capacity [1]	Enrollment Target (90% efficiency factor)
Ballentine Elementary	819	737
Chapin Elementary	916	824
Dutch Fork Elementary Academy of Environmental Sciences	657	591
H. E. Corley Leadership Magnet & Montessori Magnet	733	660
Harbison West Elementary (including Escolares Academy)	710	639
Irmo Elementary	640	576
Lake Murray Elementary	849	764
Leaphart Elementary STEAM Magnet	814	733
Nursery Road Elementary	777	699
Oak Pointe Elementary	756	680
River Springs Elementary	925	833
Seven Oaks Elementary Media Magnet	640	576
Elementary School 13	700	630
Total With Elementary 13	**9,936**	**8,942**
Total Without Elementary 13	**9,236**	**8,312**

Source: District Records. Created by Southern Management Group[1]
Enrollment Target created by MMI based on 90% efficiency factor

Utilization Methodology

- Intermediate, middle, and high schools typically achieve between 75% to 85% utilization
  - Scheduling factors result in lower classroom usage throughout the day compared to elementary schools
  - District has some additional space at the High School level due to Center for Advanced Technical Studies (CATS)
    - These students are counted in the enrollment of the other four high school buildings even though they spend a portion of their day at CATS

Intermediate and Middle School Enrollment Targets

School	Enrollment Target
Chapin Intermediate	1,018
Chapin Middle	1,200
CrossRoads Intermediate	1,098
Dutch Fork Middle	1,149
Irmo Middle International Academic Magnet - iAM	1,181
Middle School Total	**5,646**

Source: District Records. Created by Southern Management Group

High School Enrollment Targets

School	Enrollment Target
Chapin High	1,700
Dutch Fork High (including STEM program)	2,207
Irmo High International School of the Arts (includes IB)	2,141
Spring Hill High Career Pathways Magnet	1,700
High School Total	**7,748**

Source: District Records. Created by Southern Management Group

Elementary School Utilization (PK-5)

Enrollment Targets and Projected Utilization

School	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Ballentine Elementary [1]	92%	96%	99%	100%	99%	101%	99%	98%	98%	98%	98%
Chapin Elementary	104%	110%	112%	114%	112%	112%	112%	111%	111%	112%	112%
Chapin Intermediate	Included in Intermediate/Middle School Analysis										
Dutch Fork Elementary Academy of Environmental Sciences [1]	89%	89%	89%	89%	86%	83%	85%	84%	84%	84%	85%
H. E. Corley Leadership Magnet & Montessori Magnet	95%	93%	95%	93%	95%	95%	93%	92%	92%	92%	92%
Harbison West Elementary (including Escolares Academy)	96%	96%	94%	96%	93%	96%	95%	94%	94%	94%	95%
Irmo Elementary	101%	105%	107%	113%	115%	116%	115%	114%	114%	114%	115%
Lake Murray Elementary [1]	121%	121%	117%	118%	116%	116%	115%	114%	114%	115%	115%
Leaphart Elementary STEAM Magnet	65%	68%	70%	70%	69%	70%	71%	70%	70%	70%	71%
Nursery Road Elementary	66%	69%	69%	70%	67%	67%	69%	68%	68%	68%	69%
Oak Pointe Elementary	85%	79%	74%	71%	68%	70%	70%	70%	70%	70%	70%
River Springs Elementary [1]	62%	62%	62%	62%	60%	60%	61%	60%	60%	60%	60%
Seven Oaks Elementary Media Magnet	95%	91%	87%	85%	82%	81%	83%	82%	82%	82%	82%
Elementary Enrollment Target [2]	**8,312**	**8,312**	**8,942**	**8,942**	**8,942**	**8,942**	**8,942**	**8,942**	**8,942**	**8,942**	**8,942**
Elementary Utilization	**93%**	**94%**	**88%**	**88%**	**87%**	**87%**	**87%**	**87%**	**86%**	**86%**	**87%**

Source: MMI Medium Projections

1. Accounts for enrollment freeze at LMES and CES

2. Adds 630 seats to the Districtwide Enrollment Target beginning in 2021-22 when Elementary School 13 opens

Optimal | Near Target | Over Target

- Districtwide elementary utilization projected to stabilize at about 87% of enrollment target – provides flexibility for future programming and room to accommodate growth
  - 630 seats added to districtwide Enrollment Target in 2021-22 when Elementary School 13 opens
- Even with enrollment freeze, LMES, CES are projected to exceed enrollment targets
- IES also projected to exceed enrollment target

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Middle & Intermediate Utilization

School	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Enrollment Target
Chapin Intermediate	78%	80%	86%	86%	87%	91%	91%	92%	89%	87%	87%	1,018
Chapin Middle	84%	82%	76%	77%	84%	84%	84%	88%	89%	89%	87%	1,200
CrossRoads Intermediate	66%	72%	71%	69%	72%	67%	67%	72%	69%	68%	65%	1,098
Dutch Fork Middle	88%	85%	85%	87%	86%	86%	85%	82%	85%	86%	84%	1,149
Irmo Middle International Academic Magnet - iAM	86%	87%	84%	86%	85%	85%	84%	83%	85%	85%	83%	1,181
Middle School Total	**81%**	**81%**	**80%**	**81%**	**83%**	**83%**	**82%**	**83%**	**83%**	**83%**	**81%**	**5,646**

- **Overall, Intermediate and Middle Schools are well utilized with nearly all schools within 75% to 85% of enrollment targets**
- Overall, intermediate and middle schools projected to remain between 81% and 83% of enrollment over the next decade
- All schools except CRIS are projected to hit or exceed 85% utilization at some point over the next decade
  - However, most are within a few percentage points of optimal range
  - CIS the only school projected to exceed 90% of enrollment target

High School Utilization

School	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Enrollment Target
Chapin High	87%	93%	97%	97%	98%	97%	98%	99%	103%	106%	106%	1,700
Dutch Fork High (including STEM program)	77%	74%	74%	70%	69%	69%	69%	70%	69%	68%	68%	2,207
Irmo High International School of the Arts (includes IB)	59%	62%	67%	70%	71%	72%	71%	72%	71%	70%	71%	2,141
Spring Hill High Career Pathways Magnet	66%	66%	67%	67%	67%	67%	67%	68%	68%	68%	68%	1,700
High School Total	**72%**	**73%**	**75%**	**75%**	**76%**	**76%**	**75%**	**76%**	**77%**	**77%**	**77%**	**7,748**

- **Optimal utilization range is 75% to 85% of enrollment target**
- Overall high school utilization expected to grow to 77% of enrollment target by 2029-30
- CHS expected to exceed 90% of enrollment target over each of the next ten years
  - Will exceed 100% of enrollment target over the final three years of the projections
- Strategies to alleviate overcrowding at CHS will be explored during the Redistricting Options planning

Takeaways

- Stable enrollments at the elementary school level over the next ten years.
  - Some individual schools are expected to experience modest growth while others will see modest declines.
  - Enrollment targets are exceeded or approached at LMES, CES, IES, and BES. Underscores the need to look at redistricting districtwide.
- Stable enrollment at the intermediate & middle school level over the next ten years.
  - Buildings will be efficiently used over the next ten years
- Moderate growth at the high school level projected over the next ten years
  - Fastest growth at CHS – projected to exceed optimal utilization range for each of the next ten years

Virtual Outreach Process

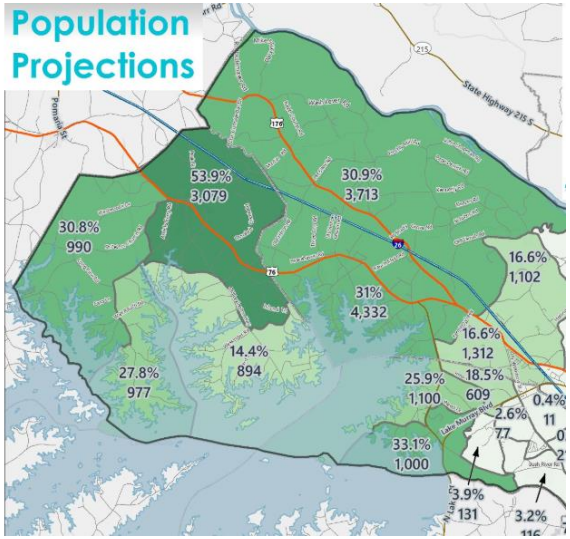
Virtual Outreach Process

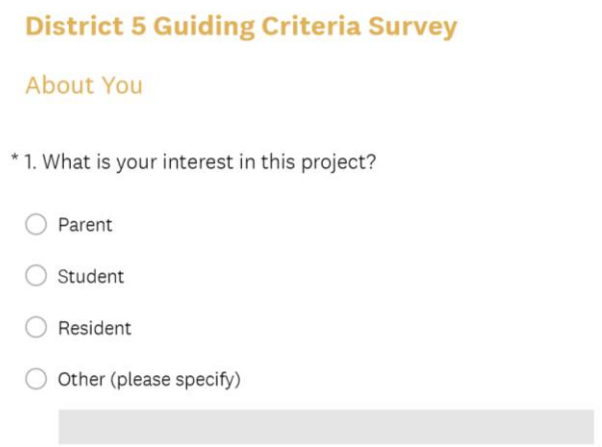
Online Community Survey 1

- ESRI Story Map will be the "webpage" for redistricting plan, process and schedule
- Online survey to inform Redistricting Guiding Criteria

Enrollment Projections

Over the next ten years, elementary, intermediate, and middle school enrollments are projected to stay stable, while high school enrollment is projected to grow. However, these trends to not apply evenly across all attendance zones. The map on the right shows population projections developed by the Central Midlands Council of Governments. Neighborhoods near Lake Murray are projected to experience the fastest





District 5 Guiding Criteria Survey

About You

* 1. What is your interest in this project?

- Parent
- Student
- Resident
- Other (please specify)

MILONE & MACBROOM

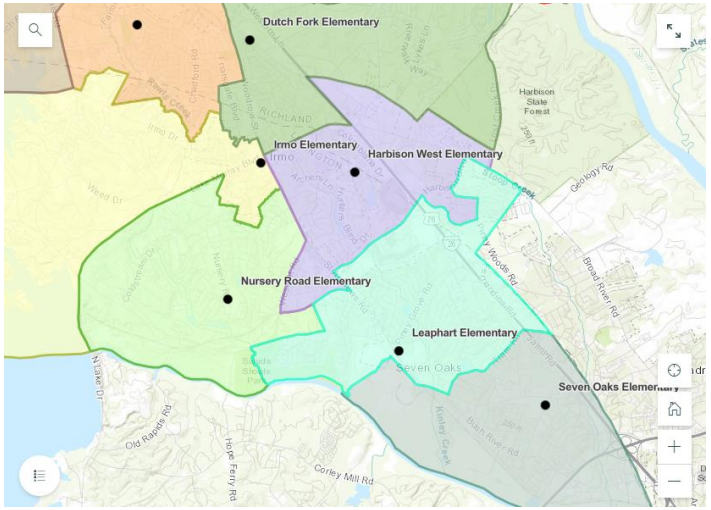
District Five OF LEXINGTON & RICHLAND COUNTIES

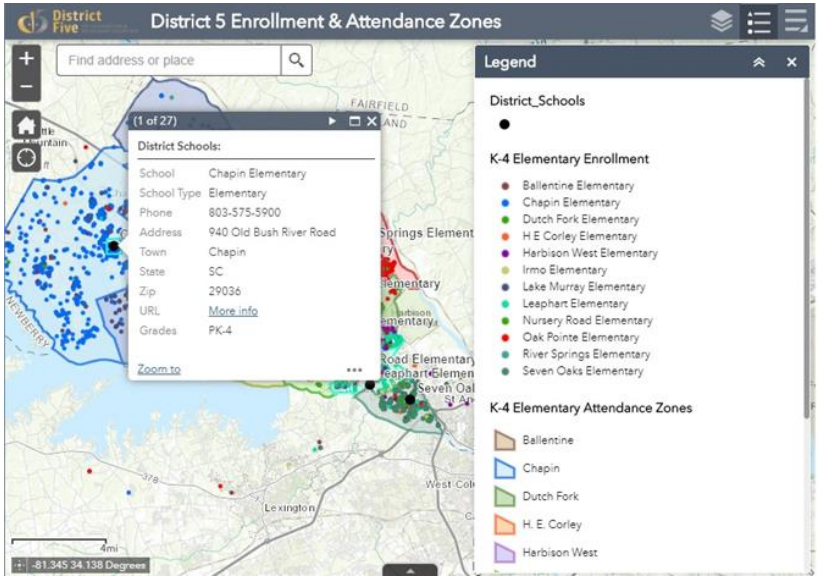
Virtual Outreach Process

Online Community Survey 2

- ArcGIS online platform for community to find the address, explore options and understand impacts (if any) to their family and neighborhood

- Dedicated email redistricting@lexrich5.org for questions on the redistricting plan





Draft Guiding Criteria

Draft Guiding Criteria

What are Guiding Criteria?

- Guiding criteria reflect the priorities of the redistricting process
- Guiding criteria are used as the basis for developing redistricting options and are used to evaluate each option relative to the goals
- At a minimum, redistricting option should align with projected enrollments and enrollment targets over the next ten years

Draft Guiding Criteria

Primary Criteria

- Address overcrowding in the Chapin Cluster and provide ample capacity to support long-term enrollment growth in this area
- Develop an attendance zone for Elementary School 13
- Balance enrollments across all school buildings to ensure efficient and equitable use

These criteria represent the primary purpose of the redistricting process. These three criteria should be met for all redistricting options.

Draft Guiding Criteria

Secondary Criteria

- Maintain geographic proximity and align with neighborhood boundaries
- Maintain existing cluster model and feeder pattern
- Minimize disruption to students and families

These criteria represent the secondary considerations for the redistricting process.

Redistricting options should strive to align with these criteria to the greatest extent possible and will help the Board of Trustees to select a preferred option for adoption.

Draft Guiding Criteria

Online Community Survey

- Will help the Board of Trustees understand community viewpoints and finalize Draft Criteria.

Next Steps