

YORK SCHOOL DISTRICT

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Preparing for Growth

March 2022

Facility & Enrollment Study

- July 2020: District contracted with Cumming to conduct a comprehensive Facility & Enrollment Study
- Study consisted of the following components:
 - Calculation of anticipated enrollment projections
 - Determination of the educational capacity of each school
 - Assessment of facility needs over the next 10 years
 - Interview with each principal and building walk through to review physical site conditions

Facility & Enrollment Study

October 2020: Dale Holden, Demographer, presented Enrollment Study results to School Board.

- Identified Program Capacity of each school
- Projected enrollment for next ten (10) years based on Census data, permit activity, and approved developments, to date

Facility & Enrollment Study

ELEMENTARY SCHOOLS	PROGRAM CAPACITIES	CURRENT ENROLLMENTS*	AVAILABLE CAPACITIES
COTTON BELT - GRADES PK-4	481	435	46
HAROLD C. JOHNSON - GRADES PK-4	486	486	0
HICKORY GROVE-SHARON - GRADES PK-6	486	408	78
HUNTER STREET - GRADES PK-4	525	494	31
JEFFERSON - GRADES PK-4	498	429	69
TOTALS - GRADES PK-5	2,476	2,252	224

INTERMEDIATE & MIDDLE SCHOOLS	PROGRAM CAPACITIES	CURRENT ENROLLMENTS*	AVAILABLE CAPACITIES
YORK INTERMEDIATE - GRADES 5-6	925	679	246
YORK MIDDLE - GRADES 6-8	876	803	73
TOTALS - GRADES 5-8	1,801	1,482	319

HIGH SCHOOLS	PROGRAM CAPACITIES	CURRENT ENROLLMENTS*	AVAILABLE CAPACITIES
YORK COMPREHENSIVE HIGH - GRADES 9-12 FLOYD D. JOHNSON TECHNOLOGY CENTER	1,760	1,469	291
TOTALS - GRADES 9-12	1,760	1,469	291

GRAND TOTAL - GRADES PK-12	6,037	5,203	834
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*DAY 135 - MARCH 24, 2020



ENROLLMENTS AND PROGRAM CAPACITIES BY SCHOOL

ELEMENTARY SCHOOLS GRADES PK-6	PROGRAM CAPACITY	2019-20 CURRENT ENROLL*	2024-25 PROJ ENROLL*	2029-30 PROJ ENROLL*
COTTON BELT ELEM PK-4	481	435	480	521
HAROLD C. JOHNSON ELEM PK-4	486	486	537	582
HICKORY GROVE-SHARON ELEM PK-6	486	408	439	481
HUNTER STREET ELEM PK-4	525	494	625	683
JEFFERSON ELEM PK-4	498	429	462	511
TOTALS	2,476	2,252	2,543	2,778

*INCLUDES PRE-K ENROLLMENT

INTERMEDIATE & MIDDLE SCHOOLS GRADES 5-6 & 7-8	PROGRAM CAPACITY	2019-20 CURRENT ENROLL	2024-25 PROJ ENROLL	2029-30 PROJ ENROLL
YORK INTERMEDIATE 5-6	925	679	751	806
YORK MIDDLE 7-8	876	803	851	937
TOTALS	1,801	1,482	1,602	1,743

HIGH SCHOOL GRADES 9-12	PROGRAM CAPACITY	2019-20 CURRENT ENROLL	2024-25 PROJ ENROLL	2029-30 PROJ ENROLL
YORK COMPREHENSIVE HIGH 9-12 & FLOYD D. JOHNSON TECHNOLOGY CENTER	1,760	1,469	1,648	1,822
TOTALS	1,760	1,469	1,648	1,822

Facility & Enrollment Study

Facility & Enrollment Study

January 2021: Jim Britton, with Cumming, presented Facility Assessment results to School Board.

- Identified facility needs of each district location
(i.e. HVAC, roof, flooring, etc.)
- \$37.6 million

Facility & Enrollment Study

CBES
\$1,769,442



COTTON BELT ELEMENTARY

1176 BLACK HIGHWAY

Building Size: 91,539 Square Feet

Grade Level: PK-4

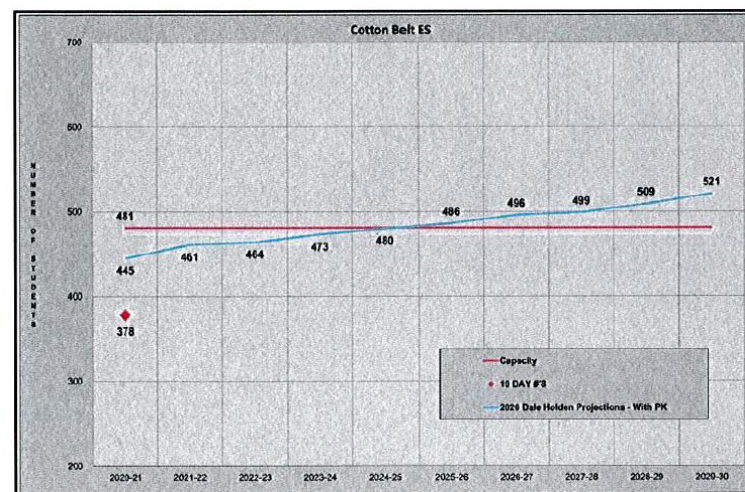
Year Built: 1998

Site Size: 30.6 Acres

Principal: Ms. Jennifer Bolin

SUMMARY

Cotton Belt Elementary School was opened in 1998 and its current educational student capacity is 481 students. As was common at the time, the facility was constructed with a Pre-Engineered structure, standing seam roof, and masonry exterior walls. The facility has a mix of HVAC systems, consisting of split-units and thru wall unit systems. The facility received all new flooring in 2018 (except gym) and the HVAC systems for the gym and cafe were replaced in 2019. Overall, the facility is in very good condition both structurally and aesthetically, however, over the next ten years, you should expect to address HVAC needs.



Current Capacity: 481 Students

10 Day Enrollment: 378 Students
79%

Projected Enrollment: 521 Students
108%

Square Feet per Student: 190.3 sf

Facility & Enrollment Study

HCJES
\$2,346,322



HAROLD C. JOHNSON ELEMENTARY

400 EAST JEFFERSON STREET

Building Size: 124,364 Square Feet

Grade Level: PK-4

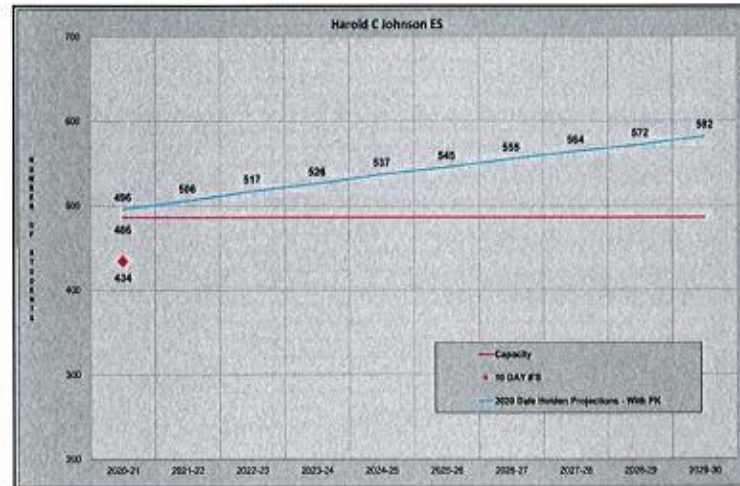
Year Built: 1950 / 2011

Site Size: 20.6 Acres

Principal: Ms. Crystal Sandifer

SUMMARY

Harold C Johnson Elementary School was originally built in 1950 and has since received four (4) additions, most recently in 2011 when the school was closed for one year to add the B wing addition as well as conduct the extensive renovations. This facility is a great example of how an older building can be renovated and revitalized into a modern learning environment! The current educational capacity is 486 students. Part of this campus includes a +/-31,000 square foot "annex" that is currently being used for District storage and should the occupancy change, a major interior renovation will be required. Over the next ten years, the major facility needs include roofing and interior finishes.



Current Capacity: 486 Students

10 Day Enrollment: 434 Students
89%

Projected Enrollment: 582 Students
119.8%

Square Feet per Student: 321.1 sf

Facility & Enrollment Study

HSES
\$2,445,854



HUNTER STREET ELEMENTARY

1100 HUNTER STREET

Building Size: 90,404 Square Feet

Grade Level: PK-4

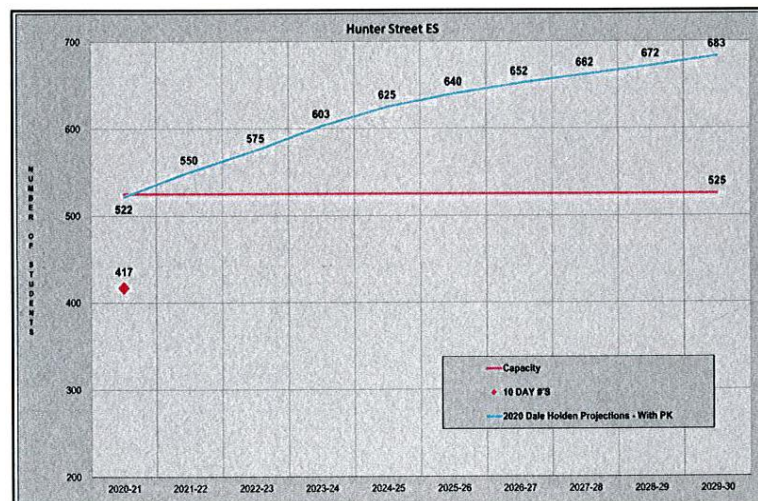
Year Built: 1990

Site Size: 73.8 Acres

Principal: Ms. Jane Wallace

SUMMARY

Hunter Street Elementary School was built in 1990 and is a prototype of Hickory Grove Elementary School; however it is approximately 15,000 square feet larger. The current educational capacity of the facility is 525 students. Part of the original roof was replaced in 1996 due to construction defects and this year, B-Wing and about 1/2 of A-Wing had its roof replaced. Additionally, the majority of the HVAC system was replaced in 2016 leaving just C-Wing to address. Over the next ten years, interior finishes, C-wing HVAC, and roofing at the building core are the major needs for the campus.



Current Capacity: 525 Students

10 Day Enrollment: 417 Students
79%

Projected Enrollment: 683 Students
104%

Square Feet per Student: 130.1 sf

Facility & Enrollment Study

HGSES
\$1,537,394



HICKORY GROVE-SHARON ELEMENTARY

4901 HICKORY GROVE ROAD

Building Size: 76,129 Square Feet

Grade Level: PK-6

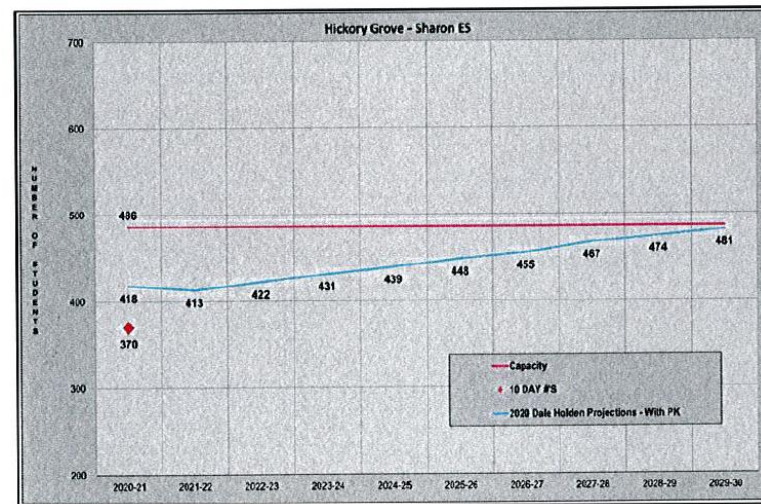
Year Built: 1988

Site Size: 60.0 Acres

Principal: Ms. Rebecca Dover

SUMMARY

Built in 1988, Hickory Grove/ Sharon Elementary School is just over 76,000 square feet and has an educational capacity of 486 students. In recent years, the HVAC, fire alarm, and Intercom systems were replaced and a new roof was installed. The majority of the needs over the next ten years involve interior finishes (carpet, LVT / VCT).



Current Capacity: 486 Students

10 Day Enrollment: 370 Students
76%

Projected Enrollment: 481 Students
99.0%

Square Feet per Student: 156.6 sf

Facility & Enrollment Study

JES
\$2,457,709



JEFFERSON ELEMENTARY

1543 CHESTER HIGHWAY

Building Size: 91,539 Square Feet

Grade Level: PK-4

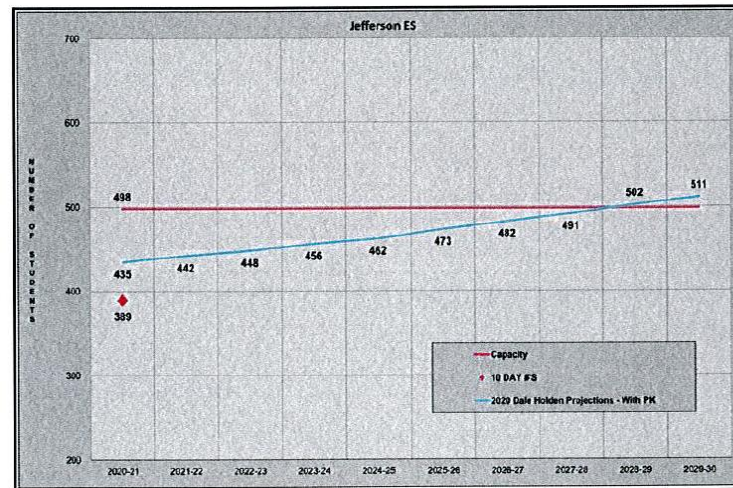
Year Built: 1998

Site Size: 32.9 Acres

Principal: Ms. Mattie Hughes

SUMMARY

Jefferson Elementary School is the sister school of Cotton Belt Elementary school and was built in 1998. The facility was constructed using a pre-engineered structure, standing seam roof, and masonry veneer, which was a very common construction method in the 1990's. The facility is 91,539 square feet and has a current educational capacity of 498 students. The immediate needs for this facility involve interior finishes and HVAC system but there is some structural issues at the end of B and C Wings that need to be investigated. Additionally, the Kynar finish on the metal roof is starting to fail and should be addressed (potentially a warranty item).



Current Capacity: 498 Students

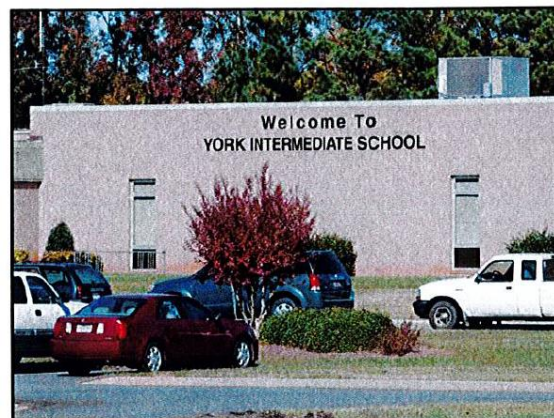
10 Day Enrollment: 389 Students
78%

Projected Enrollment: 511 Students
102.6%

Square Feet per Student: 183.8 sf

Facility & Enrollment Study

YIS
\$3,031,431



YORK INTERMEDIATE

1280 JOHNSON ROAD

Building Size: 119,536 Square Feet

Grade Level: 5 - 6

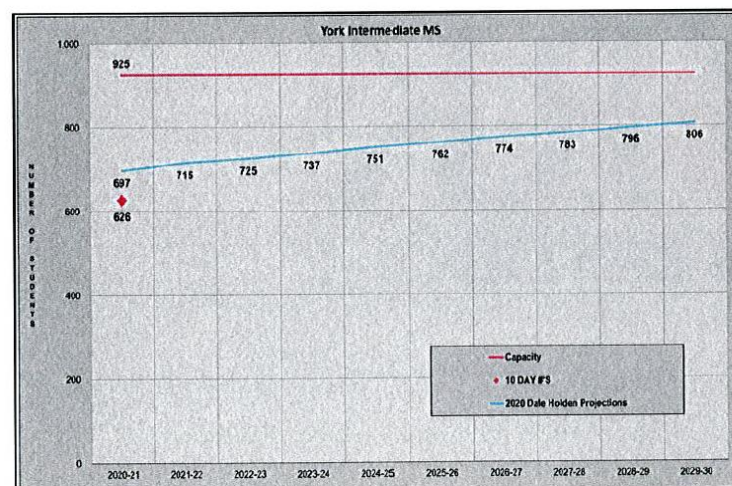
Year Built: 1988

Site Size: 49.2 Acres

Principal: Mr. Keith McSwain

SUMMARY

York Intermediate School was build as a junior high school in 1988 but now serves as a 5th and 6th grade facility. Since 1988, the campus has received two additions; C Wing in 1995 and E Wing in 1998. With the additions, the facility is approximately 120,000 square feet and has an educational capacity of 925 students. In 2019, a secure entrance / lobby was developed, replacement of the fire alarm system, and partial roof replacement of the B-Wing / Cafeteria / Gym. Over the next ten years, the major items that will need to addressed include finishes, roofing, and technology, and widening of the bus drive.



Current Capacity: 925 Students

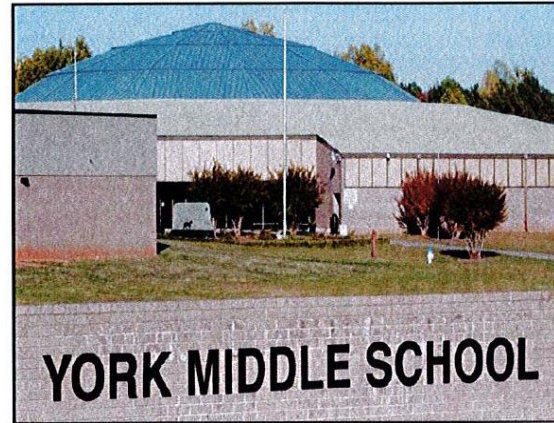
10 Day Enrollment: 626 Students
68%

Projected Enrollment: 806 Students
87.1%

Square Feet per Student: 129.2 sf

Facility & Enrollment Study

YMS
\$11,091,274



YORK MIDDLE

1010 DEVINNEY ROAD

Building Size: 204,749 Square Feet

Grade Level: 7 - 8

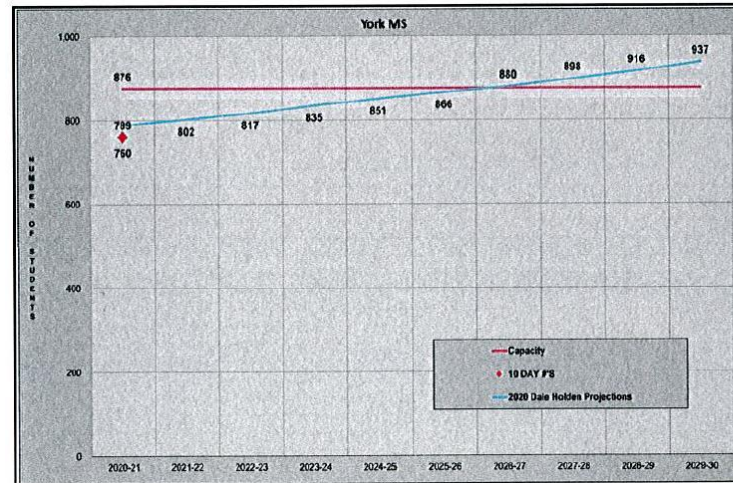
Year Built: 1974

Site Size: 80.5 Acres

Principal: Mr. Richard Ball

SUMMARY

York Middle School was originally built in 1974 as York Comprehensive High School and over the years received four additions. In 2010, the facility was converted for use as the District's Middle School and currently has an educational capacity of 876 students. Over the next ten years, work associated with major building systems will be required, starting with replacing the roof of all be F and V Wings and replacement of the HVAC system.



Current Capacity: 876 Students

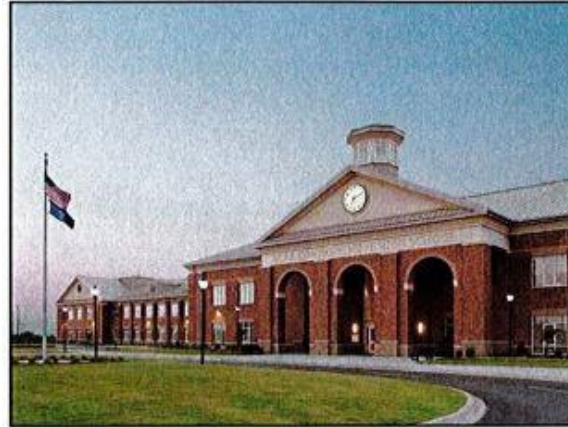
10 Day Enrollment: 760 Students
87%

Projected Enrollment: 937 Students
107.0%

Square Feet per Student: 233.7 sf

Facility & Enrollment Study

YCHS/FDJTC
\$4,954,040



YORK COMPREHENSIVE HIGH

275 ALEXANDER LOVE HIGHWAY

Building Size: 385,326 Square Feet

Grade Level: 9 - 12

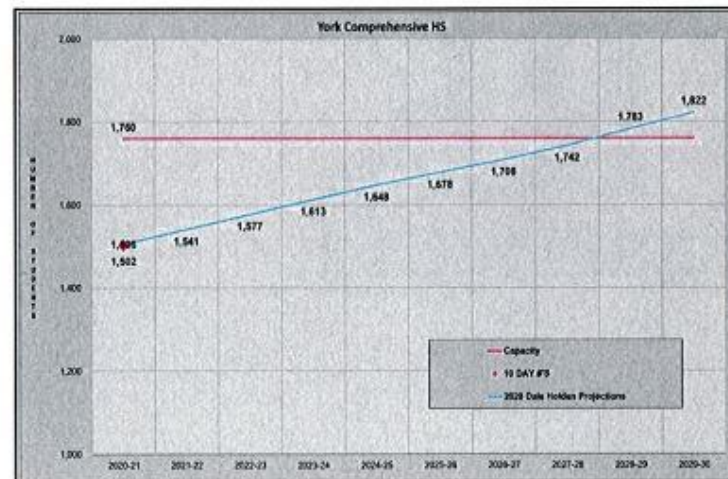
Year Built: 2010

Site Size: 132.0 Acres

Principal: Mr. Ryan Poston

SUMMARY

This facility was opened in 2010 and is a state of the art, 385,000 square foot, High School. It was designed for a building capacity of 2,000 students. The facility replaces the facility that is now being used as York Middle school. The facility is on a 130 acre campus that includes a full complement of athletic venues. In addition to typical maintenance related items such as replacing the turn field fabric, recoating the track and tennis courts, painting, technology, and a multi-purpose addition.



Current Capacity: 1,760 Students

10 Day Enrollment: 1,502 Students
85%

Projected Enrollment: 1,822 Students
103.5%

Square Feet per Student: 218.9 sf

Facility & Enrollment Study

YOA
\$2,552,773



YORK ONE ACADEMY

37 PICKNEY STREET

Building Size: 48,297 Square Feet

Grade Level: 5 - 12

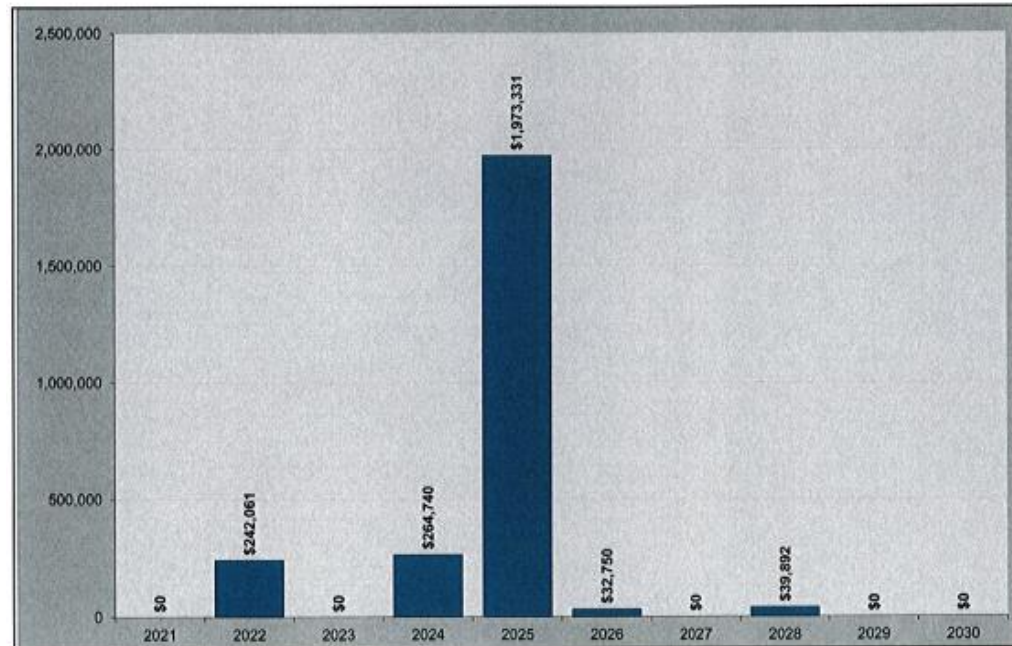
Year Built: 1955

Site Size: 4.73 Acres

Principal: Mr. Torri Barber

SUMMARY

This facility was originally constructed in 1955 and has had multiple additions: in 1979 and 1988. The facility currently houses the adult learning program, the alternative school, and the head start program. However, for the 2020 school year, the virtual academy is headquartered at this facility. Over the past few years, the HVAC system and low slope roof have been addressed. The District should consider addressing safety via a passive access system at the "front door", replacement of finishes, playgrounds; basically a general renovation of the building's interior.



Facility Condition Index: .16

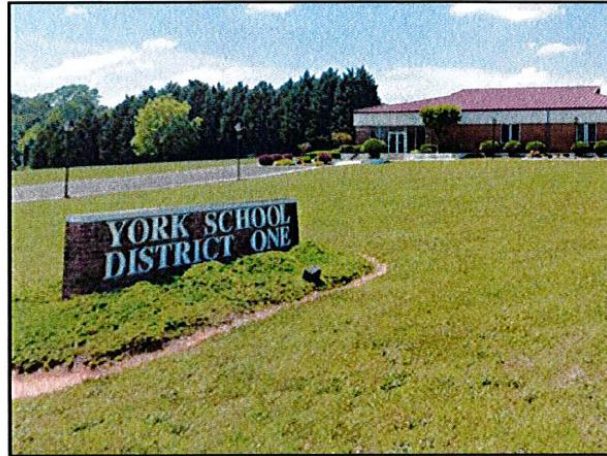
New Construction: \$20,625

Total Facility Needs: \$2,552,773

Current / Deferred Maintenance: \$2,532,148

Facility & Enrollment Study

District Office
\$3,469,721



DISTRICT OFFICE

1475 EAST LIBERTY STREET

Building Size: 17,893 Square Feet

Grade Level: N/A

Year Built: 1971

Site Size: 10.4 Acres

Superintendent: Ms. Kelly Cox

SUMMARY

The current District Office is 17,893 square feet, was built in 1971 as a corporate office for a local utility company and in 2000 / 2001, the facility was purchased by York School District 1. The facility is in good condition but is in need of general update of finishes, a larger Board Room, and possibly additional office space. These needs can be met by developing a new board room addition where the drive thru canopy is currently located then infilling the existing board room with individual offices.

Facility & Enrollment Study

TSC
\$915,864



TECHNOLOGY SERVICE CENTER

16 SPRUCE STREET

Building Size: 12,042 Square Feet

Grade Level: N/A

Year Built: 1955

Site Size: 4.7 Acres

Director: Mr. Chuck Wallace

SUMMARY

The TSC was built in 1955 as an educational facility but was converted for use as a District Office for York 1 and functioned as such until 2002. Currently, the facility is used by the IT Department and houses all functions that support the District's technology. Over the next ten years, expenditures will include roof replacement, new finishes, minor alterations to the floor plan, and electrical components to support the District's main servers.

Facility & Enrollment Study

Maintenance
\$605,123



MAINTENANCE BUILDING

1569 EAST ALEXANDER LOVE HIGHWAY

Building Size: 18,000 Square Feet

Grade Level: N/A

Year Built: 1969

Site Size: 10.4 Acres

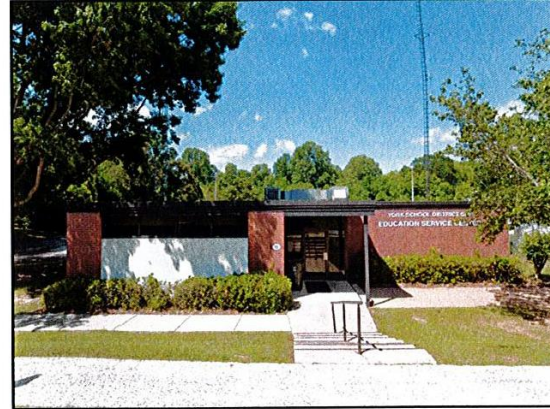
Director: Mr. Charlie Westbrook

SUMMARY

The Maintenance and Operations Facility is a 18,000 square foot pre-engineered structure built in the late 1960's. The facility has approximately 2,800 square feet of office and support space with the balance being warehouse and covered storage space. The facility is very utilitarian but could use some improvements associated with asbestos abatement, finishes, as well as some life safety items such as adding a fire sprinkler to the warehouse and fire alarm to the entire facility.

Facility & Enrollment Study

ESC
\$361,000



EDUCATION SERVICE CENTER

18 SPRUCE STREET

Building Size: 6,485 Square Feet

Grade Level: N/A

Year Built: 1955

Site Size: 4.7 Acres

Director: Mr. Bryan Greeson

SUMMARY

The ESC was built in 1955 as a complement facility of the TSC building. This facility was an educational facility until the late 1970's when an addition was constructed and the facility converted for use by the District for administrative offices and remained so until 2002. The facility will need a new roof, interior finishes, and some HVAC improvements among other items over the next ten years.

Facility & Enrollment Study

Transportation
\$17,550



TRANSPORTATION OFFICE

1176 BLACK HIGHWAY

Building Size: 3,040 Square Feet

Grade Level: N/A

Year Built: 1970

Site Size: 30.6 (Part of Cotton Belt Elementary)

Director: Mr. Kevin Queen

SUMMARY

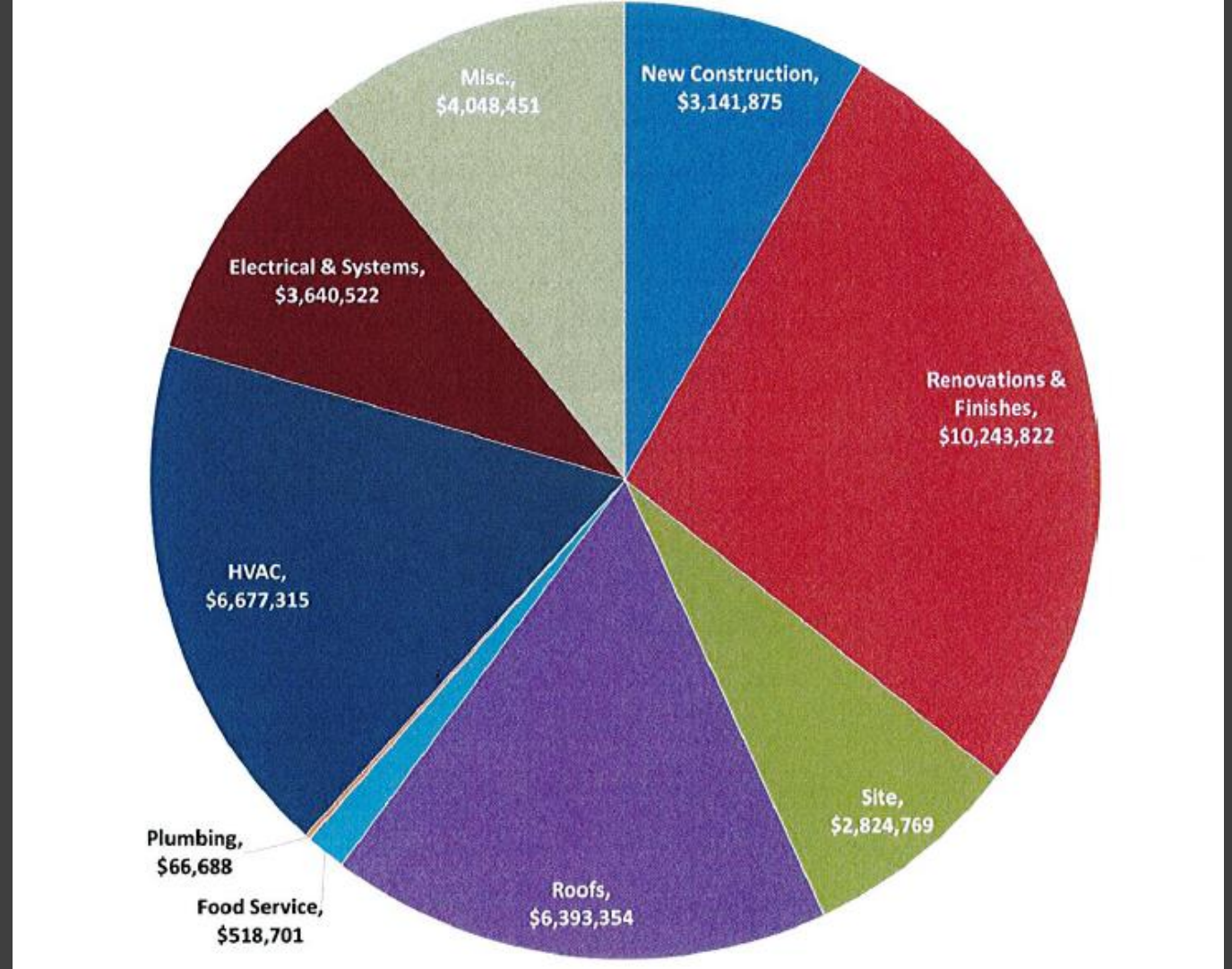
The transportation department is primarily housed on a large section of property on the Cotton Belt Elementary School campus. Also part of the transportation department is a satellite parking lot at Hickory Grove - Sharon Elementary School. The main campus includes a modular structure and a large asphalt parking lot. The major item of concern is for both sites is continual preventative maintenance of the asphalt. However, based on future growth projections, it may be wise to review and verify that adequate parking is available in the future.

Facility & Enrollment Study

\$37,555,498

	Facilities	Total Facility Needs
ELEMENTARY SCHOOLS	Cotton Belt Elementary	\$1,769,442
	Harold C Johnson Elementary	\$2,346,322
	Hickory Grove Sharon Elementary	\$1,537,394
	Hunter Street Elementary	\$2,445,854
	Jefferson Elementary	\$2,457,709
MIDDLE SCHOOLS	York Intermediate School	\$3,031,431
	York Middle School	\$11,091,274
HIGH SCHOOLS	York Comprehensive High	\$4,954,040
	York One Academy	\$2,552,773
CENTRAL SERVICES	Central Office Admin Bldg.	\$3,469,721
	Maintenance Building	\$605,123
	Transportation Office	\$17,550
	Education Service Center	\$361,000
	Technology Service Center	\$915,864
		\$ 37,555,498

Facility Assessment



Facility & Enrollment Study

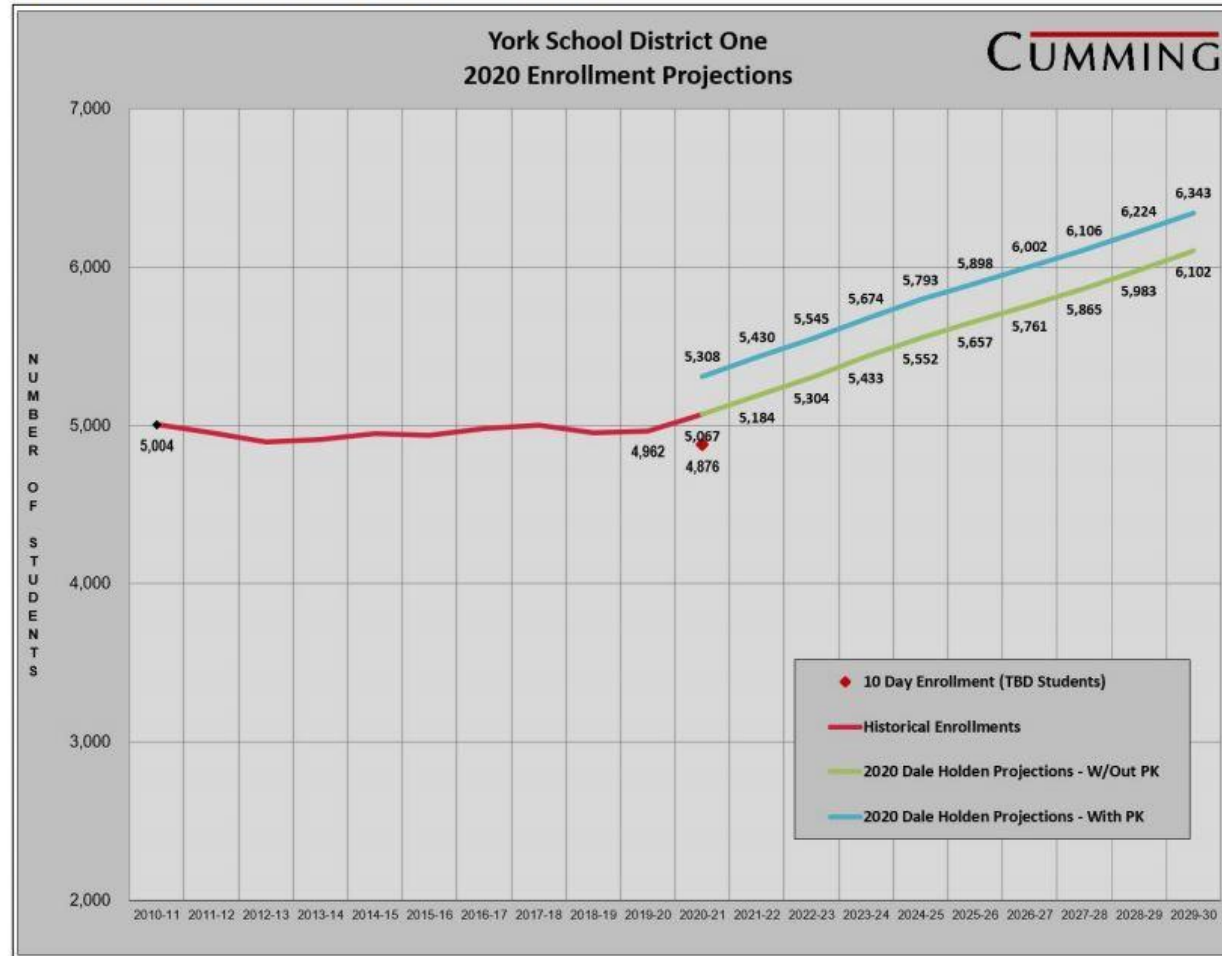
February 2021: Jim Britton
presented analysis of facility needs
& projected enrollment to School
Board.

PLANNED DEVELOPMENTS WITHIN YSD1

RESIDENTIAL DEVELOPMENT SUMMARY - YORK SCHOOL DISTRICT ONE				
CITY OF YORK	APPROVED UNITS	REMAINING UNITS	TYPE OF UNITS	EXPECTED YR OF COMPLETION
1. ALEXANDER MEADOWS - HSES	145	123 SF & 22 TH	SF & TH	UNDER REVIEW
2. AUSTEN LAKES - CBES	327	100 SF	SF	2022
3. FERGUS CROSSROADS - HSES	353	243 SF & 110 TH	SF & TH	UNDER REVIEW
4. LIBERTY RIDGE - HCJES	128	128 SF	SF	2023
5. MERITAGE - S PACIFIC AVE & HUNTER - HSES	157	157 SF	SF	2025
6. BLACK HWY & ALEXANDER LOVE HWY - CBES	152	152	SF	
-PENDING PROJECTS-				
7. PROJECT ADJACENT TO BROOKSIDE - HSES	POTENTIALLY 200	200	SF	PENDING
8. SPRINGLAKE - CBES	156	156	SF	PENDING
9. MCFARLAND RD & E LIBERTY ST - HCJES*	POTENTIALLY 40	40	TH	PENDING
10. NEW ST & HILL ST (2.82 acre tract) - CBES	POTENTIALLY 7	7	SF	PENDING
11. WASHINGTON/W MADISON/LOWRY ROW (2.82 ACRES)-HCJES	POTENTIALLY 10	10	SF	PENDING
HSES - 855, CBES - 415, HCJES - 178 = 1,448				
TOTAL NUMBER OF UNITS		1,448		
<div> <div>* City Council will vote on 3-2-21</div> <div> <div>SF=SINGLE FAMILY: 1,276</div> <div>TH=TOWNHOMES: 172</div> <div>TOTAL: 1,448</div> </div> </div>				
1/25/2021				

OVERALL DISTRICT ENROLLMENT PROJECTIONS

ENROLLMENTS PROVIDED BY DR. H. DALE HOLDEN



CUMMING
Building Value Through Expertise

FACILITY ENROLLMENT PROJECTIONS

FLAME CHART – PROJECTED ENROLLMENT INCLUDING PK

School Types		Capacity	2020 Dale Holden Projections - With PK									
		2020-21	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Elementary Schools	Cotton Belt Elementary	481	445	461	464	473	480	486	496	499	509	521
	Harold C. Johnson Elementary	486	496	506	517	526	537	545	555	564	572	582
	Hickory Grove-Sharon Elementary	486	418	413	422	431	439	448	455	467	474	481
	Hunter Street Elementary	525	522	550	575	603	625	640	652	662	672	683
	Jefferson Elementary	498	435	442	448	456	462	473	482	491	502	511
	Elementary School Totals	2,476	2,316	2,372	2,426	2,489	2,543	2,592	2,640	2,683	2,729	2,778
Middle Schools	York Intermediate	925	697	715	725	737	751	762	774	783	796	806
	York Middle	876	789	802	817	835	851	866	880	898	916	937
	Middle School Totals	1,801	1,486	1,517	1,542	1,572	1,602	1,628	1,654	1,681	1,712	1,743
High Schools	York Comprehensive High	1,760	1,506	1,541	1,577	1,613	1,648	1,678	1,708	1,742	1,783	1,822
	High School Totals	1,760	1,506	1,541	1,577	1,613	1,648	1,678	1,708	1,742	1,783	1,822
Subtotals		6,037	5,308	5,430	5,545	5,674	5,793	5,898	6,002	6,106	6,224	6,343

< 90%

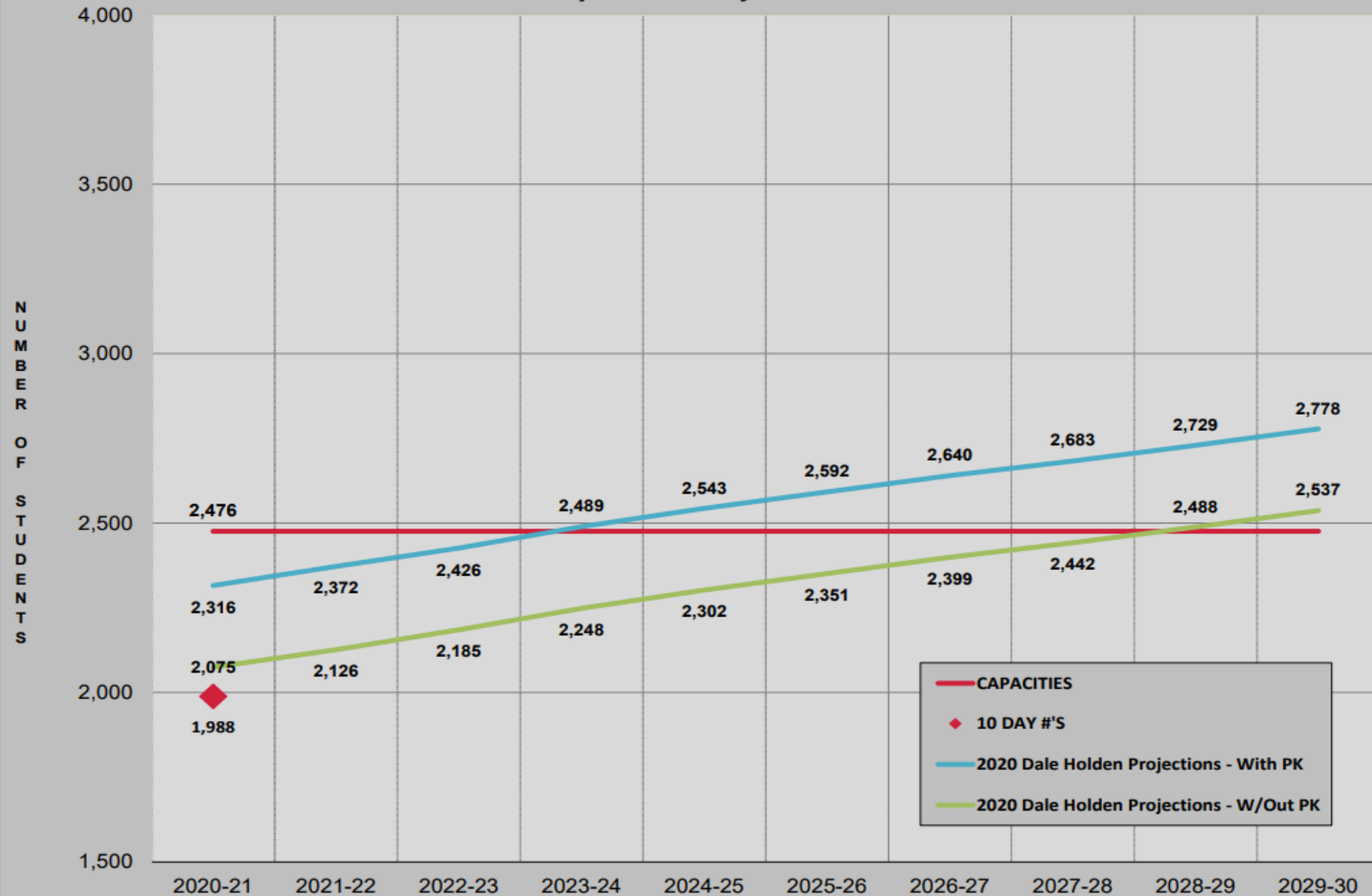
90% - 100%

100% <

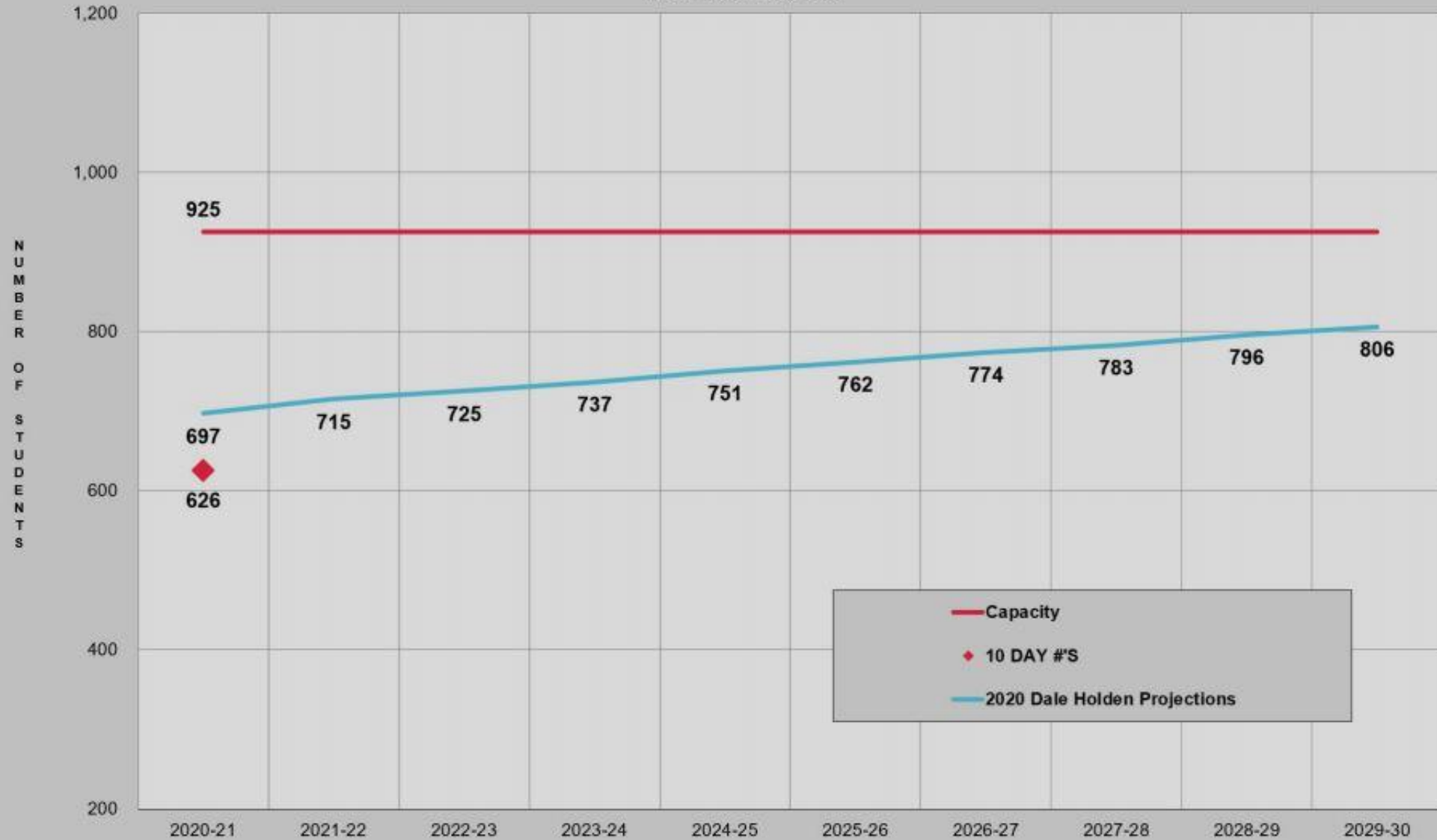
CUMMING
Building Value Through Expertise

York School District One Elementary School Projected Enrollment

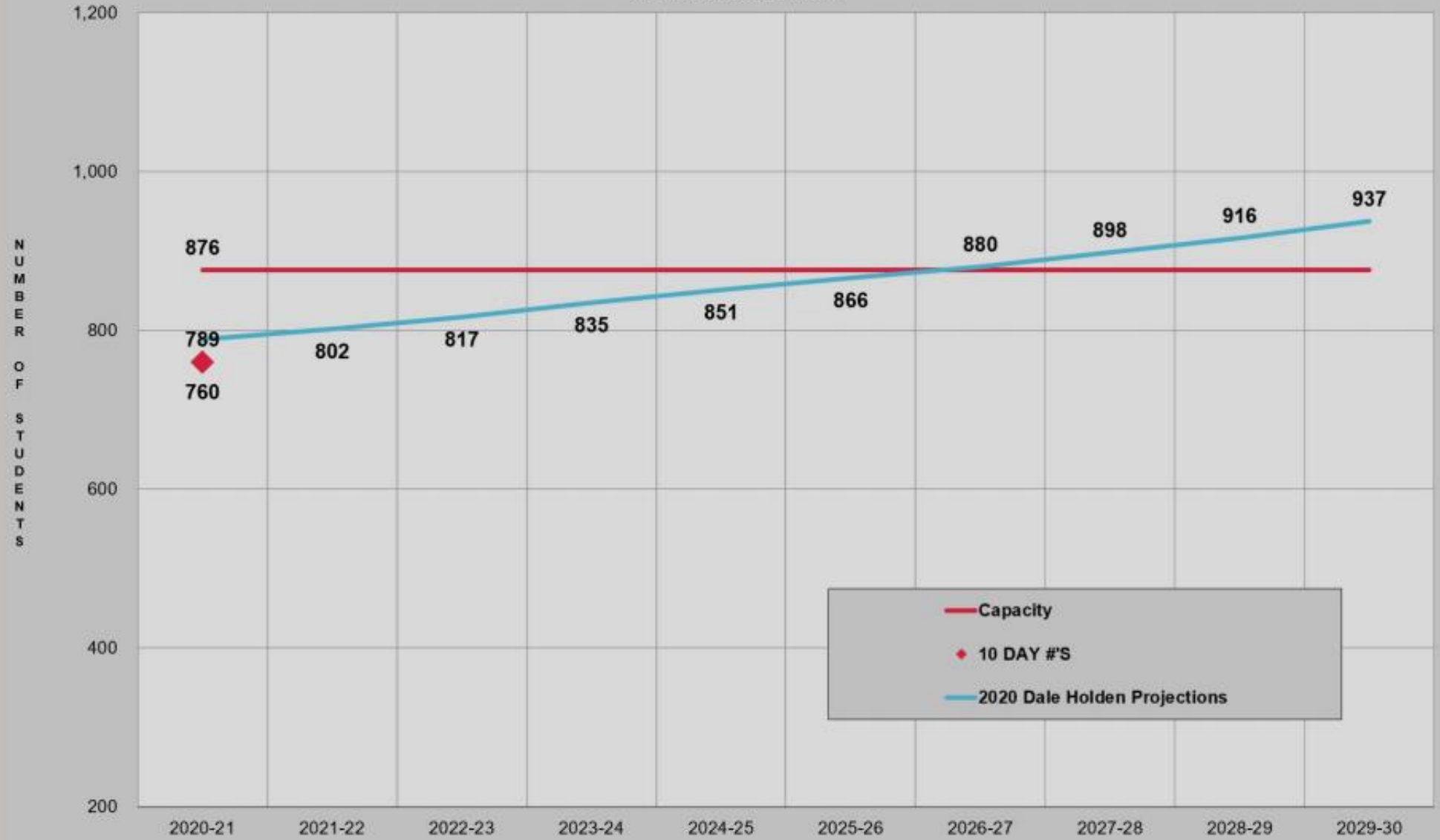
CUMMING



York Intermediate

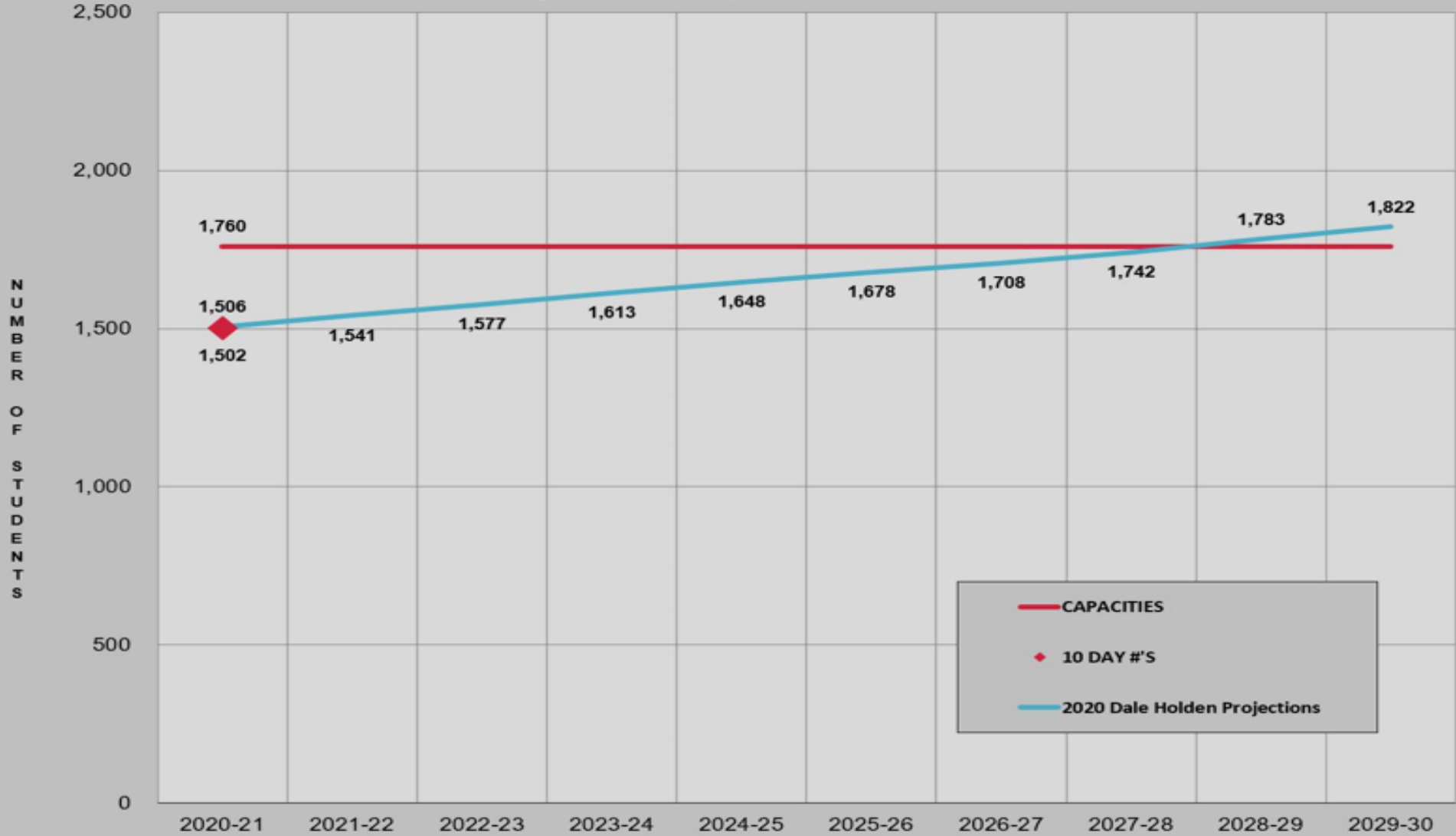


York Middle School



York School District One High School Projected Enrollment

CUMMING



Timeline Continued

May 2021: Board voted to
contract with Tischler Bise to
conduct an Impact Fee Study

What is an Impact Fee?

- A one-time fee to build new construction.
- One-time payment for growth-related infrastructure, usually collected at time building permits are issued.
- Cannot be used for building operations, maintenance, or replacement.
- It is not a tax.
- “Growth paying for Growth”



Timeline Continued

November 2021: Amy Hagner provided the Board with an update on York County Developments within YSD1 attendance zones.

RESIDENTIAL DEVELOPMENT SUMMARY - YORK SCHOOL DISTRICT ONE

<u>CITY OF YORK</u>	<u>APPROVED UNITS</u>	<u>TYPE OF UNITS</u>	<u>ELEM SCHOOL</u>	<u>EXPECTED YEAR OF COMPLETION</u>
1. WILKERSON PLACE-COOPERATIVE WAY	145	123 SF & 22 TH	HSES	2025
2. AUSTEN LAKES-PHASE 5	62	SF	CBES	2022
3. FERGUS CROSSROADS - ALEX LOVE HWY	353	243 SF & 110 TH	HSES	2025
4. ABRIAL RIDGE-LINCOLN RD	128	SF	HCJES	2024
5. MONTEREY PARK - S PACIFIC AVE & HUNTER ST	157	SF	HSES	2025
6. ASBURY RIDGE-BLACK HWY & ALEXANDER LOVE	153	SF	CBES	2024
7. E LIBERTY TOWNHOMES-MCFARLAND RD & E LIBERTY ST	40	TH	HCJES	2022
8. MCFARLAND ESTATES	159		JES	2025
9. CANNON VILLAGE-4TH ST ACROSS FROM REC COMPLEX	209		HSES	PENDING
10. SPRINGLAKE	153		CBES	PENDING
11. BELLINA-OFF HS	75		HSES	PENDING
12. CEDAR STREET -OLD HOTEL NEAR YIS	30		JES	PENDING
13. LAKE CAROLYN-BEHIND WATER TRMT PLANT NEAR PHEASANT RIDGE)	30		CBES	PENDING
14. BRIGHTON SPRINGS-OFF HWY 5 AND PARK PLACE RD	173		HSES	PENDING
TOTAL NUMBER OF UNITS	1,867			

RESIDENTIAL DEVELOPMENT SUMMARY - YORK SCHOOL DISTRICT ONE

<u>COUNTY</u>	<u>APPROVED UNITS</u>	<u>TYPE OF UNITS</u>	<u>Map #</u>	<u>Acres</u>	<u>LOCATION</u>	<u>ELEM SCHOOL</u>	<u>APPROVED BY YC PLANNING COMMISSION</u>
1. Vermilyea	11	SF	501-00-00-037	31.43	Off Hwy 5 between Eastview Rd and Billy Wilson Rd	HSES	2/20
2. Magnolia Plantation	45	SF	284-00-00-015	98.72	Off Filbert Hwy (off Holly Rd and Smith Rd)	CBES	10/20
3. Stonecrest Meadows-Phase I	18	SF	285-00-00-009	66.62	Off 161 and Philbeck Rd (out toward Filbert)	CBES	10/20
4. Lauren Pines	50	SF	283-00-00-008	88.26	Smith Rd to Stroupe Rd (on left)	CBES	2/21
5. Filbert Farms	6	SF	286-00-00-059 & 154	29.68	Off Filbert Hwy	CBES	5/21
6. Lexie Brooke Farms	11	SF	187-00-00-011	75.74	Off Black Hwy (pass Beersheba Rd) and then Burns Rd	HGSES	5/21
7. Hopes Corner	35	SF	444-00-00-003	63.13	Off Hwy 5 and S Shiloh Rd (near W Mt. Gallant)	HSES	6/21 and 12/21
8. Heartland Acres	29	SF	500-00-00-104	55.112	off Adnah Church Rd (Balmoral)	HSES	10/21
9. Stonecrest Meadows-Phase II	51	SF	285-00-00-137 & 010	81.78	Off 161 and Philbeck Rd (out toward Filbert)	CBES	11/21
TOTAL NUMBER OF UNITS				256			

1867 + 256 = 2123 Planned & Potential Homes

Potential Impact to Schools

School	# Units	# Students
HSES	1,187	216
CBES	568	109
JES	189	36
HCJES	168	29
HGSES	11	2
YIS	2,123	187
YMS	2,123	187
YCHS	2,123	241



Austin Lakes *Phase 5*

62 Single Family Units | Zoned for CBES



Abrial Ridge *Lincoln Road*

128 Single Family Units | Zoned for HCJES



Monterey Park

S. Pacific & Hunter St

157 Single Family Units | Zoned for HSES



Asbury Ridge

Hwy 5 & Alexander Love

153 Single Family Units | Zoned for CBES



E. Liberty Townhomes *McFarland*

40 Townhomes | Zoned for HCJES



Hopes Corner

S. Shiloh Rd & Mt. Gallant

35 Single Family Units | Zoned for HSES





Magnolia Plantation

Smith Road

45 Single Family Units | Zoned for CBES



Timeline Continued

November 2021: City Manager, Seth Duncan, provided YSD1 Board with an update on developments within the City of York.

Timeline Continued

- January/February 2022:
Board received Impact Fee Study results
- Components of Impact Fee Study
 - School Construction
 - Land
 - Central Services
 - Activity Buses

Impact Fees

- Allowable by law if you can show you are growing and that you don't have the capacity in your schools to handle the growth.
- Only applies to residential development on new construction.
- The fee represents the new growth's share of the school capital costs.
- Fee is paid to the county before construction on a new home.
- Amount is approved for 5 years only.
- Impact fees provide a revenue source outside of taxing current citizens to build new schools.



Recommended School Impact Fees: York School District 1

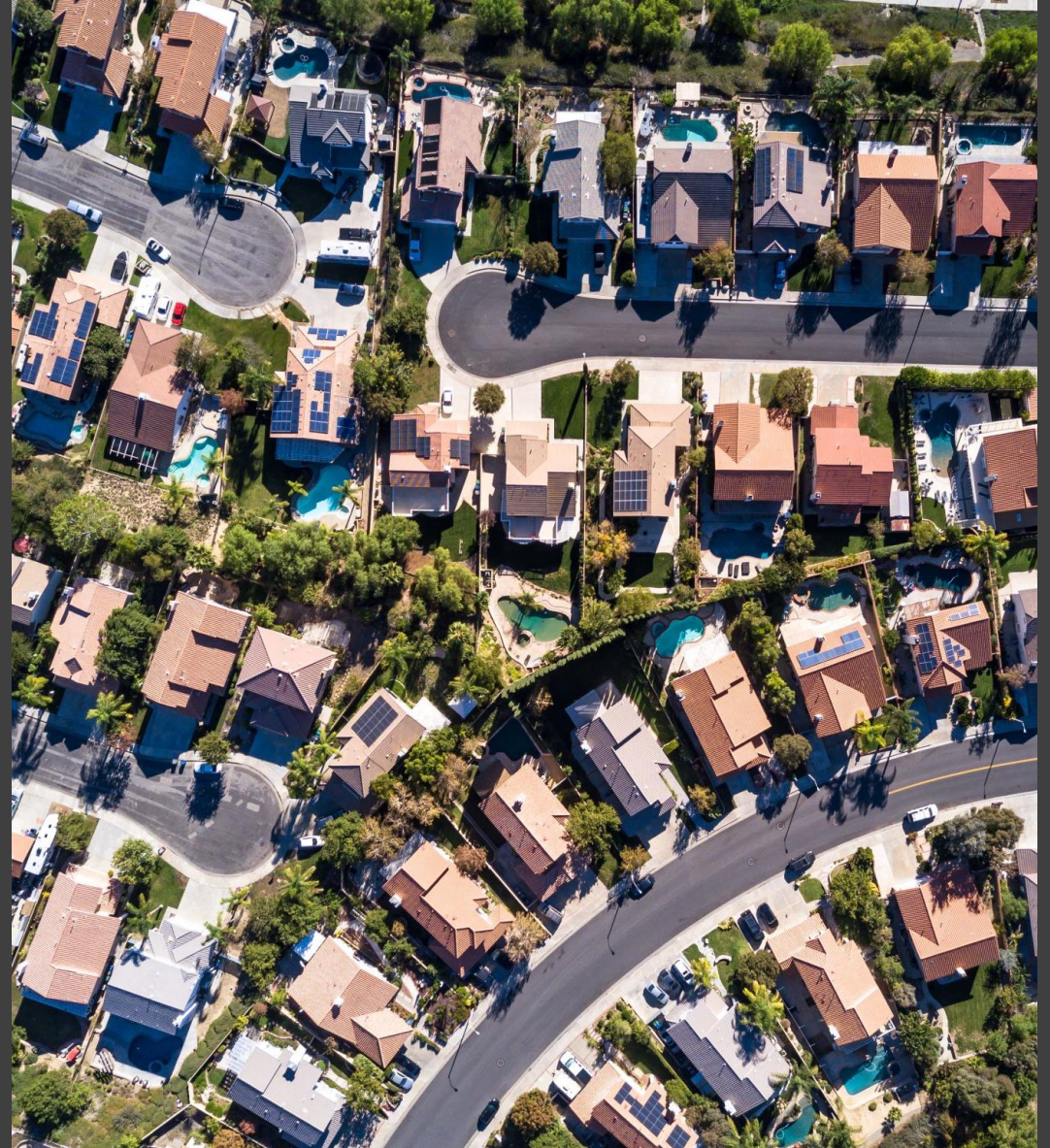
	<i>Elementary</i>	<i>Middle & Intermediate</i>	
	<i>(PK-4)</i>	<i>(5-8)</i>	<i>Maximum Fee</i>
Single Family	\$6,068	\$6,400	\$12,469
Multifamily	\$4,679	\$5,558	\$10,237
Mobile Homes	\$4,849	\$6,316	\$11,165

Impact Fees

Amounts above represent
"maximum allowable"

What is the Effect of an Impact Fee on the Buyer?

- The builder will pass on the impact fee to the buyer.
- A \$160,000 new home with an impact fee of \$12,649 with a 30-year mortgage would cost the buyer an additional \$64/month.



How will an Impact Fee Help York Residents?



- Over 2,100 new construction homes have been approved or are pending approval with completion expected over the next 5-7 years.
- Funds collected will provide a down payment on new schools YSD1 will need to build in the next 5 years, which lowers the bond referendum and the tax burden.
- 2,100 homes x \$12,469 impact fee could reduce a bond by \$26,184,900.

What is the Benefit to Taxpayers?

Borrow = \$150,000,000

- (Without Impact Fee)
- 46 mills at today's assessment
- \$184 increase on \$100,000 home

31% Savings

Borrow = \$125,000,000

- (With Impact Fee)
- 35 mills at today's assessment
- \$140 increase on \$100,000 home

Savings

\$44 per \$100,000

\$44 x 2 per \$200,000

\$44 x 3 per \$300,000

Impact Fee Next Steps

- Board approved impact fee resolution on March 8, 2022.
- County Planning Commission and County Council will receive impact fee presentation.
- There must be a minimum of 3 readings and a public hearing.
- County Council ultimately approves or denies the impact fee and sets the impact fee amount.
- If approved, York County and YSD1 enter into an agreement and determine the official date to begin assessing impact fee.



Typical Next Steps –

A Timeline Has Not Been Established

- Board review of Comprehensive Facility Plan
- Board to develop proposed Bond Options
- Feedback Period
- Refine Bond Options
- Feedback Period
- Final presentation of Bond Projects
- Formal Board Adoption / Resolution
- Finalize Bond Steering Committee
- Community Presentations
- Bond Vote

Note: Impact Fee Study p. 10, Figure 5, lists the capacity-related projects YSD1 will pursue, at a minimum, over the next ten years.

Comprehensive Facility Plan Components

- New Elementary School
- New Middle School
- Repurposing existing schools
- Reconfiguring grade structure
- Redrawing attendance lines

COST will be a determining factor.

as **QUESTIONS** to **Know**

YORK SCHOOL DISTRICT

CONNECTED AS



We Need
Your
Feedback

