



Fayette County
Public Schools

**Middle School Rezoning:
Mary E Britton Middle School**



Agenda



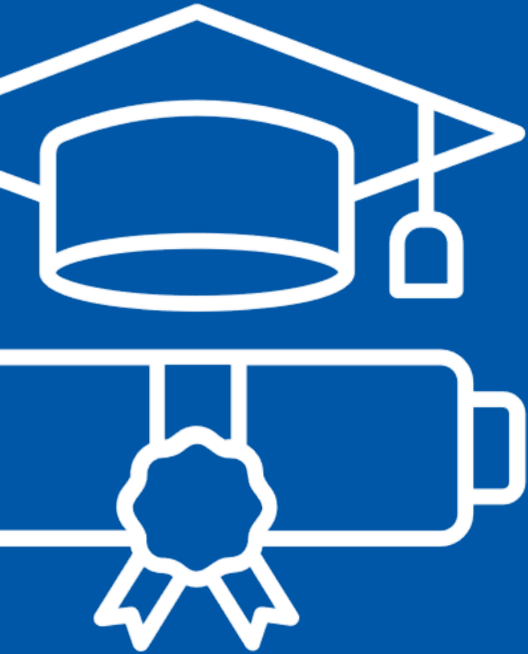
1. Committee Introduction
2. Meeting Timeline
3. Mary E. Britton Introduction
4. Current Enrollment Reality
5. Rezoning Goals
6. Davis Demographics Introduction and Methodology

Rezoning Timeline



- November 2023 to Now - Internal Meetings
 - Reviewing Data
 - Davis Demographics – review of residential future growth
 - Review district programs, magnet placement, grant possibilities
- 1st Committee Meeting – Introduction
 - April 9th
 - Davis Demographics introduces methodology.
 - Goals
- 2nd Committee Meeting – Scenario Development
 - April 23rd
 - Davis Demographics will introduce a framework based on goals.
 - Committee input and scenario development.
- 3rd Committee Meeting – Continue Scenario Development
 - April 30th
 - Davis Demographic's reports from scenarios, possible adjustments if necessary
 - Review other middle school boundaries needing adjustments.
 - Present Draft Scenarios and rationale
- 4th Committee Meeting – Finalize Mary E. Britton Recommendation & Middle School Adjustments
 - May 14th
 - Final Review of Scenarios and School Residential Data
- TBD – Community Forum
 - Question & Answer Session (if necessary)
 - Discuss Community Feedback (possibly meet as a committee via Zoom)
- August 2024 Board Proposal & Board Approval
 - Planning and Regular Meeting(s)





School Information



Name: Mary E. Britton Middle School

- Britton was a public school teacher, journalist, and civil rights activist. She was also the first Black female doctor in Kentucky and practiced medicine in Lexington.

Location: 2185 Polo Club Blvd.

Capacity: 1,200 Students

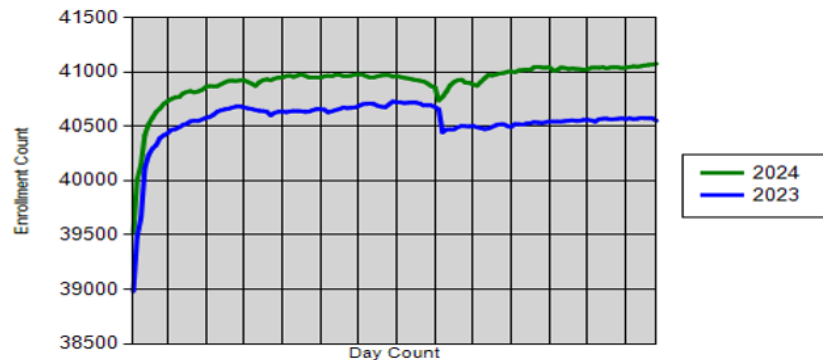


Enrollment Comparison 2022/2023 vs 2023/2024



Enrollment Summary Information

	2022-23	2023-24	Difference
Day 1	38981	39523	542
Day 10	40436	40731	295
Day 20	40578	40861	283
Day 30	40672	40923	251
Day 40	40635	40947	312
Day 50	40657	40947	290
Day 60	40685	40978	293
Day 70	40720	40960	240
Day 80	40677	40857	180
Day 90	40503	40885	382
Day 100	40495	41004	509
Day 110	40545	41043	498
Day 120	40559	41024	465
Day 130	40566	41040	474
Day 138	40551	41075	524





Middle School
Enrollment vs Capacity
(BG-1 "Brick and Mortar")

Middle School Enrollment and Capacity (not including portables) - Data 3/29/2024

	6	7	8	Total	BG-1	%AdjCap	Portables
Beaumont Mid	236	281	246	763	967	79%	300
Bryan Station Mid	236	255	238	729	800	91%	0
Crawford Mid	232	223	259	714	833	86%	0
Edythe J Hayes	345	393	348	1086	750	145%	200
Jessie Clark Mid	288	355	345	988	1000	99%	200
Leestown Mid	325	355	308	988	867	114%	100
LTMS	94	102	101	297	733	41%	0
Morton Mid	191	226	233	650	733	89%	100
Southern Mid	220	282	255	757	800	95%	100
Tates Creek Mid	251	253	228	732	900	81%	0
Winburn Mid	252	276	285	813	867	94%	150



Goals

- Devise an enrollment boundary for the new Polo Club Middle School with 800 students (this is dependent on Davis Demographics “scenario” work and the recommended initial enrollment number).
 - Reserve space for future growth off Winchester Road.
 - Possible expansion of the urban/county service line.
- Develop an enrollment boundary that represents the demographic makeup of the Fayette County Public Schools student population.
- Address areas of current overcrowding with the goal of eliminating the need for portable classroom units.
 - Consideration of future growth/decline.
 - Future renovation efforts expanding the brick-and-mortar capacities of 3 middle schools.
- Address areas of declining or low enrollment.
- Create new middle school boundaries that have the least disruption to current feeder patterns.
- Develop scenarios that consider the impact of specialized programs housed within FCPS middle schools.
 - LTMS = VAPA, LMS = Pre-Engineering, Winburn & TCMS = GTAP, BSMS = Spanish Immersion

Davis Demographics



- 2024 data being updated for a long-term residential projection.
- Looking at scenarios with least disruption to current attendance zones.
 - Is the current attendance zone growing or declining?
- Davis Demographics assisted FCPS with the 2015 district-wide rezoning.



SCOTT TORLUCCI
Senior Project Manager

Background- Demographics 101

Residence vs Enrollment Geographic Data

- Geocode student data
- Mapping the District

Areas are divided into “Study Areas”

- Keeping neighborhoods intact
- Birth Data
- Mobility
- Yield Factors (applied to new housing)

Projections calculated at Study Area level

Unit Type	K-6 Students	7-8 Students	9-12 Students	All Students
SFD	0.40	0.08	0.16	0.64
MFA	0.15	0.05	0.00	0.20
APT	0.10	0.00	0.00	0.10

*Note: Student Yield Factors were calculated by Davis Demographics in fall of 2016

Countywide Births			Birth Rate		
Birth Year	Kinder Year	Total	% Change*	Birthrate Used in Forecast	School Year
2007	2012	4,050	104.1%		2012/13
2008	2013	4,041	103.9%		2013/14
2009	2014	4,012	103.1%		2014/15
2010	2015	3,921	100.8%		2015/16
2011	2016	3,950	101.5%		2016/17
2012	2017	4,015	103.2%		2017/18
2013	2018	4,038	103.8%		2018/19
2014	2019	4,102	105.4%		2019/20
2015	2020	4,037	103.8%		2020/21
2016	2021	4,079	104.9%		2021/22
2017	2022	3,890		Base Year	2022/23
2018	2023	3,896	100.2%	1.002	2023/24
2019	2024	3,819	98.2%	0.982	2024/25
2020	2025	3,664	94.2%	0.942	2025/26
2021	2026	3,666	94.2%	0.942	2026/27
2022	2027	Data Not Available	96.7%	0.967	2027/28

* % Change refers to the change in total births for each year compared to the base year.

Source: Kentucky Cabinet for Health and Family Services, Department for Public Health, Office of Vital Statistics

Table 2- Birth Data

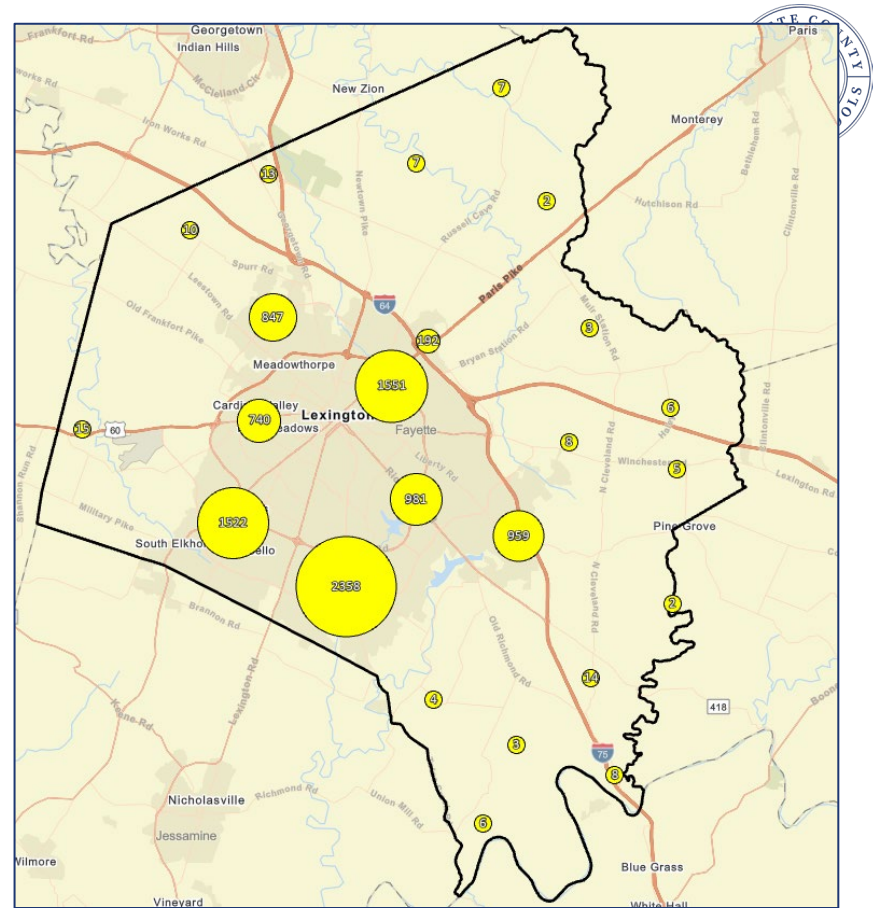
Attendance Area	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12
Arlington ES	0.95	1.01	1.08	1.07	1.01	1.00	1.03	0.96	1.29	0.85	0.80	0.95
Ashland ES	0.99	0.92	0.99	0.93	0.98	0.80	0.94	0.92	1.40	0.90	0.99	0.91
Athens Chilesburg ES	1.11	1.07	1.04	1.01	0.99	1.11	1.05	1.03	0.99	0.98	0.95	0.96
Booker T Washington ES	1.11	0.98	1.11	1.06	1.02	0.93	1.09	1.01	1.33	0.88	0.84	0.86
Breckinridge ES	0.97	1.01	0.88	0.94	1.08	0.94	0.96	1.08	1.27	0.79	0.93	0.86
Brenda Cowan ES	1.06	0.93	1.01	0.98	1.02	1.06	0.90	0.89	1.06	0.80	0.95	0.80
Cardinal Valley ES	0.99	0.95	0.99	0.96	0.99	0.98	0.93	0.98	1.36	0.84	0.86	0.86
Cassidy ES	1.07	0.94	0.95	0.96	0.98	0.96	0.91	0.98	1.08	0.90	0.97	0.91
Clays Mill ES	0.97	1.00	1.03	0.99	1.00	1.01	0.98	1.01	1.10	0.94	0.95	0.94
Coventry Oak ES	1.02	1.00	1.09	0.98	1.02	0.97	1.05	0.98	1.12	0.92	0.92	0.85
Deep Springs ES	1.01	1.00	1.00	1.01	1.05	0.93	1.04	0.98	1.19	1.03	0.83	0.89
Dixie ES	0.94	0.93	0.95	0.99	0.95	0.86	1.02	0.95	1.19	0.91	0.91	0.86
Garden Springs ES	1.06	0.95	1.04	1.01	1.08	1.06	0.98	0.99	1.10	0.96	0.99	0.88
Garrett Morgan ES	1.00	1.10	0.97	0.96	0.91	1.02	0.98	0.97	1.06	0.96	1.00	0.88

*Based on Fall 2022-23 Data

Resident Based Forecasts

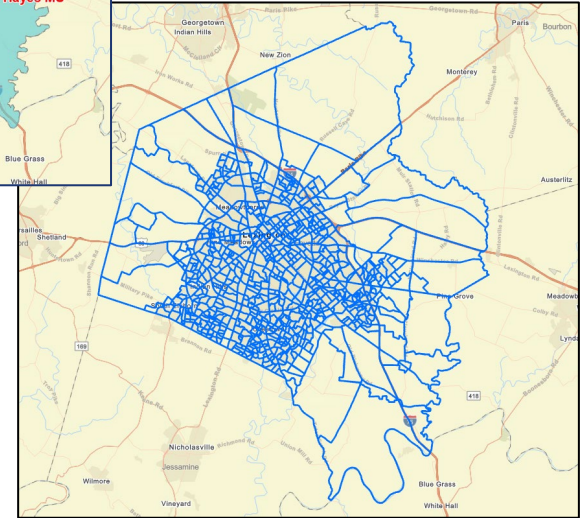
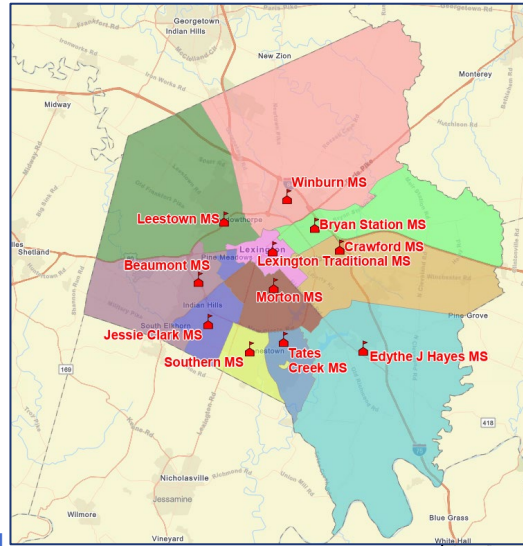
Projections: Residence vs. Actual Enrollment

- Facilities should be located where the students live
 - Reasoning:
 - Increased ability to conduct long term facility planning
 - Increased access for walking students
 - Increased ability to identify future population trends
 - Attendance boundary adjustments are based upon student location
 - Program locations can be better aligned to student population
 - Actual school enrollments do not necessary reflect area demographics
There is a disconnect of true demographic trends and where students attend school.
 - Impossible to predict future students school of choice
- School enrollment is influenced by many non-spatial variables
- Curriculum or special programs
- Intra-district transfers/open enrollment
- District policy
- Capacity relative to other schools (overflow)

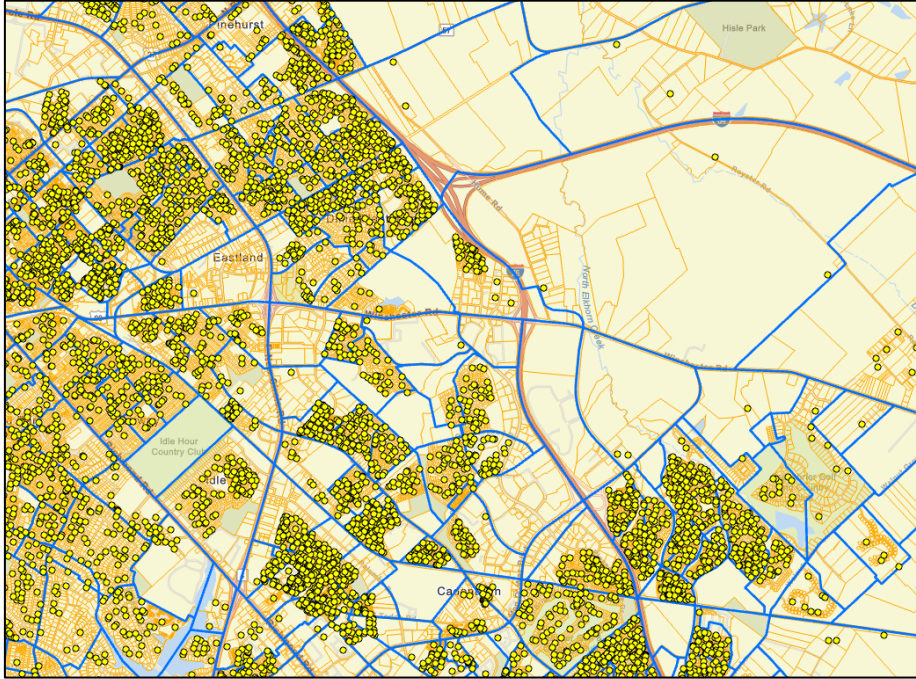


Study Areas

- District organized into 803 neighborhoods (“Study Areas”)
- Used existing street network, geographic features, parcel lots, student density.
- 5-Year forecasts for each area
 - Individual study area (neighborhood) forecasts will show areas of growth and decline
- Important piece of redistricting process.

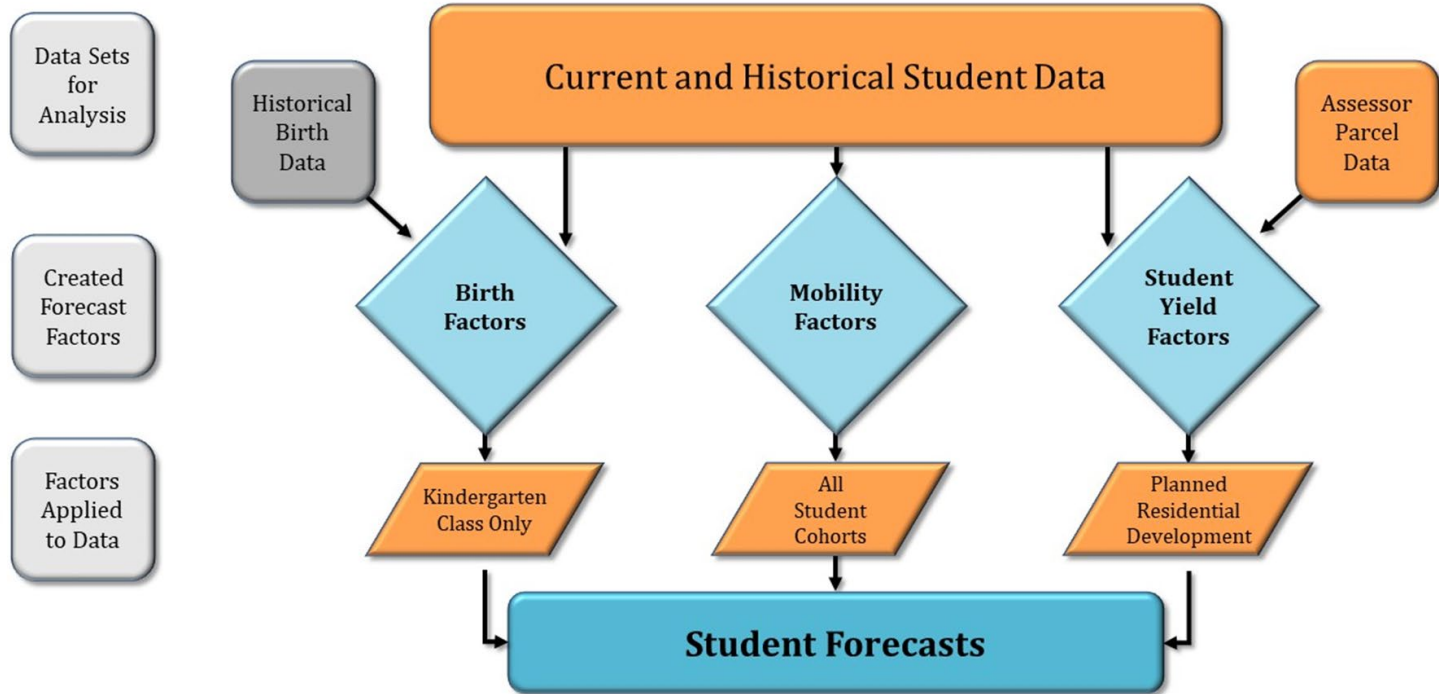


Students



- Davis Demographics (DD) uses the student data for the past 3 years 19/20, 20/21, 21/22 and 22/23. Process is called “geocoding” (mapping student locations).
- DD acquires the latest parcel and street data from Lexington-Fayette Urban County Government.

Projection Methodology





K Class- Birth Factors

Birth factors are used to determine future Kindergarten class sizes
Birth factors indicate how many children may start Kindergarten five years after birth
All future Kindergarten classes are calculated from the base year
Base Year = 2017 (when Fall 2022 Kindergarteners were born)

Countywide Births			Birth Rate		
Birth Year	Kinder Year	Total	% Change*	Birthrate Used in Forecast	School Year
2007	2012	4,050	104.1%		2012/13
2008	2013	4,041	103.9%		2013/14
2009	2014	4,012	103.1%		2014/15
2010	2015	3,921	100.8%		2015/16
2011	2016	3,950	101.5%		2016/17
2012	2017	4,015	103.2%		2017/18
2013	2018	4,038	103.8%		2018/19
2014	2019	4,102	105.4%		2019/20
2015	2020	4,037	103.8%		2020/21
2016	2021	4,079	104.9%		2021/22
2017	2022	3,890	Base Year		2022/23
2018	2023	3,896	100.2%	1.002	2023/24
2019	2024	3,819	98.2%	0.982	2024/25
2020	2025	3,664	94.2%	0.942	2025/26
2021	2026	3,666	94.2%	0.942	2026/27
2022	2027	Data Not Available	96.7%	0.967	2027/28

* % Change refers to the change in total births for each year compared to the base year.

Source: Kentucky Cabinet for Health and Family Services, Department for Public Health, Office of Vital Statistics

Table 2- Birth Data

Mobility Factors

- Mobility is used to estimate future student retention pattern

Tracks students moving in and out of district by grade

Three-year average of student migration pattern

Calculated from areas with no new construction

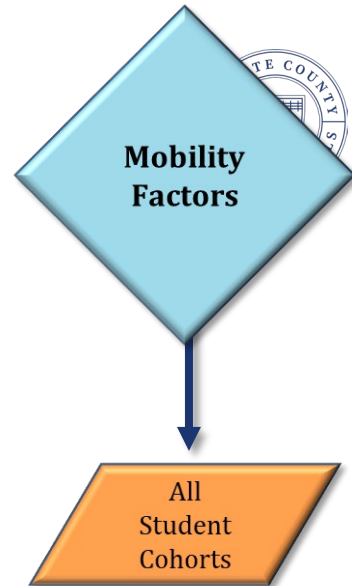
Applied district wide

Attendance Area	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12
Arlington ES	0.95	1.01	1.08	1.07	1.01	1.00	1.03	0.96	1.29	0.85	0.80	0.95
Ashland ES	0.99	0.92	0.99	0.93	0.98	0.80	0.94	0.92	1.40	0.90	0.99	0.91
Athens Chilesburg ES	1.11	1.07	1.04	1.01	0.99	1.11	1.05	1.03	0.99	0.98	0.95	0.96
Booker T Washington ES	1.11	0.98	1.11	1.06	1.02	0.93	1.09	1.01	1.33	0.88	0.84	0.86
Breckinridge ES	0.97	1.01	0.88	0.94	1.08	0.94	0.96	1.08	1.27	0.79	0.93	0.86
Brenda Cowan ES	1.06	0.93	1.01	0.98	1.02	1.06	0.90	0.89	1.06	0.80	0.95	0.80
Cardinal Valley ES	0.99	0.95	0.99	0.96	0.99	0.98	0.93	0.98	1.36	0.84	0.86	0.86
Cassidy ES	1.07	0.94	0.95	0.96	0.98	0.96	0.91	0.98	1.08	0.90	0.97	0.91
Clays Mill ES	0.97	1.00	1.03	0.99	1.00	1.01	0.98	1.01	1.10	0.94	0.95	0.94
Coventry Oak ES	1.02	1.00	1.09	0.98	1.02	0.97	1.05	0.98	1.12	0.92	0.92	0.85
Deep Springs ES	1.01	1.00	1.00	1.01	1.05	0.93	1.04	0.98	1.19	1.03	0.83	0.89
Dixie ES	0.94	0.93	0.95	0.99	0.95	0.86	1.02	0.95	1.19	0.91	0.91	0.86
Garden Springs ES	1.06	0.95	1.04	1.01	1.08	1.06	0.98	0.99	1.10	0.96	0.99	0.88
Garrett Morgan ES	1.00	1.10	0.97	0.96	0.91	1.02	0.98	0.97	1.06	0.96	1.00	0.88
Glendover ES	0.93	0.90	0.90	0.92	0.92	0.93	0.99	0.91	1.13	0.85	0.92	0.94
Harrison ES	0.90	0.89	0.82	0.84	1.06	0.81	0.97	1.09	1.07	0.89	0.97	0.80
James Lane Allen ES	1.01	1.00	0.93	0.99	1.03	1.11	1.04	1.03	1.13	0.92	0.96	0.90
Julius Marks ES	0.99	0.94	0.89	1.02	0.98	1.03	0.99	0.99	1.16	0.80	1.00	0.90
Lansdowne ES	0.95	0.97	0.96	0.96	0.96	0.92	0.98	0.99	1.17	0.84	0.99	0.84
Liberty ES	0.97	0.98	1.06	0.99	1.00	0.85	1.06	1.02	1.13	0.97	0.96	0.97
Mary Todd ES	0.99	1.03	1.01	0.95	0.96	0.88	0.94	0.89	1.26	0.76	0.84	0.80
Meadowthorpe ES	1.04	1.02	0.98	1.14	1.08	1.04	0.96	0.99	1.07	0.97	0.95	0.89
Millcreek ES	0.97	0.96	1.03	1.04	0.94	1.00	1.00	1.07	1.27	0.84	0.94	0.97
Northern ES	1.09	1.00	1.01	1.04	1.00	0.97	1.02	0.98	1.20	0.91	0.84	0.89
Picadome ES	1.00	0.91	1.03	0.94	0.92	0.97	1.05	0.91	1.17	0.97	0.92	0.88
Rosa Parks ES	1.08	1.08	1.06	0.94	1.05	0.92	0.98	1.01	1.04	0.98	1.01	0.98
Russell Cave ES	1.07	0.94	1.01	0.97	0.91	0.86	0.93	0.97	1.36	0.92	0.67	0.97
Sandersville ES	0.99	1.02	0.93	0.99	0.94	0.97	0.98	0.97	1.07	0.94	0.92	0.90
Southern ES	0.98	0.95	1.04	0.98	1.05	1.08	1.05	1.07	1.15	0.98	0.92	0.80
Squires ES	1.00	0.94	0.99	1.06	0.90	0.96	0.95	0.96	1.15	0.86	1.01	0.92
Stonewall ES	1.04	1.00	0.99	1.02	1.02	1.03	1.03	1.01	1.01	0.93	0.94	0.94
Tates Creek ES	0.92	0.97	0.98	0.96	1.07	1.01	0.99	0.95	1.28	0.78	0.94	0.82
Veterans Park ES	0.96	1.02	0.92	0.96	1.01	0.87	0.95	0.98	1.07	0.95	0.97	0.95
Wellington ES	1.08	0.98	1.03	0.97	0.96	0.98	0.97	0.95	1.03	0.97	0.95	0.90
William Wells Brown ES	1.06	1.07	0.96	1.03	0.98	0.94	1.00	1.04	1.20	0.85	0.74	0.77
Yates ES	0.91	0.99	0.93	0.88	0.92	0.98	1.03	1.00	1.22	0.82	0.90	0.90

Table 3--Mobility

Example:

$$\begin{aligned}
 & 100 \quad \text{K grade students in fall 2022/23} \\
 & \times \quad 0.95\% \quad (1^{\text{st}} \text{ Grade mobility Arlington E.S.}) \\
 & = \quad 95.0 \text{ 1st Grade students in fall 2023/24}
 \end{aligned}$$



Areas with a mobility above 1.000 are experiencing a positive migration pattern

Areas with a mobility below 1.000 are experiencing a negative migration pattern

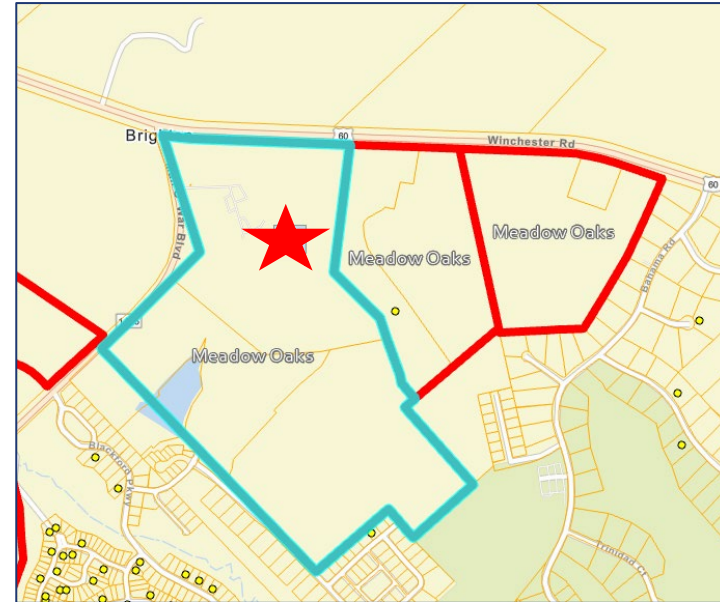


Student Yield Factors

Student Yield Factors (SYF) are only applied when there is new residential development. SYFs determine how many additional students will be generated from new housing projects within the District. SYFs used were provided by the District.

Unit Type	K-6 Students	7-8 Students	9-12 Students	All Students
SFD	0.40	0.08	0.16	0.64
MFA	0.15	0.05	0.00	0.20
APT	0.10	0.00	0.00	0.10

*Note: Student Yield Factors were calculated by Davis Demographics in fall of 2016



***354 SFD units x 0.64 (K12 Yield Factor = 227 estimated new K12 students**



Residential Development

Researched all current and future residential development

9,377 total units planned within next 5 years, estimated to generate 2,749 K-12 students spread out over the forecast timeframe.

SFD Total = 3186				MFA Total = 904				APT Total = 5287				Total Units = 9377				Total Units	Elementary Area	Middle Area	High Area	
Study Area	SFD	MFA	APT	SFD	MFA	APT	SFD	MFA	APT	SFD	MFA	APT	SFD	MFA	APT					
6A	0	0	0	0	0	0	0	0	180	0	0	0	180	0	0	0	360	Russell Cave ES	Winburn MS	Bryan Station HS
8	16	12	0	16	12	0	21	0	0	0	0	0	0	0	0	0	77	Mary Todd ES	Winburn MS	Bryan Station HS
27	7	0	0	0	0	0	53	0	0	53	0	0	53	0	0	0	166	Coventry Oak ES	Leestown MS	Bryan Station HS
29	30	0	0	30	0	0	41	0	0	0	0	0	0	0	0	0	101	Sandersville ES	Leestown MS	Bryan Station HS
30	3	30	0	0	30	0	0	0	0	0	0	0	0	37	420	526	Coventry Oak ES	Leestown MS	Bryan Station HS	
35	35	0	0	35	0	0	35	0	0	35	0	0	35	0	0	0	175	Coventry Oak ES	Leestown MS	Bryan Station HS
38A	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	16	Sandersville ES	Leestown MS	Bryan Station HS
39	0	40	0	0	40	0	0	40	0	0	40	0	0	36	0	0	196	Sandersville ES	Leestown MS	Bryan Station HS
40B	0	0	0	0	0	0	24	0	0	24	0	0	0	0	0	0	48	Sandersville ES	Leestown MS	Bryan Station HS
41	0	0	0	30	0	140	30	30	140	30	33	0	30	0	0	0	463	Coventry Oak ES	Leestown MS	Bryan Station HS
42A	0	0	0	0	0	237	0	0	237	0	0	0	0	0	0	0	474	Sandersville ES	Leestown MS	Bryan Station HS
42B	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0	0	40	Sandersville ES	Leestown MS	Bryan Station HS
46	36	0	0	36	16	0	36	0	0	38	0	0	0	0	0	0	162	Meadowthorpe ES	Leestown MS	Paul I. Dunbar HS
53	20	0	126	23	0	306	0	0	180	0	0	0	0	0	0	0	655	Coventry Oak ES	Winburn MS	Bryan Station HS
54A	29	0	122	29	0	123	0	0	0	0	0	0	0	0	0	0	303	Coventry Oak ES	Winburn MS	Bryan Station HS
55B	0	0	260	0	0	0	0	0	0	0	0	0	0	0	0	0	260	Coventry Oak ES	Winburn MS	Bryan Station HS
63	0	0	202	0	0	0	0	0	0	0	0	0	0	0	0	0	202	Russell Cave ES	Winburn MS	Bryan Station HS
69	27	0	0	27	0	0	27	0	0	27	0	0	0	0	0	0	108	Mary Todd ES	Winburn MS	Bryan Station HS
109	8	0	0	0	0	0	0	0	0	20	0	0	20	0	0	0	48	Yates ES	Crawford MS	Frederick Douglass HS
110	0	0	0	0	0	0	0	0	0	0	0	0	20	0	0	0	20	Duie ES	Crawford MS	Frederick Douglass HS
114A	0	0	0	50	0	0	23	0	0	0	0	0	0	0	0	0	73	Liberty ES	Crawford MS	Frederick Douglass HS
114B	20	0	0	50	0	0	50	0	0	50	0	0	50	0	0	0	220	Liberty ES	Crawford MS	Frederick Douglass HS
114C	0	0	0	37	0	0	50	0	0	37	0	0	0	0	0	0	124	Liberty ES	Crawford MS	Frederick Douglass HS
114D	0	0	0	0	0	0	100	0	0	100	0	0	100	0	0	0	300	Liberty ES	Crawford MS	Frederick Douglass HS
115B	0	0	0	0	8	0	0	9	0	0	0	0	0	0	0	0	17	Liberty ES	Crawford MS	Frederick Douglass HS
116A	0	0	0	0	0	0	48	0	0	108	0	0	108	0	0	0	264	Brenda Cowan ES	Crawford MS	Frederick Douglass HS
116B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	250	250	Brenda Cowan ES	Crawford MS	Frederick Douglass HS	
117A	0	0	0	0	0	0	0	0	0	0	0	0	40	0	22	62	Garrett Morgan ES	Crawford MS	Frederick Douglass HS	
127A	0	0	0	0	0	0	0	0	0	22	0	0	23	0	0	0	45	Liberty ES	Crawford MS	Frederick Douglass HS
130B	0	0	0	0	0	0	0	0	0	0	0	36	0	0	36	72	Liberty ES	Crawford MS	Frederick Douglass HS	
132C	0	0	0	33	0	215	33	0	215	33	0	0	33	0	0	0	562	Garrett Morgan ES	Crawford MS	Frederick Douglass HS
134E	0	0	0	55	0	0	55	25	0	55	25	0	55	25	0	0	295	Garrett Morgan ES	Crawford MS	Frederick Douglass HS
134F	25	0	0	35	0	0	35	0	0	0	0	0	0	0	0	0	95	Garrett Morgan ES	Crawford MS	Frederick Douglass HS
159	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	16	Arlington ES	Bryan Station MS	Bryan Station HS
181	0	0	0	0	5	0	10	0	0	0	0	0	0	0	0	0	15	William Wells Brown ES	Lexington Traditional MS	Frederick Douglass HS
183A	0	0	104	0	0	104	0	0	0	0	0	36	0	0	0	0	244	Harrison ES	Lexington Traditional MS	Lafayette HS
212	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	16	Harrison ES	Lexington Traditional MS	Lafayette HS
246A	0	0	0	20	0	0	20	0	0	20	0	0	20	0	0	0	80	Garrett Morgan ES	Edythe Hayes MS	Frederick Douglass HS
246B	4	0	0	7	0	0	9	0	0	0	0	0	0	0	0	0	13	Garrett Morgan ES	Edythe Hayes MS	Frederick Douglass HS
246F	20	0	0	20	25	0	20	25	0	23	0	0	0	0	0	0	133	Garrett Morgan ES	Edythe Hayes MS	Frederick Douglass HS
250B	0	0	0	0	0	110	0	0	110	0	0	0	0	0	0	0	220	Liberty ES	Edythe Hayes MS	Frederick Douglass HS
251B	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10	Liberty ES	Edythe Hayes MS	Frederick Douglass HS
253A	0	0	0	0	30	0	0	30	0	0	32	0	0	0	0	0	92	Athens Chilesburg ES	Edythe Hayes MS	Frederick Douglass HS

Development Listing



Project	Developer	Study Area	Total Units	Unit Type	Units Remaining	Status	Estimate First Occupancies	Estimate Full Occupancy
Arlington ES								
12th Street Addition	Broadway Twelfth LLC	159	16	MFA	16	Planning	2024	2024
Athens Chilesburg ES								
Anderson 2 Subdivision	Anderson Communities	270	75	MFA	75	Planning	2024	2026
Garden Estates	EA Partners	278A	90	APT	90	Active	2023	2023
Gess Property - Unit 8	Bali Homes	269A	98	APT	98	Active	2024	2025
Gess Property - Unit 8	Bali Homes	269A	112	APT	112	Active	2025	2026
Lochsire Tract 4-B	Anderson Communities	253A	92	MFA	92	Planning	2024	2026
Brenda Cowan ES								
Denton Farm - Ellerslie at Delong	Commonwealth Designs	296	218	SFD	72	Active	Currently Occupying	2025
Denton Farm - Ellerslie at Delong	Commonwealth Designs	296	99	APT	99	Planning	2025	2025
Hamburg East	A & M Hamburg, LLC	116B	250	APT	250	Planning	2027	2027
Hamburg East	Hamburg Place	116A	288	SFD	288	Planning	2025	2030
Hamburg East-Belhurst	Bali Homes	116A	80	SFD	80	Planning	2026	2029
Hamburg East, Tract 4 (Belhurst)	Bali Homes	116A	80	SFD	80	Planning	2026	2027
The Peninsula	Bali Homes	347B	163	SFD	116	Active	2023	2026
The Peninsula	Bali Homes	346B	31	MFA	31	Active	2024	2025
Cassidy ES								
Lakeview Estates Unit 2-E	Lakeshore Apartments Assoc LLC	288B	331	APT	331	Planning	2023	2027
Coventry Oak ES								
Belmont Farm-Unit 7	Haymaker Development Company	54A	245	APT	245	Active	2023	2024
Coventry-Belmont Farm	Haymaker Development Company	54A	122	SFD	60	Active	Currently Occupying	2024
FIFTEEN51 Apartments		55B	260	APT	260	Active	2023	2023
Hash - Hounshell	Haydon Homes LLC	30	420	APT	420	Planning	2027	2027
Hash - Hounshell	Haydon Homes LLC	30	74	MFA	74	Planning	2027	2028
Hillensmeyer Property - East	Bali Homes	35	201	SFD	201	Active	2023	2028
Kearney Hall (Ramsey/Sullivan)	Barlow Homes	53	360	APT	360	Planning	2024	2025
Kearney Hall (Ramsey/Sullivan)	Barlow Homes	53	281	SFD	35	Active	Currently Occupying	2025
Kearney Ridge Apartments	AIJ Associates	53	252	APT	252	Active	2024	2024
Fappert Property	Anderson Communities	27	323	SFD	323	Planning	2025	2030
Spring Bay	Baker Hayden Properties	30	60	MFA	60	Active	2023	2024
Spring Bay	Baker Hayden Properties	30	28	SFD	15	Active	Currently Occupying	2023
Spring Lake	Bali Homes	41	330	SFD	330	Planning	2024	2029
Spring Lake	Bali Homes	41	63	MFA	63	Planning	2025	2026
Spring Lake	Bali Homes	41	280	APT	280	Planning	2024	2025
Woodward Lander Property		27	7	SFD	7	Active	2023	2023
Dixie Magnet								
Patchen Wilkes	Jimmy Nash Homes	100	90	SFD	90	Planning	2027	2030
Garrett Morgan ES								
Blackford Property	Bali Homes	134F	297	SFD	188	Active	Currently Occupying	2025
Blackford Property	Bali Homes	132D	198	SFD	198	Planning	2023	2027
Clark Property Unit 4	King Marion C TTEE	134B	75	MFA	75	Planning	2025	2027
Clark Property Unit 4	King Marion C TTEE	134B	275	SFD	275	Planning	2024	2028
Meadow Oaks	Justice Builders	117A	354	SFD	354	Planning	2027	2030+
Meadow Oaks	Justice Builders	117A	107	MFA	107	Planning	2028	2029
Meadow Oaks	Justice Builders	117A	22	APT	22	Planning	2027	2027
Newmarket	North Forty Properties, LLC	246F	50	MFA	50	Active	2023	2024
Newmarket	North Forty Properties, LLC	246A	419	SFD	419	Planning	2024	2031+
Newmarket Property Unit 10-C	North Forty Properties, LLC	246F	83	SFD	83	Active	2023	2026
The Avery Apartments	Bali Homes	132D	430	APT	430	Active	2024	2025
Waldorf Way (Cooper Property)	Jimmy Nash Homes	246E	13	SFD	13	Active	2023	2024

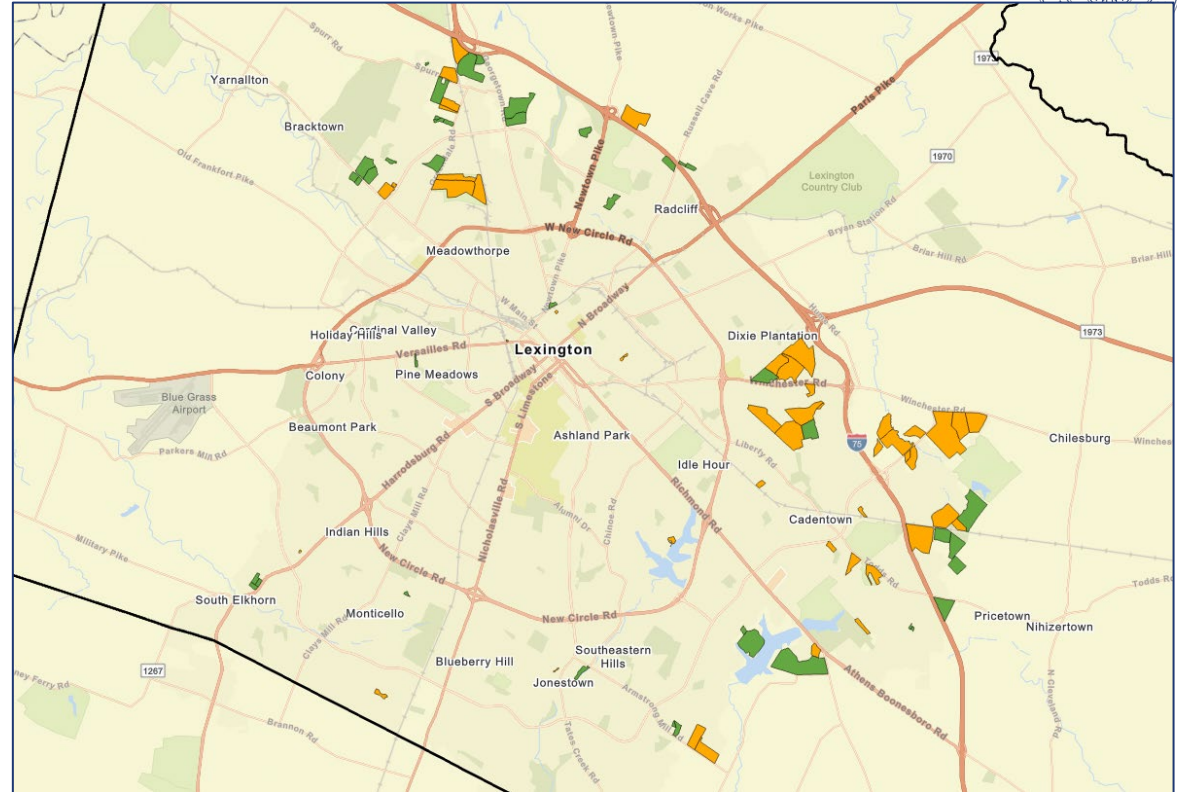


Development Listing Cont.

Harrison ES									
Thistle Station	Thistle Station LLC	181A	208	APT	208	Active	2023		2024
Valley Park	WEK IR Investments	212	16	APT	16	Planning	2024		2024
Yellman's Subdivision	Blackburn Development LLC	183A	36	APT	36	Planning	2026		2026
Lansdowne ES									
Adkins Property	Walden Land Project LLC	504A	16	MFA	16	Planning	2024		2024
Liberty ES									
Baptist Church at Andover	Anderson Communities	251B	10	SFD	10	Planning	2024		2024
Bryant Property	LATA LLC	130B	72	APT	72	Planning	2026		2027
Mapleleaf Subdivision Unit 1	Hills Properties	250B	220	APT	220	Planning	2024		2025
Tuscan	Haymaker Development Company	114A	73	SFD	73	Planning	2024		2025
Tuscan	Haymaker Development Company	114D	675	SFD	675	Planning	2025		2030+
Tuscan	Haymaker Development Company	114B	247	SFD	247	Planning	2024		2028
Tuscan	Haymaker Development Company	115B	17	MFA	17	Planning	2024		2025
Tuscan	Haymaker Development Company	114B	87	SFD	31	Active	Currently Occupying		2023
Tuscan - Summerfield	Haymaker Development Company	114C	124	SFD	124	Planning	2024		2026
Woodward Court Property	N/A	127A	45	SFD	45	Planning	2026		2027
Mary Todd ES									
The Reserve at Eden	Trust Equity LLC	8	53	SFD	53	Active	2023		2026
The Reserve at Eden	Trust Equity LLC	8	24	MFA	24	Active	2023		2025
Newton Springs	Palumbo Properties, Inc	69	108	SFD	108	Active	2023		2026
Meadowcreek ES									
Sebastian Property Unit 3	Lees2826 LLC	46	146	SFD	146	Active	2023		2026
Sebastian Property Unit 3	Lees2826 LLC	46	16	MFA	16	Active	2024		2024
Millcreek ES									
Millcreek / Armstrong Mill	Wyndale Development LLC	1	508	APT	96	Active	2023		2024
Rosa Parks ES									
Ehington & Ehington	TaylorMade Real Estate LLC	569	30	MFA	30	Active	2023		2024
Schroyer Property	RTA Family Trust	467	88	APT	88	Planning	2025		2026
The Homes at Ehington Heights	Jimmy Nash Homes	569	38	SFD	38	Active	2023		2025
The Brownstones at Ehington Heights	Jimmy Nash Homes	569	20	MFA	20	Active	2023		2024
Russell Cave ES									
Kington Hall Unit 1,2,3	LDG Multifamily, LLC	6A	360	APT	360	Planning	2025		2026
Winburn Estates (Elkhorn Springs)		63	202	APT	162	Active	2023		2023
Sandersville ES									
Greathouse Property - The Villages at Great Acres	Anderson Communities	39	196	MFA	196	Active	2023		2027
Greathouse Property - The Villages at Great Acres	Anderson Communities	42A	474	APT	474	Active	2024		2025
Masteron Area		40B	48	SFD	48	Planning	2025		2026
Masteron Hills Unit 1-LMN	Bell Homes	29	106	SFD	101	Active	Currently Occupying		2025
Masteron Station Center / Citation Flats		41B	201	MFA	201	Planning	2027		2031
Sanders Crossing		38A	43	MFA	16	Active	Currently Occupying		2024
Squires ES									
Harper Woods	Atchison Heller	453A	31	SFD	23	Active	Currently Occupying		2024
Harper Woods	Atchison Heller	453A	10	MFA	10	Active	2024		2024
Overbrook Farm	Overbrook Farm LLC	455B	103	SFD	103	Planning	2026		2027
Overbrook Farm	Overbrook Farm LLC	455C	240	APT	240	Planning	2026		2027
Wellington ES									
Koah Park Townhomes	J Perry Homes	477	15	MFA	15	Active	2023		2023
Sunny Slope Farm Unit 1-A	WAVELAND WOODS LLC	586	48	SFD	48	Planning	2025		2026
William Wells Brown ES									
Bluegrass Appendale- MFA	LFUC Housing Authority	181	5	MFA	5	Planning	2024		2024
Bluegrass Appendale- SFD	LFUC Housing Authority	181	10	SFD	10	Planning	2025		2025
Yates ES									
Patchen Wilkes	Jimmy Nash Homes	109	100	SFD	100	Planning	2026		2030
Patchen Wilkes	Jimmy Nash Homes	109	90	SFD	90	Planning	2028		2031
Patchen Wilkes	Jimmy Nash Homes	109	86	SFD	8	Active	Currently Occupying		2023
NOTES									
*Date as of the fall snapshot day. Includes projects with phasing only. Demographics: Fayette CPS Staff, Lexington Fayette Urban County Government									
SFD=Single Family Detached MFA=Multi Family Attached (Townhomes/Condos) APT=Apartments									

Source: Davis

Development Map





Student Transfer Analysis- Middle School Attendance Matrix

Middle School (6-8) Attendance Matrix of Fayette CPS Students
SCHOOL OF ENROLLMENT

Middle School Attendance Area	Count of Students Living in Attendance Area	Beaumont MS	Bryan Station MS	Crawford MS	Edythe J Hayes MS	Jessie Clark MS	Leestown MS	Lexington Traditional MS	Morton MS	Southern MS	Tates Creek MS	Winburn MS	Audrey Greyvouse Center	Carter G. Woodson Academy	Fayette County Learning Center	Martin L. King Acad. For Excellence	SCPA at Bluegrass	Success Acad	The Stables	Homebound Secondary	Ridge Hospital Alt High School	# of Students Attending School of Residence	% of Students Attending School of Residence
Beaumont MS	922	804	13	0	1	4	10	1	0	1	4	40	1	3	1	0	35	4	0	0	0	804	87%
Bryan Station MS	496	0	455	3	1	3	2	5	0	0	3	7	0	9	3	0	2	3	0	0	0	455	92%
Crawford MS	993	3	87	748	21	5	19	9	11	6	12	3	0	38	2	6	9	12	2	0	0	748	75%
Edythe J Hayes MS	1,134	3	34	1	1,022	1	4	1	3	1	23	4	0	7	0	1	20	9	0	0	0	1,022	90%
Jessie Clark MS	1,112	5	16	1	0	1,005	12	2	0	1	25	9	1	4	2	1	21	7	0	0	0	1,005	90%
Leestown MS	1,049	8	84	3	3	7	879	4	2	0	3	9	0	18	3	2	15	7	2	0	0	879	84%
Lexington Traditional MS	340	3	16	0	2	1	3	256	3	1	3	29	0	6	0	3	10	4	0	0	0	256	75%
Morton MS	799	1	18	0	6	4	2	1	665	1	25	31	0	8	0	4	25	8	0	0	0	665	83%
Southern MS	894	6	19	0	5	3	11	2	6	757	38	1	2	8	0	3	20	12	1	0	0	757	85%
Tates Creek MS	712	1	14	1	5	2	3	4	3	16	630	1	0	9	3	2	7	11	0	0	0	630	88%
Winburn MS	810	4	53	2	5	1	10	9	7	1	1	664	1	33	1	3	3	12	0	0	0	664	82%
Total Resident Students	9,261	838	809	759	1071	1036	955	294	700	785	767	798	5	143	15	25	167	89	5	0	0	7,885	85%
Out of District Students	26	4	3	0	5	4	3	0	1	0	1	3	0	0	0	0	2	0	0	0	0		
Home Hospital/Home School Students (HH)	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	8		
Unmatched Students	4	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3	0	0	0		
Total Enrollment	9,302	842	812	759	1076	1040	958	294	701	785	769	801	5	143	15	25	169	92	5	3	8		
# Of Transfers In	951	38	357	11	54	35	79	38	36	28	138	137	NA	NA	NA	NA	NA	NA	NA	NA	NA		
% Of Transfers In	10%	5%	44%	1%	5%	3%	8%	13%	5%	4%	18%	17%	0%	0%	0%	0%	0%	0%	0%	0%	0%		

*OUT OF DISTRICT: Students living outside the District boundary.

Students residing in Beaumont MS

Helps the District track its
Open Enrollment Patterns

Students attending Beaumont MS



Districtwide Forecast

(residence)

- Stable K class: Despite smaller birth rates K class remains stable.
- Can expect births to continue to remain stable due to new housing and families moving into the District.
- Growth is driven by new housing
- District wide growth to remain stable
- Largest increases observed at Elementary level +713 K-5 students and middle school level +158 6-8 students over the next 5 years.

Historic Resident Counts				Forecasted Resident Counts					
Grade	2019	2020	2021	Current	2023	2024	2025	2026	2027
K	3,184	2,808	3,253	3,039	3,084.8	3,065.9	2,985.5	3,009.1	3,112.1
1	3,240	3,095	2,957	3,244	3,095.5	3,162.0	3,152.1	3,058.3	3,079.0
2	2,848	3,094	3,057	2,967	3,243.6	3,120.6	3,196.8	3,173.9	3,077.7
3	3,306	2,753	3,073	3,079	2,975.8	3,275.9	3,171.1	3,234.7	3,210.3
4	3,127	3,185	2,782	3,091	3,073.6	2,989.9	3,293.9	3,188.6	3,248.4
5	3,327	3,073	3,175	2,820	3,109.0	3,112.1	3,040.6	3,327.0	3,225.6
6	3,287	3,223	2,985	3,093	2,782.6	3,082.1	3,094.5	3,016.3	3,209.9
7	3,330	3,235	3,205	2,961	3,087.5	2,791.9	3,093.8	3,108.4	3,030.0
8	3,158	3,306	3,208	3,207	2,940.4	3,078.3	2,796.4	3,087.7	3,099.0
9	3,585	3,532	3,871	3,715	3,685.7	3,387.5	3,545.0	3,220.3	3,551.2
10	3,158	3,316	3,169	3,460	3,367.5	3,341.4	3,085.1	3,235.7	2,940.4
11	2,959	2,991	3,060	2,997	3,232.0	3,152.1	3,139.1	2,896.9	3,034.4
12	2,554	2,762	2,629	2,759	2,694.5	2,915.2	2,845.3	2,841.6	2,610.6
Resident Student Totals by Grade Configuration									
K-5	19,032	18,008	18,297	18,240	18,582	18,726	18,840	18,992	18,953
6-8	9,775	9,764	9,398	9,261	8,811	8,952	8,985	9,212	9,419
9-12	12,256	12,601	12,729	12,931	12,900	12,796	12,615	12,195	12,137
K-12	41,063	40,373	40,424	40,432	40,372.5	40,474.9	40,439.2	40,398.5	40,508.6
Unmatched Students									
K-5	85	17	19	26	26.0	26.0	26.0	26.0	26.0
6-8	17	3	12	14	14.0	14.0	14.0	14.0	14.0
9-12	15	7	17	22	22.0	22.0	22.0	22.0	22.0
K-12	117	27	48	62	62.0	62.0	62.0	62.0	62.0
Out-of-District Students									
K-5	49	17	84	90	90.0	90.0	90.0	90.0	90.0
6-8	1	3	31	26	26.0	26.0	26.0	26.0	26.0
9-12	0	7	16	26	26.0	26.0	26.0	26.0	26.0
K-12	50	27	131	142	142.0	142.0	142.0	142.0	142.0
Total Students*									
K-5	19,166	18,042	18,400	18,356	18,698.3	18,842.4	18,956.0	19,107.6	19,069.1
6-8	9,793	9,770	9,441	9,301	8,850.5	8,992.3	9,024.7	9,252.4	9,458.9
9-12	12,271	12,615	12,762	12,979	13,027.7	12,844.2	12,662.5	12,242.5	12,184.6
K-12	41,230	40,427	40,603	40,636	40,576.5	40,678.9	40,643.2	40,602.5	40,712.6
Annual Change									
K-5 Difference	-1,124	358	-44	342.3	144.1	113.6	151.6	-38.5	
6-8 Difference	-23	-329	-140	-450.5	141.8	32.4	227.7	206.5	
9-12 Difference	344	147	217	48.7	-183.5	-181.7	-420.0	-57.9	
K-12 Difference	-803	176	33	-59.5	102.4	-35.7	-40.7	110.1	
Notes									
Forecast based on student data as of 10/5/2022									
*Total students included in forecast: 40,432									
(921)Pre-K students (grades 97, 98, 99), (29) grade 14 students, (43) Ridge Hospital and Homebound students are not included in the above numbers.									

5 Year (2022-2027) Net Growth/Decline	
713.1	3.9%
157.9	1.7%
-794.4	-6.1%
76.6	0.2%



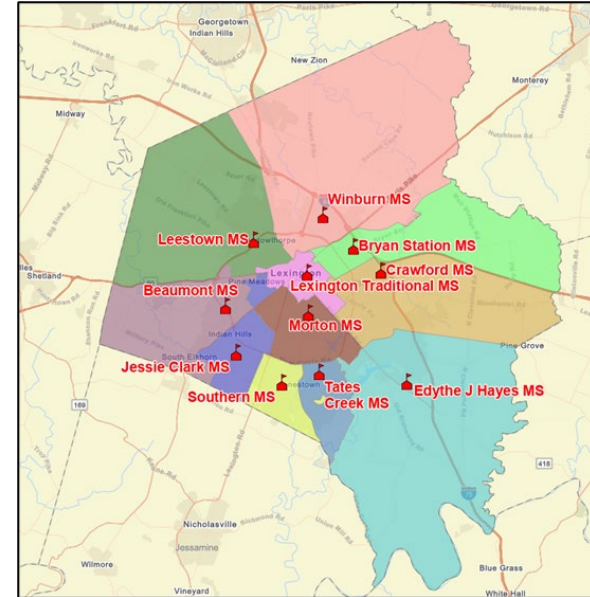
Middle School Forecasted Change- Attendance Area Level

Crawford MS +222										
Grade	Historic Resident Students			Current	Forecasted Resident Students					
	2019	2020	2021	2022	2023	2024	2025	2026	2027	
K	406	386	420	340	343.7	353.6	358.0	371.2	398.6	
1	405	376	366	434	331.5	350.0	368.1	372.0	390.6	
2	382	394	376	362	441.9	356.3	383.7	400.5	408.8	
3	384	367	369	357	351.2	442.1	371.5	398.3	421.0	
4	367	356	371	361	343.8	352.3	448.2	380.5	411.8	
5	393	360	355	356	354.9	353.1	367.9	462.5	400.7	
6	316	353	327	302	336.3	346.7	353.6	367.6	460.9	
7	339	298	367	322	306.6	348.6	365.6	373.2	388.5	
8	292	342	330	369	328.3	320.6	368.6	384.6	393.5	
Actual Resident Students					Forecasted Resident Students					
Total K-5	2,337	2,239	2,257	2,210	2,167.0	2,207.4	2,297.4	2,385.0	2,431.5	
Total 6-8	947	993	1,024	993	971.2	1,015.9	1,087.8	1,125.4	1,242.9	

Annual Change	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
	4.6%	3.1%	-3.0%	-2.1%	4.4%	7.1%	3.7%	11.7%
	4.9%	3.1%	-3.0%	-2.2%	4.6%	7.1%	3.5%	10.4%

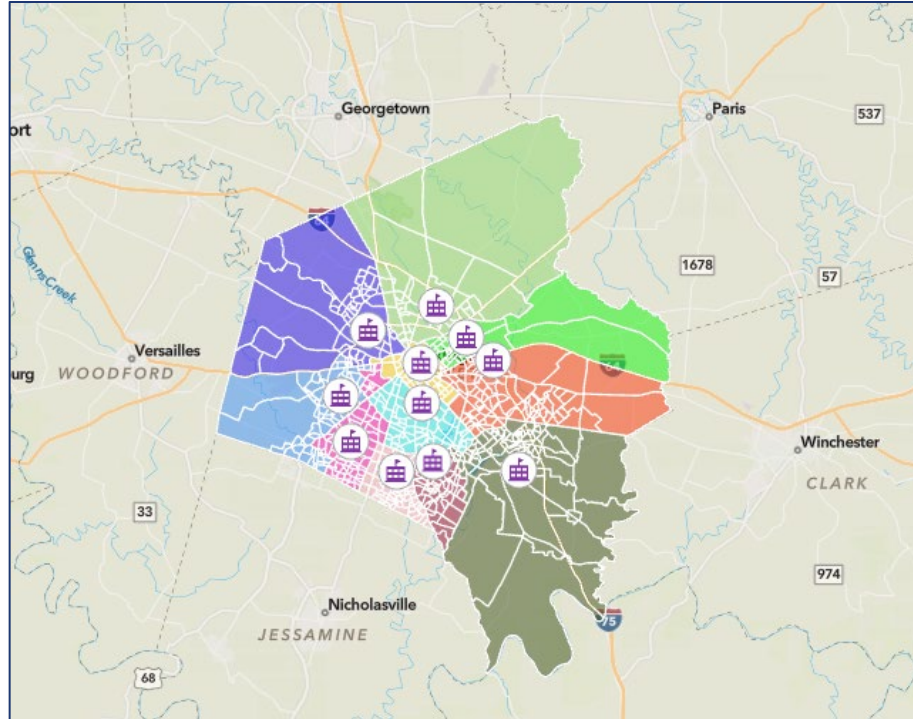
Edythe J Hayes MS +186										
Grade	Historic Resident Students			Current	Forecasted Resident Students					
	2019	2020	2021	2022	2023	2024	2025	2026	2027	
K	326	266	321	325	332.8	332.2	326.8	327.5	333.9	
1	366	319	304	333	345.5	355.6	357.8	346.3	341.7	
2	294	346	319	302	340.6	354.0	366.9	363.6	347.2	
3	335	286	348	323	309.4	351.3	365.5	372.7	364.4	
4	324	347	301	348	329.5	317.0	361.1	370.1	372.3	
5	350	323	362	306	347.8	330.6	322.0	359.8	363.4	
6	412	380	357	381	326.4	372.4	356.9	341.5	376.9	
7	432	418	370	371	380.6	328.3	371.1	356.2	335.5	
8	408	429	389	382	364.4	377.8	327.2	364.7	348.5	
Actual Resident Students					Forecasted Resident Students					
Total K-5	1,995	1,887	1,955	1,937	2,005.6	2,040.7	2,100.1	2,140.0	2,122.9	
Total 6-8	1,252	1,227	1,116	1,134	1,071.4	1,078.5	1,055.2	1,062.4	1,060.9	

Annual Change	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
	-25.0	-111.0	18.0	-62.6	7.1	-23.3	7.2	-1.5
	-2.0%	-9.0%	1.6%	-5.5%	0.7%	-2.2%	0.7%	-0.1%



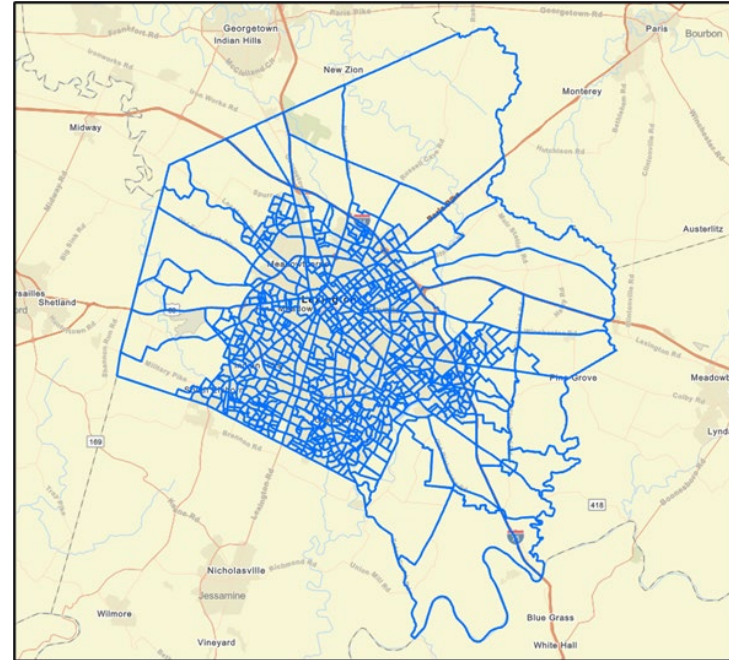
Redistricting

- “What If Scenarios”
- Davis can use the data and projections to reconfigure the District attendance areas on the fly.
- Davis Responsibilities:
 - Manage data related to the redistricting process
 - Prepare scenarios based on committee’s recommendations



How Study Areas will Help the Process:

- Individual study area (neighborhood) forecasts will show areas of growth and decline
- By shifting around study areas, the redistricting software tools will change forecasted resident student K-5, 6-8 & 9-12 counts on the fly
- Best method to make sure boundaries will “stick” for the next 5+ years



Task



Create new boundary for **Mary E. Britton Middle School** scheduled to open August 2025.

Mary E. Britton Middle School



An artist's rendering of Mary E. Britton Middle School, which is slated to open in August 2025