Discussion Points

- Introduction
- Enrollment and Demographics (Part One)
  - Key Considerations
  - Maps: Planning Areas and Attendance Areas
  - Sophisticated Forecast Model (SFM)
  - Past Enrollment and Change
  - Baseline Maps and Data
- Development (Part Two)
  - Population, Development, and Enrollment Trends
  - Yield Rate of Students
  - Maps and Data
- Enrollment Projections (Part Three)
  - Past, Current, Future Enrollment
  - Building Projections
- Moving Forward (Part Four)
  - Next Steps
About RSP

- Founded in 2003
- Professional educational planning firm
- Expertise in multiple disciplines
- Over 20 Years of planning experience
- Over 80 years of education experience
- Over 20 years of GIS experience
- Clients in Arkansas, Iowa, Illinois, Kansas, Minnesota, Missouri, Nebraska, North Dakota, Oklahoma, and Wisconsin
- Projection accuracy of 97% or greater

Planning

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Brandon Sylvester  
GIS Analyst, GISP Candidate
Our Clients

NORTH DAKOTA
- Alexander
- Blomkest
- Bottineau
- Central Cass
- Dickinson
- Fargo
- Glendive
- Grand Forks
- Jamestown
- Killdeer
- Menden
- McKenzie County
- Minot
- Williams County
- Northem Cass
- Richardton Taylor
- Rugby
- West Fargo
- Williston
- Williston #1

ILLINOIS
- Gibsonville
- Indian Prairie 204
- Keenesville 20
- Naperville 203
- Norridge 80
- Oswego 308
- Rockford 205
- Yorkville 115

MISSOURI
- Columbia
- Diamond R-I
- Fort Osage R-I
- Grain Valley
- Harrisonville R-I
- Jackson
- Jennings
- Kearney R-I
- Laque

KANSAS
- Andover
- Baldwin City
- Bonner Springs
- Derby
- De Soto
- Eudora
- Garden City
- Gardner-Edgerton
- Hays
- Hutchinson
- Kansas City
- Lawrence
- Liberal
- Maize
- Manhattan-Ogden
- Newton
- Ottawa
- Pittsburg
- Picher-Kansas City
- Riley County
- Shawnee Heights
- Spring Hill
- Turner- Kansas City
- Wichita

IOWA
- Adel
- DeSoto
- Minburn
- Ames
- Ankeny
- Atlantic
- Ballard
- Bettendorf
- Boundurant-Farrar
- Cedar Falls
- Cedar Rapids
- Clear Creek-Amana
- Council Bluffs
- Dallas Center
- Grimes
- Fort Dodge
- Gladbrook-Reinbeck
- Grinnell-Nauvoo
- Independence
- Independence
- Iowa City
- Johnston
- Lynn-Mar
- Marshalltown
- Newton
- North Polk
- North Scott
- Norwalk
- Okoboji
- Ottumwa
- Rock Valley
- Saylor
- Sergeant Bluff-Luton
- Sioux City
- Southeast Polk
- Spencer
- Urban Dale
- Von Meter
- Waukee
- West Des Moines
- West Liberty
- Western Dubuque
- Winterset

NEBRASKA
- Adams Central NE
- Bellevue
- Elkhorn
- Elmwood-Murdock
- Louisville
- Millard
- Westside

OKLAHOMA
- Newcastle
- Yukon

WISCONSIN
- Hudson
- River Falls

MINNESOTA
- Duluth
- North Little Rock

ARKANSAS

RSP & Associates - Clients Updated 1//1//11
Part One: Enrollment & Demographics
Key Considerations

Enrollment Projections:
- Enrollment is projected to increase:
  - Elementary: By 2022/23 562 students (19.7%) - By 2027/28 897 students (30.8%)
  - Middle School: By 2022/23 232 students (35.3%) – By 2027/28 435 students (58.8%)
  - High School: By 2022/23 527 students (38.1%) – By 2027/28 1,069 students (66.4%)
  - District: By 2022/23 1,321 students (28.9%) – By 2027/28 2,401 students (47.5%)

Capacity over the next five years:
- Elementary and Middle School capacity is already at its maximum and continue to worsen with those students who already reside within the district boundary
- High School capacity will be beyond its maximum with those students who reside within the district boundary by 2020/21

Development Opportunities:
- There are areas of land in the district that when developed as subdivisions will increase enrollment (Airport)
- Some infill development potentially happens in the older, core area
- Limited satellite imagery and parcel data (Year Built and Number of Units) requires an annual tour to better understand building activity
- Residency requirement changes will have to be factored into the final projections when those changes are known

ANNUAL ENROLLMENT ANALYSIS RECOMMENDED TO FULLY UNDERSTAND THE FUTURE
The unusual boundary and high school students residing in the neighboring district attend high school in Williston Public School District #1 creates some challenges in tracking student change.
Land Use (Residential, Commercial, Industrial)

Residential Density (Single-Family, Mobile Home, Duplex, Apartment)

Natural Features (Rivers and Creeks)

Manmade Features (Railroad and Streets)

Attendance Area

There are nearly 200 planning areas RSP monitors for demographic, development, and enrollment data sets
Detailed Planning Areas

- Zoomed in view of Planning Areas (Green Line) and Bakken Elementary
- Displays the power of GIS data & Information
- See where students are located by grade (color dots) in relation to streets, subdivisions, and parcels
- Illustrates how the planning areas are tied to development types at the parcel level
Sophisticated Forecast Model

This is the central focus of everything RSP does. The model is based on what is happening in a school district. The best data is statistically analyzed to provide an accurate enrollment forecast. The District will be able to use RSP’s report and maps to better understand demographic trends, school utilization, and the timing of construction projects.

**Built-Out**

\[
S_{c, t, x} = S_{c - 1, t - 1, x} \times GC
\]

Let:
- \(S\) = The number of students, either an actual count or a projected count
- \(x\) = A subscript denoting an attendance area in the School District
- \(c\) = Grade level
- \(t\) = Time (Years)
- \(GC\) = Growth component either modeling enrollment increase or decrease based on historical information, expressed as a real number

**Developing**

\[
S_{c, t, x} = S_{c - 1, t - 1, x} + (BP_{t, x} \times R_{c, x})
\]

\[
BP_{t, x} = \left( \frac{CP_x (BT_x) (A_x)}{\sum_x (CP_x) (BT_x) (A_x)} \right) \times CT
\]

Let:
- \(S\) = The number of students, either an actual count or a projected count
- \(x\) = A subscript denoting an attendance area in the School District
- \(c\) = Grade level
- \(t\) = Time (Years)
- \(BP\) = Building permit forecast as given by the Building Permit Allocation Model (BPAM) model
- \(R_{c, x}\) = Student enrollment ratio of cohort \(c\) in planning area \(x\)
- \(CP\) = Capacity of a planning area as expressed by available housing units
- \(BT\) = Building history trend of a planning area
- \(A\) = An index which models the likelihood of development
- \(CT\) = Building permit control total forecast
Enrollment provided by the district
Does not include Early Childhood, Home School, Private School, or Parochial School

### Past School Enrollment

#### Enrollment By Grade

<table>
<thead>
<tr>
<th>Year</th>
<th>K</th>
<th>1st</th>
<th>2nd</th>
<th>3rd</th>
<th>4th</th>
<th>5th</th>
<th>6th</th>
<th>7th</th>
<th>8th</th>
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<th>10th</th>
<th>11th</th>
<th>12th</th>
<th>Total</th>
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<td>135</td>
<td>154</td>
<td>125</td>
<td>147</td>
<td>149</td>
<td>133</td>
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<td>196</td>
<td>209</td>
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<tr>
<td>2008/09</td>
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<td>154</td>
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<td>233</td>
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<tr>
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<tr>
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<td>283</td>
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Source: Williston Public School District #1

#### Change By Grade from the Previous Year

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<th>To</th>
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<th>1st</th>
<th>2nd</th>
<th>3rd</th>
<th>4th</th>
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<th>10th</th>
<th>11th</th>
<th>12th</th>
<th>Total</th>
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<td>-2</td>
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<td>2016/17</td>
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<td>34</td>
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<td>46</td>
<td>24</td>
<td>45</td>
<td>4</td>
<td>-4</td>
<td>28</td>
<td>371</td>
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</tbody>
</table>

3-Yr Avg  34.7  17.0  14.3  23.7  9.0  8.7  13.0  34.3  16.7  41.3  7.0  -2.3  6.3  272.0
3-Yr Wavg 37.5  14.2  18.7  23.8  10.8  12.0  16.0  36.2  17.7  40.2  5.3  -4.2  11.7  285.2

Source: Williston Public School District #1
Enrollment provided by the district
Does not include Early Childhood, Home School, Private School, or Parochial School
2017/18 students who are in 1st through 12th grade that were not attending the District in 2016/17 as Kindergarten through 11th grade

The dots represent the grade level and location where new students live

Tracking where new students are residing helps understand the subdivision life cycle for each type of residential unit (yield rates)

- **751** new students in 2017/18
Students attending the district in 2016/17 who were in Kindergarten through 11th grade that did not attend in 2017/18 as 1st through 12th graders

The dots represent the grade level and location where students lived but no longer attend the district

A positive Total migration means that more students are moving into the district than are moving out

- **544** students left the district in 2017/18, Total Migration **+207**
District Demographics

Population
2010-2017 Annual rate

8.93% Increase

Housing Development
2010-2017 Annual Rate

8.95% Increase

Income
Per Capita: 2017-2022 Annual Rate

0.84% Increase

Workforce
Construction

20.2% of people who live within the school district, work in Construction

Source: US Census
Demographic Comparison

<table>
<thead>
<tr>
<th>Demographic</th>
<th>Williston Public School District #1</th>
<th>Williams County</th>
<th>McKenzie County</th>
<th>State of North Dakota</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unemployment Rate</td>
<td>2.0%</td>
<td>1.9%</td>
<td>4.7%</td>
<td>2.8%</td>
</tr>
<tr>
<td>Average Household Size</td>
<td>2.35</td>
<td>2.35</td>
<td>2.63</td>
<td>2.31</td>
</tr>
<tr>
<td>Median Age</td>
<td>37.7</td>
<td>39.1</td>
<td>40.0</td>
<td>37.9</td>
</tr>
<tr>
<td>Total Population</td>
<td>32,336</td>
<td>42,414</td>
<td>13,766</td>
<td>793,399</td>
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<tr>
<td>Median Household Income</td>
<td>$74,629</td>
<td>$74,639</td>
<td>$52,628</td>
<td>$58,447</td>
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<tr>
<td>Total Housing Units</td>
<td>14,928</td>
<td>20,543</td>
<td>6,687</td>
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<td>Owner Occupied Housing Units</td>
<td>7,389</td>
<td>10,445</td>
<td>3,415</td>
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<td>Renter Occupied Housing Units</td>
<td>6,166</td>
<td>2,750</td>
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<td>Vacancy Rate</td>
<td>9.2%</td>
<td>13.4%</td>
<td>22.2%</td>
<td>11.7%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Williston Public School District #1</th>
<th>Williams County</th>
<th>McKenzie County</th>
<th>State of North Dakota</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>85.9%</td>
<td>85.6%</td>
<td>65.7%</td>
<td>83.9%</td>
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<tr>
<td>Black</td>
<td>0.4%</td>
<td>0.4%</td>
<td>3.6%</td>
<td>2.4%</td>
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<tr>
<td>American Indian</td>
<td>4.9%</td>
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<td>0.8%</td>
<td>1.4%</td>
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<tr>
<td>Pacific Islander</td>
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<tr>
<td>Other Race</td>
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<td>Two or More Races</td>
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<tr>
<td>Hispanic</td>
<td>2.7%</td>
<td>2.5%</td>
<td>10.5%</td>
<td>3.7%</td>
</tr>
</tbody>
</table>

- Williston Public School District #1 demographics are mostly consistent in attribute information comparatively to the other geographies within the area.
- The unemployment rate of the district area is significantly less than the other geographies as well as the US average of 4.1%.
- The five-year projection of households in 18,174, a change of 6.04% annually from the current year total.
- The district has a household vacancy rate that is lower than the US average of 11.3%.

Source: US Census
Student Count Change from 2013/14 to 2017/18 in Grades K-12

- Depicts student movement at each Planning Area from 2013/14 to 2017/18
- **Orange** areas experienced an increase in students since 2013/14
- **Green** areas experienced a decrease in students since 2013/14
- **White** areas had no net change in students between 2013/14 to 2017/18
- New developments have a greater propensity to have more kindergarten students
Enrollment Conclusion

- RSP & Associates monitors nearly 200 planning areas for demographic, development, and enrollment data sets.
- Direct correlation between women in child-bearing ages (15-59) and where children (0-4) reside.
- Larger elementary school grades will result in future larger Middle and High school grades.
- Many of the existing, older areas of the community have had significant increases in the number of students residing in those units – this will likely decrease as more housing inventory is built in future years.
Part Two: Development
Population, Development, Enrollment

**Graphic Explanation**
- **Census data indicates the area has an increasing population**
- **Building Trend indicates there has been steady new residential activity (Future will have more development in District)**
- **Student Enrollment growth has remained positive with significant increases over the last three years**

**What Does This Mean**
- The new households moving into the district may start having more children and/or school aged children
- With development similar or increasing over the next five years than the previous 5 years there are likely to be more new students
- Older areas of the community are in the subdivision life cycle of having greater children than in the past – this will not be as robust as anticipated going beyond 2019/20 school year when new units are built

Source: Census Bureau, Williams County, City of Williston, and Williston Public School District #1

![Graph showing population, development, and enrollment trends from 2007 to 2017.](image-url)
Student Yield Rate

Single Family (SF)

<table>
<thead>
<tr>
<th>School</th>
<th>Year</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th>Avg</th>
</tr>
</thead>
<tbody>
<tr>
<td>District</td>
<td>0.21</td>
<td>0.24</td>
<td>0.27</td>
<td>0.29</td>
<td>0.31</td>
<td>0.32</td>
<td>0.36</td>
<td>0.38</td>
<td>0.40</td>
<td>0.41</td>
</tr>
</tbody>
</table>

Source: Williston Public School District 1 and Williams County, ND

Multi-Family (MF)

<table>
<thead>
<tr>
<th>School</th>
<th>Year</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th>Avg</th>
</tr>
</thead>
<tbody>
<tr>
<td>District</td>
<td>0.04</td>
<td>0.05</td>
<td>0.06</td>
<td>0.07</td>
<td>0.09</td>
<td>0.10</td>
<td>0.13</td>
<td>0.15</td>
<td>0.17</td>
<td>0.20</td>
</tr>
</tbody>
</table>

Source: Williston Public School District 1 and Williams County, ND

Graphic Explanation

- In 2007/08 the yield rate was about 21 students for every 100 single-family units, this increased by 2017/18 to about 43 students for every 100 units
- Single-Family residential (.33) has a higher student yield rate when compared to Multi-Family residential (.12) within the district
- Student yield rates for Single-Family and Multi-Family have more than doubled since 2007
- Adding newer housing inventory typically can increase the yield rate – type of housing must be monitored
- It is anticipated that in 2018/19 school year that the yield rates have increased significantly in the existing developed areas – this yield rate will likely decrease as other units are built
Residential Development

- Zoned in view of Williston High School
- Reveals the year in which homes are built and the timing of student residents
- Color of dots represent a specific year according to the county assessor’s office
- Type of housing is monitored as inventory type follow the same patterns and yield rates
Reveals the clusters of where residential development has occurred

Some new areas do not necessarily lead to similar yield rates of like developments

Significant increase of enrollment has happened near the high school where a good portion of new development has been built
Identifies where development activity is happening (Green)

Identifies possible areas that could develop (Yellow and Purple)

The market and property owners desire to build guides the timing of development

Other properties not shown might develop while some shown might not develop

Significant development is anticipated to happen on the west side of the district, beginning as early as Fall 2018
Development Conclusion

- Considerable opportunity for residential development, Sloulin Field Airport redevelopment alone will have 800 acres of developable land by 2021
- The city has seen about 30 single family homes within the last year
- Future residential development activity is dependent on developers' desire to build affordable single-family homes
- Infrastructure improvements and/or incentives would help allow for higher rates of housing development
- The city currently has 1,450 shovel ready/near ready residential lots
- Tracking the types of development is important to understand the yield rate of students for every part of the community; Single-Family has the highest propensity to have school-aged residents
  - This will evolve over time as other new development is built
Part Three: Enrollment Projections
Past, Current, Future Enrollment

Chart Explanation:
- Census population estimates expected to annually increase through 2023 by over 6% annually where the population will be greater than 43,000 people.
- Enrollment is projected to increase through 2023 by an annual average of over 5% where the K-12 student enrollment will be about 5,400 students and then continue to increase so by 2027/28 it is near 6,500 students.
- Projections do not include Home School, Private School, or Parochial School.
- Additional analysis must be done with growth outside the district to understand future High school enrollment.

Source: Williston Public School District #1 and RSP SFM & Demographic Models

PROJECTIONS utilizing unofficial count data 09/07/18
## Enrollment Projections

**Table Explanation:**

- Past and projected enrollment shown by Reside and Not-Reside, with the understanding that there are students who will not reside within the district and be able to attend at the high school grades.
- With new guidelines to register students to attend a Williston Public School District #1, it is possible that the Not-Reside enrollment for K-8 grades will potentially decrease.

### School Projections

<table>
<thead>
<tr>
<th>School</th>
<th>Past School Enrollment</th>
<th>Future Enrollment By Student Residence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Williston Elementary Reside</td>
<td>1,455</td>
<td>1,593</td>
</tr>
<tr>
<td>Capacity 2,280</td>
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<td></td>
</tr>
<tr>
<td>Grades K to 4 (46 Mod Classes)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Williston Elementary Not Reside</td>
<td>286</td>
<td>247</td>
</tr>
<tr>
<td>Grades K to 4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Williston Middle Reside</td>
<td>371</td>
<td>432</td>
</tr>
<tr>
<td>Capacity 400</td>
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<td></td>
</tr>
<tr>
<td>Grades 7-8 (6 Mod Classes)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Williston Middle Not Reside</td>
<td>75</td>
<td>59</td>
</tr>
<tr>
<td>Grades 7-8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Williston High School Reside</td>
<td>812</td>
<td>784</td>
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<tr>
<td>Capacity 1,200</td>
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<td></td>
</tr>
<tr>
<td>Grades 9-12 (0 Mod Classes)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Williston High School Not Reside</td>
<td>192</td>
<td>185</td>
</tr>
<tr>
<td>Grades 9-12</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ELEMENTARY TOTAL</td>
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<td>1,840</td>
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<tr>
<td>Capacity 2,280</td>
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<tr>
<td>Grades K to 6 (46 Mod Classes)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MIDDLE SCHOOL TOTAL</td>
<td>446</td>
<td>491</td>
</tr>
<tr>
<td>Capacity 400</td>
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</tr>
<tr>
<td>Grades 7-8 (6 Mod Classes)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HIGH SCHOOL TOTAL</td>
<td>1,004</td>
<td>969</td>
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<tr>
<td>Capacity 1,200</td>
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<tr>
<td>Grades 9-12 (0 Mod Classes)</td>
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<tr>
<td>DISTRICT K-12 TOTALS</td>
<td>3,191</td>
<td>3,300</td>
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<tr>
<td>Capacity 3,880</td>
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<tr>
<td>Grades K-12 (52 Mod Classes)</td>
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</tr>
</tbody>
</table>

Source: RSP & Associates, LLC - August 2018 (Updated 9/7/18)

Note 1: Student Projections are based on the residence of the student
Note 2: PreKindergarten are not in the enrollment projections
Note 3: Capacity numbers for each school provided by the District

PROJECTIONS utilizing unofficial count data 09/07/18

Exceed Existing Capacity
Part Four: Moving Forward
Next Steps

Listed below are some considerations for next steps:

- District administration and the Board of Education further study the enrollment, demographic, and development information presented.

- Determine the criteria to address capacity issues and timing for future school construction, remodeling, or attendance areas.

- Integrate the residency policy for Not-Reside students with known impact on the 2018/19 enrollment.

- Work with surrounding districts to better understand the number of high school students that will likely attend the district.

- RSP tours the district and meets with the County/City staff, as well as obtain better year built (building permit, Certificate of Occupancy) data.

- Integrate growth outside the district boundary into the analysis.

- Administration continue to examine utilization opportunities to improve the student education experiences.

- Continue to make decisions and communicate that information to the community so they can understand how educational opportunities will support College and Career ready students.