



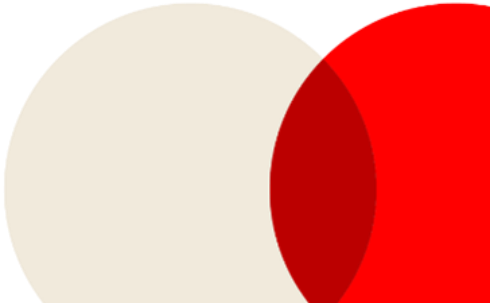
Community Development Tour

DAN HINES, MBA
ASST. DIRECTOR, FACILITIES
CAMPUS PLANNER
NOV. 4, 2021



A large yellow circle is positioned in the top left corner of the slide.

Current Enrollment Baselines

- Grey Cloud, Pine Hill and Red Rock Elementary Schools are over 95% utilized; with Bailey Elementary at at 91%
 - Six elementary schools have over 30% open seats (Armstrong, Crestview, Cottage Grove, Hillside, Newport and Woodbury Elementary Schools)
 - Lake Middle School, Oltman Middle School and Woodbury Middle Schools are over 95% utilized; overall middle school deficit in 2024-25
 - East Ridge High School – 115% utilization
 - Woodbury High School – 102% utilization
 - Park High School – 96% utilization
 - Deficit of more than over 200 high school seats
- 
- In the bottom right corner, there are two overlapping circles: a large light beige one and a smaller red one partially overlapping its edge.

Student Generation Rates

Single Family Homes

Based on 2019 Davis Demographics Study



Elementary

0.557 or Approx. 1/2
Student per New Home



Middle School

0.197 or Approx. 1/5
Student per New Home



High School

0.166 or Approx. 1/8
Student per New Home

$0.557 + 0.197 + 0.166 = 0.920$ Students per New Single Family Home

Student Generation Rates

Multifamily Homes

Based on 2019 Davis Demographics Study



Elementary

0.133 or Approx. 1/8
Student per New Home



Middle School

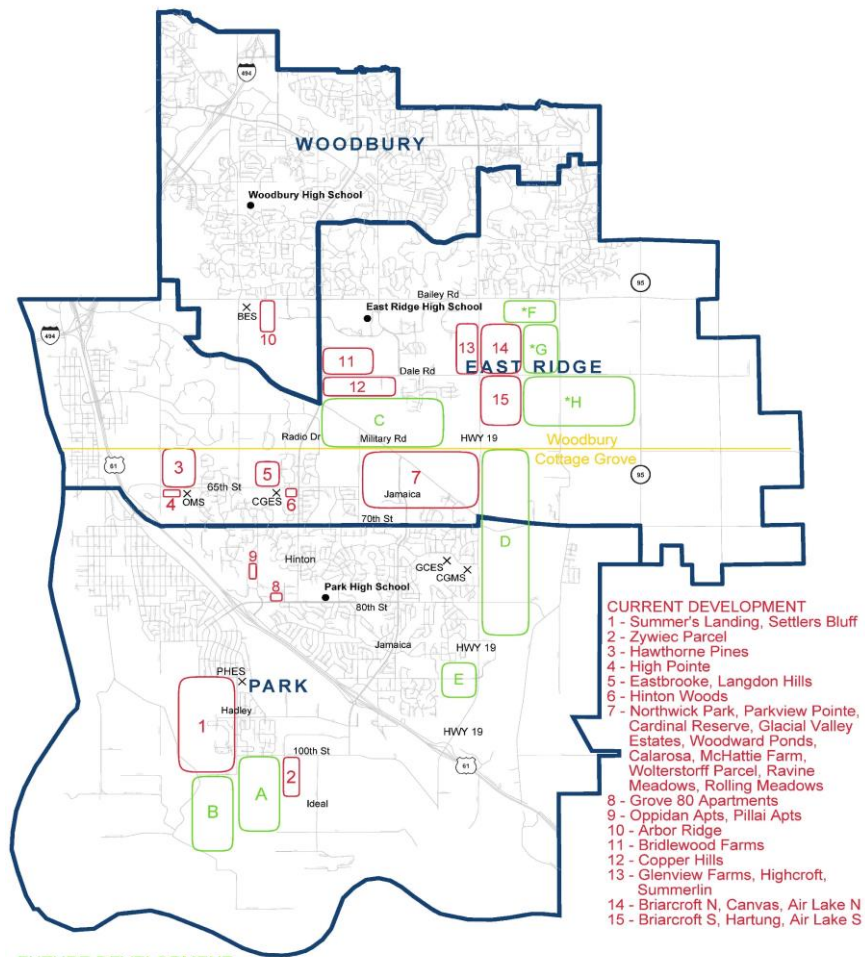
0.067 or Approx. 1/16
Student per New Home



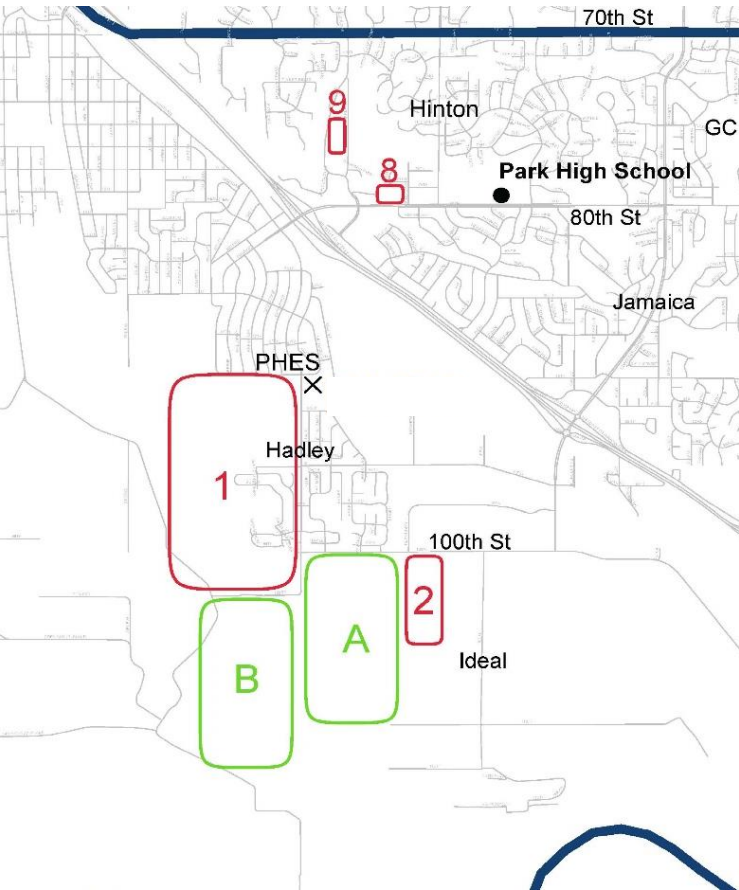
High School

0.082 or Approx. 1/16
Student per New Home

$$0.133 + 0.067 + 0.082 = 0.282 \text{ Students per New Multifamily Home}$$



FUTURE DEVELOPMENT
 A - 105th St Parcels B - Mississippi Dunes Golf Course C - South of Dale Parcels
 D - East of Hwy 19 Corridor Parcels E - Jensen/Jansen Farms
 *10+ Years - *F & *G - Bailey Nurseries (Not Planned), *H - Tank Farm (Not Planned)



Summers Landing

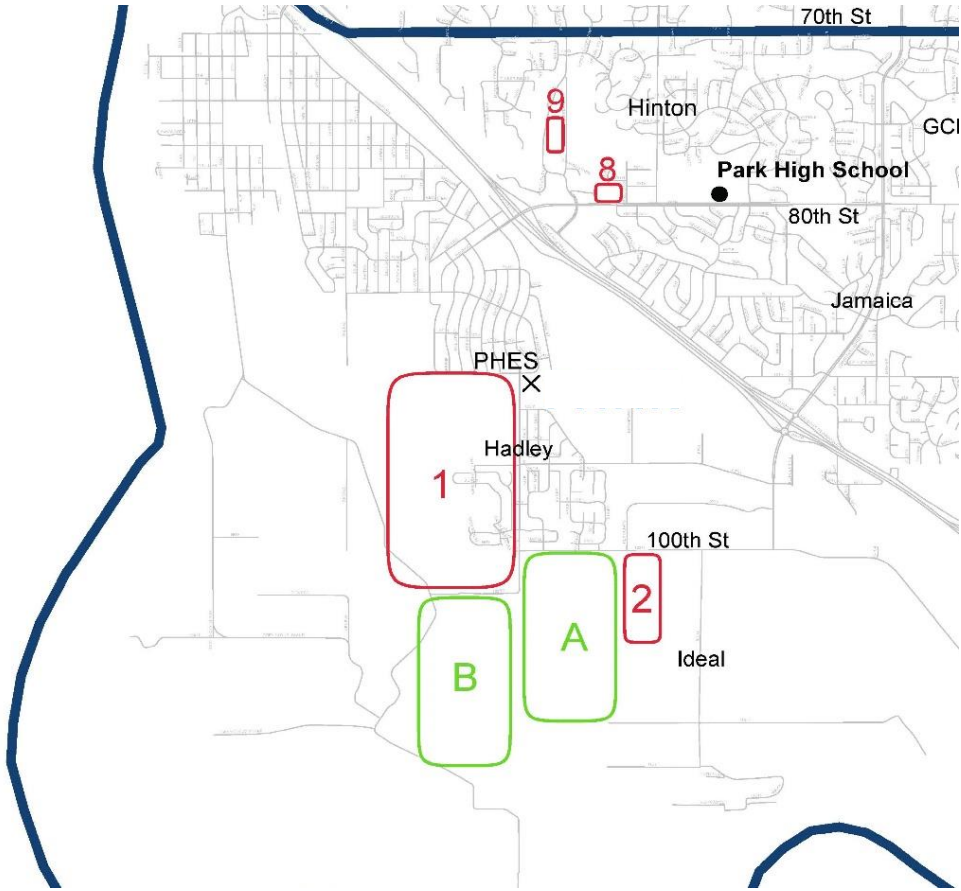
- Nearly 400 Homes
- Mixed Housing Types
- Pine Hill Elementary, Oltman Middle, Park High School
- Built Out in 2-3 Years



Settlers Bluff

- 153 Single Family Homes
- Pullman Elementary, Oltman Middle, Park High School
- Built Out in 2-3 Years

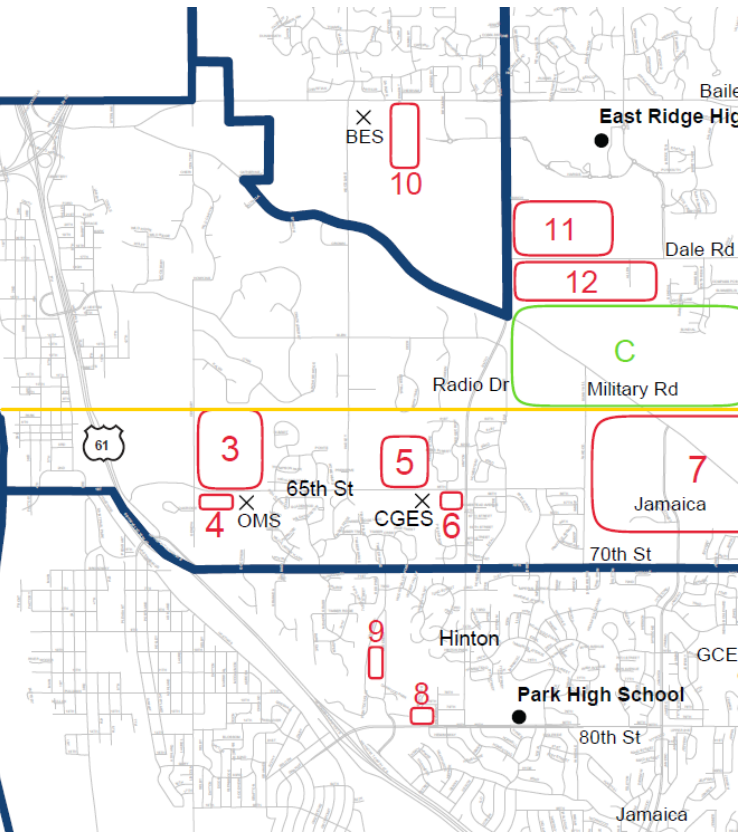




Zywiec Parcel

- Potential for 139 Homes
- Single Family Housing
- Pine Hill Elementary, Oltman Middle, Park High School
- Construction in 1-2 Years





Hawthorne Pine

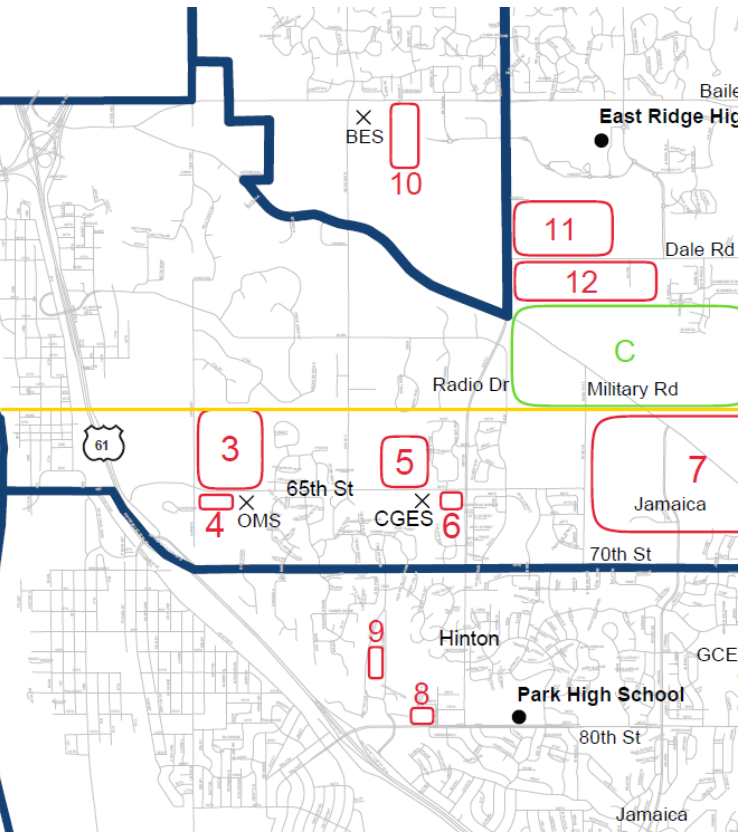
- 247 Single Family Homes
- Full Build Out 3-4 yrs.
- Cottage Grove Elementary, Oltnan Middle, East Ridge High School



High Pointe

- 82 Multifamily Homes
- 2 Years to Completion
- Cottage Grove Elementary, Oltnan Middle, East Ridge High School





Langdon Hills

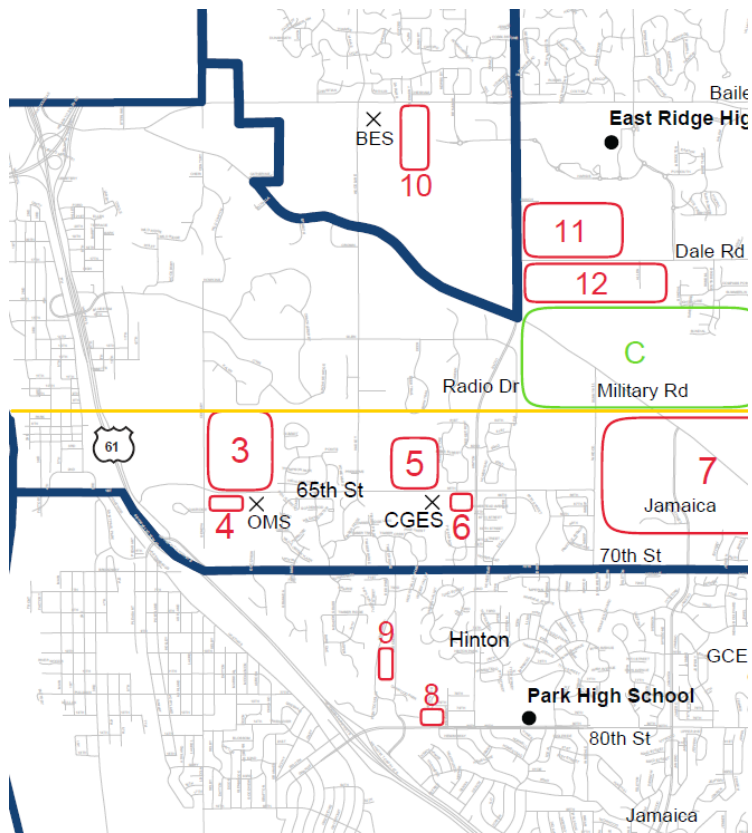
- 50 Single Family Homes
- 2 Year Completion
- Cottage Grove Elementary, Oltnan Middle, East Ridge High School



Eastbrooke

- 88 Single Family Homes
- 2-3 Year Completion
- Cottage Grove Elementary, Oltnan Middle, East Ridge High School

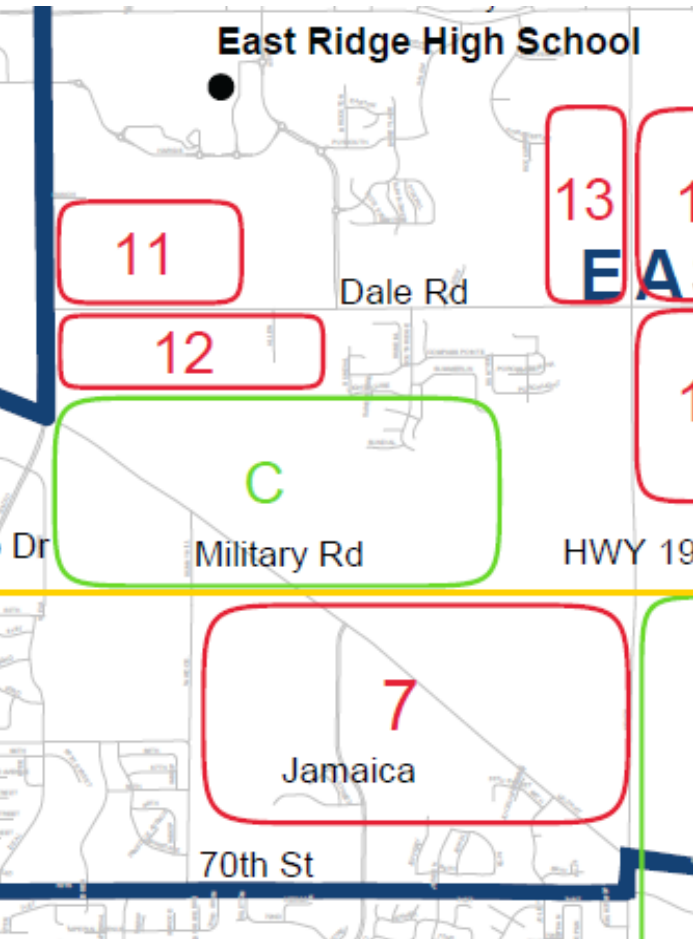




Hinton Woods

- 61 Single Family Homes
- 104 Multifamily Homes
- First Homes to be Standing Soon
- Cottage Grove Elementary, Oltman Middle, East Ridge High School





Northwick Park

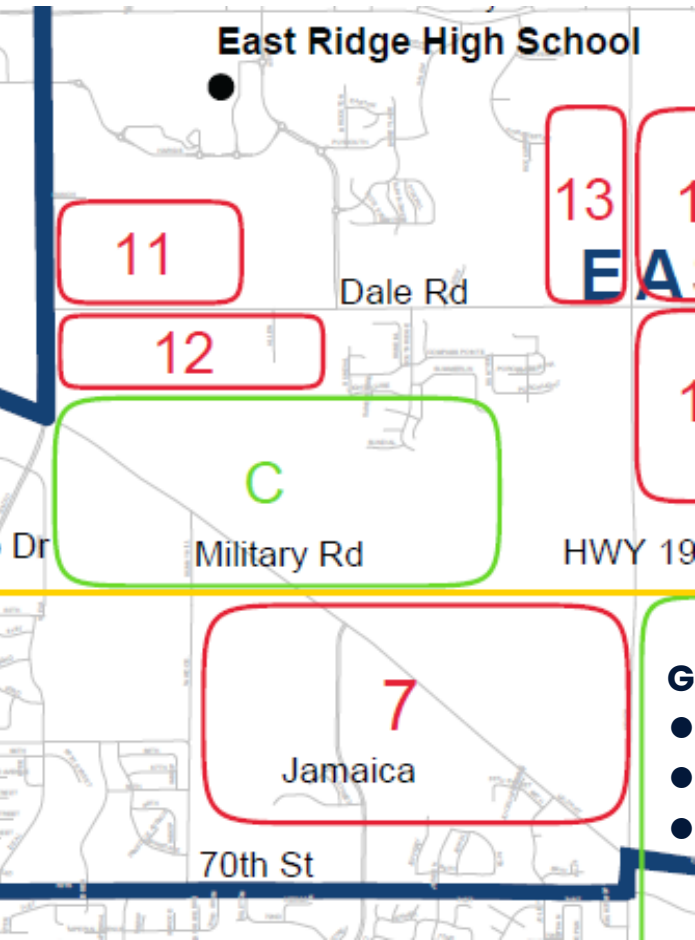
- 94 Single Family Homes
- 2 Years to Completion
- Grey Cloud Elementary, Cottage Grove Middle, East Ridge High School



Parkview Pointe

- 60 Single Family Homes
- 1 Year Remaining
- Grey Cloud Elementary, Cottage Grove Middle, East Ridge High School





Cardinal Reserve

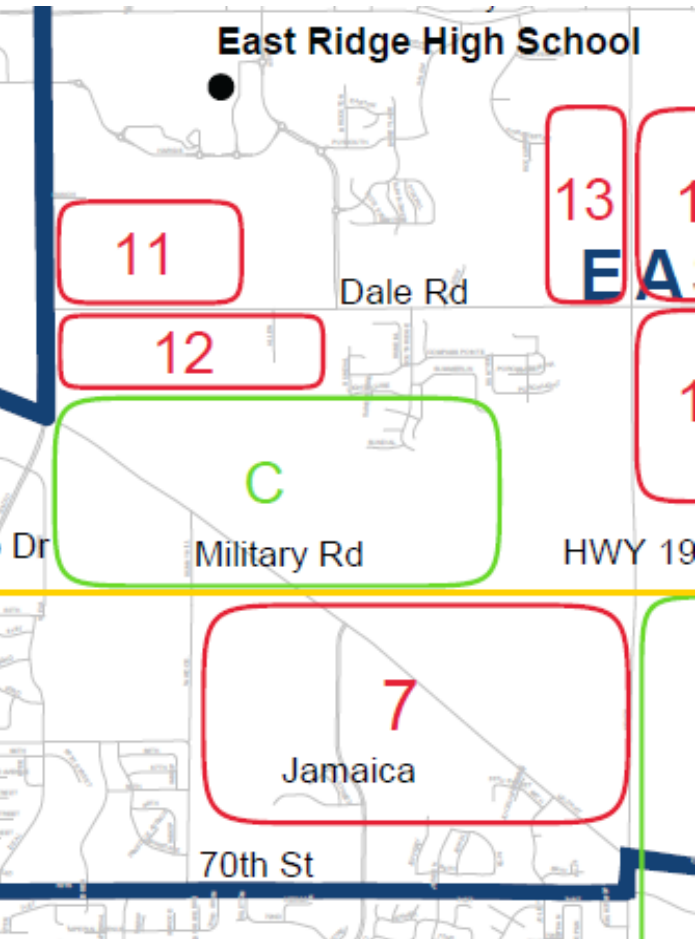
- 55 Single Family Homes
- 2-3 Year Build Out
- Grey Cloud Elementary, Cottage Grove Middle, East Ridge High School



Glacial Valley Estates

- 100 Multifamily Housing Units
- Starting Soon (Fall 2021?)
- Grey Cloud Elementary, Cottage Grove Middle, East Ridge High School





East Ridge High School

Woodward Ponds

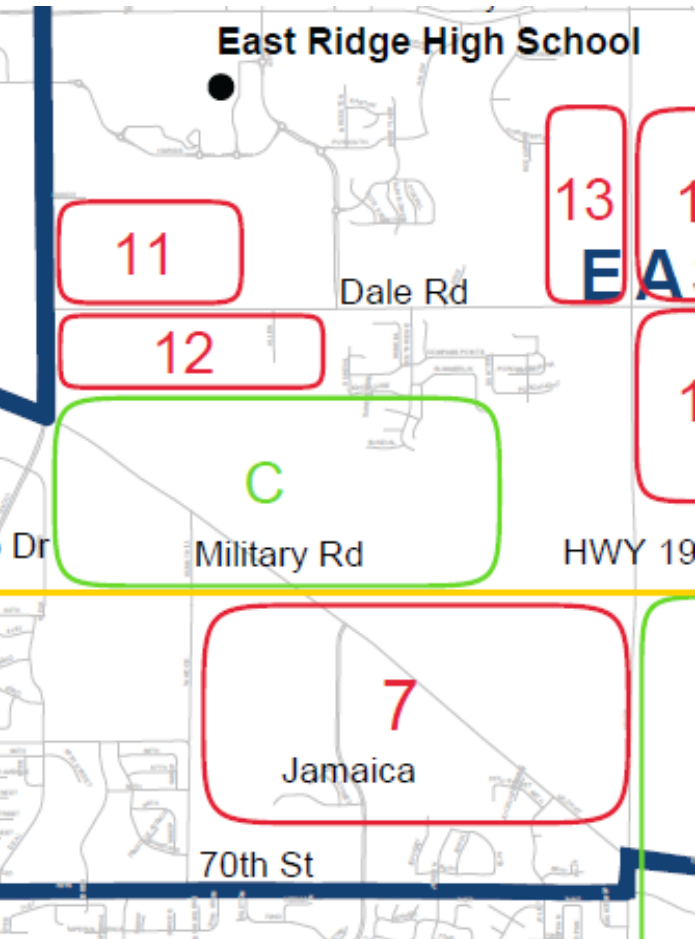
- 164 Multifamily Homes
- <2 Year Build Out
- Grey Cloud Elementary, Cottage Grove Middle, East Ridge High School



Cedarhurst Redevelopment

- Redevelopment
- ~270 Multifamily Units
- Grey Cloud Elementary, Cottage Grove Middle, East Ridge High School

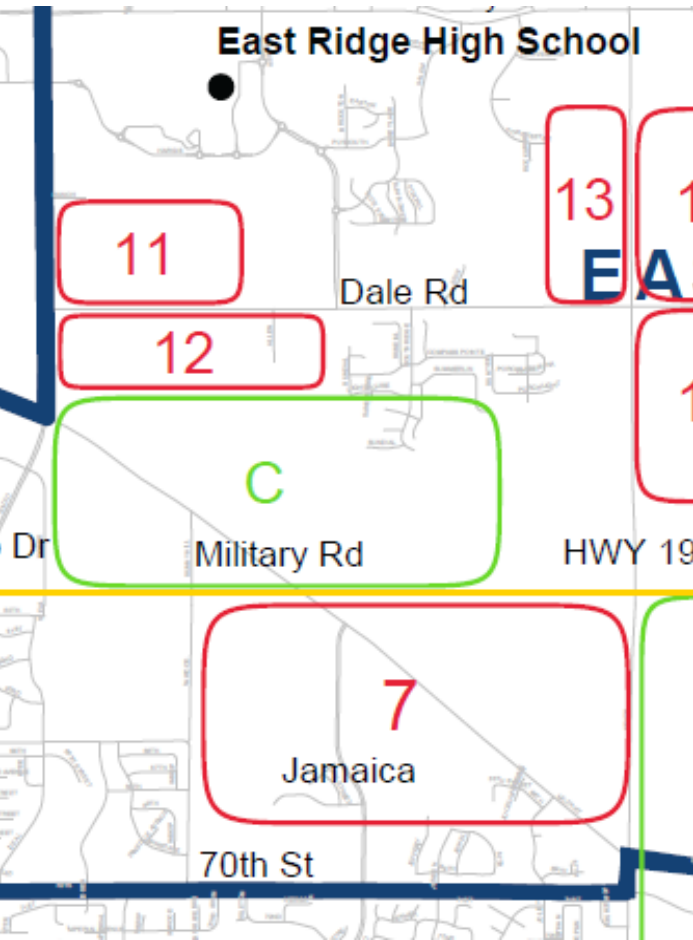




Calarosa

- Mix of Over 300 Single Family and Multifamily Homes.
- Likely Finished in <2 Years.
- Well Over 100 Homes Remaining to be Built.
- Grey Cloud Elementary, Cottage Grove Middle, East Ridge High School





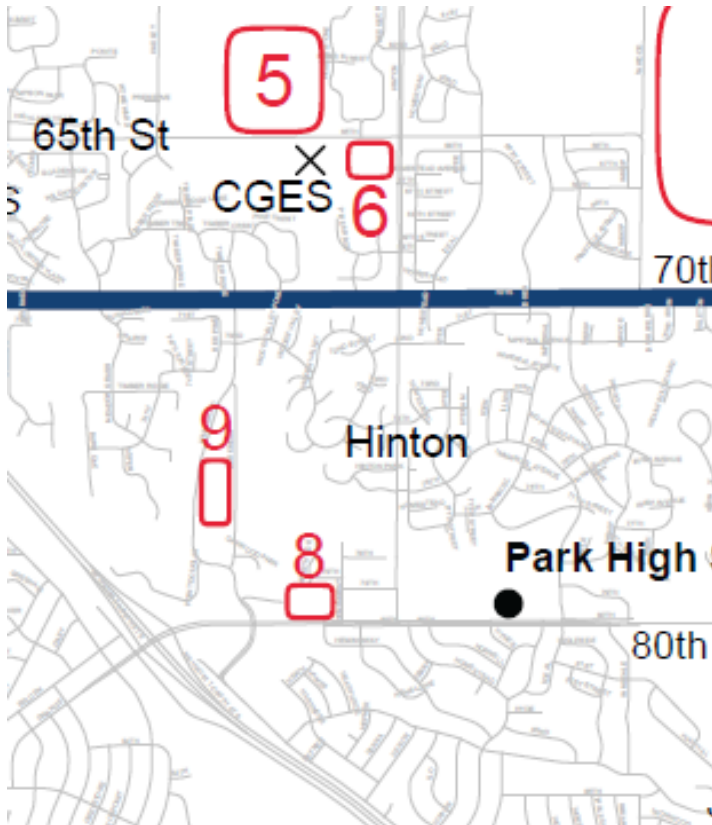
McHattie Farm South

- 81 Single Family Homes Expected
- Development Potential <2 Years
- Grey Cloud Elementary, Cottage Grove Middle, East Ridge High School

Wolterstorff Parcel

- 81 Single Family Homes Expected
- 73 Multifamily Homes Expected
- Developed Potential <2 Years
- Grey Cloud Elementary, Cottage Grove Middle, East Ridge High School





Grove 80 Apartments

- 120 Unit Apartment Complex
- Difficult to Predict Students
- Crestview Elementary, Cottage Grove Middle, Park High School

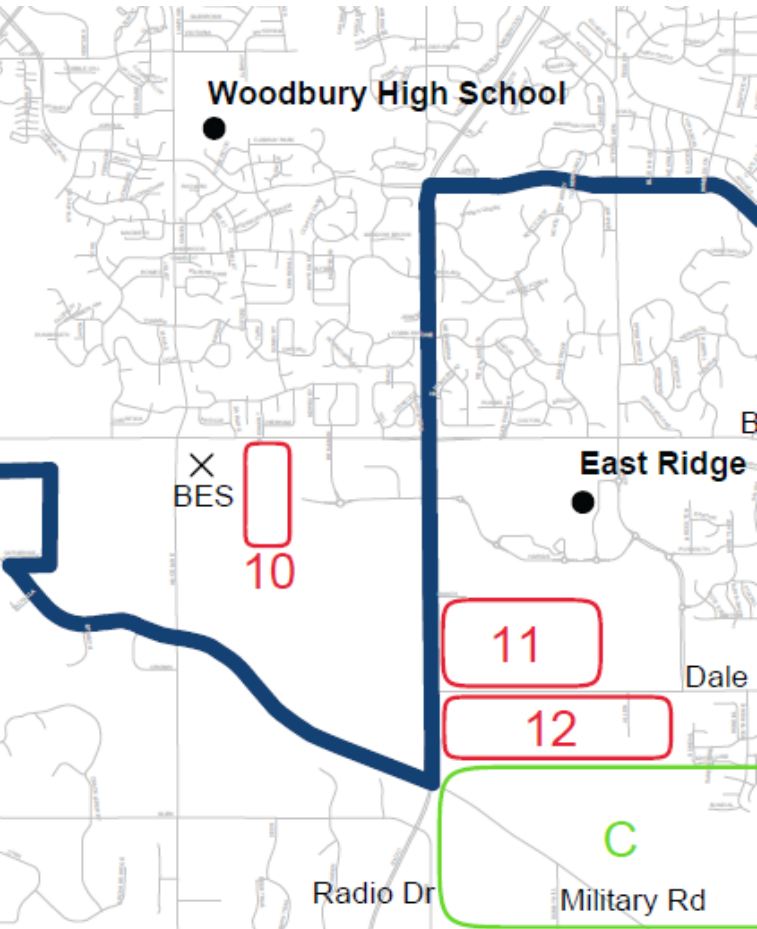
Oppidan Apartments

- 171 Unit Apartment Complex
- Breaking Ground Soon
- Cottage Grove Elementary, Oltman Middle, Park High School

Pillai Apartments

- 31 Unit Apartment Complex
- Breaking Ground Soon
- Cottage Grove Elementary, Oltman Middle, Park High School





Arbor Ridge

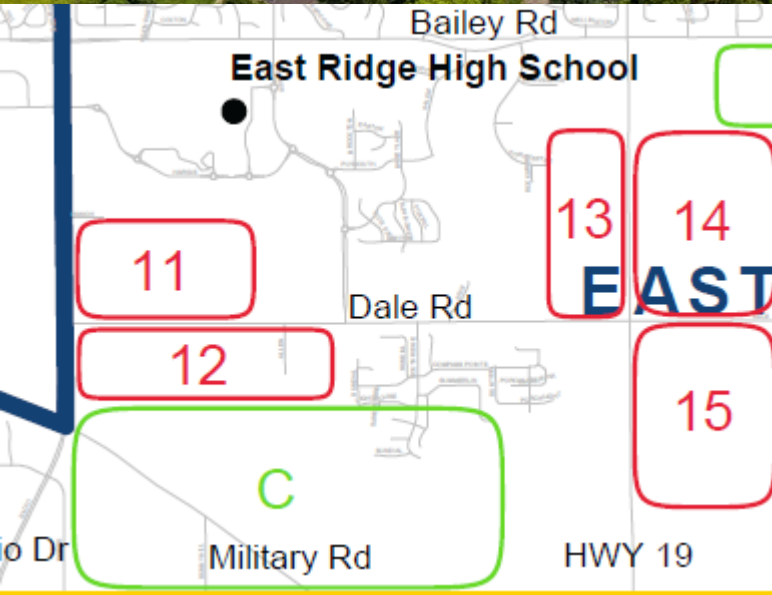
- 138 Single Family Homes
- 38 Detached Vilas
- Completion in 2-3 Years
- Bailey Elementary, Woodbury Middle, Woodbury High School



Oak Hill

- 70 Single Family Homes
- Complete <2 Years
- Bailey Elementary, Woodbury Middle, Woodbury High School





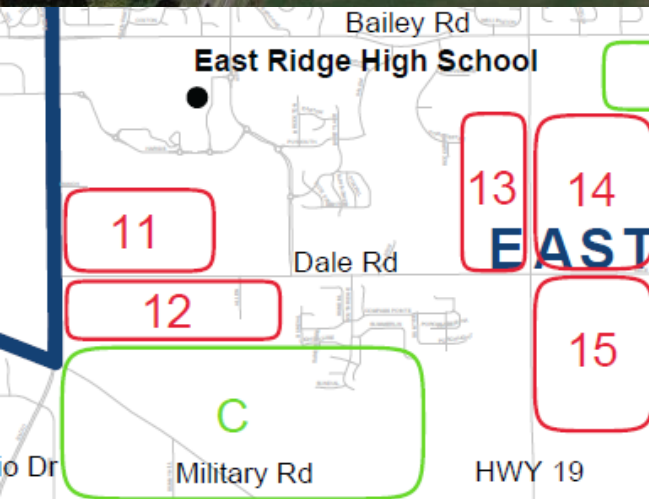
Bridlewood Farms

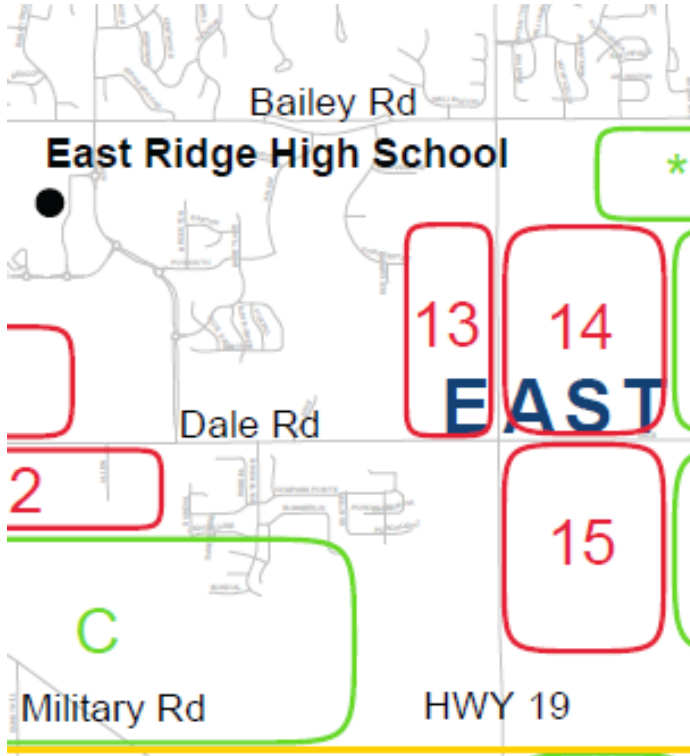
- 320 Homes Mixed Single Family and Townhomes.
- Full Build Out in <2.5 Years.
- Significant Student Generating Neighbourhood.
- Red Rock Elementary, Lake Middle, East Ridge High School.

Copper Hills

12

- DR Horton
- 71 Acres
- 112 Single Family & 70 Multifamily
- Full Build Out 4-5 Years
- Bailey Elementary, Oltnan Middle, East Ridge High School





Glenview Farms

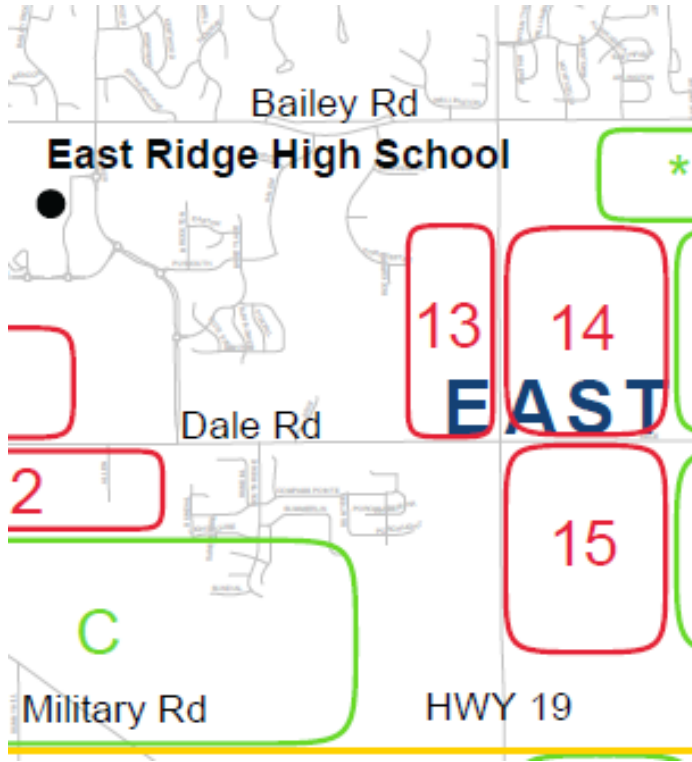
- 87 Single Family Homes
- 54 Townhomes.
- Full Build Out in <1.5 Years
- Liberty Ridge Elementary, Lake Middle, East Ridge High School



Highcroft

- 109 Single Family Homes
- 50 Townhomes
- Build Out <1 Year
- Liberty Ridge Elementary, Lake Middle, East Ridge High School

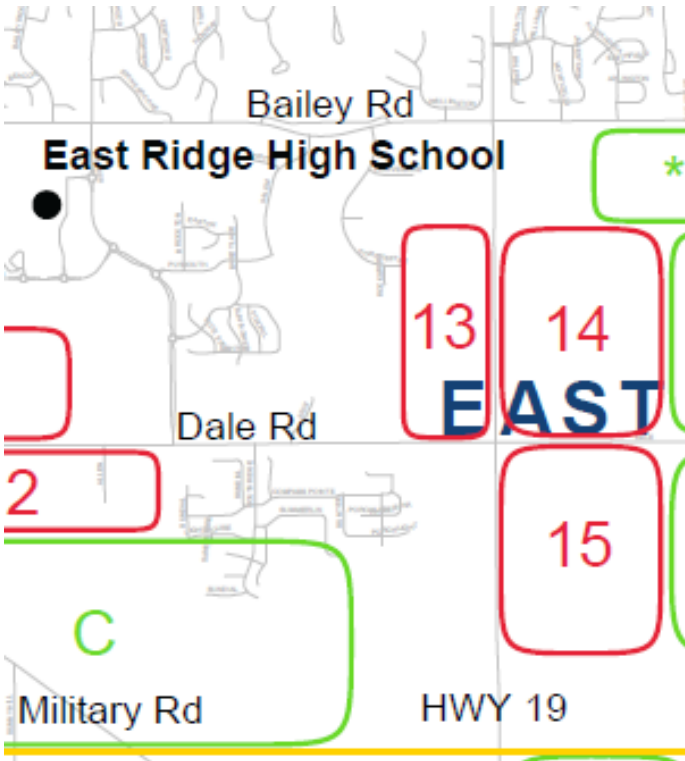




Summerlin

- 227 Single Family Homes
- Build Out <2 Years
- Bailey Elementary, Oltnan Middle, East Ridge High School





Briarcroft

- 82 Single Family Homes
- Building Moving Quickly
- Liberty Ridge Elementary, Lake Middle, East Ridge High School



Canvas at Woodbury

- 82 Single Family Rental Homes
- <1.5 Years to Completion
- Liberty Ridge Elementary, Lake Middle, East Ridge High School



Highcroft

Canvas

N
Air Lake

Briarcroft 1st

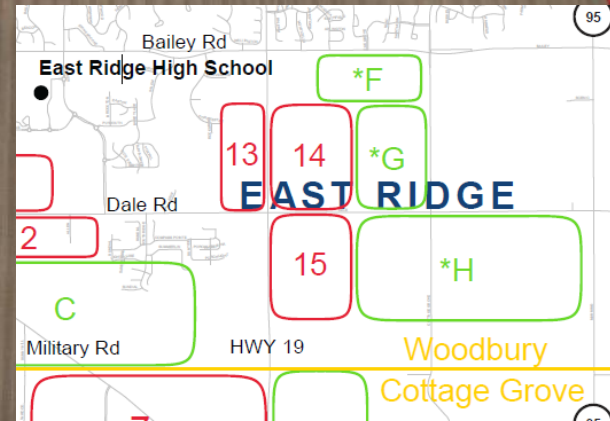
DALE RD

Briarcroft South

Hartung
ParcelS
Air Lake

Air Lake, Hartung, and Briarcroft South

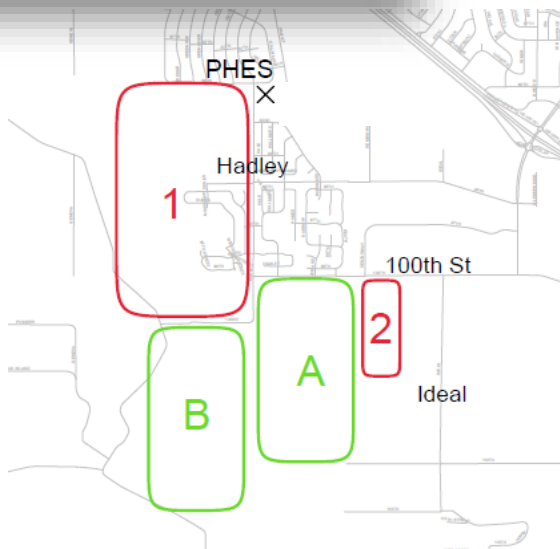
- Full Build Out 4-5 Years
- Air Lake N - 181 Single Family, 104 Multifamily
- Air Lake S - 90 Single Family, 50 Multifamily
- Hartung - 26 Single Family
- Briarcroft S - 207 Single Family
- Liberty Ridge Elementary, Lake Middle, East Ridge High School



On the Horizon

Early Phase Developments
(5 years)



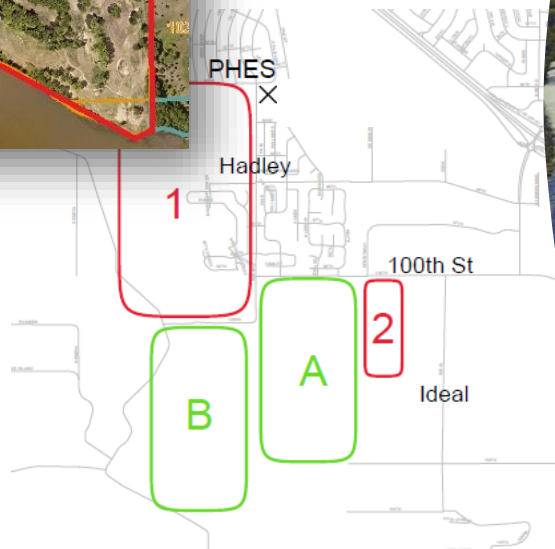


105th Street Projects

- ~200 Acres of Agrarian Land.
- Skirts Grey Cloud Dunes DNR Area
- Could Result in >250 Homes
- Pine Hill Elementary, Oltman Middle, Park High School



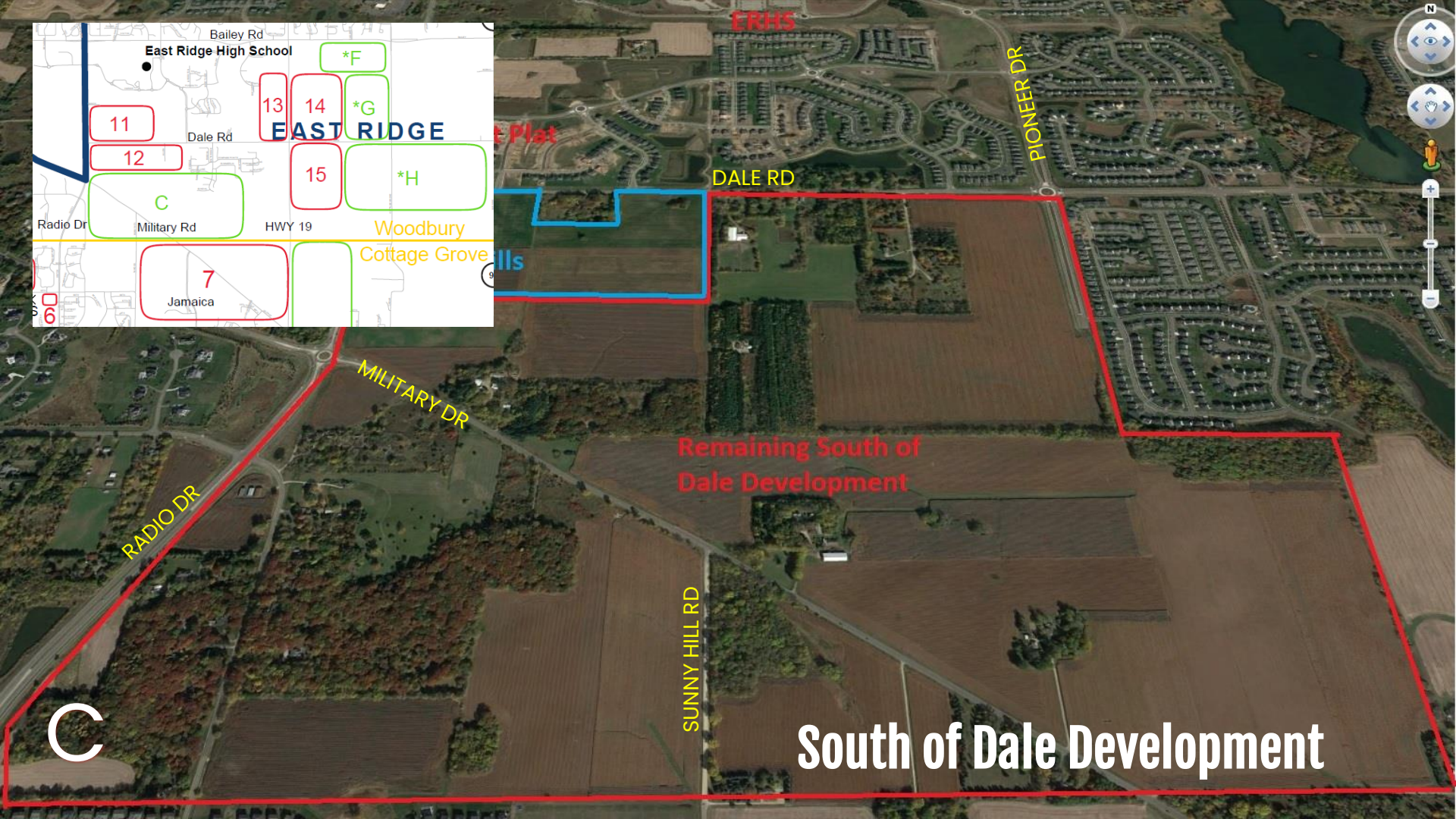
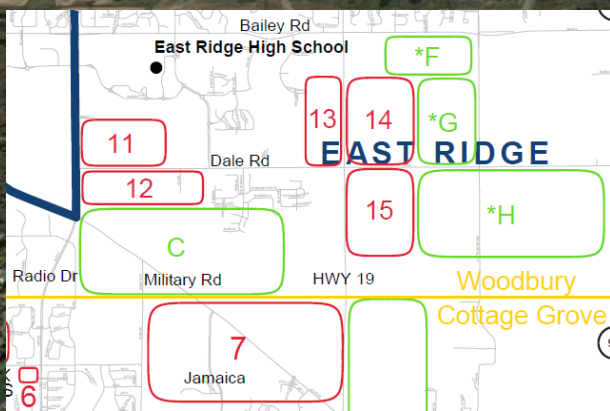
A



Mississippi Dunes Golf Course

- ~170 Acres of Undeveloped Land
- Developers Actively Investigating
- No Final Plans as of October 2021
- East 30% Schools → Pine Hill Elementary, Oltman Middle, Park High School
- West 70% Schools → Pullman Elementary, Oltman Middle, Park High School





C

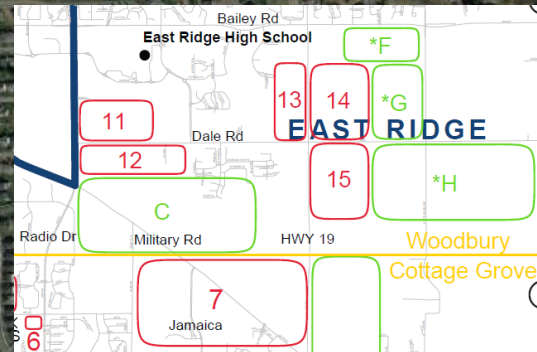
Copper Hills

Hatherty

Siekmeyer 105

Dale Rd

Pioneer Rd



- **Hatherty – 23 Acres – 2023-26**
 - 35 Single Family, 35 Multifamily
- **Siekmeyer – 105 Acres – 2023-27**
 - 250 Single Family, 85 Multifamily
- **McHattie – 65 Acres – 2023-27**
 - 100 Single Family, 95 Multifamily
- Bailey Elementary, Oltman Middle, East Ridge High School

Woodbury

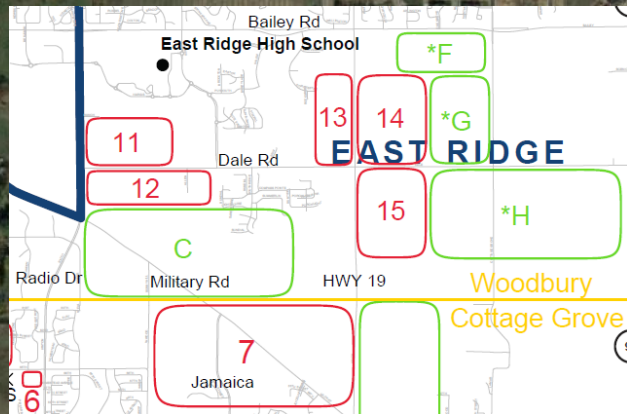
Cottage Grove

South of Dale Phase #1

On the Horizon

Future Developments
(10 years)





Dale Rd

Additional Students:

Bailey Elementary: 427

Grey Cloud Elementary: 107

Cottage Grove Middle: 40

Oltman Middle: 160

East Ridge High School: 182

Radio Dr
Military Rd

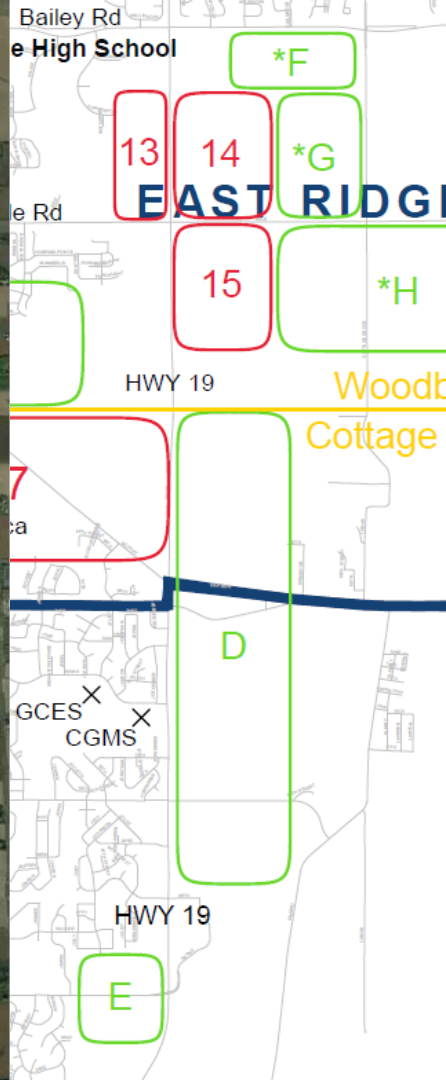
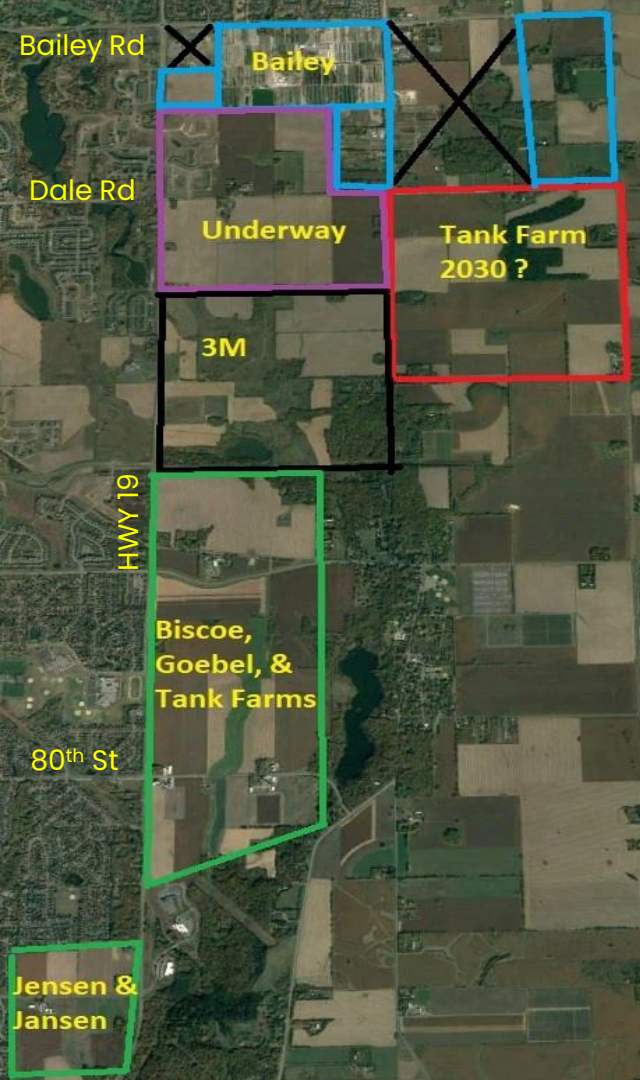
South of Dale Phase 2

- Approximately 440 Acres
- Potential for >1000 Homes
- ~2025 thru ~2035
- Bailey Elementary, Oltman Middle, East Ridge High School

Woodbury

Cottage Grove





East of Hwy 19 Development



Additional Students

- Armstrong Elementary: 417
- Grey Cloud Elementary: 727
- Liberty Ridge Elementary: 865
- Cottage Grove Middle: 428
- Lake Middle: 324
- East Ridge High School: 296
- Park High School: 391

D, E, F, G, & H

Enrollment Projections



Elementary Enrollment Growth Implications (10 Years)

| Elementary School | Baseline | Growth | Total | Capacity | Balance | % Utilization |
|-------------------|-------------|-------------|--------------|-------------|-------------|---------------|
| Armstrong | 324 | 75 | 399 | 506 | 107 | 79% |
| Bailey | 666 | 563 | 1229 | 683 | -546 | 180% |
| Cottage Grove ES | 419 | 304 | 723 | 632 | -91 | 114% |
| Crestview | 374 | -14 | 360 | 607 | 247 | 59% |
| Grey Cloud | 752 | 669 | 1421 | 759 | -662 | 187% |
| Hillside | 432 | -9 | 423 | 556 | 133 | 76% |
| Liberty Ridge | 750 | 350 | 1100 | 910 | -190 | 121% |
| Middleton | 618 | 4 | 622 | 784 | 162 | 79% |
| Newport | 236 | -3 | 234 | 379 | 145 | 62% |
| Nuevas Fronteras | 508 | 45 | 552 | 556 | 4 | 99% |
| Pine Hill | 490 | 350 | 839 | 506 | -333 | 166% |
| Pullman | 340 | 148 | 488 | 481 | -7 | 101% |
| Red Rock | 655 | 15 | 670 | 683 | 13 | 98% |
| Royal Oaks | 492 | 12 | 504 | 582 | 78 | 87% |
| Valley Crossing | 600 | -22 | 578 | 733 | 155 | 79% |
| Woodbury ES | 452 | 29 | 481 | 632 | 151 | 76% |
| | 8108 | 2515 | 10624 | 9989 | -635 | 106% |

Secondary Enrollment Growth Implications (10 Years)

| Middle School | Baseline | Growth | Total | Capacity | Balance | % Utilization |
|------------------|-------------|------------|-------------|-------------|-------------|---------------|
| Cottage Grove MS | 948 | 288 | 1235 | 1208 | -27 | 102% |
| Lake | 1158 | 123 | 1281 | 1188 | -93 | 108% |
| Oltman | 972 | 477 | 1448 | 990 | -458 | 146% |
| Woodbury MS | 1116 | 92 | 1207 | 1188 | -19 | 102% |
| | 4192 | 980 | 5172 | 4574 | -598 | 113% |

| High School | Baseline | Growth | Total | Capacity | Balance | % Utilization |
|-------------|-------------|------------|-------------|-------------|--------------|---------------|
| East Ridge | 1984 | 586 | 2570 | 1712 | -858 | 150% |
| Park | 1974 | 283 | 2257 | 2059 | -198 | 110% |
| Woodbury HS | 1956 | 48 | 2004 | 1925 | -79 | 104% |
| | 5914 | 917 | 6831 | 5696 | -1135 | 120% |

Balanced Secondary School Sizes

- Middle School = 1292 ea.
- High School = 3 @ 2277 ea.
- High School = 4 @ 1707 ea.

Elementary Enrollment Growth Within 20 Years



| Elementary School | Baseline | Growth | Total | Capacity | Balance | % Utilization |
|-------------------|-------------|-------------|--------------|-------------|--------------|---------------|
| Armstrong | 324 | 492 | 816 | 506 | -310 | 161% |
| Bailey | 666 | 989 | 1655 | 683 | -972 | 242% |
| Cottage Grove ES | 419 | 304 | 723 | 632 | -91 | 114% |
| Crestview | 374 | -14 | 360 | 607 | 247 | 59% |
| Grey Cloud | 752 | 1503 | 2256 | 759 | -1497 | 297% |
| Hillside | 432 | -9 | 423 | 556 | 133 | 76% |
| Liberty Ridge | 750 | 1215 | 1965 | 910 | -1055 | 216% |
| Middleton | 618 | 4 | 622 | 784 | 162 | 79% |
| Newport | 236 | -3 | 234 | 379 | 145 | 62% |
| Nuevas Fronteras | 508 | 45 | 552 | 556 | 4 | 99% |
| Pine Hill | 490 | 350 | 839 | 506 | -333 | 166% |
| Pullman | 340 | 148 | 488 | 481 | -7 | 101% |
| Red Rock | 655 | 15 | 670 | 683 | 13 | 98% |
| Royal Oaks | 492 | 12 | 504 | 582 | 78 | 87% |
| Valley Crossing | 600 | -22 | 578 | 733 | 155 | 79% |
| Woodbury ES | 452 | 29 | 481 | 632 | 151 | 76% |
| | 8108 | 5058 | 13167 | 9989 | -3178 | 132% |

Secondary Enrollment Growth Within 20 Years

| Middle School | Baseline | Growth | Total | Capacity | Balance | % Utilization |
|------------------|-------------|-------------|-------------|-------------|--------------|---------------|
| Cottage Grove MS | 948 | 756 | 1704 | 1208 | -496 | 141% |
| Lake | 1158 | 447 | 1605 | 1188 | -417 | 135% |
| Oltman | 972 | 637 | 1608 | 990 | -618 | 162% |
| Woodbury MS | 1116 | 92 | 1207 | 1188 | -19 | 102% |
| | 4192 | 1931 | 6123 | 4574 | -1549 | 134% |

| High School | Baseline | Growth | Total | Capacity | Balance | % Utilization |
|-------------|-------------|-------------|-------------|-------------|--------------|---------------|
| East Ridge | 1984 | 1126 | 3110 | 1712 | -1398 | 182% |
| Park | 1974 | 612 | 2586 | 2059 | -527 | 126% |
| Woodbury HS | 1956 | 48 | 2004 | 1925 | -79 | 104% |
| | 5914 | 1786 | 7700 | 5696 | -2004 | 135% |

Balanced Secondary School Sizes

- Middle School = 1530 ea.
- High School = 3 @ 2566 ea.
- High School = 4 @ 1925 ea.

Notes on Facility Construction



Two Years to Construct an Elementary School



Up to Three Years to Construct a High School



Land Becoming Scarce and More Expensive



Additions and Boundaries Limited in Relief to Some Sites

LRFP Key Takeaways



Student Generation – Single Family Homes

Elementary: 0.557 or 1/2 Student per New Home
Middle School: 0.197 or 1/5 Student per New Home
High School: 0.166 or 1/8 Student per New Home

Student Generation – Multifamily Homes

Elementary: 0.133 or 1/8 Student per New Home
Middle School: 0.067 or 1/16 Student per New Home
High School: 0.082 or 1/16 Student per New Home

Elementary: DistrictWide Deficit of 600 Seats by Year 2030, with a 3100 Seat Shortage by 2040

Despite Concentrated Growth, 4 Schools Remain 70% Occupancy Into the 10- and 20-Year Projections
Bailey, Grey Cloud, Pine Hill, and Red Rock in Immediate Danger of Exceeding Capacity
Cottage Grove ES and Liberty Ridge Likely to Follow Suit Shortly

Middle School: DistrictWide Deficit of 1100 Seats by Year 2030, with a 1500 Seat Shortage by Year 2040

Oltman Likely to Exceed Capacity Next Year, with Lake Following the Year After
Cottage Grove MS will be Slower to Grow, but is Anticipated to Exceed Capacity by 2027
Woodbury MS is Expected to Hover Near Capacity for the Foreseeable Future

High Schools: DistrictWide Deficit of 1100 Seats by Year 2030, with a 2000 Seat Shortage by Year 2040

Existing Deficit of Over 200 High School Seats with East Ridge Operating at 115% Today
East Ridge Expected to Experience a Shortage of Nearly 900 Seats by 2030
Park and Woodbury High Schools Expected to Near a 200 Seat Shortage Each by 2030

Operations Sites: Program Center, Service Center, and Transportation are Significantly Lacking Facilities

Realities: Land is Becoming Scarce, It Takes TIME to Build, Some Sites are Limited in the Construction of Additions

Updated Timeline

Dates

Tasks



| | |
|----------------------------|--|
| Aug. 2021 | Consulted with school staff on needs and gathered city building data |
| Nov. 2021-Mar. 2022 | Long-Range Facility Teams meet and develop recommendations to the School Board |
| Dec. 2021-Jan. 2022 | Gather feedback through community input sessions |
| Dec. 2021 | Explore financing options (potential bond referendum) |
| Feb. 2022 | Conduct community and taxpayer survey |
| March 2022 | Final proposal goes to the school board |
| June 2022 | Begin sharing bond referendum information |
| Aug. 9, 2022 | Special election for bond referendum |

thanks!