



# VISION 2020

long-range plan



**LONG-RANGE PLANNING COMMITTEE  
CYPRESS-FAIRBANKS ISD**

**JANUARY 9, 2014**



**CYPRESS FAIRBANKS**  
INDEPENDENT SCHOOL DISTRICT  
LEARN • EMPOWER • ACHIEVE • DREAM

# LONG-RANGE PLANNING COMMITTEE



## Population and Survey Analysts



Largest demographic  
firm in Texas

School districts  
primary client base

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## PASA Student Projection Process

- Projected new housing occupancies
- Regeneration of existing housing with younger families
- Economic and employment trends in the local area and nationally
- Changing distribution of students in each grade group, as well as geographically throughout CFISD
- Future effects of student regeneration, as well as decline in the existing housing supply

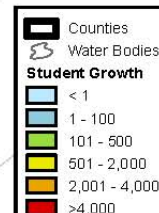
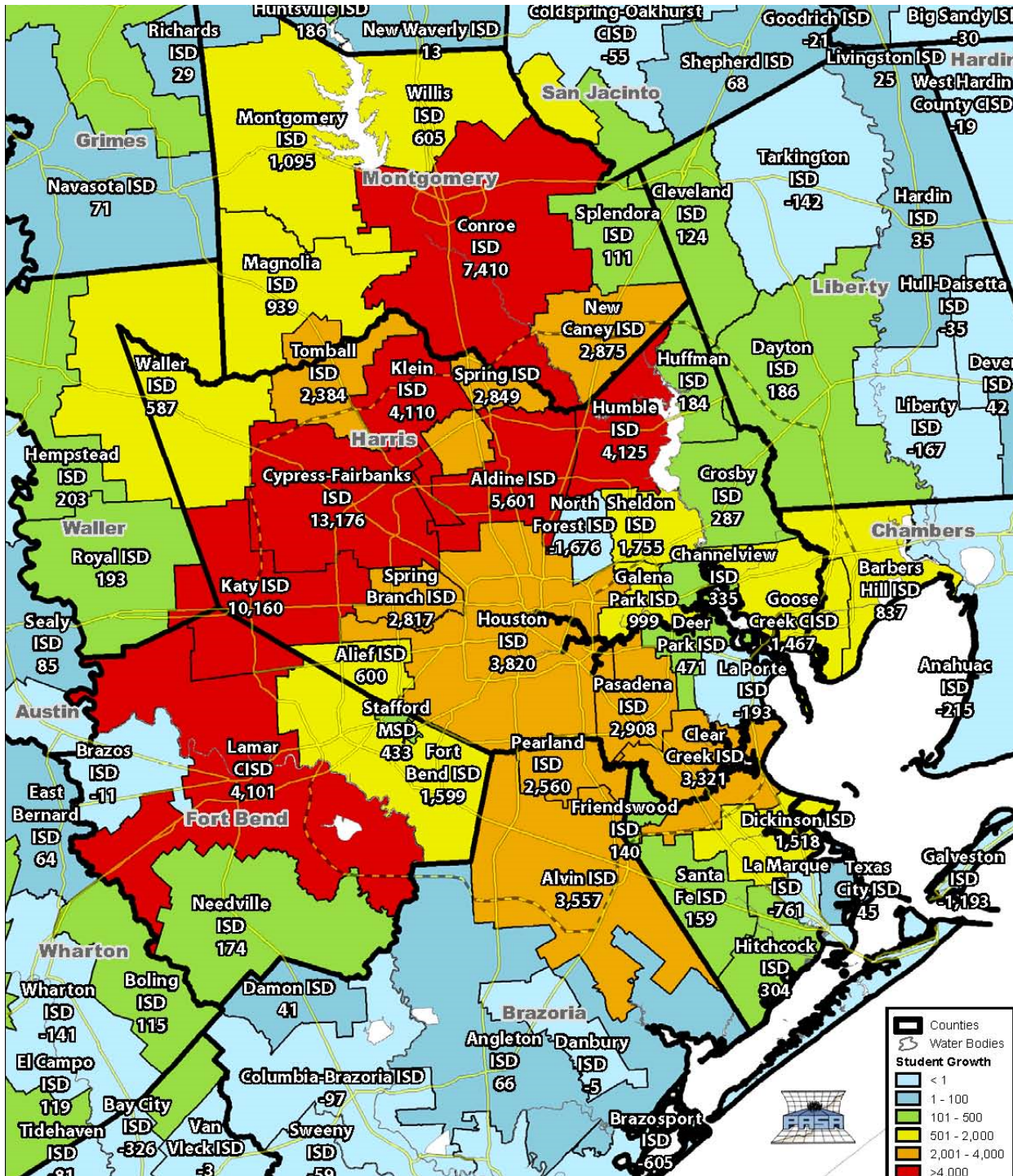






# Absolute Change In Student Enrollment

Fall 2007  
to  
Fall 2012







# Projected New Housing Occupancies 2013 – 2022

Year Ending in October:	Single Family	Multi-Family	Total New Housing Units
2013	1,244	522	1,766
2014	1,871	819	2,690
2015	2,196	684	2,880
2016	2,464	730	3,194
2017	2,670	1,007	3,677
2018	2,644	1,167	3,811
2019	2,795	1,129	3,924
2020	2,914	918	3,832
2021	2,917	919	3,836
2022	2,866	901	3,767
2013-2017	10,445	3,762	14,207
2017-2022	14,136	5,034	19,170
2013-2022	24,581	8,796	33,377



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## Ratio of Students per Household

- **Single-Family Homes 0.66**

(students per home)

- **Apartments 0.34**

(students per home)



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## Moderate Growth Scenario

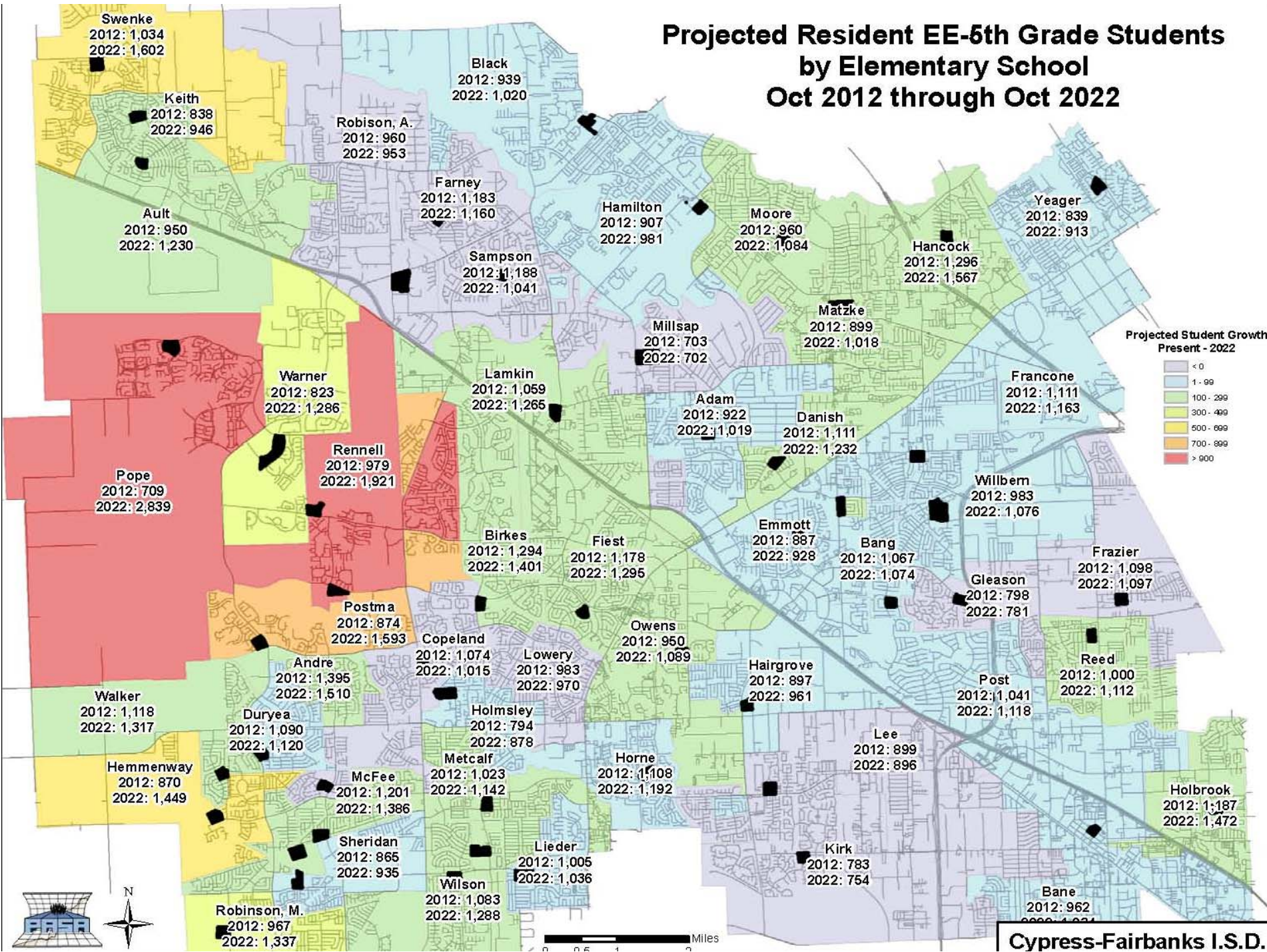
### Projected Enrollment at PEIMS Snapshot

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Enrollment	112,147	114,351	116,687	118,704	120,796	122,700	124,743	126,902	128,886	131,157
% Growth	1.94%	1.96%	2.04%	1.73%	1.76%	1.58%	1.67%	1.73%	1.55%	1.78%
Growth	2,134	2,203	2,336	2,017	2,091	1,904	2,043	2,159	1,964	2,291



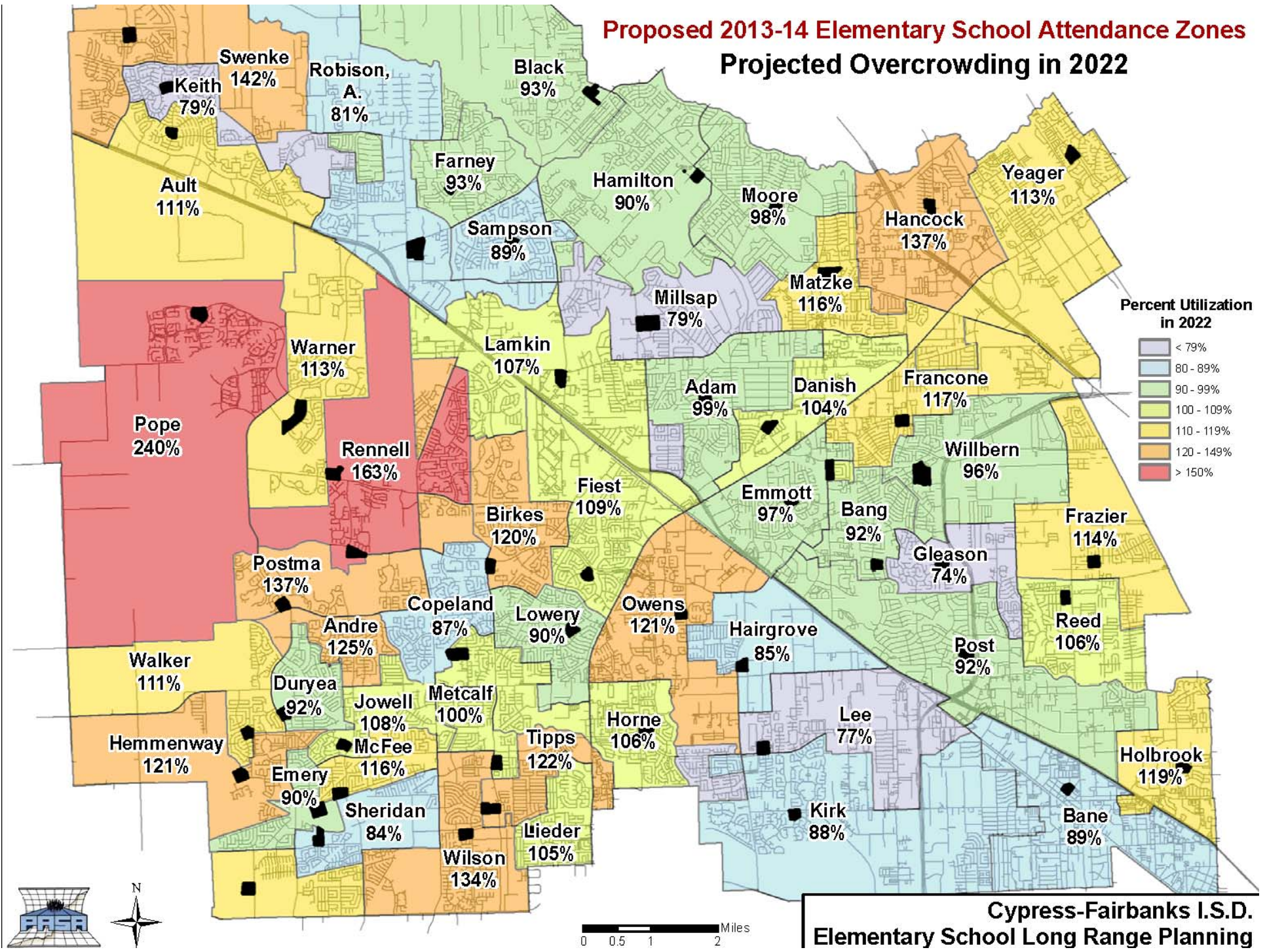


# Projected Resident EE-5th Grade Students by Elementary School Oct 2012 through Oct 2022





## Proposed 2013-14 Elementary School Attendance Zones Projected Overcrowding in 2022



**Cypress-Fairbanks I.S.D.  
Elementary School Long Range Planning**

# LONG-RANGE PLANNING COMMITTEE



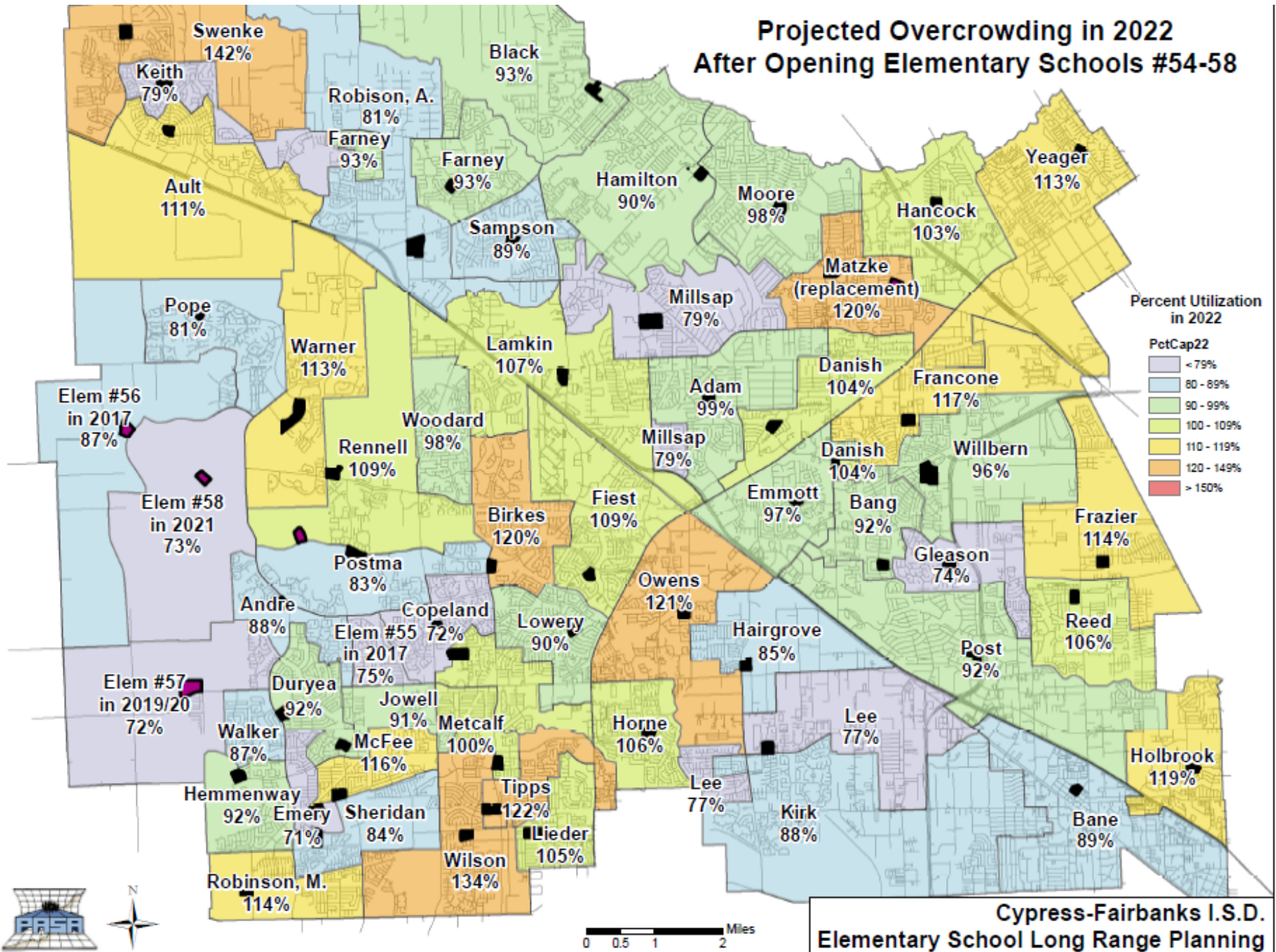
## Elementary Long Range Plan

Campus #	Year to be Opened	Location
Woodard ES (Elem #54)	2015	Riata Ranch West
Matzke Replacement	2015 or later	20 ac site near Cypress Creek HS
Elem #55	2017	S of 529
Elem #56	2017	Bridgeland
Elem #57	2019 or 2020	Hegar Site
Elem #58	2021	Bridgeland
Elem #59	2021 or 2022	Canyon Lakes West



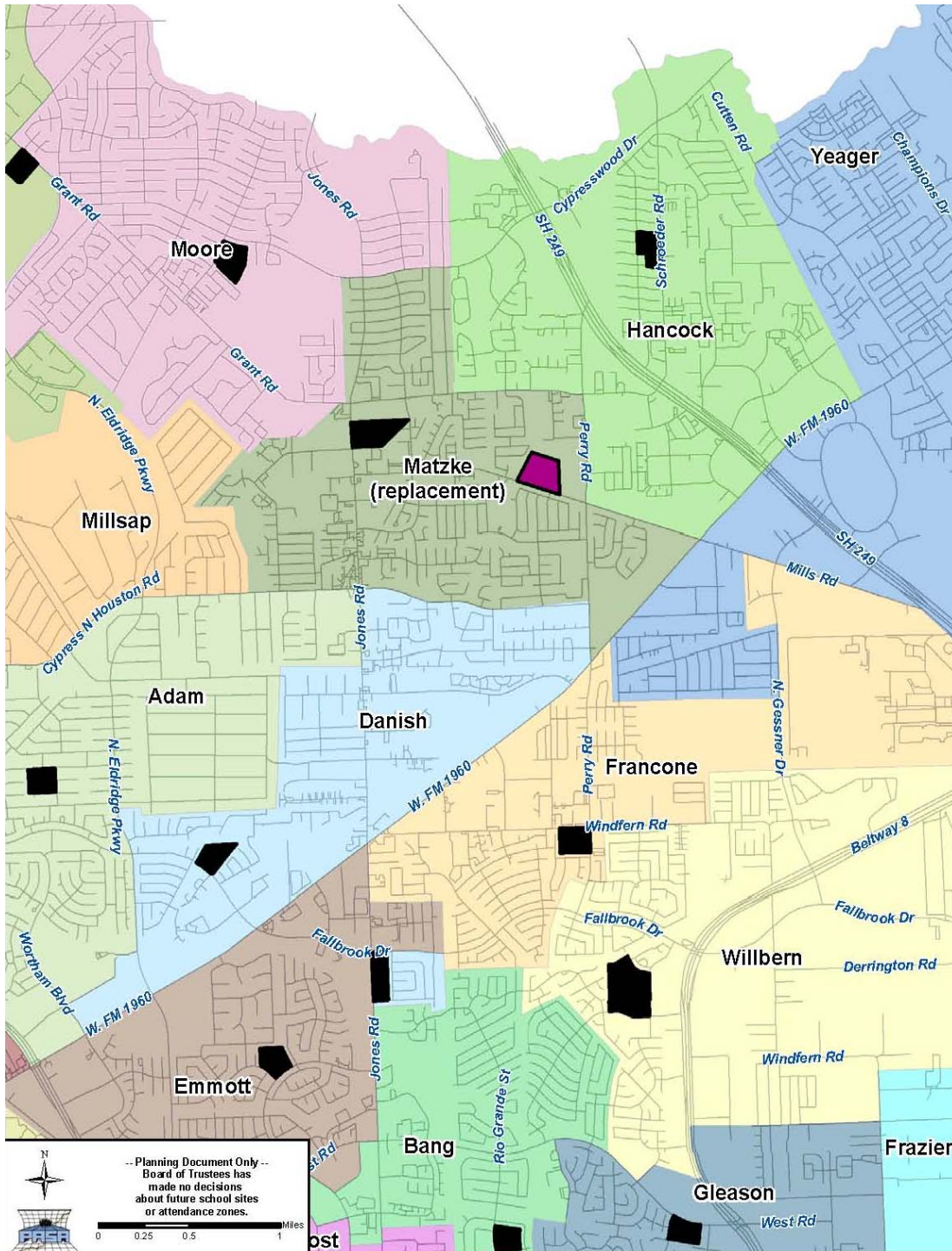


## Projected Overcrowding in 2022 After Opening Elementary Schools #54-58



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Elementary School Long Range Planning





# Build Replacement Matzke on Site by Cy-Creek HS

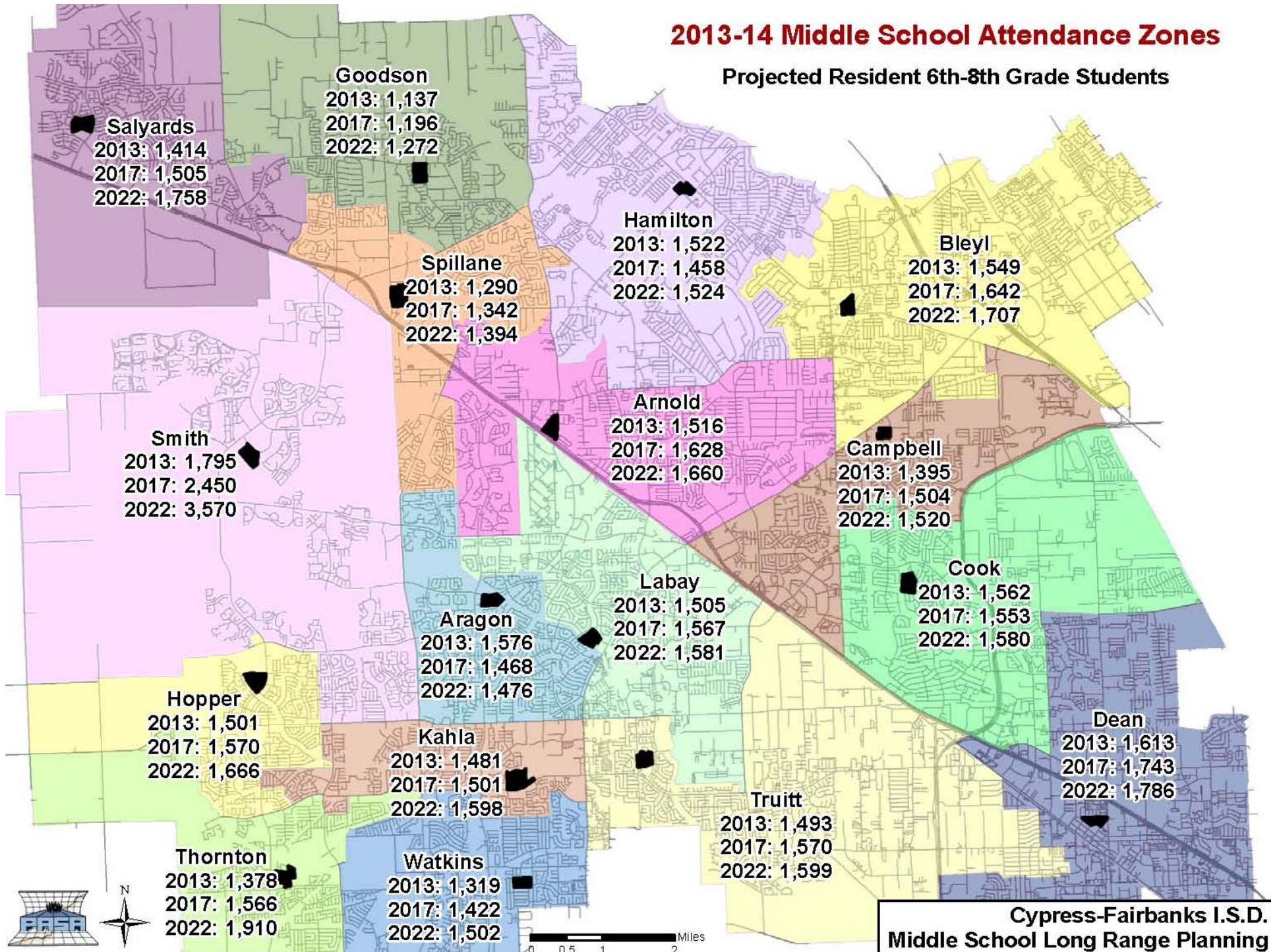


-- Planning Document Only --  
Board of Trustees has made no decisions about future school sites or attendance zones.



# 2013-14 Middle School Attendance Zones

## Projected Resident 6th-8th Grade Students



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## Middle School Long Range Plan

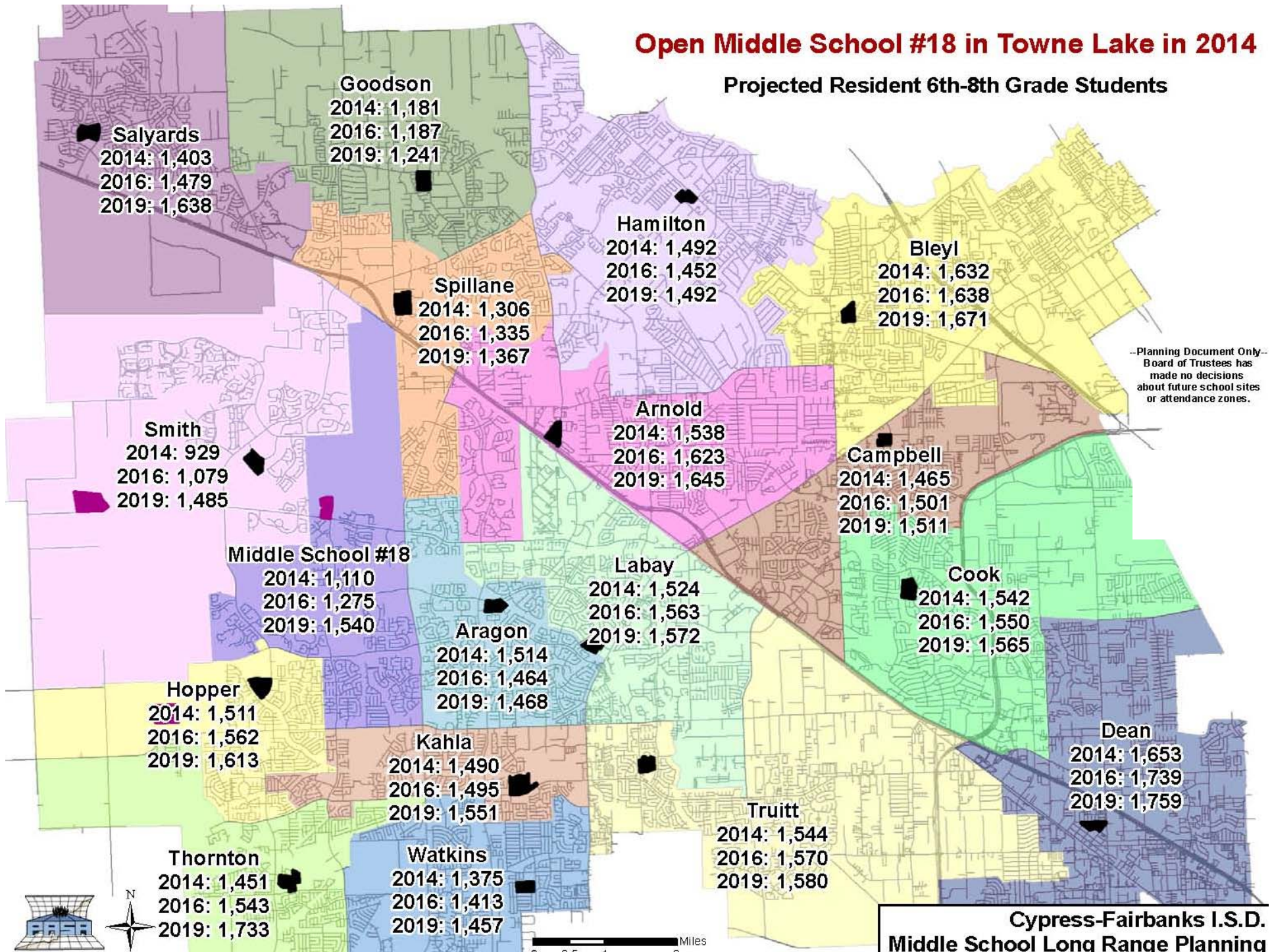
<b>Campus #</b>	<b>Year to be Opened</b>	<b>Location</b>
<b>Anthony MS (MS #18)</b>	<b>2014</b>	<b>Towne Lake</b>
<b>MS #19</b>	<b>2019</b>	<b>Hegar Site</b>
<b>MS #20</b>	<b>2021 or 2022</b>	<b>Bridgeland</b>



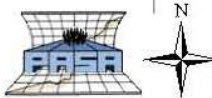


# Open Middle School #18 in Towne Lake in 2014

## Projected Resident 6th-8th Grade Students



--Planning Document Only--  
Board of Trustees has made no decisions about future school sites or attendance zones.



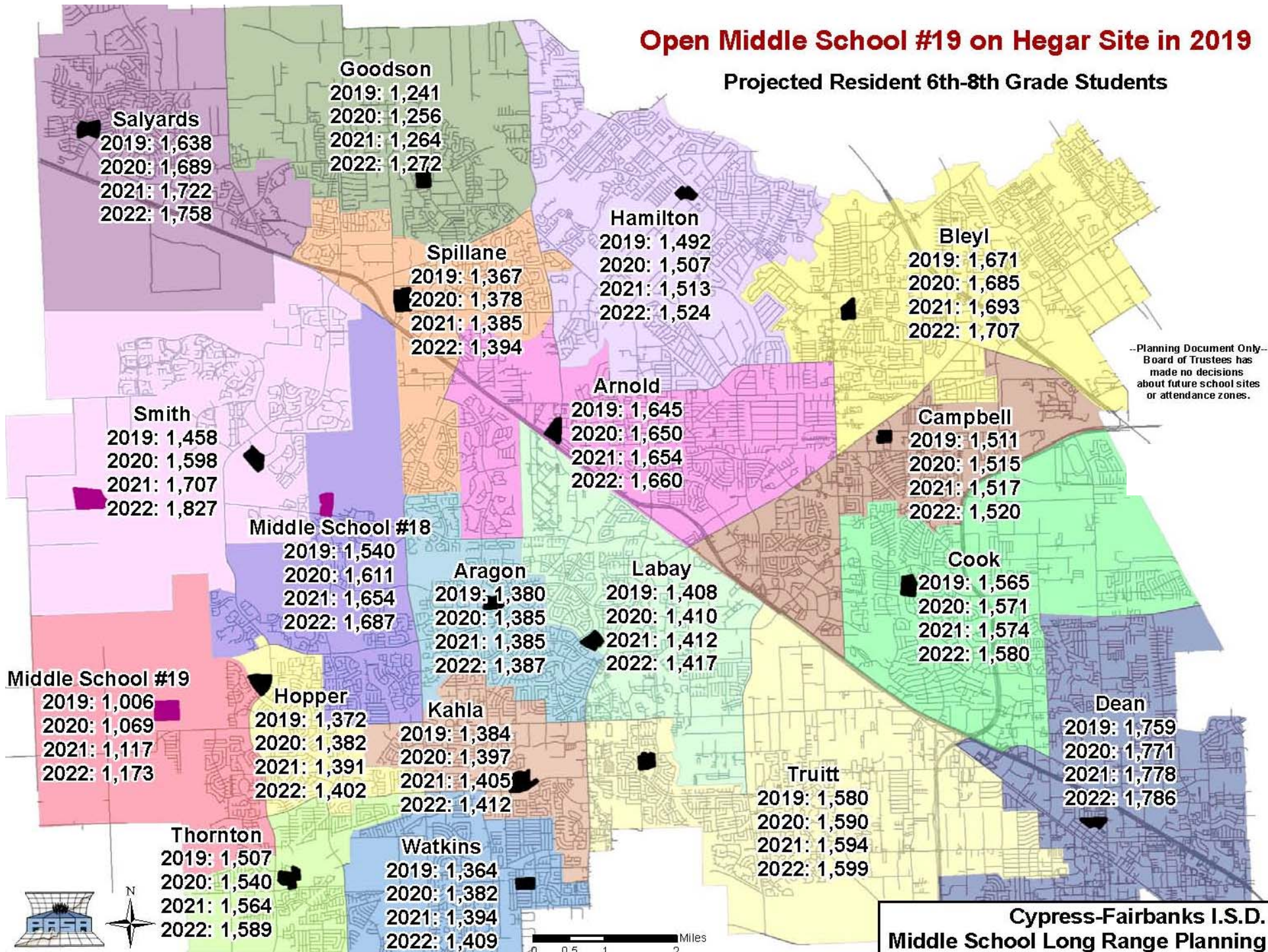
Miles

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Middle School Long Range Planning



# Open Middle School #19 on Hegar Site in 2019

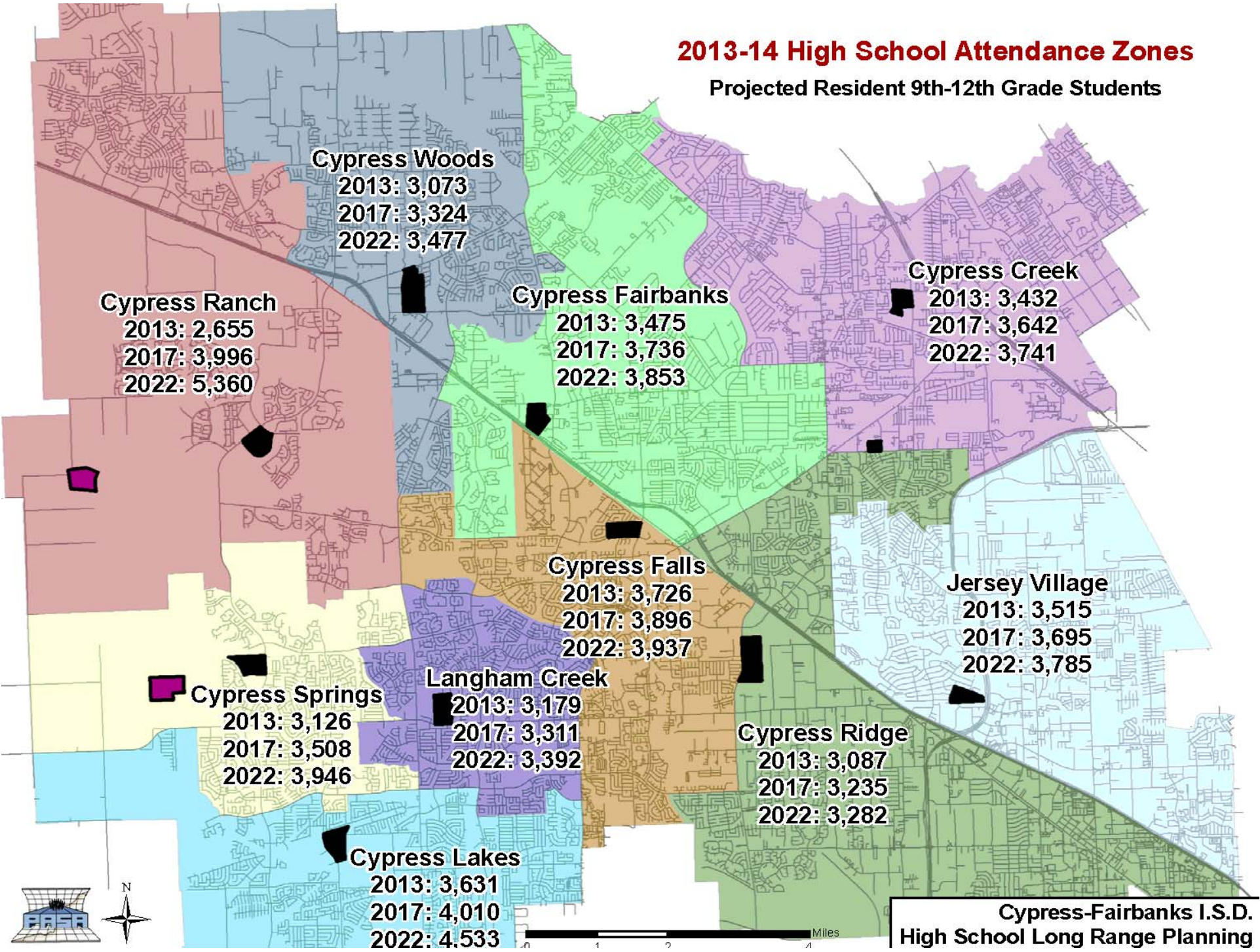
## Projected Resident 6th-8th Grade Students





# 2013-14 High School Attendance Zones

Projected Resident 9th-12th Grade Students



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High School Long Range Planning

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## High School Long Range Plan

<b>Campus #</b>	<b>Year to be Opened</b>	<b>Location</b>
<b>HS #11</b>	<b>2016</b>	<b>Hegar Site</b>
<b>HS #12</b>	<b>2017 or 2018</b>	<b>Bridgeland</b>







# Long Range Plan

<b>Campus #</b>	<b>Year to be Opened</b>	<b>Location</b>
Anthony MS	2014	Towne Lake
Woodard ES	2015	Riata Ranch West
Matzke Replacement	2015 or later	20 ac site near CCHS
HS #11	2016	Hegar Site
Elem #55	2017	S of 529
Elem #56	2017	Bridgeland
HS #12	2017 or 2018	Bridgeland
MS #19	2019	Hegar Site
Elem #57	2019 or 2020	Hegar Site
Elem #58	2021	Bridgeland
Elem #59	2021 or 2022	Canyon Lakes West
MS #20	2021 or 2022	Bridgeland

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## Recommended New Facilities

### New School Facilities for Student Growth

- Elementary School No. 57 (Hegar) – Opening 2019 or 2020
- Elementary School No. 58 (Bridgeland) – Opening 2021
- Elementary School No. 59 (Canyon Lakes) – Opening 2022
- Matzke Elementary Replacement School – Opening 2015 or later
- Middle School No. 19 (Hegar) – Opening 2019
- Middle School No. 20 (Bridgeland) – Opening 2021 or 2022



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## Current Land Acquisitions

- Woodard Elementary School Site under contract
- Currently negotiating multi-campus site in Bridgeland for Elem 56, MS 20 & HS 12
- Total available remaining funds of \$21,480,000 to cover site purchases from 2004 and 2007 Bond Programs
- Current Market Rates for Property Purchases Range from \$3 to \$5 per square foot plus Due Diligence and MUD Capacity Costs

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## Current Land Inventory

- Multi-campus Site (Hegar) for HS11, MS 19 and ES 57
- 14 Acre Elementary School Site (Canyon Lakes West) for ES59
- 20 Acre Elementary School Site at Mills Road for Possible Matzke Elementary Replacement



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## Recommended Site Size

- Elementary School Sites  
15 acres
- Middle School Sites  
35 acres
- High School Sites  
65 acres

**Note: Multi-School Sites require 10% additional acreage for on-site detention**

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## Recommended Site Purchases

- **Three (3) Elementary School Sites**  
ES 55, 56 and 58
- **One (1) Middle School Site**  
MS20
- **Two (2) High School Sites**  
HS12 and Future HS13



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## Recommended Site Purchase Cost

### Estimated Costs

Land Acquisition Needs :	\$37,050,000
Current Available Funds From 2004/2007 Bond Program	<u>\$21,480,000</u>
Remaining Projected Land Purchase Funding Needs	\$15,570,000