



East Zone Planning Strategy

School Locations, Student Population, and, Property Demands

Dan Oberski, TCG

Kathie Ebaugh, AICP, Planning Director



PERSONAL | PASSIONATE | PROGRESSIVE



East Zone Planning Strategy

- Current Schools Location
- Student Population
 - Current Conditions
 - Future Population Demands & Movement
- Property Constraints
- Future Site Location Strategy

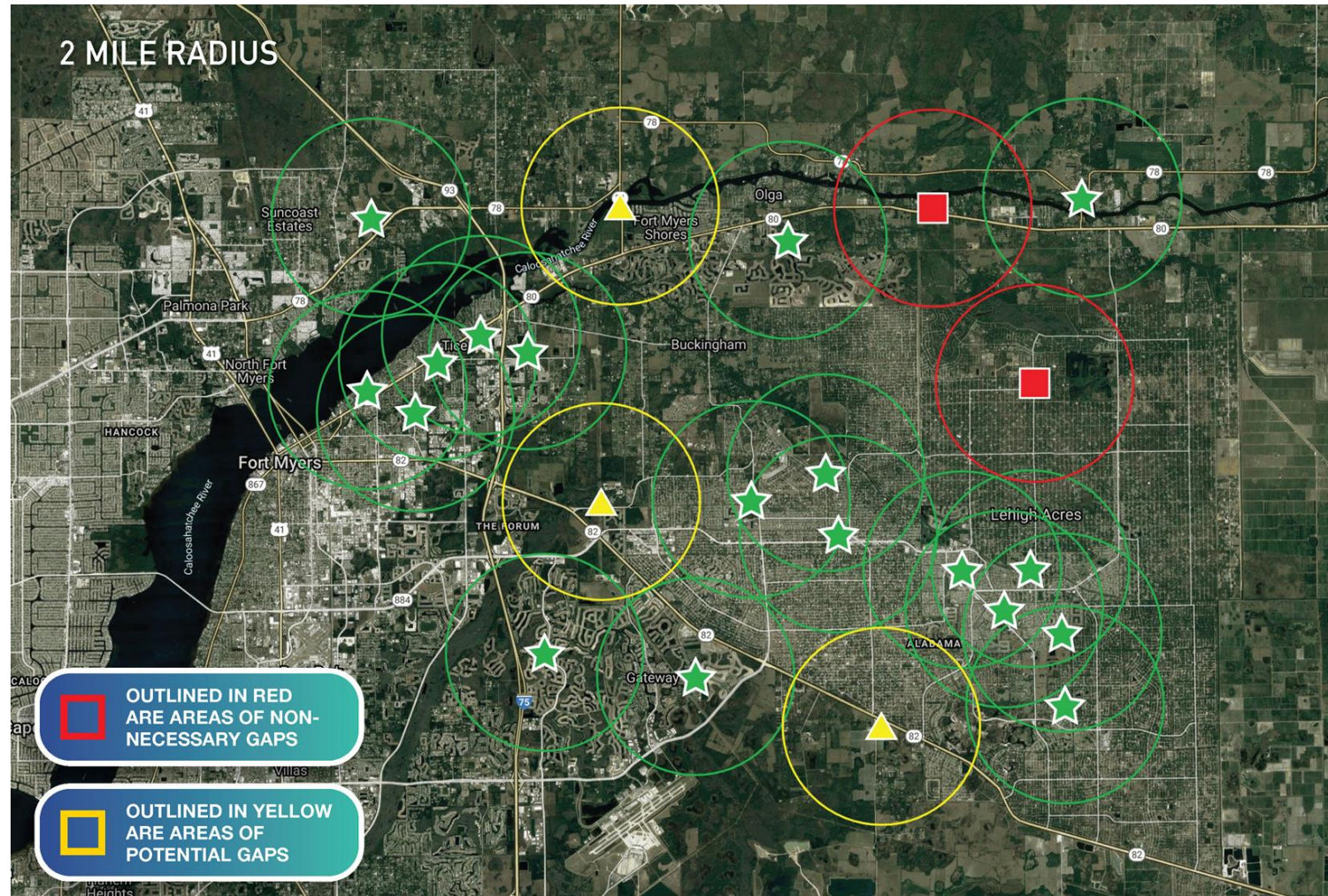


Current School Locations

Existing sites; Essential gaps; Non-essential gaps

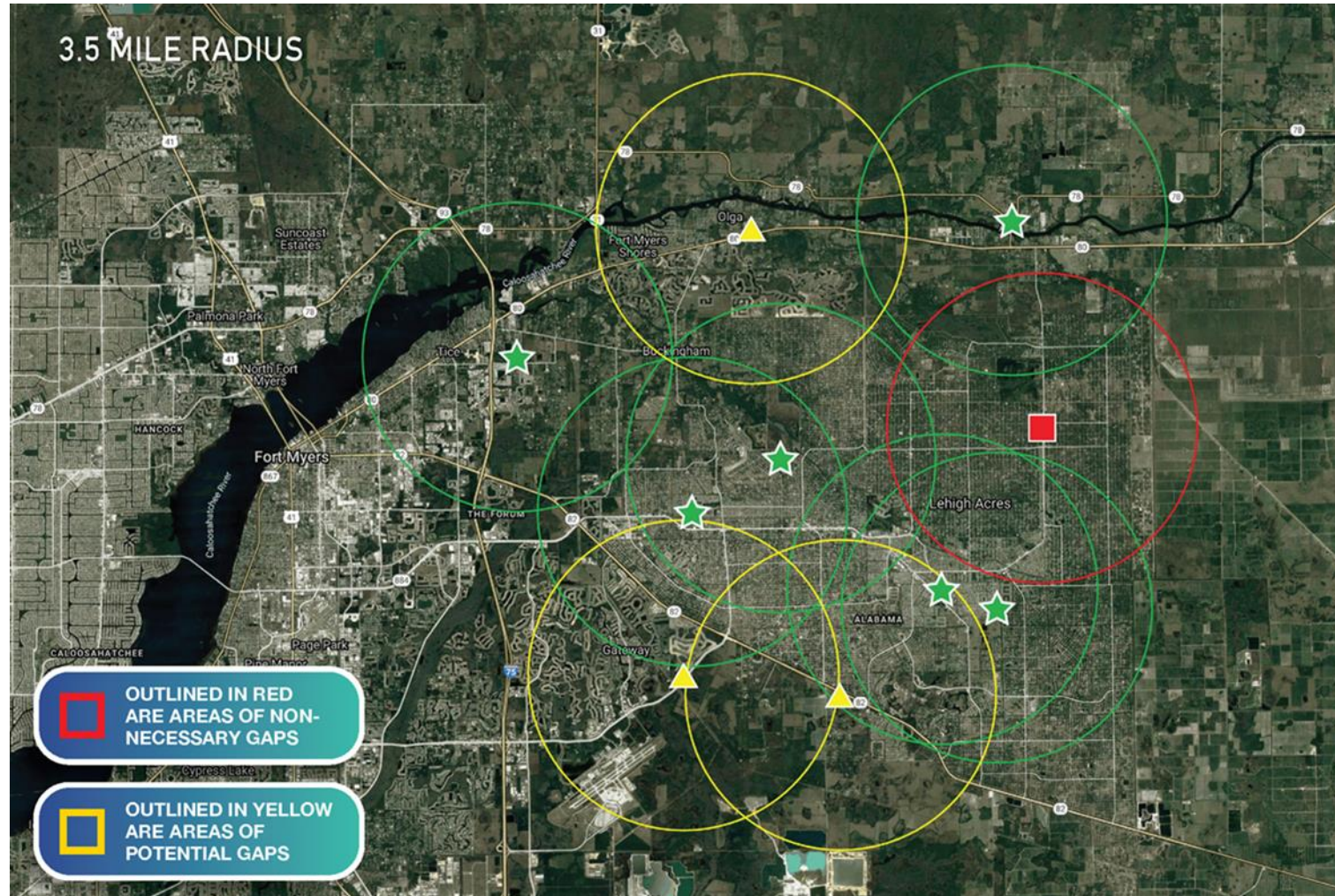


Current Schools: Elementary



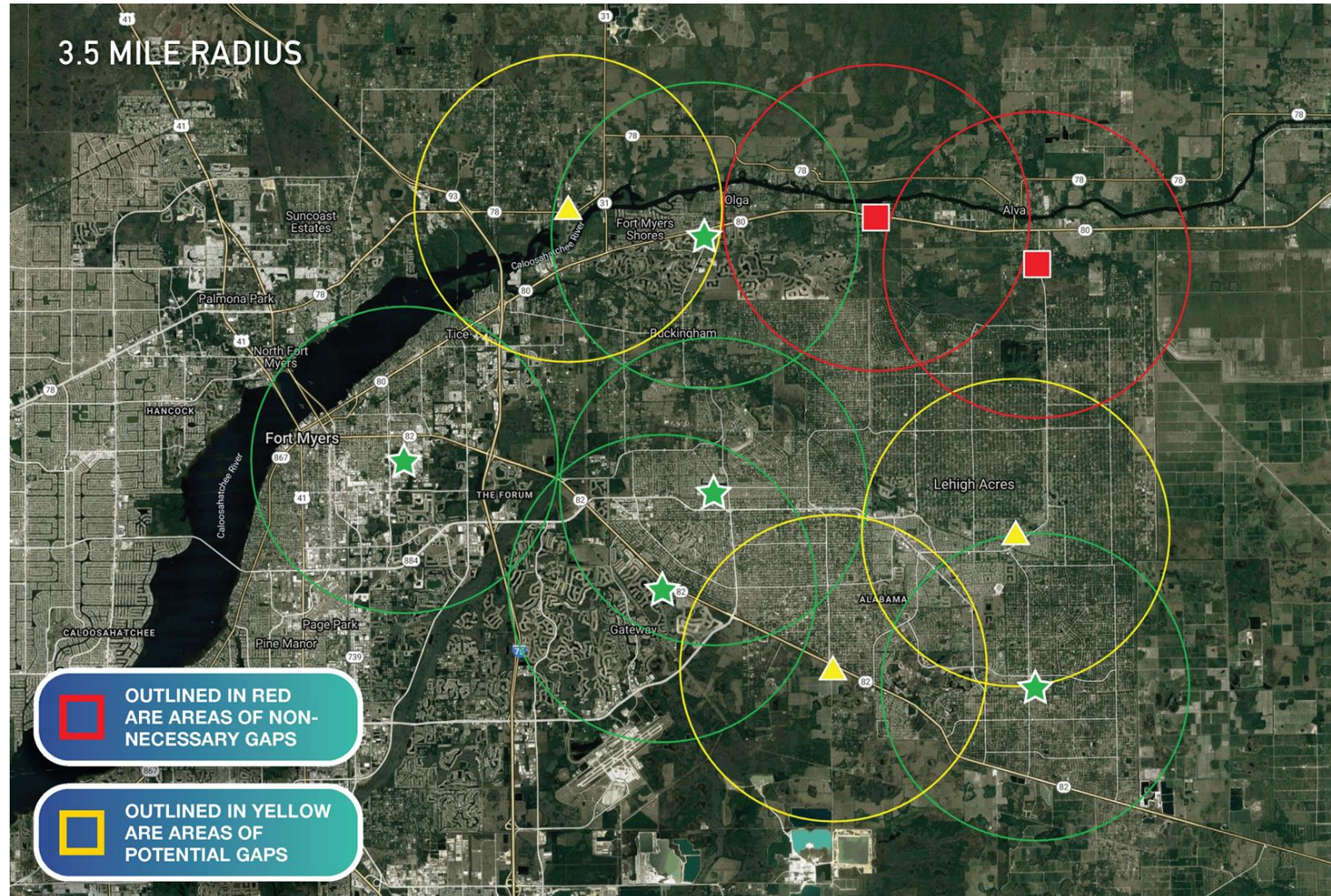


Current Schools: Middle





Current Schools: High



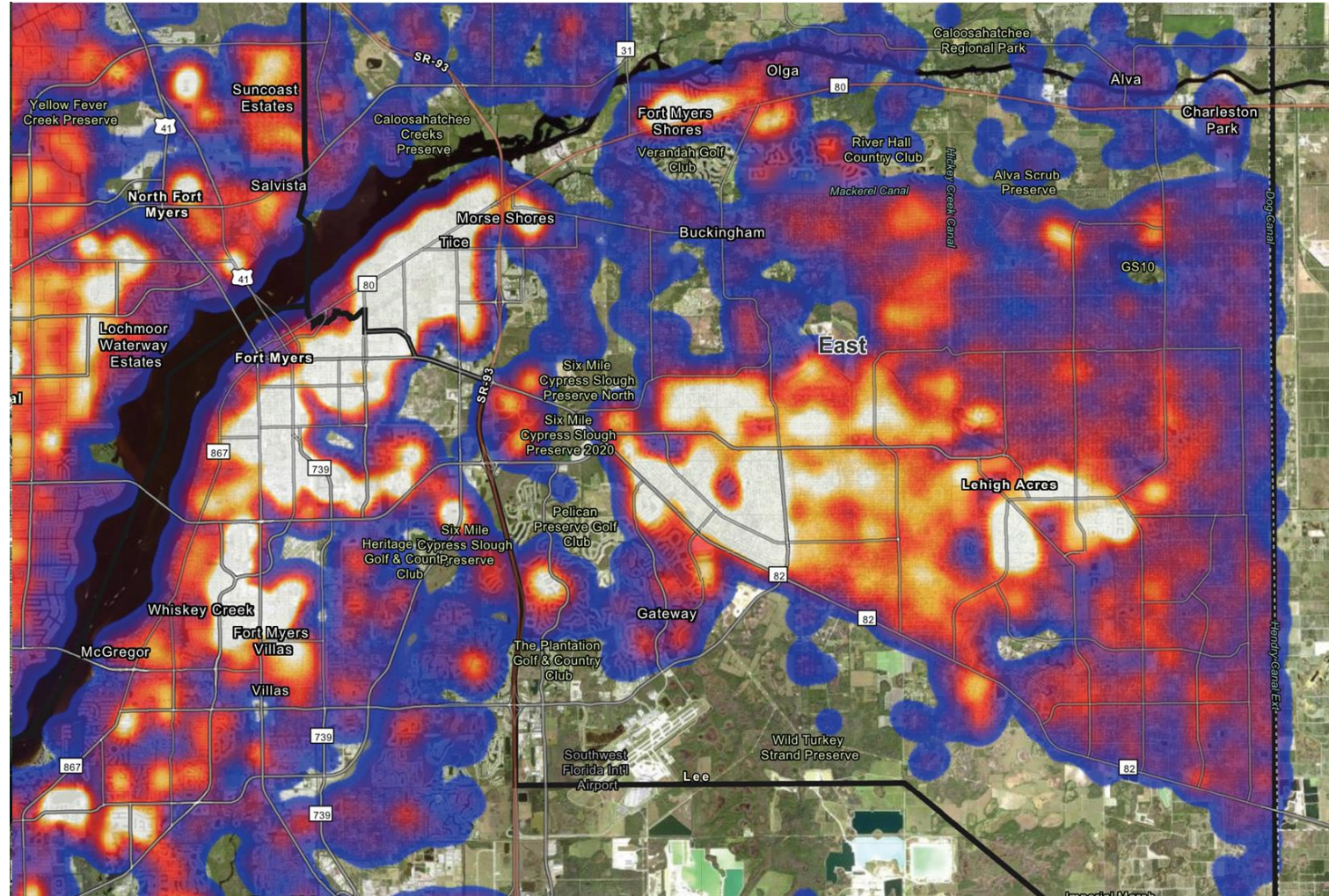


Student Population

Current Conditions, Future Population Demands & Movement

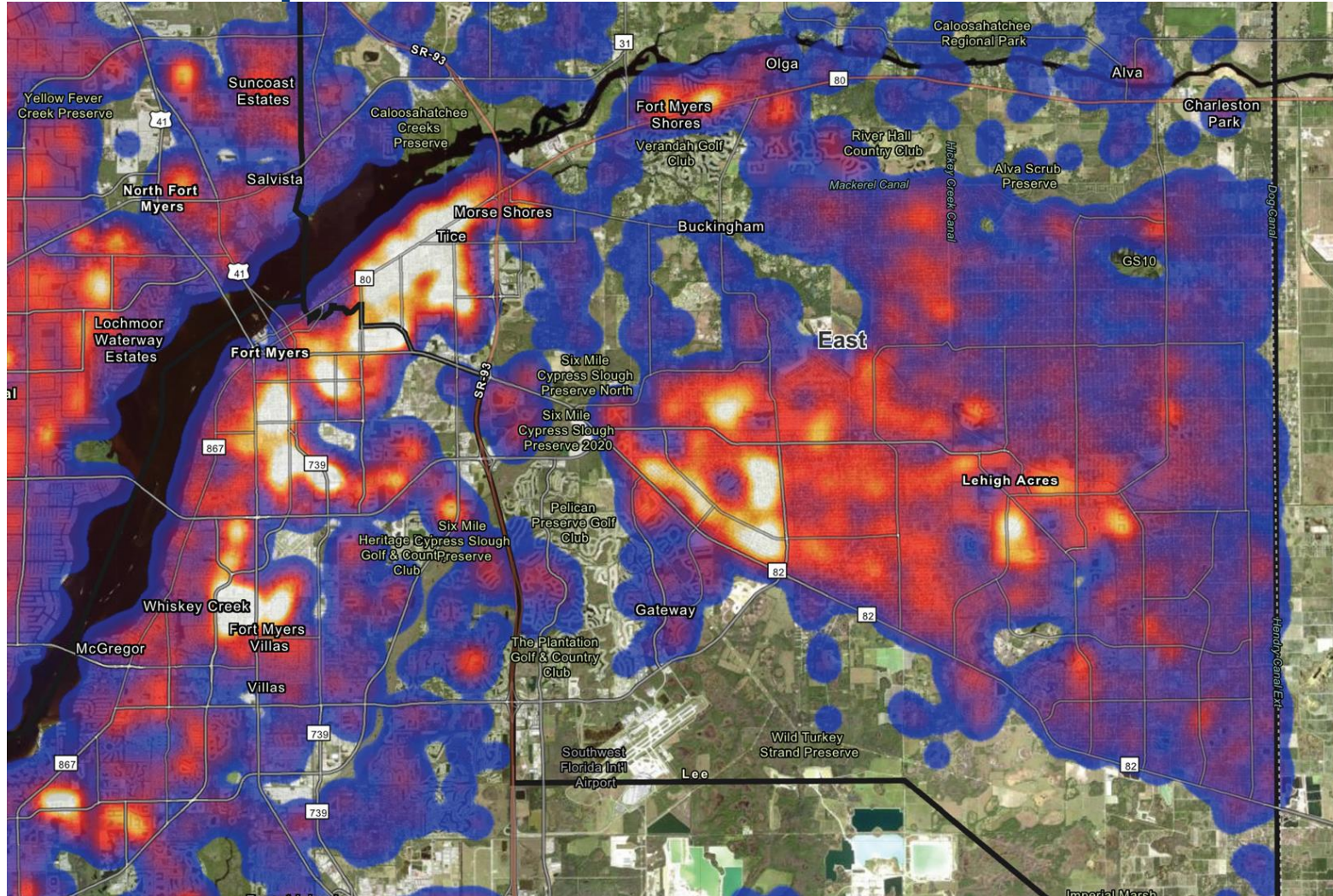


Current Population: Elementary



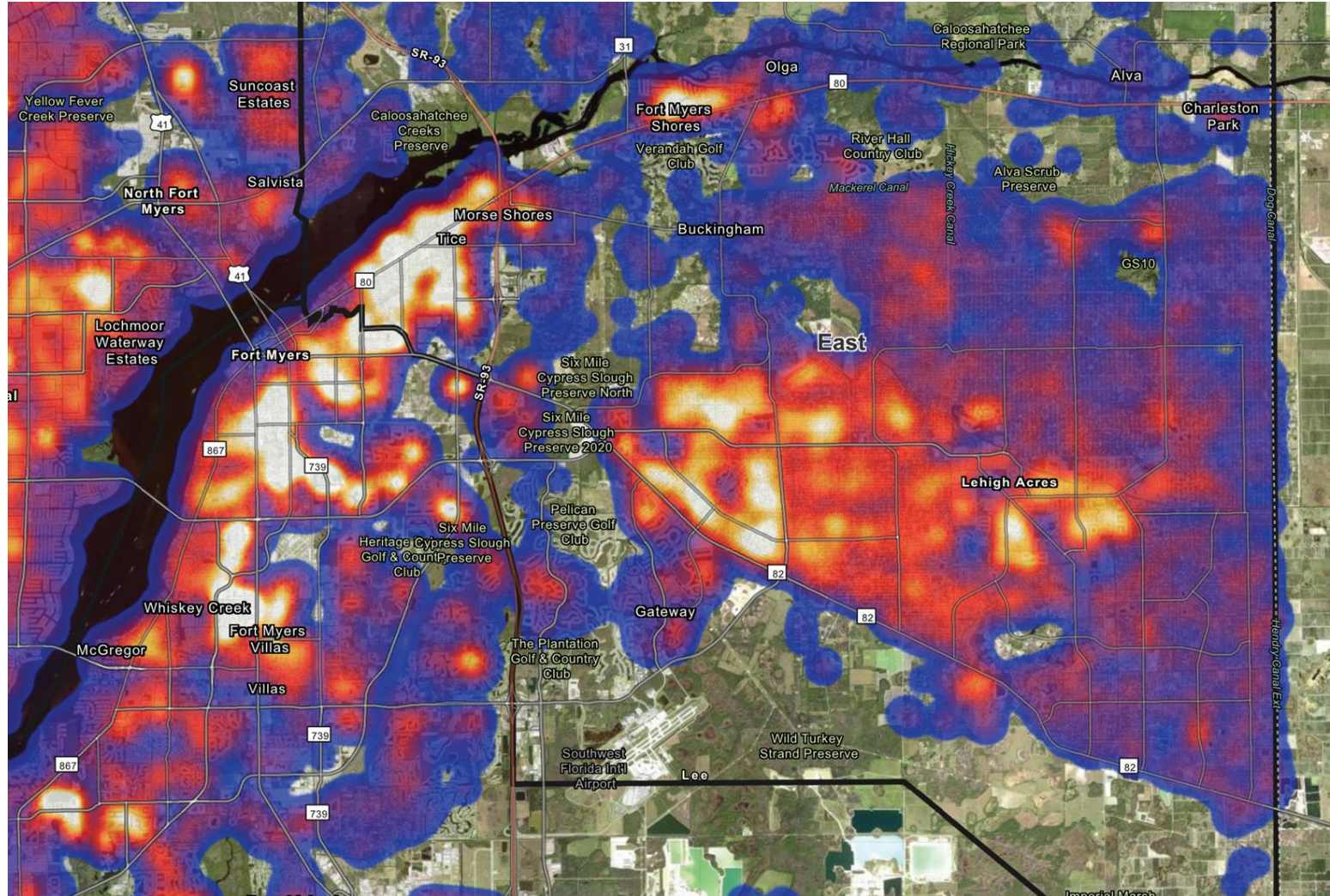


Current Population: Middle



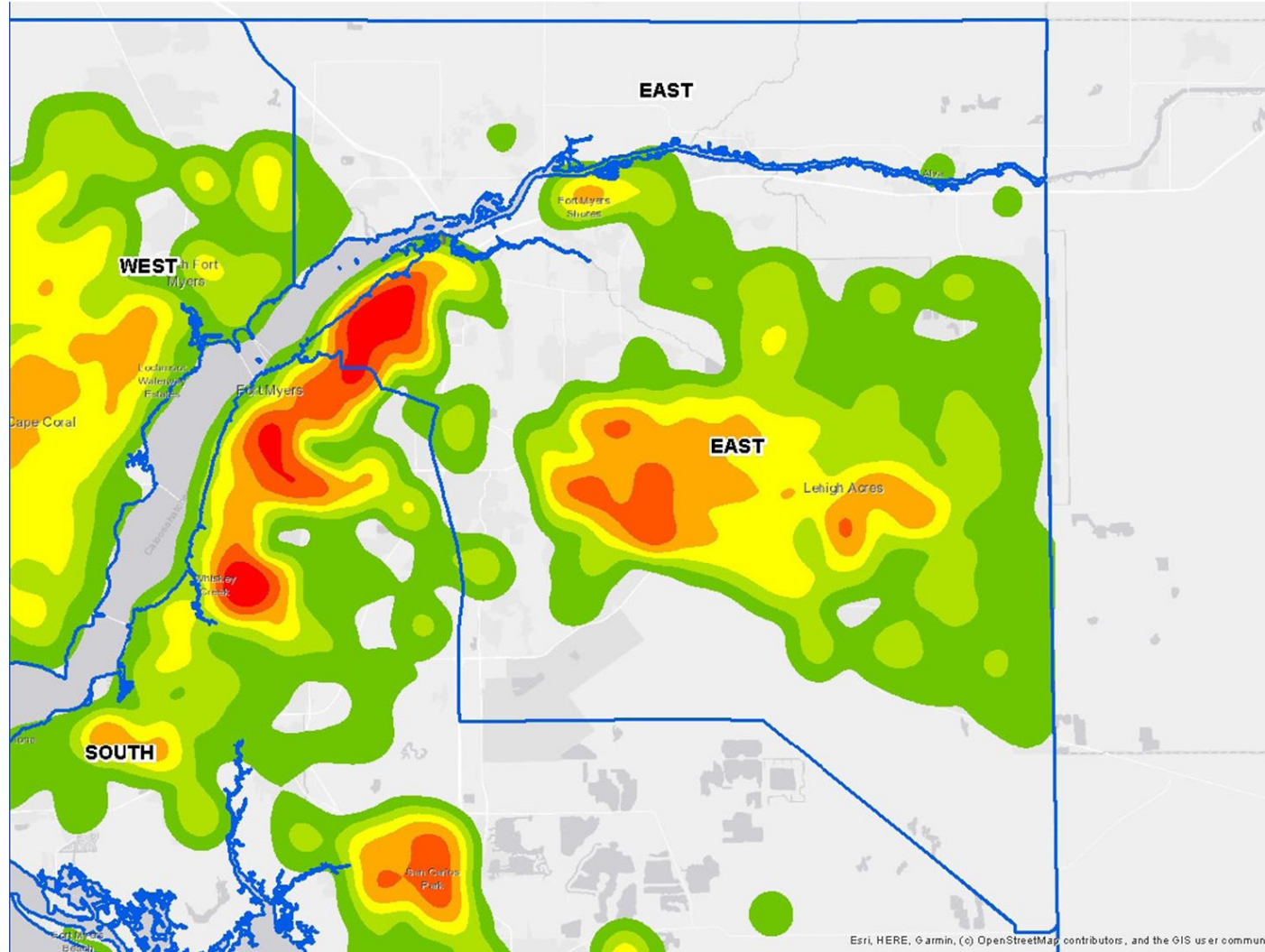


Current Population: High



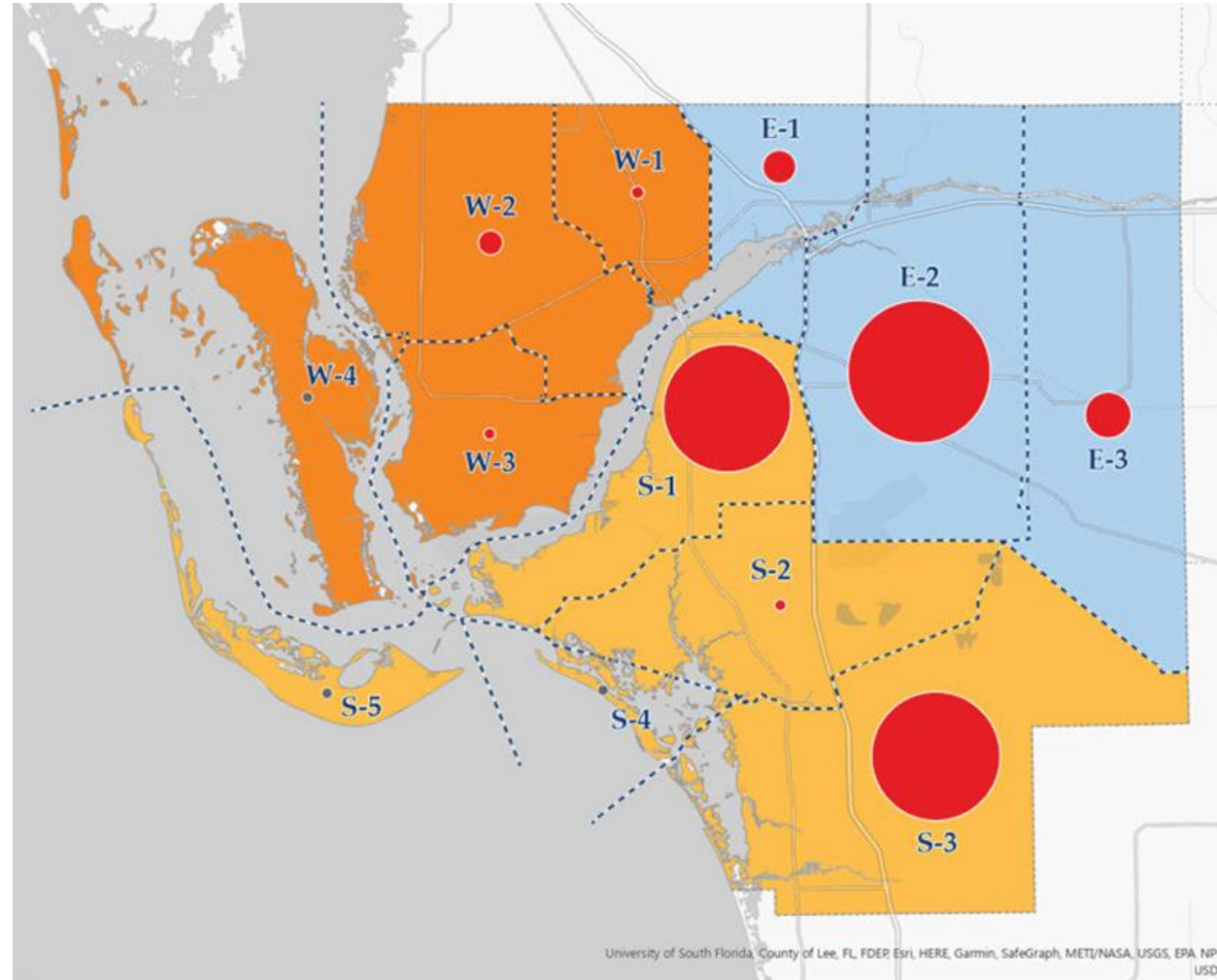


Current Population: Movement





Population: Growth

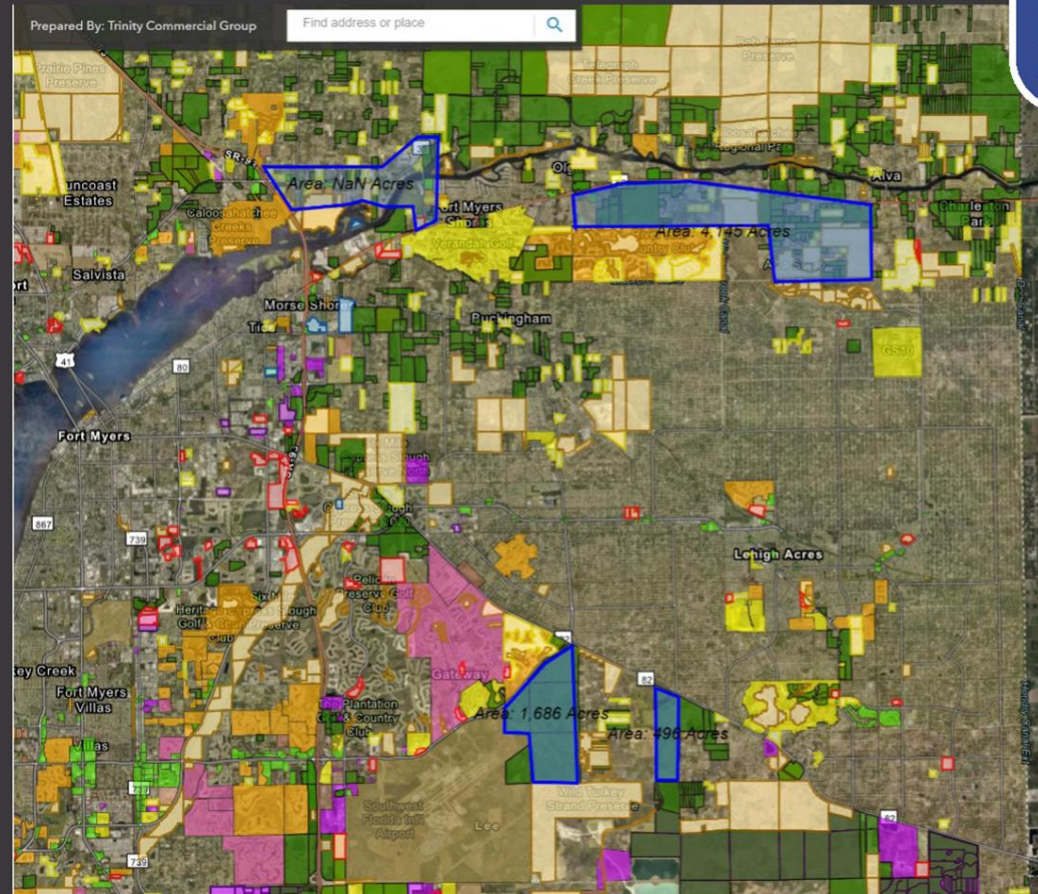




Population: Movements

Likely Development Path between 1-2 units per acre. 7,900 acres of estimated land on market and to be further developed (1.5 units to the acre =11,850 units) we estimate to be in market in the next 10 years. (pink outlined)

ALL PARCELS THAT ARE COLORED ARE IN SOME FORM OF TRANSITIONING OR IN DEVELOPMENT TO RESIDENTIAL COMMUNITIES



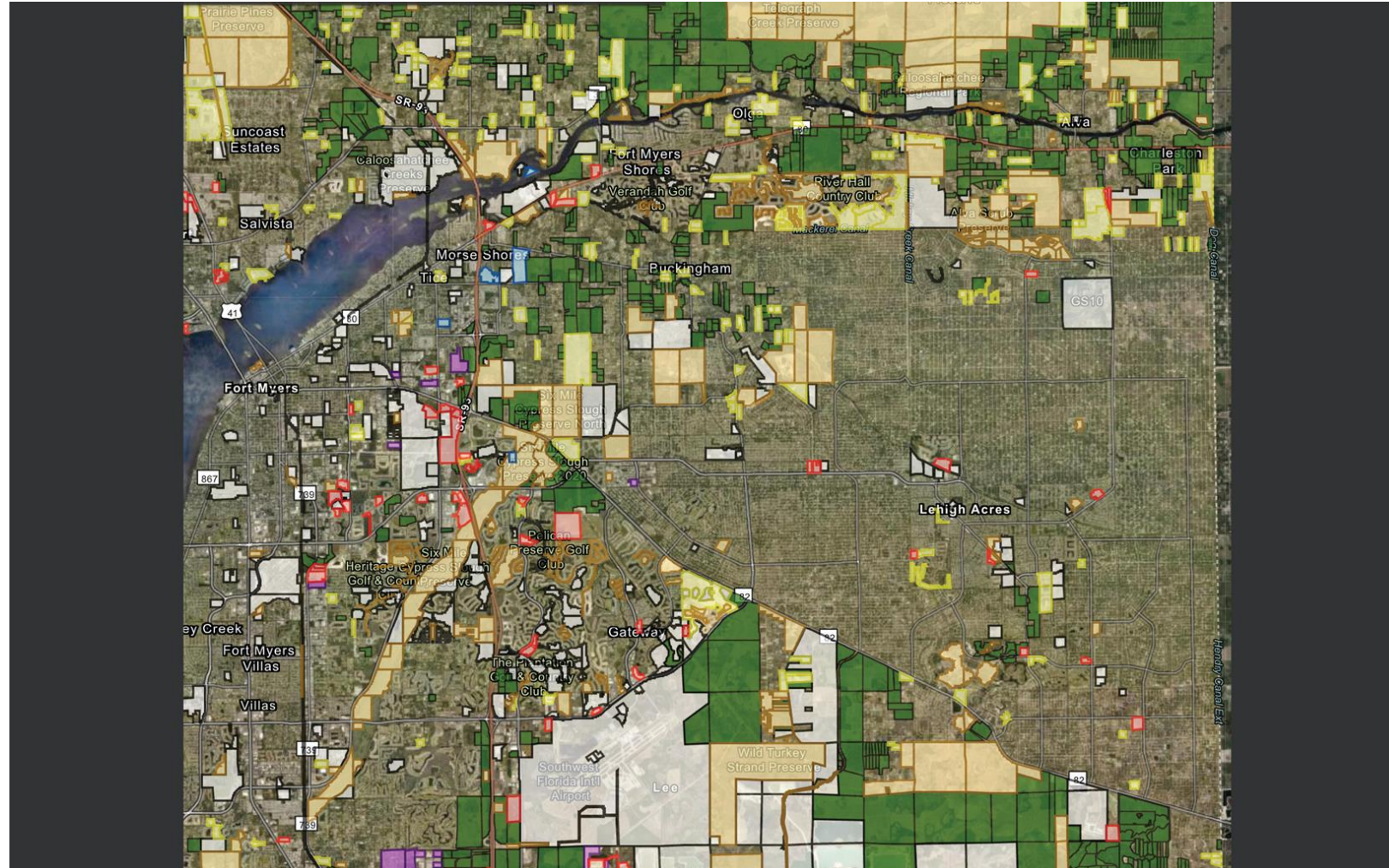


Property Constraints

Land Size, Platted Lots, Transportation, Entitlements



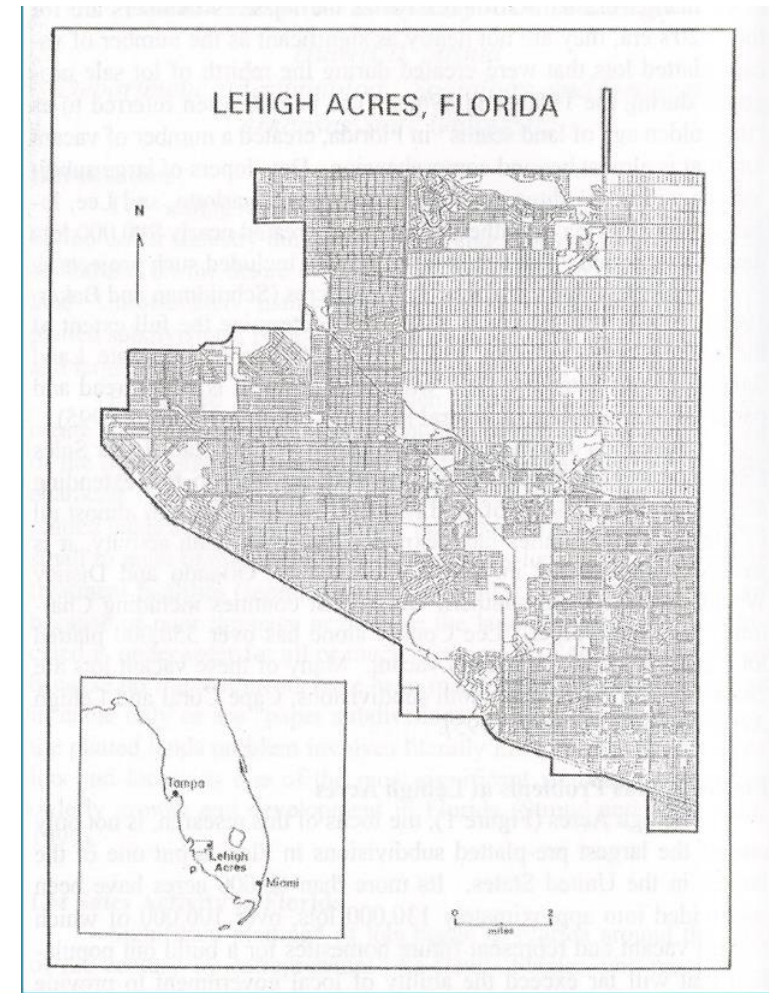
Property Constraints: Land Size





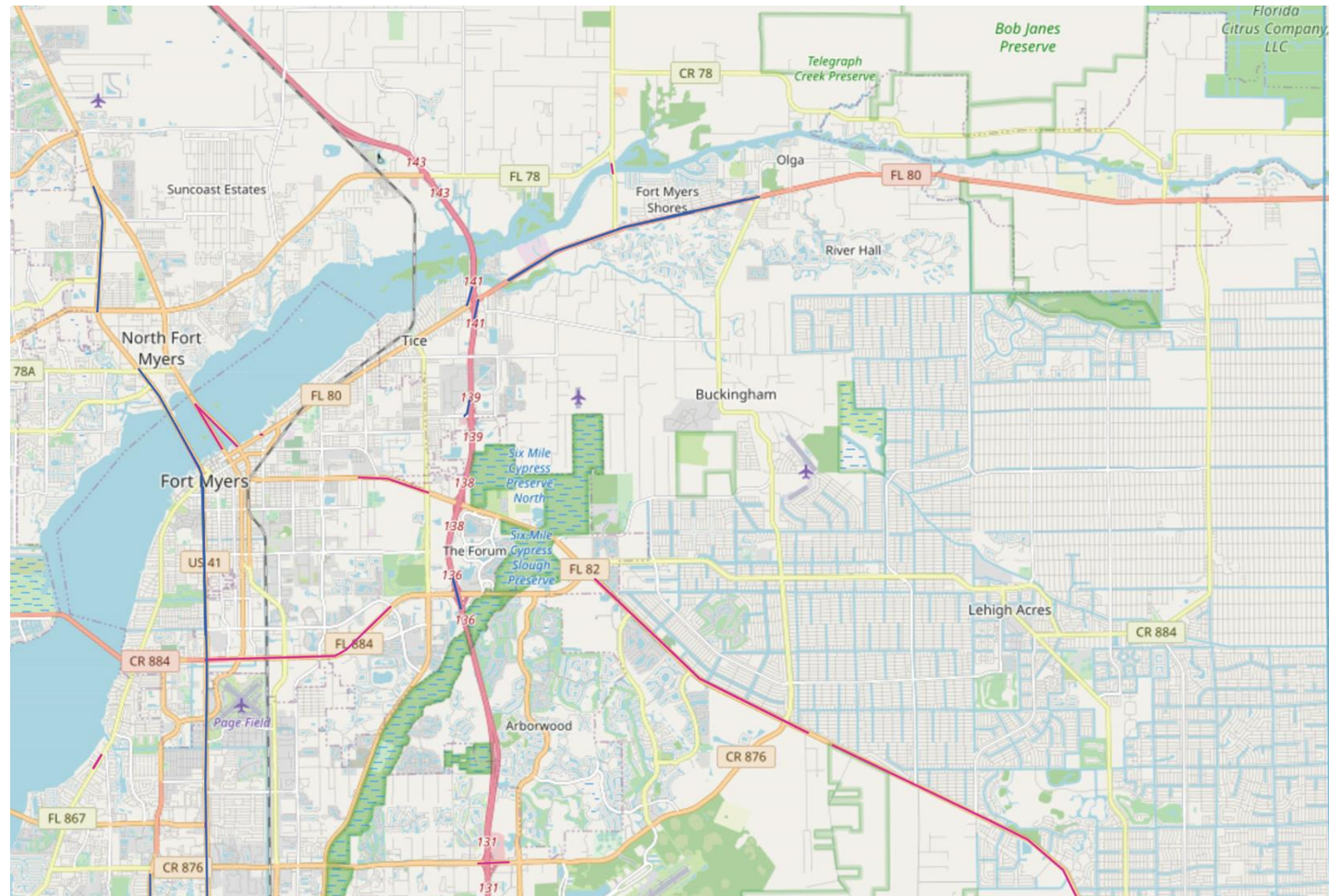
Property Constraints: Platted Lots

- Estimated population
 - Over 123,000
- 60,000 acres
 - 130,000 platted lots
 - 85,000 unbuilt
 - Multiple entity ownership
- Assemble 30 acre site
 - 120 different properties



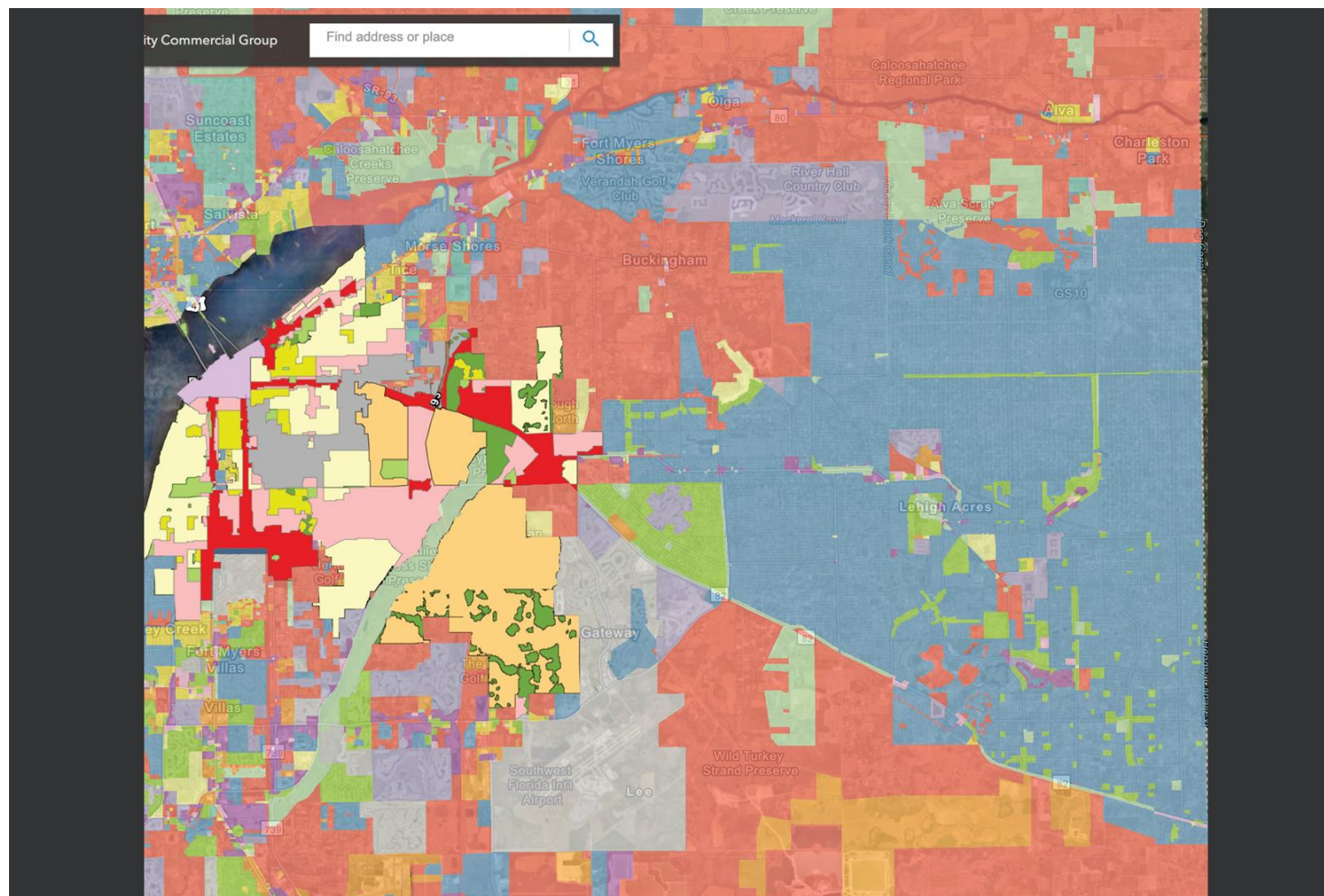


Property Constraints: Transportation





Property Constraints: Entitlements



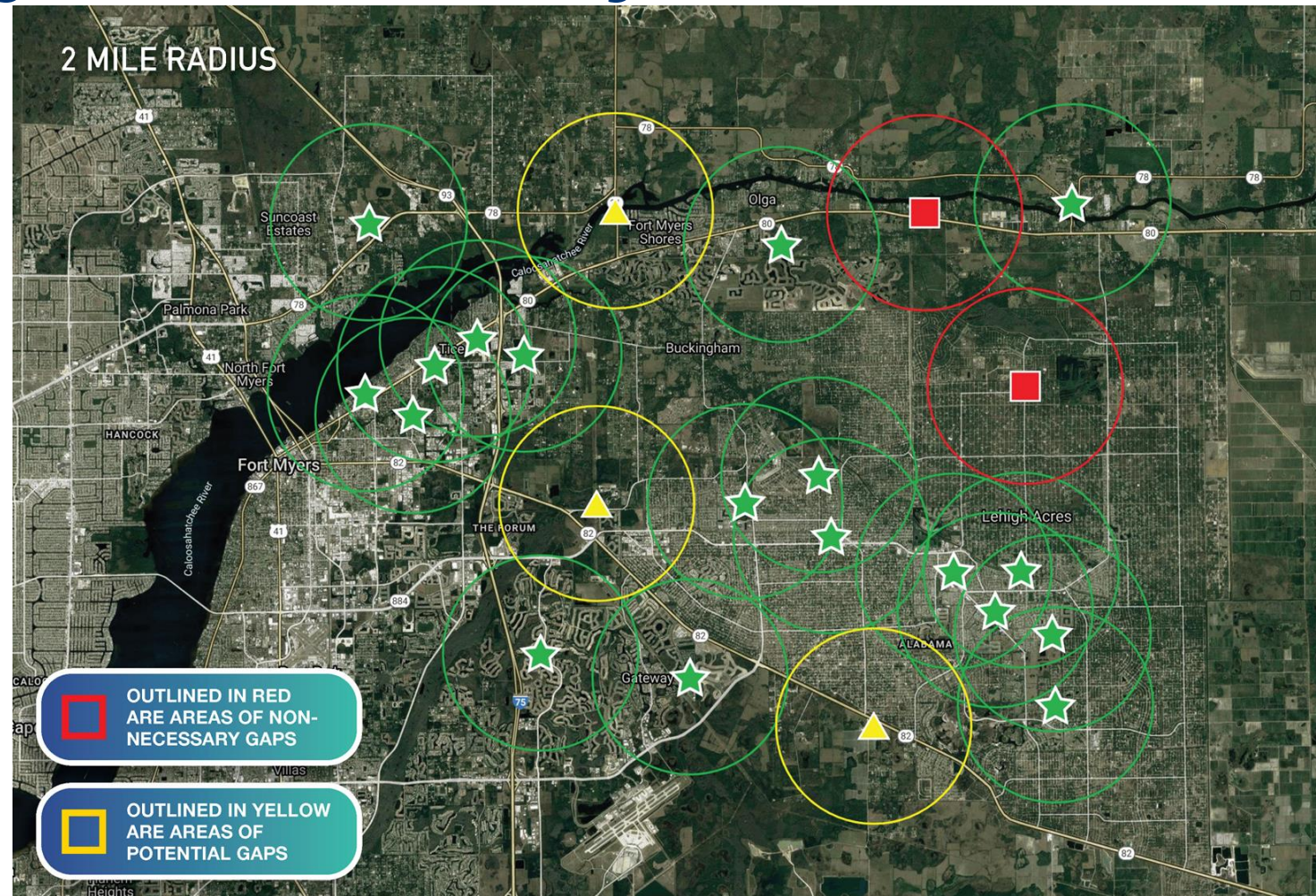


Location Strategy

Future Site Discussion

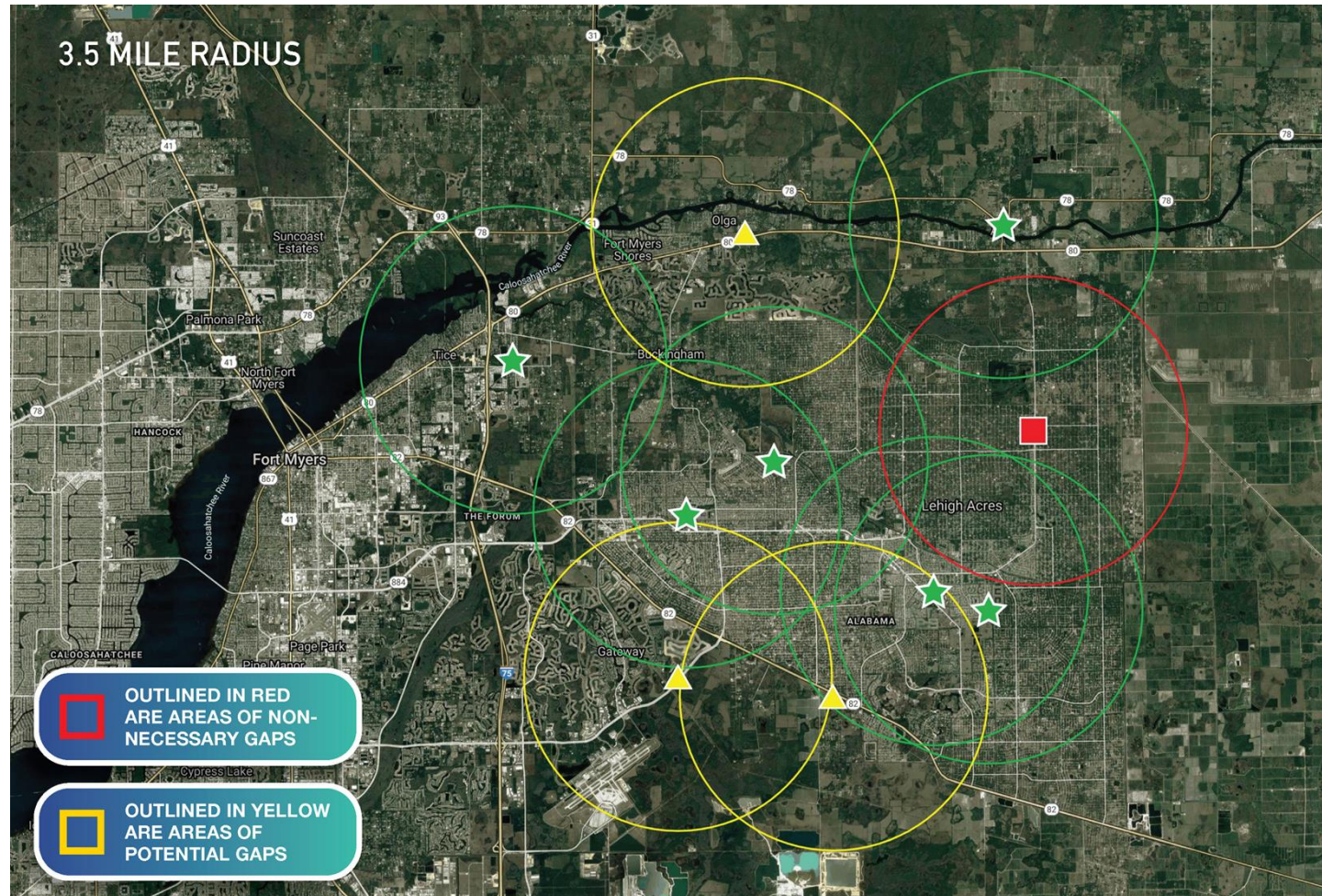


Strategy: Elementary





Strategy: Middle





Strategy: High

