

ALACHUA COUNTY PUBLIC SCHOOLS

MODIFICATION OF ELEMENTARY CONCURRENCY SERVICE AREAS DATA AND ANALYSIS

PREPARED BY

**BUILDING LIVABLE COMMUNITIES, INC.
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ALACHUA COUNTY PUBLIC SCHOOLS MODIFICATION OF ELEMENTARY CONCURRENCY SERVICE AREAS

School Concurrency Service Areas (SCSAs) were established in 2008 "to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards"¹.

The boundaries of SCSAs were established to minimize transportation costs and student travel times, and to recognize capacity obligations resulting from residential development approvals by the local governments. SCSA boundaries are based upon the relationship of school facilities to the communities they serve and the effect of changing development trends. Maps identifying the SCSAs for high, middle and elementary schools are adopted as part of the Interlocal Agreement.

In January 2017, the School Board recommended the modification of Elementary SCSA boundaries resulting in the consolidation of nine Elementary SCSAs into three Elementary SCSAs. The Interlocal Agreement (ILA) specifies the procedure for the modification of SCSA boundaries including the development of supporting data and analysis. This report is intended to satisfy that requirement.

Adopted Elementary School Concurrency Service Areas

In 2008, the *Alachua County Public School Interlocal Agreement* established nine (9) Elementary Schools Concurrency Service Areas (SCSAs). These SCSAs have been subsequently applied for the purposes of managing school concurrency since 2008 and are currently in effect through the 2016-2017 Five Year District Facilities Plan. The adopted Elementary School Concurrency Service Areas are shown in Figure 1.

Table 1 summarizes the existing and projected capacity and enrollment data currently reviewed for new residential development. As this data indicates, five of the nine Elementary SCSAs are deficient now and are projected to remain deficient during the 10 year planning period. These deficiencies are located in the western portions of the County, corresponding with the concentration of recent residential growth.

¹ Alachua County Public School Interlocal Agreement, Section 8.4

Table 1: Adopted Elementary School Concurrency Service Area Profile

Elementary SCSA / School	FISH Capacity	2016 Enroll	2016 LOS	5 Yr. LOS Projection	10 Yr. LOS Projection
ALACHUA ELEM SCSA	1,053	787	75%	77%	83%
ALACHUA ELEMENTARY	517	392	76%	79%	85%
IRBY ELEMENTARY	536	395	74%	76%	81%
ARCHER ELEM SCSA	489	493	101%	104%	113%
ARCHER COMMUNITY	489	493	101%	104%	113%
HAWTHORNE WALDO ELEM SCSA	366	346	95%	86%	85%
SHELL ELEMENTARY	366	346	95%	86%	86%
HIGH SPRINGS ELEM SCSA	564	579	103%	105%	113%
HIGH SPRINGS COMMUNITY	564	579	103%	106%	114%
NEWBERRY ELEM SCSA	711	710	100%	102%	110%
NEWBERRY ELEMENTARY	579	588	102%	105%	113%
OAK VIEW MIDDLE	132	122	92%	93%	100%
NORTHWEST GAINESVILLE ELEM SCSA	2,487	2,403	97%	95%	96%
FOSTER ELEMENTARY	503	527	105%	103%	105%
GLEN SPRINGS ELEMENTARY	535	499	93%	92%	94%
NORTON ELEMENTARY	705	678	96%	95%	97%
TALBOT ELEMENTARY	744	699	94%	91%	93%
EAST GAINESVILLE ELEM SCSA	2,455	1,760	72%	68%	69%
DUVAL LEARNING CENTER	408	191	47%	46%	47%
LAKE FOREST ELEMENTARY	598	374	63%	51%	52%
METCALFE ELEMENTARY	432	320	74%	73%	74%
RAWLINGS ELEMENTARY	427	253	59%	58%	58%
WILLIAMS ELEMENTARY	590	622	105%	104%	106%
SOUTH GAINESVILLE ELEM SCSA	2,433	2,712	111%	105%	107%
FINLEY ELEMENTARY	669	634	95%	92%	94%
IDYLVILD ELEMENTARY	665	797	120%	119%	121%
LITTLEWOOD ELEMENTARY	524	718	137%	114%	116%
TERWILLIGER ELEMENTARY	575	563	98%	96%	98%
WEST URBAN ELEM CSA	3,079	3,150	102%	105%	114%
CHILES ELEMENTARY	727	720	99%	102%	111%
HIDDEN OAK ELEMENTARY	780	790	101%	104%	113%
MEADOWBROOK ELEMENTARY	765	812	106%	109%	118%
WILES ELEMENTARY	807	828	103%	106%	115%
DISTRICT TOTAL	13,637	12,940	95%	95%	99%

Source: ACPS 2016-17 Five Year District Facilities Plan

The Elementary SCSAs established in 2008 were based on the 2007 COFTE projection. This projection indicated the need for six new elementary schools during the first ten years – one each in the West Urban, High Springs, Newberry, Northwest Gainesville, South Gainesville and Alachua SCSAs. Only one elementary school (Meadowbrook) was constructed.

Due to the recession, no need for additional elementary capacity could be demonstrated between 2008 and 2012. Since 2012, growth in elementary enrollment has returned but not at the rate projected in 2007.

Currently, the addition of one elementary school is authorized by the Florida Department of Education.² The projections shown in Table 1 indicate that a second elementary school may be justified near the end of the 10 year planning period.

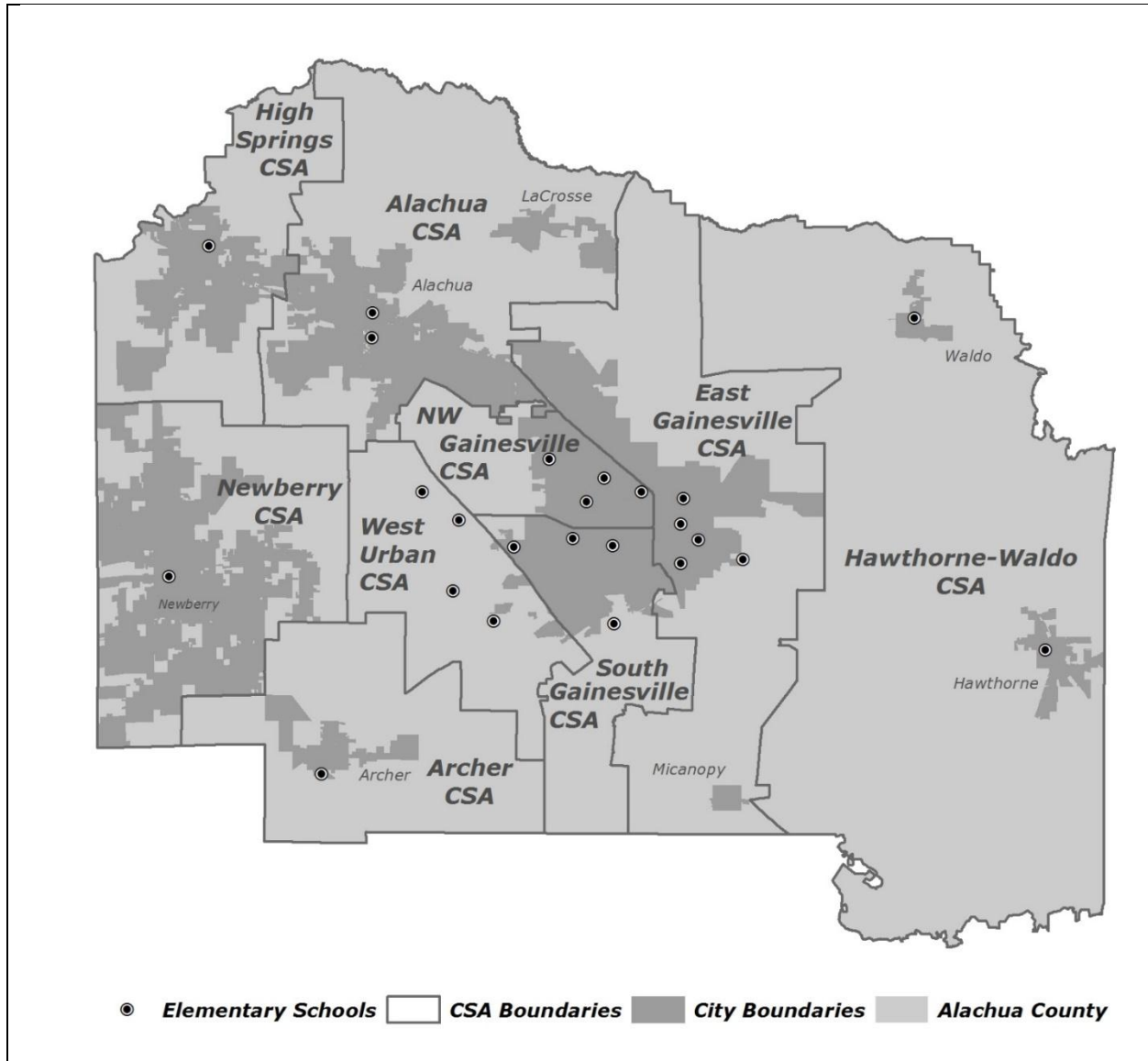


Figure 1: Current Elementary School Concurrency Service Areas

² FIVE YEAR PLANT SURVEY (CONDUCTED IN 2016)

Modification of the Elementary School Concurrency Service Areas

The lower elementary enrollment growth rate significantly affects the rationale behind the original configuration of the Elementary SCSAs. While enrollment growth is continuing in the western portions of the District, the projected enrollment increase during the 10 year planning period within each of the adopted Elementary SCSAs is insufficient alone to justify the construction of a new school. Consequently, the current adopted SCSA configuration perpetuates capacity deficiencies and reliance on “adjacency” to meet the established levels of service

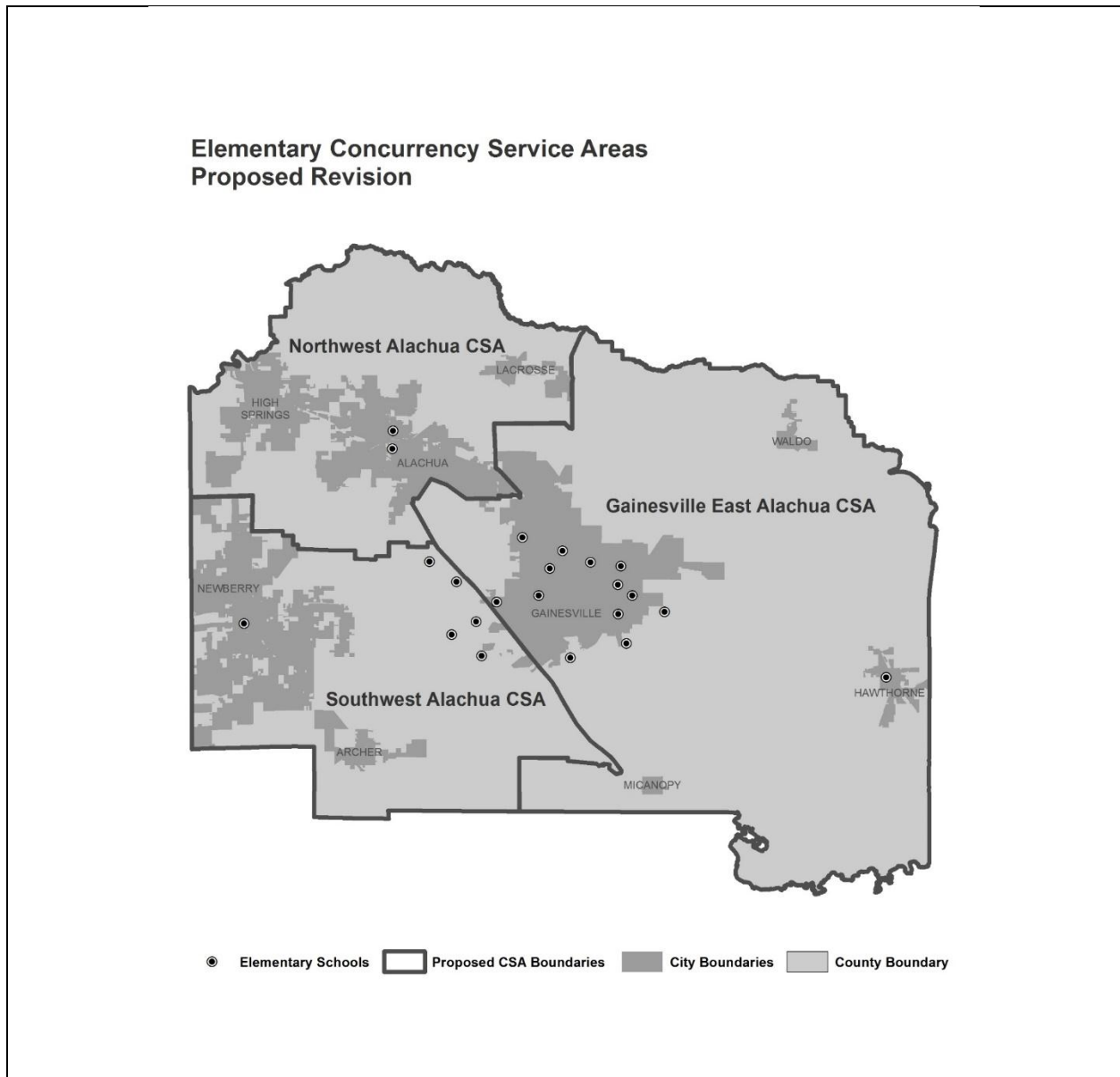


Figure 2: Revised Elementary School Concurrency Service Areas

To provide for a more efficient framework for the management of school concurrency at the *Elementary* level, a revised configuration for Elementary SCSAs is proposed. This revised configuration is shown by Figure 2 and represents a consolidation of the nine adopted Elementary SCSAs into three SCSAs.

The following criteria was applied for the realignment of the Elementary SCSA boundaries:

- respect the integrity of municipal boundaries;
- better align with elementary school attendance zones;
- consider the transportation network and connectivity; and
- respect the integrity of the previously adopted SCSAs

The result of the proposed modification is shown by Table 2 below

Table 2: Modified Elementary School Concurrency Service Area Profile

Elementary SCSA / School	FISH Capacity	2016 Enroll	2016 LOS	5 Yr. LOS Projection	10 Yr. LOS Projection
NORTHWEST ALACHUA ELEM SCSA	1,617	1,366	84%	87%	94%
ALACHUA ELEMENTARY	517	392	76%	79%	85%
HIGH SPRINGS COMMUNITY	564	579	103%	106%	114%
IRBY ELEMENTARY	536	395	74%	76%	81%
SOUTHWEST ALACHUA ELEM SCSA	4,279	4,353	102%	105%	111%
ARCHER COMMUNITY	489	493	101%	104%	113%
CHILES ELEMENTARY	727	720	99%	102%	111%
HIDDEN OAK ELEMENTARY	780	790	101%	104%	113%
MEADOWBROOK ELEMENTARY	765	812	106%	109%	118%
WILES ELEMENTARY	807	828	103%	106%	115%
NEWBERRY ELEMENTARY CSA	579	588	102%	105%	113%
OAK VIEW MIDDLE	132	122	92%	93%	100%
GAINESVILLE EAST ALACHUA ELEM SCSA	7,741	7,221	93%	89%	91%
DUVAL LEARNING CENTER	408	191	47%	46%	47%
FINLEY ELEMENTARY	669	634	95%	92%	94%
FOSTER ELEMENTARY	503	527	105%	103%	105%
GLEN SPRINGS ELEMENTARY	535	499	93%	92%	94%
IDYLWILD ELEMENTARY	665	797	120%	119%	121%
LAKE FOREST ELEMENTARY	598	374	63%	51%	52%
LITTLEWOOD ELEMENTARY	524	718	137%	114%	116%
METCALFE ELEMENTARY	432	320	74%	73%	74%
NORTON ELEMENTARY	705	678	96%	95%	97%
TALBOT ELEMENTARY	744	699	94%	91%	93%
TERWILLIGER ELEMENTARY	575	563	98%	96%	98%
RAWLINGS ELEMENTARY	427	253	59%	58%	58%
SHELL ELEMENTARY	366	346	95%	86%	86%
WILLIAMS ELEMENTARY	590	622	105%	104%	106%
DISTRICT TOTAL	13,639	12,940			

Source: ACPS 2016-17 Five Year District Facilities Plan

Northwest Alachua Elementary School Concurrency Service Area

The Northwest Alachua Elementary SCSA serves the City of Alachua, the City of High Springs and the Town of Lacrosse. As noted in Table 3, three elementary schools currently provide capacity within this SCSA (refer to Figure 3)

Based on 2017 data, 1,422 students attend these schools of which 93% reside within the SCSA. Approximately 51% of these students reside within 2 miles of the school they attend.

Table 3: Northwest Alachua Modified Elementary School Concurrency Service Area - Student Profile

Elementary SCSA / School	Attending Students				
	Number	Residing in SCSA	% Residing in SCSA	Residing Within 2 mi of School	% Residing Within 2 mi of School
ALACHUA ELEMENTARY	389	353	91%	175	45%
HIGH SPRINGS COMMUNITY	604	581	96%	318	53%
IRBY ELEMENTARY	429	390	91%	231	54%
TOTAL	1,422	1,324	93%	724	51%

Source: 2017 Student Geocoding, DRMP, Inc.

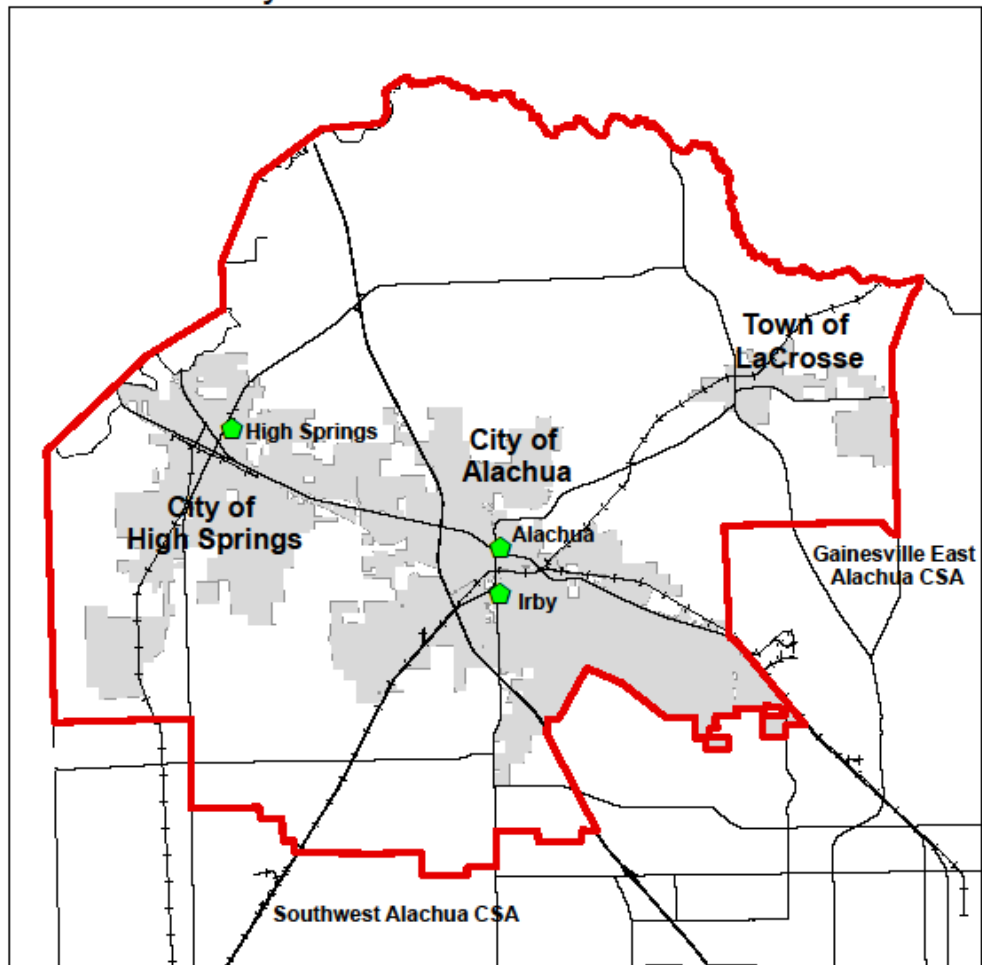
The residential development pattern is summarized in Table 4 and illustrated by Figure 4.

Table 4: Northwest Alachua Modified Elementary School Concurrency Service Area – Residential Profile

Housing Type	Residential Units	SGM	Elem Student Equivalent	Within 2 mi of Elem School	% Within 2 mi of Elem School
Single Family					
Single Family	7,885	0.15	1,183	527	45%
Mobile Home	1,873		281	66	23%
Multi-Family 2-9 Units	78		12	8	67%
Total	9,836		1,475	600	41%
Multi Family					
Multi Family 10 Plus Units	562	0.06	34	34	100%
Condo	64		4	1	31%
Misc. Residential	295		18	7	38%
Total	921		55	42	75%
Total All Existing Units	10,757		1,531	642	42%
Development Potential					
Infill Single Family	2,078	0.15	312	211	68%
Active Development					
Single Family	153	0.15	23	12	51%
Multi Family	0	0.06	0	0	0%

SOURCE: ALACHUA COUNTY PROPERTY APPRAISER, 2016 GIS

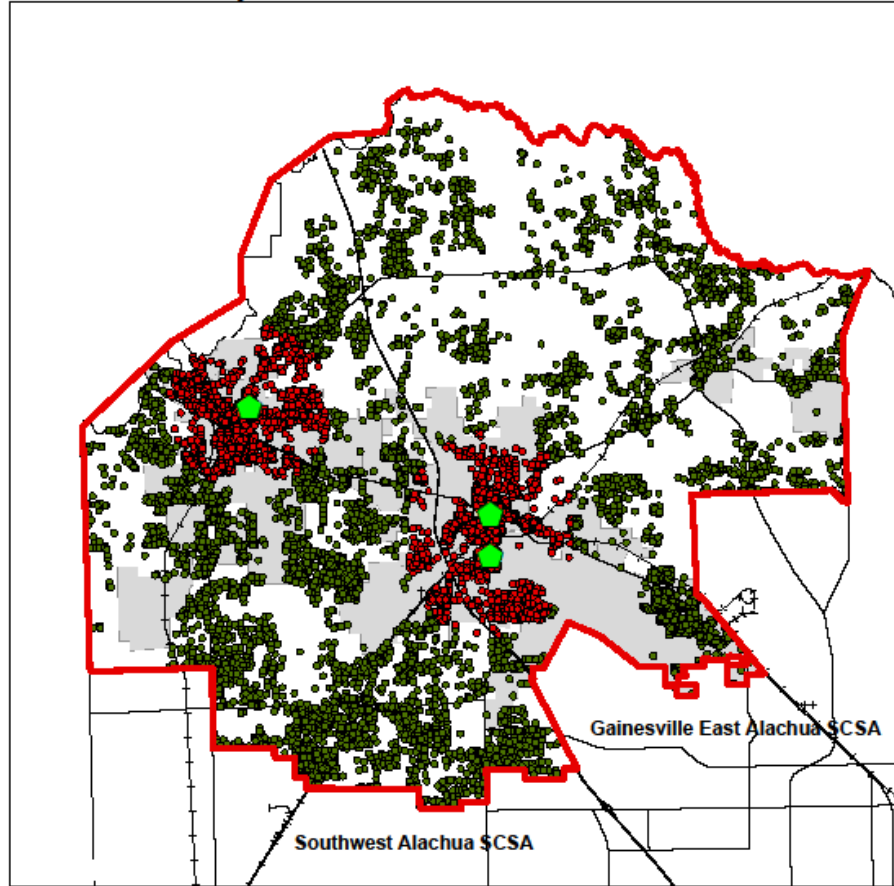
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Northwest Alachua Elementary SCSA

Figure 3: Northwest Alachua Elementary School Concurrency Service Area

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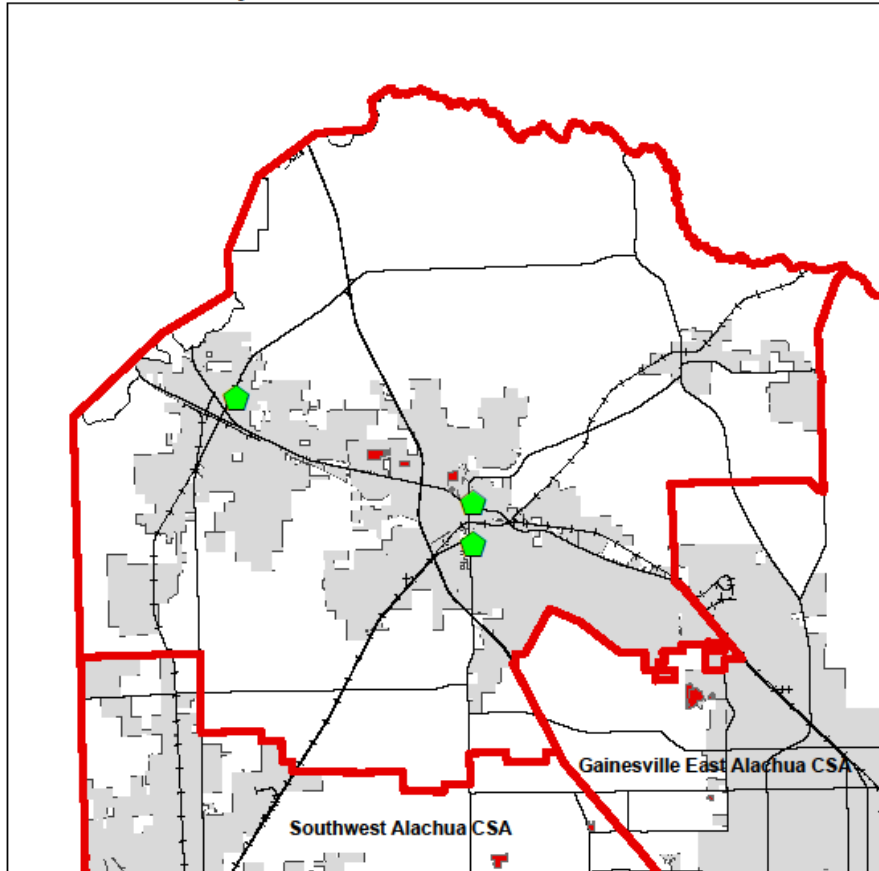
Residential development within 2 miles of school shown in Red

Northwest Alachua Elementary SCSA

Existing Residential Development

Figure 4: Northwest Alachua Elementary SCSA – Residential Development Patterns

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Northwest Alachua Elementary SCSA
Active Residential Development

Figure 5: Northwest Alachua Elementary SCSA – Active Residential Development

Southwest Alachua Elementary School Concurrency Service Area

The Southwest Alachua Elementary SCSA serves the City of Newberry, the City of Archer and the West Urban area within the unincorporated County. As noted in Table 5, six elementary schools currently provide capacity within this SCSA (refer to Figure 6). Oak view Middle accommodates 5th grade students

Based on 2017 data, 4,441 students attend these schools of which 85% reside within the SCSA. Approximately 62% of these students reside within 2 miles of the school they attend.

Table 5: Southwest Alachua Modified Elementary School Concurrency Service Area - Student Profile

Elementary SCSA / School	Attending Students				
	Number	Residing in SCSA	% Residing in SCSA	Residing Within 2 mi of School	% Residing Within 2 mi of School
ARCHER COMMUNITY	492	447	91%	134	27%
CHILES ELEMENTARY	714	661	93%	532	75%
HIDDEN OAK ELEMENTARY	803	755	94%	587	73%
MEADOWBROOK ELEMENTARY	834	386	46%	191	23%
WILES ELEMENTARY	840	825	98%	700	83%
NEWBERRY ELEMENTARY CSA	634	591	93%	354	56%
OAK VIEW MIDDLE	124	119	96%	76	61%
TOTAL	4,441	3,784	85%	2,750	62%

Source: 2017 Student Geocoding, DRMP, Inc.

The residential development pattern is summarized in Table 6 and illustrated by Figure 7.

Table 6: Southwest Alachua Modified Elementary School Concurrency Service Area – Residential Profile

Housing Type	Residential Units	SGM	Elem Student Equivalent	Within 2 mi of Elem School	% Within 2 mi of Elem School
Single Family					
Single Family	19,077	0.15	2,862	2,089	73%
Mobile Home	2,115		317	100	32%
Multi-Family 2-9 Units	1,278		192	115	60%
Total	22,470		3,371	2,304	68%
Multi Family					
Multi Family 10 Plus Units	3,801	0.06	245	202	82%
Condo	2,785		167	135	81%
Misc. Residential	387		23	8	33%
Total	6,973		435	344	79%
Total All Existing Units	29,443		3,806	2,648	70%
Development Potential					
Infill Single Family	1,865	0.15	280	193	69%
Active Development					
Single Family	1,018	0.15	153	121	79%
Multi Family	3,180	0.06	191	175	92%

SOURCE: ALACHUA COUNTY PROPERTY APPRAISER, 2016 GIS

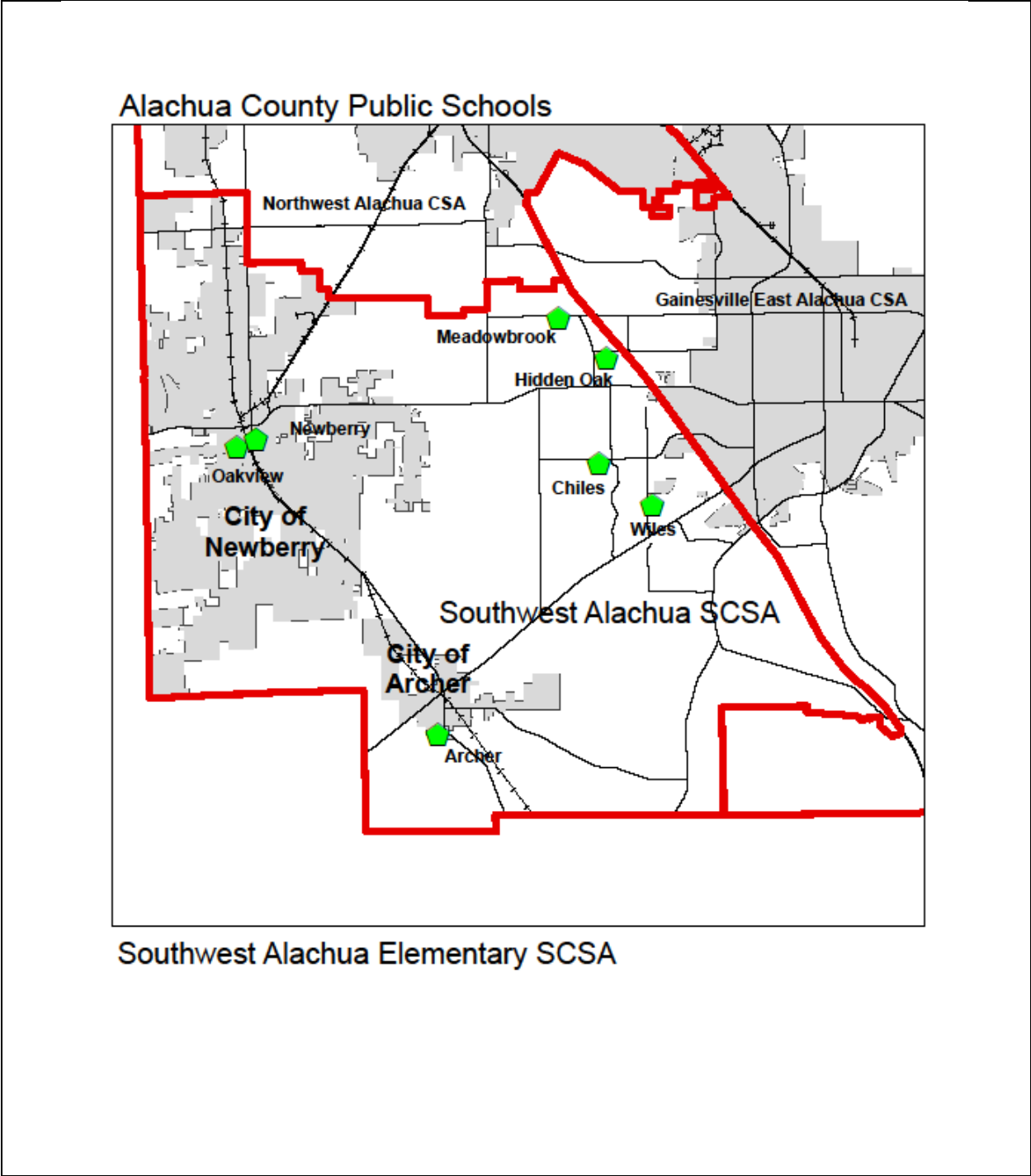
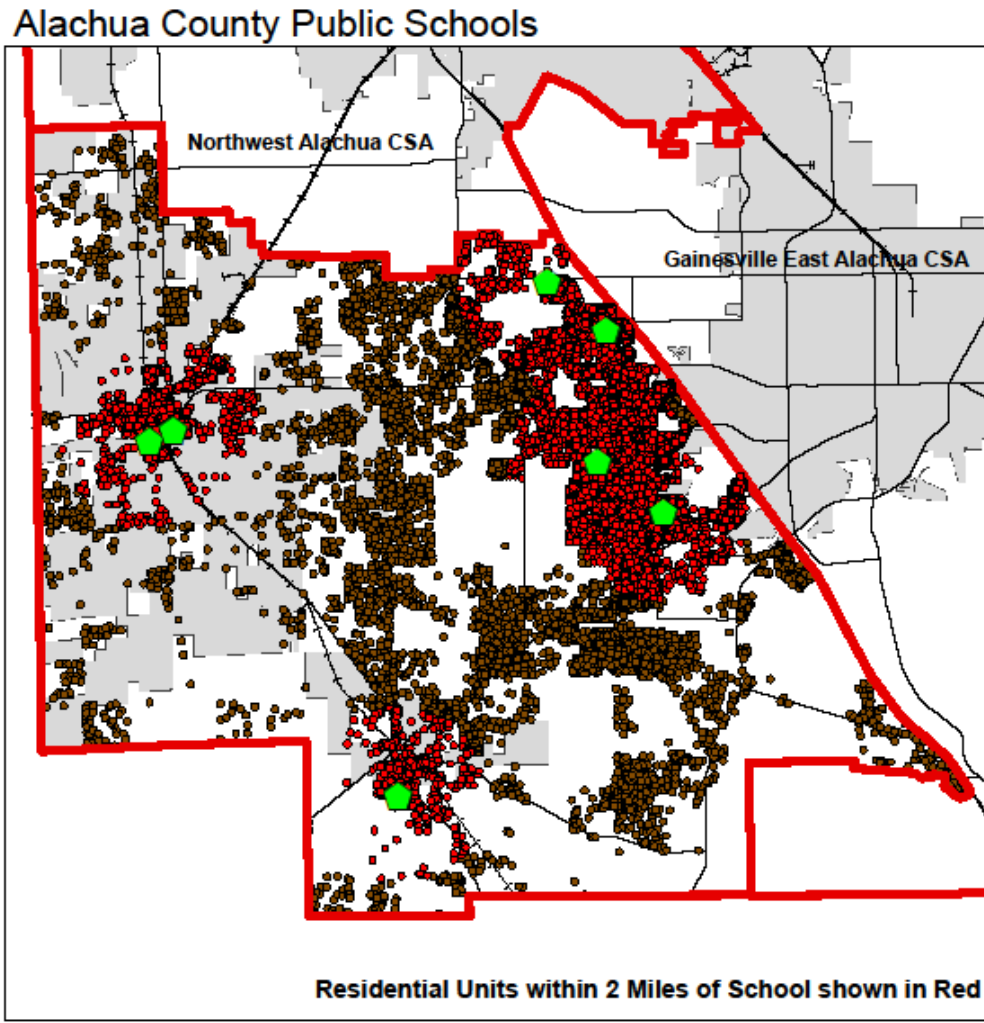


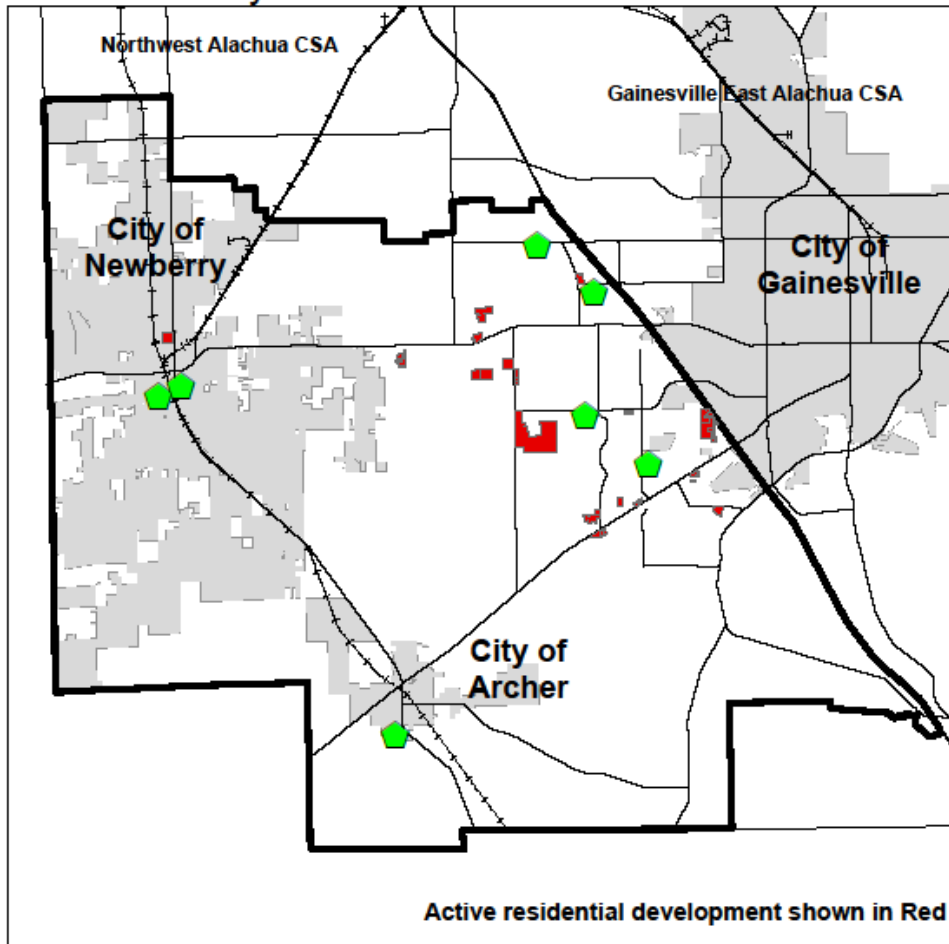
Figure 6: Southwest Alachua Elementary School Concurrency Service Area Profile



Southwest Alachua Elementary SCSA
Existing Residential Development

Figure 7: Southwest Alachua Elementary SDCSA – Residential Development Patterns

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**Southwest Alachua Elementary SCSA
Active Residential Development**

Figure 8: Southwest Alachua Elementary SCSA - Active Residential Development

Gainesville East Alachua Elementary School Concurrency Service Area

The Gainesville East Alachua Elementary SCSA serves the City of Gainesville, the City of Hawthorne, the City of Waldo and the Town of Micanopy. As noted in Table 7, thirteen elementary schools currently provide capacity within this SCSA (refer to Figure 9).

Based on 2017 data, 7,053 students attend these schools of which 85% reside within the SCSA. Approximately 87% of these students reside within 2 miles of the school they attend.

Table 7: Gainesville East Alachua Modified Elementary School Concurrency Service Area - Student Profile

Elementary SCSA / School	Attending Students				
	Number	Residing in SCSA	% Residing in SCSA	Residing Within 2 mi of School	% Residing Within 2 mi of School
FINLEY ELEMENTARY	668	595	89%	425	64%
FOSTER ELEMENTARY	525	474	90%	298	57%
GLEN SPRINGS ELEMENTARY	487	454	93%	360	74%
IDYLWILD ELEMENTARY	770	591	77%	417	54%
LAKE FOREST ELEMENTARY	369	360	98%	284	77%
LITTLEWOODS ELEMENTARY	722	680	94%	472	65%
METCALFE ELEMENTARY	297	286	96%	241	81%
NORTON ELEMENTARY	668	637	95%	517	77%
RAWLINGS ELEMENTARY	255	251	98%	211	83%
SHELL ELEMENTARY	358	320	89%	115	32%
TALBOT ELEMENTARY	677	645	95%	574	85%
TERWILLIGER ELEMENTARY	669	185	28%	532	80%
WILLIAMS ELEMENTARY	588	517	88%	421	72%
TOTAL	7,053	5,995	85%	4,867	69%

Source: 2017 Student Geocoding, DRMP, Inc.

The residential development pattern is summarized in Table 8 and illustrated by Figure 10.

Table 8: Gainesville East Alachua Modified Elementary School Concurrency Service Area – Residential Profile

Housing Type	Residential Units	SGM	Elem Student Equivalent	Within 2 mi of Elem School	% Within 2 mi of Elem School
Single Family					
Single Family	34,682	0.15	5,202	4,533	87%
Mobile Home	2,497		375	47	13%
Multi-Family 2-9 Units	3,530		530	505	95%
Total	40,709		6,106	5,086	83%
Multi Family					
Multi Family 10 Plus Units	32,798	0.06	1,968	1,888	96%
Condo	10,805		648	648	100%
Misc. Residential	680		41	18	43%
Total	44,283		2,657	2,554	96%
Total All Existing Units	84,992		8,763	7,639	87%
Development Potential					
Infill Single Family	3,835	0.15	575	387	67%
Active Development					
Single Family	120	0.15	18	15	81%
Multi Family	1,342	0.06	81	81	100%

SOURCE: ALACHUA COUNTY PROPERTY APPRAISER, 2016 GIS

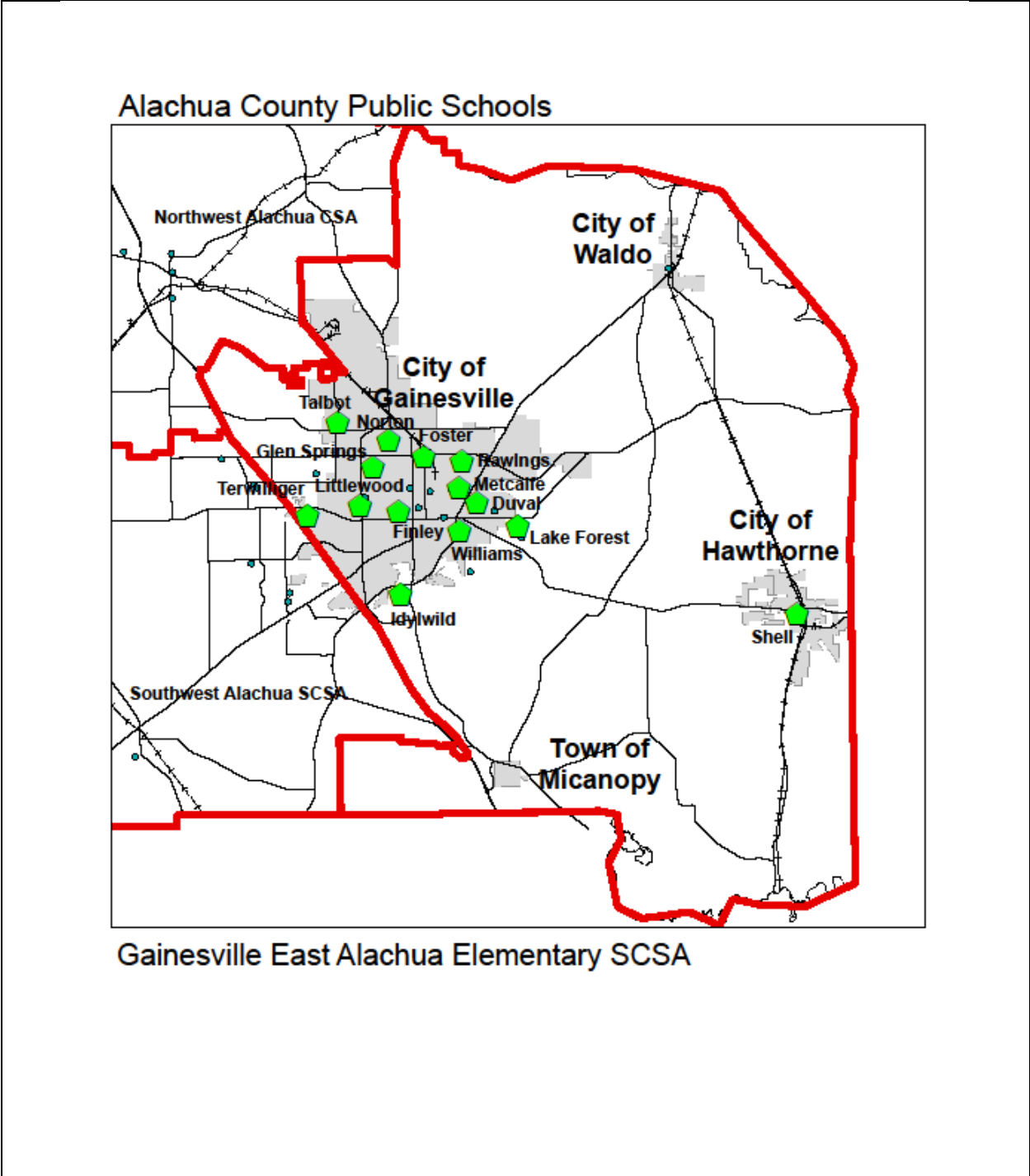
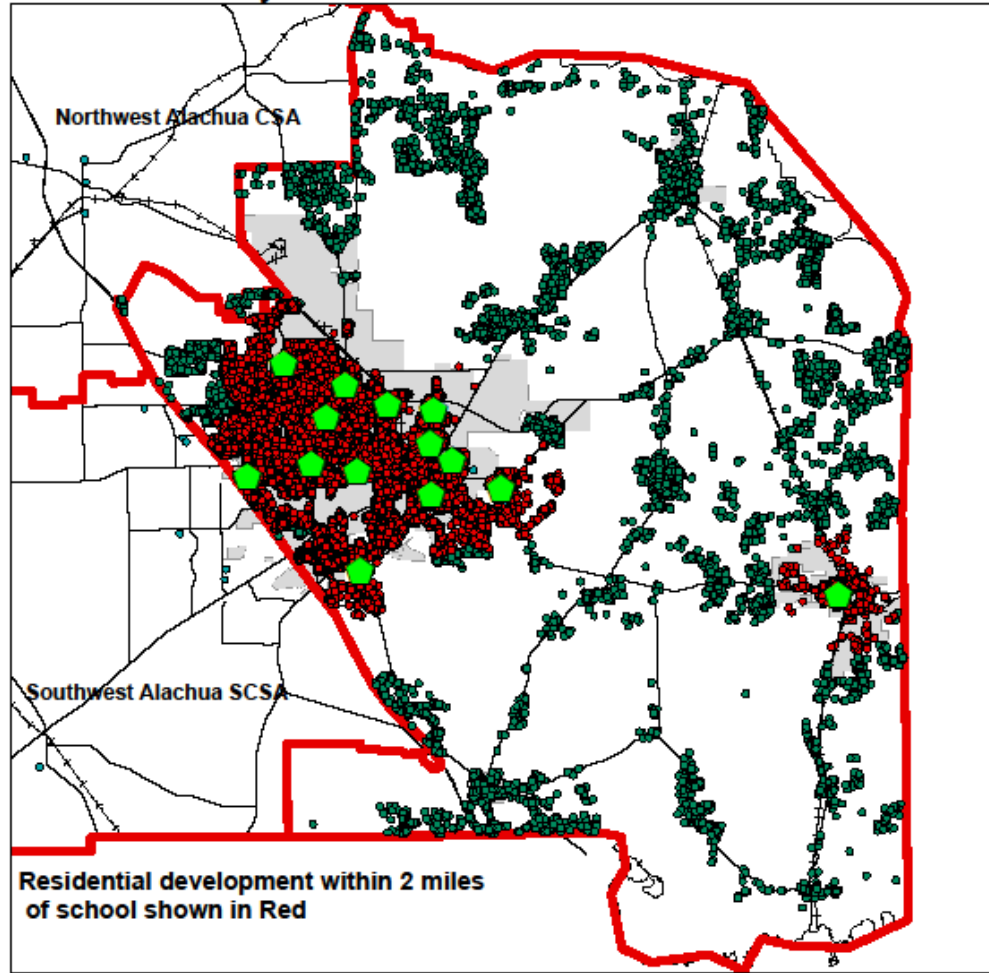


Figure 9: Gainesville East Alachua Elementary School Concurrency Area Profile

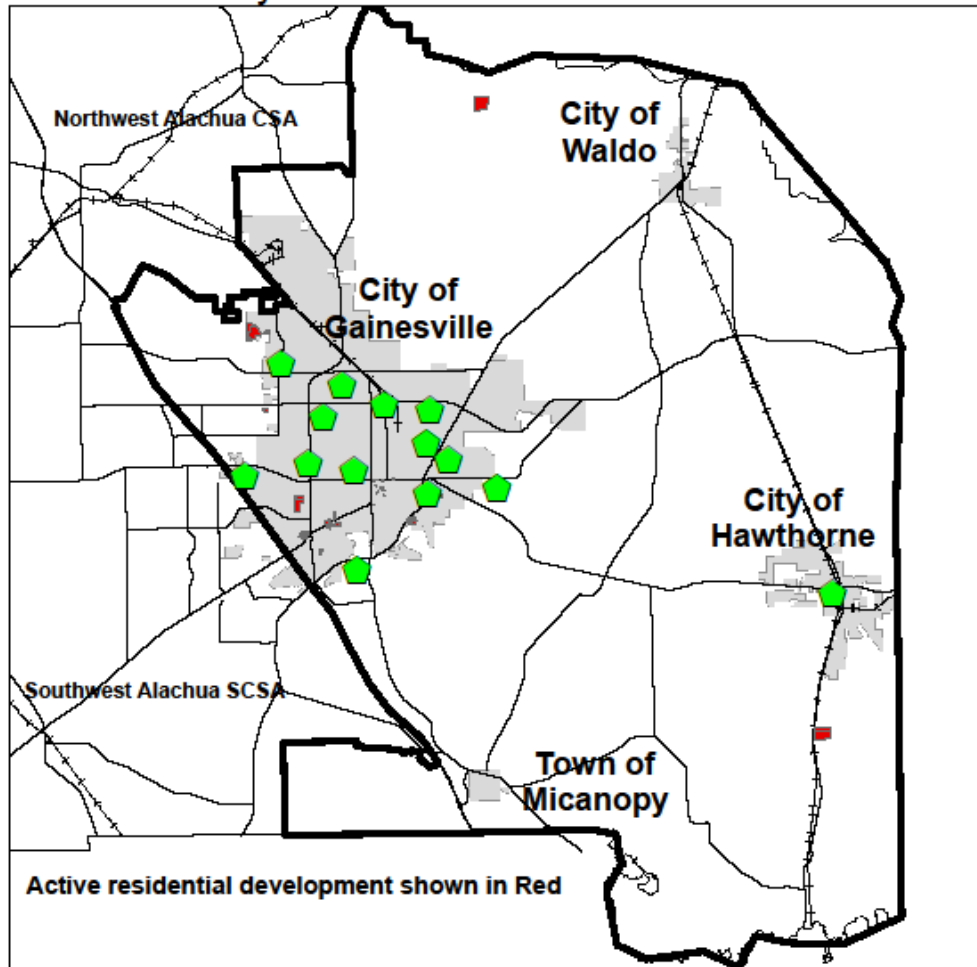
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Gainesville East Alachua Elementary SCSA
Existing Residential Development

Figure 10: Gainesville East Alachua Elementary SCSA: Residential Development Patterns

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**Gainesville East Alachua Elementary SCSA
Active Residential Development**

Figure 11: Gainesville East Alachua Elementary SCSA: Active Residential Development

Summary of Data and Analysis

The data and analysis for the proposed Elementary School Concurrency Service Areas is summarized in Table 9 and Table 10.

Table 9: Alachua County School District - Student Profile

Elementary SCSA / School	Attending Students				
	Students	Residing in SCSA	% Residing in SCSA	Residing Within 2 mi of School	% Residing Within 2 mi of School
NORTHWEST ALACHUA ELEM SCSA	1,422	1,324	93%	724	51%
SOUTHWEST ALACHUA ELEM SCSA	4,441	3,784	85%	2,750	62%
GAINESVILLE EAST ALACHUA ELEM SCSA	7,053	5,995	85%	4,867	69%
DISTRICT TOTAL	12,916	11,103	86%	8,341	65%

Source: 2017 Student Geocoding, DRMP, Inc.

Table 10: Alachua County School District Modified Elementary School Concurrency Service Area – Residential Profile

Housing Type	Residential Units	SGM	Elem Student Equivalent	Within 2 mi of Elem School	% Within 2 mi of Elem School
Single Family					
Single Family	61,644	0.15	9,247	7,149	77%
Mobile Home	6,485		973	213	22%
Multi-Family 2-9 Units	4,886		733	628	86%
Total	73,015		10,952	7,991	73%
Multi Family					
Multi Family 10 Plus Units	37,161	0.06	2,230	2,123	95%
Condo	13,654		819	784	96%
Misc. Residential	1,362		82	32	39%
Total	52,177		3,131	2,939	94%
Total All Existing Units	125,192		14,083	10,930	78%
Development Potential					
Infill Single Family	2,078	0.15	312	211	68%
Active Development					
Single Family	153	0.15	23	12	51%
Multi Family	0	0.06	0	0	0%

SOURCE: ALACHUA COUNTY PROPERTY APPRAISER, 2016 GIS

Conclusion

The proposed modification of the Elementary SCSAs consolidates the adopted Elementary SCSAs to better serve the objectives of school planning while respecting previous policies and approvals, the integrity of municipalities and communities and connectivity.

As shown in the respective tables, the SCSA configuration achieves a reasonable balance between school location and residential development patterns – both existing and the ten year planning period.

It should be particularly noted (refer to Table 2) that the proposed modification concentrates the current deficiencies within the Southwest Alachua Elementary SCSA. This result is appropriate in view of the significantly higher proportion of enrollment increase that has occurred in recent years within this area and where active development is concentrated.