



Planning for the Future

Waukee Community School District

2021/22 Enrollment Analysis

December 2021

Discussion Points – *What to expect*

Part 1 Enrollment & Demographics



- Things to consider
- Maps & Data
- Sophisticated Forecast Model
- Demographics
- Past Enrollment & Change

Part 2 Development



- Population, Development, & Enrollment Trends
- Yield Rate
- Maps & Data

Part 3 Projections



- Projection Accuracy
- Past, Current, & Future Enrollment
- Building Projections

Part 4 Next Steps



- Moving forward

RSP & Associates

Who are we?

A professional educational planning firm with expertise in multiple disciplines

What is our experience? We have over...

20 years of planning experience;
80 years of education experience; and
20 years of GIS experience

What do we do?

Project enrollment with projection accuracy of 97% or greater

We have served more than 130 client in 12 states – Arkansas, Iowa, Illinois, Kansas, Minnesota, Missouri, Nebraska, North Dakota, South Dakota, Oklahoma, Tennessee, and Wisconsin



Expectation

- Timeline – Project timeline is a result of ensuring student data could represent as close as possible to the Official County Data with attributes that would allow RSP to forecast enrollment at a parcel level geography.
- Findings – The finding were not focused on supporting or contradicting any past internal or outsourced studies. This analysis is based on data, data, and more data.
- Study – This study factored in many different data sets to provide data driven analysis that is the foundation to the RSP Statistical Forecast Model (SFM).
- Change – Enrollment change in the community is influences by, but not limited to, the birth rate, demographics, types of development and/or housing affordability.
- Facts...
 - The study does not provide specific information about which site would be best suited for a new facility or for that matter should the district build any new facility – this analysis is one portion of how to make that decision
 - This analysis is based on the same grade configuration and educational programming expectations the patrons have for each student
 - Projecting enrollment is not a science – like life in general some assumptions happen that may lead to greater enrollment while others toward a smaller enrollment

The goal of this study is to help the board, administration, and public understand how to make the best decision for the students at the classroom level.

Part One: Past Enrollment and Demographics



100,000 Foot Perspective

Enrollment

Overall Enrollment

- Increase by 3,000 students in 5 years

Elementary School

- Increase by over 1,500 students in 5 years

Middle School

- Increase by about 700 students in 5 years

High School

- Increase by over 600 students in 5 years

Capacity

Capacity Challenges at:

Elementary schools...

- Radiant Elementary
- Waukee Elementary
- Woodland Hills Elementary

Middle Schools...

- Waukee Middle School
- Prairieview Middle School

Development

Housing Market

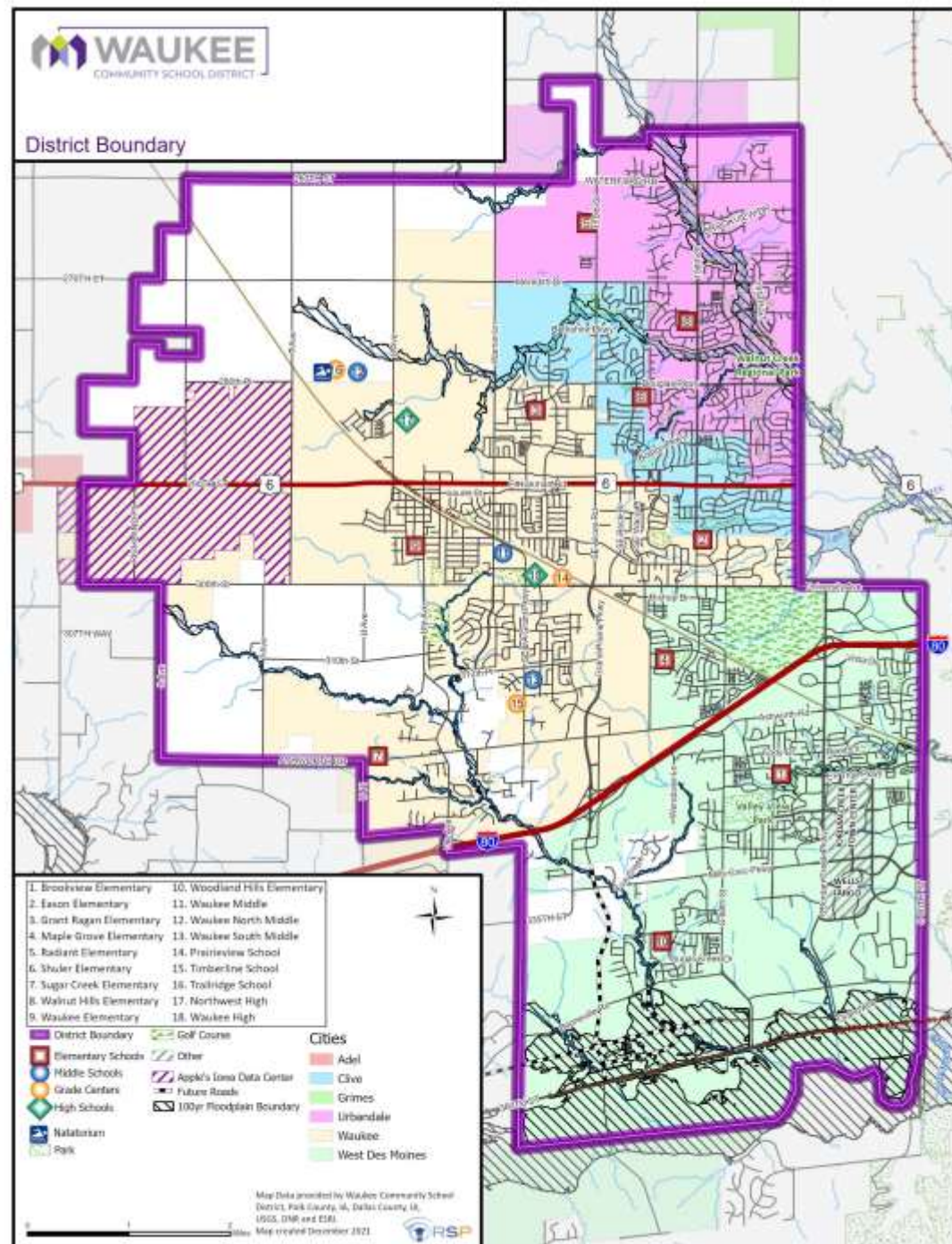
- Growing steadily throughout the district
- Waukee saw 1,264 units built in 2021
- Growth is primarily located in western part of the district
- 10,792 potential units to be built

Affect on Student Population

- Growth in the west will cause capacity challenges
- Most students live in single-family homes
- Multi-Family development has been increasing in the City of Waukee and the City of Clive

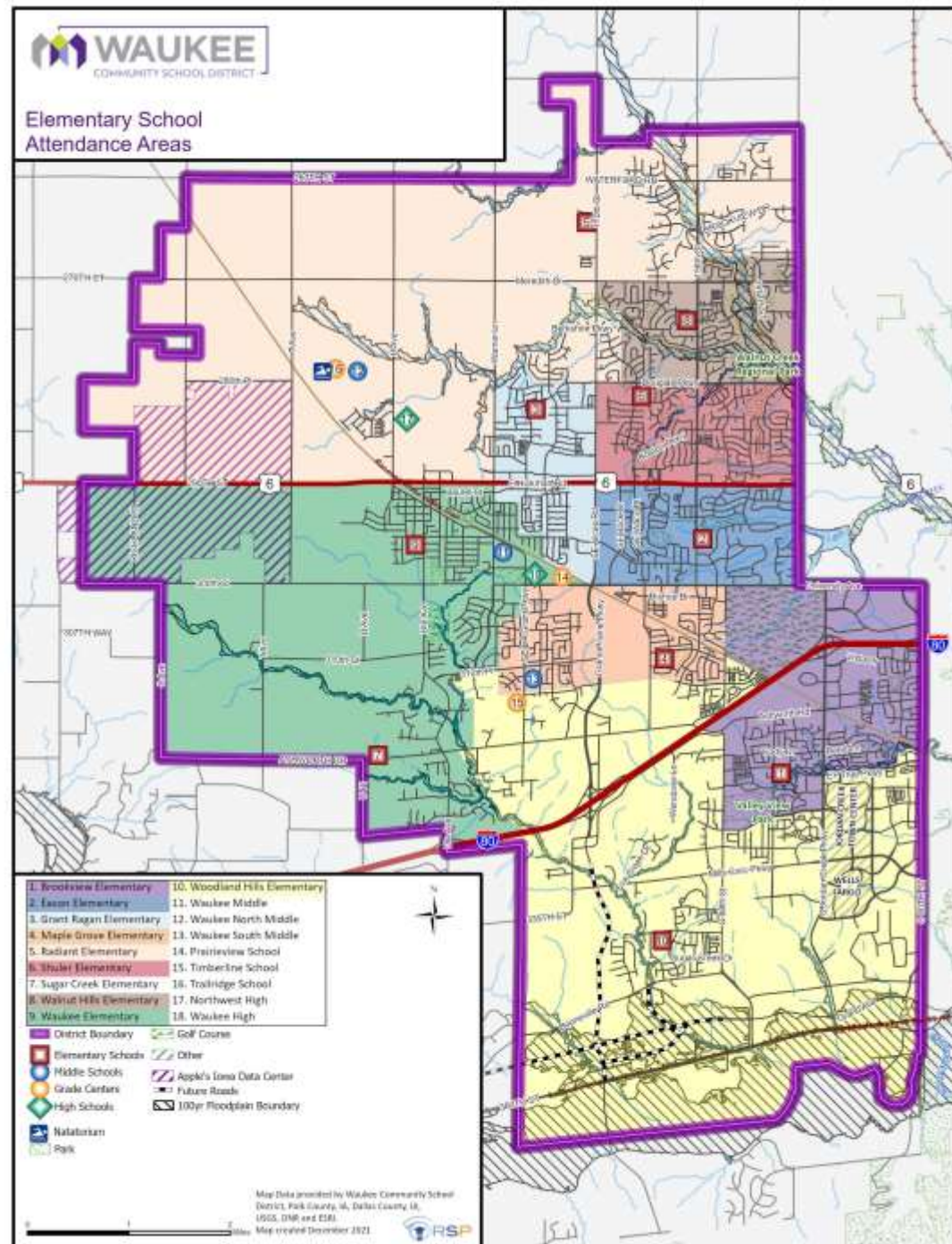
District Boundary

- **Purple Line:** District boundary
- Major Streets
- Major water features & cultural features
- Municipalities:
 - **Adel**
 - **Clive**
 - **Grimes**
 - **Urbandale**
 - **Waukee**
 - **West Des Moines**



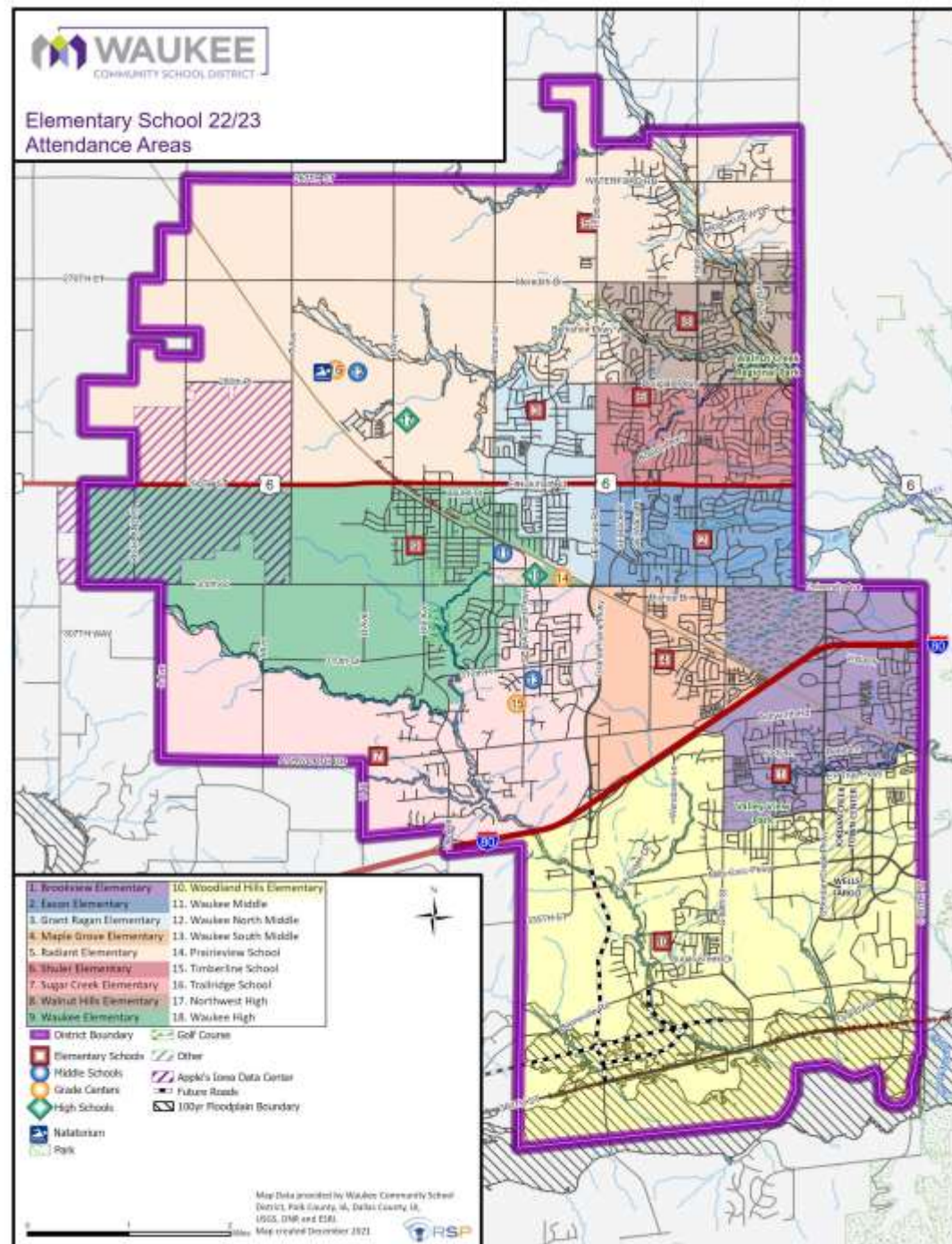
Current Elementary Boundary

- **Purple Line:** District boundary
- Major Streets
- Major water features & cultural features
- Elementary Schools:
 - **Brookview**
 - **Eason**
 - **Grant Ragan**
 - **Maple Grove**
 - **Radiant**
 - **Shuler**
 - **Sugar Creek**
 - **Walnut Hills**
 - **Waukee**
 - **Woodland Hills**



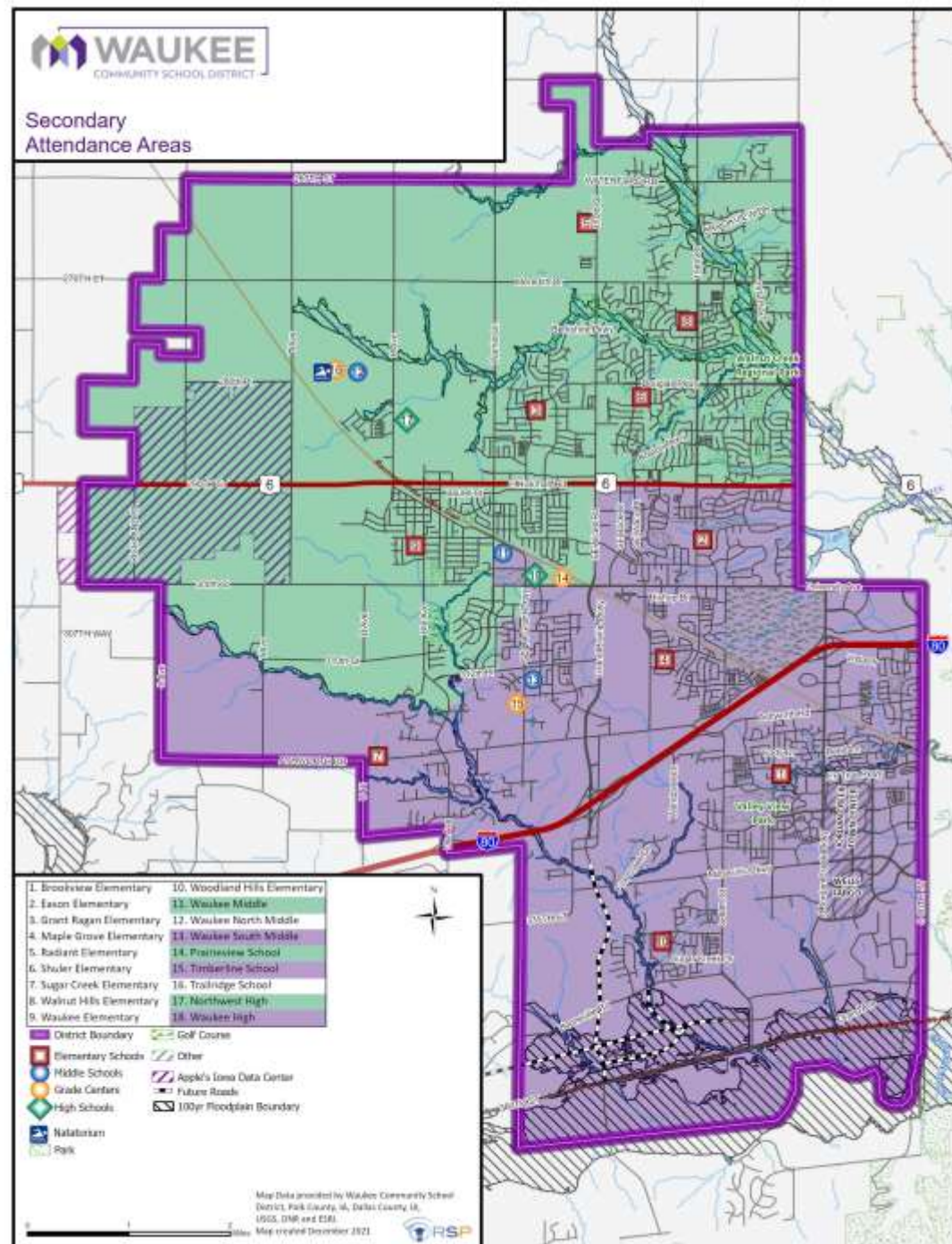
2022/23 Elementary Boundary

- **Purple Line:** District boundary
- Major Streets
- Major water features & cultural features
- Elementary Schools:
 - **Brookview**
 - **Eason**
 - **Grant Ragan**
 - **Maple Grove**
 - **Radiant**
 - **Shuler**
 - **Sugar Creek**
 - **Walnut Hills**
 - **Waukee**
 - **Woodland Hills**



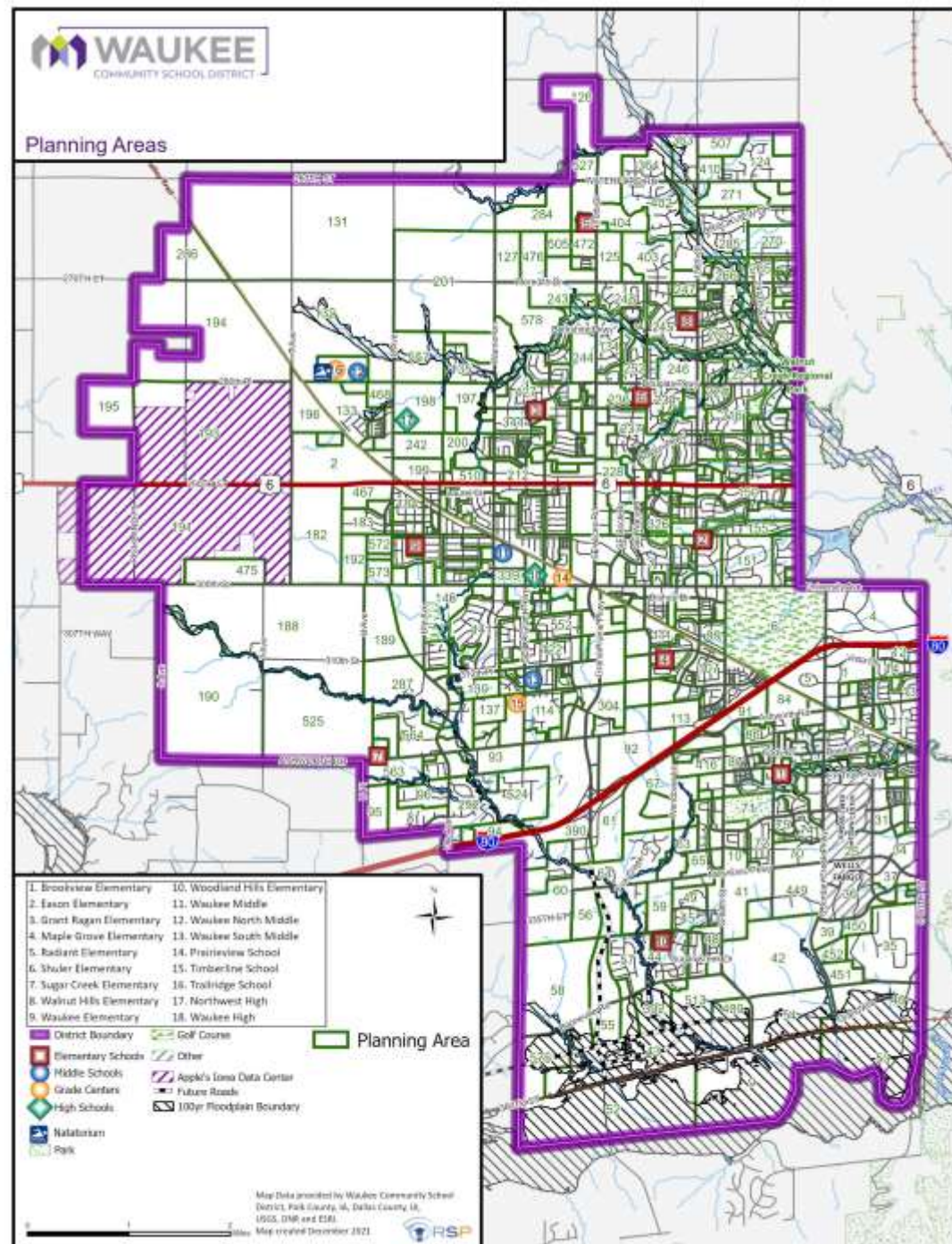
Secondary Boundary

- **Purple Line:** District boundary
- Major Streets
- Major water features & cultural features
- Middle and High Schools:
 - **Waukee Middle**
 - **Prairieview School**
 - **Northwest High**
 - **Waukee South Middle**
 - **Timberline Scholl**
 - **Waukee High**



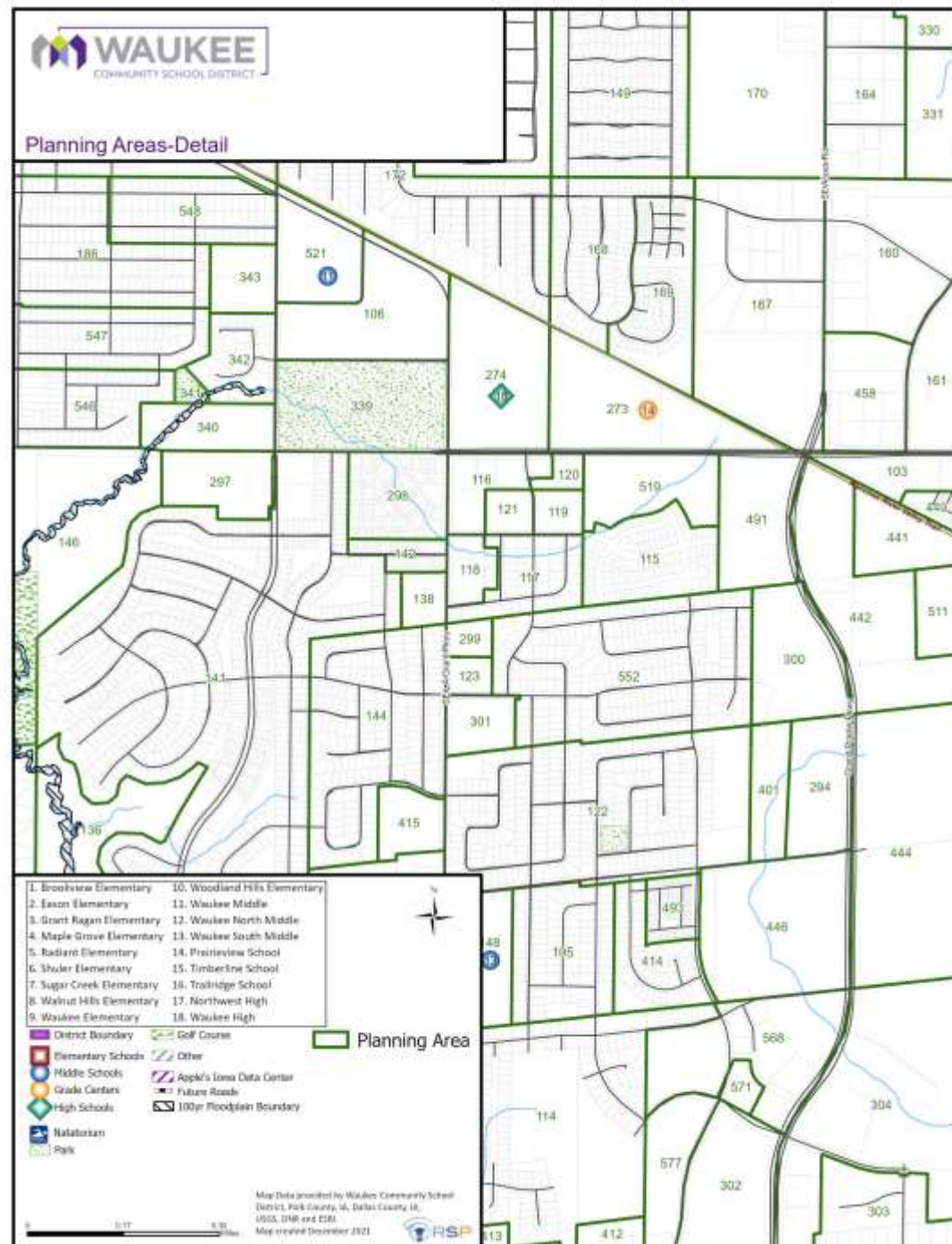
Planning Areas

- **Purple Line:** District boundary
- **Green Outline:** Planning Areas
- Over 600 unique areas are analyzed for demographic, development, and enrollment change (green)
- Statistically analyzing data with this number of geographic based polygons will provide a deeper context to how change is happening resulting in a reliable tool to make credible planning decisions
- Each planning area had a different outlook based on indicators such as value of housing, square footage of housing unit, when the housing product was constructed, as well as access to amenities such as shopping, parks, trails, and roads
- Planning Areas are created from:
 - Land Use (Residential, Commercial, Industrial)
 - Residential Density (Single-Family, Mobile Home, Duplex, Apartment)
 - Natural Features (Rivers and Forests)
 - Manmade Features (Railroad and Streets)
 - Attendance Area



Planning Areas - Detailed

- **Purple Line:** District boundary
- **Green Outline:** Planning Areas



Planning Areas - Aerial

- **Purple Line:** District boundary
- **Green Outline:** Planning Areas



Sophisticated Forecast Model

Built-Out

$$S_{c, t, x} = S_{c-1, t-1, x} * GC$$

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


$$S_{c, t, x} = S_{c-1, t-1, x} + (BP_{t, x} * R_{c, x})$$

Where:

$$BP_{t, x} = \left(\frac{(CP_x) (BT_x) (A_x)}{\sum x (CP_x) (BT_x) (A_x)} \right) * CT$$

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



Over 600 Planning Areas are statistically analyzed in the district

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.

Model Details

- The important factor concerning the RSP SFM is that it is a Social Science not an exact science; it identifies behavior trends to determine the propensity of them to be recreated:
- The value of the RSP SFM is how our team creates and analyzes the geography at a planning area level for any commonality which will help produce an accurate forecast
- Some of the variables examined for each planning area (but not limited to):
 - Natural Cohort (District data)
 - Planning Area Subdivision Lifecycle (RSP variable)
 - Value of Homes (County assessor data)
 - Type of Residential unit (SF, MF, DUP, TH, Resort, etc.) (County assessor data)
 - Year units were built (County assessor data)
 - Estimated female population (Census data)
 - Estimated 0-4 population (Census data)
 - Existing Land Use (County and City data)
 - Future Land Use (County and City data)
 - Capital Improvement Plan (CIP) (County and City data)
 - Future Developments (County and City data)
 - In-Migration of students (District data)
 - Out-Migration of students (District data)

Live Birth Information

Dallas County Iowa Live Births and Waukee Kindergarten 5-Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2005	797			2010/11	636	79.8%
2006	893	96	12.0%	2011/12	684	76.6%
2007	962	69	7.7%	2012/13	770	80.0%
2008	1,026	64	6.7%	2013/14	738	71.9%
2009	1,014	-12	-1.2%	2014/15	840	82.8%
2010	1,029	15	1.5%	2015/16	852	82.8%
2011	1,065	36	3.5%	2016/17	858	80.6%
2012	1,165	100	9.4%	2017/18	889	76.3%
2013	1,233	68	5.8%	2018/19	971	78.8%
2014	1,222	-11	-0.9%	2019/20	985	80.6%
2015	1,267	45	3.7%	2020/21	910	71.8%
2016	1,267	0	0.0%	2021/22	1,014	80.0%
2017	1,261	-6	-0.5%	2022/23	976	
2018	1,273	12	1.0%	2022/24	985	
2019	1,272	-1	-0.1%	2022/25	984	
2020	1,237	-35	-2.8%	2022/26	957	
3-Year Average	1,260.7	-8.00				
3-Year Weighted Average	1,254.7	-15.83				

Source: Iowa Department of Public Health (IDPH) and Waukee Community School District

Projections based on 3-year weighted average of % kdg of live births(77.4%)

Projections based on 3-year weighted average of % kdg of live births

Observations

- Tracks the number of live births and the corresponding number of kindergarten students in Dallas County five years later
- The number of live births in Dallas County in 2020 was 1,237 – 36 less births than 2018
- Waukee Community School District has a range of 71.8% to 82.8% of County live births five years later
- With greater number of live births, it is likely there will be more kindergarten students five years later
- The % of kindergarteners 5 years later has been generally increasing over the last 10 years

Enrollment By Grade

Enrollment By Grade

Year	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change
2000/01	260	233	198	197	220	161	173	168	158	161	154	150	120	2,353	
2001/02	331	277	252	223	215	232	190	195	191	183	191	177	159	2,816	463
2002/03	319	348	294	263	242	232	256	199	221	183	185	177	162	3,081	265
2003/04	445	353	378	323	285	259	246	262	223	246	197	201	187	3,605	524
2004/05	436	464	368	403	348	294	293	256	274	235	259	199	208	4,037	432
2005/06	520	461	485	390	422	360	310	316	263	297	251	258	213	4,546	509
2006/07	548	545	479	502	414	446	374	318	323	272	311	247	272	5,051	505
2007/08	555	575	549	507	509	426	449	367	321	316	283	312	250	5,419	368
2008/09	593	568	584	570	512	521	431	450	378	316	308	304	313	5,848	429
2009/10	586	594	551	593	566	520	525	438	448	381	309	301	295	6,107	259
2010/11	636	616	607	549	595	579	533	537	434	458	373	318	298	6,533	426
2011/12	684	639	616	608	572	596	578	523	522	435	460	380	306	6,919	386
2012/13	770	697	676	642	629	596	631	583	537	540	431	466	383	7,581	662
2013/14	738	775	743	681	664	640	627	639	586	545	537	447	480	8,102	521
2014/15	840	757	780	749	702	667	662	640	636	586	536	546	450	8,551	449
2015/16	852	869	781	818	772	718	681	703	642	635	595	539	550	9,155	604
2016/17	858	870	866	826	839	814	749	706	721	664	650	588	539	9,690	535
2017/18	889	886	888	898	864	860	818	776	728	734	670	665	618	10,294	604
2018/19	971	913	915	916	913	878	874	850	786	740	722	691	675	10,844	550
2019/20	985	997	938	940	936	919	898	889	868	796	755	720	694	11,335	491
2020/21	910	979	1,005	950	948	928	928	898	902	875	788	755	738	11,604	269
2021/22	1,014	966	1,013	1,044	983	969	972	946	930	920	902	805	784	12,248	644

Source: Iowa Department of Education (2000/01 to 2003/04) & Waukee Community School District (2004/05 to 2021/22)

Table Explanation:

- Largest class in 2021/22 – 3rd grade (**1,044**)
- Smallest class in 2021/22 – 12th grade (**784**)
- Graduating senior class smaller than the incoming Kindergarten class

Cohort Student Observation

Enrollment Grade Change

From	To	K	K 1st	1st 2nd	2nd 3rd	3rd 4th	4th 5th	5th 6th	6th 7th	7th 8th	8th 9th	9th 10th	10th 11th	11th 12th	Change	
															Total	Percent
2000/01	2001/02	71	17	19	25	18	12	29	22	23	25	30	23	9	463	19.7%
2001/02	2002/03	-12	17	17	11	19	17	24	9	26	-8	2	-14	-15	265	9.4%
2002/03	2003/04	126	34	30	29	22	17	14	6	24	25	14	16	10	524	17.0%
2003/04	2004/05	-9	19	15	25	25	9	34	10	12	12	13	2	7	432	12.0%
2004/05	2005/06	84	25	21	22	19	12	16	23	7	23	16	-1	14	509	12.6%
2005/06	2006/07	28	25	18	17	24	24	14	8	7	9	14	-4	14	505	11.1%
2006/07	2007/08	7	27	4	28	7	12	3	-7	3	-7	11	1	3	368	7.3%
2007/08	2008/09	38	13	9	21	5	12	5	1	11	-5	-8	21	1	429	7.9%
2008/09	2009/10	-7	1	-17	9	-4	8	4	7	-2	3	-7	-7	-9	259	4.4%
2009/10	2010/11	50	30	13	-2	2	13	13	12	-4	10	-8	9	-3	426	7.0%
2010/11	2011/12	48	3	0	1	23	1	-1	-10	-15	1	2	7	-12	386	5.9%
2011/12	2012/13	86	13	37	26	21	24	35	5	14	18	-4	6	3	662	9.6%
2012/13	2013/14	-32	5	46	5	22	11	31	8	3	8	-3	16	14	521	6.9%
2013/14	2014/15	102	19	5	6	21	3	22	13	-3	0	-9	9	3	449	5.5%
2014/15	2015/16	12	29	24	38	23	16	14	41	2	-1	9	3	4	604	7.1%
2015/16	2016/17	6	18	-3	45	21	42	31	25	18	22	15	-7	0	535	5.8%
2016/17	2017/18	31	28	18	32	38	21	4	27	22	13	6	15	30	604	6.2%
2017/18	2018/19	82	24	29	28	15	14	14	32	10	12	-12	21	10	550	5.3%
2018/19	2019/20	14	26	25	25	20	6	20	15	18	10	15	-2	3	491	4.5%
2019/20	2020/21	-75	-6	8	12	8	-8	9	0	13	7	-8	0	18	269	2.4%
2020/21	2021/22	104	56	34	39	33	21	44	18	32	18	27	17	29	644	5.5%
3-Yr Avg		14.3	25.3	22.3	25.3	20.3	6.3	24.3	11.0	21.0	11.7	11.3	5.0	16.7	468.0	4.2%
3-Yr Wavg		29.3	30.3	23.8	27.7	22.5	8.8	28.3	11.5	23.3	13.0	13.3	8.2	21.0	493.5	4.3%

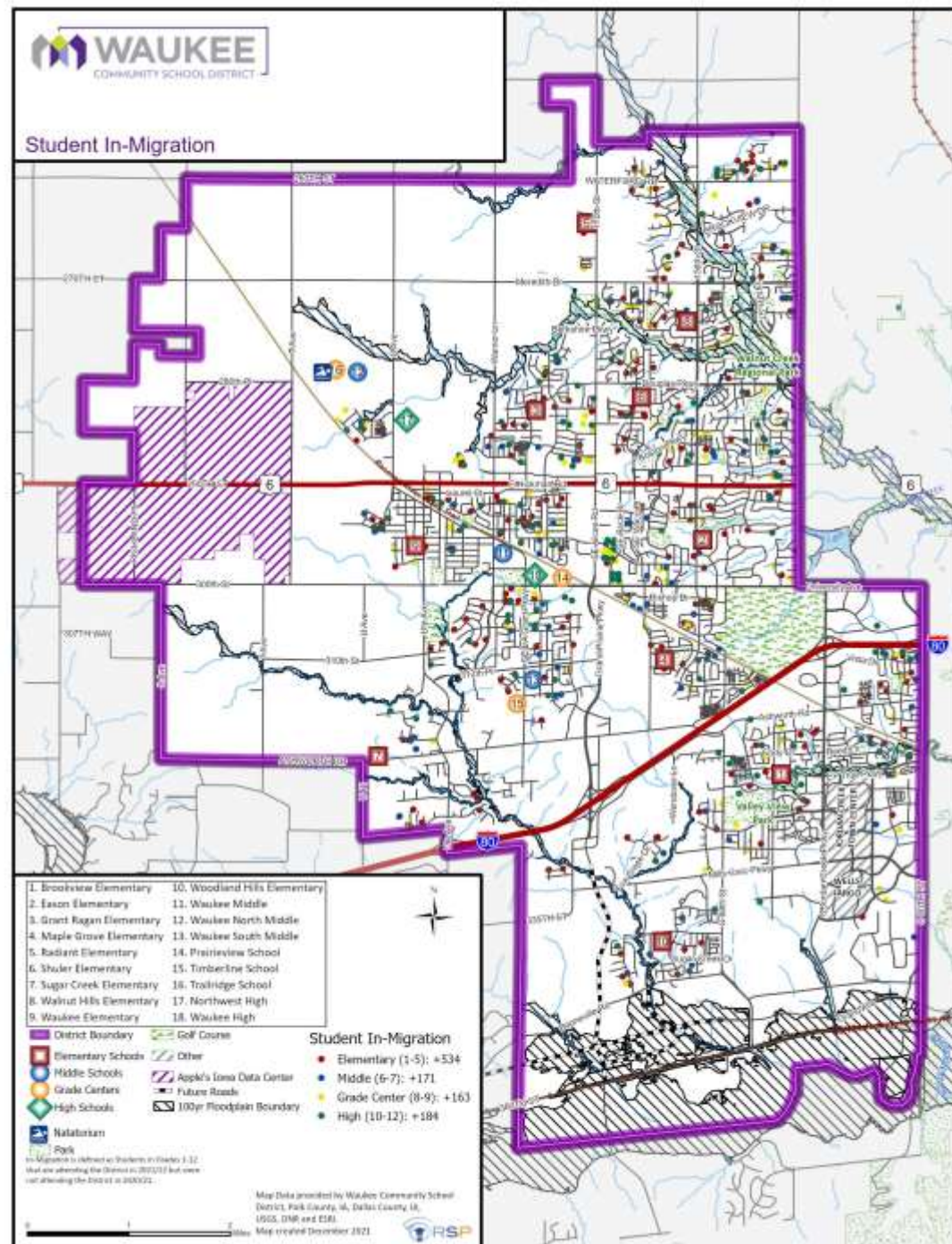
Source: Iowa Department of Education (2000/01 to 2003/04) & Waukee Community School District (2004/05 to 2021/22)

Table Explanation

- All data calculations from above table
- Largest 3-yr average K-12 class cohort increase – K to 1st and 2nd to 3rd grade (+25.3)
- Smallest 3-yr average K-12 class cohort increase – 10th to 11th grade (+5)
- Total 3-yr average of cohort change is an increase of +468.0 – 4.2% increase

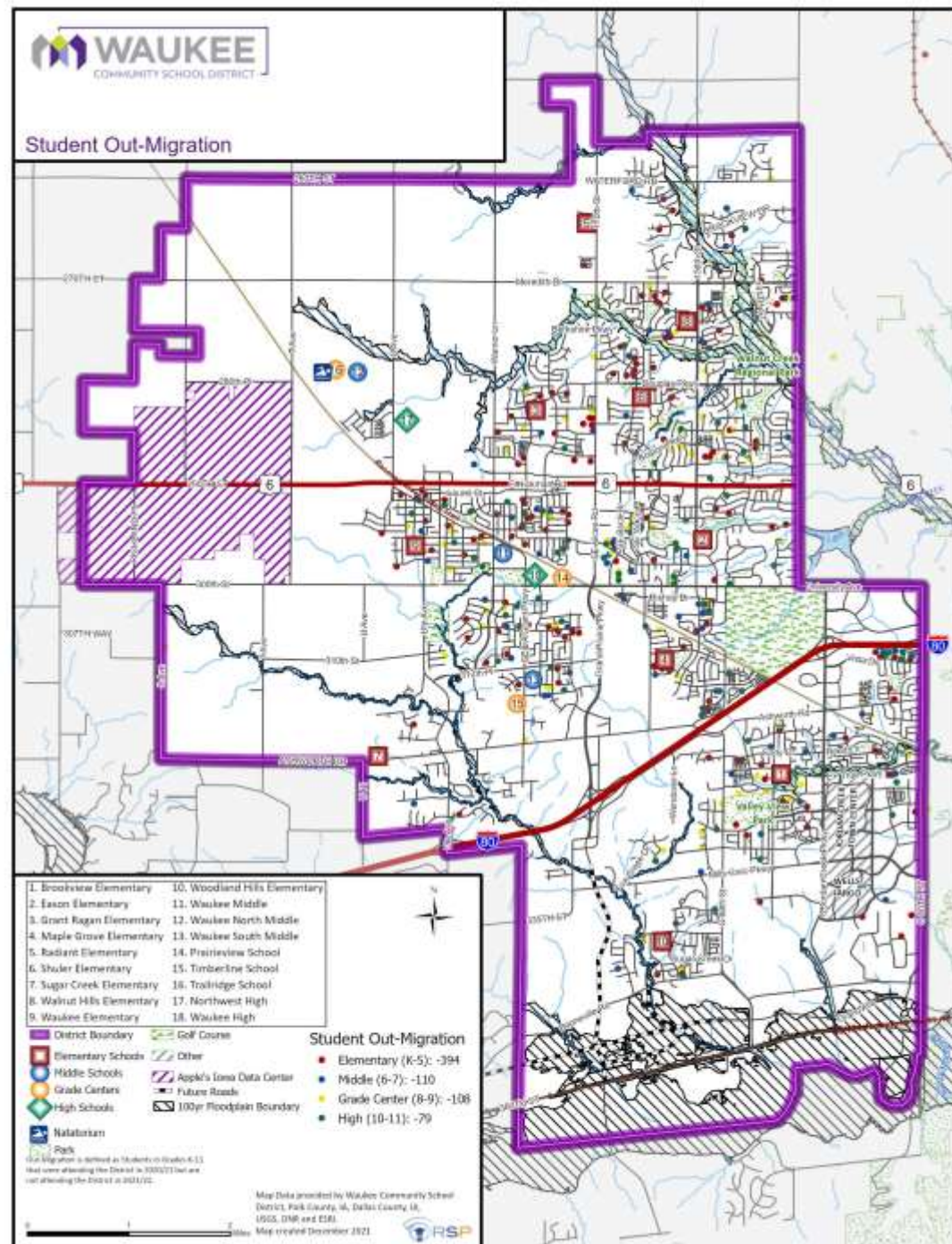
In-Migration

- **Purple Line:** District boundary
- **Red Dots:** Elementary Students (1st to 5th)
 - +534 students
- **Blue Dots:** Middle School Students (6th to 7th)
 - +171 students
- **Yellow Dots:** Grade Center (8th to 9th)
 - +163 students
- **Green Dots:** High School (10th to 12th)
 - +184 students



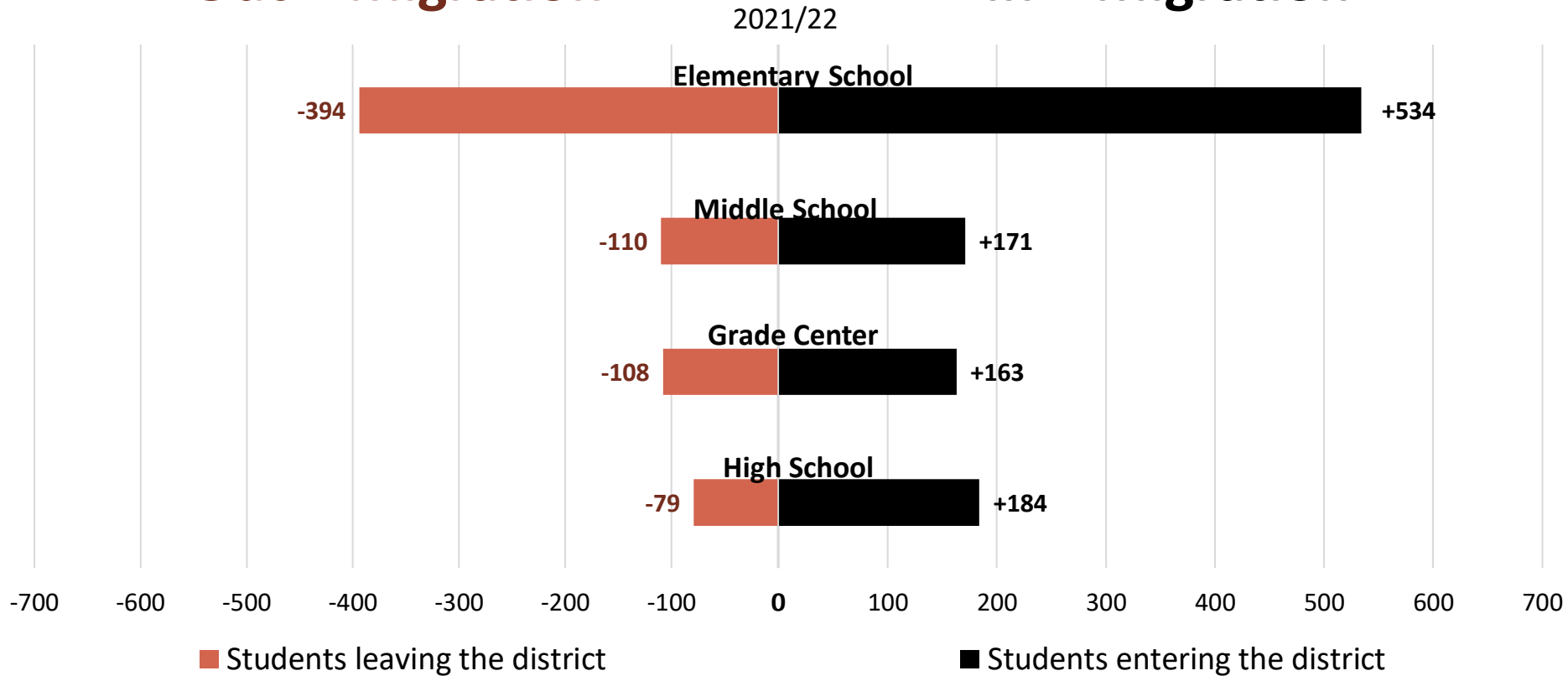
Out-Migration

- **Purple Line:** District boundary
- **Red Dots:** Elementary Students (1st to 5th)
 - -394 students
- **Blue Dots:** Middle School Students (6th to 7th)
 - -110 students
- **Yellow Dots:** Grade Center (8th to 9th)
 - -108 students
- **Green Dots:** High School (10th to 12th)
 - -79 students



Out – Migration

In – Migration



All grade level loss: **691 students**

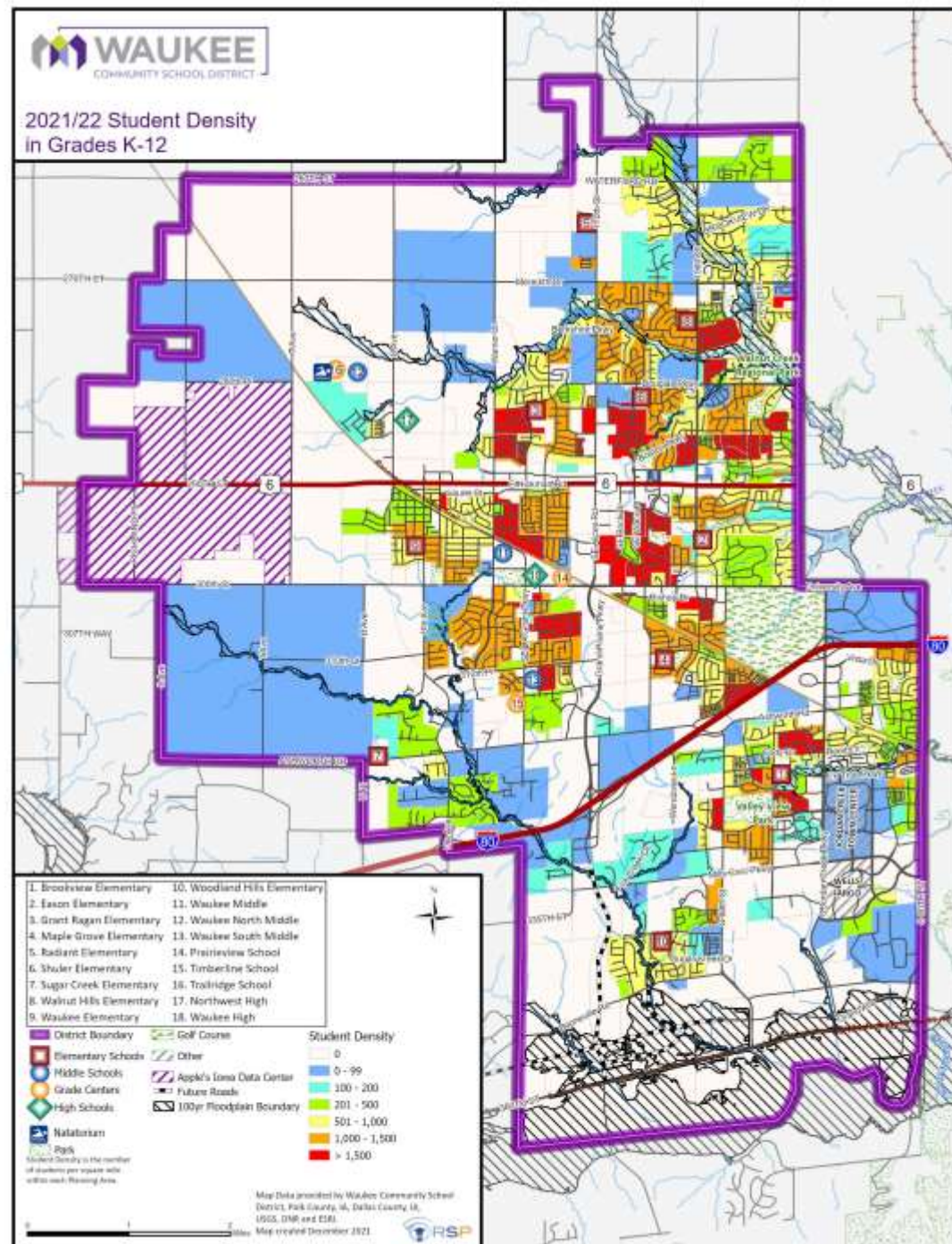
All grade level gain: **1,052 students**

Net Gain: 361 students

Student Density – 2021/22

Definition: Shows students density by planning area in 2021/22

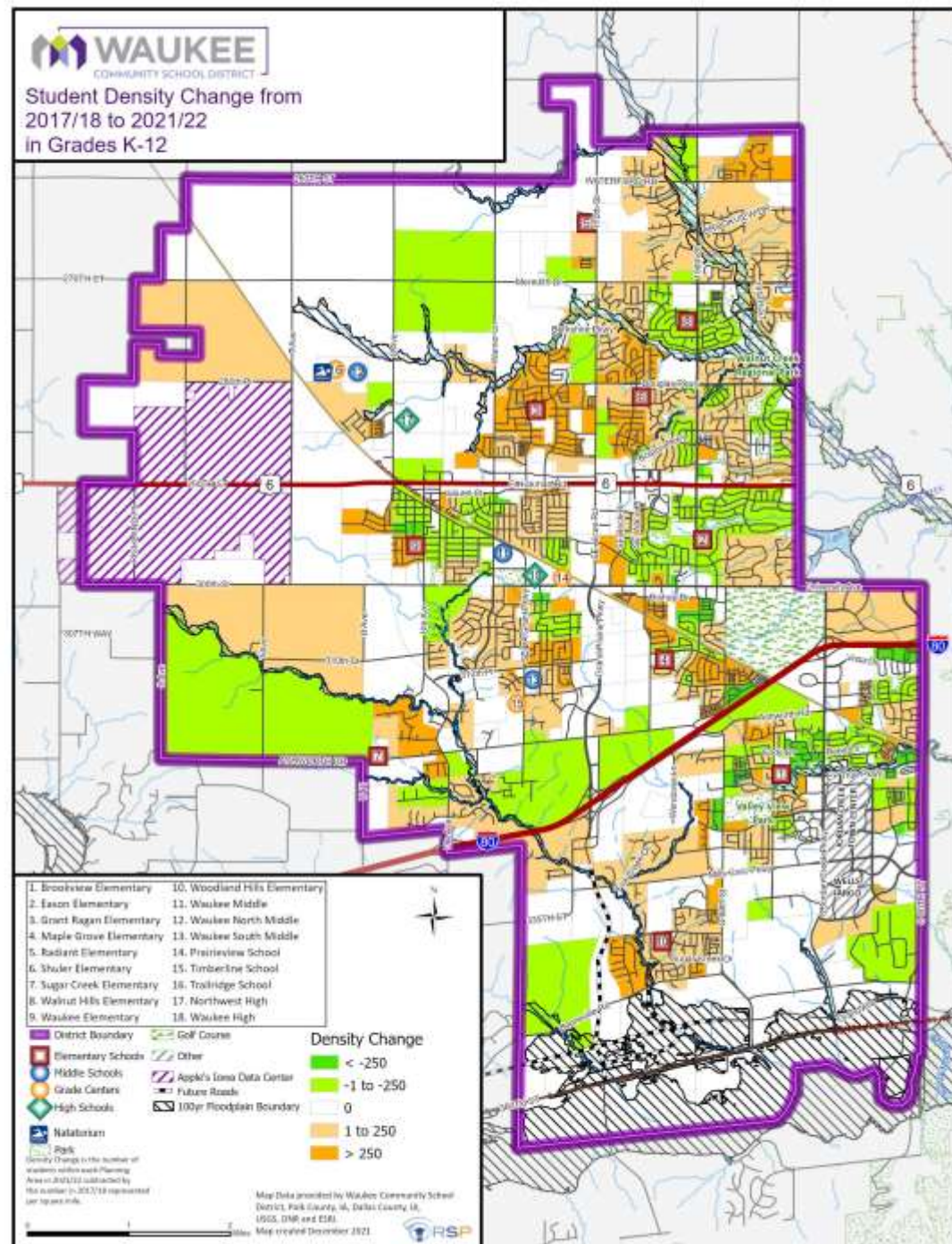
- **White:** No students
- **Blue:** 0 to 99 students
- **Teal:** 100 to 200 students
- **Green:** 201 to 500 students
- **Orange:** 1,000 to 1,500 students
- **Red:** over 1,500 students



Student Count Change

Definition: Depicts student movement at each Planning Area from **2017/18** to **2021/22**

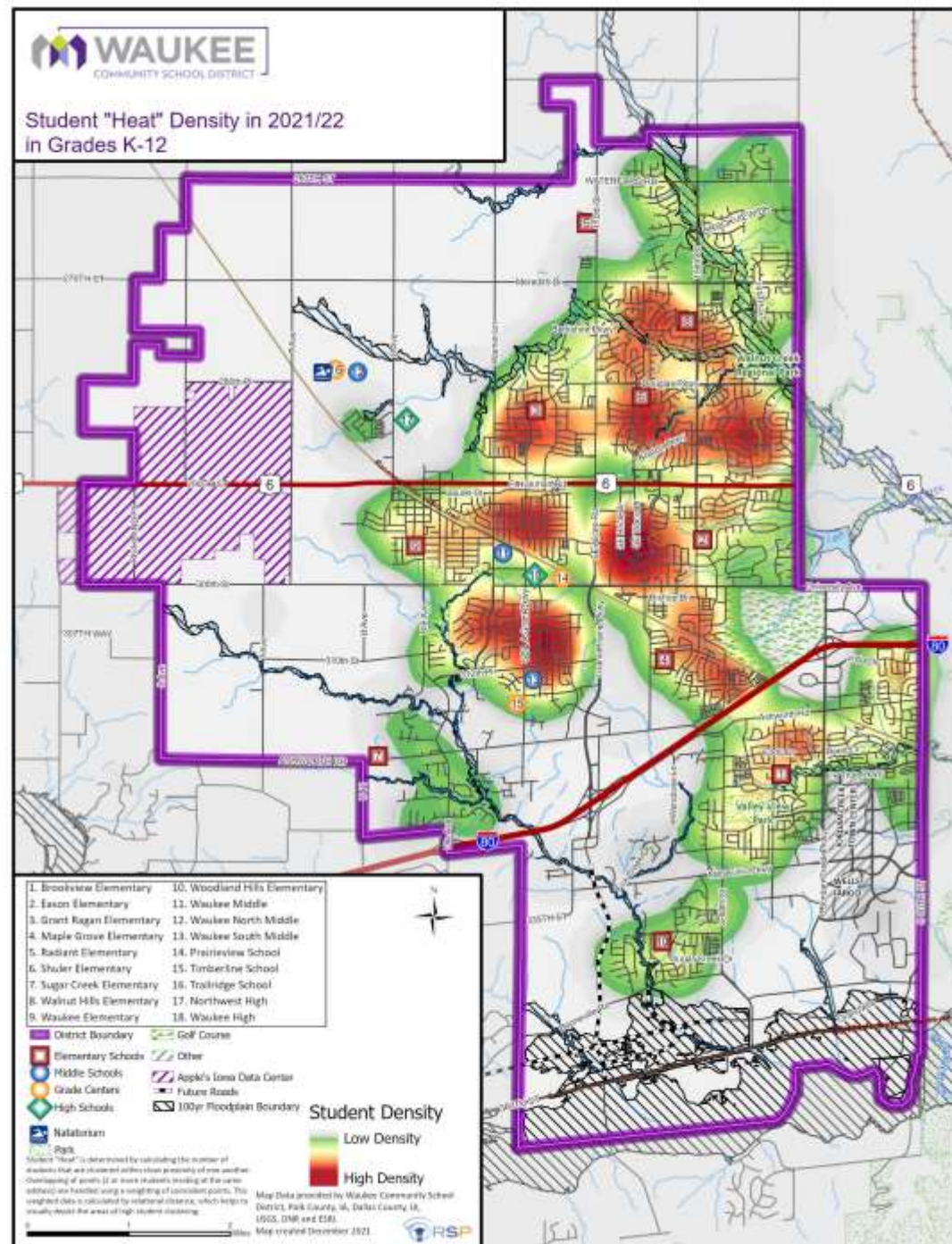
- **Orange** areas experienced an increase year to year
- **Green** areas experienced a decrease
- **White** areas had no net change of students between year to year
- New developments have a greater propensity to have more students in future years
- Current colors do not indicate area will continue to increase or decrease
- Each of these planning areas are fluid with respect to change – the visual shown is a snapshot:
 - Areas shown as increasing will not always increase just like areas shown as decreasing will not always decrease



Heat Map

Definition: shows the location of students in proximity to other students for a “heat effect” in the district.

- **Red** areas depict highest density of students
- **Gray** as lowest student density
- Overlapping points (2 or more students) are handled using a weighting of coincident points
- Newer developments and/or most affordable areas tend to have the greatest density



Enrollment Observations

Student Population:

- Live birth data for Dallas County has increased in the last four years, signaling future kindergarten class size growth
- Waukee district transfers had a district wide gain of 361 students

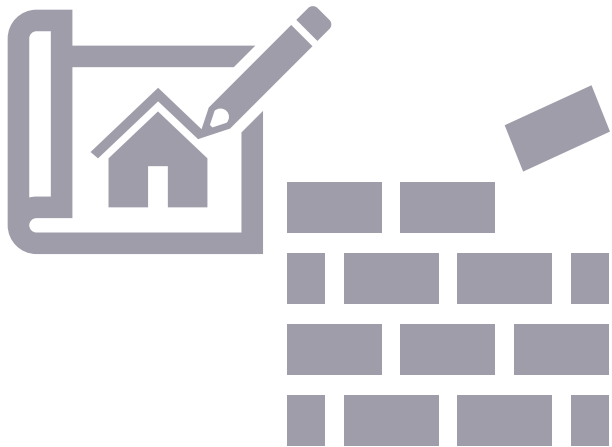
Historic Enrollment Observations:

- Total Enrollment has been steadily increasing
- The largest increase was 2011/12 to 2012/13 with an increase of 662 students
- Kindergarten enrollment has been increasing steadily for the last 20 years creating a solid inflow of Waukee students

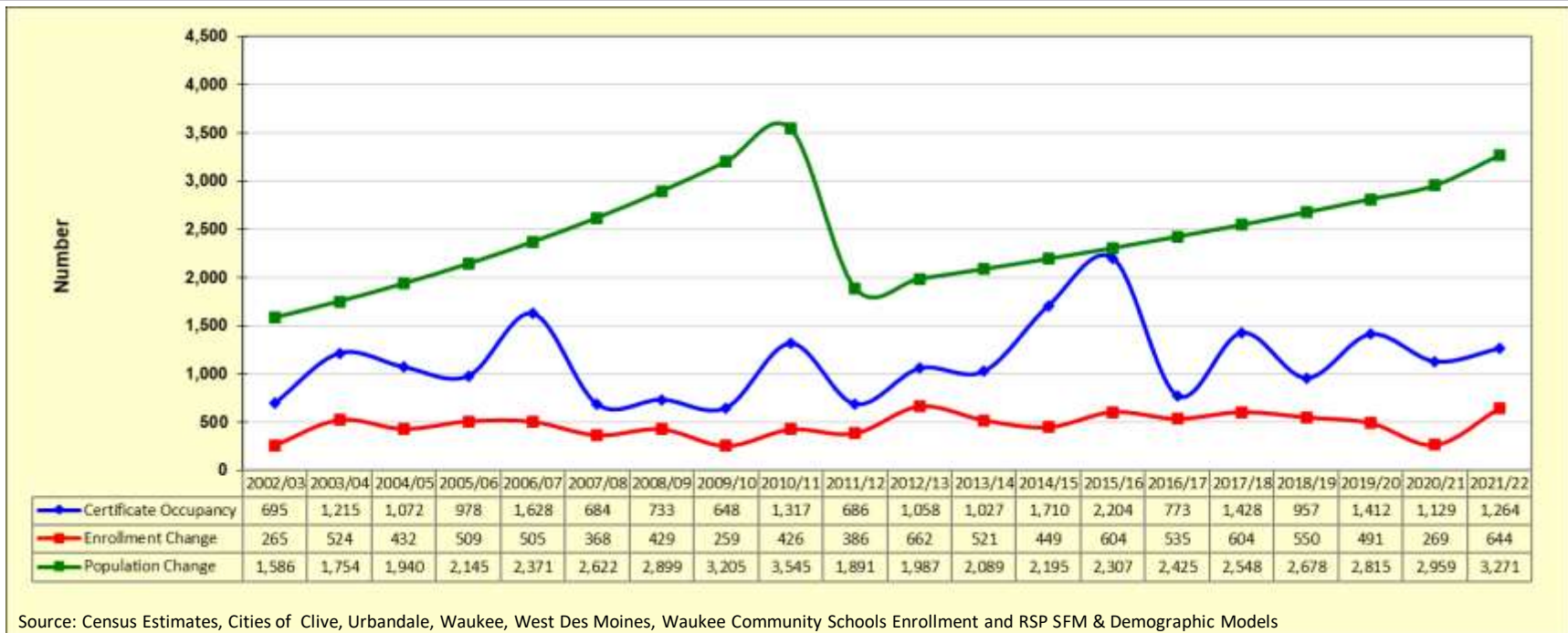
Current School Year Observations:

- Largest 2021/22 class: 3rd grade with 1,044 students
- Smallest 2021/22 class: 12th grade with 784 students
- District-Wide Enrollment: saw an increase from 2020/21 of 644 students

Part Two: Development and Growth Trends



Population, Development, & Enrollment



Graphic Explanation

- Census data indicates an increasing population (**Range: 2,500 to 3,000 people, last year saw increase of 3,271 people**)
- Building trend indicates there has been steady new residential activity (**5-Year Average 1,238 units a year, 2021/22 saw 1,262 units occupied**)
- Student Enrollment growth has remained positive (**5-Year Average 511 students**)
- Households moving into the district do not have the typical household demographics resulting in cohort changes that are very dynamic
- New development is poised to be vibrant over the next five years there are likely to bring more new students

Student Yield Rate (SF)

Schools	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Avg
Brookview Elementary	0.38	0.35	0.34	0.34	0.31	0.31	0.3	0.29	0.28	0.27	0.26	0.27	0.31
Eason Elementary	0.38	0.36	0.36	0.34	0.33	0.32	0.32	0.31	0.32	0.31	0.29	0.29	0.33
Grant Ragan Elementary	0.37	0.36	0.4	0.39	0.37	0.32	0.3	0.33	0.35	0.38	0.39	0.43	0.36
Maple Grove Elementary	0.32	0.32	0.33	0.32	0.34	0.35	0.37	0.37	0.37	0.37	0.38	0.35	0.35
Radiant Elementary	0.34	0.3	0.25	0.26	0.3	0.32	0.31	0.29	0.32	0.29	0.26	0.25	0.29
Shuler Elementary	0.38	0.4	0.38	0.39	0.39	0.38	0.4	0.38	0.39	0.39	0.38	0.38	0.39
Walnut Hills Elementary	0.4	0.37	0.37	0.38	0.39	0.39	0.38	0.38	0.38	0.4	0.38	0.37	0.38
Waukee Elementary	0.3	0.29	0.29	0.28	0.27	0.28	0.27	0.28	0.28	0.27	0.27	0.26	0.28
Woodland Hills Elementary	0.18	0.15	0.16	0.17	0.2	0.21	0.24	0.23	0.22	0.23	0.22	0.22	0.2
District (K-5):	0.34	0.33	0.33	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.31	0.3	0.32

Single Family Table Explanation: Depicts elementary (K-5) enrollment and the corresponding yield rate for 100 housing units

- Single-Family residential average (.32) has been consistent over the past decade
- Grant Ragan Elementary has the highest SF yield rate with 43 students per 100 single-family households
- Adding newer housing inventory typically can increase the yield rate
- There were **6,272** number of single-family units added from 2012 to 2021
- The Heat map assists in understanding how that has changed over time (Page 24)
- Residential unit activity provides the basis for timeline and where units likely are built (Page 31)

Student Yield Rate (MF)

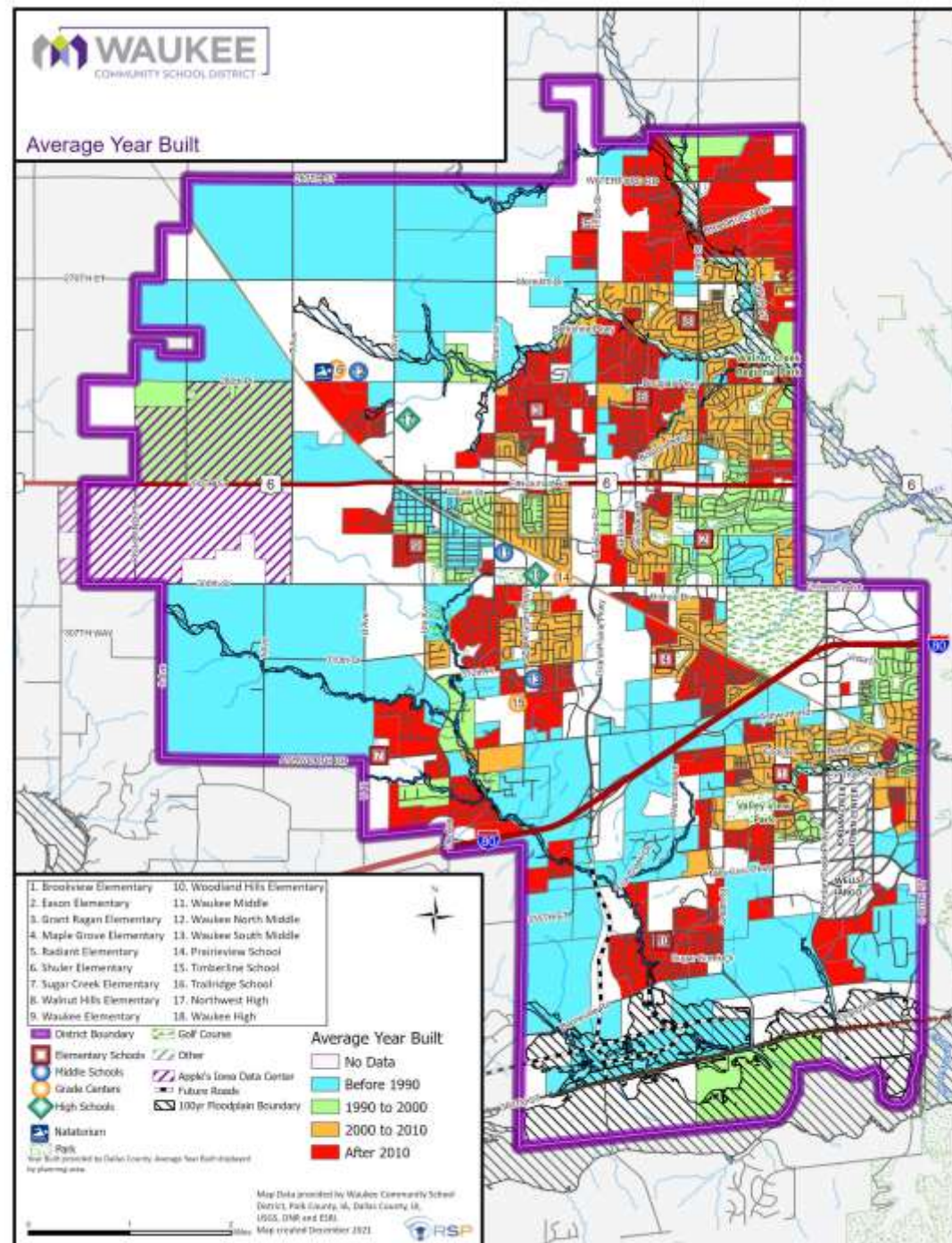
Brookview Elementary	0.04	0.05	0.07	0.07	0.06	0.07	0.07	0.06	0.06	0.07	0.07	0.06	0.06
Eason Elementary	0.11	0.11	0.13	0.15	0.17	0.09	0.12	0.12	0.13	0.16	0.15	0.17	0.14
Grant Ragan Elementary	0.14	0.13	0.13	0.13	0.11	0.12	0.13	0.1	0.1	0.11	0.09	0.1	0.12
Maple Grove Elementary	0.06	0.07	0.1	0.1	0.11	0.12	0.12	0.08	0.09	0.09	0.08	0.1	0.09
Radiant Elementary	0	0	0	0	0	0	0	0.33	0.33	0.07	0.06	0.11	0.08
Shuler Elementary	0.02	0.03	0.02	0.01	0.01	0.04	0.05	0.05	0.04	0.04	0.06	0.05	0.03
Walnut Hills Elementary	0.07	0.06	0.07	0.06	0.06	0.07	0.09	0.09	0.1	0.1	0.11	0.11	0.08
Waukee Elementary	0.09	0.1	0.1	0.09	0.1	0.09	0.09	0.08	0.12	0.08	0.09	0.08	0.09
Woodland Hills Elementary	0.07	0.09	0.1	0.1	0.1	0.08	0.08	0.09	0.09	0.08	0.07	0.06	0.08
District (K-5):	0.07	0.08	0.09	0.09	0.09	0.08	0.09	0.09	0.09	0.09	0.08	0.08	0.08

Multi-Family Table Explanation:

- Multi-family consists of any residential unit that would be classified as Townhome, Duplex, Apartment, and mobile home – basically everything other than single-family
- Depicts elementary (K-5) enrollment and the corresponding yield rate for 100 housing units
- Single-Family residential average (.32) has a higher student yield rate when compared to Multi-Family residential (.08) within the district.
- Eason Elementary has the highest MF Yield Rate with 14 students per 100 Multi-Family units
- Adding newer housing inventory typically can increase the yield rate
- There were 6,690 number of multi-family units added from 2012 to 2021
- The Heat map assists in understanding how that has changed over time (Page 24)
- Residential unit activity provides the basis for timeline and where units likely are built (Page 31)

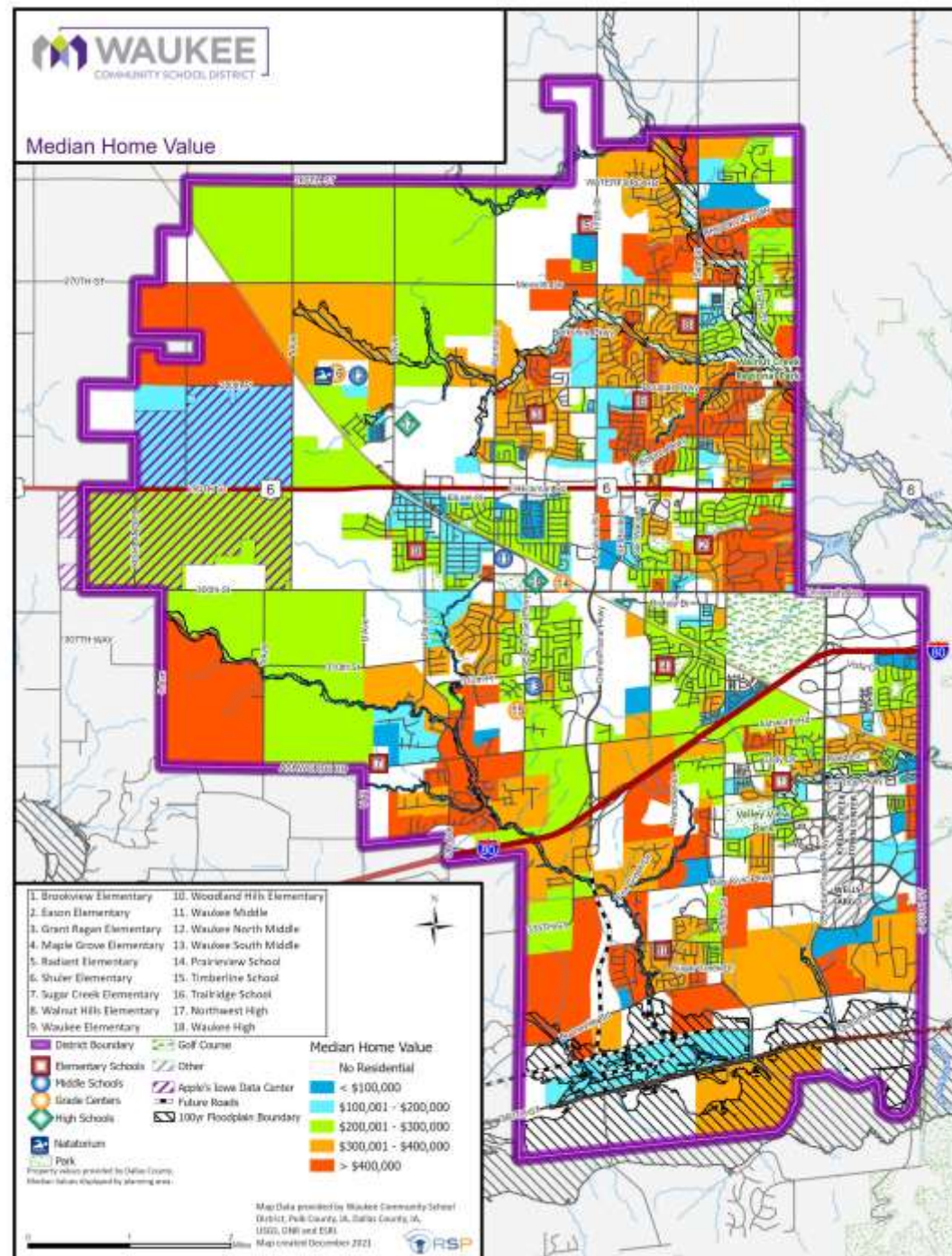
Average Year Built Map

- Year built data provided by Dallas County
- Averages based on RSP Planning Areas and the units built in them
- Colors to show decade units were built
 - **White** – no data
 - **Blue** – Before 1990
 - **Green** – 1990 to 2000
 - **Orange** – 2000 to 2010
 - **Red** – After 2010



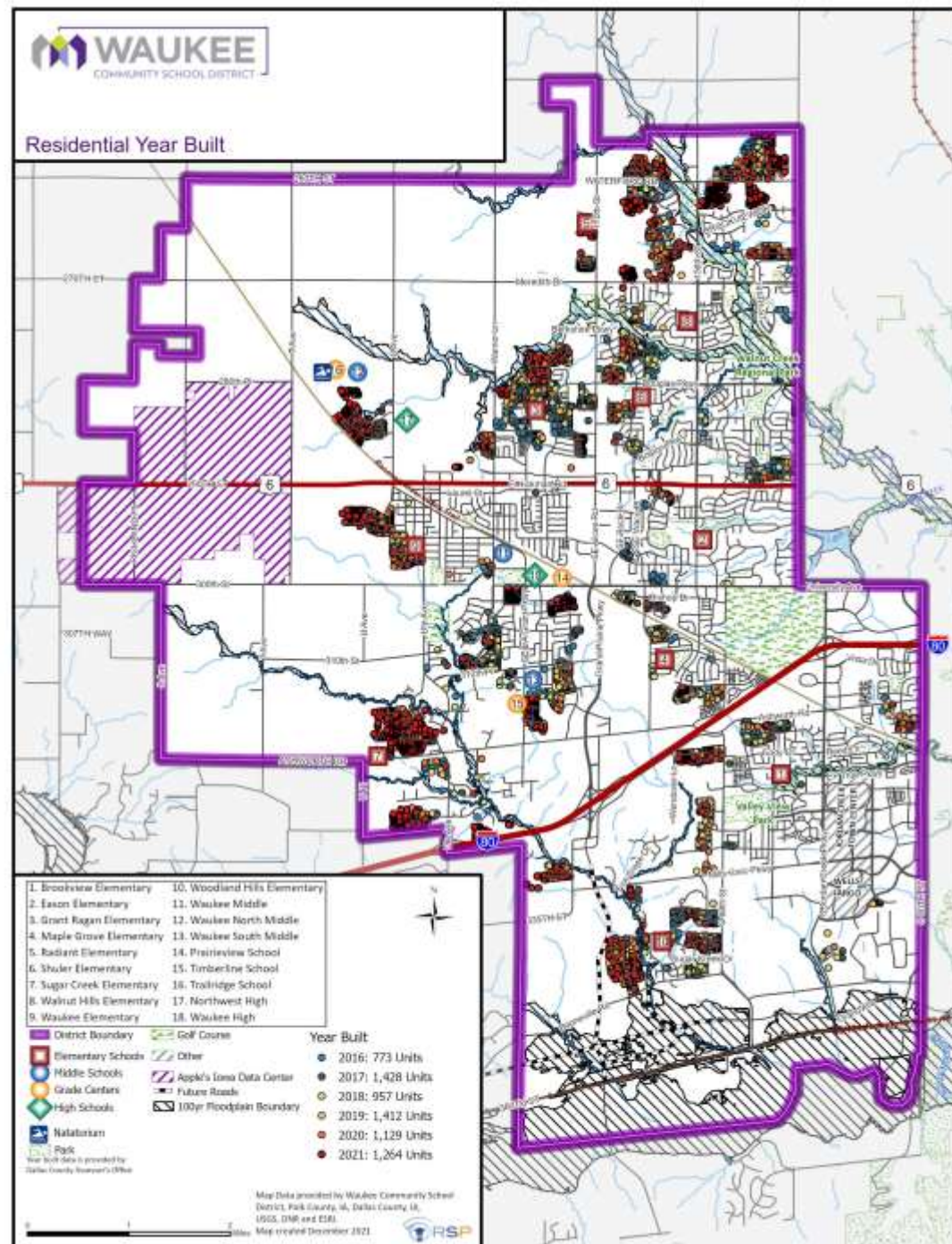
Median Home Value Map

- Based on assessed Home Value as provided and maintained by Dallas county assessor's office
- Depicted by Median Value in each Planning Area
- Home values likely correlated to socio-economic status – new areas tend to be the least affordable
- Areas shaded in **Orange** and **Red** have the greatest Median Home Value
- Areas shaded in **Blue** represent the greatest affordability



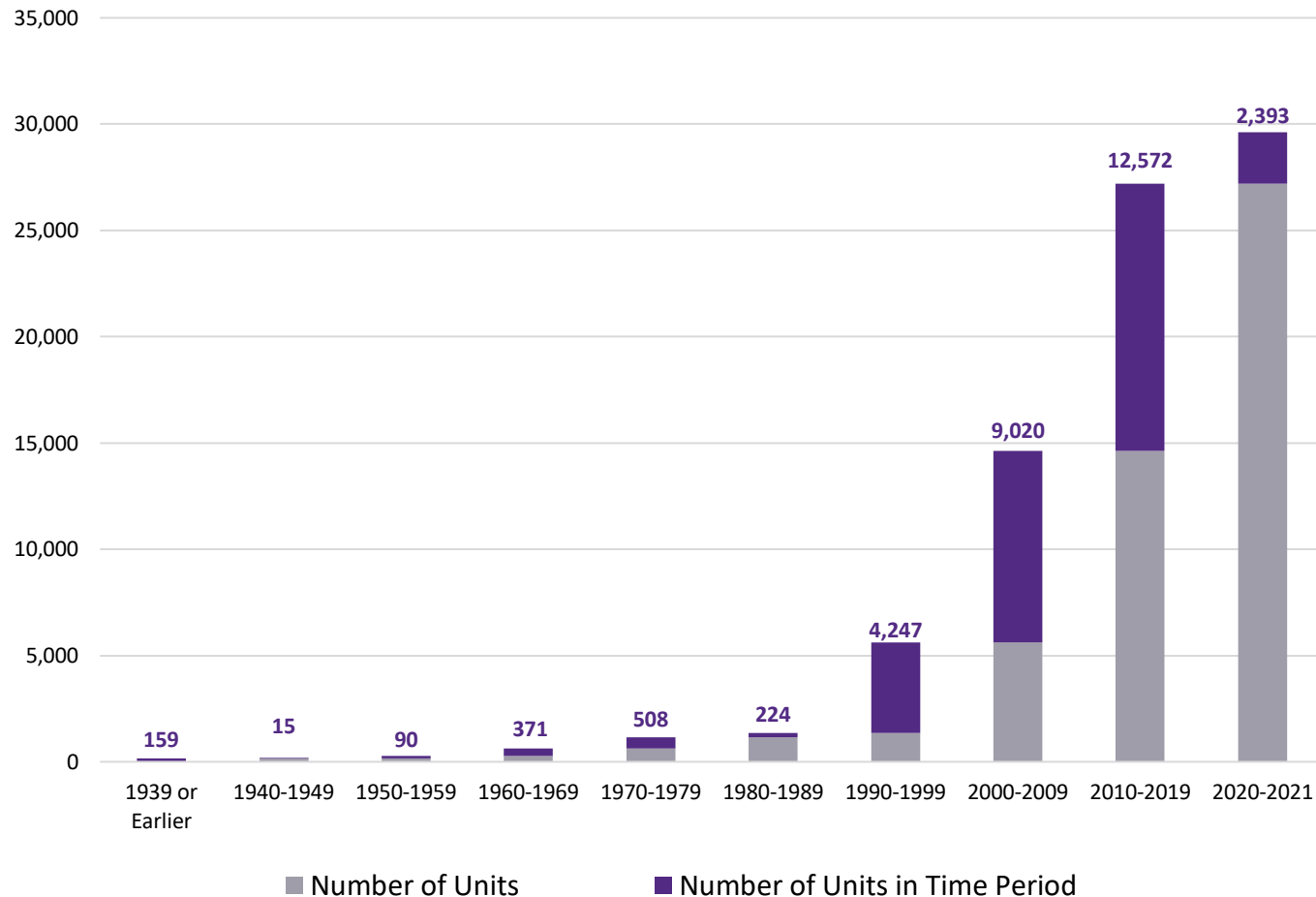
Residential Year Built Map

- Reveals the clusters of where residential development has occurred
- Some new areas do not necessarily lead to similar yield rates of like developments
- Colors of dots represent a specific year according to the county assessor's office
- Type of housing is monitored as some planning areas (single-family or multi-family) do not necessarily lead to similar yield rates and may change from year to year
- Only partial record for 2021



Development Activity

Units Built by Decade



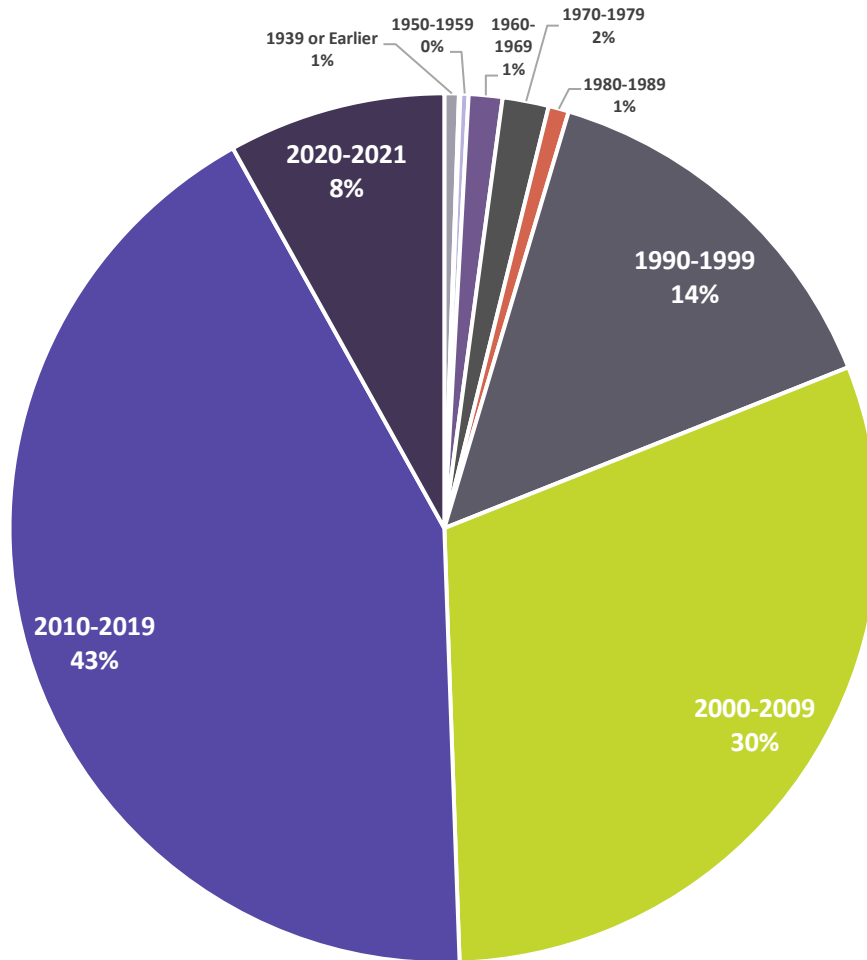
Overview

- Table has been created to illustrate the number of units by year built
- Year built based on Dallas County Data and ESRI
- Bold numbers located in each column is the number of units that were built in this period.

Observation

- The average number of units built per year from 2010 to 2019 (1257.2 per year) is slightly lower than from 2000 to 2009 (902 per year)
- The average year for all units built was 2007

Development Activity



Overview

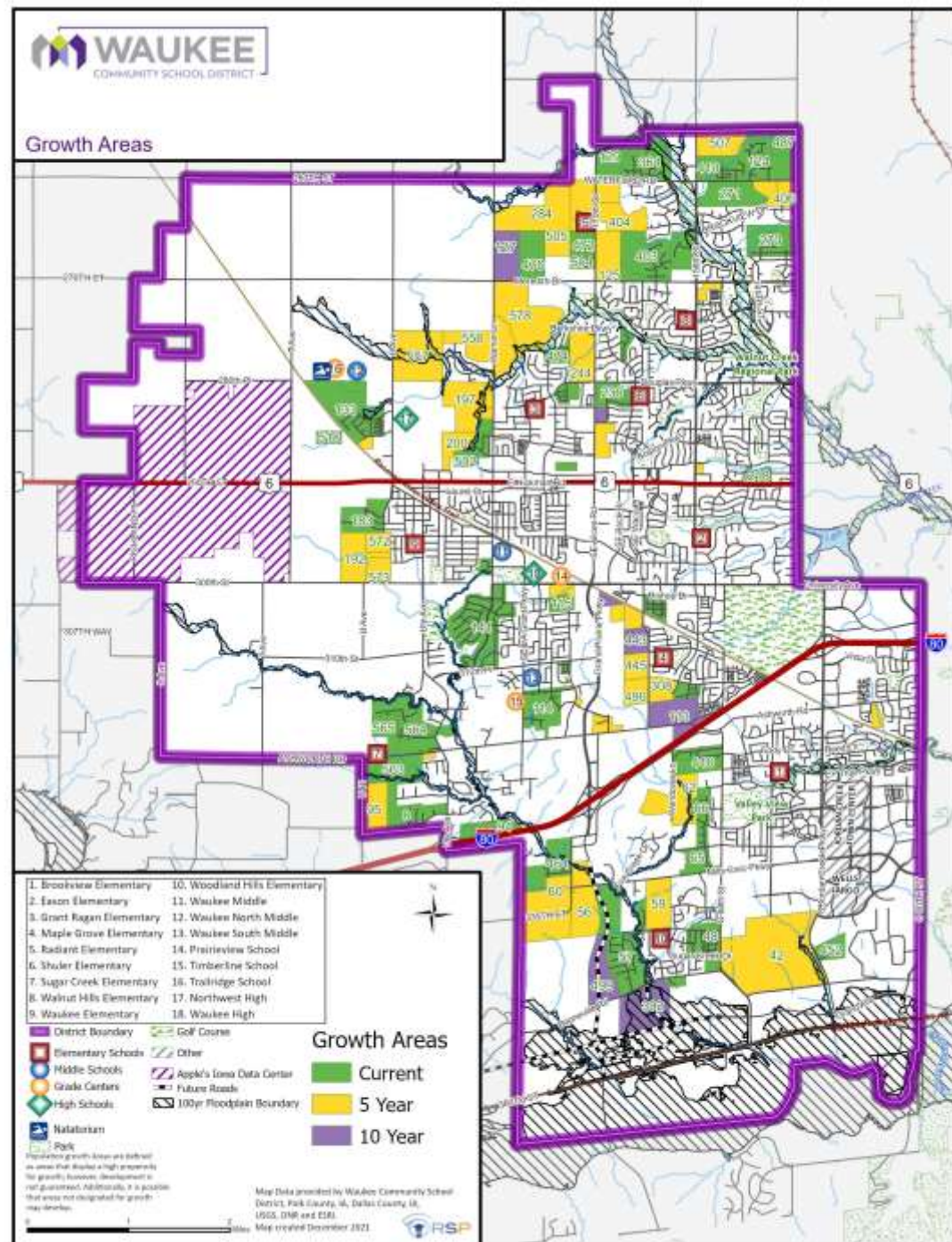
- Table has been created to illustrate the distribution of units by year built
- Year built based on Dallas County Data and ESRI

Observation

- The average number of units built per year from 2010 to 2019 (1257.2 per year) is slightly lower than from 2000 to 2009 (902 per year)
- The average year for all units built was 2007

Growth Area Map

- Growth areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input
- **Green:** Identifies where development activity is happening (current)
- **Yellow:** Identifies possible areas that could develop (5-year)
- **Purple:** Identifies possible areas that could develop (10-year)
- The market and property owners desire to build guides the timing of development
- Most growth areas dependent on infrastructure improvements
- Other properties not shown might develop while some shown might not develop
- The timing of development correlates with when each of the cities are extending infrastructure, as well as economic conditions



Development Tables

Key

SF: Single-Family

MU: Mixed-Use

AG: Agriculture

VAC: Vacant Land

Rural: Rural

MF: Multi-Family

TH: Town Homes

MHP: Mobile Home Park

RSP Plan Area Name	Type	Growth Area	Existing Units	Potential Units	Acres
West of The Courtyards at Kings Landing, LLC	AG	Current	0	94	71.74
Bricktowne at Prairie Crossing	MF	Current	180	120	11.18
Kettlestone Heights Plat 2	MF	Current	69	21	7.41
The Commons at Greenway Park	MF	Current	167	84	23.54
Waterford Pointe	MF	Current	0	116	39.69
Acadia	SF	Current	48	69	128.71
Angel Park	SF	Current	28	27	19.80
Ashworth Acres	SF	Current	55	74	45.40
Barrett's Estate Plat 1, 2, and 3	SF	Current	111	118	91.96
Bent Tree Crossing	SF	Current	24	13	59.64
Berkshire North	SF	Current	15	105	51.22
Brandon's Reserve	SF	Current	10	13	13.77
Cedar Ridge	SF	Current	8	38	44.09
Coyote Ridge of Urbandale Plat 1	SF	Current	298	41	162.71
Dawsons Ridge	SF	Current	1	13	12.51
Daybreak	SF	Current	144	55	139.13
Della Vita	SF	Current	74	99	61.64
East of Townhomes of Wood Creek	SF	Current	27	8	25.96
El Dorado Hills	SF	Current	2	8	12.44
Eldorado Estates Plat 1	SF	Current	8	5	36.97
Glynn Village (new plats approved)	SF	Current	608	13	215.27
Hamilton Ridge Single Family	SF	Current	0	190	100.58
Indi Run	SF	Current	38	12	22.29
Kettlestone Ridge Plat 1	SF	Current	122	127	95.77
Kings Landing Plat 2	SF	Current	186	17	109.63
Landings at Kettlestone	SF	Current	49	59	23.10
Majestic Oaks	SF	Current	4	12	17.60
Mallard Prairie Property East	SF	Current	11	83	40.64
Mallard Prairie West	SF	Current	0	208	80.30
Mill Ridge Single Family	SF	Current	40	20	26.25
Painted Woods South	SF	Current	21	56	44.65
Painted Woods West	SF	Current	99	69	90.05
Radiant Point	SF	Current	78	230	19.41
Silkwood Crossing	SF	Current	75	98	98.77
Spring Crest Single Family	SF	Current	138	70	64.18
Stratford Crossing (Single-Family)	SF	Current	136	193	138.06
Urban Hills	SF	Current	97	78	108.82
Villas at Kierland	SF	Current	64	29	23.51
Waterford Landing Plat 8	SF	Current	1	119	76.23
Current Total			3,036	2,804	
5 Year Total			0	0	
10 Year Total			0	0	
All Total			3,036	2,804	

Source: Dallas County

RSP Plan Area Name	Type	Growth Area	Existing Units	Potential Units	Acres
Westport	SF	Current	57	82	99.46
Whisper Ridge	SF	Current	78	9	43.41
Acadia Townhouse	TH	Current	36	16	16.95
Berkshire North Villa	TH	Current	16	7	2.32
Courtyards at Shadow Creek Plat 3	TH	Current	52	7	26.94
Covenant Cove	TH	Current	76	136	32.10
Della Vita Townhomes	TH	Current	62	24	17.59
James Pointe	TH	Current	0	60	19.88
King's Grove	TH	Current	14	78	12.35
Manchester Village	TH	Current	1	66	7.96
Michaels Landings Condos East	TH	Current	0	48	15.15
Mill Ridge Townhomes	TH	Current	84	156	42.81
Painted Woods South Townhomes	TH	Current	0	84	13.64
Somerset Oaks Townhomes	TH	Current	100	73	27.23
Spring Crest Townhomes	TH	Current	0	142	15.68
Stratford Crossing (Townhomes North)	TH	Current	14	84	16.98
Stratford Crossing (Townhomes South)	TH	Current	122	27	18.36
Stratford Crossing Flats	TH	Current	1	95	9.24
Waterford Creek South Town Homes	TH	Current	16	86	39.64
North of Walnut Creek Hills of Clive (170th St and Meredith Dr)	AG	5 Year	0	188	80.25
Kettlestone Peak Multi-Family	MF	5 Year	2	60	25.50
Kettlestone Prairie	MF	5 Year	0	118	3.24
Stratford Crossing (Multi-Family South)	MF	5 Year	0	72	9.19
West of Clayton Estates	MF	5 Year	0	93	39.60
Future Waterford Creek Development	MU	5 Year	1	176	75.29
Pavilion Park Mixed Use	MU	5 Year	0	90	38.27
Walnut Crest	MU	5 Year	0	72	16.41
North of Sugar Creek Hills (West of Future Alices Road)	Rural	5 Year	1	197	84.19
Ashley Acres	SF	5 Year	0	183	69.27
Ashworth Rd and 66th St (West of Enclave)	SF	5 Year	0	35	14.79
Autumn Valley	SF	5 Year	0	109	30.72
Barrett's Estate Future Plat 1	SF	5 Year	0	100	42.26
Barrett's Estate Future Plat 2	SF	5 Year	0	35	14.92
Beasley Farms	SF	5 Year	0	92	39.48
Berkshire West and Fitzgerald Sub	SF	5 Year	1	49	35.07
Dolmage Estates	SF	5 Year	13	16	25.41
East of Sahu Acres and Bormann Sub	SF	5 Year	2	192	81.88
Lami Sub	SF	5 Year	20	159	79.37
Mallard Prairie Property West	SF	5 Year	0	94	40.01
Current Total			729	1,280	
5 Year Total			40	2,130	
10 Year Total			0	0	
All Total			769	3,410	

Source: Dallas County

Development Tables

Key

SF: Single-Family

MU: Mixed-Use

AG: Agriculture

VAC: Vacant Land

Rural: Rural

MF: Multi-Family

TH: Town Homes

MHP: Mobile Home Park

RSP Plan Area Name	Type	Growth Area	Existing Units	Potential Units	Acres
North of Future Waukee Civic Campus	SF	5 Year	0	186	79.39
North of Landings at Kettlestone	SF	5 Year	0	45	19.28
North of Mallard Prairie Property West	SF	5 Year	0	364	155.30
North of Radiant Elementary	SF	5 Year	0	137	58.51
Pavilion Park Residential	SF	5 Year	0	175	74.74
Prarie Rose Single Family	SF	5 Year	0	220	102.28
Prarie Rose Single Family (South)	SF	5 Year	0	33	12.17
Shadow Creek North	SF	5 Year	0	380	177.50
South Maple Grove (98th St & Westown Pkwy)	SF	5 Year	0	90	38.39
South of Musselman Sub	SF	5 Year	0	185	79.16
South of Westport	SF	5 Year	5	234	211.12
Southwest of Brick Towne At Kettlestone	SF	5 Year	0	33	14.00
West of Indi Run	SF	5 Year	0	117	50.75
West of Leonards Sub	SF	5 Year	0	185	78.78
West of Sahu Acres and Bormann Sub	SF	5 Year	3	374	159.64
West of Waterford Landing (Brookview Drive)	SF	5 Year	0	167	71.25
Wright Corner	SF	5 Year	0	81	34.46
Autumn Valley Townhomes	TH	5 Year	0	56	9.11
Emerald Isle Townhomes	TH	5 Year	1	34	5.01
Hamilton Ridge Townhomes	TH	5 Year	0	56	4.91
Maple Grove Place	TH	5 Year	1	112	39.64
Prarie Rose Townhomes (North)	TH	5 Year	0	86	14.35
Prarie Rose Townhomes (South)	TH	5 Year	0	84	10.50
South of Cove at Kettlestone Plat 1	AG	10 Year	0	36	15.47
South of King's Grove	AG	10 Year	0	98	41.9
South of Kings Landing Plat 2	AG	10 Year	0	230	98.07
West of Kings Landing Plat 2	AG	10 Year	0	217	92.41
West of Mallard Prairie West	AG	10 Year	0	188	80.22
West of Maple Grove Plat 3, 4 & 6	AG	10 Year	0	91	38.19
Ashworth Road and East of 98th Street	Rural	10 Year	3	255	109.00
East of Alice Patricia Homes	SF	10 Year	3	29	12.17
Current Total			0	0	
5 Year Total			10	3,434	
10 Year Total			6	1,144	
All Total			16	4,578	

Source: Dallas County

Definition

- Table has been created to illustrate the type and amount of potential development
- Type is the potential residential units that will be built

Observations

- The growth area shows how the developable areas have a timing variable associated with which assists in forecasting future student enrollment
- There are **10,792 potential units** that could be built in the next 10 years (sum of all 3 tables)
- The speed in which any developments are built are influenced by who owns the property, access to infrastructure, and economic indicators
- 5 Year and 10 Year are based on acreage and/or plats

Development Observations

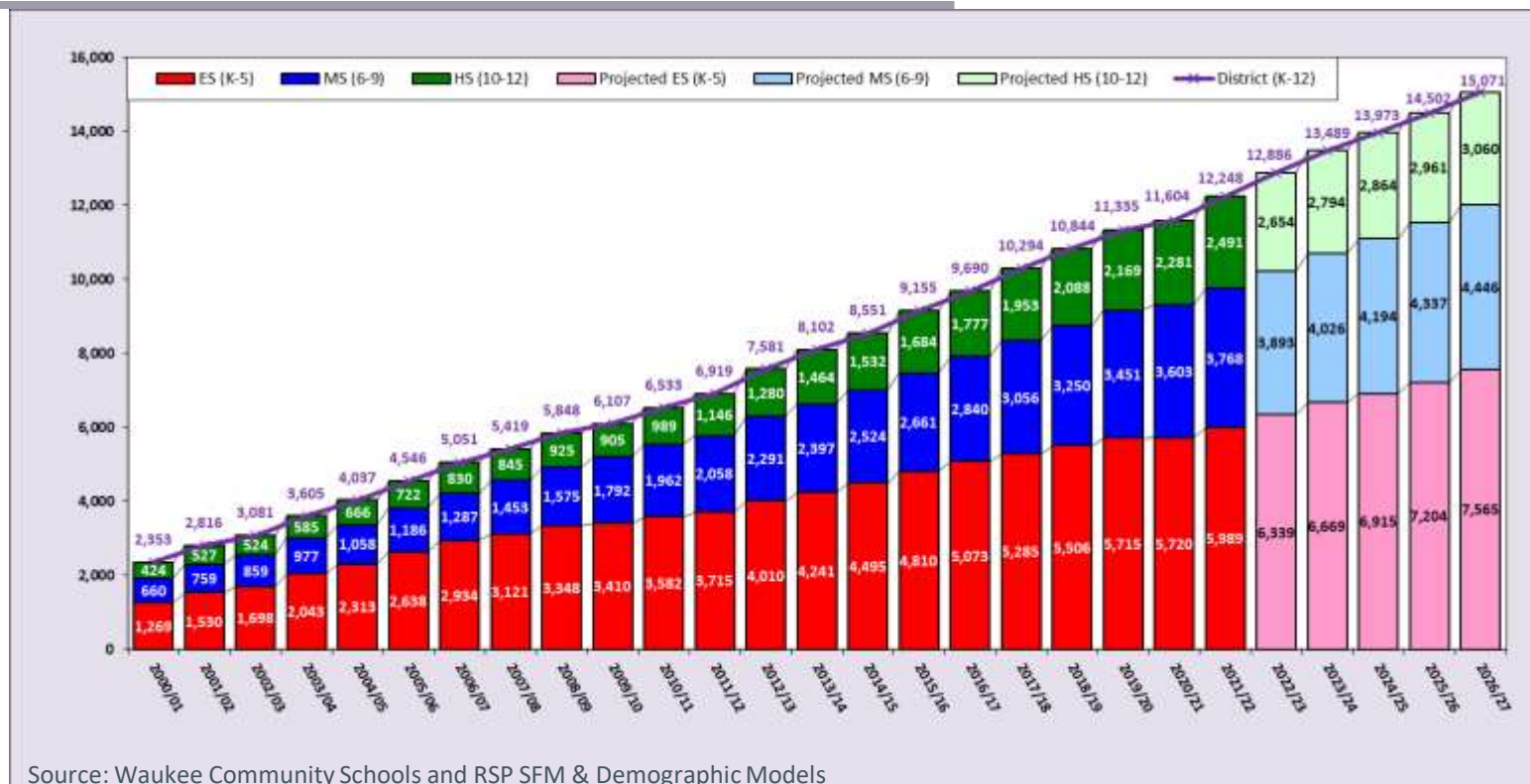
The following are some general development observations:

- Almost 11,000 units that could be built within the next 10 years
- The last three years have resulted in an average of over 1,200 new residential units each year
- Most growth areas in western portion of district stretching north to south
- Population and Building activity will likely continue to increase
 - Building activity outlook is optimistic
- Incredible growth happening; growth in these areas are dependent on access to infrastructure and affordability of residential product
- Affordable housing the key to the future of the district, it is becoming more challenging for builders to construct similar type of housing products that will meet household incomes
- The price of homes has an influence on the student change throughout all grade levels
- Single-Family residential has the highest propensity to have school aged students, yield rates of this development type are much higher than that of Multi-Family
 - MF development has increased
- Tracking the types of development is important to understand the yield rate of students for every part of the community – there are varying yield rates with all developments – and the attraction of people choosing to move with a home/work environment is a unique situation

Part Three: Enrollment Projections



Past, Current, Future Enrollment



- Enrollment Change – Overall enrollment increase forecasted to have over 15,000 students by 2026/27
- Next Five-Year Enrollment Change Outlook:
 - District increases by nearly 2,800 students (+23.0%) (Annual Range: +3.6% to +5.2% a year)
 - Elementary increases by about 1,600 students (+26.3%) (Annual Range: +3.7% to +5.8% a year)
 - Middle School increases by about 700 students (+18.0%) (Annual Range: +2.5% to +4.2% a year)
 - High School increases by nearly 600 students (+22.8%) (Annual Range: +2.5% to +6.5% a year)

**All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography. The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade).*

Projection Notes

Past Enrollment is shown three different ways:

1. Reside (Based on where a student Resides in relation to the attendance area – includes Open Enrollment)
2. Attend (Based on what school the student is attending includes Open Enrollment)
3. Reside/Attend (Subset of Reside to know how many of the Reside attend the school based on the attendance area they are assigned to)

Projections are shown one way:

1. Reside (Based on where a student Resides in relation to the attendance area: Includes Open Enrollment)

Design Capacity

- Provided by district administration and RSP & Associates and should be annually examined
 - Elementary #11 plans to open in 2024/25
 - Trailridge 8th to 9th Grade Center plans to open 2023/24
 - North Middle School plans to open 2025/26

Other Items

- Enrollment Grade Configuration in Student Forecast Model (K-5, 6-7, 8-9, 10-12)
- Open enrollment trends are assumed to follow district policy and will continue like those trends during the projection time frame
- The feeder is identified for each feeder:
- **Waukee High School = Purple**
- **Northwest High School = Green**

Elementary Projections

School	Design Capacity	Student Location	Past School Enrollment			Projections Based on Residence				
			2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Brookview Elementary K to 5th (Waukee HS Feeder)	750	Reside/Attend Reside Attend	596 590	602 595	590 596 591	629	648	647	656	670
Eason Elementary K to 5th (Waukee HS Feeder)	750	Reside/Attend Reside Attend	677 605	638 566	655 659 661	675	653	640	661	659
Grant Ragan Elementary K to 5th (NW HS Feeder)	750	Reside/Attend Reside Attend	565 564	573 579	644 651 656	671	683	674	675	693
Maple Grove Elementary K to 5th (Waukee HS Feeder)	750	Reside/Attend Reside Attend	700 700	693 691	686 695 688	475	501	514	523	545
Radiant Elementary K to 5th (NW HS Feeder)	750	Reside/Attend Reside Attend	400 469	457 531	574 576 577	685	803	916	1,067	1,203
Shuler Elementary K to 5th (NW HS Feeder)	750	Reside/Attend Reside Attend	701 719	699 720	703 703 711	689	698	704	702	713
Sugar Creek Elementary K to 5th (Waukee HS Feeder) OPENS 2022/23	825	Reside/Attend Reside Attend	0 0	0 0	0 0 0	612	671	715	750	797
Walnut Hills Elementary K to 5th (NW HS Feeder)	750	Reside/Attend Reside Attend	686 672	673 653	639 641 644	650	651	644	625	628
Waukee Elementary K to 5th (NW HS Feeder)	750	Reside/Attend Reside Attend	700 698	726 720	764 786 768	683	717	751	778	827
Woodland Hills Elementary K to 5th (Waukee HS Feeder)	750	Reside/Attend Reside Attend	690 698	659 665	679 682 693	570	644	710	767	830
ELEMENTARY TOTAL K to 5th ES #11 2024/25	7,575	Reside Attend	5,715 5,715	5,720 5,720	5,989 5,989	6,339	6,669	6,915	7,204	7,565

Source: RSP & Associates, LLC - December 2021



Over Design Capacity

*All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography. The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade).

Secondary Projections

School	Design Capacity	Student Location	Past School Enrollment			Projections Based on Residence				
			2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Waukee Middle School 6th and 7th (NW HS Feeder)	1,000	Reside/Attend Reside Attend	956 955	984 981	1,011 1,014 1,023	1,064	1,118	1,161	1,221	1,201
Waukee South Middle School 6th and 7th (Waukee HS Feeder)	1,000	Reside/Attend Reside Attend	831 832	842 845	892 904 895	918	910	980	1,016	1,020
Prairieview Middle School 8th and 9th (NW HS Feeder)	1,000	Reside/Attend Reside Attend	848 839	929 924	966 969 993	1,018	1,058	1,101	1,155	1,201
Timberline Middle School 8th and 9th (Waukee HS Feeder)	1,000	Reside/Attend Reside Attend	816 825	848 853	854 881 857	893	940	952	945	1,024
Waukee High School 10th to 12th	2,000	Reside Attend	2,169 2,169	2,281 2,281	1,170 1,157	1,276	1,339	1,334	1,389	1,408
Waukee Northwest High School 10th to 12th	2,000	Reside Attend	0 0	0 0	1,321 1,334	1,378	1,455	1,530	1,572	1,652
ELEMENTARY TOTAL K to 5th ES #11 2024/25	7,575	Reside Attend	5,715 5,715	5,720 5,720	5,989 5,989	6,339	6,669	6,915	7,204	7,565
MIDDLE TOTAL 6th to 9th MS #5 2023/24 and MS #6 2025/26	4,000	Reside Attend	2,635 2,626	3,603 3,603	3,768 3,768	3,893	4,026	4,194	4,337	4,446
HIGH TOTAL 10th to 12th	4,000	Reside Attend	2,169 2,169	2,281 2,281	2,491 2,491	2,654	2,794	2,864	2,961	3,060
DISTRICT TOTALS K to 12th	15,575	Reside Attend	10,519 10,510	11,604 11,604	12,248 12,248	12,886	13,489	13,973	14,502	15,071

Source: RSP & Associates, LLC - December 2021



Over Design Capacity


*All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography. The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade).

Building Projections By Grade (Reside)

2022/23 School Year

School	Design	Grade													
	Capacity	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Brookview Elementary	750	120	103	103	106	108	89								629
Eason Elementary	750	112	123	105	88	124	123								675
Grant Ragan Elementary	750	113	123	88	113	122	112								671
Maple Grove Elementary	750	91	85	80	83	71	65								475
Radiant Elementary	750	134	115	120	96	117	103								685
Shuler Elementary	750	116	110	109	123	117	114								689
Sugar Creek Elementary	825	117	95	93	102	107	98								612
Walnut Hills Elementary	750	111	90	108	120	110	111								650
Waukee Elementary	750	119	130	96	123	110	105								683
Woodland Hills Elementary	750	109	92	98	102	90	79								570
Waukee Middle School	1,000							551	513						1,064
Waukee South Middle School	1,000							437	481						918
Prairieview Middle School	1,000									527	491				1,018
Timberline Middle School	1,000									447	446				893
Waukee High School	2,000											436	453	387	1,276
Waukee Northwest High School	2,000											489	456	433	1,378
DISTRICT TOTALS	15,575	1,142	1,066	1,000	1,056	1,076	999	988	994	974	937	925	909	820	12,886

Source: RSP & Associates, LLC - December 2021

 Over Design Capacity

Note 1: Student Projections are based on the residence of the student.

Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each school

Note 3: Transfers between schools are not factored into the Projections

Note 4: The Enrollment Model assumes ES(K-5) MS(6-7 and 8-9) and HS (10-12)

Note 5: Each planning area is assigned the 2020/21 attendance area - Vince Meyer Learning Center currently not being utilized

Note 6: Reside Enrollment based on approved attendance area assignment

Note 7: Brookview ES & Eason ES additions completed in 2021 - ES #11 opens in 2024/25 - MS #5 opens in 23/24 and MS#6 opens in 25/26

Note 8: School capacity provided by the District

Note 9: Reside is based on the student home address

**All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography. The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade).*

Part Four: Next Steps



Next Steps

The goal of this study is to help the board, administration, and public understand how to make the best decision for the students at the classroom level.

The following items will assist the district advance its educational goals:

- District administration and the Board of Education further study the enrollment, demographic, and development information presented.
- The type of residential development and how affordable it is will determine likely location and number of students (tracking of type of development important to knowing the impact of those trends).
- Annually monitor the impact of future educational programming that will be integrated into each facility to ensure equitable and appropriate space is utilized in the building which will experience enrollment change (Emerging trends and demographic change).
- Plan for the feeder changes that will take place when Trailridge opens in 2023/24

RSP Enrollment forecasting is based on the best-known information at the time of the study

The analysis is presented as neutral toward how the district determined the student learning experience and does not seek to influence decisions that would minimize creating and maintaining healthy environments for all who come to each school but does provide information to plan for the potential impact of that decision in areas such as staffing or building need.

Conclusion & Key Considerations

Projected Enrollment

- District to increase by nearly 3,000 students in the next five years to total **15,071 students**
- Elementary enrollment to increase by over 1,500 students in the next five years to total **7,565 students**
- Middle School enrollment to increase by nearly 700 students in the next five years to total **4,446 students**
- High School enrollment to increase by nearly 600 students in the next five years to total **3,060 students**

Challenges & Future Steps...

- The district should expect capacity challenges at Radiant Elementary, Waukee Elementary, Woodland Hills Elementary, Waukee Middle School, and Prairieview Middle School
- Future Facilities:
 - **Elementary School #11 planned to open in 2024/25**
 - **Trailridge, 8th to 9th Grade Center, planned to open in 2023/24 for grades 6th to 7th (phase in)**
 - **North, 6th to 7th Middle School, planned to open in 2025/26 for grades 6th to 7th**
- Determine the criteria to address design capacity issues and timing for future school construction, remodeling, or new attendance areas *purchase land for future elementary schools*

Continue monitoring:

1. Development trends; specifically, growth in western area of district
2. Size of incoming Kindergarten classes versus size of outgoing senior classes
3. Number of live birth reports year to year

This image shows a single sheet of white paper with horizontal blue or grey ruling lines, typical of notebook paper. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.



Appendix

Demographics – *Fast Facts of the past and future change*



Population

Percent Change of Annual Rate

2000-2010: 10.57%

2010-2021: 5.10%

2021-2036: 3.89%



Housing

Percent Change of Annual Rate of
Housing Inventory

2000-2010: 10.22%

2010-2021: 5.45%

2021-2036: 3.80%



Income

Percent Change of Income per
Capita

2000-2010: \$48,534

2010-2021: \$52,360

2021-2036: 1.53%



Workforce

Unemployment Rate

2.0%

Notes

- Overall, the district is seeing an increase in population, housing, and income.
- The unemployment rate is lower than the State of Iowa (Estimate are from July 2021 from the US Census)

Demographic Tables

	Waukee Community School District	Dallas Center Grimes Community School District	West Des Moines Community School District	Dallas County	State of Iowa
Unemployment Rate	2.0%	3.9%	3.9%	2.7%	4.3%
Average Household Size	2.62	2.73	2.33	2.6	2.40
Median Age	34.5	35.8	38.5	36.1	39.4
Total Population	64,892	14,389	68,017	98,027	3,215,590
Median Household Income	\$103,519	\$92,826	\$74,499	\$93,491	\$60,413
Total Housing Units	27,077	5,526	31,246	41,269	1,440,082
Owner Occupied Housing	17,179	4,183	17,610	25,971	919,978
Renter Occupied Housing	7,517	1,055	11,447	11,500	377,852
Vacancy Rate	8.8%	5.2%	7.0%	9.2%	9.9%
	Waukee Community School District	Dallas Center Grimes Community School District	West Des Moines Community School District	Dallas County	State of Iowa
White	83.4%	92.1%	78.2%	82.3%	84.0%
Black	4.9%	1.5%	4.3%	3.9%	4.1%
American Indian/Alaskan	0.2%	0.2%	0.1%	0.2%	0.3%
Asian	3.5%	2.1%	7.3%	2.5%	2.8%
Pacific Islander	0.1%	0.0%	0.1%	0.1%	0.2%
Other Race	0.1%	0.0%	0.1%	0.1%	0.1%
Two or More Races	2.6%	1.5%	2.0%	2.3%	1.9%
Hispanic	5.2%	2.5%	7.9%	8.6%	6.6%

Source: U.S. Census, ESRI BAO

Notes:

Demographic attribute information for Waukee Community School District is similar to Dallas Center Grimes Community School District

The Median Age is lower in the Waukee Community School District when compared to the other districts

The Unemployment Rate is lower than the State of Iowa (estimates from July 2020 from the US Census)

The Median Household Income is higher in the Waukee Community School District when compared to the other districts

Employment Table

Employment	Waukee Community School District	Dallas Center Grimes Community School District	West Des Moines Community School District	Dallas County	State of Iowa
2021 Agriculture/Mining (SIC01-14) Employees	0.3%	2.5%	0.8%	1.1%	1.4%
2021 Construction (SIC15-17) Employees	2.4%	7.4%	3.7%	2.7%	4.0%
2021 Manufacturing (SIC20-39) Employees	0.5%	9.5%	4.5%	5.1%	10.9%
2021 Transportation (SIC40-47) Employees	0.9%	1.9%	4.2%	1.3%	3.1%
2021 Communication (SIC48) Employees	0.5%	2.3%	0.4%	0.5%	0.8%
2021 Utility (SIC49) Employees	0.0%	0.8%	0.1%	0.2%	0.6%
2021 Wholesale Trade (SIC50-51) Employees	0.7%	8.9%	2.2%	1.3%	5.3%
2021 Home Improvement (SIC52) Employees	1.0%	3.1%	1.7%	1.9%	1.6%
2021 General Merchandise (SIC53) Employees	3.3%	2.7%	2.2%	2.6%	1.8%
2021 Food Stores (SIC54) Employees	5.4%	2.6%	3.6%	5.1%	3.6%
2021 Auto Dealer/Gas Station (SIC55) Employees	1.3%	3.0%	2.6%	1.7%	2.2%
2021 Apparel/Accessory (SIC56) Employees	3.7%	0.1%	0.9%	2.9%	0.5%
2021 Furniture/Home Furnishings (SIC57) Employees	1.2%	1.9%	0.9%	1.0%	0.7%
2021 Eating & Drinking (SIC58) Employees	11.0%	3.7%	5.5%	9.0%	6.0%
2021 Miscellaneous Retail (SIC59) Employees	7.2%	1.3%	4.1%	5.6%	2.7%
2021 Banks (SIC60-61) Employees	10.2%	0.9%	2.3%	8.0%	1.8%
2021 Securities Broker (SIC62) Employees	2.4%	0.4%	5.1%	1.9%	1.4%
2021 Insurance (SIC63-64) Employees	11.1%	7.8%	7.4%	8.9%	2.2%
2021 Real Estate/Holding (SIC65-67) Employees	5.5%	4.1%	8.0%	4.4%	2.2%
2021 Hotel/Lodging (SIC70) Employees	2.1%	0.3%	0.7%	1.6%	1.1%
2021 Auto Services (SIC75) Employees	0.3%	1.1%	0.9%	0.4%	1.1%
2021 Movie/Amusement (SIC78-79) Employees	1.9%	2.1%	1.8%	1.7%	2.6%
2021 Health Services (SIC80) Employees	10.6%	5.1%	9.1%	9.8%	12.3%
2021 Legal Services (SIC81) Employees	0.9%	0.3%	1.6%	0.9%	0.6%
2021 Education/Library (SIC82) Employees	3.8%	7.1%	3.5%	6.1%	8.5%
2021 Other Service (SIC72-89SEL) Employees	10.4%	15.7%	19.9%	11.5%	14.8%
2021 Government (SIC91-97) Employees	1.0%	2.8%	2.1%	2.4%	5.6%
2021 Unclassified Establishments (SIC99) Employees	0.3%	0.6%	0.3%	0.3%	0.4%

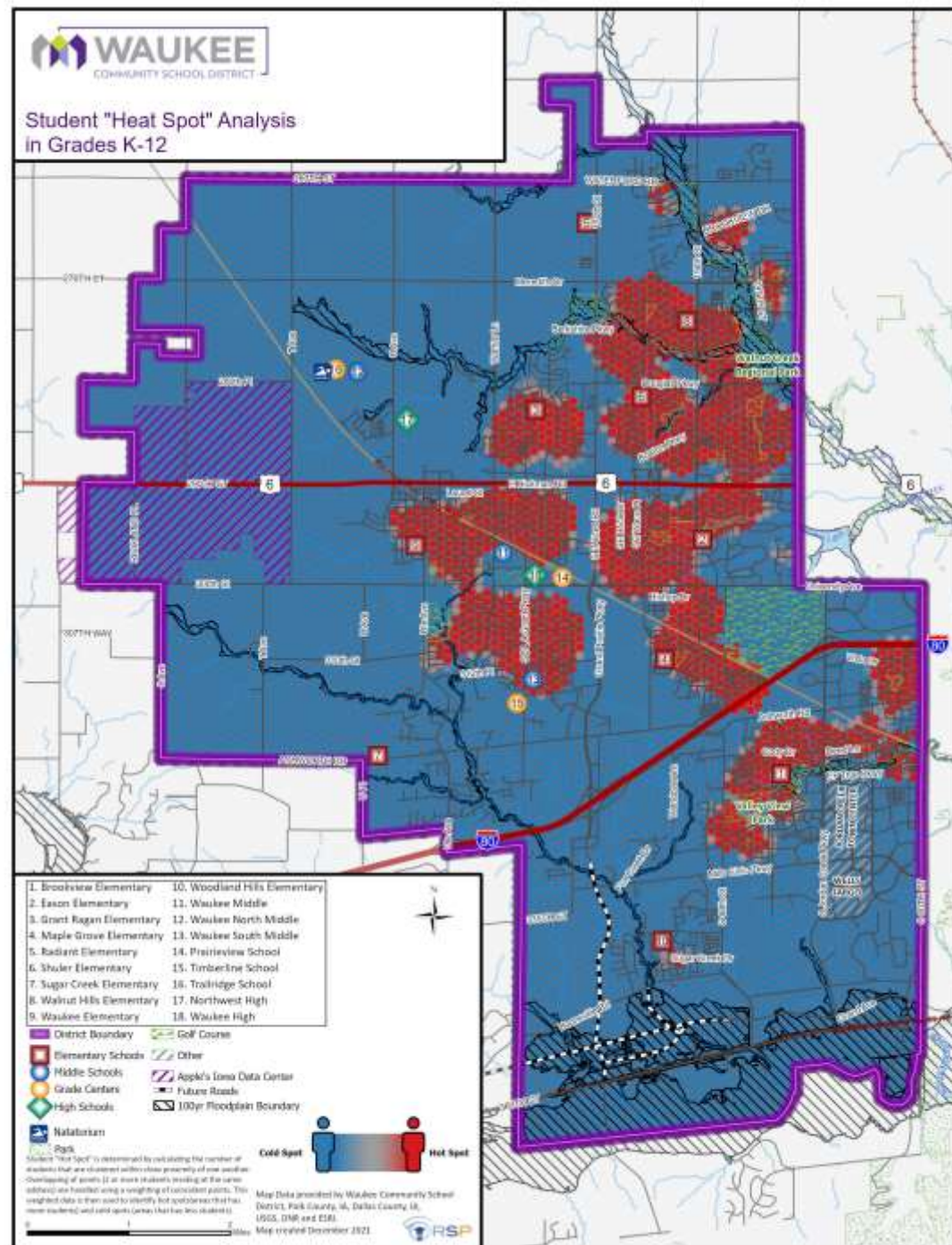
Source: U.S. Census and Esri BAO

Notes:

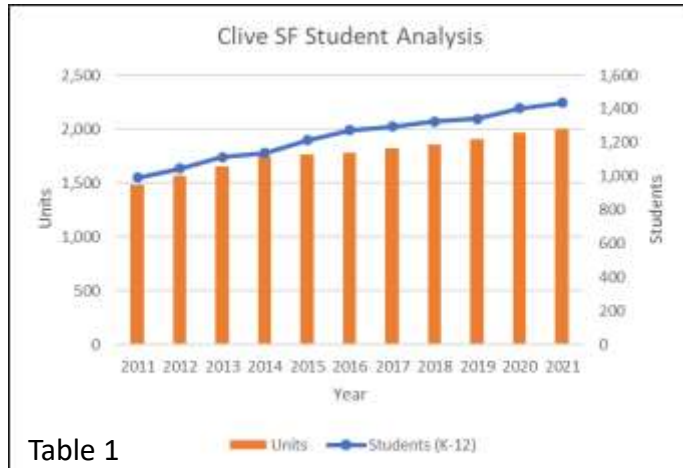
Highest percentage of employees are in Insurance (11.1%)

When compared to all neighboring geographies, Waukee Community School District has a greater percentage of employees working in Banks and lower percentage of employees working in Manufacturing

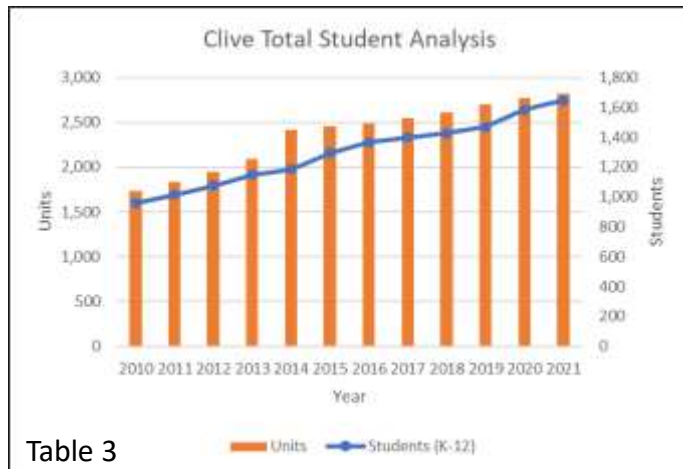
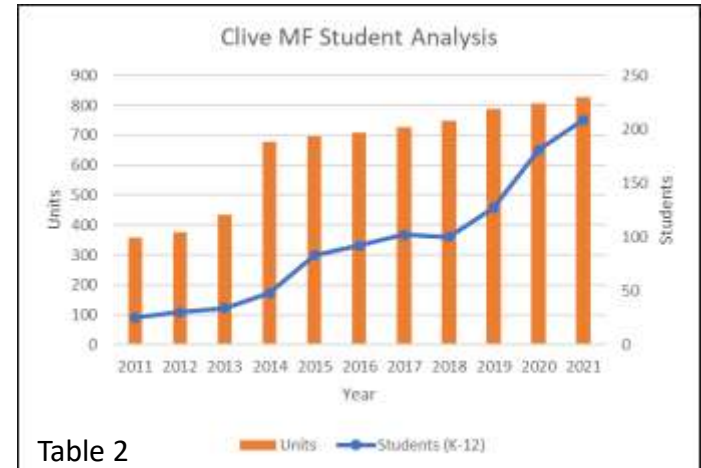
Hot Spot Map



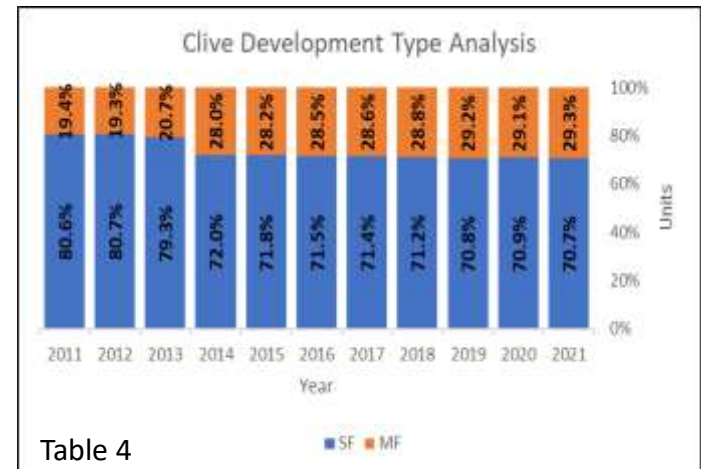
Clive City Analysis



Overall,
students
increased
by 71.3%



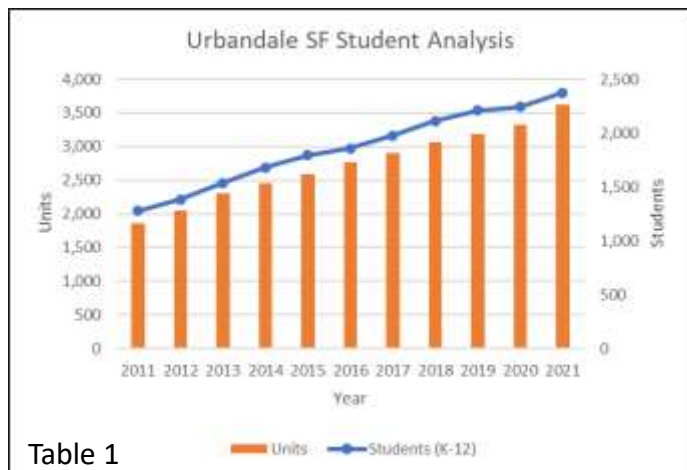
Overall,
Development
increased by
62.5%



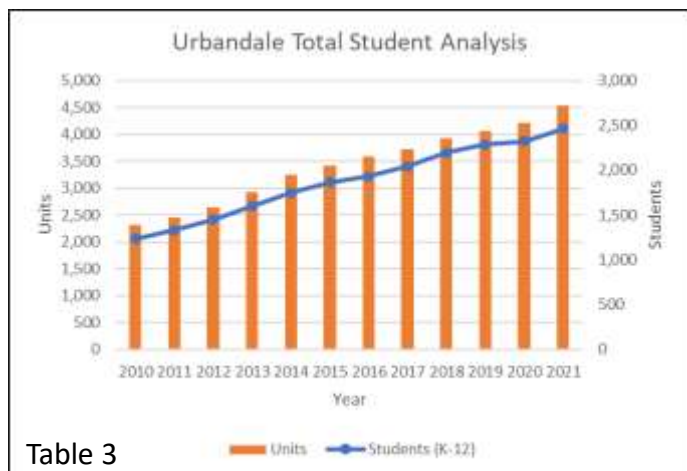
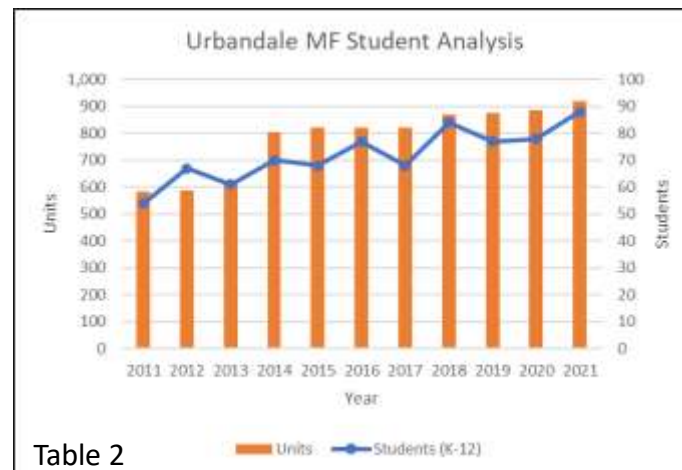
Notes:

- Table 1: The number of Single-Family (SF) units available by year in Waukee and the number of students attending
- Table 2: The number of Multi-Family (MF) units available by year in Waukee and the number of students attending
- Table 3: The total number of units and students by year within Waukee
- Table 4: The percentage of units by development type (Blue is SF and Orange is MF)

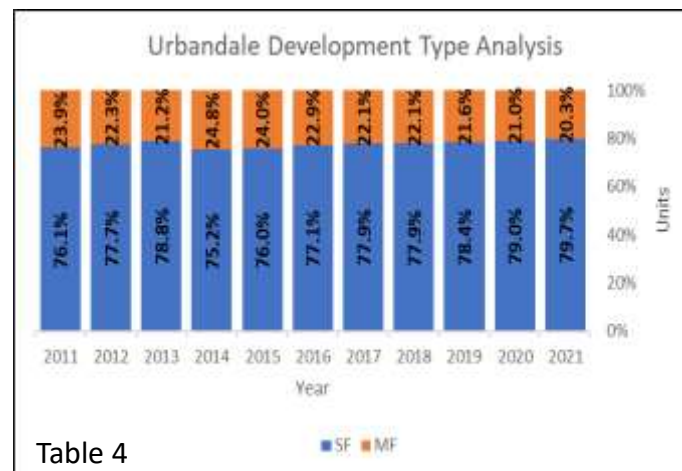
Urbandale City Analysis



Overall,
students
increased
by 99.5%



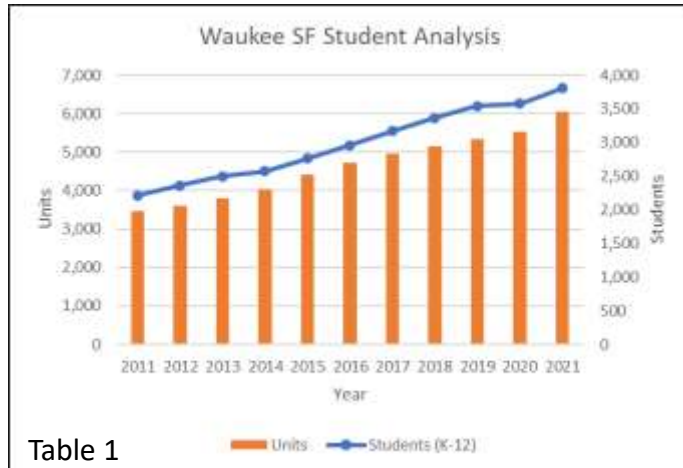
Overall,
Development
increased by
96.4%



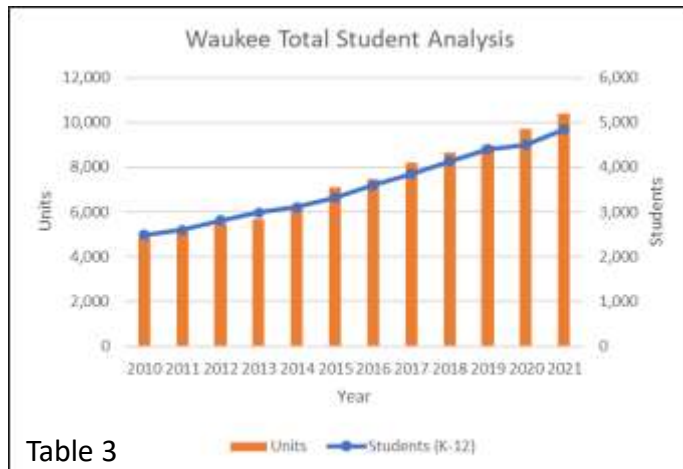
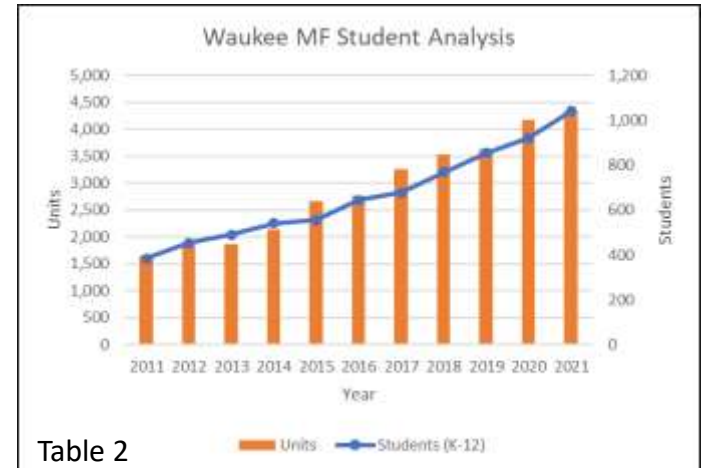
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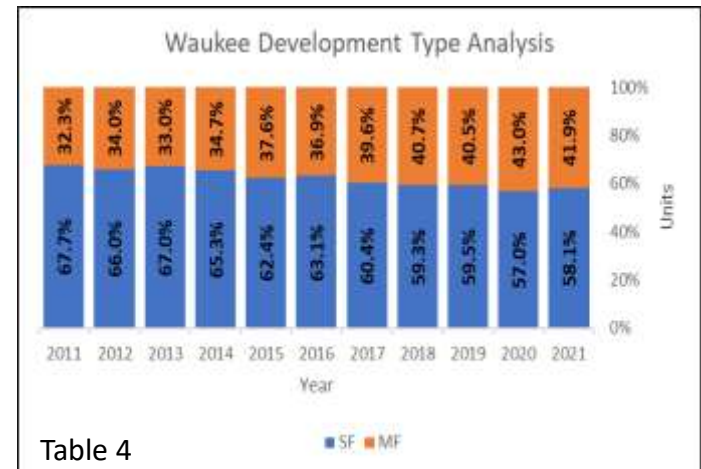
Waukee City Analysis



Overall,
students
increased
by 94.5%



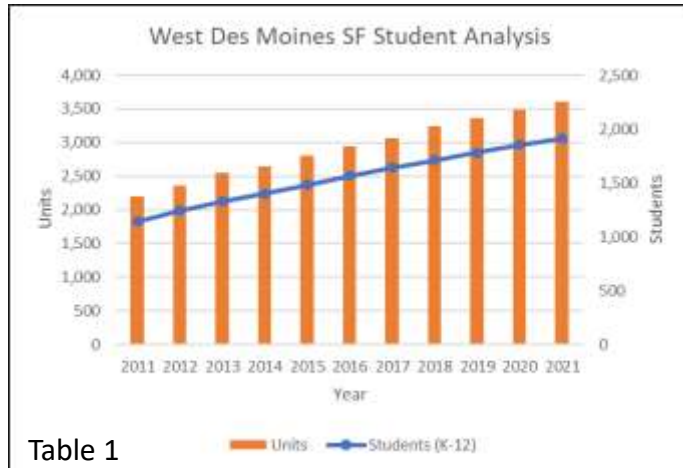
Overall,
Development
increased by
112.1%



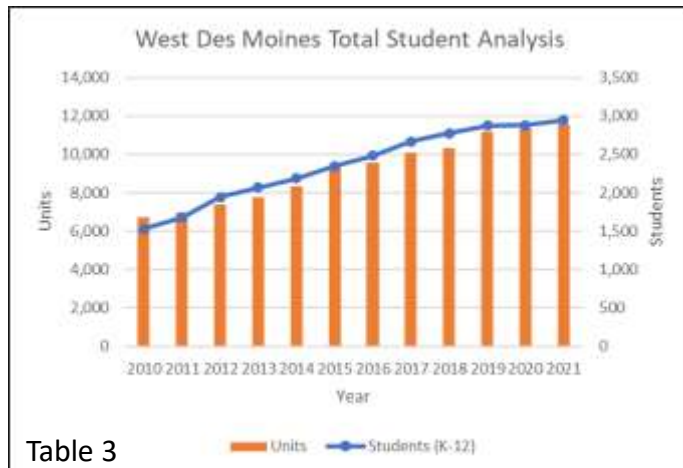
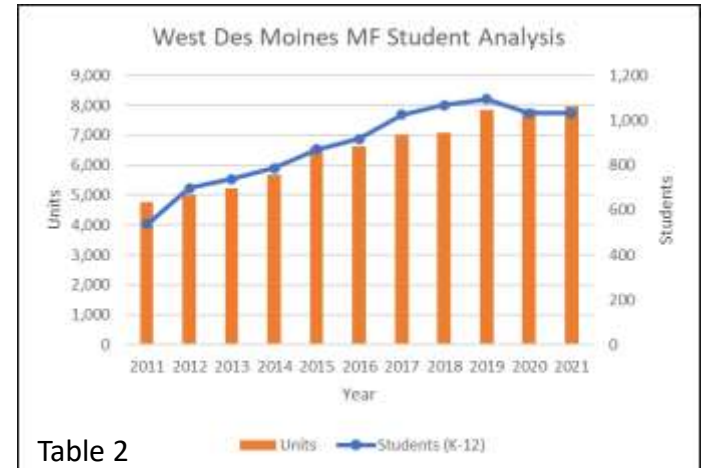
Notes:

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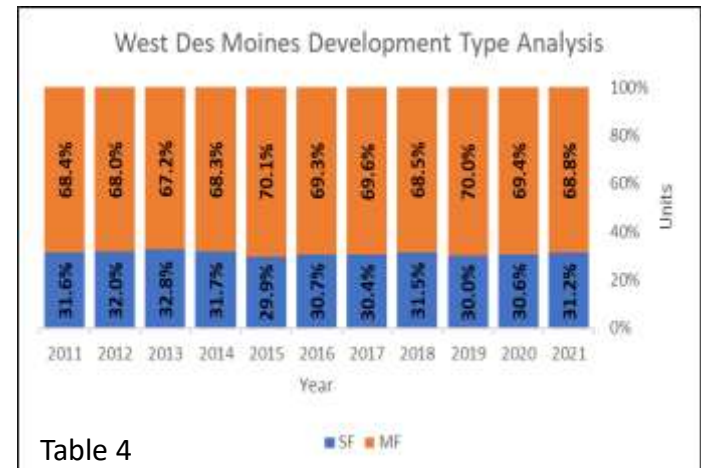
West Des Moines City Analysis



Overall,
students
increased
by 92.7%



Overall,
Development
increased by
71.7%



Notes:

- Table 1: The number of Single-Family (SF) units available by year in Waukee and the number of students attending
- Table 2: The number of Multi-Family (MF) units available by year in Waukee and the number of students attending
- Table 3: The total number of units and students by year within Waukee
- Table 4: The percentage of units by development type (Blue is SF and Orange is MF)