



Cheshire Public Schools Conceptual Elementary Redistricting Scenarios 1a & 2a

February 25, 2021



Redistricting Charge

Cheshire SMC requested SLR (formerly MMI) to develop Conceptual Redistricting Boundaries to understand enrollment impacts and changes to school attendance zones for elementary school construction scenarios 1a and 2a.



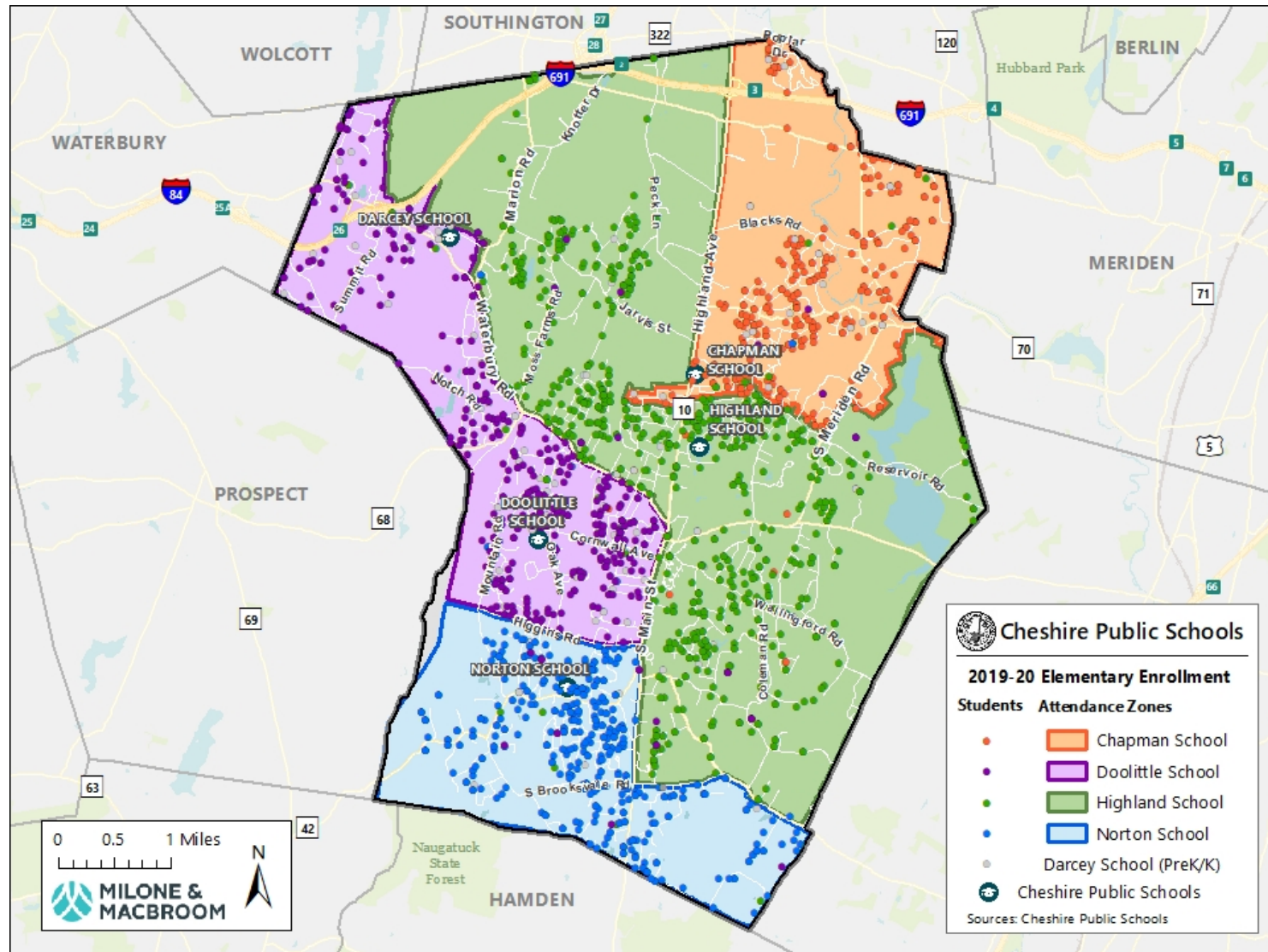
Redistricting Assumptions

- Existing School District Attendance Zones were the starting point for the Conceptual Redistricting Scenarios
- The 2019-20 Geocoded Student Enrollment was used as the starting point for each Conceptual Scenario
- The existing Functional Capacity (Max) for each elementary school was used to guide the scenarios
- Concept Boundaries were prepared to right size school attendance zones to enrollment projections and determine an enrollment planning target for new school construction
- Redistricting Scenarios are the first stage in planning and are silent to Educational Specifications and Future Physical Space Needs due to increased enrollment or PreK shifts
- School Construction Grant Space Standard is based on the highest projected enrollment over the ensuing eight year period and Educational Specifications. However, the district Functional Capacity will inform our facility scenario planning

Existing Capacities	
School	Current Functional Capacity
Darcey	180
Chapman	411
Doolittle	606
Norton	494
Highland	827
Total Elem.	2,518



Existing Districts





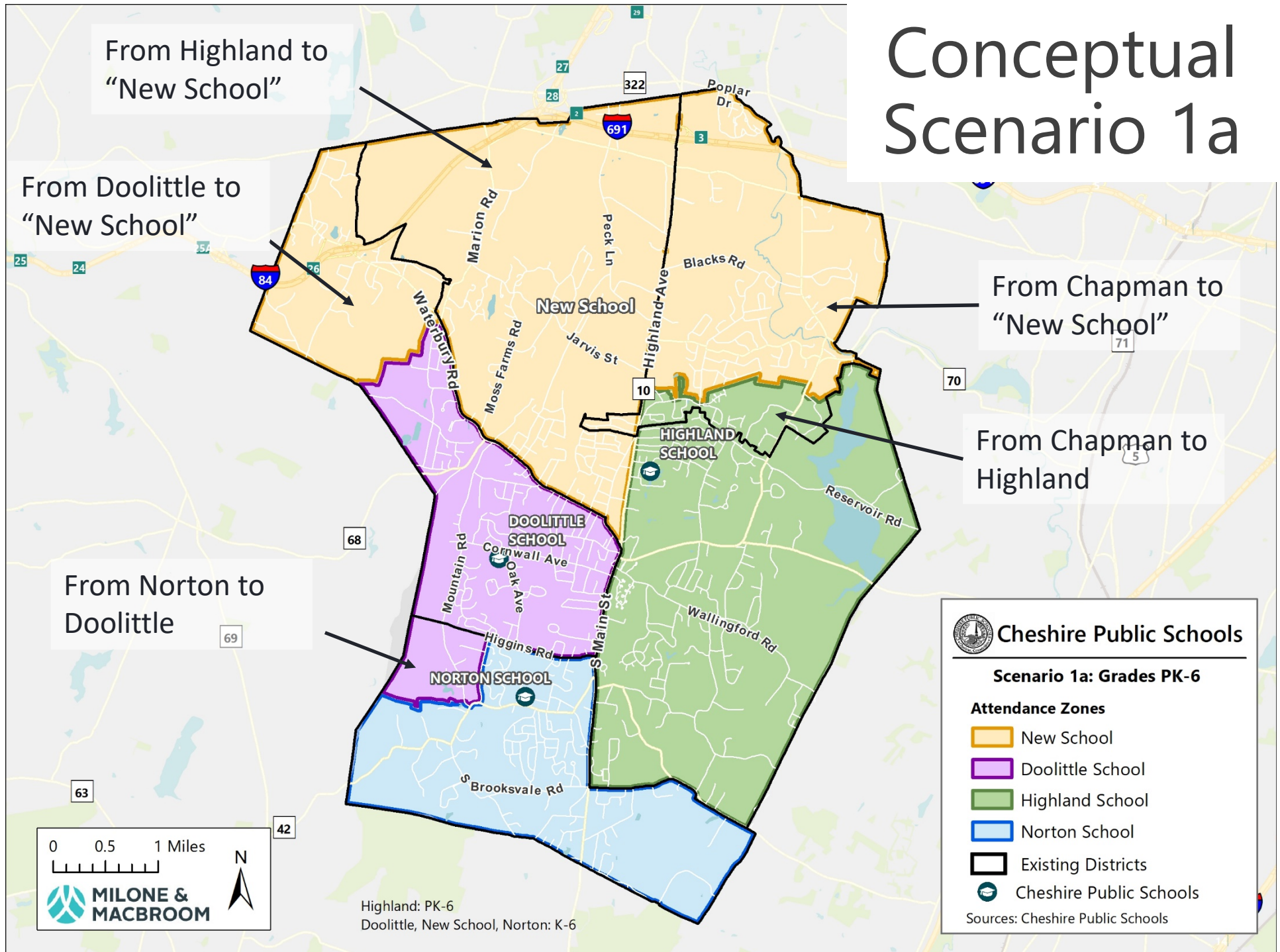
Scenario 1a

- 6th Grade Remains in Elementary Schools
- Close both Darcey & Chapman School Buildings
- Doolittle & Norton remain K-6
- Darcey PreK Programs move to Highland
- Size New Elementary School accordingly to enrollment needs

Scenario 1A	
School	Current Functional Capacity
Darcey	Consolidated
Chapman	Consolidated
Doolittle	606
Norton	494
Highland	827
New Elementary School	?

** About 600 out of Darcey and Chapman school capacity*

Conceptual Scenario 1a





Scenario 1a Projections

Scenario 1a PK-6 Enrollment

			8-Year Projection Window for Construction Grant									
School	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	Peak Enrollment Over Next 8-Years
New School	679	692	722	737	766	759	792	829	851	858	883	858
Doolittle	395	404	418	454	489	501	527	548	567	576	573	576
Highland	615	619	633	652	677	694	727	742	768	777	780	777
Norton	403	395	412	420	418	431	423	451	467	469	475	469
Total	2,092	2,110	2,185	2,263	2,350	2,385	2,469	2,570	2,653	2,680	2,711	

- "New Elementary School" peak projected enrollment is ~860 students
- With inclusion of Darcey's PreK program, Highland grows to ~780 students
- Overall elementary enrollment growth is spread across the 4 schools



Scenario 1a Utilization

Scenario 1a PK-6 Utilization

School	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	Functional Capacity
New School	75%	78%	80%	83%	82%	86%	90%	92%	93%	96%	924 *
Doolittle	67%	69%	75%	81%	83%	87%	90%	94%	95%	95%	606
Highland	75%	77%	79%	82%	84%	88%	90%	93%	94%	94%	827
Norton	80%	83%	85%	85%	87%	86%	91%	95%	95%	96%	494
Total	74%	77%	79%	82%	84%	87%	90%	93%	94%	95%	2,851

*Note – Assumes a loading level of 22 students per grade x 7 grade groupings x 6 sections for each grade = 924 estimated functional capacity.

- Overall elementary utilization averages 86% over the next 8-years for the PK-6 elementary system. All schools well utilized towards the end of the planning horizon with a range of 90%-95%
- The Enrollment/Capacity for the “New Elementary” School is enrollment derived. Educational Specifications will need to be developed to determine Programmatic Capacity and ultimately the size for construction planning
- An architectural study of Highland will need to be conducted to determine space needs, fit and resulting capacity with the inclusion of Darcy’s PreK at Highland School



Scenario 1a Considerations

- Overall average utilization would be 86% with a range of 90% to 95% in the last 3-years of planning horizon
- Provides sufficient capacity to accommodate enrollment growth of the 8-year projection horizon
- Would change attendance zones for approximately 39% of elementary student body
- Prior to development of educational specifications, CPS should determine operational considerations for an elementary school with an enrollment of 850 students
- New Elementary School requires a site selection process which may impact conceptual boundaries.
- Cheshire will need to explore feasibility and impacts of adding Darcey's PreK programs to Highland. Functional Capacity of Highland may be impacted



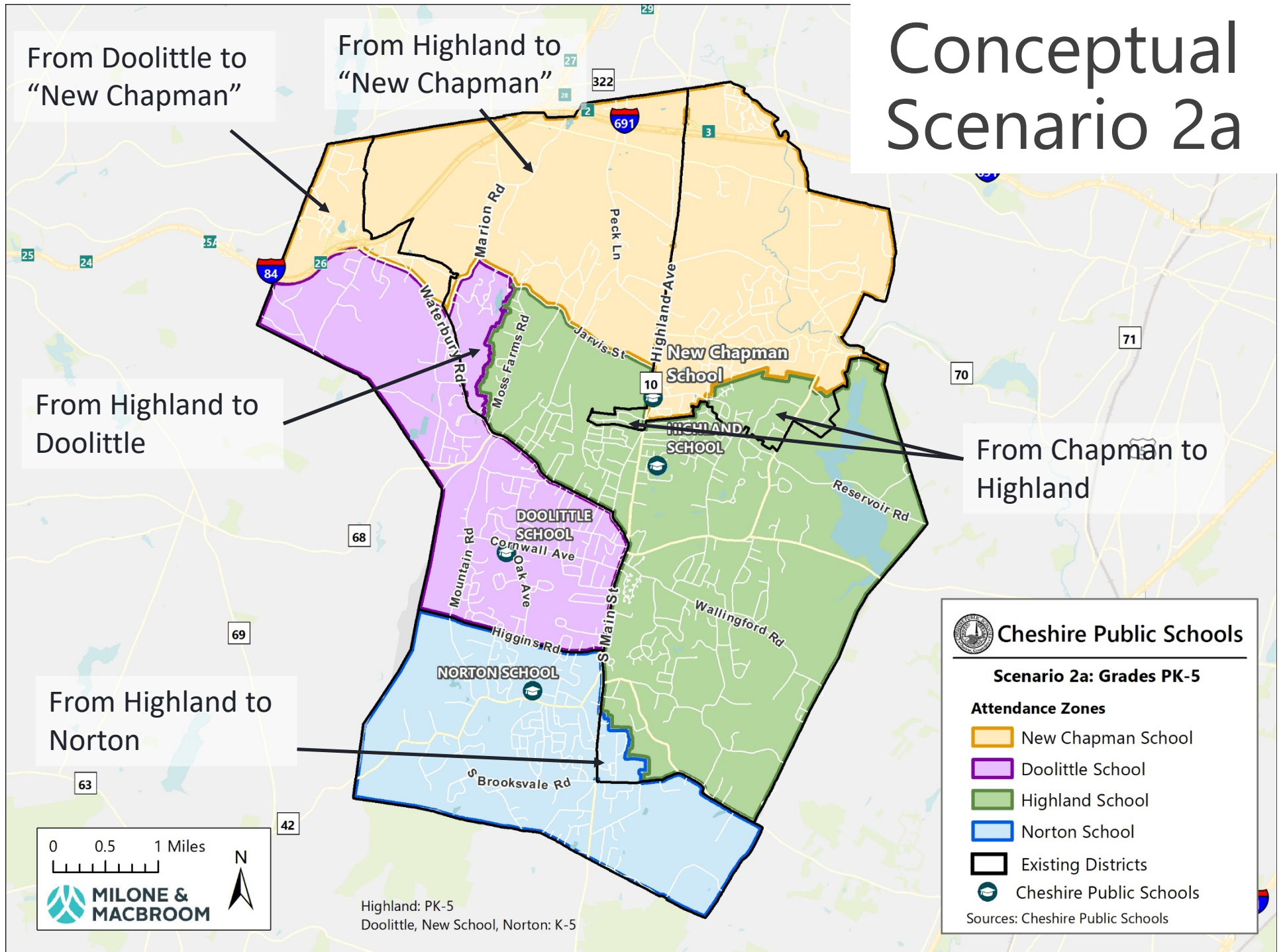
Scenario 2a

- 6th Grade is removed from elementary to create a 6th-8th middle school
- Close Darcey School Building
- Doolittle & Norton remain K-5
- Darcey PreK Programs move to Highland
- Size new K-5 at Chapman accordingly to enrollment needs

Scenario 2A	
School	Current Functional Capacity
Darcey	Consolidated
Doolittle	606
Norton	494
Highland	827
New Chapman	?

* 180 out of Darcey school capacity

Conceptual Scenario 2a





Scenario 2a Projections

Scenario 2a PK-5 Enrollment

			8-Year Projection Window for Construction Grant									
School	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	Peak Enrollment Over Next 8-Years
New Chapman	373	392	417	433	442	461	478	498	495	515	516	515
Doolittle	422	421	433	476	492	511	531	557	570	563	571	570
Highland	628	620	639	653	678	680	709	735	745	751	761	751
Norton	374	384	395	411	420	406	432	455	458	463	480	463
Total	1,797	1,817	1,884	1,973	2,032	2,058	2,150	2,245	2,268	2,292	2,328	

- "New Chapman School" peak projected enrollment is ~515 students
- With inclusion of Darcey's PreK program, Highland grows to ~750 students
- Overall elementary enrollment growth is spread across the 4 schools



Scenario 2a Utilization

Scenario 2a Utilization (PK-5)

School	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	Functional Capacity
New Chapman	74%	79%	82%	84%	87%	91%	94%	94%	98%	98%	528 *
Doolittle	69%	71%	79%	81%	84%	88%	92%	94%	93%	94%	606
Highland	75%	77%	79%	82%	82%	86%	89%	90%	91%	92%	827
Norton	78%	80%	83%	85%	82%	87%	92%	93%	94%	97%	494
Total	74%	77%	80%	83%	84%	88%	91%	92%	93%	95%	2,455

*Note – assumes a loading level of 22 students per grade x 6 grade groupings x 4 sections for each grade = 528 estimated functional capacity.

- Overall utilization averages 84% over the next 8-years for the PK-5 elementary system. All schools well utilized towards the end of the planning horizon with a range of 89%-98%
- The Enrollment/Capacity for the “New Chapman” School is enrollment derived. Educational Specifications will need to be developed to determine Programmatic Capacity and ultimately the size for construction planning.
- An architectural study of Highland will need to be conducted to determine space needs, fit and resulting capacity with the inclusion of Darcy’s PreK at Highland School



Scenario 2a Considerations

- Overall average utilization would be 84% with a range of 71% to 94% between schools
- Provides sufficient capacity to accommodate enrollment growth of the 8-year projection horizon
- Would change attendance zones for approximately 15% of elementary Student body
- Creates three elementary schools of roughly the same size. Highland will continue to have the greatest enrollment
- Requires "test-fit" of Chapman site to support the construction of a school for approximately 515 students
- Cheshire will need to explore feasibility and impacts of adding Darcey's PreK programs to Highland. Functional Capacity of Highland may be impacted.