



# Planning for the Future

Norwalk Community School District

Enrollment Analysis

December 2022



# Expectations

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Thank you to Norwalk Community Schools, Warren County, Cities of Norwalk, Des Moines, West Des Moines, Cumming, and Spring Hill, Census Bureau/Esri for making this happen!

**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 findings 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 influenced by, but not limited to, the birth rate, demographics, types of development and/or housing affordability.

## **Facts**

- 1) 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
- 2) This analysis is based on the same grade configuration and educational programming expectations the patrons have for each student
- 3) 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.**

## RSP Quick Facts:

Founded in 2003  
Professional educational planning firm  
Expertise in multiple disciplines (GIS, Planning, Facilitation)  
Over 20 years of planning experience  
Over 80 years of education experience  
Over 20 years of GIS experience  
Projection accuracy of 97% or greater

## RSP Clients:

RSP was started with the desire and commitment to assist school districts in long-range planning.  
RSP has served over **130** clients in:

Arkansas	Minnesota	South Dakota
Colorado	Missouri	Tennessee
Iowa	Nebraska	Wisconsin
Illinois	North Dakota	
Kansas	Oklahoma	

## RSP Planning Team:

### Robert Schwarz, AICP, CEFP

Military, County, City, and School District Planner  
University of Kansas – Master of Urban Planning (MUP)  
American Institute of Certified Planners (AICP)  
Certified Educational Facility Planner (CEFP)

### Ginna Wallace, Planner

University of Kansas – Master of Urban Planning (MUP)

## RSP Recent Iowa Projects:

### West Des Moines Community School District

- Enrollment Analysis, 2021/22

### Ankeny Community School District

- Enrollment Analysis, 2021/22
- Facility Master Plan, 2022/23

### Urbandale Community School District

- Enrollment Analysis, 2021/22
- Boundary Analysis, 2021/22

## Our Partners:



# Discussion Points

## HELPFUL HINTS TO READ THE REPORT:



Slides that have the flagged star symbol are SIGNATURE SLIDES



PLUS: indicator of student growth



MINUS: indicator of student loss



Click the APPENDIX symbol on a page to reference additional analysis



### PART 1 ENROLLMENT & DEMOGRAPHICS

- Student Analysis Maps & Data
- Sophisticated Forecast Model
- Demographics
- Past Enrollment & Change



### PART 2 DEVELOPMENT

- Population, Development, & Enrollment Trends
- Yield Rate
- Housing Market Maps & Data
- Potential Growth Analysis



### PART 3 PROJECTIONS

- Past, Current, & Future Enrollment
- Building Projections
- Grade Level Projections



### PART 4 NEXT STEPS

- Moving Forward
- Challenges & Solutions
- Next Steps & Key Considerations



### APPENDIX

- Community Demographics
- Intra-transfer Tables
- Student Density Maps



## **PART 1**

# **ENROLLMENT & DEMOGRAPHICS**

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Things to Consider

Student Analysis Maps & Data

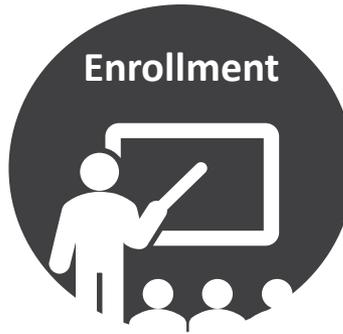
Sophisticated Forecast Model

Demographics

Past Enrollment & Change

# 100,000 Foot Perspective

An overview of what is most notable for your school district, students, and community.



**District wide enrollment forecasted to increase by about 1,000 students in the next ten years**

- **Elementary forecasted to be 2,070 students in 2032/33**
- **Middle School forecasted to be 1,040 students in 2032/33**
- **High School forecasted to be 1,300 students in 2032/33**



**Capacity was provided by the district and analyzed in regard to projected enrollment for schools**

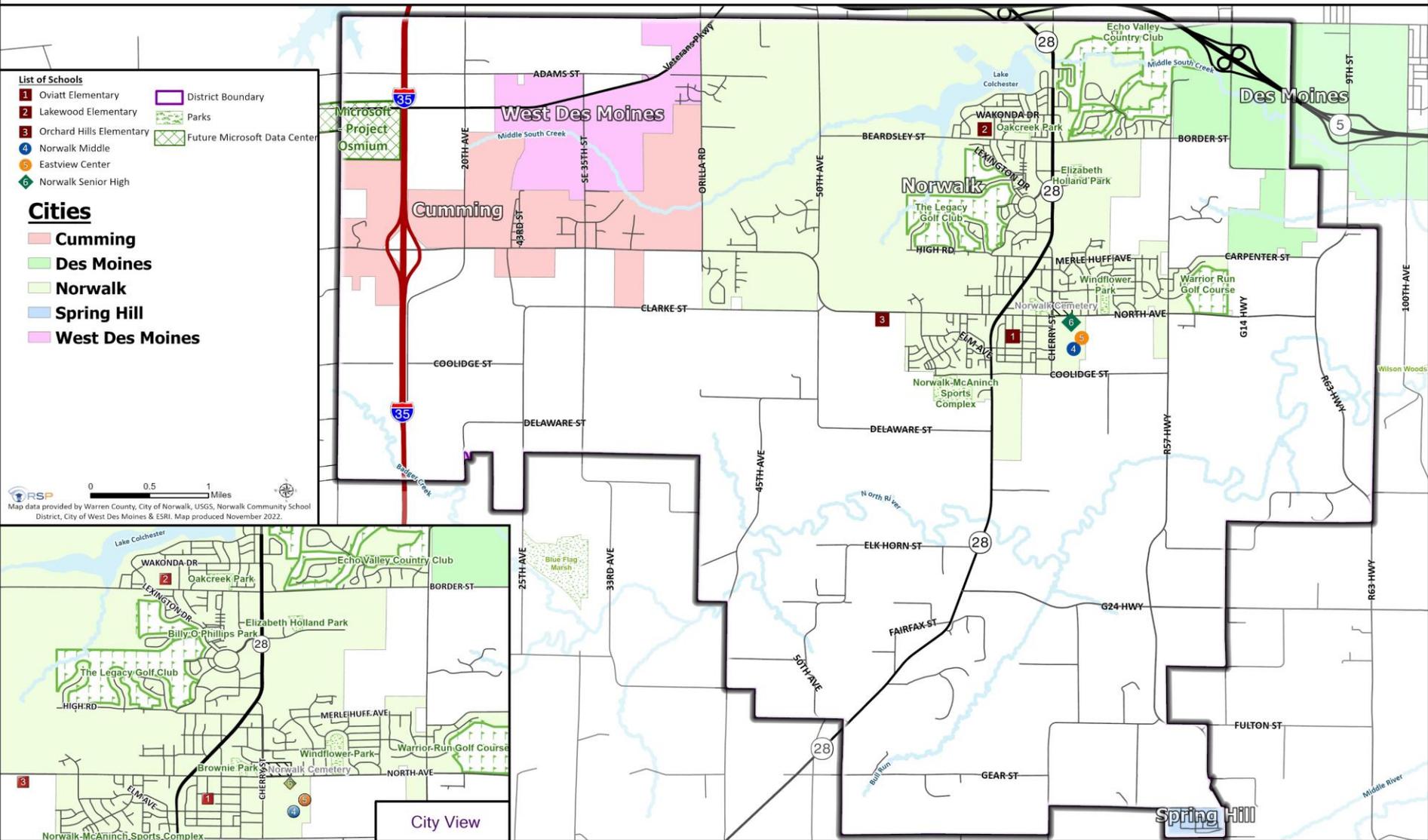
- Capacity challenges can be expected at Norwalk Middle School and Norwalk High School starting in 2029/30
- Potential solution to address secondary capacity challenges to be discussed within the next couple of years



**Population and development growth in the district is driving potential enrollment growth**

- Almost 8,200 total potential units could be added to the district in the next ten years
- Most growth is located to the northern areas of district
- In 2022 so far, 395 units have been built

# District Boundary



- List of Schools**
- 1 Oviatt Elementary
  - 2 Lakewood Elementary
  - 3 Orchard Hills Elementary
  - 4 Norwalk Middle
  - 5 Eastview Center
  - 6 Norwalk Senior High
- Legend:**
- District Boundary
  - Parks
  - Future Microsoft Data Center

- Cities**
- Cumming
  - Des Moines
  - Norwalk
  - Spring Hill
  - West Des Moines

Map data provided by Warren County, City of Norwalk, USGS, Norwalk Community School District, City of West Des Moines & ESRI. Map produced November 2022.

City View

Spring Hill



### Map Details:

- Planning Areas are created from: Land Use, Residential Density, Natural Features, Manmade Features, Attendance Areas
- 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

# 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 School District
- c = Grade level
- t = Time (years)
- BP = Building permit forecast as given by the Building Permit Allocation Model (BPAM) model
- R<sub>c,x</sub> = 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 planning area
- A = An index which models the likelihood of development
- CT = Building permit control total forecast

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.

The SFM is...

- a social science... not an exact science; it identifies behavior trends to determine the propensity of them to be recreated
- valuable in how our team created and analyzes the geography at a planning area level for any commonality which while help produce an accurate forecast

Some variables examined for each planning area (but not limited to) are...

- natural cohort (district data)
- planning area subdivision lifecycle (a RSP variable)
- the value of homes (county assessor data)
- type of residential units like single-family, multi-family, townhome, mobile home, etc. (county assessor data)
- year units were built
- 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 (county and city data)
- future development (county and city data)
- in-migration of students (district data) & out-migration of students (district data)

Each variable is analyzed as an indicator of the future student population:

-  Indicator of Student Growth
-  Indicator of Student Loss

# Birth Rate Information



## Warren County Iowa Live Births and Norwalk Kindergarten 5-Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2005	549			2010/11	207	37.7%
2006	515	-34	-6.2%	2011/12	186	36.1%
2007	527	12	2.3%	2012/13	172	32.6%
2008	544	17	3.2%	2013/14	198	36.4%
2009	537	-7	-1.3%	2014/15	201	37.4%
2010	523	-14	-2.6%	2015/16	203	38.8%
2011	515	-8	-1.5%	2016/17	206	40.0%
2012	542	27	5.2%	2017/18	222	41.0%
2013	532	-10	-1.8%	2018/19	239	44.9%
2014	557	25	4.7%	2019/20	253	45.4%
2015	529	-28	-5.0%	2020/21	217	41.0%
2016	590	61	11.5%	2021/22	268	45.4%
2017	576	-14	-2.4%	2022/23	274	47.6%
2018	581	5	0.9%	2023/24	190	276
2019	594	13	2.2%	2024/25	194	283
2020	540	-54	-9.1%	2025/26	176	257
2021	606	66	12.2%	2026/27	198	288
3-Year Avg	580.0	8.33				
3-Year Wgt Avg	582.0	17.17				

## Observations

- Tracks the number of Warren County live births and the corresponding number of kindergarten students years later
- The number of live births has been stable to slightly increasing
- 3-year average of 8 more live births per year
- The kindergarten classes moving forward are forecasted to be between:
  - 176 to 198 students on the low end
  - 257 to 288 students on the high end

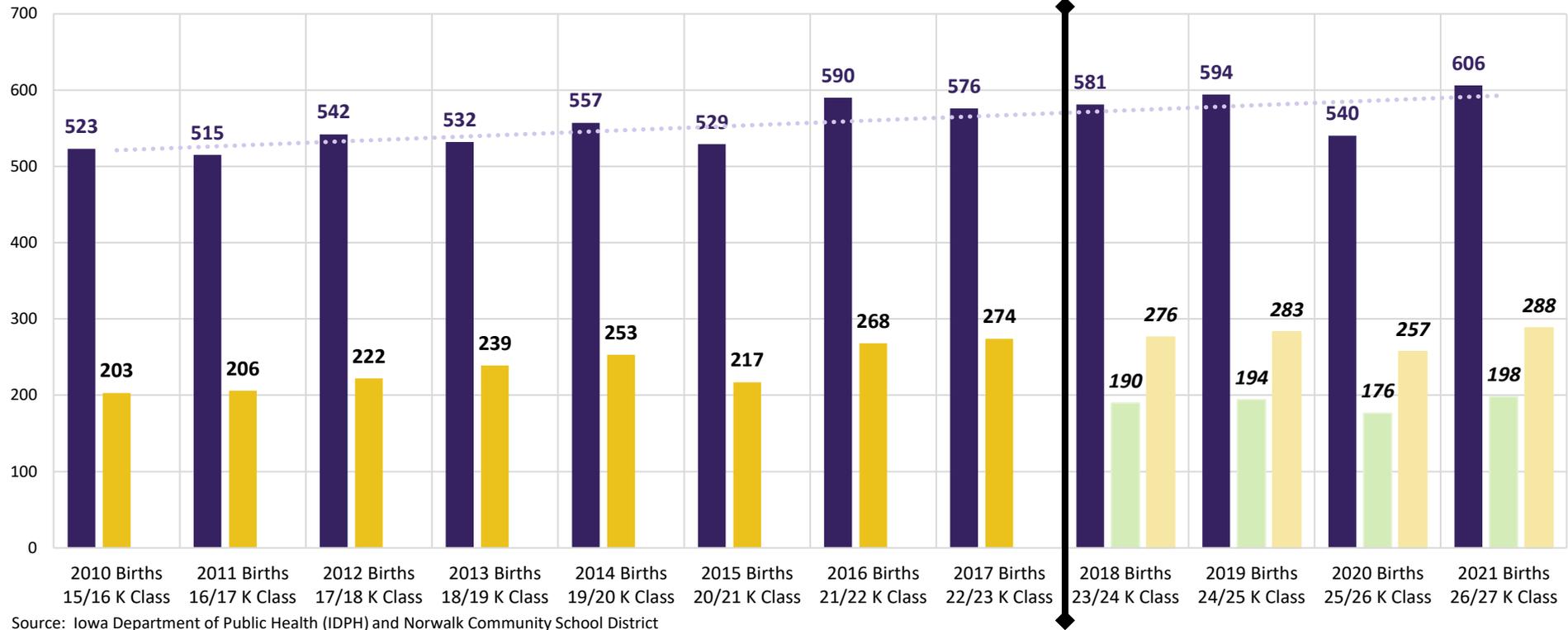
**Main Takeaway:** The relationship between county live births and kindergarten classes has been consistent for the past ten years indicating a stable to increasing kindergarten class.

Source: Iowa Department of Public Health (IDPH) and Norwalk Community School District  
 Projections based on 3-year weighted average of % kdg of live births(0%)  
 Projections based on 3-year weighted average of % kdg of live births

# Birth Rate Information



## Warren County Live Births and Kindergarten Classes 5 Years Later



### Bar Chart Key

Live Births per Year

Past Kdg students

Projected Kdg students (low)

Projected Kdg students (high)

### Observations

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# Past Enrollment by Grade



## Enrollment By Grade

Year	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change
2000/01	171	130	152	158	162	177	147	153	159	150	167	153	163	2,042	
2001/02	165	159	134	157	151	166	169	136	155	164	148	156	149	2,009	-33
2002/03	160	169	187	146	172	166	177	181	152	175	172	144	156	2,157	148
2003/04	181	166	180	188	147	181	172	178	190	160	180	168	143	2,234	77
2004/05	162	188	160	179	185	152	190	166	184	196	154	166	155	2,237	3
2005/06	189	175	215	191	192	210	175	208	179	211	212	162	180	2,499	262
2006/07	179	193	171	217	194	200	211	178	214	191	218	205	162	2,533	34
2007/08	187	178	195	179	221	199	208	208	175	210	189	208	215	2,572	39
2008/09	149	197	179	213	188	234	202	207	216	178	208	183	209	2,563	-9
2009/10	166	154	201	179	217	193	230	203	212	218	175	209	172	2,529	-34
2010/11	220	188	150	211	194	228	202	234	204	217	222	177	204	2,651	122
2011/12	189	223	186	155	212	193	232	196	242	204	220	210	169	2,631	-20
2012/13	176	196	231	183	163	217	202	226	200	242	201	213	198	2,648	17
2013/14	200	174	206	240	197	171	224	205	230	201	241	201	188	2,678	30
2014/15	208	203	186	224	240	207	176	225	211	230	204	241	195	2,750	72
2015/16	210	219	228	197	229	249	220	178	228	216	228	205	245	2,852	102
2016/17	216	214	219	233	205	231	267	228	200	230	218	230	202	2,893	41
2017/18	230	225	224	230	250	220	240	281	236	208	230	215	222	3,011	118
2018/19	243	251	245	241	246	264	244	251	284	241	209	232	225	3,176	165
2019/20	259	252	246	241	254	264	287	245	267	292	248	208	237	3,300	124
2020/21	222	259	258	263	249	267	270	288	259	267	298	245	206	3,351	51
2021/22	268	239	270	264	266	249	257	259	285	251	254	277	237	3,376	25
2022/23	274	265	246	276	265	275	254	264	262	273	246	245	267	3,412	36

Source: Iowa Department of Education (2000/01 to 2004/05) and Norwalk Community School District (2005/06 to 2022/23)

## Observations:

- Largest K-12 class in 2022/23 – 5<sup>th</sup> grade with 275 students
- Smallest K-12 class in 2022/23 – 11<sup>th</sup> grade with 245 students
- Graduating senior class is smaller than the incoming Kindergarten class which will increase total enrollment
- This year is the largest total enrollment since 2000/01 of 3,412 students
  - 2022/23 has the largest grades in: K, 1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, and 12<sup>th</sup> grade

# Cohort Student Change



## Change By Grade from the Previous Year

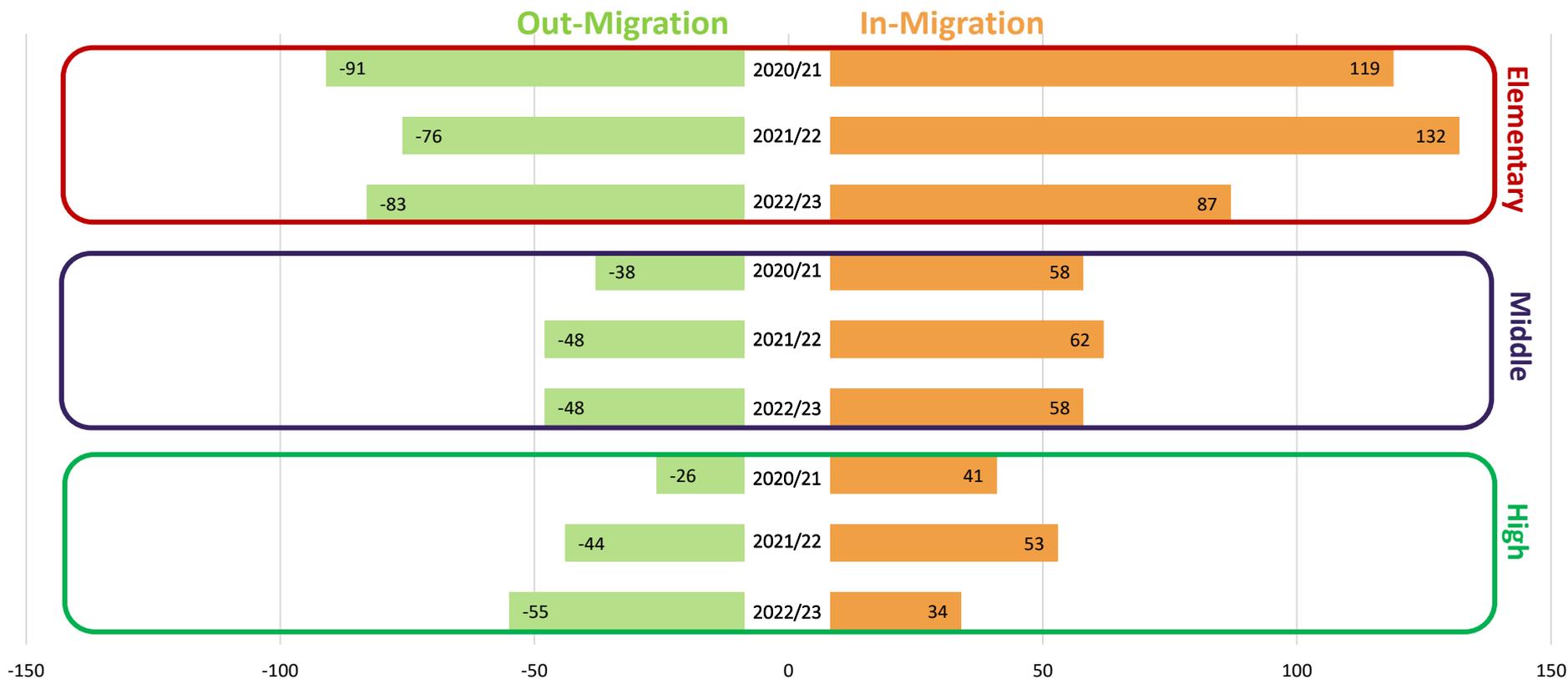
From	To	K	K 1st	1st 2nd	2nd 3rd	3rd 4th	4th 5th	5th 6th	6th 7th	7th 8th	8th 9th	9th 10th	10th 11th	11th 12th	Annual Change	
															Total	%
2000/01	2001/02	-6	-12	4	5	-7	4	-8	-11	2	5	-2	-11	-4	-33	-1.6%
2001/02	2002/03	-5	4	28	12	15	15	11	12	16	20	8	-4	0	148	7.4%
2002/03	2003/04	21	6	11	1	1	9	6	1	9	8	5	-4	-1	77	3.6%
2003/04	2004/05	-19	7	-6	-1	-3	5	9	-6	6	6	-6	-14	-13	3	0.1%
2004/05	2005/06	27	13	27	31	13	25	23	18	13	27	16	8	14	262	11.7%
2005/06	2006/07	-10	4	-4	2	3	8	1	3	6	12	7	-7	0	34	1.4%
2006/07	2007/08	8	-1	2	8	4	5	8	-3	-3	-4	-2	-10	10	39	1.5%
2007/08	2008/09	-38	10	1	18	9	13	3	-1	8	3	-2	-6	1	-9	-0.3%
2008/09	2009/10	17	5	4	0	4	5	-4	1	5	2	-3	1	-11	-34	-1.3%
2009/10	2010/11	54	22	-4	10	15	11	9	4	1	5	4	2	-5	122	4.8%
2010/11	2011/12	-31	3	-2	5	1	-1	4	-6	8	0	3	-12	-8	-20	-0.8%
2011/12	2012/13	-13	7	8	-3	8	5	9	-6	4	0	-3	-7	-12	17	0.6%
2012/13	2013/14	24	-2	10	9	14	8	7	3	4	1	-1	0	-25	30	1.1%
2013/14	2014/15	8	3	12	18	0	10	5	1	6	0	3	0	-6	72	2.7%
2014/15	2015/16	2	11	25	11	5	9	13	2	3	5	-2	1	4	102	3.7%
2015/16	2016/17	6	4	0	5	8	2	18	8	22	2	2	2	-3	41	1.4%
2016/17	2017/18	14	9	10	11	17	15	9	14	8	8	0	-3	-8	118	4.1%
2017/18	2018/19	13	21	20	17	16	14	24	11	3	5	1	2	10	165	5.5%
2018/19	2019/20	16	9	-5	-4	13	18	23	1	16	8	7	-1	5	124	3.9%
2019/20	2020/21	-37	0	6	17	8	13	6	1	14	0	6	-3	-2	51	1.5%
2020/21	2021/22	46	17	11	6	3	0	-10	-11	-3	-8	-13	-21	-8	25	0.7%
2021/22	2022/23	6	-3	7	6	1	9	5	7	3	-12	-5	-9	-10	36	1.1%
3-Yr Avg		5.0	4.7	8.0	9.7	4.0	7.3	0.3	-1.0	4.7	-6.7	-4.0	-11.0	-6.7	37.3	1.1%
3-Yr Wavg		12.2	4.2	8.2	7.8	2.8	6.7	0.2	0.0	2.8	-8.7	-5.8	-12.0	-8.0	34.8	1.0%

Source: Iowa Department of Education (2000/01 to 2004/05) and Norwalk Community School District (2005/06 to 2022/23)

## Observations:

- Largest 3-year average K-12 class cohort increase – 2<sup>nd</sup> to 3<sup>rd</sup> grade (+10 students)
- Largest 3-year average K-12 class cohort decrease – 10<sup>th</sup> to 11<sup>th</sup> (-11 students)
- Overall percent change from previous year of 1.1% - increase of 36 students
- Cohort recovery from previous year in grades 1<sup>st</sup> to 8<sup>th</sup> grade (historically see a high school cohort loss)

# 3-Year Student Migration Trend



Source: Norwalk Community School District, ESRI, and RSP

## Definition

**Out-Migration:** Shows number of students in grade K to 11<sup>th</sup> that were attending the District in 2021/22, but are not attending the District in 2022/23.

**In-Migration:** Shows number of students in grade 1<sup>st</sup> to 12<sup>th</sup> that are attending the District in 2022/23, but were not attending the District in 2021/22.

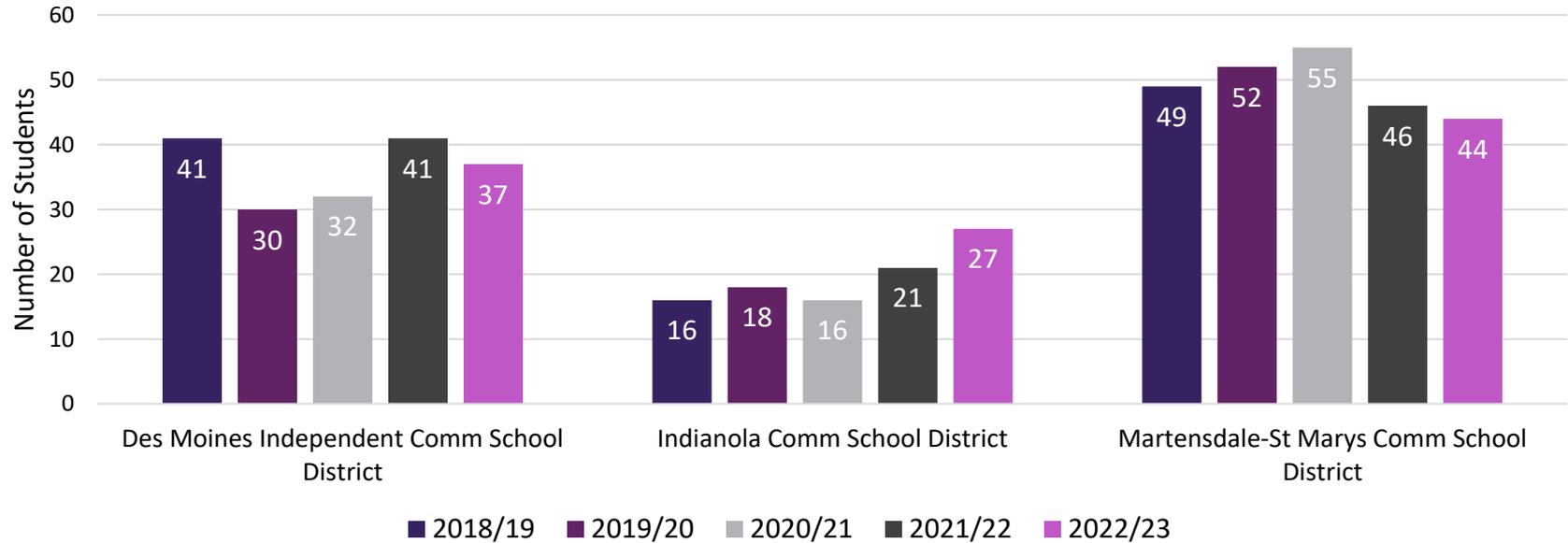
## Observations

- 2020/21 lost 155 students and gained 218 students; **NET: +63**
- 2021/22 lost 168 students and gained 247 students; **NET: +79**
- 2022/23 lost 186 students and gained 179 students; **NET: -7**

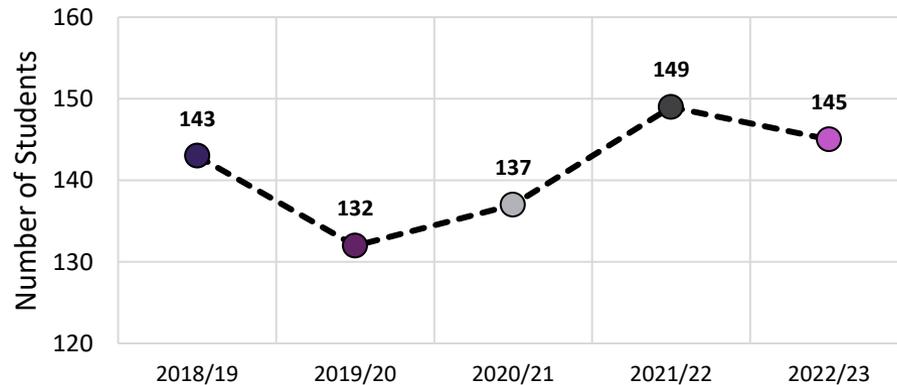
**Main Takeaway:** The district generally has more new students transferring into the district than students exiting. This years the district had a NET loss of 7 students from migration.

# Open Enrollment Analysis

## Open Enroll Students by Residing District



## Total Open Enroll Students per Year



### Main Takeaway

- Around 140 students open enroll into the district for the past five years
- Martensdale-St. Marys and Des Moines Community School Districts are the largest contributors to open enroll students
- Open enrolled students out of the district have increased over the past eight years -- around 120 students have open enrolled out of the district this year

# Student Count Change Map



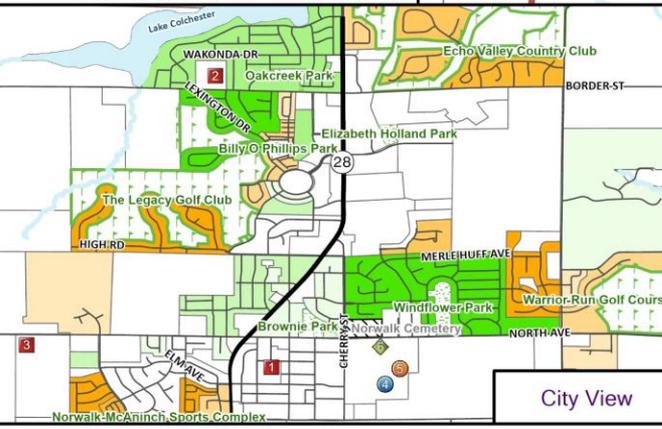
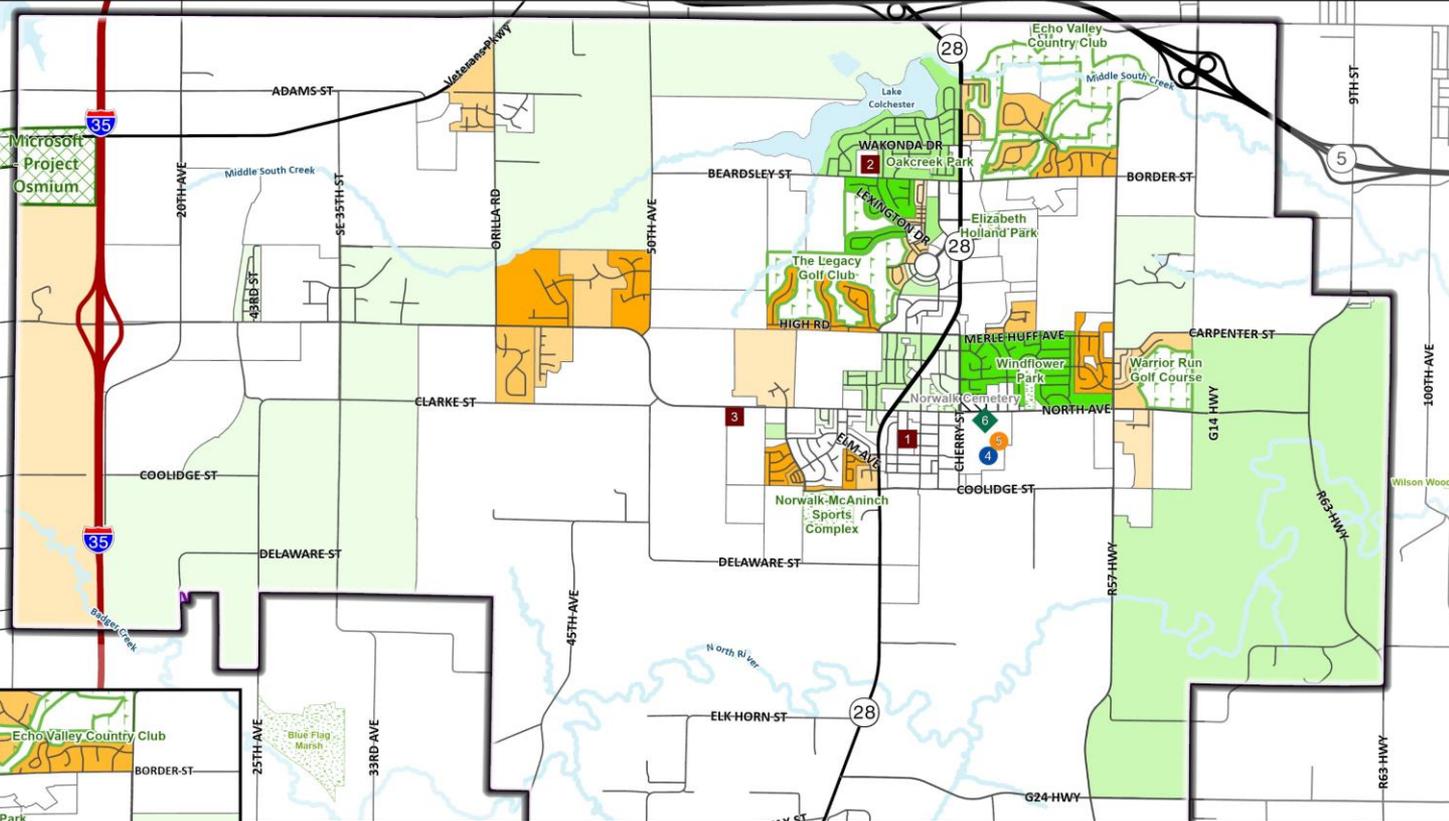
**NORWALK** COMMUNITY SCHOOLS

Student Count Change from  
2018/19 to 2022/23 in Grades K-12

- List of Schools**
- 1 Oviatt Elementary
  - 2 Lakewood Elementary
  - 3 Orchard Hills Elementary
  - 4 Norwalk Middle
  - 5 Eastview Center
  - 6 Norwalk Senior High
- District Boundary
  - Parks
  - Future Microsoft Data Center
- Decrease in Students Increase in Students

Count Change is the number of students in 2022/23 subtracted by the number in 2018/19 in each Planning Area.

Map data provided by Warren County, City of Norwalk, USGS, Norwalk Community School District, City of West Des Moines & ESRI. Map produced November 2022.



**Map Details:**

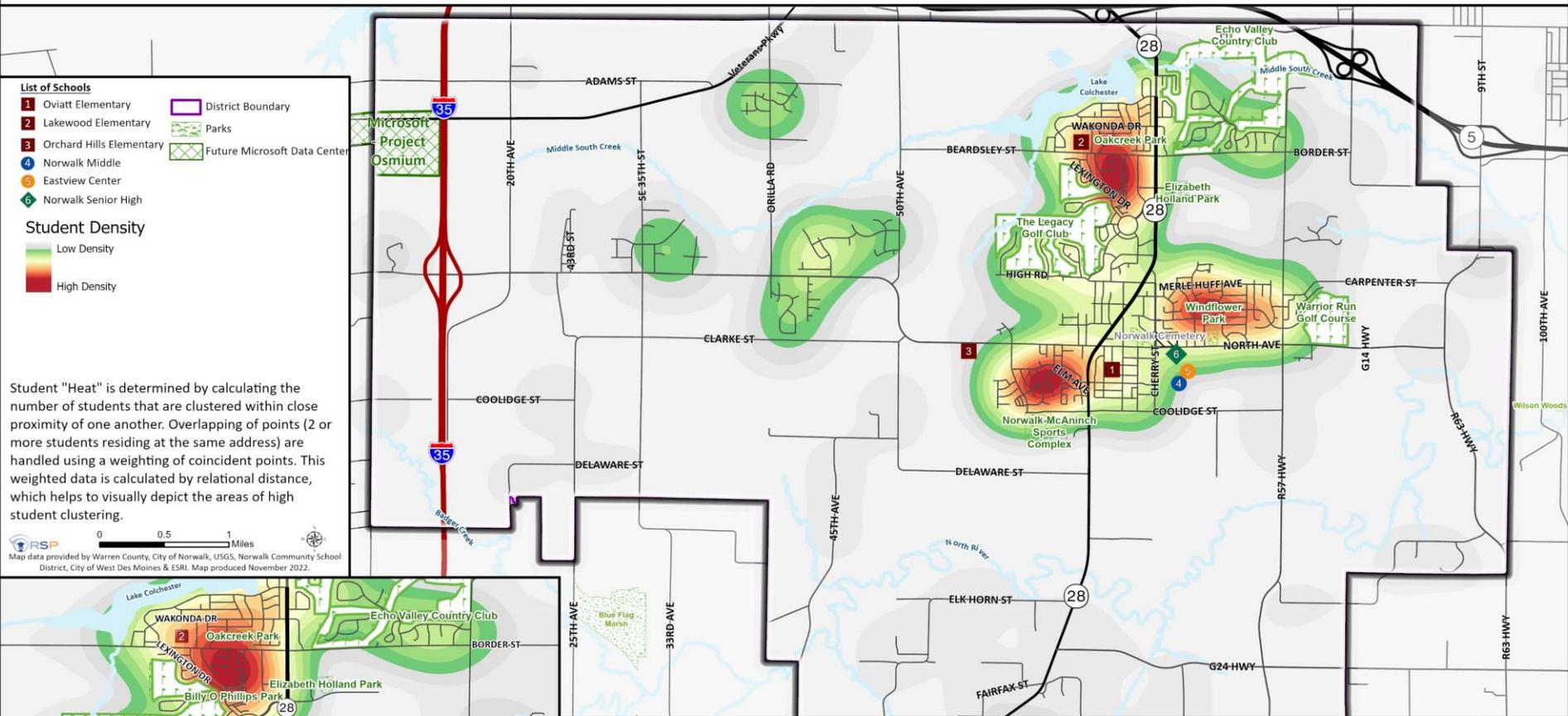
- Depicts student movement at each Planning Area from **2018/19** to **2022/23**
- **Orange:** student increase year to year; **Green:** student decrease year to year
- New developments have a greater propensity to have more students in future years
- Current colors do not indicate area will continue to increase or decrease
- Areas shown as increasing will not always increase just like areas shown as decreasing will not always decrease

# Heat Map



**NORWALK** COMMUNITY SCHOOLS

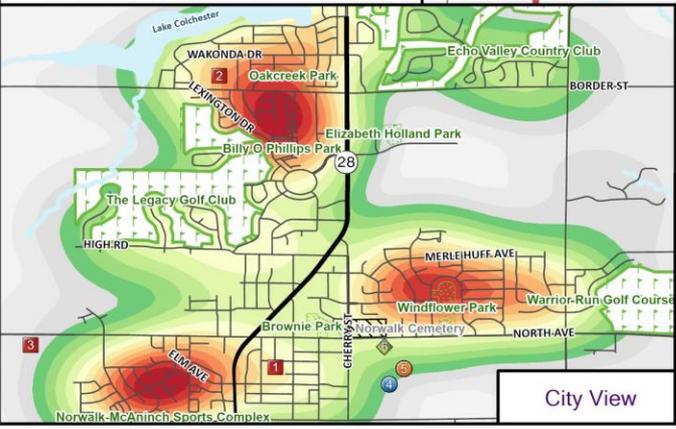
Student "Heat" Density in 2022/23  
in Grades K-12



- List of Schools**
- 1 Oviatt Elementary
  - 2 Lakewood Elementary
  - 3 Orchard Hills Elementary
  - 4 Norwalk Middle
  - 5 Eastview Center
  - 6 Norwalk Senior High
- Student Density**
- Low Density (light green)
- High Density (red)
- Legend:**
- District Boundary (purple outline)
  - Parks (green hatched)
  - Future Microsoft Data Center (green grid)

Student "Heat" is determined by calculating the number of students that are clustered within close proximity of one another. Overlapping of points (2 or more students residing at the same address) are handled using a weighting of coincident points. This weighted data is calculated by relational distance, which helps to visually depict the areas of high student clustering.

Map data provided by Warren County, City of Norwalk, USGS, Norwalk Community School District, City of West Des Moines & ESRI. Map produced November 2022.



**Map Details:**

- Visual shows the location of students in proximity to other students for a "heat affect" in the district
- **Red:** highest student density; **Green to Gray:** lowest student density
- Overlapping points (+2 students) are handled using a weighting of coincident points
- Newer developments and/or most affordable areas tend to have the greatest density

# Enrollment Observation and Conclusion

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RSP & Associates monitors almost 140 planning areas for demographic, development, and enrollment data sets



Live births in Warren County have been stable to slightly increasing the past five years



District enrollment increased by 36 students from last year to enroll for the first time of 3,400 total students

- Elementary and middle school grade levels increase as they work their way through the system



Graduating senior classes are smaller than incoming kindergarten classes



2022/23 has the largest grades in: K, 1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, and 12<sup>th</sup> grade



Greatest student density is near the elementary schools



## PART 2 DEVELOPMENT

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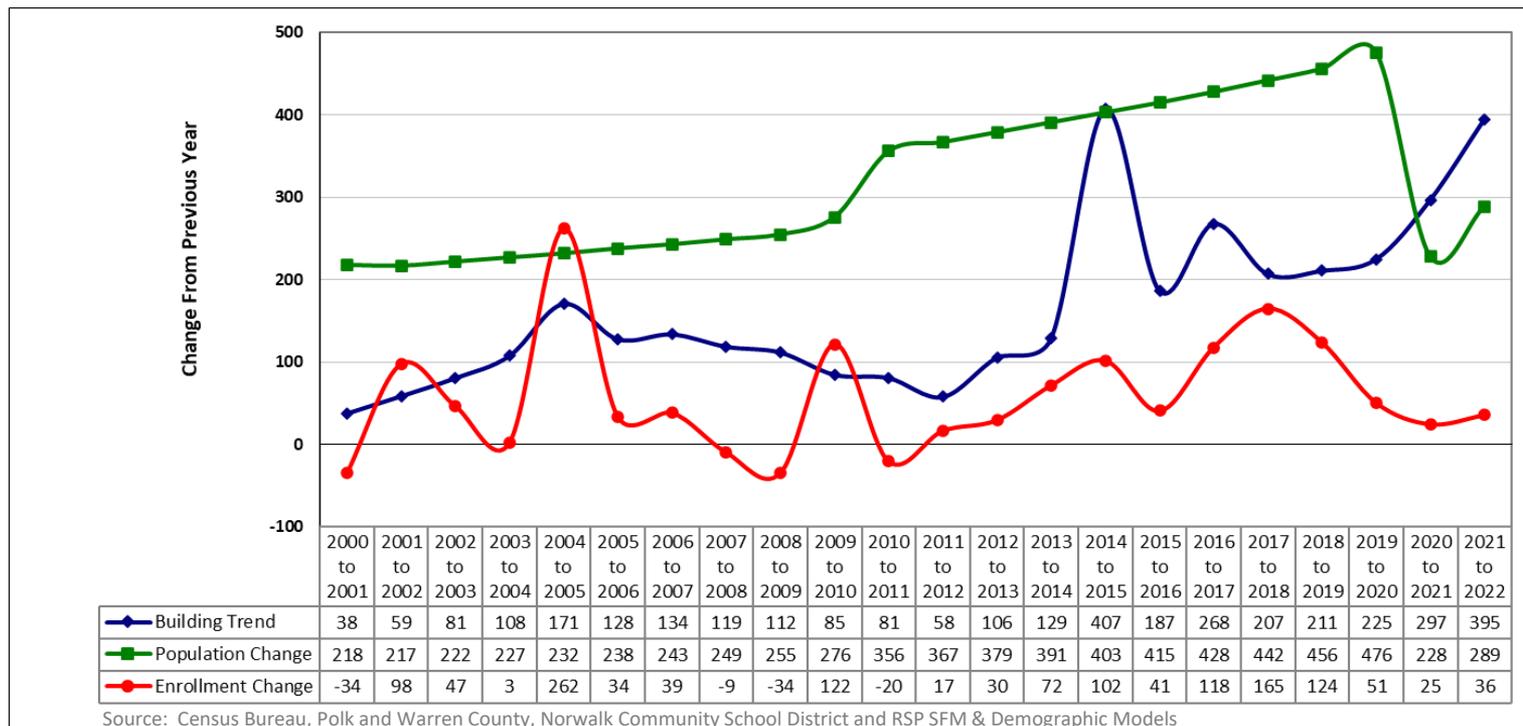
Population, Development, & Enrollment Trends

Yield Rate

Housing Market Maps & Data

Potential Growth Analysis

# Population, Development, & Enrollment



Benchmark data to determine if there is a correlation between:

- Population change
- Building activity
- School enrollment

## Graphic Explanation

- **BLUE LINE:** Building activity has increased the past five years to contribute over 200 new units a year
- **GREEN LINE:** Census data indicates an increasing population
  - Population shows the estimate growth of the whole decade
  - New decennial census often affects year-to-year change
- **RED LINE:** Student enrollment has been generally increasing year to year – last year of student decrease was from 2010 to 2011

# Student Yield Rate



## Single-Family Yield Rate (# of students per 100 units)

Cities in the District	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Avg
Cumming	50	47	58	55	57	52	46	45	47	48	49	48	51	53	50	50	48	44	49.89
Des Moines	41	39	35	35	33	43	40	44	40	38	35	27	33	35	33	48	42	40	37.83
Norwalk	68	66	66	63	62	63	63	61	61	61	60	59	58	59	60	59	57	57	61.28
Rural	54	54	56	56	54	54	55	53	54	51	50	52	48	48	47	45	45	45	51.17
Rural & Cumming	39	36	44	44	50	50	38	42	50	54	48	54	41	52	69	66	66	76	51.06
Spring Hill	60	58	61	46	44	39	38	35	37	34	29	27	36	40	47	53	57	63	44.67
West Des Moines	24	24	12	12	12	12	18	24	26	44	43	43	41	47	58	57	58	53	33.78
<b>District (K-12):</b>	<b>64</b>	<b>62</b>	<b>63</b>	<b>61</b>	<b>60</b>	<b>60</b>	<b>60</b>	<b>58</b>	<b>59</b>	<b>58</b>	<b>57</b>	<b>57</b>	<b>56</b>	<b>56</b>	<b>57</b>	<b>56</b>	<b>55</b>	<b>55</b>	<b>58.56</b>

Source: RSP, Warren County, Norwalk Community Schol District

- Table shows the number of students per 100 single-family (SF) units by year and city
- District sees on average 59 K-12 students per 100 single-family households
- Rural & Cumming has the largest 2022 SF yield rate with 76 students per 100 single-family households
- Adding new housing inventory can increase the yield rate
- **There were 1,657 single-family homes built from 2012 to 2022**

## Multi-Family Yield Rate (# of students per 100 units)

Cities in the District	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Avg
Cumming	0	17	0	0	17	17	17	17	33	33	33	0	0	0	0	0	50	67	16.72
Des Moines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Norwalk	31	31	27	28	27	29	26	32	31	31	26	27	27	28	28	28	30	24	28.39
Rural	30	29	22	19	16	19	23	21	25	22	27	35	31	29	36	26	22	23	25.28
Rural & Cumming	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Spring Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Des Moines	133	200	267	133	133	67	33	33	0	0	0	0	0	0	0	0	0	0	55.5
<b>District (K-12):</b>	<b>31</b>	<b>31</b>	<b>27</b>	<b>28</b>	<b>26</b>	<b>28</b>	<b>26</b>	<b>31</b>	<b>30</b>	<b>30</b>	<b>26</b>	<b>27</b>	<b>27</b>	<b>28</b>	<b>28</b>	<b>27</b>	<b>30</b>	<b>24</b>	<b>28.06</b>

Source: RSP, Warren County, Norwalk Community Schol District

- Table shows the number of students per 100 multi-family (MF) units by year and city
- District sees on average 28 K-12 students per 100 multi-family households
- Cumming has the largest 2022 MF yield rate with 67 students per 100 single-family households
- Adding new housing inventory can increase the yield rate
- **There were 833 multi-family homes built from 2012 to 2022**

# Average Year Built Map

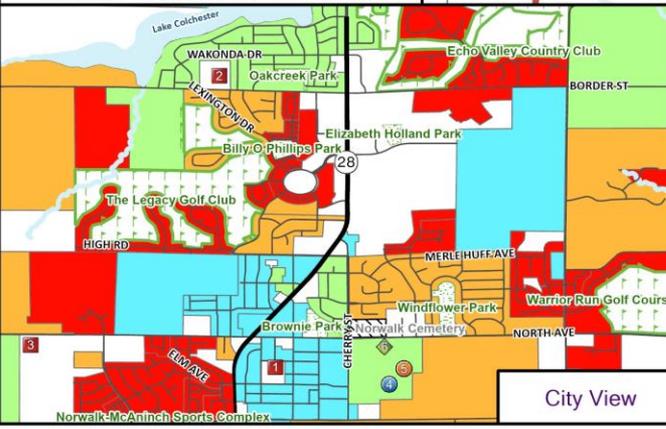
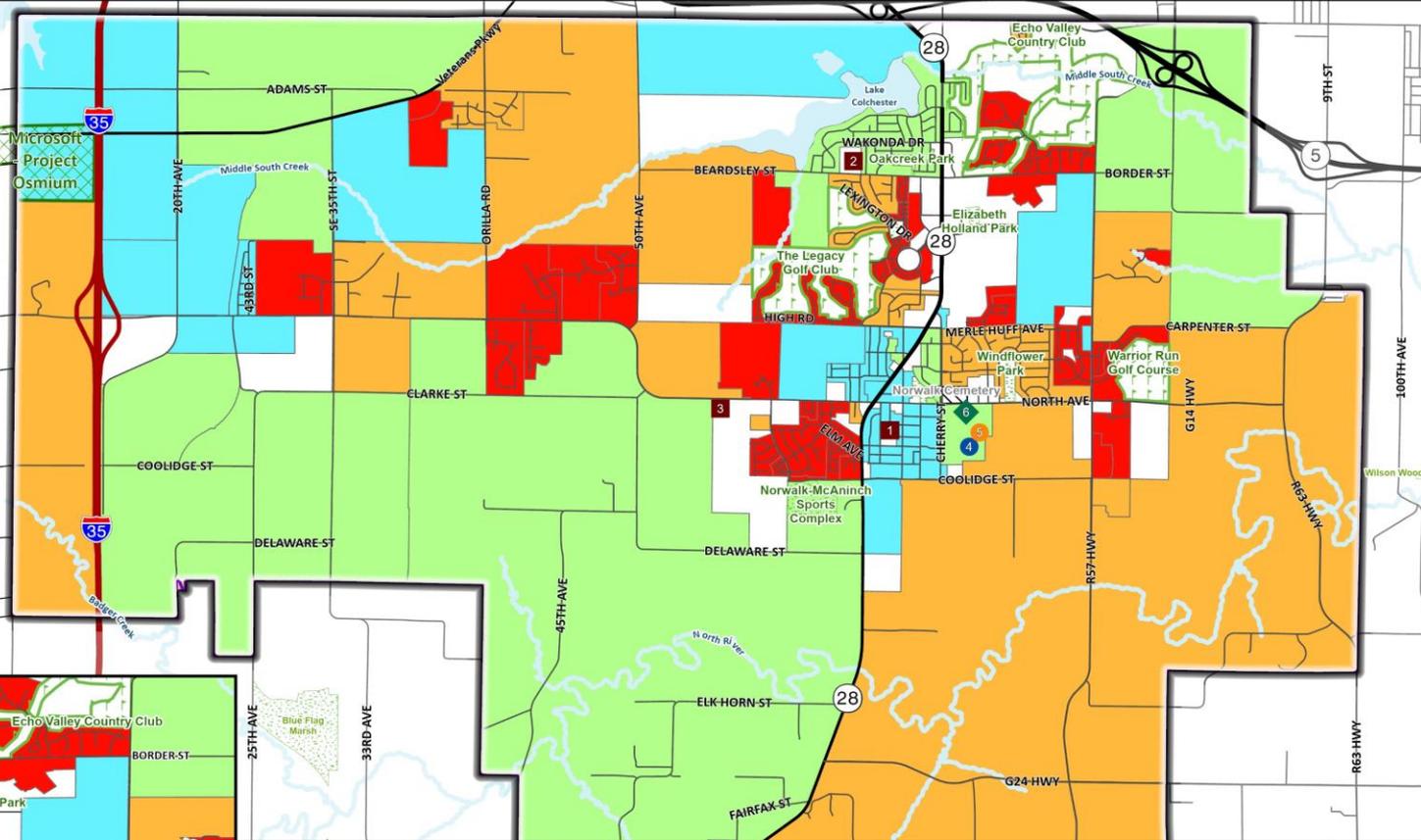
- List of Schools**
- 1 Oviatt Elementary
  - 2 Lakewood Elementary
  - 3 Orchard Hills Elementary
  - 4 Norwalk Middle
  - 5 Eastview Center
  - 6 Norwalk Senior High
- District Boundary
  - Parks
  - Future Microsoft Data Center

**Average Year Built**

- No Data
- Before 1960
- 1960 to 1980
- 1980 to 2010
- After 2010

Year Built provided by Warren County. Average Year Built displayed by planning area.

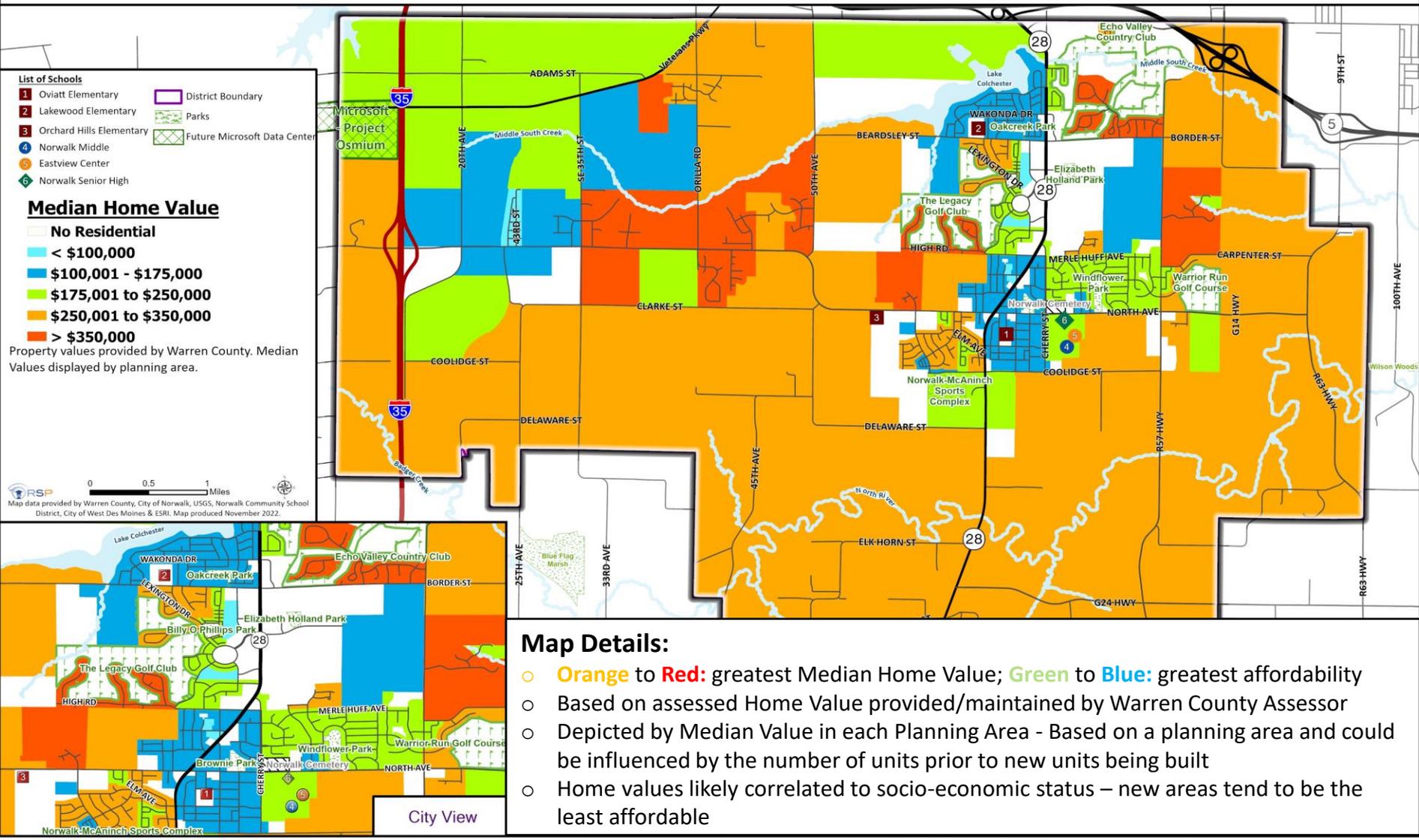
Map data provided by Warren County, City of Norwalk, USGS, Norwalk Community School District, City of West Des Moines & ESRI. Map produced November 2022.



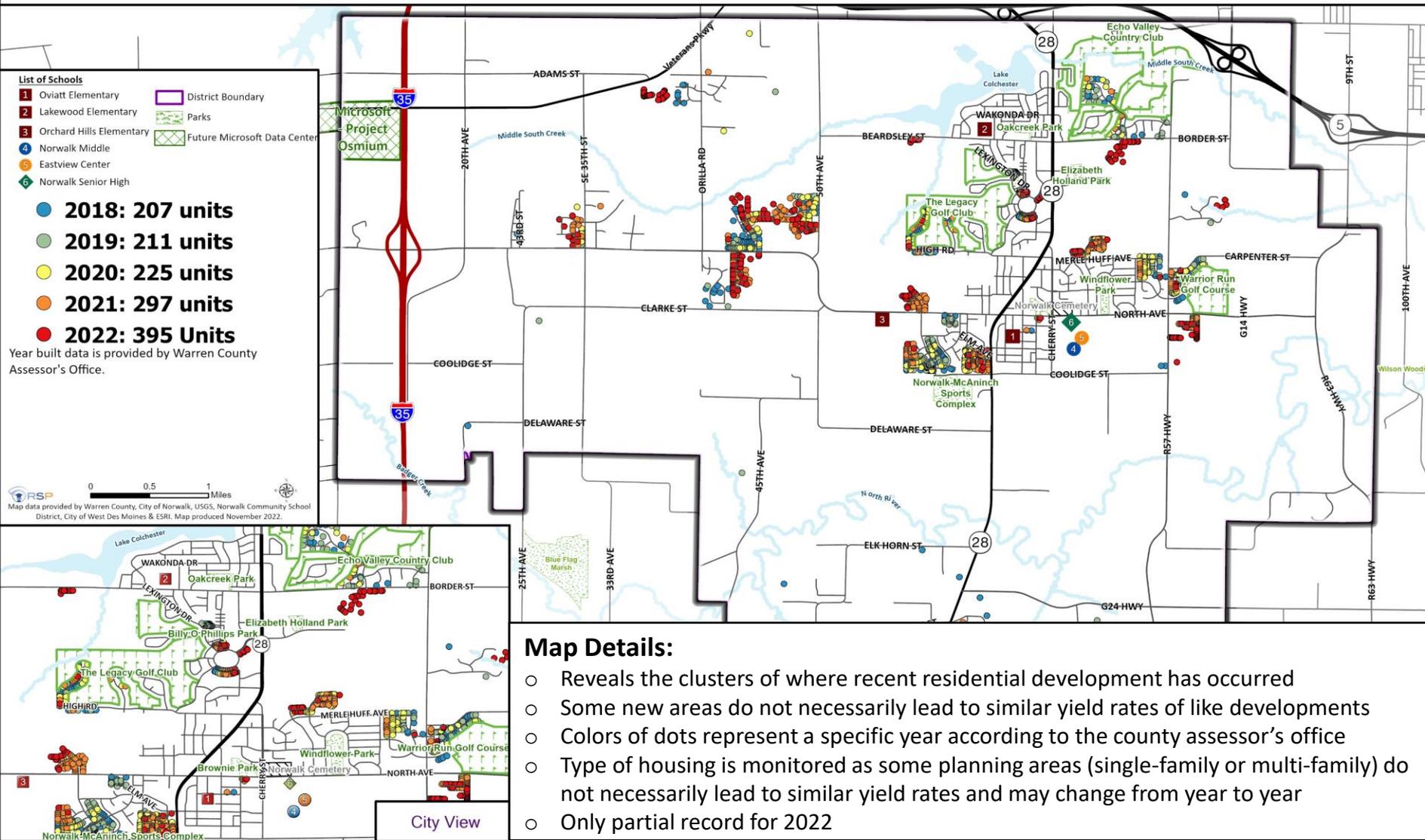
**Map Details:**

- Colors to show decade units were built; **Red areas** are the newest built inventory
- Year built data provided by Warren County
- Averages based on RSP Planning Areas and the units built in them
- Based on a planning area and could be influenced by the number of units prior to new units being built

# Median Home Value Map



# Recent Year Built Map

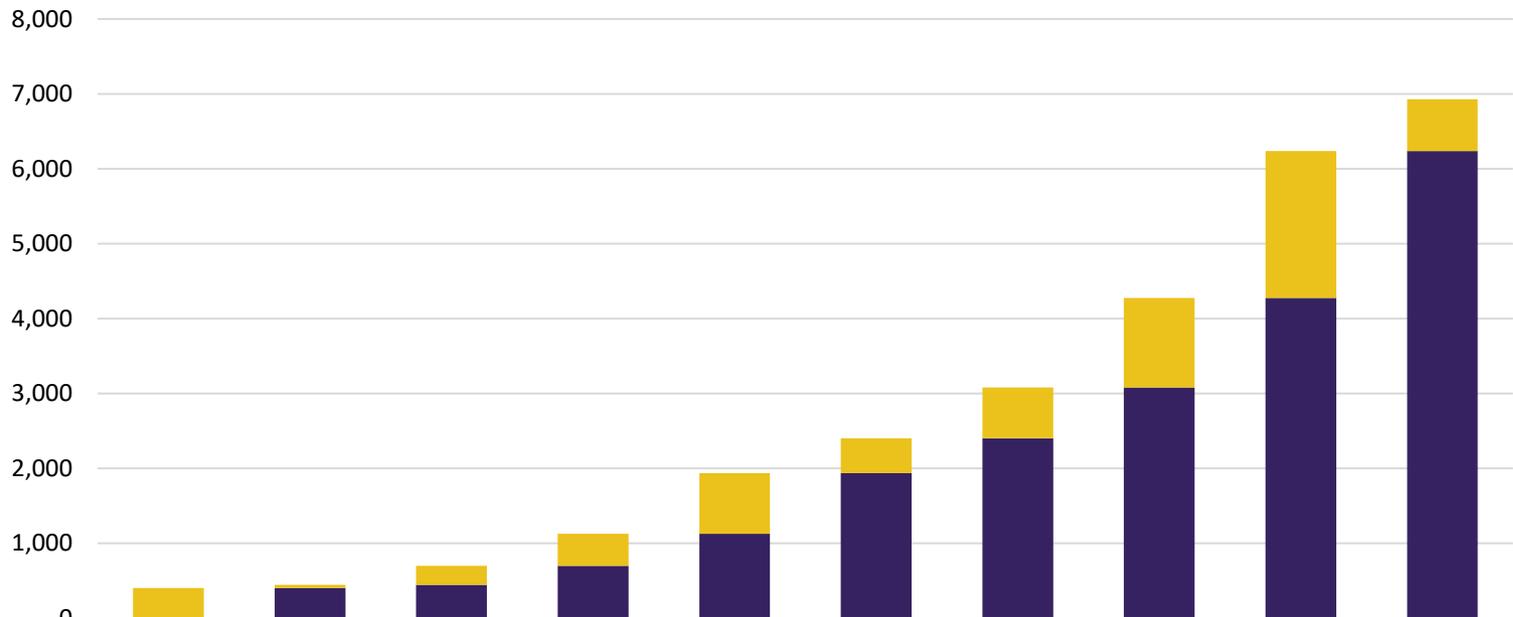


# Development Activity Over Time

## Observations:

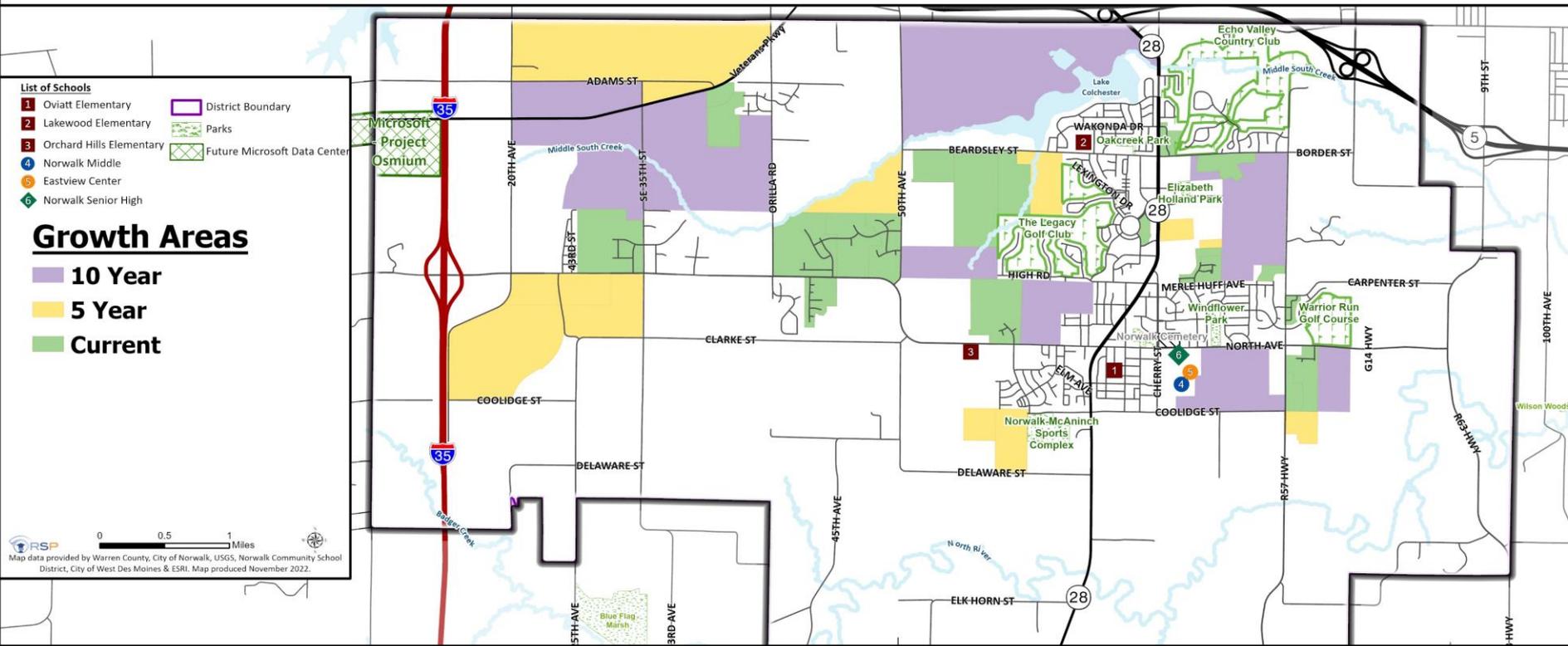
- Table has been created to illustrate the number of units by year built
- The average number of units built per year from 2010 to 2019 (196 per year) is higher than from 2000 to 2009 (119 per year)
- The decade with the most units built was 2010 to 2019
- The average year for all units built was 1991

**Residential Inventory by Decade**



	1939 or Earlier	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019	2020-2022
Number of Units in Time Period	403	42	252	430	811	463	680	1,193	1,964	692
Number of Units		403	445	697	1,127	1,938	2,401	3,081	4,274	6,238

# Growth Area Map



### Map Details:

- 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
  - **Yellow:** identifies possible areas that could develop within a 5-year range
  - **Purple:** identifies possible areas that could develop within a 10-year range
- The market demand and property owners desire to build guides the timing and type of development
- Some growth areas may require infrastructure improvements
- There is no guarantee any of these growth areas will develop or that other areas not shown as a growth area will develop

# Development Table

## Observations

- 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

**Yellow:** identifies possible areas that could develop within a 5-year range

**Purple:** identifies possible areas that could develop within a 10-year range

- The market demand and property owners desire to build guides the timing and type of development
- Some growth areas may require infrastructure improvements
- There is no guarantee any of these growth areas will develop or that other areas not shown as a growth area will develop

RSP Plan Area Name	Development Type	Growth Area	Existing Units	Potential Units	Cities
Great Western Crossing Plat 2 & 3	Single-Family	Current	27	277	Cumming
The Allure at 57	Multi-Family	Current	108	116	Norwalk
S of Beardsley St	Mixed-Use	Current	22	643	Norwalk
Blooming Heights Plat 3	Single-Family	Current	32	156	Norwalk
Valley View	Single-Family	Current	0	137	Norwalk
Sunset Estates	Single-Family	Current	51	283	Norwalk
Hughes Farm, Single Family	Single-Family	Current	69	66	Norwalk
Timber View	Single-Family	Current	141	12	Norwalk
Blooming Heights	Single-Family	Current	64	49	Norwalk
Legacy Circle Villas	Single-Family	Current	6	61	Norwalk
Holland Pointe	Single-Family	Current	27	137	Norwalk
Brody's Landing Phase	Single-Family	Current	61	134	Norwalk
Timber Ridge	Single-Family	Current	63	63	Norwalk
Marketplace Townhomes at Echo Valley	Townhomes	Current	0	32	Norwalk
Hughes Farm Townhomes	Townhomes	Current	16	52	Norwalk
Rolling Green Plat, PUD TH	Townhomes	Current	0	36	Norwalk
Warrior Run Estates, future TH	Townhomes	Current	42	24	Norwalk
Shadow Creek Estates	Townhomes	Current	14	267	Norwalk
Fox Ridge Development - Single Family	Single-Family	Current	15	165	West Des Moines
Fox Ridge Development - Multi-Family	Townhomes	Current	21	109	West Des Moines
Middlebrook Mixed Use	Mixed-Use	5 Year	3	70	Cumming
W of 50th Ave S of Middle Creek River	Agriculture	5 Year	1	287	Norwalk
North of Hughes Family Farm	Agriculture	5 Year	0	60	Norwalk
Countryside Golf Course	Golf Course	5 Year	0	185	Norwalk
Hughes Farm High Density Res	Multi-Family	5 Year	0	90	Norwalk
North of Legacy Golf Course, PUD	Single-Family	5 Year	3	210	Norwalk
S of G14, 1	Agriculture	5 Year	0	60	Rural
West Middlebrook	Mixed-Use	5 Year	1	150	Rural
North of Adam St	Rural	5 Year	21	300	Rural
Middlebrook Single Family	Single-Family	5 Year	0	265	Rural
S of G14 and SE of R63	Single-Family	5 Year	1	75	Rural
S of County Line Rd and W of Sunset Drive	Agriculture	10 Year	1	400	Norwalk
West of Fellowship Community Church	Agriculture	10 Year	2	350	Norwalk
E of 50th Ave N of Lake Colechester	Agriculture	10 Year	0	400	Norwalk
Giving East Apartments	Multi-Family	10 Year	0	185	Norwalk
S of Beardsley St E of Sunset Drive	Single-Family	10 Year	0	90	Norwalk
East of Brody's Landing	Agriculture	10 Year	1	165	Rural
S of G24 and SE of 28	Rural	10 Year	255	750	Rural
W of 80th Ave and S of Beardsley St	Single-Family	10 Year	1	533	Rural
East of N 20th Ave	Agriculture	10 Year	3	800	West Des Moines
S of Adams St	Rural	10 Year	6	250	West Des Moines
Current Total			779	2,819	
5 Year Total			30	1,752	
10 Year Total			263	3,673	
All Total			1,072	8,244	

Source: Warren County, Cities of Norwalk, West Des Moines, and Cummings

## Main Takeaway

- 2,800+ current, 1,700+ 5-year, and 3,600+ 10-year potential units
- 8,200+ total potential units in the district

# Development Observation and Conclusion

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Over 8,200 units identified for potential development within the next 10+ years



Building activity has been increased the past couple of years

- Monitor local factors that may affect development timing and economic outlook to gauge how the new decade of residential growth will play out



Single-family residential has the highest propensity to have school aged students, yield rates of this development type are higher than that of multi-family

- Single-family and multi-family units are being developed at similar rates – 2022 saw 205 single-family units built and 190 multi-family units built
- 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



The northern parts of the district will continue to have the most potential for future growth

Residential development will continue if the housing product is affordable and have active residential projects – infrastructure connectivity also plays a role in the desirability and timing of residential development

As of February 2022, construction costs have increased over 100% from August 2020 and supply chain challenges impact the potential of new development and where new developments will occur in the district

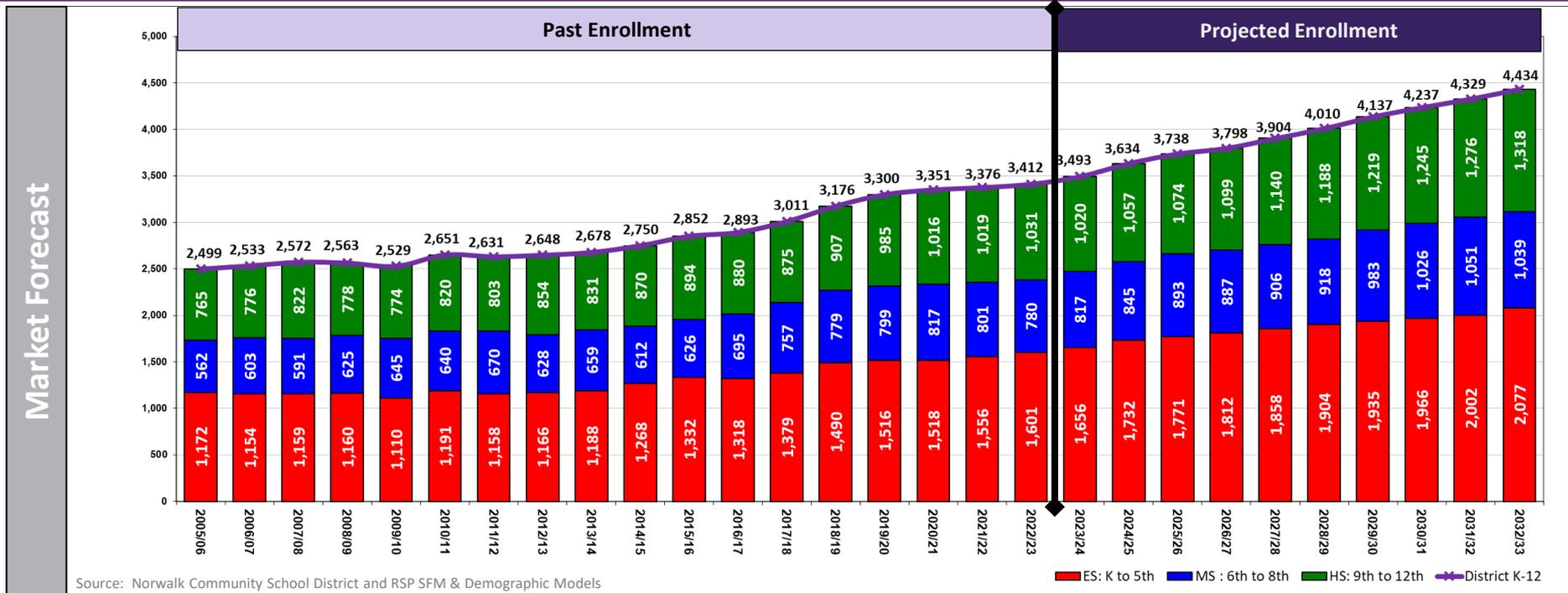


## PART 3 PROJECTIONS

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Past, Current, & Future Enrollment  
Building Projections

# Past, Current, & Future Enrollment



## 10 Year Forecast broken into two 5-Year Increments:

### First 5-Year (23/24 to 27/28)

**District enrollment forecasted to increase to 3,904 total students**

- Increase of almost 500 students

**Elementary enrollment forecasted to increase to 1,858 students**

- Increase of almost 260 students

**Middle school enrollment forecasted to increase to 906 students**

- Increase of almost 130 students

**High school enrollment forecasted to increase to 1,140 students**

- Increase of almost 110 students

### Second 5-Year (28/29 to 32/33)

**District enrollment forecasted to increase to 4,434 total students**

- Increase of an additional 530 students

**Elementary enrollment forecasted to increase to 2,077 students**

- Increase of an additional 220 students

**Middle school enrollment forecasted to increase to 1,039 students**

- Increase of an additional 130 students

**High school enrollment forecasted to increase to 1,318 students**

- Increase of an additional 180 students

# Projection Notes & Clarifications

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## Past Enrollment and Projections are shown one way

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

## Capacity

- Provided by district administration and RSP & Associates
- Light Orange Shading is where the building exceeds the past/existing building capacity
- Capacity should be examined each year to ensure the spaces meet the education need of students

## Other Items

- The Physical Education & Competition Center (NPECC) will enhance the high school students academic and athletic experiences
- Conversation about the appropriate elementary grade configuration and the continuance of grade centers has historically been discussed and as the existing building inventory continues to be challenged with space, many of these questions will have to be discussed with the community

# Projections by Building

## GRADE CONFIGURATION: K-1, 2-3, 4-5, 6-8, and 9-12 (2020/21 forward)

School	Capacity Existing	Past School Enrollment					Future School Enrollment									
		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Oviatt Elementary Closed 19/20 K to 2nd (20/21:K-1)	726	716	740	472	507	539	576	612	617	595	604	638	655	673	681	702
Orchard Hills Elementary K to 2nd (20/21: 2nd to 3rd)	750	0	0	508	534	522	526	567	601	629	632	612	624	658	673	692
Lakewood Elementary 3rd to 5th (20/21:4th to 5th)	875	719	728	491	515	540	554	553	553	588	622	654	656	635	648	683
Norwalk Middle Grades 6th-8th	936	740	766	780	801	780	817	845	893	887	906	918	983	1,026	1,051	1,039
Norwalk High Grades 9th -12th	1,300	858	929	968	1,019	1,031	1,020	1,057	1,074	1,099	1,140	1,188	1,219	1,245	1,276	1,318
ELEMENTARY TOTAL Capacity 2,351 Grades K-5th	2,351	1,435	1,468	1,471	1,556	1,601	1,656	1,732	1,771	1,812	1,858	1,904	1,935	1,966	2,002	2,077
MIDDLE SCHOOL TOTAL Grades 6th-8th	936	740	766	780	801	780	817	845	893	887	906	918	983	1,026	1,051	1,039
HIGH SCHOOL TOTAL Grades 9th -12th	1,300	858	929	968	1,019	1,031	1,020	1,057	1,074	1,099	1,140	1,188	1,219	1,245	1,276	1,318
DISTRICT K -12 TOTALS Kdg to 12th	4,587	3,033	3,163	3,219	3,376	3,412	3,493	3,634	3,738	3,798	3,904	4,010	4,137	4,237	4,329	4,434

Source: RSP & Associates, LLC - January 2023

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

Note 2: PreKindergarten are not in the enrollment projections

Note 3: Open Enrollment Students are included in the Enrollment

Note 4: Capacity of each facility provided by the District (Eastview Students and capacity integrated into the MS and HS for past and future enrollment)

Note 5: In 2019/20 Oviatt ES closed for renovation and Orchard Hills Opens serving K-2 students (Prior to 2019/20 Oviatt ES served K-2)

Note 6: In 2020/21 Oviatt ES reopens serving K-1 and Orchard Hills serves 2-3, Lakewood ES serves 4-5

 Exceed Existing Capacity

### KEY WATCH ITEMS FOR PROJECTIONS:

Kindergarten Round up

Building Permit Activity

Type of developments being built

How fast residential developments are constructed

# 2023/24 Enrollment By Grade & Building

## Year 1 - 2023/24

School	Grade													Total
	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	
Oviatt Elementary Capacity 726 Grades K-1	296	280												576
Orchard Hills Elementary Capacity 750 Grades 2nd-3rd			272	254										526
Lakewood Elementary Capacity 875 Grades 4th-5th					281	273								554
Norwalk Middle Capacity 936 Grades 6th-8th							286	258	273					817
Norwalk High Capacity 1,300 Grades 9th -12th										263	273	244	240	1,020
ELEMENTARY TOTAL Capacity 2,351 Grades K-5th	296	280	272	254	281	273								1,656
MIDDLE TOTAL Capacity 936 Grades 6th-8th							286	258	273					817
HIGH TOTAL Capacity 1,300 Grades 9th -12th										263	273	244	240	1,020
DISTRICT TOTALS Capacity 4,587 Grades K-12th	296	280	272	254	281	273	286	258	273	263	273	244	240	3,493

Source: RSP & Associates, LLC 2022/23 Projection Model and Norwalk Community Schools (Capacity Updated April 2021)

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

Note 2: PreKindergarten are not in the enrollment projections

Note 3: Open Enrollment Students are included in the Enrollment

Note 4: Capacity of each facility provided by the District (Eastview Students and capacity integrated into the MS and HS for past and future enrollment)

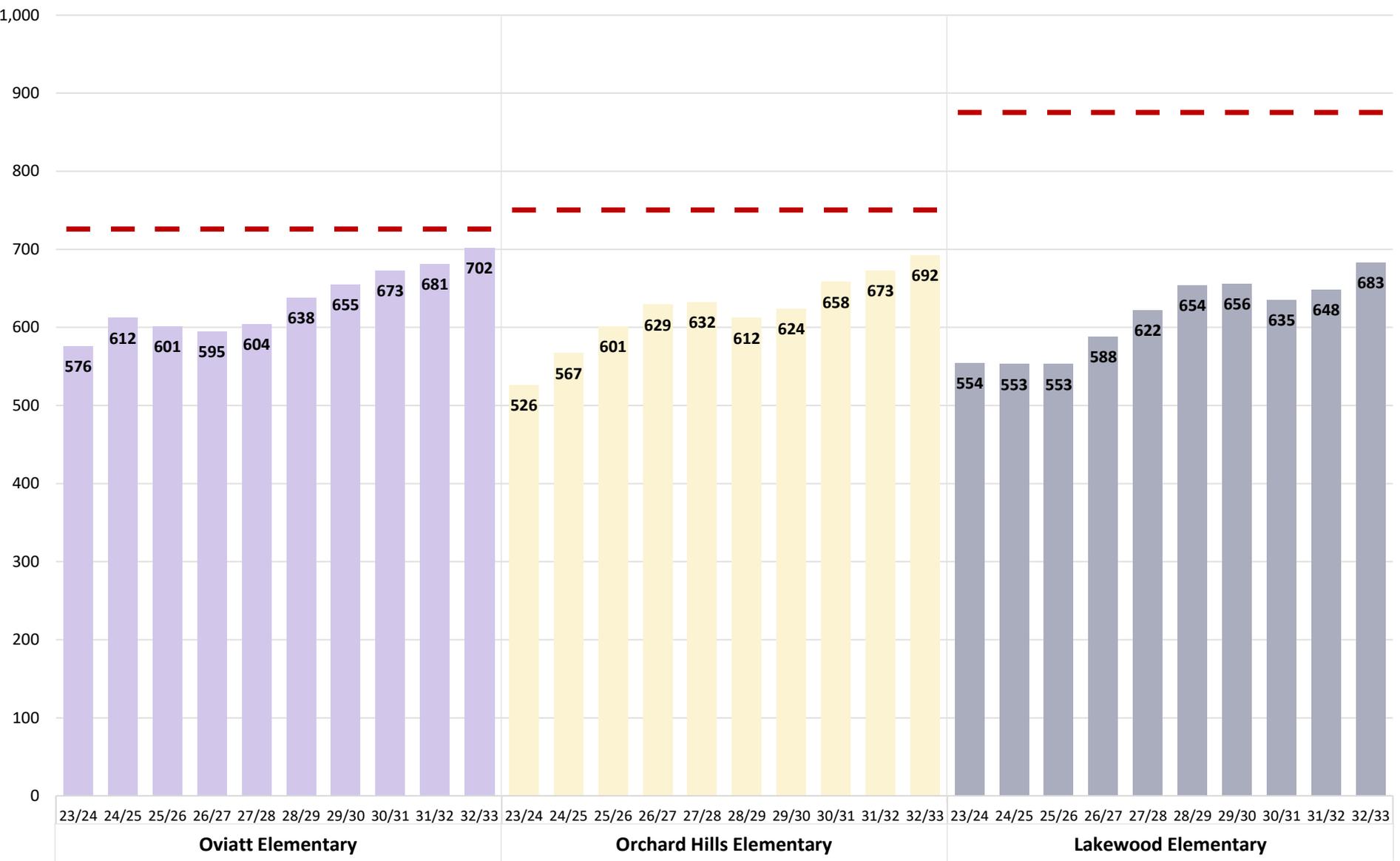
Note 5: In 2019/20 Oviatt ES closed for renovation and Orchard Hills Opens serving K-2 students (Prior to 2019/20 Oviatt ES served K-2)

Note 6: In 2020/21 Oviatt ES reopens serving K-1 and Orchard Hills serves 2-3, Lakewood ES serves 4-5

 Exceed Existing Capacity

# Projections by Elementary Building

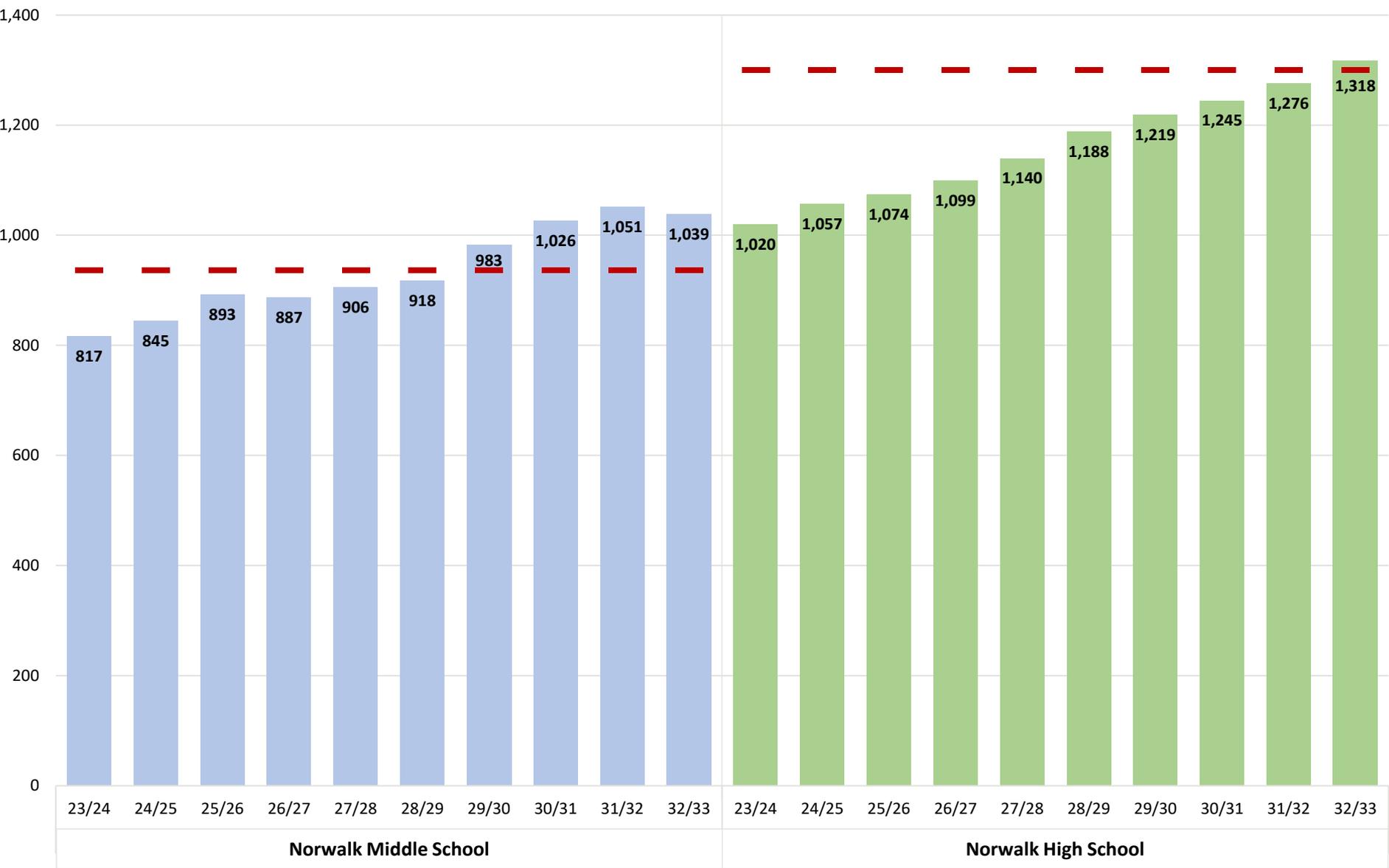
Color Bars: Projections by Building  
Red Dash: Building Capacity



Source: RSP & Associates, LLC 2022/23 Projection Model and Norwalk Community Schools

# Projections by Secondary Building

Color Bars: Projections by Building  
Red Dash: Building Capacity



Source: RSP & Associates, LLC 2022/23 Projection Model and Norwalk Community Schools

# Projection Observations and Conclusion



The district is forecasted to grow by around 1,000 students in the next decade. In the first 5-Year enrollment to be:

- District-wide: around 3,900 K-12<sup>th</sup> grade students
- Elementary: around 1,860 K-5<sup>th</sup> grade students
- Middle: around 900 6-8<sup>th</sup> grade students
- High: around 1,140 9-12<sup>th</sup> grade students



Building level challenges forecasted at Norwalk Middle and Norwalk High starting in 2029/30



Driving Themes of Enrollment

1. 2022/23 Student population

*Indicators:*

- *Largest classes in history*
- *Larger incoming kindergarten classes than the outgoing senior classes*

2. Development Activity

*Indicators:*

- *Increasing yield rates for multi and single-family units*
- *2020 to 2022 building trends are positive*
- *Potential new developments in the district provide residential opportunity for new families in the district*

3. Population Trends

*Indicators:*

- *Positive live birth growth in Warren County*
- *Census population in the district continues to increase year to year*
- *Positive indicator of student migration and increasing number of out of district students*



## PART 4

### NEXT STEPS

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Moving Forward  
Next Steps & Key Considerations

# Conclusion & Key Considerations

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

- Annually review enrollment projections, demographics, and development trends
- District administration and the Board of Education further study the enrollment, demographic, and development information presented
- Utilize the enrollment model to assist with planning for staffing needs at each facility for the following school year which will address how quickly areas are “Regreening” and “Emerging”
- The type of residential development and how affordable it is will determine likely location and number of students
- 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
- RSP Enrollment forecasting is based on the best-known information at the time

## RSP Recommended to continually monitor the following indicators:

Enrollment may increase more than forecasted if...	Enrollment may decrease more than forecasted if...
+ Increasing share of live births	- Decreasing share of live births
+ Housing Stock and Housing Market regreens	- Housing Stock and Housing Market does not re-green
+ Development and Economic growth increases	- Development and Economy maintain minimal potential growth
+ Demographic Shifts	- Demographic Shifts
+ Incoming Kindergarten class larger than outgoing senior class	- Incoming Kindergarten class smaller than outgoing senior class

These factors are not all positive or negative. Each have a different impact on future outlooks. RSP modeling attempts to find the most likely outcome. **It is important to continue to monitor these factors.**

**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.**



## APPENDIX

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Community Demographics

Intra-transfer Tables

Student Density Maps

# Demographic Summary



## Population

Percent Change of Annual Rate

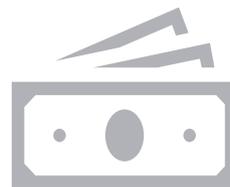
2000 to 2010: 2.28%  
2010 to 2020: 3.13%  
2020 to 2022: 1.66%  
2022 to 2027: 1.15%



## Housing

Percent Change of Annual Rate of Housing Inventory

2000 to 2010: 2.68%  
2010 to 2020: 3.89%  
2020 to 2022: 2.15%  
2022 to 2027: 1.19%



## Income

Percent Change of Income per Capita

2022: \$95,480  
2027: \$104,191  
2022 to 2027: 1.76%



## Workforce

Unemployment Rate

2.6% as of July 2022

# Demographics

	Norwalk Community School District	Dallas Center Grimes Community School District	Indianola Community School District	City of Norwalk	Warren County	State of Iowa
Unemployment Rate	2.6%	2.0%	2.5%	2.9%	2.4%	2.7%
Average Household Size	2.68	2.73	2.52	2.66	2.58	2.40
Median Age	38.5	36.1	40.2	37.2	40.4	39.5
Total Population	15,994	17,033	21,776	13,222	53,859	3,213,744
Median Household Income	\$95,525	\$100,779	\$72,681	\$93,456	\$82,752	\$64,852
Total Housing Units	6,242	6,597	8,745	5,211	21,619	1,433,703
Owner Occupied Housing	4,726	4,309	5,949	3,780	16,087	929,685
Renter Occupied Housing	1,181	1,876	2,122	1,120	4,118	369,973
Vacancy Rate	5.4%	6.2%	7.7%	6.0%	6.5%	9.3%
	Norwalk Community School District	Dallas Center Grimes Community School District	Indianola Community School District	City of Norwalk	Warren County	State of Iowa
White	90.1%	88.4%	91.6%	90.0%	91.1%	82.3%
Black	1.2%	2.2%	0.8%	1.4%	0.9%	4.1%
American Indian/Alaskan	0.2%	0.1%	0.1%	0.2%	0.2%	0.3%
Asian	1.0%	1.9%	0.7%	1.0%	0.7%	2.4%
Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%
Other Race	0.5%	0.3%	0.2%	0.5%	0.3%	0.3%
Two or More Races	3.6%	3.5%	3.6%	3.5%	3.6%	3.6%
Hispanic	3.3%	3.5%	2.8%	3.3%	3.2%	6.9%

Source: U.S. Census, ESRI BAO

## Notes:

- Demographic attribute information for Norwalk Community School District is similar to the City of Norwalk and Warren County
- Vacancy Rate is lower in the Norwalk Community School District when compared to the other geographies
- The unemployment rate is similar to neighboring geographies except Dallas Center Grimes where the unemployment rate is slightly lower
- Median Household Income is higher in the Norwalk Community School District except for the Dallas Center Grimes Community School District when compared to the other geographies

# Employment Information

Employment Sectors	Norwalk Community School District	Dallas Center Grimes Community School District	Indianola Community School District	City of Norwalk	Warren County	State of Iowa
2022 Agriculture/Mining (SIC01-14) Employees	1.6%	1.8%	0.9%	1.0%	1.3%	1.4%
2022 Construction (SIC15-17) Employees	5.4%	6.3%	6.7%	2.3%	6.5%	4.0%
2022 Manufacturing (SIC20-39) Employees	2.3%	12.4%	2.8%	1.8%	3.7%	10.7%
2022 Transportation (SIC40-47) Employees	3.1%	2.2%	1.6%	3.2%	2.0%	3.2%
2022 Communication (SIC48) Employees	0.4%	1.7%	0.2%	0.1%	0.2%	0.8%
2022 Utility (SIC49) Employees	0.2%	0.5%	0.3%	0.1%	0.3%	0.6%
2022 Wholesale Trade (SIC50-51) Employees	1.3%	5.9%	2.0%	0.6%	2.3%	5.2%
2022 Home Improvement (SIC52) Employees	5.6%	3.1%	1.0%	3.7%	1.8%	1.5%
2022 General Merchandise (SIC53) Employees	0.9%	2.6%	5.4%	1.1%	3.6%	1.8%
2022 Food Stores (SIC54) Employees	11.5%	2.5%	7.0%	13.5%	7.7%	3.5%
2022 Auto Dealer/Gas Station (SIC55) Employees	1.9%	2.3%	2.8%	2.0%	2.5%	2.2%
2022 Apparel/Accessory (SIC56) Employees	0.0%	0.1%	0.4%	0.0%	0.3%	0.4%
2022 Furniture/Home Furnishings (SIC57) Employees	0.0%	2.1%	0.1%	0.0%	0.2%	0.7%
2022 Eating & Drinking (SIC58) Employees	7.3%	3.9%	5.5%	8.0%	5.5%	6.0%
2022 Miscellaneous Retail (SIC59) Employees	0.6%	1.7%	2.1%	0.6%	1.4%	2.6%
2022 Banks (SIC60-61) Employees	1.7%	0.8%	1.2%	2.0%	1.3%	1.8%
2022 Securities Broker (SIC62) Employees	0.2%	0.5%	0.4%	0.3%	0.3%	1.4%
2022 Insurance (SIC63-64) Employees	0.6%	12.1%	1.0%	0.7%	0.8%	2.4%
2022 Real Estate/Holding (SIC65-67) Employees	4.3%	5.4%	1.8%	3.2%	3.8%	2.6%
2022 Hotel/Lodging (SIC70) Employees	0.0%	0.4%	0.7%	0.0%	0.4%	1.1%
2022 Auto Services (SIC75) Employees	0.2%	1.0%	0.9%	0.0%	0.8%	1.1%
2022 Movie/Amusement (SIC78-79) Employees	5.9%	2.1%	2.1%	6.6%	3.4%	2.6%
2022 Health Services (SIC80) Employees	9.8%	4.6%	9.9%	11.4%	8.5%	12.3%
2022 Legal Services (SIC81) Employees	0.6%	0.3%	0.4%	0.6%	0.4%	0.7%
2022 Education/Library (SIC82) Employees	17.5%	5.1%	24.3%	19.8%	22.5%	8.3%
2022 Other Service (SIC72-89SEL) Employees	14.2%	15.3%	13.0%	14.5%	13.6%	14.6%
2022 Government (SIC91-97) Employees	1.6%	3.0%	5.2%	1.6%	4.4%	5.8%
2022 Unclassified Establishments (SIC99) Employees	1.0%	0.3%	0.3%	1.1%	0.4%	0.4%

Source; U.S. Census and Esri BAO

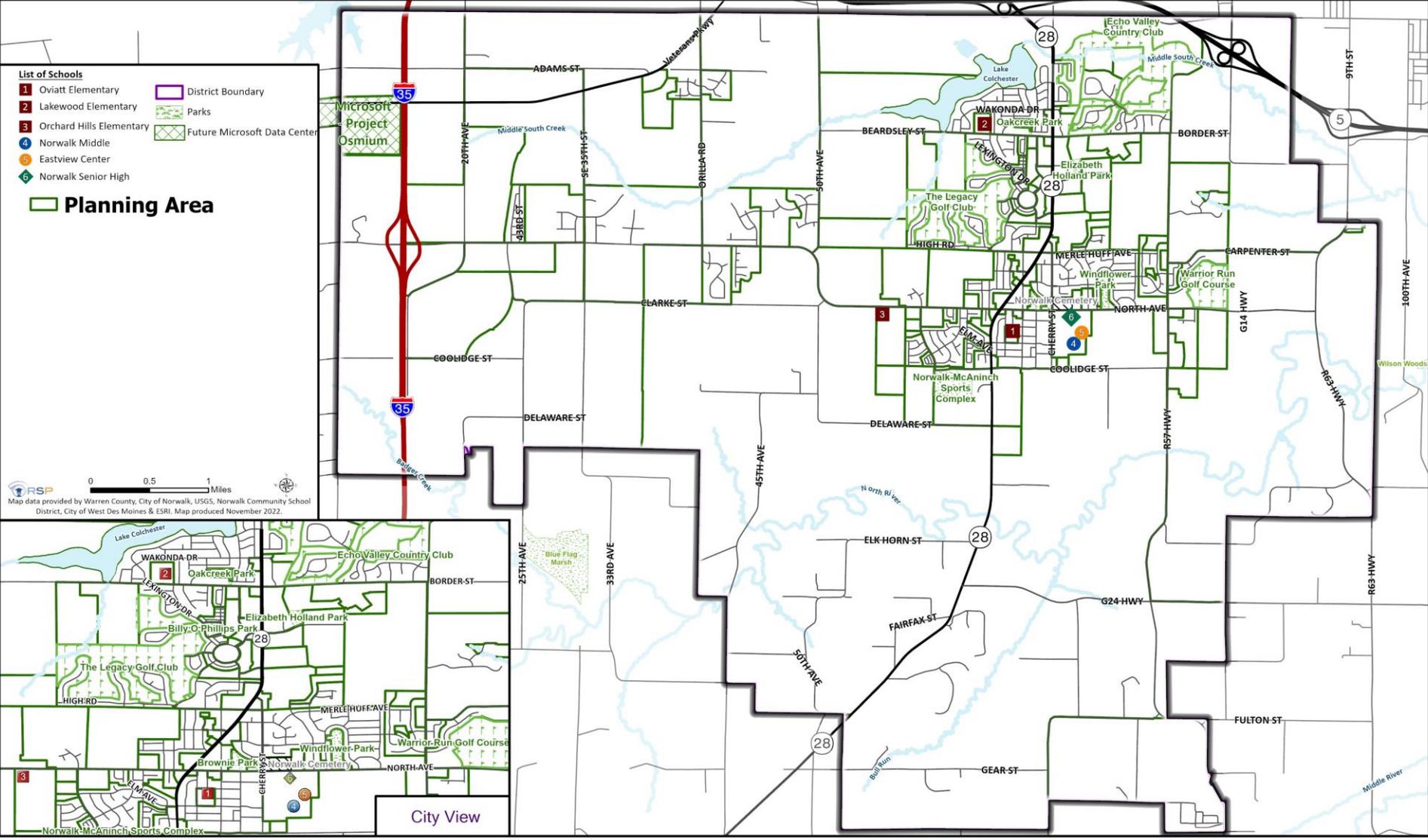
## Notes:

- Highest percentage of employees are in Education/Library (17.52%)
- When compared to all neighboring geographies, Norwalk Community School District has a greater percentage of employees working in Home Improvement and lower percentage of employees working in Insurance

# Planning Areas – Full Map

- List of Schools**
- 1 Oviatt Elementary
  - 2 Lakewood Elementary
  - 3 Orchard Hills Elementary
  - 4 Norwalk Middle
  - 5 Eastview Center
  - 6 Norwalk Senior High
- Planning Area**
- District Boundary
  - Parks
  - Future Microsoft Data Center

Map data provided by Warren County, City of Norwalk, USGS, Norwalk Community School District, City of West Des Moines & ESRI. Map produced November 2022.



# Student Density Map in 2018/19

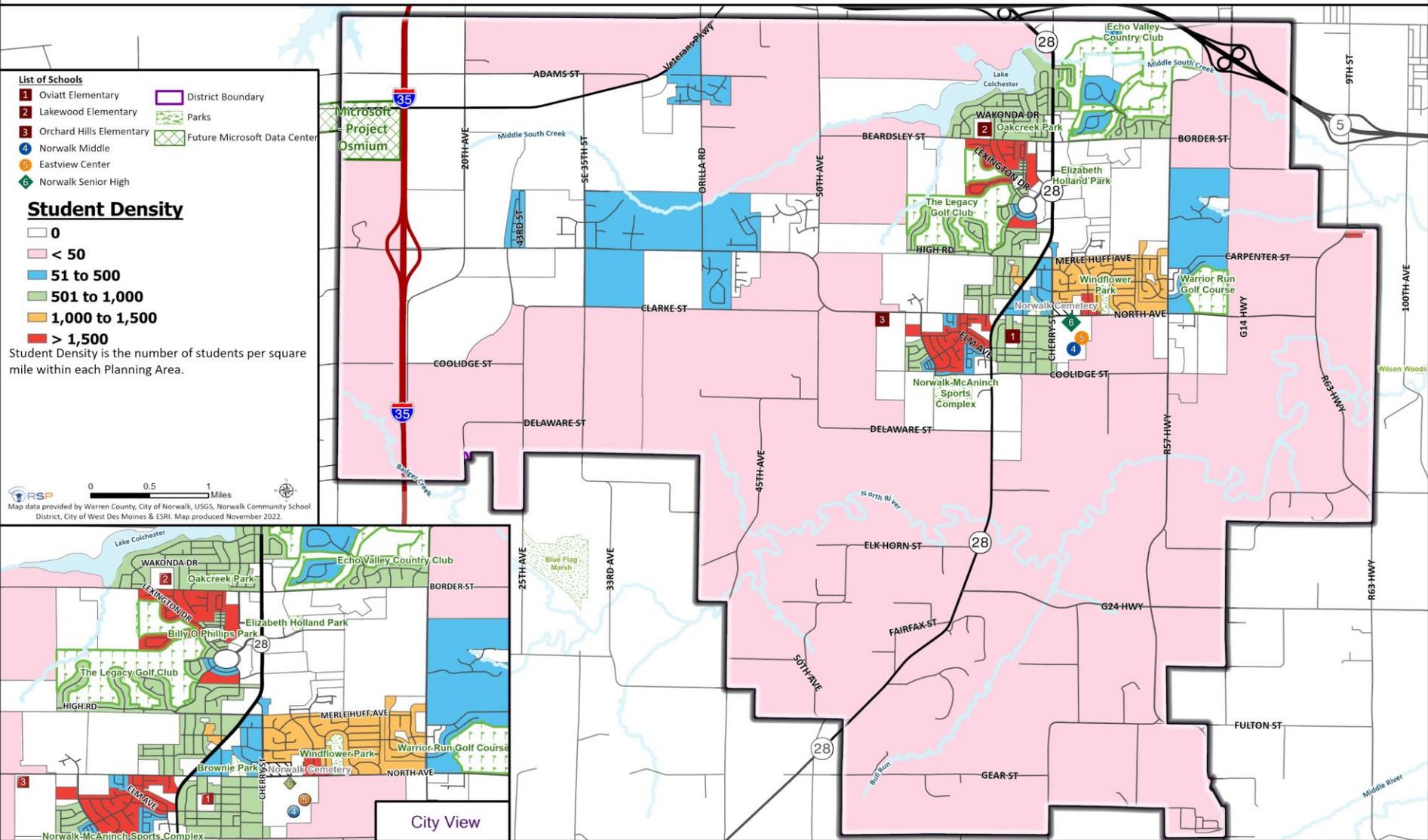
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  - Parks
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**Student Density**

- 0
- < 50
- 51 to 500
- 501 to 1,000
- 1,000 to 1,500
- > 1,500

Student Density is the number of students per square mile within each Planning Area.

Map data provided by Warren County, City of Norwalk, USGS, Norwalk Community School District, City of West Des Moines & ESRI. Map produced November 2022.



# Student Density Map in 2022/23

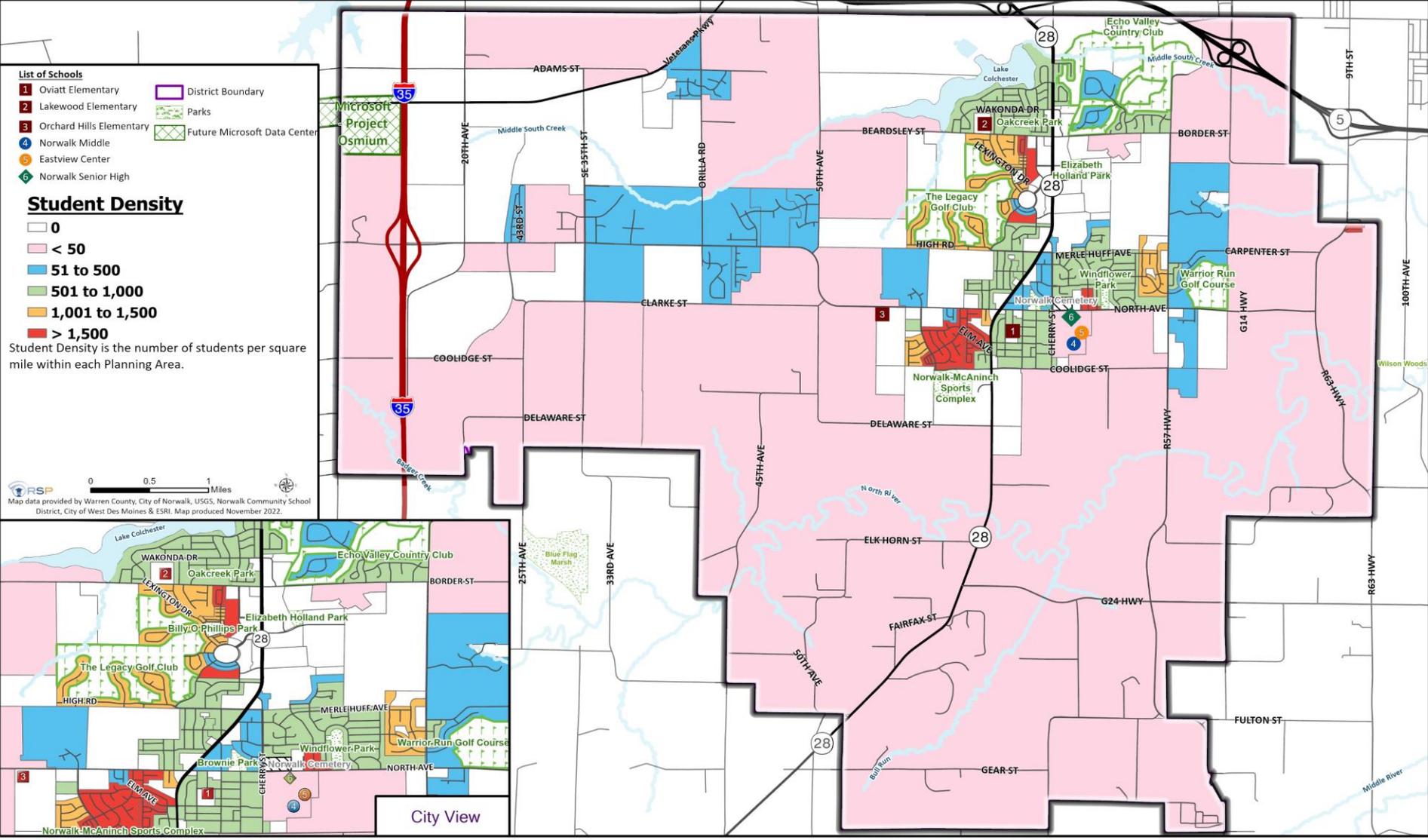
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- District Boundary
  - Parks
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**Student Density**

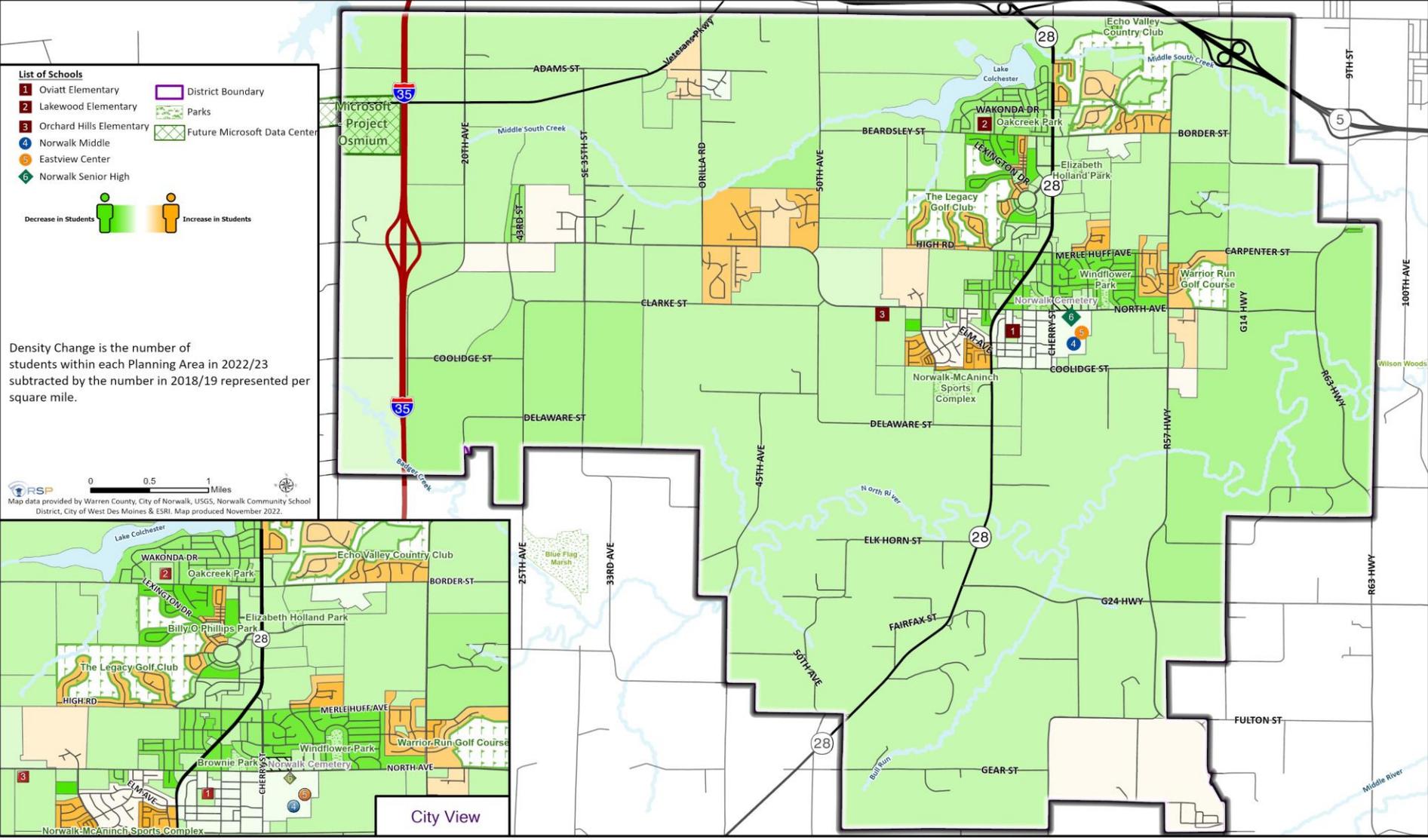
- 0
- < 50
- 51 to 500
- 501 to 1,000
- 1,001 to 1,500
- > 1,500

Student Density is the number of students per square mile within each Planning Area.

Map data provided by Warren County, City of Norwalk, USGS, Norwalk Community School District, City of West Des Moines & ESRI. Map produced November 2022.



# Student Density Change



Map data provided by Warren County, City of Norwalk, USGS, Norwalk Community School District, City of West Des Moines & ESRI. Map produced November 2022.

# Yield Rate Analysis Map

**List of Schools**

- 1 Oviatt Elementary
- 2 Lakewood Elementary
- 3 Orchard Hills Elementary
- 4 Norwalk Middle
- 5 Eastview Center
- 6 Norwalk Senior High

**Legend:**

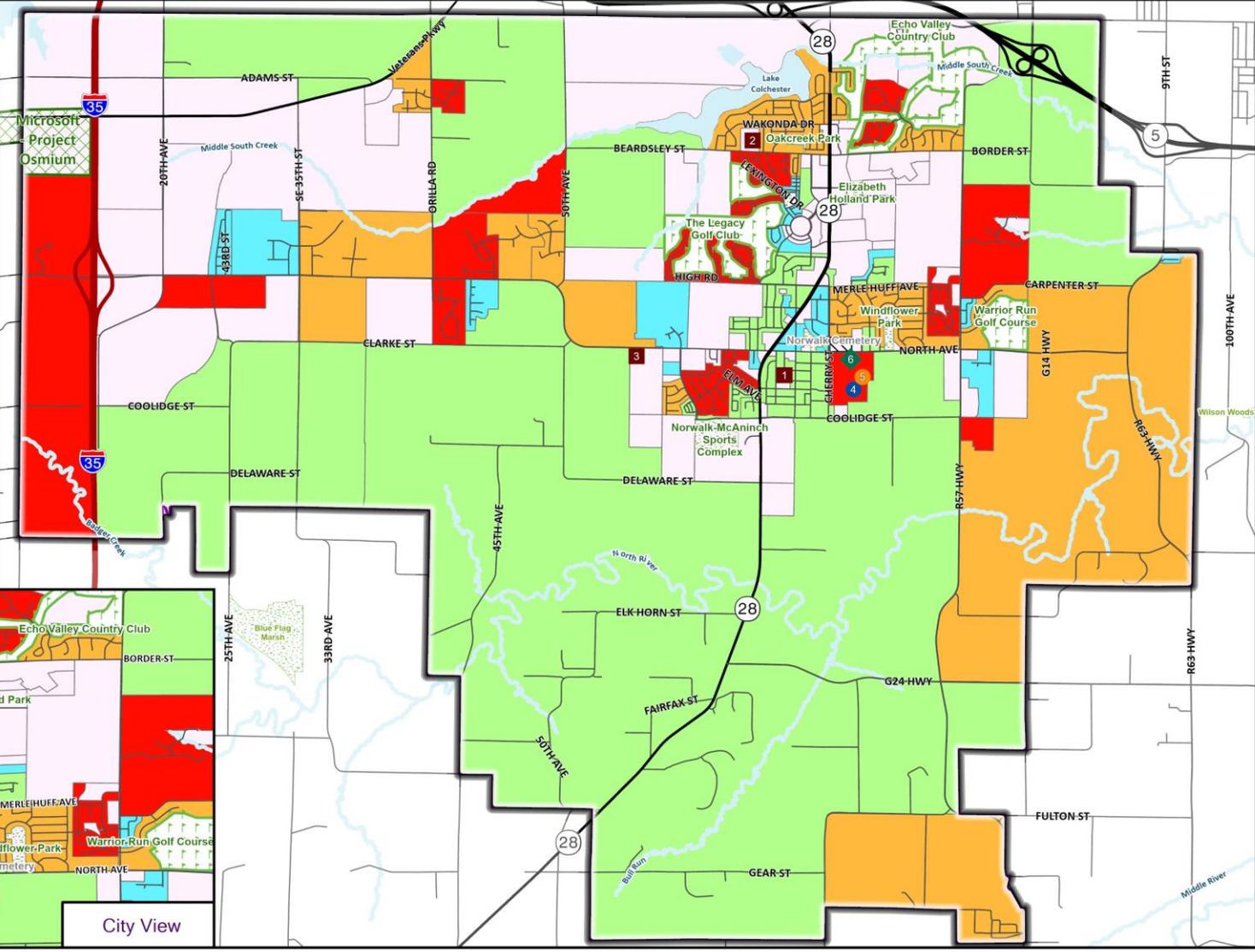
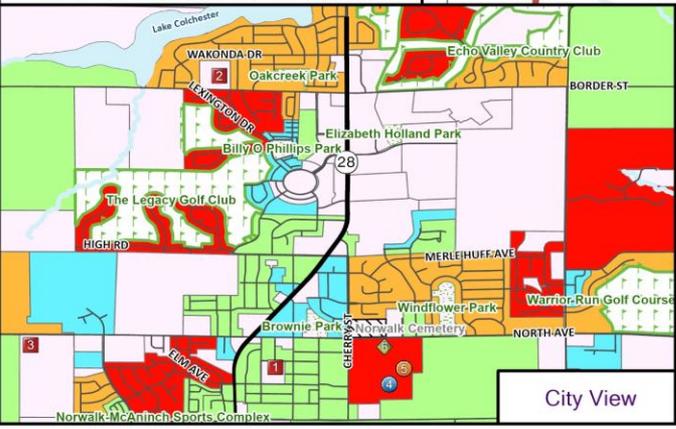
- District Boundary
- Parks
- Future Microsoft Data Center

**Yield Rate**

- 30 to 50
- < 10
- 50 to 70
- 10 to 30
- > 70

Year built data is provided by Warren County Assessor's office. Yield Rate displayed by planning area. Yield Rate describes the number of K-12 students for every 100 units.

Map data provided by Warren County, City of Norwalk, USGS, Norwalk Community School District, City of West Des Moines & ESRI. Map produced November 2022.



# Northeast Growth Areas

**List of Schools**

- 1 Oviatt Elementary
- 2 Lakewood Elementary
- 3 Orchard Hills Elementary
- 4 Norwalk Middle
- 5 Eastview Center
- 6 Norwalk Senior High

**Legend:**

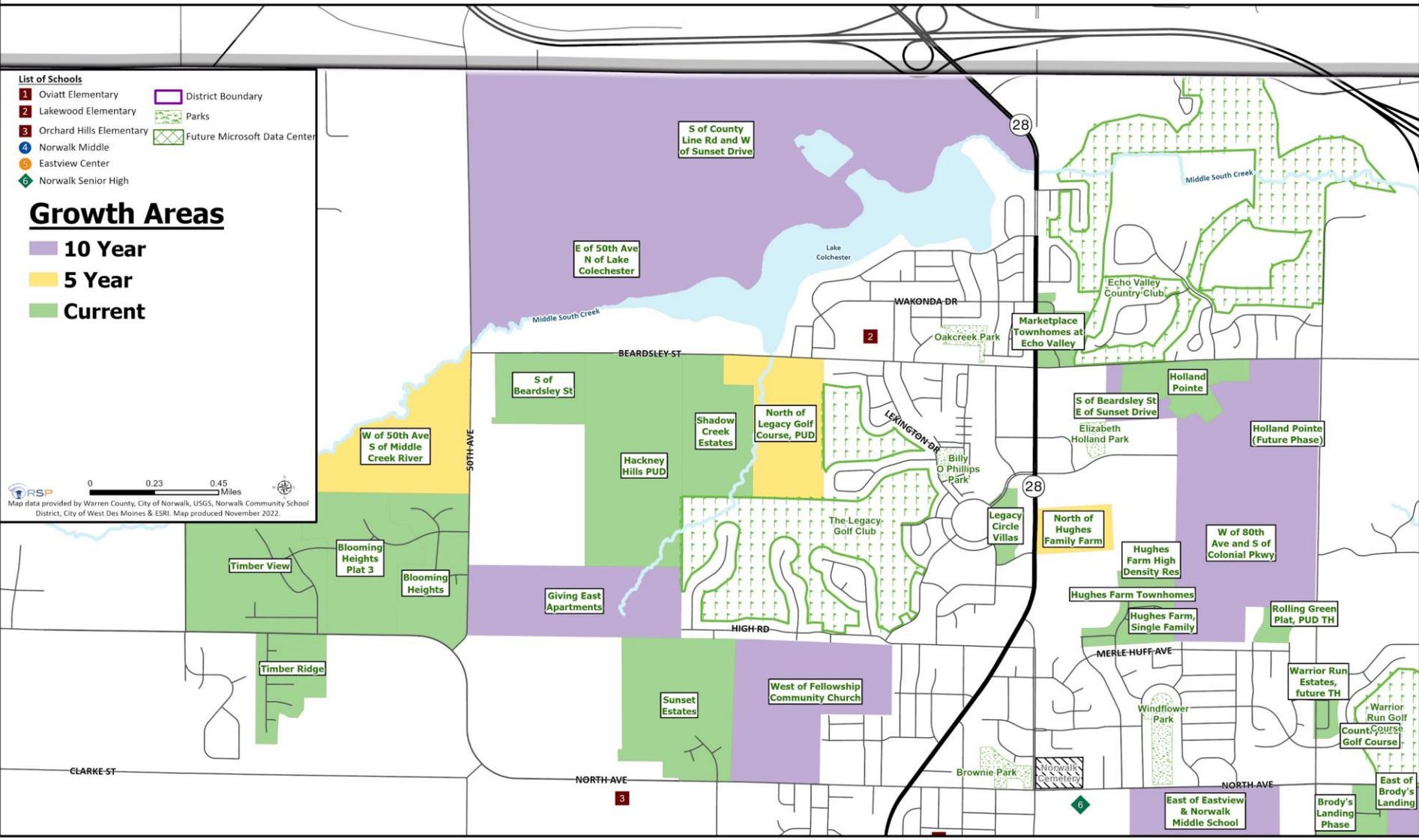
- District Boundary
- Parks
- Future Microsoft Data Center

**Growth Areas**

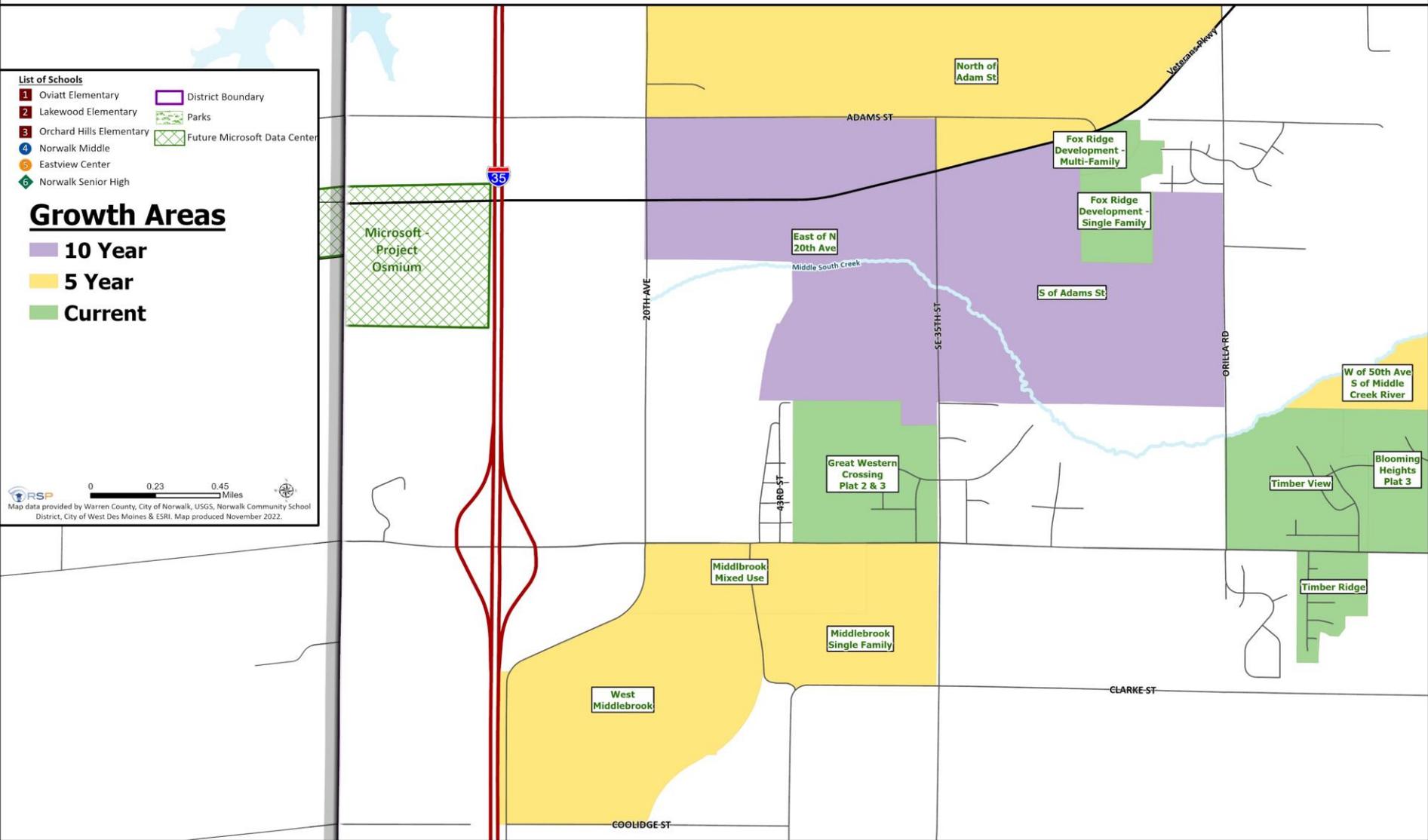
- 10 Year
- 5 Year
- Current

**Scale:** 0, 0.23, 0.45 Miles

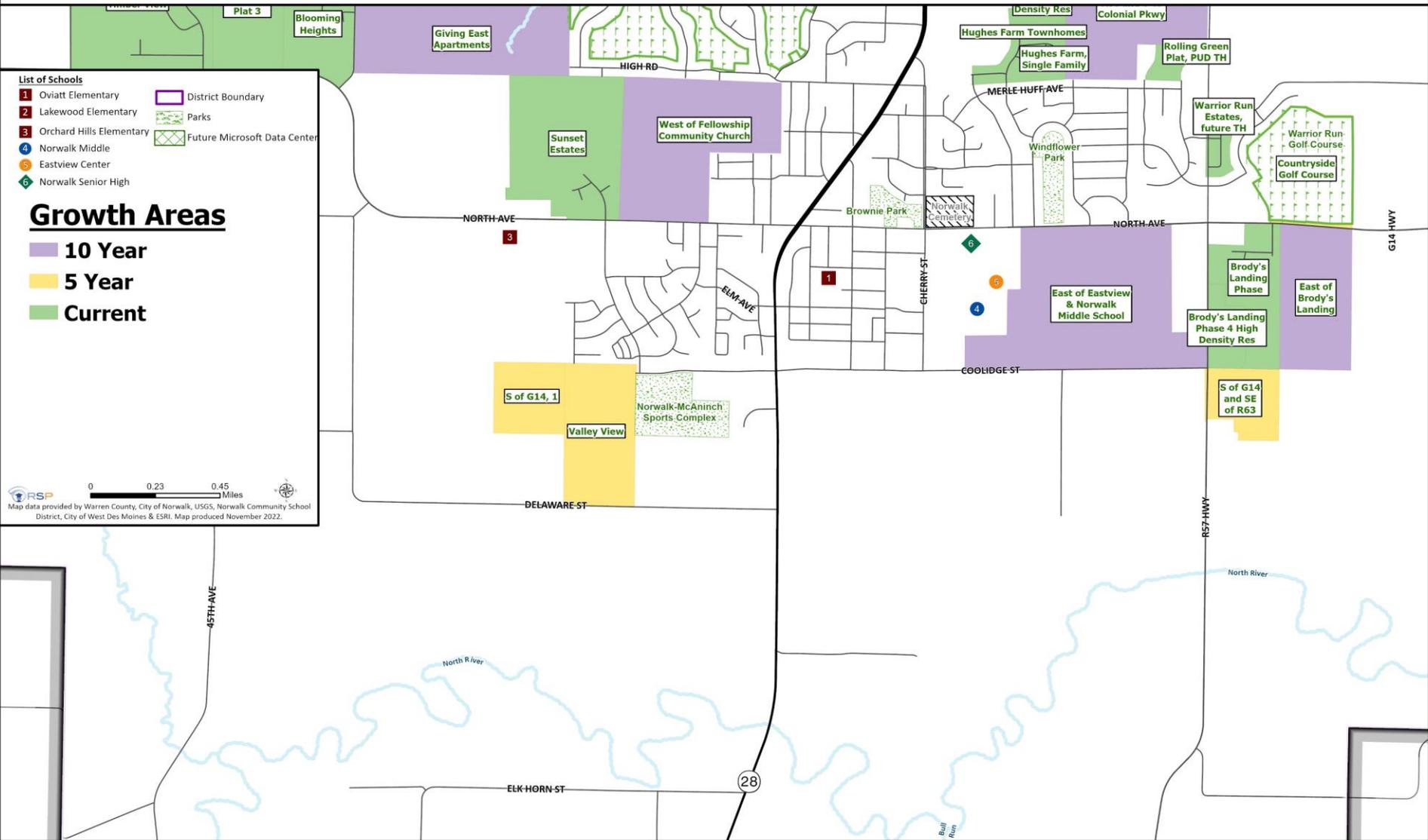
Map data provided by Warren County, City of Norwalk, USGS, Norwalk Community School District, City of West Des Moines & ESRI. Map produced November 2022.



# Northwest Growth Areas



# Southern Growth Areas



**List of Schools**

- 1 Oviatt Elementary
- 2 Lakewood Elementary
- 3 Orchard Hills Elementary
- 4 Norwalk Middle
- 5 Eastview Center
- 6 Norwalk Senior High

**Growth Areas**

- 10 Year
- 5 Year
- Current

**Legend:**

- District Boundary
- Parks
- Future Microsoft Data Center

**Scale:** 0, 0.23, 0.45 Miles

Map data provided by Warren County, City of Norwalk, USGS, Norwalk Community School District, City of West Des Moines & ESRI. Map produced November 2022.

# Definitions

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- Cohort: a group of individuals having a statistical factor (such as grade level) in common in a demographic study
- Out-migration: shows number of students in grade Kindergarten to 11<sup>th</sup> that are attending the district in the previous year, but were not attending the district in the current year
- In-migration: shows number of students in grade 1<sup>st</sup> to 12<sup>th</sup> that are attending the district in the current year, but were not attending the district in the previous year
- Yield-rate: ratio of students that attend each school to the number of housing units in that school's attendance area
- Single-family: a house that is may be fully detached or semi-detached occupied by one household or family
- Multi-family: a classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex
- Town Homes: Side by side housing units that do not meet the definition of single-family houses
- Mobile Home Park: movable dwelling, 8 feet or more wide and 40 feet or more long, designed to be towed on its own chassis, with transportation gear integral to the unit when it leaves the factory, and without need of a permanent foundation.
- Vacant Land: means any undeveloped land/ erf within a proclaimed township or a land development area and will continue to be rated as vacant until such time as a certificate of occupancy
- Mixed-use development: development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses
- Median Year Built: equal to the middle point of all reported years when each dwelling unit was built based on information from the local assessor's office
- Median Home Value: equal to the middle point of all reported home values from the assessor's office in the district