



STUDENT POTENTIAL ANALYSIS REPORT

PICKERINGTON SCHOOLS

JANUARY 6, 2022



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ACKNOWLEDGMENTS

On behalf of Cooperative Strategies, we would like to extend our appreciation to the Pickerington Schools for the opportunity to assist them in developing this Student Potential Analysis Report. As a planning team, we hope that this document will serve the Pickerington Schools for years to come.

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EXECUTIVE SUMMARY

Introduction

In the fall of 2021, Cooperative Strategies was contracted to study student demographics and develop a student potential analysis of the Pickerington Schools. This summary is the result of collection, review, and analysis of student demographics and housing information for the Pickerington Schools.

The purpose of this analysis is to determine the potential growth and/or decline for existing subdivisions, planned housing developments, and undeveloped land, and the impact it has on the Pickerington Schools student population. By providing this student potential analysis to the District, it will be better equipped to make decisions regarding future enrollment. It is important to note that this report uses a different methodology than the enrollment projection study, therefore the forecasts will not match.

Methodology

To identify areas of the District that are decreasing and increasing in student population, a student yield (ratio = # of students / # of housing units) analysis was completed based on the age of subdivided single-family homes within the District. These yields were calculated using student data provided by the Pickerington Schools as well as parcel and address point data provided by the Fairfield and Franklin counties' GIS departments. The table on the following page illustrates and cross-references the yield data. These yields were then applied to a timeline based on the current housing stock data. This yield timeline, or yield model, was then used to "age-out" any existing, planned, and future housing.

Findings

It is clear that the student yields fluctuate in a predictable pattern. This trend has been observed as a 35-year cycle of first increasing and then decreasing student output by housing unit. Based on land classified within the District, there are 5,271 acres of land that can be developed into residential housing. The vacant developable land includes tracts greater than 5 acres that are zoned for residential or agricultural use, as this is typically the land that is sold for the purpose of housing development. When the yield model was applied to this as well as all existing and planned housing, the result is a steady increase in enrollment, followed by decreasing enrollment once the District has been built-out.

K-12 Single-Family Yields by Age of Home

The table below shows the K-12 yields by age of homes within the District. This data was used as a starting point when creating the yield model. The column on the far right of the table shows the overall yield for each age of home up to 35 years. After age 35, these homes become much less volatile in student yield. Therefore, for the purposes of this study, it can be assumed that homes reach student yield maturity at age 35 and then remain at a constant 0.36 student yield beyond that point. This mature yield is based on the average yield of homes older than 35. All subdivided single-family homes, regardless of age or location, were analyzed for this study.

Source: Franklin & Fairfield counties' GIS Departments, Pickerington Schools

K-12 Student Yields	Assessed Value of Home																TOTAL
	No Data	< 50K	50K - 100K	100K - 150K	150K - 200K	200K - 250K	250K - 300K	300K - 350K	350K - 400K	400K - 450K	450K - 500K	500K - 550K	550K - 600K	600K - 650K	> 600K		
> 35	1.44	0.02	0.07	0.39	0.39	0.47	0.41	0.57	0.67	0.40	1.50	1.50	-	-	0.00	0.36	
35	-	-	-	0.23	0.44	0.49	0.34	0.50	2.00	-	-	-	-	-	-	0.43	
34	-	-	-	0.36	0.41	0.55	0.63	0.00	0.00	2.00	-	-	-	-	-	0.51	
33	-	-	-	0.19	0.73	0.57	0.33	0.75	0.71	1.00	-	-	-	-	-	0.52	
32	-	-	-	0.54	0.48	0.46	0.26	0.45	3.00	0.00	-	-	-	-	-	0.45	
31	-	-	-	0.42	0.50	0.58	0.37	0.50	0.00	0.00	0.50	-	-	-	-	0.49	
30	-	-	-	0.59	0.59	0.63	0.34	0.38	0.00	-	-	-	-	-	-	0.54	
29	-	-	-	0.63	0.50	0.68	0.51	0.26	0.53	0.00	0.00	-	-	-	-	0.56	
28	-	-	-	0.39	0.57	0.90	0.49	0.74	0.40	0.00	-	-	-	-	-	0.65	
27	-	-	0.00	0.67	0.64	0.64	0.61	0.59	0.54	0.38	1.50	2.00	-	-	-	0.63	
26	-	-	-	0.48	0.66	0.59	0.53	0.32	0.42	0.80	1.50	-	-	-	0.00	0.60	
25	-	-	-	0.61	0.71	0.60	0.35	0.80	0.22	1.00	0.00	-	-	-	-	0.62	
24	-	0.00	-	0.64	0.73	0.76	0.62	0.75	1.00	0.00	0.00	-	-	-	0.00	0.71	
23	-	-	-	0.00	0.79	0.55	0.62	0.61	0.79	0.71	0.50	-	-	-	-	0.65	
22	-	-	-	0.17	0.85	0.88	0.43	0.39	0.18	0.50	0.00	1.00	-	-	-	0.65	
21	-	-	-	0.29	0.84	0.61	0.52	0.72	0.69	1.33	0.50	0.00	-	0.00	-	0.65	
20	-	-	-	-	0.83	1.02	0.57	0.86	0.45	0.75	0.00	-	0.00	0.00	-	0.83	
19	-	-	-	0.00	0.76	0.81	0.79	0.52	0.42	1.06	1.00	1.00	1.00	-	3.00	0.76	
18	-	-	-	-	0.70	0.84	0.93	0.56	1.03	0.71	0.75	0.43	0.00	0.00	0.00	0.80	
17	-	-	-	-	0.46	0.90	0.64	0.81	0.67	1.08	0.20	0.60	0.20	2.50	1.00	0.77	
16	-	-	-	-	0.55	0.99	0.87	0.87	0.44	1.05	1.00	0.20	0.20	0.33	0.00	0.88	
15	-	-	-	-	0.67	0.78	0.72	0.77	0.67	0.75	0.43	2.00	0.33	0.50	0.33	0.72	
14	-	-	-	-	1.50	1.01	0.49	0.70	1.50	1.00	0.80	1.33	-	3.00	0.00	0.85	
13	-	-	-	-	2.00	0.90	0.81	0.33	2.00	1.00	-	0.00	0.00	0.00	0.00	0.85	
12	-	-	-	-	0.67	1.00	0.86	2.00	0.00	1.00	0.50	2.00	2.00	-	0.00	0.99	
11	-	-	-	-	1.00	0.82	0.88	0.79	1.33	1.00	0.50	-	-	0.00	-	0.85	
10	-	-	-	-	2.00	1.08	1.08	0.94	1.00	2.00	0.00	-	-	0.00	0.00	1.00	
9	-	-	-	-	0.00	1.19	0.98	1.00	0.60	0.40	-	-	-	-	-	0.97	
8	-	-	-	-	0.00	1.26	1.27	1.18	1.08	1.29	1.50	1.00	-	-	0.00	1.19	
7	-	-	-	-	0.00	0.62	0.77	0.91	1.13	0.75	2.67	2.00	0.50	0.00	2.00	0.91	
6	-	-	-	-	-	0.75	0.98	1.30	0.83	1.00	1.14	1.50	-	-	0.80	1.02	
5	-	-	-	-	-	1.50	0.84	1.02	0.41	0.76	1.05	2.33	-	-	2.00	0.96	
4	-	-	-	-	-	0.22	0.18	0.37	0.50	0.20	1.00	1.25	0.00	-	2.00	0.39	
3	-	-	-	-	-	0.00	0.38	0.53	0.21	0.00	0.00	0.40	0.50	-	-	0.32	
2	-	-	-	0.00	0.95	0.71	0.42	0.63	0.82	0.00	0.00	0.33	-	-	-	0.61	
1	-	0.00	0.05	0.12	0.04	0.19	0.23	0.28	0.12	0.07	0.00	0.00	1.00	2.00	0.00	0.17	
0	-	0.00	0.00	-	-	-	-	-	-	-	-	-	-	-	-	0.00	
TOTAL	1.44	0.01	0.06	0.41	0.54	0.65	0.60	0.64	0.61	0.71	0.72	0.92	0.46	0.81	0.48	0.57	

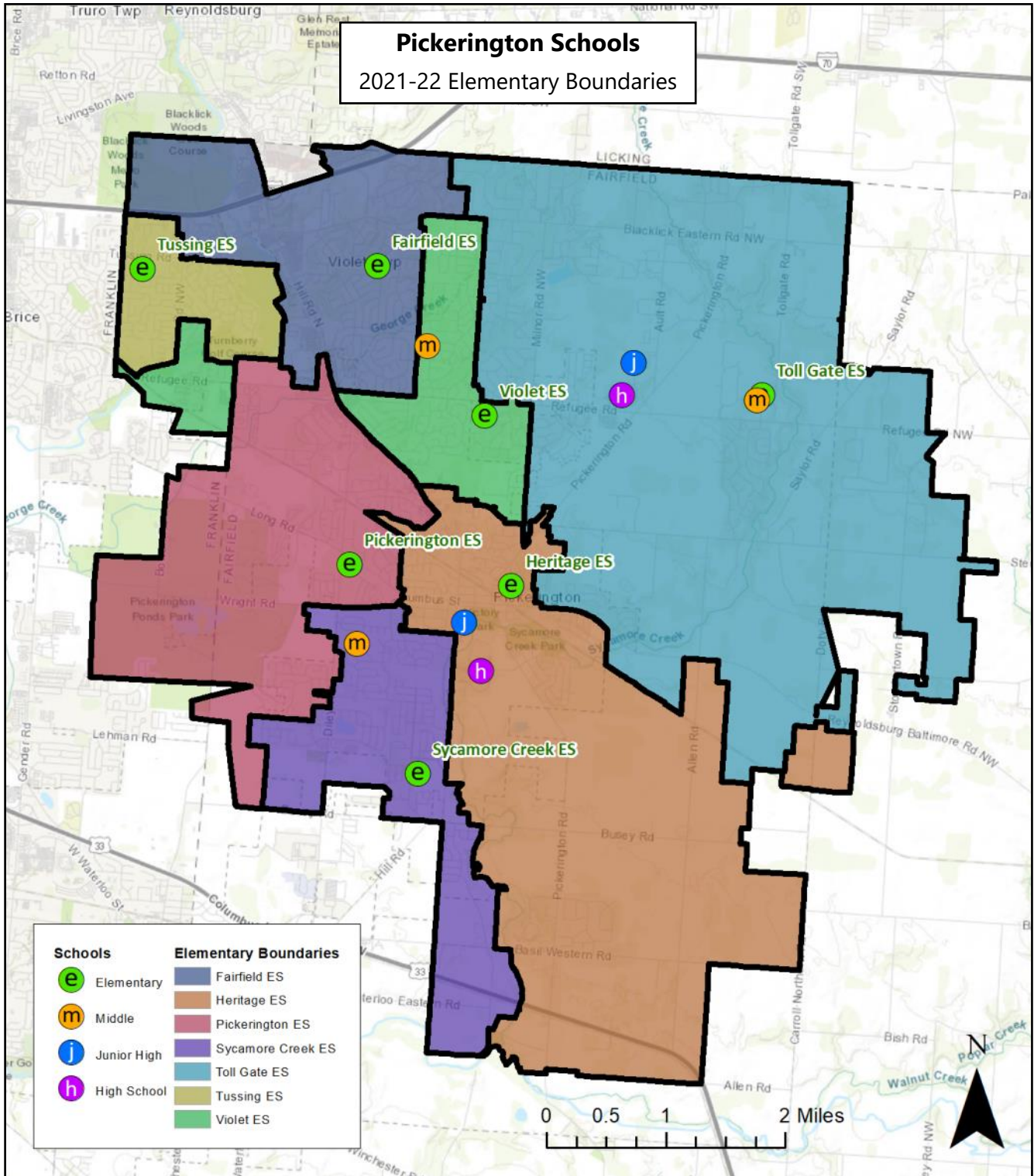
Single-Family Units by Age of Home

The table below shows the number of housing units within each category. This information can be used to identify any outliers in the data. For example, in the table on the previous page, units that are 5 years of age and assessed greater than \$650,000 are showing a student yield of 2.00 students per unit. In the table below, you can see that there is only one unit in this category, so this one unit happens to yield 2 students.

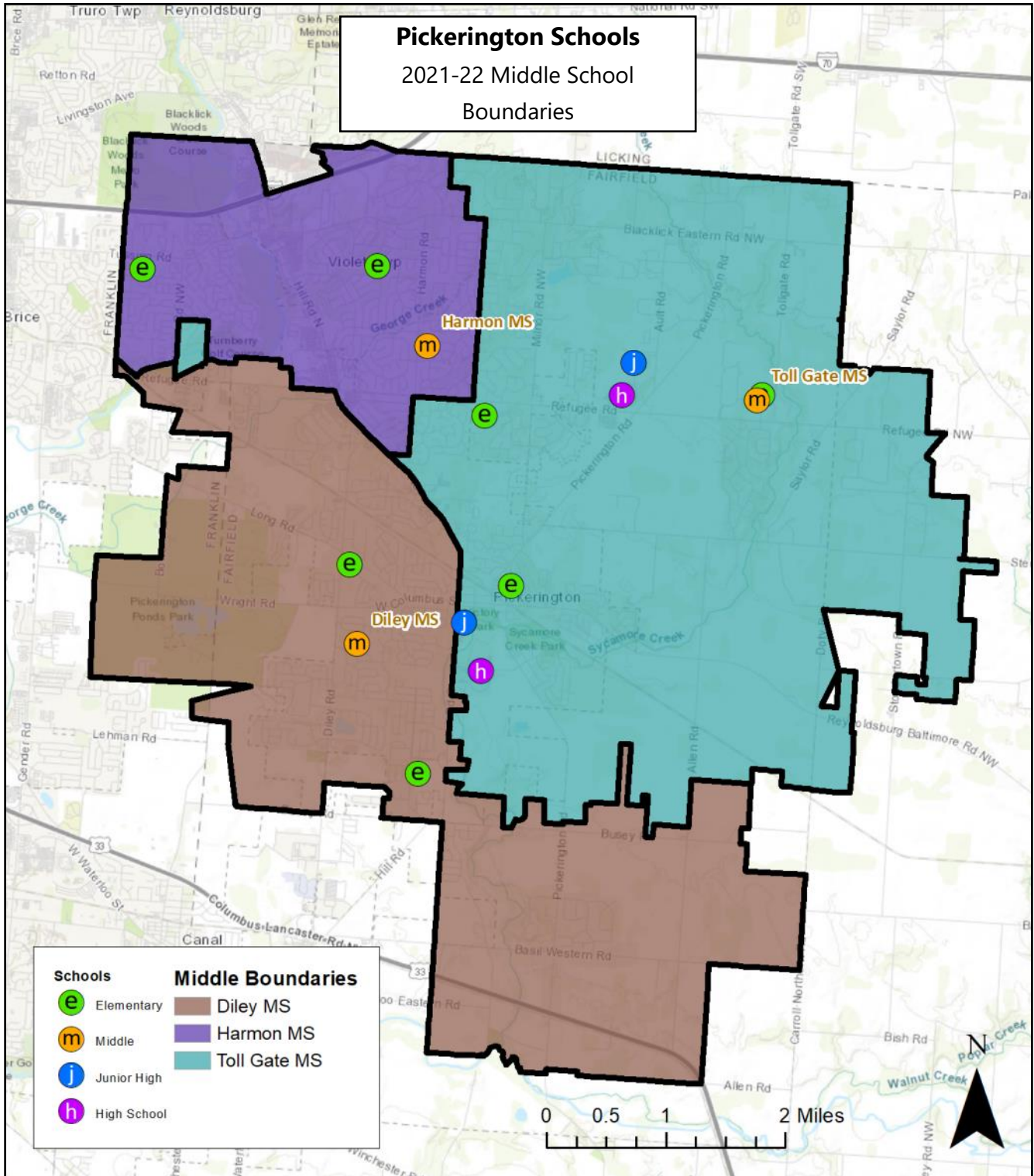
Single-Family Homes by Year Built	Assessed Value															TOTAL
	No Data	0 - 50K	50K - 100K	100K - 150K	150K - 200K	200K - 250K	250K - 300K	300K - 350K	350K - 400K	400K - 450K	450K - 500K	500K - 550K	550K - 600K	600K - 650K	650K +	
35	0	0	0	13	85	81	47	2	1	0	0	0	0	0	0	229
34	0	0	0	14	68	106	63	7	3	1	0	0	0	0	0	262
33	0	0	0	63	90	130	75	24	7	1	0	0	0	0	0	390
32	0	0	0	39	60	72	39	11	1	1	0	0	0	0	0	223
31	0	0	0	59	117	144	63	20	6	2	2	0	0	0	0	413
30	0	0	0	51	155	140	68	26	8	0	0	0	0	0	0	448
29	0	0	0	46	119	172	81	34	17	3	1	0	0	0	0	473
28	0	0	0	28	103	107	61	39	10	3	0	0	0	0	0	351
27	0	0	1	39	188	196	101	66	28	8	2	1	0	0	0	630
26	0	0	0	25	225	113	51	22	12	5	2	0	0	0	1	456
25	0	0	0	23	160	102	55	30	9	4	3	0	0	0	0	386
24	0	1	0	14	131	98	53	20	12	2	1	0	0	0	1	333
23	0	0	0	11	136	101	68	33	19	7	4	0	0	0	0	379
22	0	0	0	6	68	80	46	51	11	6	1	2	0	0	0	271
21	0	0	0	7	51	161	64	57	26	9	4	2	0	1	0	382
20	0	0	0	0	69	128	56	35	20	8	1	0	1	1	0	319
19	0	0	0	1	92	227	73	62	33	17	6	2	4	0	1	518
18	0	0	0	0	96	238	124	72	34	21	12	7	1	1	3	609
17	0	0	0	0	39	196	115	52	30	12	5	5	5	2	2	463
16	0	0	0	0	11	156	115	53	18	21	15	5	5	3	2	404
15	0	0	0	0	3	65	76	30	15	8	7	2	6	2	6	220
14	0	0	0	0	6	73	49	30	10	3	5	3	0	1	4	184
13	0	0	0	0	1	21	26	6	5	3	0	2	1	1	1	67
12	0	0	0	0	3	30	28	5	1	1	2	1	1	0	1	73
11	0	0	0	0	1	28	24	14	3	5	2	0	0	1	0	78
10	0	0	0	0	1	13	24	17	7	1	1	0	0	1	2	67
9	0	0	0	0	1	26	47	32	10	5	0	0	0	0	0	121
8	0	0	0	0	1	19	44	44	24	7	2	2	0	0	2	145
7	0	0	0	0	1	13	48	34	24	8	3	2	2	1	1	137
6	0	0	0	0	0	8	40	30	23	23	7	2	0	0	5	138
5	0	0	0	0	0	8	19	44	22	21	22	6	0	0	1	143
4	0	0	0	0	0	9	39	76	26	10	6	4	1	0	2	173
3	0	0	0	0	0	7	34	59	33	24	7	5	2	0	0	171
2	0	0	0	0	3	42	41	60	32	11	9	3	3	0	0	204
1	0	24	40	41	24	42	65	93	41	14	7	3	3	1	1	399
0	0	21	9	0	0	0	0	0	0	0	0	0	0	0	0	30
TOTAL	34	683	219	810	3,533	4,684	2,205	1,344	590	280	141	61	35	16	40	14,675

Source: Franklin & Fairfield counties' GIS Departments

ATTENDANCE BOUNDARY MAPS

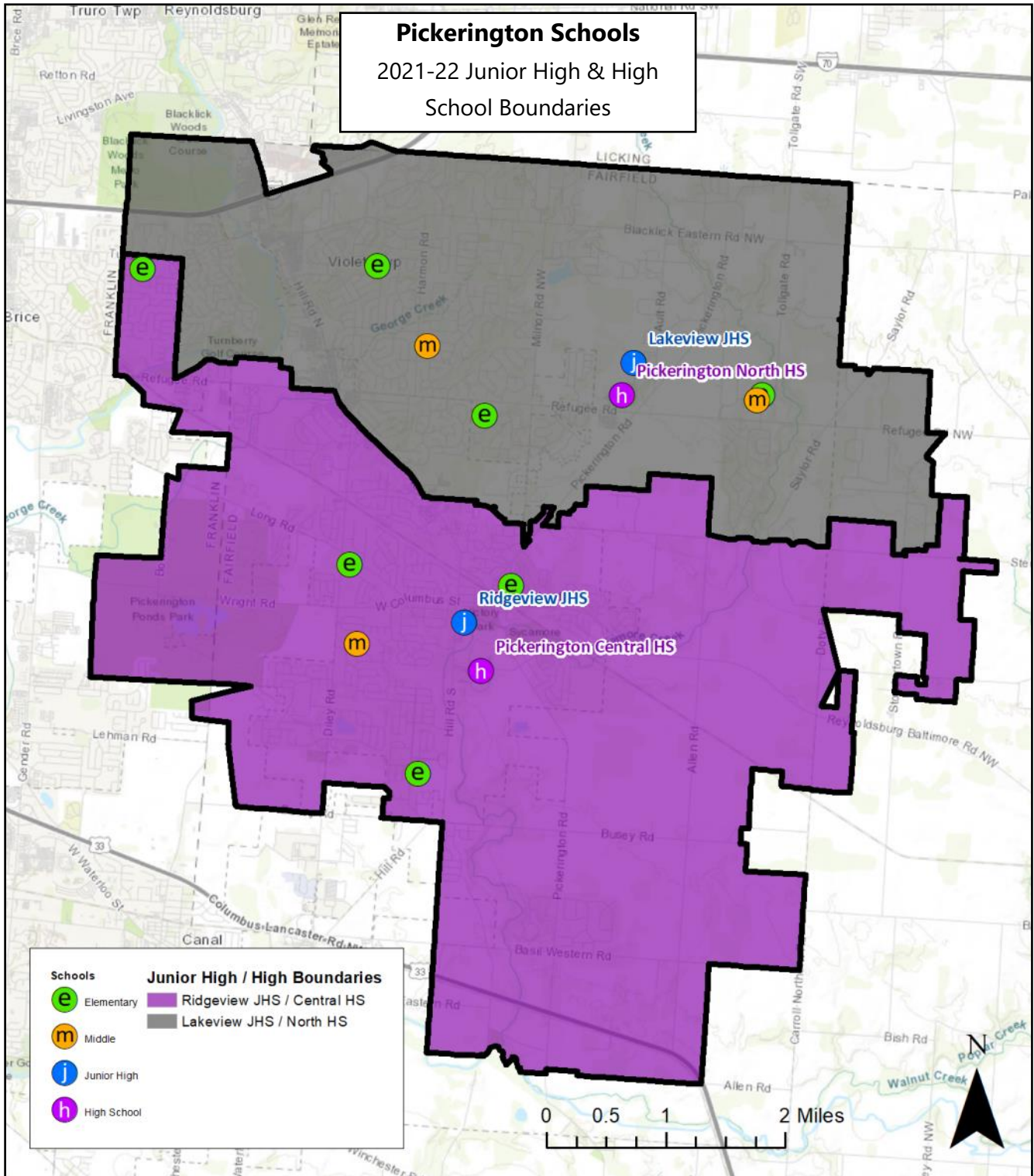


Pickerington Schools
2021-22 Middle School
Boundaries



Pickerington Schools

2021-22 Junior High & High School Boundaries

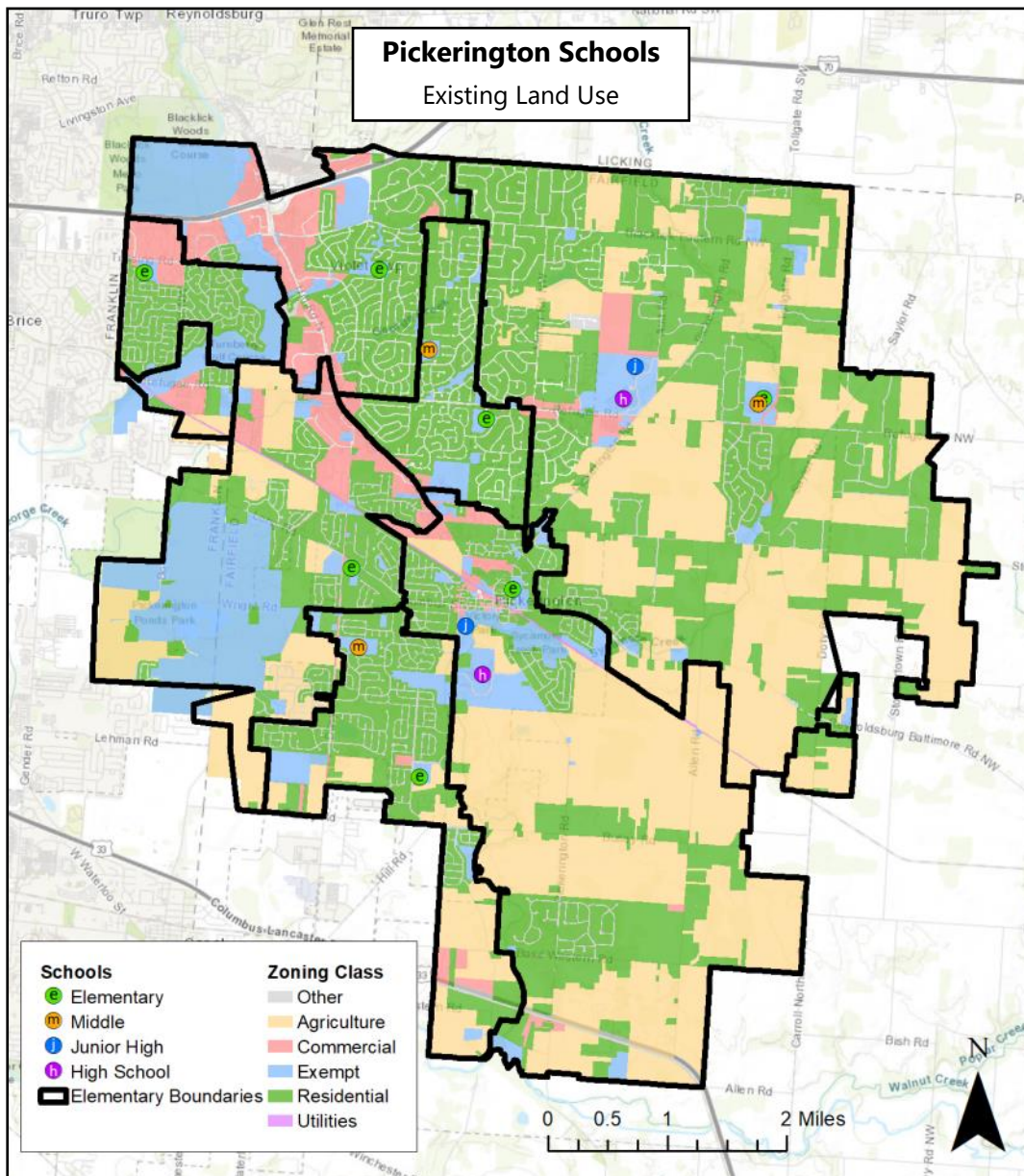


EXISTING LAND USE

Based on analysis of the zoning information provided by the Fairfield and Franklin counties' GIS Departments, the largest percentage of land use in the District falls in the residential category. District-wide, residential use accounts for nearly 10,500 acres. Land Use was analyzed to determine the tracts of land that could be developed in the future. This includes land greater than 5 acres that is already zoned for residential or agriculture. The table on the right lists the percentages of the land use categories in the District. The map below illustrates the land use within the District.

Acreage by Land Use	Acreage		TOTAL
	Fairfield	Franklin	
No Data	901	1	902
Agriculture	8,774	297	9,071
Commercial	1,340	46	1,386
Exempt	2,515	748	3,263
Industrial	4	7	11
Residential	10,327	135	10,462
TOTAL	23,861	1,234	25,095

Source: Franklin & Fairfield counties' GIS Departments



YIELD MODEL

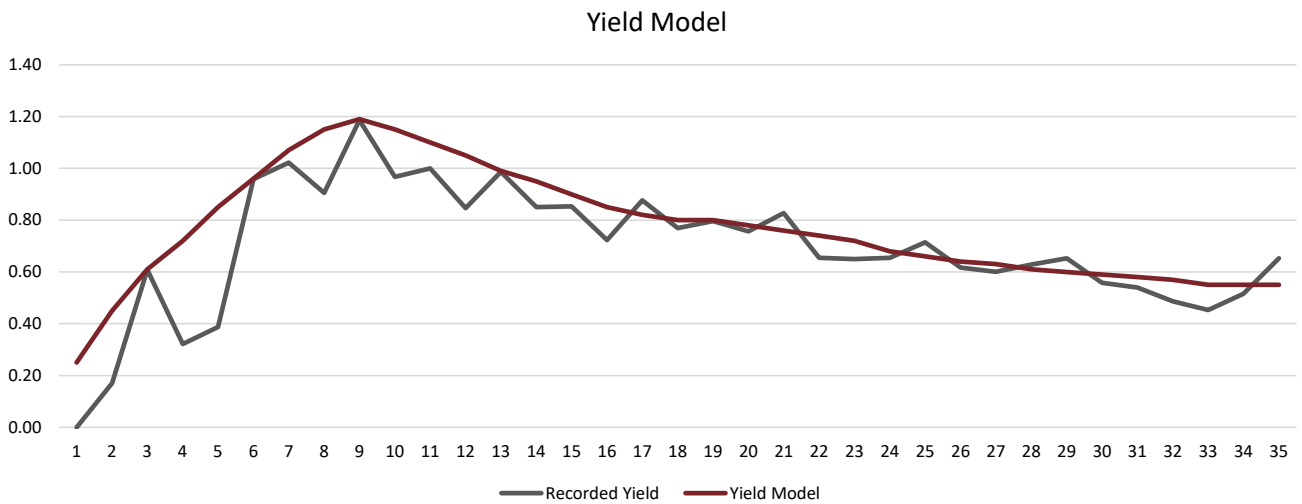
Thirty-Five Year Life-Cycle

Based on the 35-year cycle findings, a student yield model was developed to “age out” existing and future subdivisions. To forecast enrollment from existing single-family homes, the yield model was applied to each unit based on the current age of the home, and then continued through the life-cycle from that point on. The yield model was also applied to all planned development and future subdivisions from vacant developable land to forecast the number of students per unit by year as they move through the life-cycle. The graph below illustrates the yield model, as compared with the actual recorded yields.

According to the yield model, the Pickerington Schools realizes the highest student yield from single-family homes that are 9 years of age. Although there are slight variations over the next 26 years, the general trend is a decrease in student yield beyond the peak yield.

In this model, a consistent yield of 0.36 students per housing unit is used beyond year 35 when a home matures. This mature yield is based on the average yield of homes older than 35.

There are currently 8,323 students residing in of the existing single-family homes. Based on the their current positions in the 35-year life-cycle, these homes would mature and that number would drop to 4,963 by the year 2056.



HOUSING

Housing Stock Types

For this analysis, housing stock and land were divided into the categories below. The corresponding table on the following page shows the overall yields for each grade configuration, separated by housing type.

Existing Subdivided Single-Family Units: These are the existing, subdivided single-family homes within the District. There are currently a total of 8,323 students living within these units. All growth models assume that those units will maintain their current pace to maturity. The table on page 4 details the observed yields.

Existing Apartment Units: These are the existing apartment units within the District. There are currently 1,514 students living within these units. Due to the transiency associated with multi-family units, these units are expected to remain at their overall yield of 0.38 students per unit.

Existing Condominium Units: These are the existing condominium units within the District. This category includes both attached and detached condominium units. There are currently 133 students living within these units. Due to the transiency associated with multi-family units, these units are expected to remain at their overall yield of 0.13 students per unit.

Existing Non-Subdivided Single-Family Units: These are the existing single-family homes that do not fall within subdivisions. There are currently 424 students living within these units. Because the vast majority of these units fall beyond the yield model (older than 35 years), this category is expected to remain flat at 424 students.

Developing Single-Family: These are planned single-family subdivisions that are in different phases of development. There are currently 670 students living within partially completed single-family developments. These units will be released into the yield model based on the timelines provided by housing developers and/or their associated municipalities. The timelines for developments that are still in early planning phases are based on District-wide development trends.

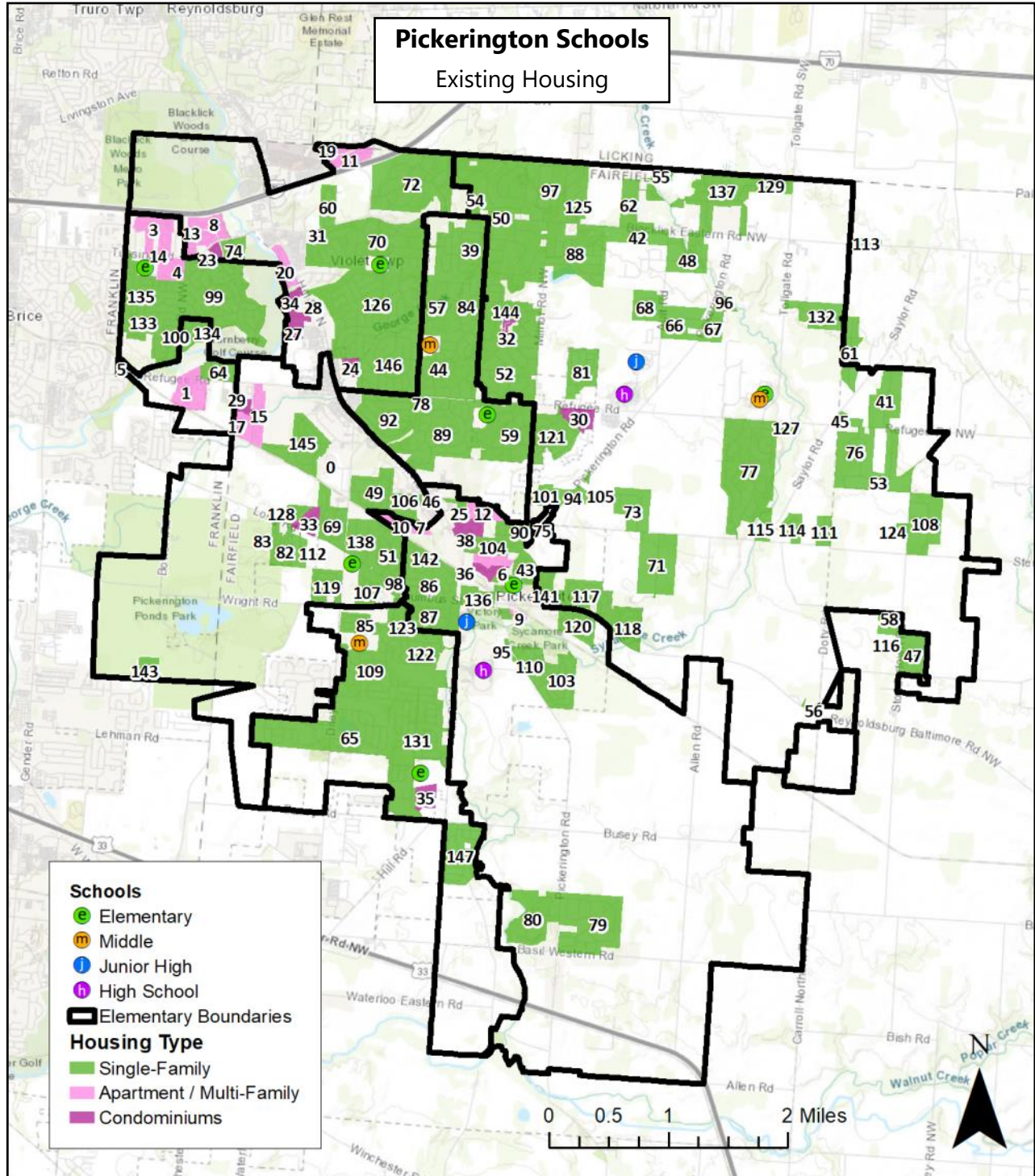
Developing Multi-Family: These are planned apartments, condominiums, and townhomes that are in different phases of development. The housing type-specific yields (seen in the table below) are applied to these units based on the timelines provided by housing developers and/or their associated municipalities. The timelines for developments that are still in early planning phases are based on District-wide development trends.

Vacant Developable Land: This is currently undeveloped parcels that are larger than 5 acres and can be expected to be developed in the future. There are currently 5,271 acres of developable land within the District. The vacant developable land includes land already zoned for residential and agriculture. The number of units for these tracts of land was calculated by applying a density of 1 housing unit to each acre. The medium density of this category is to allow for roads, parks, greenspace, and utilities to be present within these future neighborhoods. These units are released into the yield model at rates of 400, 300, and 200 units per year, and will follow the yield model through maturity.

Housing Type	Units	Students	Yield
Single-Family	13,418	8,323	0.62
Apartment	3,974	1,514	0.38
Condominium	1,036	133	0.13

Existing Housing

The map below shows the locations of the existing dwelling types, including single-family (green), apartments (pink), and condominiums (dark pink) subdivisions and complexes within the District.



The table below details the existing **single-family** subdivisions/neighborhoods within the District.

Subdivision/Complex Information			Boundary			Average				Units	K-12 Yield
Map ID	Name	Housing Type	Elementary	Middle	High	Year Built	Assessed Value	Beds	Baths		
39	Ashley Creek	Single-Family	Violet ES	Harmon MS	North HS	2001	\$324,072	3.95	2.87	128	0.63
40	Ashton Allotment	Single-Family	Heritage ES	Toll Gate MS	Central HS	1944	\$92,359	1.88	1.00	17	0.24
41	B-E-T Acres	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1975	\$215,867	3.29	2.31	24	0.33
42	Bates-Crawford	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1966	\$207,746	3.14	1.86	22	0.41
43	Beals Lake	Single-Family	Heritage ES	Toll Gate MS	Central HS	1940	\$60,874	0.96	0.56	66	0.06
44	Bentwood Farms	Single-Family	Violet ES	Harmon MS	North HS	1995	\$228,995	3.81	2.54	175	0.70
45	Beretch Estates	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1991	\$189,893	2.25	1.63	8	1.00
46	Blenheim Subdivision	Single-Family	Pickerington ES	Diley MS	Central HS	1994	\$226,208	6.00	5.00	5	6.60
48	Cansada Estates	Single-Family	Toll Gate ES	Toll Gate MS	North HS	2000	\$442,875	3.80	3.24	35	0.86
49	Cherry Hill	Single-Family	Pickerington ES	Diley MS	Central HS	1993	\$225,954	3.66	2.59	181	0.64
50	Chevington Woods North	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1973	\$224,503	3.72	2.48	391	0.45
51	Colony Park	Single-Family	Pickerington ES	Diley MS	Central HS	1985	\$191,474	3.44	2.30	217	0.61
52	Countrywood	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1988	\$282,280	3.82	2.66	240	0.49
53	Covered Bridge Estates	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1978	\$217,636	3.30	2.24	54	0.37
54	Daysprings	Single-Family	Toll Gate ES	Toll Gate MS	North HS	2002	\$358,619	3.89	3.00	27	0.37
55	Decarlo Homestead	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1988	\$333,680	3.75	3.13	4	1.25
56	Doty Road Subdivision	Single-Family	Toll Gate ES	Toll Gate MS	Central HS	1980	\$198,960	3.00	2.00	4	0.25
57	Eastchester	Single-Family	Violet ES	Harmon MS	North HS	1971	\$201,599	3.43	2.23	75	0.27
59	Easton Village	Single-Family	Violet ES	Toll Gate MS	North HS	1979	\$204,338	3.70	2.42	222	0.46
60	Eastwood Village	Single-Family	Fairfield ES	Harmon MS	North HS	1980	\$197,581	3.94	2.52	80	0.49
61	Executive Estates	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1974	\$244,470	3.00	2.21	7	0.57
62	Fairlawn Estates	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1968	\$195,698	3.17	1.95	30	0.23
63	Fanchers Addition	Single-Family	Heritage ES	Toll Gate MS	Central HS	1945	\$74,741	1.71	1.07	6	0.33
64	Farmbrook	Single-Family	Violet ES	Diley MS	Central HS	1994	\$208,379	3.81	2.52	103	0.94
65	Fox Glen	Single-Family	Sycamore Creek ES	Diley MS	Central HS	2007	\$283,083	3.76	2.77	532	0.84
66	Fox Run Estates	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1985	\$275,738	3.21	2.31	24	0.25
67	Fox Run Parcels	Single-Family	Toll Gate ES	Toll Gate MS	North HS	2000	\$285,692	3.17	2.25	6	0.83
68	Fox Run West	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1975	\$227,493	3.54	2.46	26	0.65
69	Georges Creek Subdivision	Single-Family	Pickerington ES	Diley MS	Central HS	2009	\$230,269	3.64	2.57	148	1.01
70	Glenshire	Single-Family	Fairfield ES	Harmon MS	North HS	1994	\$344,920	3.81	2.88	203	0.47
71	Grants-Mini Farms	Single-Family	Toll Gate ES	Toll Gate MS	Central HS	1983	\$263,350	2.64	2.05	17	0.41
72	Haaf Farm	Single-Family	Fairfield ES	Harmon MS	North HS	1997	\$301,265	3.86	2.71	255	0.60
73	Hampton Ridge	Single-Family	Toll Gate ES	Toll Gate MS	Central HS	1997	\$337,870	3.85	2.63	26	0.42
74	Highland Park Place	Single-Family	Fairfield ES	Harmon MS	North HS	1993	\$190,606	3.67	2.55	55	0.71
75	Hill Crest	Single-Family	Heritage ES	Toll Gate MS	Central HS	1977	\$150,101	2.13	1.44	8	0.75
76	Homestead Acres	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1974	\$197,579	3.27	2.05	41	0.46
77	Huntington Hills	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1979	\$203,695	3.70	2.48	404	0.52
78	Inverness At Melrose	Single-Family	Violet ES	Toll Gate MS	North HS	1997	\$270,179	3.71	2.79	14	0.64
79	Jefferson Farms	Single-Family	Heritage ES	Diley MS	Central HS	1996	\$328,171	3.82	3.00	197	0.44
80	Jefferson Woods	Single-Family	Heritage ES	Diley MS	Central HS	1980	\$265,065	3.43	2.59	97	0.39
81	Lake Forest	Single-Family	Toll Gate ES	Toll Gate MS	North HS	2019	\$272,484	2.87	2.23	158	0.52
82	Longview Acres	Single-Family	Pickerington ES	Diley MS	Central HS	2005	\$242,761	3.68	2.39	59	0.80
83	Longview Acres West	Single-Family	Pickerington ES	Diley MS	Central HS	2009	\$252,038	3.63	2.50	40	0.60
84	Mallard Pond	Single-Family	Violet ES	Harmon MS	North HS	1998	\$251,855	3.74	2.64	248	0.48
85	Manchester	Single-Family	Sycamore Creek ES	Diley MS	Central HS	2002	\$235,536	3.92	2.50	126	0.98
86	Manor House Estates	Single-Family	Heritage ES	Diley MS	Central HS	1976	\$160,662	3.38	1.87	146	0.45
87	Meadowbrook Estates	Single-Family	Heritage ES	Diley MS	Central HS	1966	\$152,148	3.03	1.76	143	0.41
88	Meadowmoore	Single-Family	Toll Gate ES	Toll Gate MS	North HS	2010	\$416,392	3.91	3.28	208	0.89
89	Melrose	Single-Family	Violet ES	Toll Gate MS	North HS	1993	\$242,277	3.88	2.55	388	0.63
90	Milnor Place	Single-Family	Heritage ES	Toll Gate MS	Central HS	2007	\$224,860	3.48	2.28	62	0.92
91	Milnors Grand View Sub Div	Single-Family	Heritage ES	Toll Gate MS	Central HS	1957	\$133,230	2.82	1.27	11	0.27
92	Mingo Estates	Single-Family	Violet ES	Harmon MS	North HS	1972	\$190,662	3.38	2.25	273	0.38
93	Minnie Place	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1991	\$186,745	2.50	1.38	4	0.00
94	Moorhead Village	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1987	\$278,495	3.25	2.50	4	1.50
95	N Blanche Taylors Addition	Single-Family	Heritage ES	Toll Gate MS	Central HS	1974	\$121,383	1.57	1.29	5	0.40
96	N R Baker Subdivision	Single-Family	Toll Gate ES	Toll Gate MS	North HS	2019	\$405,540	2.75	2.50	4	1.00
97	New England Acres	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1974	\$226,604	3.55	2.35	145	0.28
98	Painters Sub-Division	Single-Family	Pickerington ES	Diley MS	Central HS	1965	\$160,325	3.24	1.85	17	0.47
99	Park Place	Single-Family	Tussing ES	Harmon MS	North HS	1991	\$166,391	3.25	2.20	828	0.50
100	Park Place West	Single-Family	Tussing ES	Harmon MS	Central HS	1997	\$162,908	3.16	2.30	431	0.70
101	Peyton Ridge	Single-Family	Toll Gate ES	Toll Gate MS	North HS	2015	\$403,552	3.48	2.58	25	0.80
102	Pickerings Addition	Single-Family	Heritage ES	Toll Gate MS	Central HS	1922	\$112,108	2.33	1.17	17	0.71
103	Pickerington Hills	Single-Family	Heritage ES	Toll Gate MS	Central HS	1975	\$158,072	3.25	1.78	249	0.49
104	Pickerington Meadows	Single-Family	Heritage ES	Toll Gate MS	Central HS	1987	\$150,582	2.94	1.95	124	0.35
105	Pickerington Road Parcels	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1980	\$140,323	1.00	0.50	1	1.00
106	Pickerington Run	Single-Family	Pickerington ES	Diley MS	Central HS	1992	\$169,549	3.46	2.44	124	0.63
107	Pine Ridge Estates	Single-Family	Pickerington ES	Diley MS	Central HS	1998	\$235,610	3.50	2.50	88	0.35
108	Poplar Heights	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1975	\$191,232	3.16	2.00	50	0.32
109	Preston Trails	Single-Family	Sycamore Creek ES	Diley MS	Central HS	2008	\$261,559	3.71	2.59	511	0.85
110	Ra-Mar Acres	Single-Family	Heritage ES	Toll Gate MS	Central HS	1970	\$179,243	3.33	2.06	54	0.31

Subdivision/Complex Information			Boundary			Average				Units	K-12 Yield
Map ID	Name	Housing Type	Elementary	Middle	High	Year Built	Assessed Value	Beds	Baths		
111	Robinwood Acres	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1973	\$175,916	2.94	1.85	17	0.06
112	Rural Acres Subdivision	Single-Family	Pickerington ES	Diley MS	Central HS	1973	\$214,099	3.59	2.32	17	0.18
114	Sagamore Pond	Single-Family	Toll Gate ES	Toll Gate MS	North HS	2013	\$329,487	3.78	2.69	32	1.13
115	Scenic Acres	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1970	\$223,503	4.00	2.50	8	1.13
117	Shadow Oaks	Single-Family	Toll Gate ES	Toll Gate MS	Central HS	1986	\$221,935	3.60	2.46	157	0.48
118	Shawnee Crossing	Single-Family	Toll Gate ES	Toll Gate MS	Central HS	2009	\$318,325	3.80	2.86	113	0.97
119	Sheffield Subdivision	Single-Family	Pickerington ES	Diley MS	Central HS	2005	\$220,936	3.89	2.95	119	1.03
120	Simsbury Estates	Single-Family	Heritage ES	Toll Gate MS	Central HS	1997	\$205,737	3.82	2.65	112	0.88
121	Spring Creek Subdivision	Single-Family	Toll Gate ES	Toll Gate MS	North HS	2008	\$249,183	3.58	2.52	155	0.81
122	Stonebridge Estates	Single-Family	Sycamore Creek ES	Diley MS	Central HS	1993	\$214,500	3.75	2.51	178	0.72
123	Stonebridge Subdivision	Single-Family	Sycamore Creek ES	Diley MS	Central HS	1980	\$169,692	3.66	2.20	38	0.42
124	Stouder Heights	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1986	\$182,400	2.25	1.50	4	0.00
125	Sturbridge Meadows	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1994	\$219,107	3.79	2.47	33	0.61
126	Summerfield	Single-Family	Fairfield ES	Harmon MS	North HS	1986	\$235,162	3.79	2.46	928	0.46
127	Sycamore View	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1965	\$133,905	2.00	1.25	6	0.33
128	The Landings	Single-Family	Pickerington ES	Diley MS	Central HS	2008	\$266,247	3.66	2.50	41	0.95
129	The Ravines At Tollgate	Single-Family	Toll Gate ES	Toll Gate MS	North HS	2006	\$659,564	4.48	4.26	25	0.48
130	The Vicky Addition	Single-Family	Heritage ES	Toll Gate MS	Central HS	1966	\$167,286	3.00	1.57	7	0.14
131	The Villages At Sycamore Creek	Single-Family	Sycamore Creek ES	Diley MS	Central HS	2005	\$205,703	3.27	2.36	614	0.81
132	Tollgate Estates	Single-Family	Toll Gate ES	Toll Gate MS	North HS	1976	\$244,863	3.36	2.10	25	0.24
133	Turnberry Farms	Single-Family	Tussing ES	Harmon MS	Central HS	1998	\$187,748	3.64	2.41	319	0.77
134	Turnberry Green	Single-Family	Violet ES	Toll Gate MS	North HS	1994	\$179,386	3.35	2.18	137	0.80
135	Turnberry Place	Single-Family	Tussing ES	Harmon MS	Central HS	1999	\$192,273	3.64	2.48	167	0.78
136	Village Of Pickerington	Single-Family	Heritage ES	Toll Gate MS	Central HS	1914	\$122,072	1.59	0.81	61	0.16
137	Violet Meadows	Single-Family	Toll Gate ES	Toll Gate MS	North HS	2006	\$473,281	3.94	3.68	136	0.74
138	Violet Springs Subdivision	Single-Family	Pickerington ES	Diley MS	Central HS	1972	\$139,937	2.83	1.71	59	0.42
139	Wagnalls Memorial	Single-Family	Heritage ES	Toll Gate MS	Central HS	2005	\$240,189	6.00	5.00	16	2.38
140	West View Manor	Single-Family	Sycamore Creek ES	Diley MS	Central HS	1966	\$132,095	2.88	1.74	17	0.12
141	Willard Root	Single-Family	Toll Gate ES	Toll Gate MS	Central HS	1966	\$178,599	3.00	2.06	17	0.94
142	Willow Pond	Single-Family	Heritage ES	Diley MS	Central HS	2009	\$231,432	3.77	2.49	187	1.16
143	Winchester Meadows	Single-Family	Pickerington ES	Diley MS	Central HS	2000	\$169,642	3.08	2.32	90	0.51
144	Winding Creek	Single-Family	Toll Gate ES	Toll Gate MS	North HS	2004	\$369,680	3.85	2.95	210	0.56
145	Windmill Ponds	Single-Family	Pickerington ES	Diley MS	Central HS	2003	\$252,052	3.68	2.49	198	0.70
146	Woodfield Subdivision	Single-Family	Fairfield ES	Harmon MS	North HS	1986	\$200,251	3.46	2.36	327	0.43
147	Woodstream	Single-Family	Sycamore Creek ES	Diley MS	Central HS	2006	\$266,551	3.71	2.55	214	0.68
148	Zeiglers Addition	Single-Family	Heritage ES	Toll Gate MS	Central HS	1926	\$85,087	1.60	0.80	7	0.86

The table below details the existing **apartment** complexes within the District.

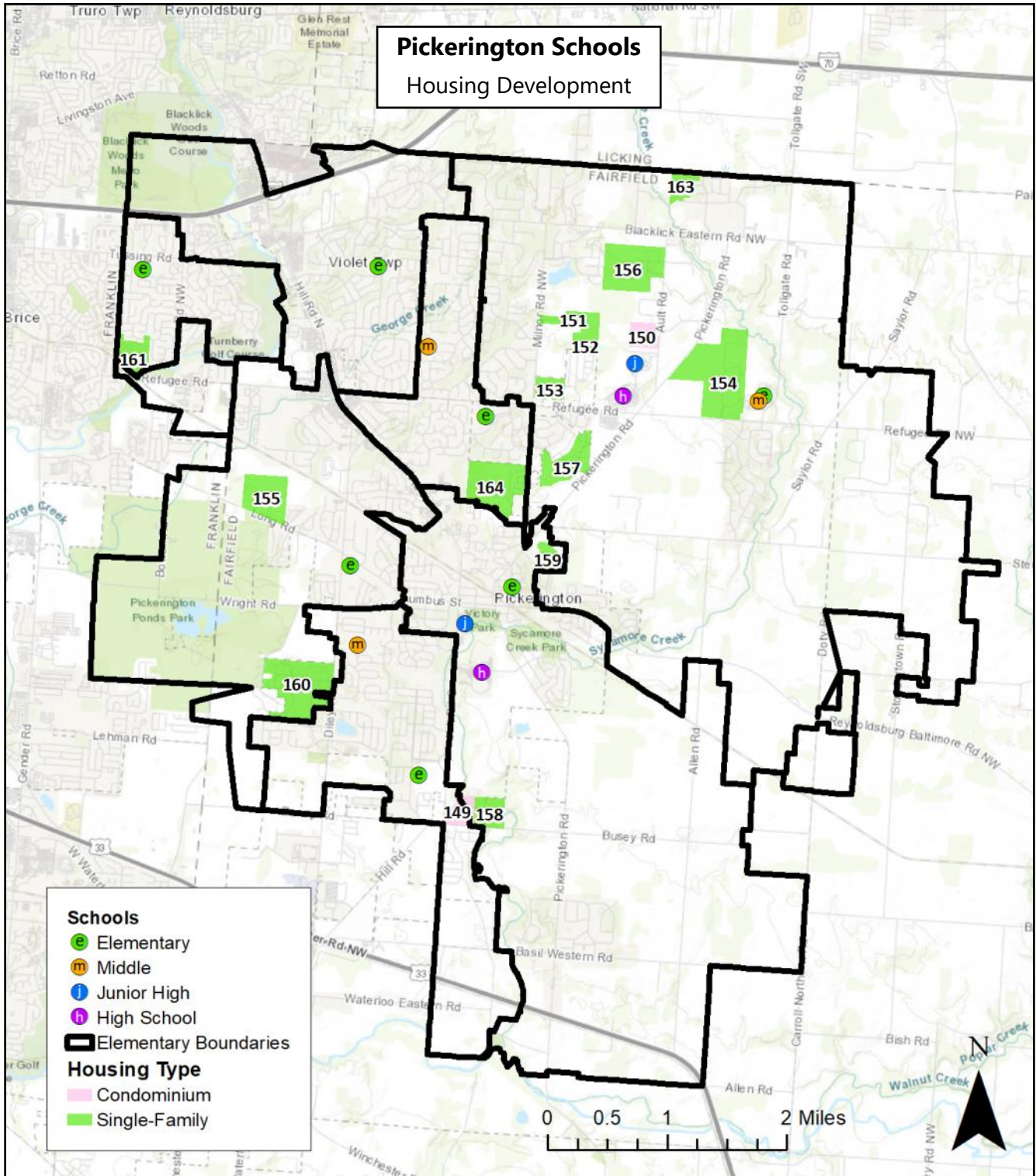
Subdivision/Complex Information			Boundary			Units	K-12 Yield
Map ID	Name	Housing Type	Elementary	Middle	High		
1	Arbors At Turnberry Apartments	Apartment	Violet ES	Diley MS	Central HS	367	0.72
2	Bentley Station	Apartment	Fairfield ES	Harmon MS	North HS	64	0.44
3	Bentwood Lake Apartments	Apartment	Tussing ES	Harmon MS	North HS	464	0.38
4	Brooksedge By Cortland	Apartment	Tussing ES	Harmon MS	Central HS	224	0.43
5	Colony Bay East	Apartment	Violet ES	Diley MS	Central HS	156	0.14
6	Columbia Place Llc	Apartment	Heritage ES	Toll Gate MS	Central HS	90	0.47
7	Courtland Lane Condominiums	Apartment	Pickerington ES	Diley MS	Central HS	7	0.14
8	Highland Park Apartments	Apartment	Fairfield ES	Harmon MS	North HS	238	0.26
9	Huntwork Gardens	Apartment	Heritage ES	Toll Gate MS	Central HS	24	0.21
10	Lake'S Edge By Cortland	Apartment	Heritage ES	Diley MS	Central HS	256	0.21
11	Noca Apartments Two Limited	Apartment	Fairfield ES	Harmon MS	North HS	276	0.51
12	Overland Park Apartments	Apartment	Heritage ES	Toll Gate MS	Central HS	176	0.20
13	Pendleton Place	Apartment	Fairfield ES	Harmon MS	North HS	47	1.23
14	Pheasant Run Apartments	Apartment	Tussing ES	Harmon MS	North HS	136	0.97
15	Pickerington Appartments Llc	Apartment	Pickerington ES	Diley MS	Central HS	216	0.55
16	Pickerington Meadows Apartments Of Pickerington Lt	Apartment	Heritage ES	Toll Gate MS	Central HS	122	0.13
17	Redwood Pickerington Apartments	Apartment	Pickerington ES	Diley MS	Central HS	117	0.24
18	Taylor Square Condominium	Apartment	Fairfield ES	Harmon MS	North HS	5	0.00
19	The Condominium At Creekside	Apartment	Fairfield ES	Harmon MS	North HS	532	0.08
20	The Residence At Turnberry Apartments	Apartment	Fairfield ES	Harmon MS	North HS	216	0.29
21	The Vicky Addition	Apartment	Heritage ES	Toll Gate MS	Central HS	9	0.00
22	Tussing Place Apartments	Apartment	Tussing ES	Harmon MS	Central HS	96	0.34
23	Woodland Trace Apartments	Apartment	Fairfield ES	Harmon MS	North HS	136	0.71

The table below details the existing **condominium** complexes within the District.

Subdivision/Complex Information			Boundary			Units	K-12 Yield
Map ID	Name	Housing Type	Elementary	Middle	High		
24	Brookview Village Condo	Condominium	Fairfield ES	Harmon MS	North HS	128	0.18
25	Cottages On Hill Condominiums	Condominium	Heritage ES	Toll Gate MS	Central HS	52	0.00
26	Fairfield Square	Condominium	Fairfield ES	Harmon MS	North HS	12	0.00
27	Fairfield Square Condo	Condominium	Fairfield ES	Harmon MS	North HS	56	0.05
28	Overlook At Cross Creeks	Condominium	Fairfield ES	Harmon MS	North HS	44	0.09
29	Pickerington Pointe Condominium	Condominium	Pickerington ES	Diley MS	Central HS	75	0.40
30	Spring Creek Condominium	Condominium	Toll Gate ES	Toll Gate MS	North HS	151	0.06
32	Terrace Ridge At Winding Creek Condominium	Condominium	Toll Gate ES	Toll Gate MS	North HS	27	0.07
33	The Condominium At Homestead In Pickerington	Condominium	Pickerington ES	Diley MS	Central HS	100	0.01
34	The Manors At Crosscreeks Condominium	Condominium	Fairfield ES	Harmon MS	North HS	33	0.06
35	The Villages At Sycamore Creek (Condominiums)	Condominium	Sycamore Creek ES	Diley MS	Central HS	144	0.25
36	Town Square Villas Condominiums	Condominium	Heritage ES	Toll Gate MS	Central HS	73	0.00
37	Village At Park Place	Condominium	Fairfield ES	Harmon MS	North HS	73	0.32
38	Villas At Milnor Crossing Condominium	Condominium	Heritage ES	Toll Gate MS	Central HS	68	0.00

Developing Single- and Multi-Family Areas

The map below illustrates the housing development currently occurring within the District boundaries. The following page shows a listing of each development.



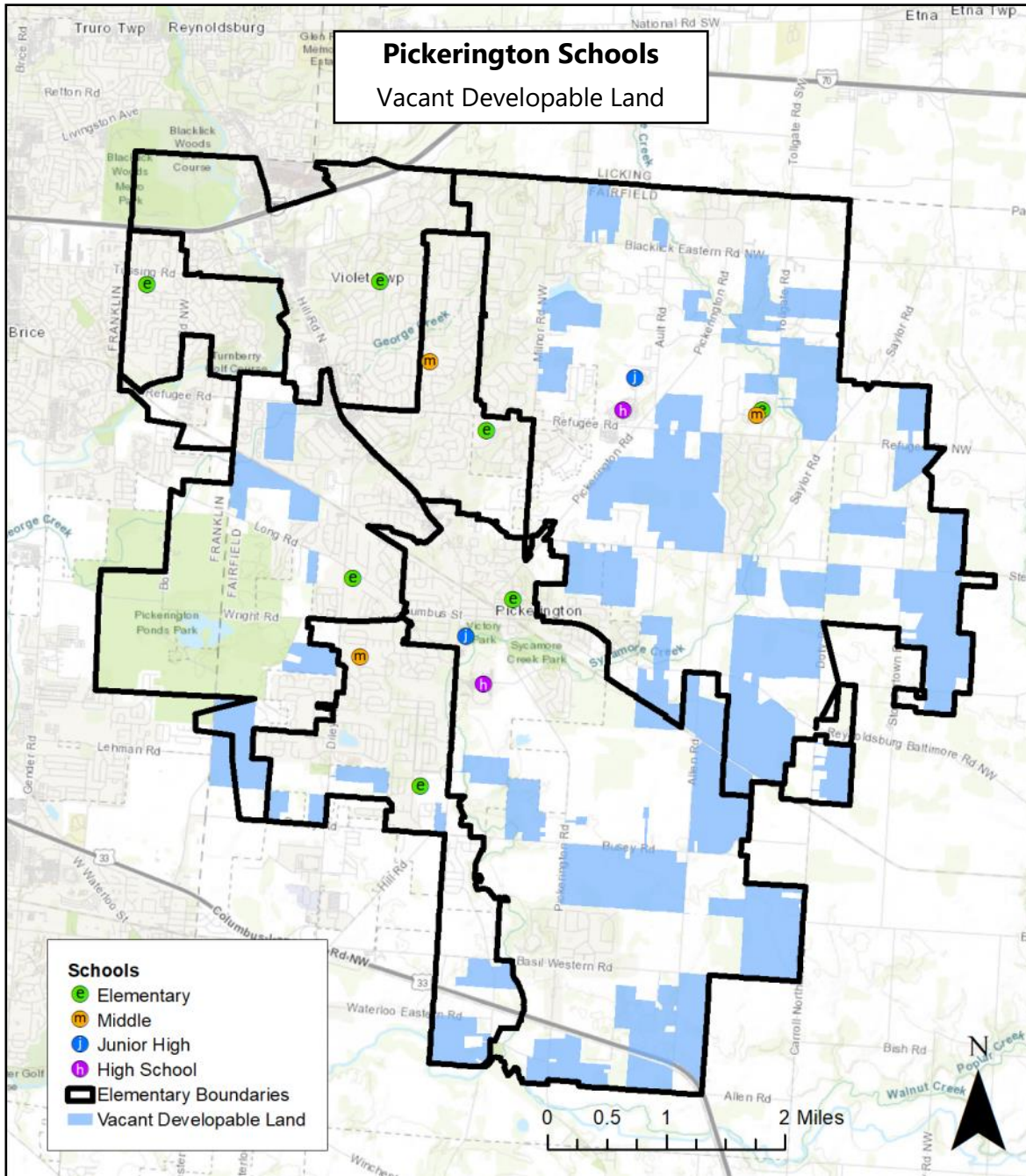
The table below and on the following pages, along with the map on the previous page, shows the areas of active and planned development within the District. The developments that are shown on this map are in different stages of development. The maximum and mature student potential values for any single-family development are based on the maximum and mature points within the yield model. For multi-family developments, the student potential values seen below are based on the specific housing type yields which can be found on page 12. Due to the transiency of multi-family living (includes apartments, condominiums, and townhomes), the maximum and mature values remain consistent throughout the model.

Development Information				Boundary			Units at Build Out	Maximum Enrollment	Mature Enrollment
Map ID	Name	Housing Type	Status	Elementary	Middle	High			
149	South Hampton	Condominium	Approved	Sycamore Creek ES	Diley MS	Central HS	95	12	12
150	The Enclave At Meadowmoore By Donley Homes	Condominium	Active	Toll Gate ES	Toll Gate MS	North HS	112	14	14
151	Chesapeake By Fischer Homes	Single-Family	Active	Toll Gate ES	Toll Gate MS	North HS	62	74	23
152	Estates At Lake Forest	Single-Family	Approved	Toll Gate ES	Toll Gate MS	North HS	54	64	20
153	Graystone	Single-Family	Approved	Toll Gate ES	Toll Gate MS	North HS	42	50	15
154	Heron Crossing By M/I Homes	Single-Family	Active	Toll Gate ES	Toll Gate MS	North HS	320	381	117
155	Longview Highlands By Dr Horton	Single-Family	Active	Pickerington ES	Diley MS	Central HS	161	192	59
156	Meadowmoore Reserve By Donley Homes	Single-Family	Active	Toll Gate ES	Toll Gate MS	North HS	194	231	71
157	Meadows At Spring Creek By Pulte Homes	Single-Family	Active	Toll Gate ES	Toll Gate MS	North HS	109	130	40
158	South Hampton	Single-Family	Approved	Heritage ES	Diley MS	Central HS	69	82	25
159	Spring Grove By Ryan Homes	Single-Family	Active	Heritage ES	Toll Gate MS	Central HS	95	113	35
160	The Reserve At Pickerington Ponds	Single-Family	Active	Pickerington ES	Diley MS	Central HS	381	453	139
161	Turnberry Farms - New Phase	Single-Family	Active	Tussing ES	Harmon MS	Central HS	155	184	57
163	Violet Meadows Section 5 And 6	Single-Family	Active	Toll Gate ES	Toll Gate MS	North HS	41	49	15
164	Wellington Park By Fischer Homes	Single-Family	Active	Violet ES	Toll Gate MS	North HS	256	305	93

Along with the developments listed above, Rockford Homes has a proposed housing development off of Tollgate Road that has yet to make it through the municipal process. Due to recent rezoning request denial and the overall unknown future of this subdivision, this area was included in the vacant developable land portion of this analysis.

Building Pace for Undeveloped Land

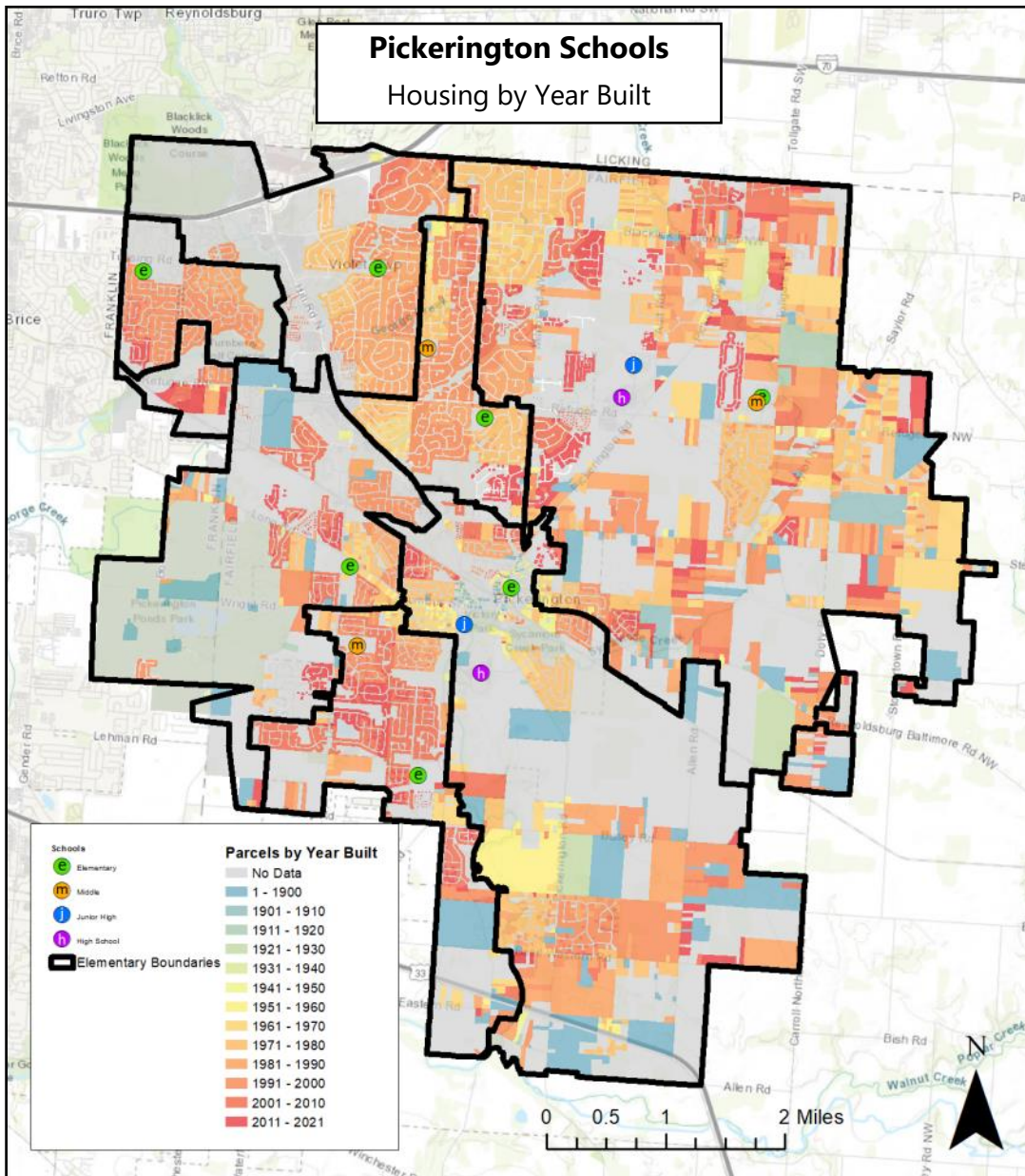
Currently, there are 5,271 acres of undeveloped land within the District. Four different models were created to build-out these parcels, 400 units/year, 300 units/year, and 200 units/year. These values are based on historic number of homes built each year, obtained from the Franklin and Fairfield counties' GIS departments, which can be found on the following page.



Note: The Coyote Run area, south and east of Pickerington Central High School was not included with the vacant developable land, as that area is not likely to develop in the future.

Housing by Year Built

The map below shows the year that homes were built within the District. The color of each parcel shows the year that the home was built. Blue to yellow colors show older homes and orange to red colors show newer homes, as illustrated in the legend below. The corresponding table shows the number of single-family units built each year, ranging back to 1985. This data was analyzed to determine the building paces for undeveloped land.



SF Homes by Year Built	TOTAL
1986	229
1987	262
1988	390
1989	223
1990	413
1991	448
1992	473
1993	351
1994	630
1995	456
1996	386
1997	333
1998	379
1999	271
2000	382
2001	319
2002	518
2003	609
2004	463
2005	404
2006	220
2007	184
2008	67
2009	73
2010	78
2011	67
2012	121
2013	145
2014	137
2015	138
2016	143
2017	173
2018	171
2019	204
2020	399
2021	30

Source: Franklin & Fairfield counties' GIS Departments

Source: Franklin & Fairfield counties' GIS Departments

Maximum Enrollment
 Mature Enrollment

STUDENT POTENTIAL

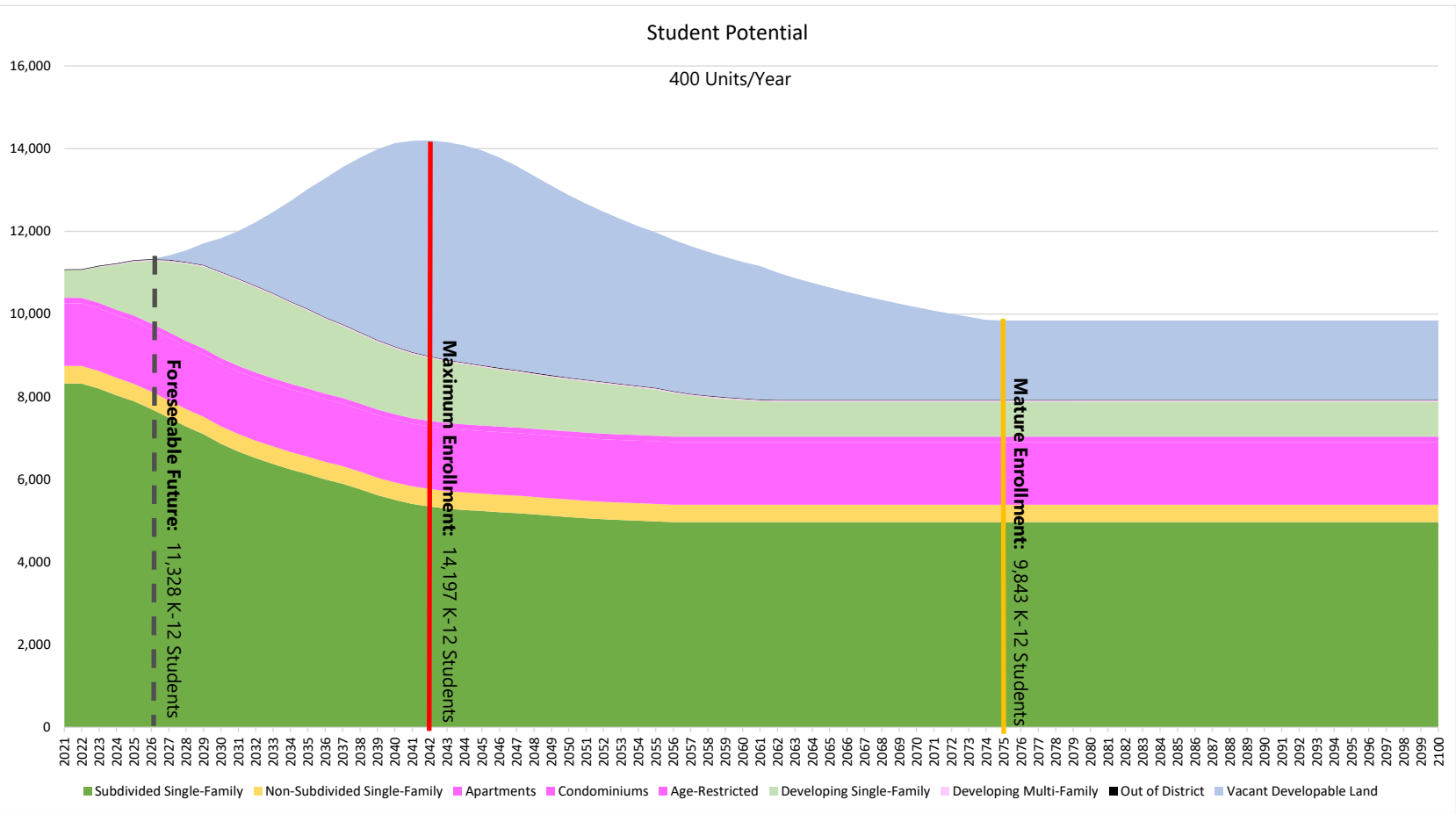
400 Units per Year

The table on the following page illustrates the complete student potential for the **400 units / year** building pace based on the yield model. The maximum enrollment year is 2042 with an enrollment of 14,197; this occurs when the majority of homes are in the higher yield stages of the life cycle. The mature enrollment is in the year 2075 with an enrollment of 9,843. Both the maximum and mature enrollments assume that 400 homes will be built each year until the District is completely built-out. The graph on page 23 illustrates the student potential to the year 2100. Each color in the graph corresponds to a different housing type seen in the table below.

Year	Subdivided Single-Family	Non-Subdivided Single-Family	Apartments	Condominiums	Age-Restricted	Developing Single-Family	Developing Multi-Family	Out of District	Vacant Developable Land	Total
2021	8,323	424	1,514	133	2	670	-	15	-	11,081
2022	8,318	424	1,514	133	2	671	8	15	-	11,084
2023	8,195	424	1,514	133	2	874	15	15	-	11,172
2024	8,032	424	1,514	133	2	1,084	22	15	-	11,227
2025	7,890	424	1,514	133	2	1,300	25	15	-	11,303
2026	7,698	424	1,514	133	2	1,516	27	15	-	11,328
2027	7,490	424	1,514	133	2	1,711	27	15	100	11,415
2028	7,278	424	1,514	133	2	1,866	27	15	280	11,539
2029	7,092	424	1,514	133	2	1,981	27	15	524	11,712
2030	6,861	424	1,514	133	2	2,048	27	15	812	11,835
2031	6,673	424	1,514	133	2	2,070	27	15	1,152	12,010
2032	6,515	424	1,514	133	2	2,058	27	15	1,536	12,223
2033	6,375	424	1,514	133	2	2,017	27	15	1,964	12,470
2034	6,238	424	1,514	133	2	1,957	27	15	2,424	12,733
2035	6,126	424	1,514	133	2	1,885	27	15	2,900	13,026
2036	5,999	424	1,514	133	2	1,811	27	15	3,360	13,285
2037	5,895	424	1,514	133	2	1,743	27	15	3,800	13,553
2038	5,762	424	1,514	133	2	1,685	27	15	4,220	13,781
2039	5,619	424	1,514	133	2	1,638	27	15	4,616	13,988
2040	5,505	424	1,514	133	2	1,597	27	15	4,914	14,131
2041	5,407	424	1,514	133	2	1,558	27	15	5,108	14,187
2042	5,345	424	1,514	133	2	1,522	27	15	5,216	14,197
2043	5,291	424	1,514	133	2	1,488	27	15	5,263	14,157
2044	5,261	424	1,514	133	2	1,452	27	15	5,253	14,080
2045	5,233	424	1,514	133	2	1,414	27	15	5,196	13,958
2046	5,206	424	1,514	133	2	1,378	27	15	5,088	13,786
2047	5,183	424	1,514	133	2	1,344	27	15	4,938	13,580
2048	5,152	424	1,514	133	2	1,313	27	15	4,761	13,341
2049	5,119	424	1,514	133	2	1,284	27	15	4,586	13,104
2050	5,089	424	1,514	133	2	1,259	27	15	4,414	12,877
2051	5,060	424	1,514	133	2	1,237	27	15	4,255	12,667
2052	5,034	424	1,514	133	2	1,215	27	15	4,111	12,474
2053	5,015	424	1,514	133	2	1,182	27	15	3,980	12,291
2054	5,001	424	1,514	133	2	1,149	27	15	3,860	12,125
2055	4,983	424	1,514	133	2	1,119	27	15	3,757	11,974
2056	4,963	424	1,514	133	2	1,058	27	15	3,662	11,798
2057	4,963	424	1,514	133	2	994	27	15	3,573	11,644
2058	4,963	424	1,514	133	2	948	27	15	3,481	11,507
2059	4,963	424	1,514	133	2	911	27	15	3,388	11,377
2060	4,963	424	1,514	133	2	882	27	15	3,302	11,262
2061	4,963	424	1,514	133	2	857	27	15	3,225	11,159
2062	4,963	424	1,514	133	2	844	27	15	3,081	11,003
2063	4,963	424	1,514	133	2	844	27	15	2,952	10,874
2064	4,963	424	1,514	133	2	844	27	15	2,833	10,754
2065	4,963	424	1,514	133	2	844	27	15	2,721	10,642

Maximum Enrollment
 Mature Enrollment

Year	Subdivided Single-Family	Non-Subdivided Single-Family	Apartments	Condominiums	Age-Restricted	Developing Single-Family	Developing Multi-Family	Out of District	Vacant Developable Land	Total
2066	4,963	424	1,514	133	2	844	27	15	2,614	10,536
2067	4,963	424	1,514	133	2	844	27	15	2,514	10,436
2068	4,963	424	1,514	133	2	844	27	15	2,420	10,341
2069	4,963	424	1,514	133	2	844	27	15	2,329	10,250
2070	4,963	424	1,514	133	2	844	27	15	2,242	10,163
2071	4,963	424	1,514	133	2	844	27	15	2,159	10,080
2072	4,963	424	1,514	133	2	844	27	15	2,083	10,005
2073	4,963	424	1,514	133	2	844	27	15	2,009	9,931
2074	4,963	424	1,514	133	2	844	27	15	1,935	9,856
2075	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2076	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2077	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2078	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2079	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2080	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2081	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2082	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2083	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2084	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2085	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2086	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2087	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2088	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2089	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2090	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2091	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2092	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2093	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2094	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2095	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2096	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2097	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2098	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2099	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2100	4,963	424	1,514	133	2	844	27	15	1,922	9,843



- Maximum Enrollment
- Mature Enrollment

Maximum Enrollment
 Mature Enrollment

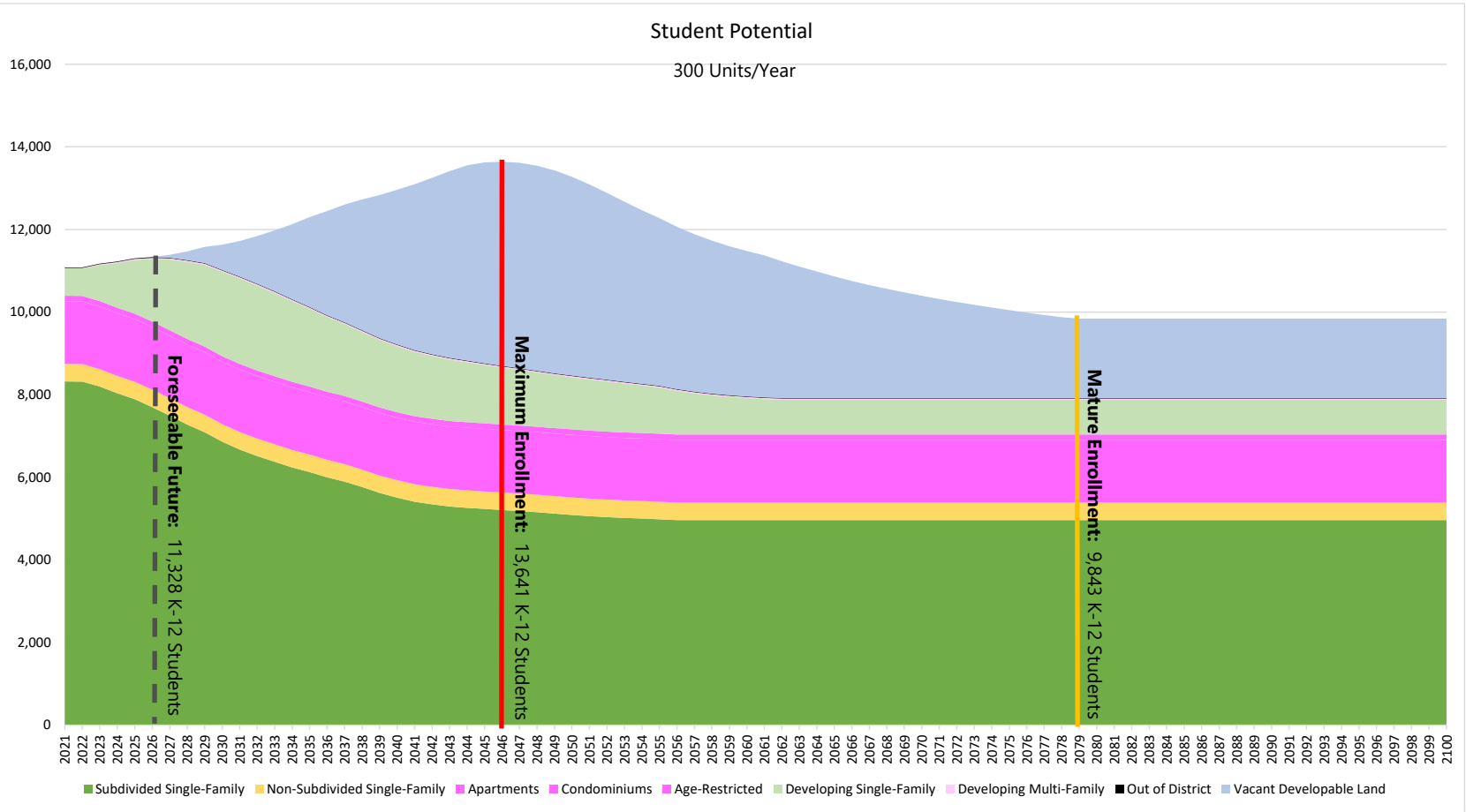
300 Units per Year

The table on the following page illustrates the complete student potential for the **300 units / year** building pace based on the yield model. The maximum enrollment year is 2046 with an enrollment of 13,641; this occurs when the majority of homes are in the higher yield stages of the life cycle. The mature enrollment is in the year 2079 with an enrollment of 9,843. Both the maximum and mature enrollments assume that 300 homes will be built each year until the District is completely built-out. The graph on page 26 illustrates the student potential to the year 2100. Each color in the graph corresponds to a different housing type seen in the table below.

Year	Subdivided Single-Family	Non-Subdivided Single-Family	Apartments	Condominiums	Age-Restricted	Developing Single-Family	Developing Multi-Family	Out of District	Vacant Developable Land	Total
2021	8,323	424	1,514	133	2	670	-	15	-	11,081
2022	8,318	424	1,514	133	2	671	8	15	-	11,084
2023	8,195	424	1,514	133	2	874	15	15	-	11,172
2024	8,032	424	1,514	133	2	1,084	22	15	-	11,227
2025	7,890	424	1,514	133	2	1,300	25	15	-	11,303
2026	7,698	424	1,514	133	2	1,516	27	15	-	11,328
2027	7,490	424	1,514	133	2	1,711	27	15	75	11,390
2028	7,278	424	1,514	133	2	1,866	27	15	210	11,469
2029	7,092	424	1,514	133	2	1,981	27	15	393	11,581
2030	6,861	424	1,514	133	2	2,048	27	15	609	11,632
2031	6,673	424	1,514	133	2	2,070	27	15	864	11,722
2032	6,515	424	1,514	133	2	2,058	27	15	1,152	11,839
2033	6,375	424	1,514	133	2	2,017	27	15	1,473	11,979
2034	6,238	424	1,514	133	2	1,957	27	15	1,818	12,127
2035	6,126	424	1,514	133	2	1,885	27	15	2,175	12,301
2036	5,999	424	1,514	133	2	1,811	27	15	2,520	12,445
2037	5,895	424	1,514	133	2	1,743	27	15	2,850	12,603
2038	5,762	424	1,514	133	2	1,685	27	15	3,165	12,726
2039	5,619	424	1,514	133	2	1,638	27	15	3,462	12,834
2040	5,505	424	1,514	133	2	1,597	27	15	3,747	12,964
2041	5,407	424	1,514	133	2	1,558	27	15	4,017	13,096
2042	5,345	424	1,514	133	2	1,522	27	15	4,272	13,253
2043	5,291	424	1,514	133	2	1,488	27	15	4,518	13,412
2044	5,261	424	1,514	133	2	1,452	27	15	4,726	13,553
2045	5,233	424	1,514	133	2	1,414	27	15	4,865	13,626
2046	5,206	424	1,514	133	2	1,378	27	15	4,944	13,641
2047	5,183	424	1,514	133	2	1,344	27	15	4,974	13,617
2048	5,152	424	1,514	133	2	1,313	27	15	4,964	13,544
2049	5,119	424	1,514	133	2	1,284	27	15	4,910	13,428
2050	5,089	424	1,514	133	2	1,259	27	15	4,812	13,275
2051	5,060	424	1,514	133	2	1,237	27	15	4,679	13,091
2052	5,034	424	1,514	133	2	1,215	27	15	4,521	12,885
2053	5,015	424	1,514	133	2	1,182	27	15	4,358	12,669
2054	5,001	424	1,514	133	2	1,149	27	15	4,202	12,467
2055	4,983	424	1,514	133	2	1,119	27	15	4,059	12,276
2056	4,963	424	1,514	133	2	1,058	27	15	3,929	12,064
2057	4,963	424	1,514	133	2	994	27	15	3,811	11,882
2058	4,963	424	1,514	133	2	948	27	15	3,703	11,729
2059	4,963	424	1,514	133	2	911	27	15	3,605	11,594
2060	4,963	424	1,514	133	2	882	27	15	3,518	11,478
2061	4,963	424	1,514	133	2	857	27	15	3,440	11,375
2062	4,963	424	1,514	133	2	844	27	15	3,309	11,231
2063	4,963	424	1,514	133	2	844	27	15	3,181	11,103
2064	4,963	424	1,514	133	2	844	27	15	3,059	10,981
2065	4,963	424	1,514	133	2	844	27	15	2,943	10,865



Maximum Enrollment
 Mature Enrollment

Year	Subdivided Single-Family	Non-Subdivided Single-Family	Apartments	Condominiums	Age-Restricted	Developing Single-Family	Developing Multi-Family	Out of District	Vacant Developable Land	Total
2066	4,963	424	1,514	133	2	844	27	15	2,833	10,755
2067	4,963	424	1,514	133	2	844	27	15	2,732	10,653
2068	4,963	424	1,514	133	2	844	27	15	2,640	10,561
2069	4,963	424	1,514	133	2	844	27	15	2,554	10,475
2070	4,963	424	1,514	133	2	844	27	15	2,472	10,394
2071	4,963	424	1,514	133	2	844	27	15	2,395	10,317
2072	4,963	424	1,514	133	2	844	27	15	2,323	10,244
2073	4,963	424	1,514	133	2	844	27	15	2,254	10,175
2074	4,963	424	1,514	133	2	844	27	15	2,187	10,109
2075	4,963	424	1,514	133	2	844	27	15	2,124	10,045
2076	4,963	424	1,514	133	2	844	27	15	2,065	9,986
2077	4,963	424	1,514	133	2	844	27	15	2,009	9,931
2078	4,963	424	1,514	133	2	844	27	15	1,954	9,875
2079	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2080	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2081	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2082	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2083	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2084	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2085	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2086	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2087	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2088	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2089	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2090	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2091	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2092	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2093	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2094	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2095	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2096	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2097	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2098	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2099	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2100	4,963	424	1,514	133	2	844	27	15	1,922	9,843



Maximum Enrollment

Mature Enrollment

 Maximum Enrollment
 Mature Enrollment

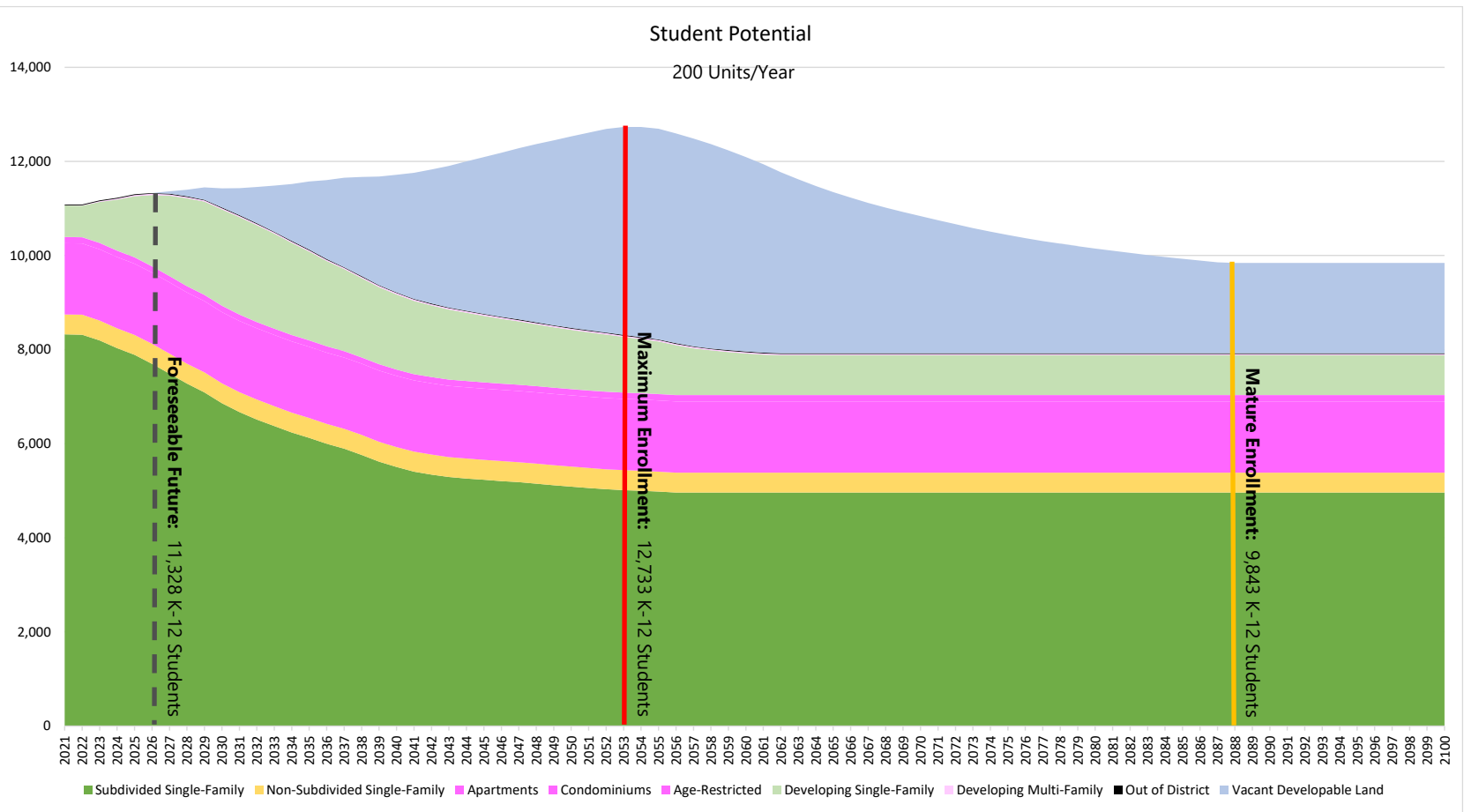
200 Units per Year

The table on the following page illustrates the complete student potential for the **200 units / year** building pace based on the yield model. The maximum enrollment year is 2053 with an enrollment of 12,733; this occurs when the majority of homes are in the higher yield stages of the life cycle. The mature enrollment is in the year 2088 with an enrollment of 9,843. Both the maximum and mature enrollments assume that 200 homes will be built each year until the District is completely built-out. The graph on page 29 illustrates the student potential to the year 2100. Each color in the graph corresponds to a different housing type seen in the table below.

Year	Subdivided Single-Family	Non-Subdivided Single-Family	Apartments	Condominiums	Age-Restricted	Developing Single-Family	Developing Multi-Family	Out of District	Vacant Developable Land	Total
2021	8,323	424	1,514	133	2	670	-	15	-	11,081
2022	8,318	424	1,514	133	2	671	8	15	-	11,084
2023	8,195	424	1,514	133	2	874	15	15	-	11,172
2024	8,032	424	1,514	133	2	1,084	22	15	-	11,227
2025	7,890	424	1,514	133	2	1,300	25	15	-	11,303
2026	7,698	424	1,514	133	2	1,516	27	15	-	11,328
2027	7,490	424	1,514	133	2	1,711	27	15	50	11,365
2028	7,278	424	1,514	133	2	1,866	27	15	140	11,399
2029	7,092	424	1,514	133	2	1,981	27	15	262	11,450
2030	6,861	424	1,514	133	2	2,048	27	15	406	11,429
2031	6,673	424	1,514	133	2	2,070	27	15	576	11,434
2032	6,515	424	1,514	133	2	2,058	27	15	768	11,455
2033	6,375	424	1,514	133	2	2,017	27	15	982	11,488
2034	6,238	424	1,514	133	2	1,957	27	15	1,212	11,521
2035	6,126	424	1,514	133	2	1,885	27	15	1,450	11,576
2036	5,999	424	1,514	133	2	1,811	27	15	1,680	11,605
2037	5,895	424	1,514	133	2	1,743	27	15	1,900	11,653
2038	5,762	424	1,514	133	2	1,685	27	15	2,110	11,671
2039	5,619	424	1,514	133	2	1,638	27	15	2,308	11,680
2040	5,505	424	1,514	133	2	1,597	27	15	2,498	11,715
2041	5,407	424	1,514	133	2	1,558	27	15	2,678	11,757
2042	5,345	424	1,514	133	2	1,522	27	15	2,848	11,829
2043	5,291	424	1,514	133	2	1,488	27	15	3,012	11,906
2044	5,261	424	1,514	133	2	1,452	27	15	3,172	11,999
2045	5,233	424	1,514	133	2	1,414	27	15	3,332	12,093
2046	5,206	424	1,514	133	2	1,378	27	15	3,488	12,186
2047	5,183	424	1,514	133	2	1,344	27	15	3,640	12,282
2048	5,152	424	1,514	133	2	1,313	27	15	3,788	12,368
2049	5,119	424	1,514	133	2	1,284	27	15	3,932	12,450
2050	5,089	424	1,514	133	2	1,259	27	15	4,068	12,531
2051	5,060	424	1,514	133	2	1,237	27	15	4,200	12,612
2052	5,034	424	1,514	133	2	1,215	27	15	4,328	12,692
2053	5,015	424	1,514	133	2	1,182	27	15	4,422	12,733
2054	5,001	424	1,514	133	2	1,149	27	15	4,468	12,733
2055	4,983	424	1,514	133	2	1,119	27	15	4,478	12,694
2056	4,963	424	1,514	133	2	1,058	27	15	4,459	12,595
2057	4,963	424	1,514	133	2	994	27	15	4,415	12,486
2058	4,963	424	1,514	133	2	948	27	15	4,344	12,370
2059	4,963	424	1,514	133	2	911	27	15	4,248	12,237
2060	4,963	424	1,514	133	2	882	27	15	4,134	12,094
2061	4,963	424	1,514	133	2	857	27	15	4,009	11,943
2062	4,963	424	1,514	133	2	844	27	15	3,849	11,770
2063	4,963	424	1,514	133	2	844	27	15	3,698	11,620
2064	4,963	424	1,514	133	2	844	27	15	3,558	11,479
2065	4,963	424	1,514	133	2	844	27	15	3,428	11,350

Maximum Enrollment
 Mature Enrollment

Year	Subdivided Single-Family	Non-Subdivided Single-Family	Apartments	Condominiums	Age-Restricted	Developing Single-Family	Developing Multi-Family	Out of District	Vacant Developable Land	Total
2066	4,963	424	1,514	133	2	844	27	15	3,308	11,230
2067	4,963	424	1,514	133	2	844	27	15	3,198	11,119
2068	4,963	424	1,514	133	2	844	27	15	3,097	11,018
2069	4,963	424	1,514	133	2	844	27	15	3,004	10,925
2070	4,963	424	1,514	133	2	844	27	15	2,915	10,837
2071	4,963	424	1,514	133	2	844	27	15	2,828	10,750
2072	4,963	424	1,514	133	2	844	27	15	2,744	10,665
2073	4,963	424	1,514	133	2	844	27	15	2,663	10,585
2074	4,963	424	1,514	133	2	844	27	15	2,587	10,508
2075	4,963	424	1,514	133	2	844	27	15	2,514	10,436
2076	4,963	424	1,514	133	2	844	27	15	2,448	10,370
2077	4,963	424	1,514	133	2	844	27	15	2,388	10,309
2078	4,963	424	1,514	133	2	844	27	15	2,331	10,253
2079	4,963	424	1,514	133	2	844	27	15	2,277	10,199
2080	4,963	424	1,514	133	2	844	27	15	2,227	10,148
2081	4,963	424	1,514	133	2	844	27	15	2,179	10,101
2082	4,963	424	1,514	133	2	844	27	15	2,133	10,055
2083	4,963	424	1,514	133	2	844	27	15	2,089	10,011
2084	4,963	424	1,514	133	2	844	27	15	2,048	9,969
2085	4,963	424	1,514	133	2	844	27	15	2,009	9,931
2086	4,963	424	1,514	133	2	844	27	15	1,972	9,894
2087	4,963	424	1,514	133	2	844	27	15	1,935	9,856
2088	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2089	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2090	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2091	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2092	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2093	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2094	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2095	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2096	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2097	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2098	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2099	4,963	424	1,514	133	2	844	27	15	1,922	9,843
2100	4,963	424	1,514	133	2	844	27	15	1,922	9,843



Maximum Enrollment
 Mature Enrollment

POTENTIAL ENROLLMENT BY BOUNDARY

The tables on the following pages illustrate the current and potential number of students, broken down into the maximum number of students and the mature number of students by school, based on the three planning regions, by scenario (400, 300, 200 units/year). These totals do not include the 15 students that attend the District from outside of the boundaries, or the two students living within age-restricted housing. Please note that unlike the models shown on the previous pages, the maximum enrollment assumes that all housing units would be at their maximum yield at the same time, which is highly unlikely.

400 Units per Year																		
School Boundary	Existing Housing Stock Students from:				Maximum Housing Stock Students from:							Mature Housing Stock Students from:						
	Single-Family	Apartments	Condos	Non-Subdivided	Single Family	Apartments	Condos	Non-Subdivided	Developing Single-Family	Developing Multi-Family	Vacant Developable Land	Single Family	Apartments	Condos	Non-Subdivided	Developing Single-Family	Developing Multi-Family	Vacant Developable Land
Fairfield ES	288	198	16	5	822	198	16	5	0	0	0	252	198	16	5	0	0	0
Heritage ES	304	66	0	35	744	66	0	35	91	0	653	228	66	0	35	28	0	238
Pickerington ES	402	53	7	12	637	53	7	12	286	0	158	196	53	7	12	88	0	58
Sycamore Creek ES	629	0	15	10	1,029	0	15	10	0	5	105	317	0	15	10	0	5	39
Toll Gate ES	717	0	4	64	1,352	0	4	64	467	6	1,108	416	0	4	64	143	6	405
Tussing ES	438	158	0	0	799	158	0	0	79	0	0	245	158	0	0	24	0	0
Violet ES	400	96	0	1	837	96	0	1	137	0	0	257	96	0	1	42	0	0
ELEMENTARY SUBTOTAL	3,178	571	42	127	Not Applicable						1,911	571	42	127	324	10	739	
Diley MS	511	79	10	20	824	79	10	20	127	2	305	253	79	10	20	39	2	111
Harmon MS	379	147	9	2	823	147	9	2	31	0	0	253	147	9	2	10	0	0
Toll Gate MS	459	17	2	41	842	17	2	41	265	2	505	258	17	2	41	81	2	184
MIDDLE SUBTOTAL	1,349	243	21	63	Not Applicable						764	243	21	63	130	4	296	
Ridgeview JH	796	121	13	38	1,213	121	13	38	158	2	606	372	121	13	38	56	2	221
Lakeview JH	656	128	7	21	1,275	128	7	21	197	2	204	391	128	7	21	74	2	75
JUNIOR HIGH SUBTOTAL	1,452	249	20	59	Not Applicable						763	249	20	59	130	4	296	
Central HS	1,674	220	22	122	2,427	220	22	122	315	4	1,211	744	220	22	122	112	4	442
North HS	1,340	231	28	53	2,549	231	28	53	395	4	408	781	231	28	53	148	4	149
HIGH SCHOOL SUBTOTAL	3,014	451	50	175	Not Applicable						1,525	451	50	175	260	8	591	
TOTAL	8,993	1,514	133	424	Not Applicable						4,963	1,514	133	424	844	27	1,922	

300 Units per Year																		
School Boundary	Existing Housing Stock Students from:				Maximum Housing Stock Students from:							Mature Housing Stock Students from:						
	Single-Family	Apartments	Condos	Non-Subdivided	Single Family	Apartments	Condos	Non-Subdivided	Developing Single-Family	Developing Multi-Family	Vacant Developable Land	Single Family	Apartments	Condos	Non-Subdivided	Developing Single-Family	Developing Multi-Family	Vacant Developable Land
Fairfield ES	288	198	16	5	822	198	16	5	0	0	0	252	198	16	5	0	0	0
Heritage ES	304	66	0	35	744	66	0	35	91	0	617	228	66	0	35	28	0	238
Pickerington ES	402	53	7	12	637	53	7	12	286	0	149	196	53	7	12	88	0	58
Sycamore Creek ES	629	0	15	10	1,029	0	15	10	0	5	100	317	0	15	10	0	5	39
Toll Gate ES	717	0	4	64	1,352	0	4	64	467	6	1,047	416	0	4	64	143	6	405
Tussing ES	438	158	0	0	799	158	0	0	79	0	0	245	158	0	0	24	0	0
Violet ES	400	96	0	1	837	96	0	1	137	0	0	257	96	0	1	42	0	0
ELEMENTARY SUBTOTAL	3,178	571	42	127	Not Applicable							1,911	571	42	127	324	10	739
Diley MS	511	79	10	20	824	79	10	20	127	2	288	253	79	10	20	39	2	111
Harmon MS	379	147	9	2	823	147	9	2	31	0	0	253	147	9	2	10	0	0
Toll Gate MS	459	17	2	41	842	17	2	41	265	2	477	258	17	2	41	81	2	184
MIDDLE SUBTOTAL	1,349	243	21	63	Not Applicable							764	243	21	63	130	4	296
Ridgeview JH	796	121	13	38	1,213	121	13	38	158	2	572	372	121	13	38	56	2	221
Lakeview JH	656	128	7	21	1,275	128	7	21	197	2	193	391	128	7	21	74	2	75
JUNIOR HIGH SUBTOTAL	1,452	249	20	59	Not Applicable							763	249	20	59	130	4	296
Central HS	1,674	220	22	122	2,427	220	22	122	315	4	1,145	744	220	22	122	112	4	442
North HS	1,340	231	28	53	2,549	231	28	53	395	4	386	781	231	28	53	148	4	149
HIGH SCHOOL SUBTOTAL	3,014	451	50	175	Not Applicable							1,525	451	50	175	260	8	591
TOTAL	8,993	1,514	133	424	Not Applicable							4,963	1,514	133	424	844	27	1,922

200 Units per Year																		
School Boundary	Existing Housing Stock Students from:				Maximum Housing Stock Students from:							Mature Housing Stock Students from:						
	Single-Family	Apartments	Condos	Non-Subdivided	Single Family	Apartments	Condos	Non-Subdivided	Developing Single-Family	Developing Multi-Family	Vacant Developable Land	Single Family	Apartments	Condos	Non-Subdivided	Developing Single-Family	Developing Multi-Family	Vacant Developable Land
Fairfield ES	288	198	16	5	822	198	16	5	0	0	0	252	198	16	5	0	0	0
Heritage ES	304	66	0	35	744	66	0	35	91	0	556	228	66	0	35	28	0	238
Pickerington ES	402	53	7	12	637	53	7	12	286	0	134	196	53	7	12	88	0	58
Sycamore Creek ES	629	0	15	10	1,029	0	15	10	0	5	90	317	0	15	10	0	5	39
Toll Gate ES	717	0	4	64	1,352	0	4	64	467	6	943	416	0	4	64	143	6	405
Tussing ES	438	158	0	0	799	158	0	0	79	0	0	245	158	0	0	24	0	0
Violet ES	400	96	0	1	837	96	0	1	137	0	0	257	96	0	1	42	0	0
ELEMENTARY SUBTOTAL	3,178	571	42	127	Not Applicable							1,911	571	42	127	324	10	739
Diley MS	511	79	10	20	824	79	10	20	127	2	259	253	79	10	20	39	2	111
Harmon MS	379	147	9	2	823	147	9	2	31	0	0	253	147	9	2	10	0	0
Toll Gate MS	459	17	2	41	842	17	2	41	265	2	430	258	17	2	41	81	2	184
MIDDLE SUBTOTAL	1,349	243	21	63	Not Applicable							764	243	21	63	130	4	296
Ridgeview JH	796	121	13	38	1,213	121	13	38	158	2	515	372	121	13	38	56	2	221
Lakeview JH	656	128	7	21	1,275	128	7	21	197	2	174	391	128	7	21	74	2	75
JUNIOR HIGH SUBTOTAL	1,452	249	20	59	Not Applicable							763	249	20	59	130	4	296
Central HS	1,674	220	22	122	2,427	220	22	122	315	4	1,030	744	220	22	122	112	4	442
North HS	1,340	231	28	53	2,549	231	28	53	395	4	348	781	231	28	53	148	4	149
HIGH SCHOOL SUBTOTAL	3,014	451	50	175	Not Applicable							1,525	451	50	175	260	8	591
TOTAL	8,993	1,514	133	424	Not Applicable							4,963	1,514	133	424	844	27	1,922

CONCLUSION

As with any projection, the District should review any updated information including land annexation plans, zoning, planned and active housing development, student enrollment trends, and student location data. In addition, any of the following factors could cause a significant change in projected student enrollment:

- Boundary adjustments
- New school openings
- School closures
- Changes / additions in program offerings
- Preschool programs
- Changes in grade configuration
- Interest rates / unemployment shifts
- Intra- and inter-District transfers
- Magnet / charter / private school openings or closures
- Zoning changes
- Annexations
- Unplanned new housing activity
- Planned, but not built, housing
- School voucher programs
- Pandemics

Cooperative Strategies is pleased to have had the opportunity to provide the District with this student potential analysis. We hope this document will provide the necessary information to make informed decisions about the future of the Pickerington Schools.