

**WACO INDEPENDENT SCHOOL DISTRICT  
ATTENDANCE BOUNDARIES MEETING  
WISD Conference Center  
115 S 5th Street  
Waco, Texas 76701**

**Tuesday, November 12, 2024 - 6:00 PM**

An Attendance Boundaries Meeting of the Board of Trustees of Waco Independent School District will be held November 12, 2024, beginning at 6:00 PM in the WISD Conference Center, 115 S 5th Street, Waco, Texas.

The subjects to be discussed or considered or upon which any formal action may be taken are listed below. Items do not have to be taken in the same order as shown on this meeting notice/agenda.

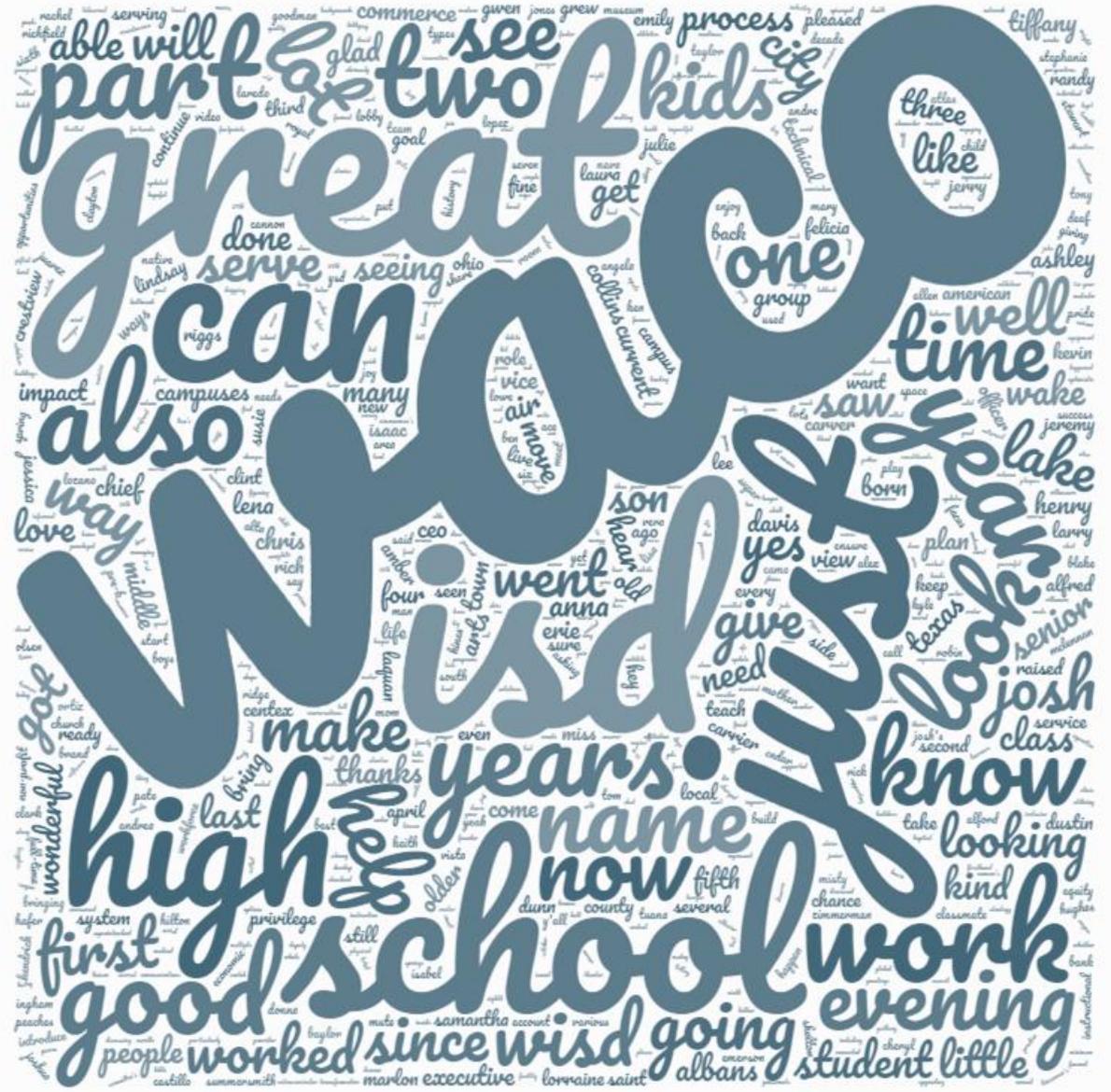
**AGENDA**

1. **Call to Order**
2. **Attendance Boundaries Workshop**
  - 2.A. Welcome and Introductions
  - 2.B. Review 2021 Long-Range Facilities
  - 2.C. Review Demographic Projections
  - 2.D. Review Boundaries Parameters
3. **Announcements**
4. **Adjournment**



Public Meetings Started January 2021  
16+ meetings for Facilities Master Plan + Bond Planning  
Virtual attendance around District facilities  
90+ participants

Supported by:  
Waco ISD Community  
Board of Trustees  
Superintendent  
District Leadership Team  
District Administrators  
Principals





# Waco ISD

## Facilities Master Plan Guiding Principles

### 1. Create facilities throughout Waco ISD in support of the District's vision for academic excellence.

- Student pride and attraction
- Teacher retention
- Individualized + Personal Learning
- 21<sup>st</sup> Century Learning
- Welcoming + Sustainable Environments

### 2. Ensure equity across primary and secondary campuses for academic and co-curricular programs

- Work for All Students
- Support Athletics + PFA Spaces
- CTE Support
- Special Education Support
- Provide centralized modern libraries
- Technology Support

### 3. Maintain and protect the community's investment in facilities while improving operational efficiency.

- Address Facility Needs
- Safe and healthy environments
- Minimize operational costs while maximizing student opportunity





### Immediate Priorities

- Waco High School
- Middle School Replacement for Carver and Indian Spring
- Middle School Replacement for Tennyson
- New Elementary for Alta Vista / Kendrick + Additions / Renovations for South Waco



### Long Term Priorities

- Continued development of the best opportunities for Waco ISD students from pre-kindergarten to student choice at high school
- Implementation of the long-term vision goals across the portfolio of Waco ISD elementary school campuses.
- District Wide Goals
- Capital Improvement Projects from FCA

# Waco ISD Facilities Master Plan



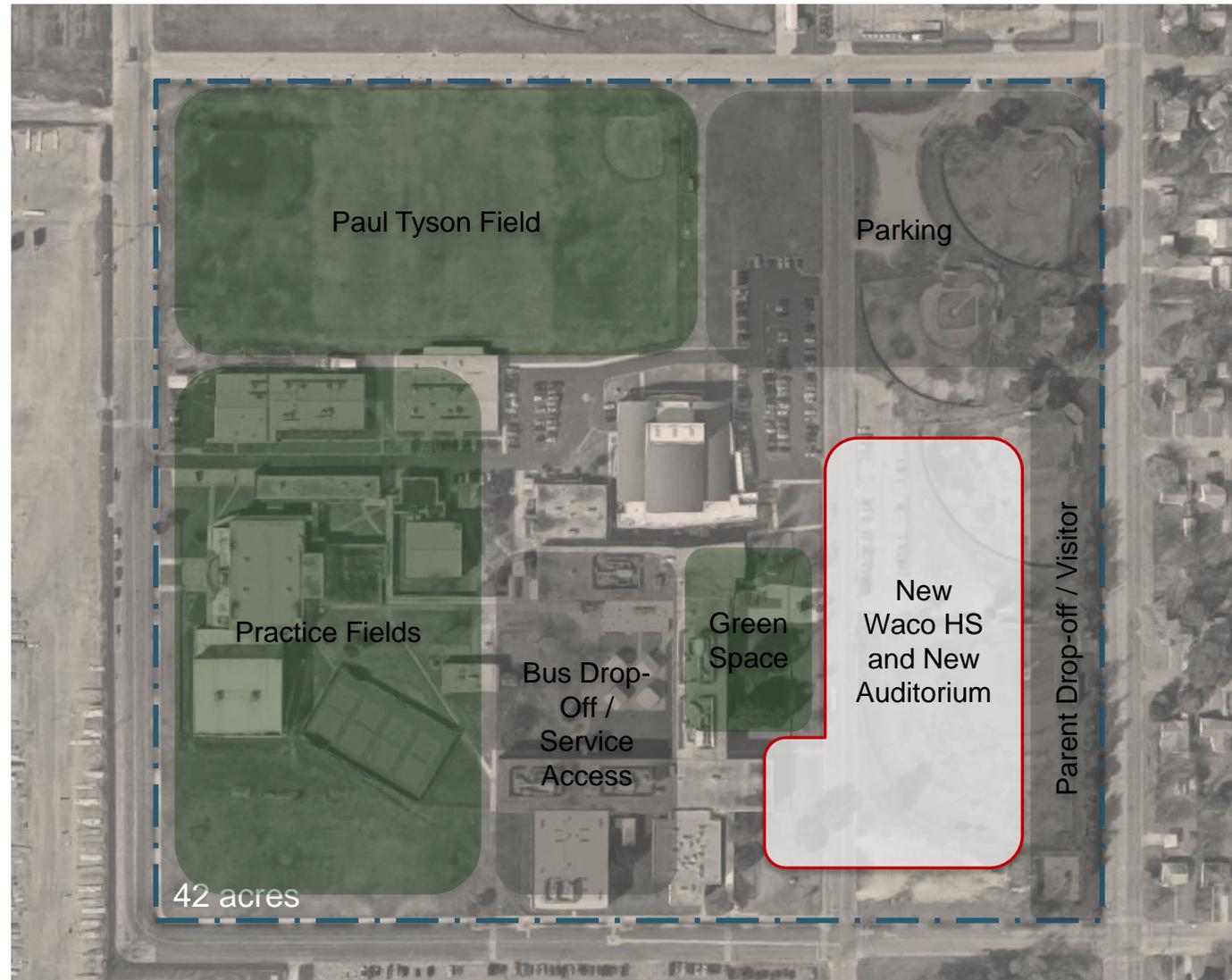
## Replacement WHS

Replacement facility across entire WISD property with facility conditions assessment improvements for existing auditorium

New Educational Space

370,000 sf new facility  
2,150 capacity

Grades 9<sup>th</sup> to 12<sup>th</sup>



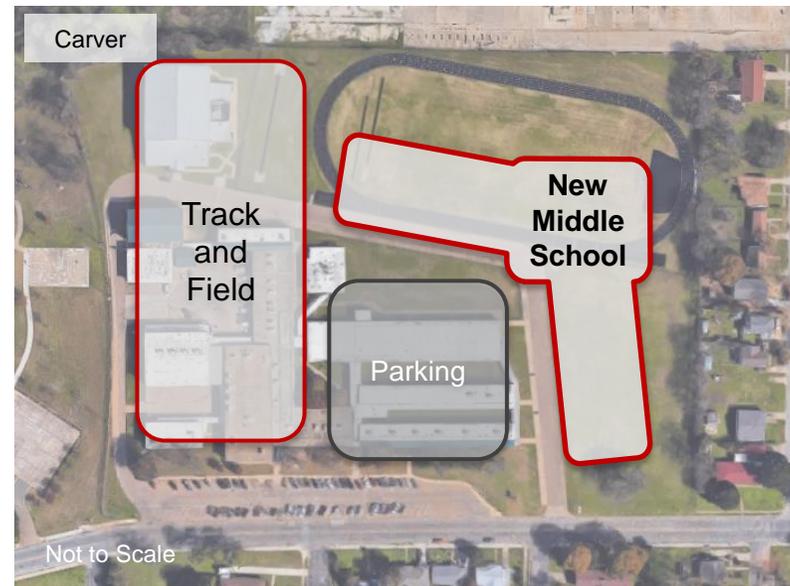
# High School Strategy



# Consolidate Carver & Indian Spring, New Replacement School for Tennyson

- New 1,060 Student Middle School Constructed on the Existing Carver Campus.
- New 1,060 Student Middle School Constructed on the Existing Tennyson Campus
- Cesar Chavez Receives Facility Conditions Assessment Improvements Only for Next 15 years.

Carver MS		<b>Consolidate</b>	
Indian Spring MS			
Tennyson MS		<b>New Tennyson MS</b>	
Cesar Chavez MS			FCA only
Lake Air Montessori			FCA only



## Middle School Strategy



### ES Campuses - Minor to Moderate Need

- West Avenue
- Provident Heights
- Brook Avenue
- Dean Highland
- JH Hines
- Bell's Hill
- Lake Air Montessori

Maintain existing campuses through FCA + ESA needs

### ES Campuses - Moderate to Significant Need

- Crestview
- Alta Vista
- Parkdale
- Cedar Ridge
- Mountainview
- South Waco
- Kendrick
- Hillcrest PDS

New and/or Renovated Elementary Schools over time

## ES Long Term Vision Goals

- Address Schools with the highest need
- Provide additional educational support staff + increase operational efficiencies
- Align campuses and capacity to demographers projected 10-year need over multiple bond programs

## Facility Master Plan

### Immediate Priority

Address Kendrick ES, South Waco ES, and Alta Vista ES

### Long Term Priority

Continue an implementation plan of the long-term vision goals across the portfolio of Waco ISD elementary school campuses.

# Elementary School Strategy





# Facilities Long-Range Master Plan

Waco Independent School District



**If we could Dream - High School**

We asked the Waco ISD stakeholders what outcomes they would like to achieve from the Facility Improvement process. The Committee members responded:

- Facilities across the district across the district
- Maximize the space to be a destination location
- Improve outcomes for students and community
- Go to state and well-maintained outdoors and out
- Innovative learning areas and facilities
- Facilities facilitate quality instruction, improved teacher retention
- Be more comfortable
- Facilities/technology/infrastructure resources that provide a premier educational experience for our students
- Classroom and study spaces that provide for best teaching and learning
- Cost efficient improvements that provide for ease of maintenance
- Student self-study workspaces
- Spaces that will cater for our students, staff and community
- Facilities that reduce congestion for the next 10-20 years
- Improve the student and teacher performance
- Empowering spaces for new educational programs such as: Maker space
- Develop training and enrichment and experiences that students, parents, and teachers can benefit to participate in and call their own, "that's not school"
- Spaces that communicate high expectations for teaching and learning
- Wishes to bring up each site to meet that communication dedication and excellence
- Align infrastructure (facilities, technology, etc.) with modern instructional methods and needs
- Focus on the other advancement projects for better economy and efficiencies
- Develop or competitors for that district all of those ISD needs
- Comfortable campuses for ease of on-campus work
- Facilities public input and communication to appropriate for good support

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DISCOVERY

Waco ISD Facilities Long Range Plan Page 7

- The ability to integrate critical thinking, problem solving, and information literacy skills
- Facilities that are equipped to support teaching and learning that prepare students to encounter more complex life and work experiences and continually opportunities for students to learn through more meaningful roles
- Application of creativity and imagination
- Facilities that are designed to inspire would provide an effective foundation for teachers to cultivate and nurture students' creativity, imagination, and unique talents

**Guiding Principle #2**

Ensure equity across primary and secondary campuses for academic and co-curricular programs

- Work for All Students
- Support diversity of the space
- CIS support
- Special Education Support
- Priority for underserved students
- Technology Support

WISD facilities has been an opportunity within WISD which has resulted in an array of facility conditions and programs that continue to evolve. The planning process evaluated the identified issues as shown in the chart in the previous principle, and compared other schools in the district to make improvements. Several Community Advisory Committee members had the opportunity to sit and hear working sessions to see the differences that exist across the district - these were shared and discussed in our virtual meeting and ultimately helped to identify the campus-specific facility projects. Recommendations identified in the next section would bring long-term and replacement campuses up to about standard and be equivalent to other schools in WISD.

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GUIDING PRINCIPLES

Waco ISD Facilities Long Range Plan Page 7

**Potential Projects and Priorities**

Through the Facility Master Plan process, the Community Advisory Committee used the above eight issues to consider potential projects and priorities. The above information was used in evaluating the existing conditions on campus to determine maintenance and replacement projects. Along with the key facility characteristics, the Committee shared priorities for each school. The following projects align with the Committee's assessment of higher priority and/or opportunities for the future of Waco ISD:

- High School Grade Levels**  
Waco ISD maintains two comprehensive high schools and two alternative high schools. The future for high schools will need to provide enrollment capacity for 4300 students and address ongoing facility condition and system improvements of opportunity. \$20M to \$40M. Ideally high school supports the best opportunities for students, with strong high school having the greatest challenges. The Community Advisory Committee identified a replacement campus as the best solution amongst the options presented.
- Middle School Grade Levels**  
Waco ISD Middle Schools and an four campuses that range in age from 1990 to 2005 with a total of over 400,000 square feet. These four campuses provide a capacity of 3,500 students with an average class size of 200 students. To address the facility condition of these campuses I will cost approximately \$75M to \$120M. Inaugrating the long-term impact and opportunities of the facilities, the group identified the best opportunities as a replacement facility for campus and a consolidated campus and other being a campus.

**Potential Projects - HS and MS**

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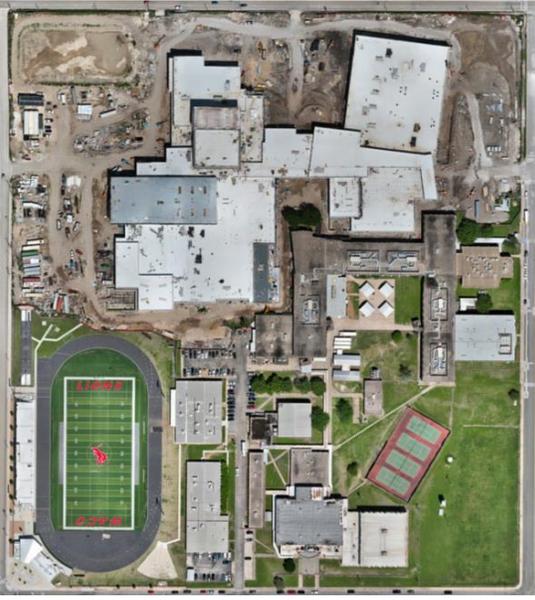
FACILITIES MASTER PLAN IMPLEMENTATION

Waco ISD Facilities Long Range Plan Page 10

# Facilities Master Plan



# Facility Condition Assessment + Educational Suitability Assessment Pre-2021 Bond



# Facility Condition Assessment + Educational Suitability Assessment Post-2021 Bond

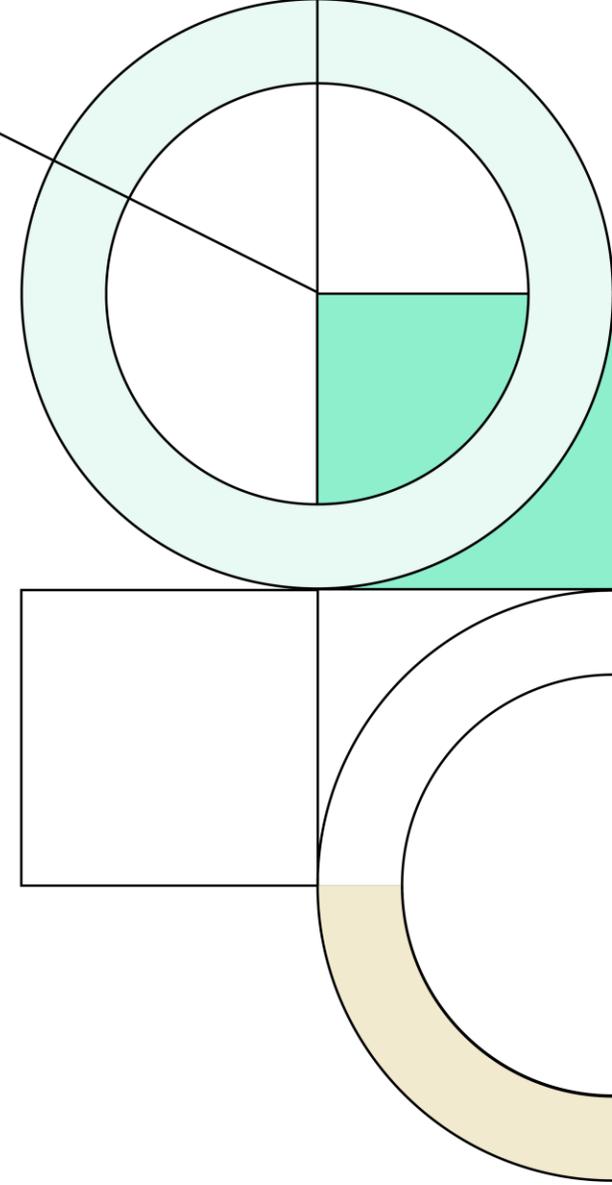






**WACO INDEPENDENT SCHOOL DISTRICT**

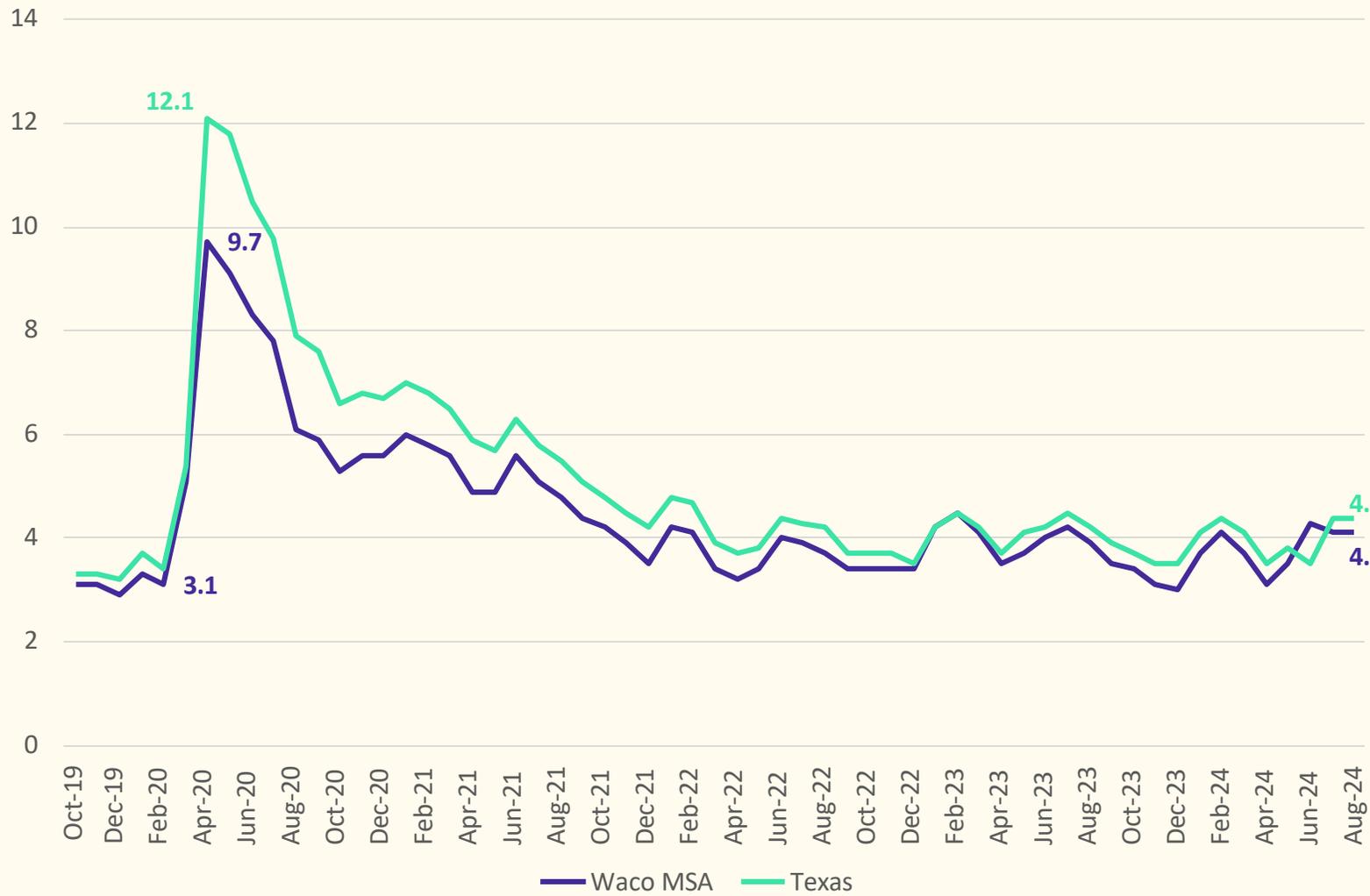
November 12, 2024  
Demographic Update



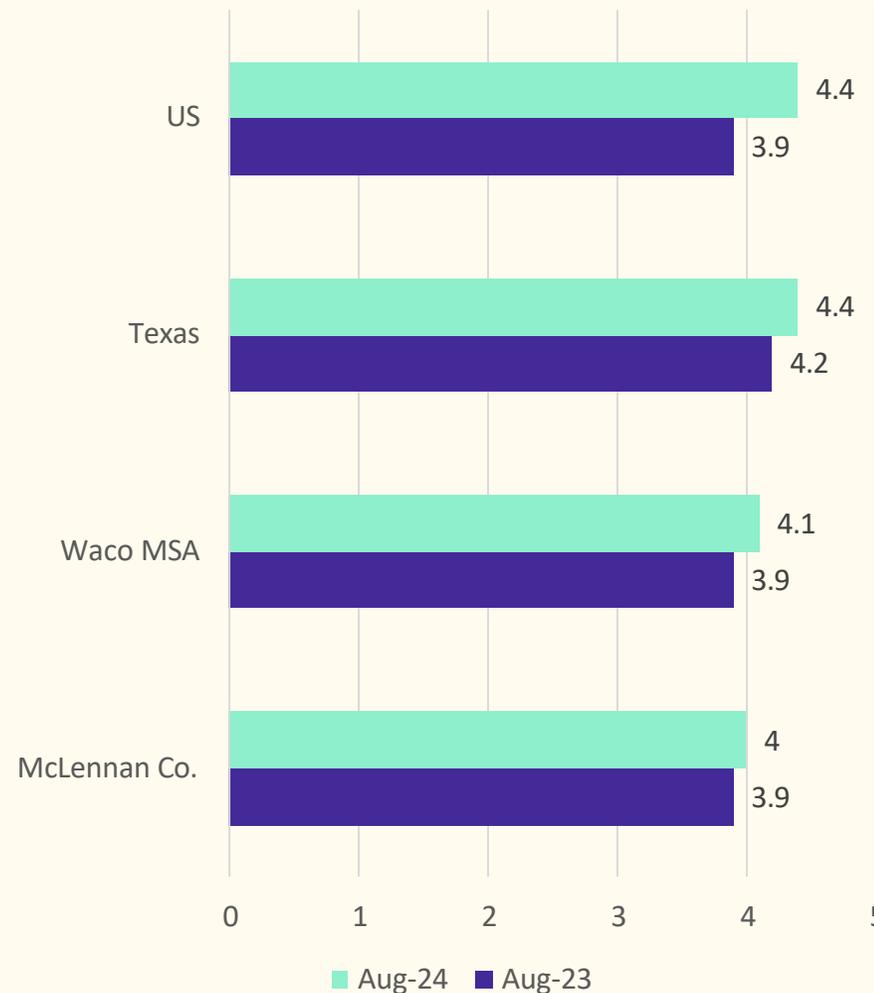


# Local Economic Conditions

### Unemployment Rate, Oct 2019 – Aug 2024



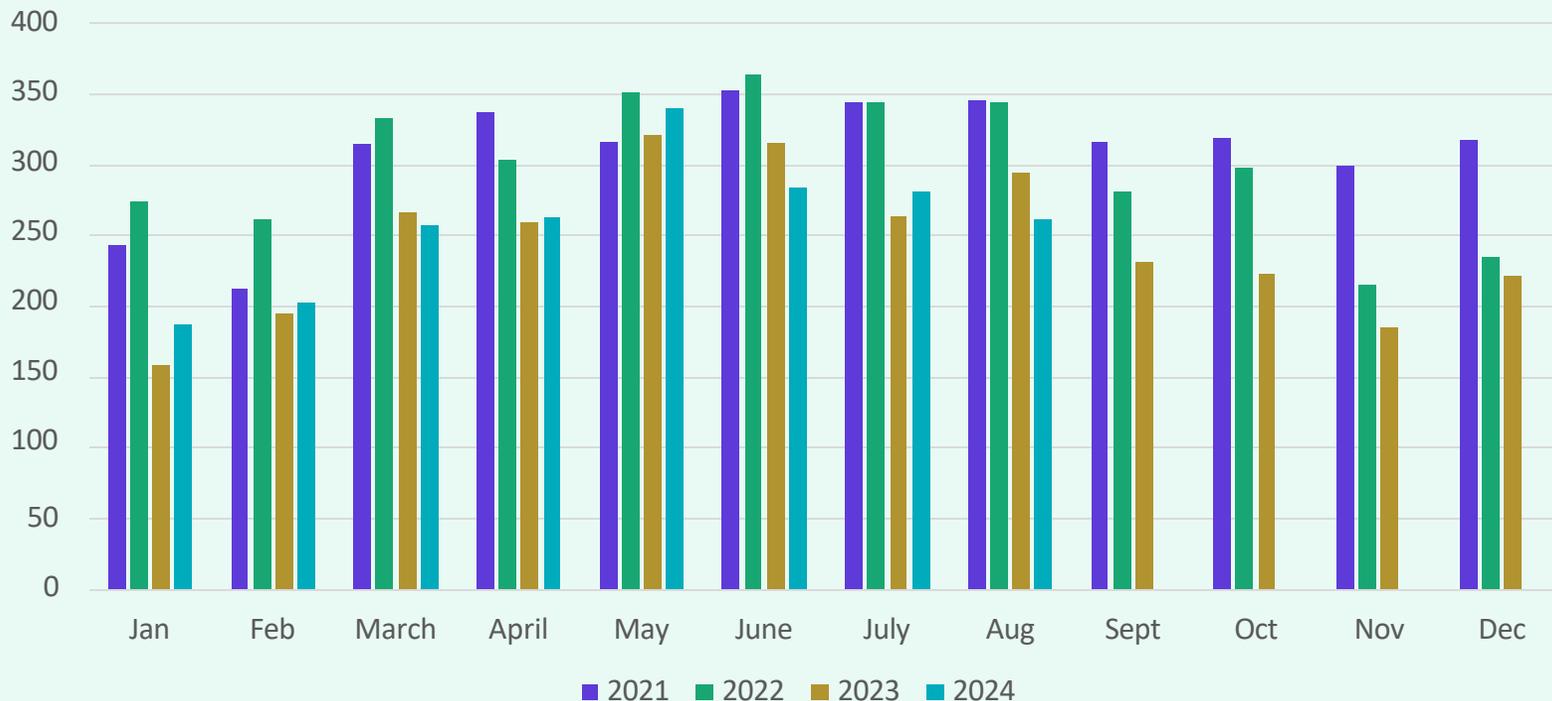
### Unemployment Rate, Year Over Year





# Housing Market Trends

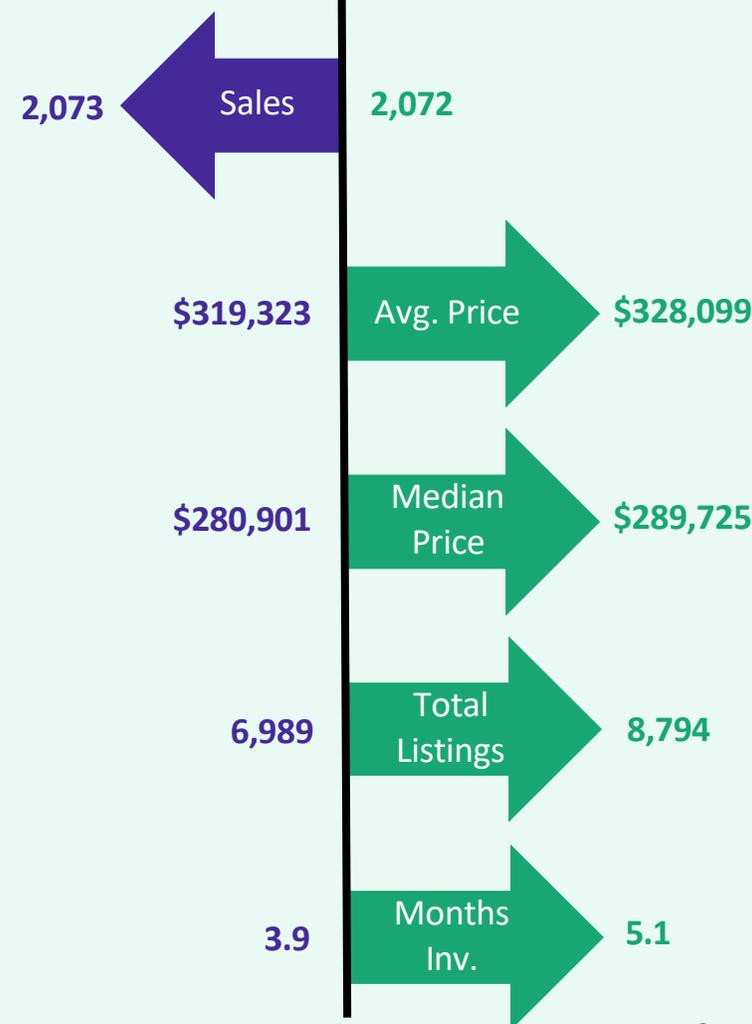
Waco ISD Home Sales



- Median and average home prices have slightly bounced back in 2024 after slight decline in 2023
- Home inventory is increasing as sales slowed in response to interest rate increases and inflation costs throughout the state
- Through the first eight months of 2024, total monthly home sales are down from the same period in 2023 in Waco (-0.05%), Austin (-1.1%), DFW (-1.2%), Houston (-1.7%) and San Antonio (-2.7%)

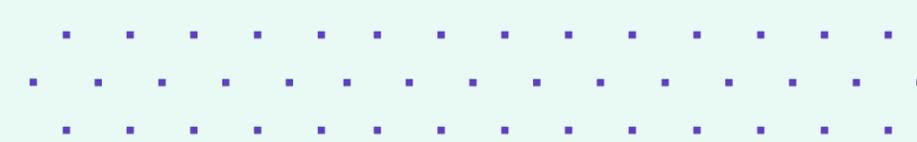
YOY Housing Trends

Jan.- Aug. 2023 | Jan.- Aug. 2024





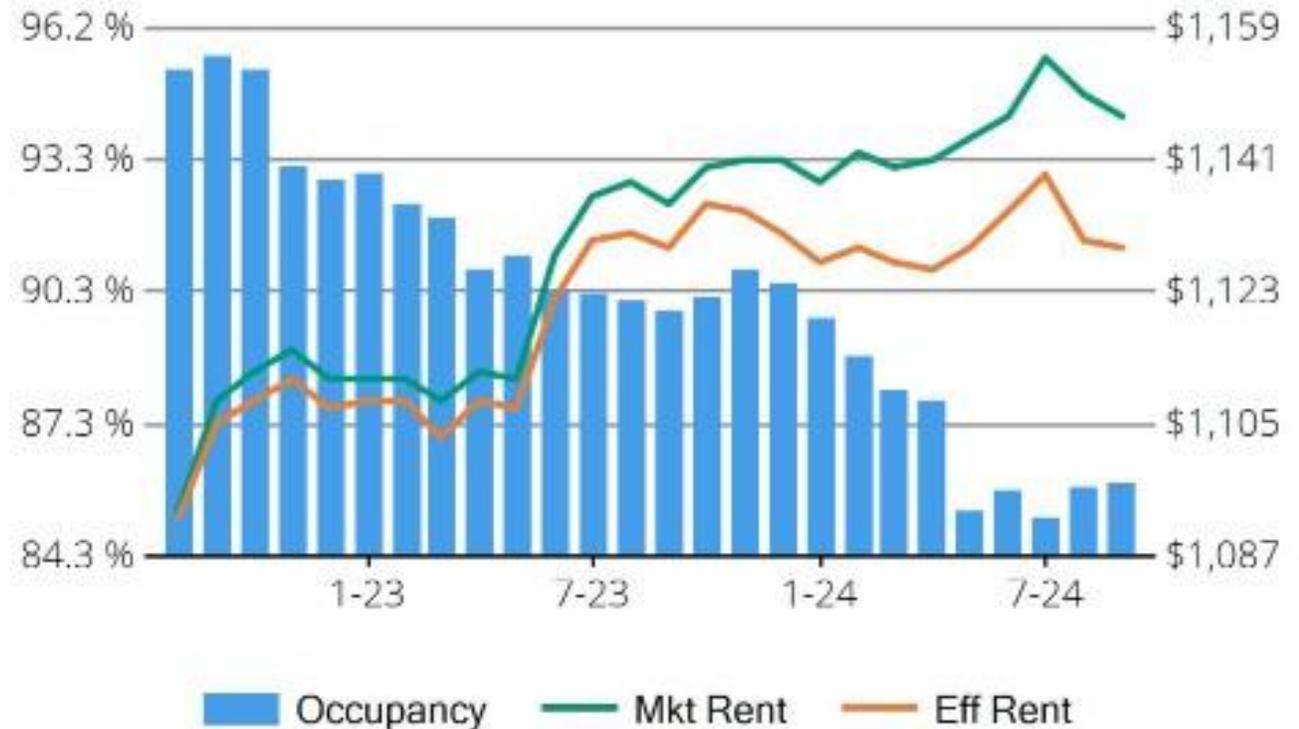
# Housing Market Trends: Multi-family Market



## Stabilized and Lease-up Properties

Conventional Properties	Sep 2024	Annual Change
Occupancy	85.9	-4.5%
Unit Change	1,038	
Units Absorbed (Annual)	-311	
Average Size (SF)	826	+0.2%
Asking Rent	\$1,147	+0.7%
Asking Rent per SF	\$1.39	+0.5%
Effective Rent	\$1,129	-0.2%
Effective Rent per SF	\$1.37	-0.4%
% Offering Concessions	22%	+77.8%
Avg. Concession Package	5.7%	+26.9%

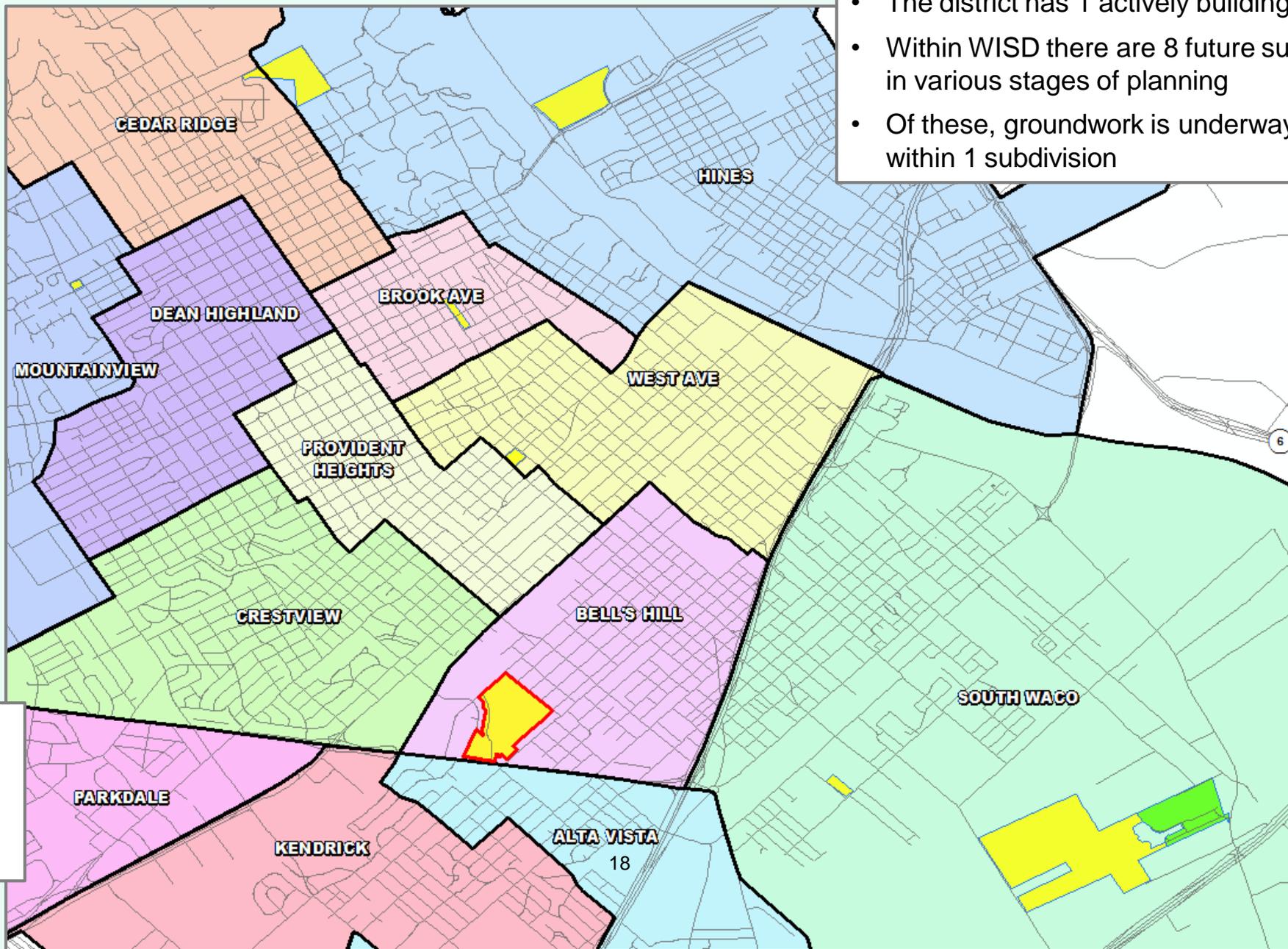
### Waco/Temple/Killeen, TX





# District Housing Overview

- The district has 1 actively building subdivision
- Within WISD there are 8 future subdivisions in various stages of planning
- Of these, groundwork is underway on 240 lots within 1 subdivision



**Subdivisions**

- ACTIVE
- FUTURE
- Groundwork Underway



# Residential Activity

## Lakes at University Parks

- 160 total lots
- 49 vacant developed lots
- 6 homes under construction
- 105 homes occupied
- Building 20 – 30 homes per year
- Stylecraft
- \$275K - \$360K





# Residential Activity

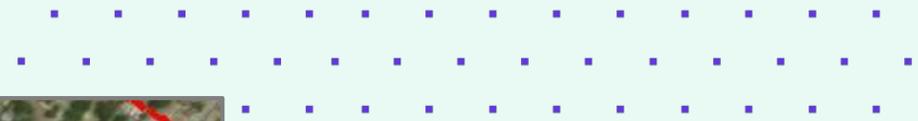
## Floyd Casey Village

- 240 total future lots
- 60 multi-family units under construction
- Groundwork underway on all lots
- Estimated lease date for multi-family units December 2024





# Residential Activity



**Future Single-Family**

- 18 total future lots
- Redevelopment on 4 acres
- Currently includes 18 single family lots but housing type & final lot count are to be determined



**Renaissance at Sanger Heights**

- 25 total future lots
- Preliminary plat approved Sept 2023
- Initial lot clearing underway May 2024



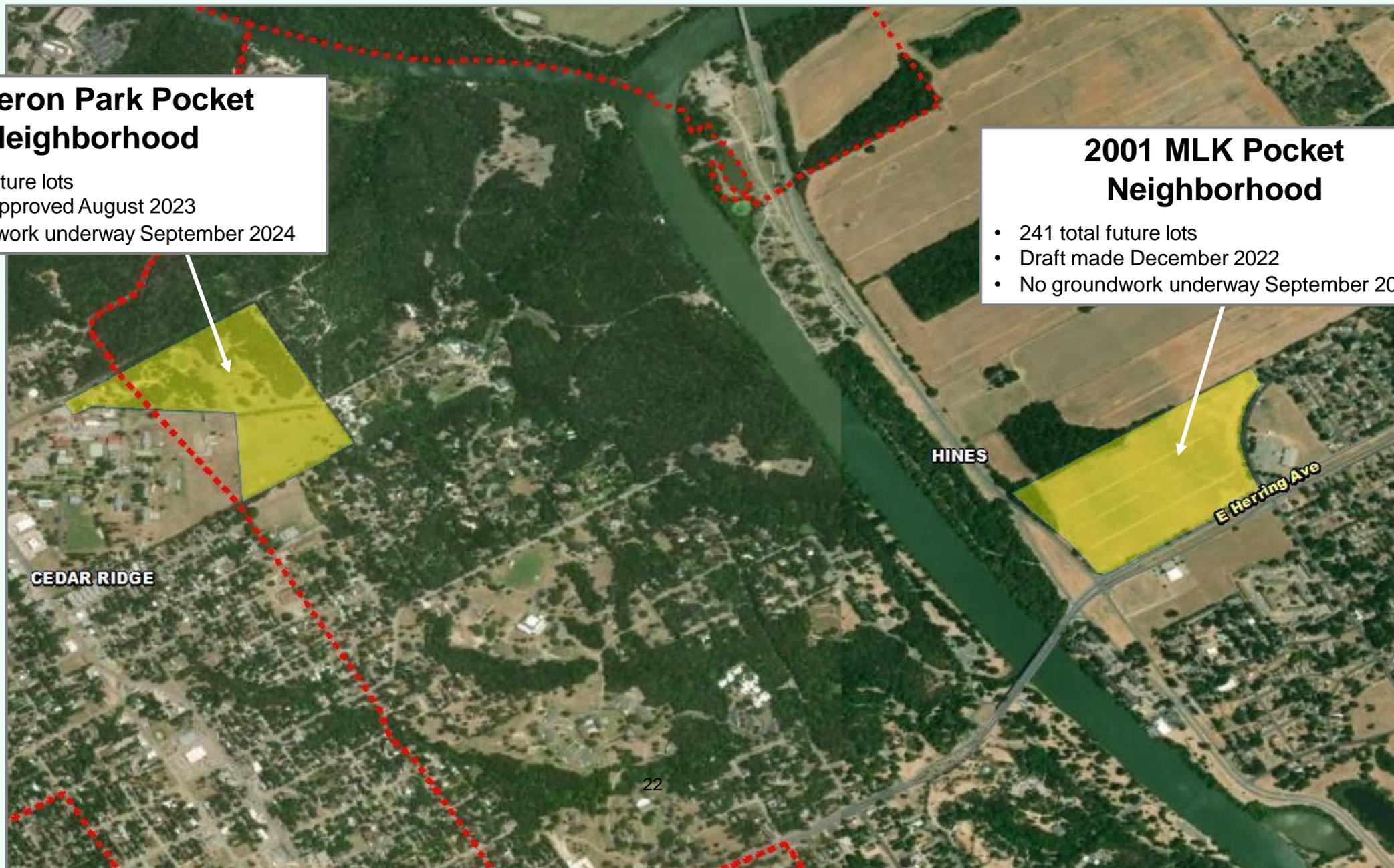
# Residential Activity

## Cameron Park Pocket Neighborhood

- 152 total future lots
- Final plat approved August 2023
- No groundwork underway September 2024

## 2001 MLK Pocket Neighborhood

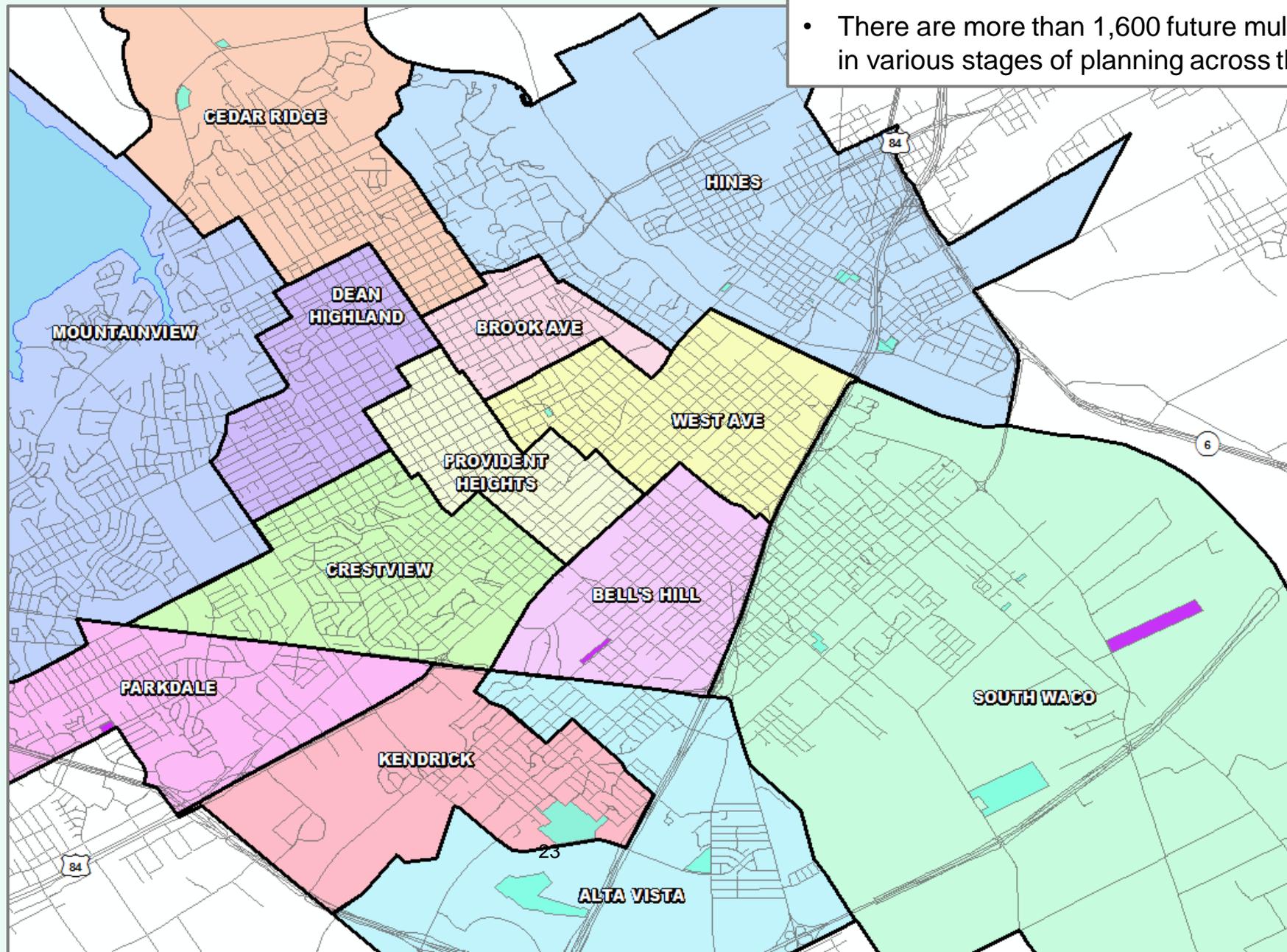
- 241 total future lots
- Draft made December 2022
- No groundwork underway September 2024





# District Multi-Family Overview

- There are more than 480 multi-family units under construction
- There are more than 1,600 future multi-family units in various stages of planning across the district



## Multi-Family Developments

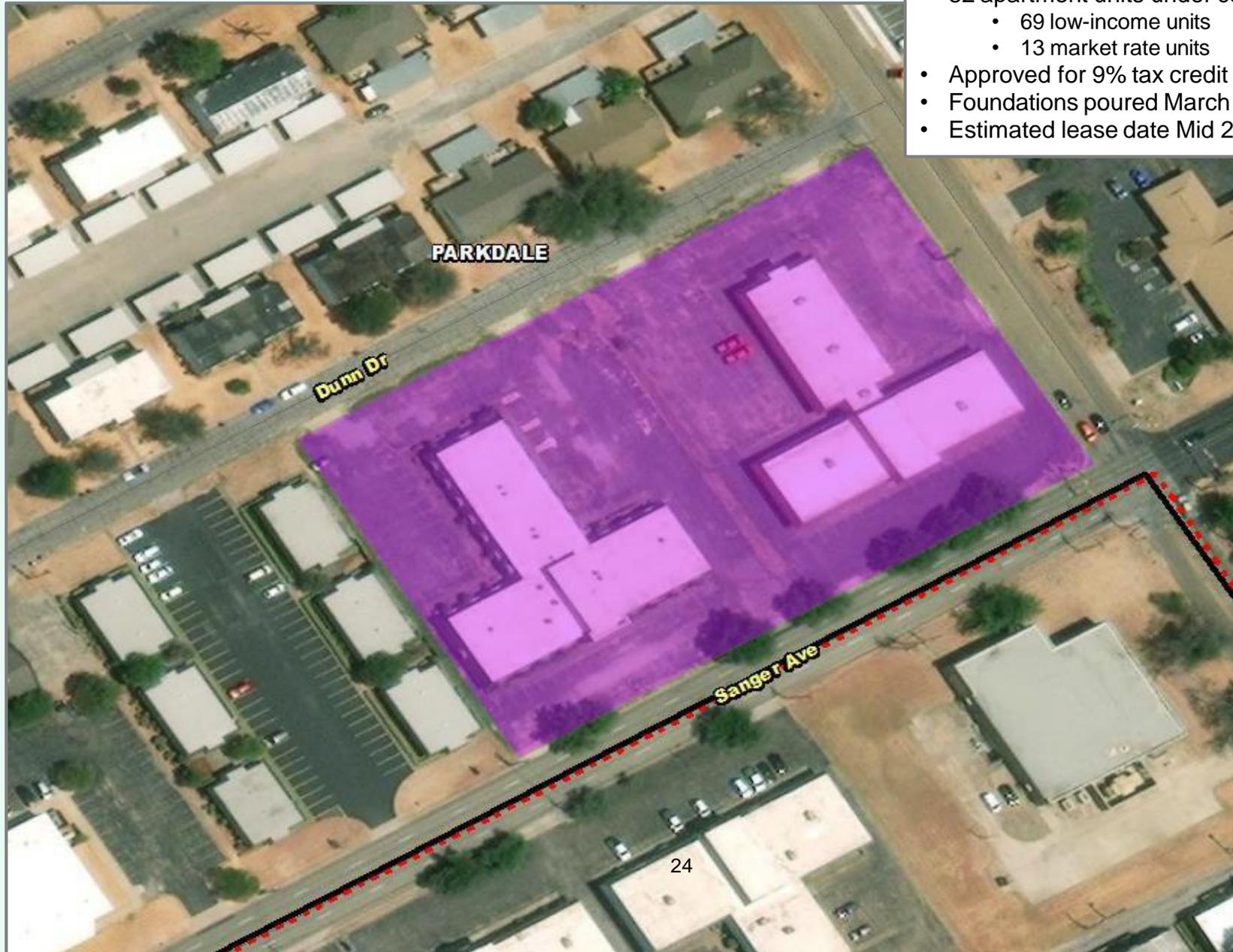
-  FUTURE
-  UNDER CONSTRUCTION



# Multi-Family Activity

## Avanti Viking Hills

- 82 apartment units under construction
  - 69 low-income units
  - 13 market rate units
- Approved for 9% tax credit in 2020
- Foundations poured March 2024
- Estimated lease date Mid 2025





# Residential Activity



House Type	Total of Each
Park Model Homes	50
Partially Plumbed Homes	122
Family Bungalow Homes	6
Microhomes	168
<b>Total Homes</b>	<b>346</b>



## Creekside Community Village

- 346 total future units
- Located at 3810 S University Parks Dr
- Phase 1 includes 40 homes, community kitchen, individual centralized bathrooms, welcome center, maintenance building & convenience store
- Estimated cost of Phase 1: \$12 million
- Groundbreaking October 8, 2024



# Ten Year Forecast by Grade Level

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	762	1,097	1,149	1,113	1,080	1,059	1,049	1,004	1,071	974	1,175	1,083	928	884	14,428		
2021/22	867	1,045	1,107	1,098	1,062	1,052	1,003	1,003	961	1,042	1,254	919	882	791	14,086	-342	-2.4%
2022/23	858	1,005	1,069	1,080	1,071	1,018	1,037	954	944	944	1,350	965	872	787	13,954	-132	-0.9%
2023/24	894	1,007	1,021	1,048	1,088	1,052	992	940	900	900	1,250	989	861	692	13,634	-320	-2.3%
2024/25	811	994	1,005	1,040	1,041	1,047	986	931	911	867	1,207	947	855	698	13,340	-294	-2.2%
2025/26	770	935	1,017	992	1,029	1,004	1,018	918	910	893	1,138	894	812	797	13,128	-212	-1.6%
2026/27	774	942	948	1,009	989	995	979	954	882	882	1,174	836	755	850	12,970	-158	-1.2%
2027/28	762	934	960	950	1,003	955	958	927	922	862	1,141	872	720	849	12,816	-154	-1.2%
2028/29	774	942	952	953	947	970	925	914	898	900	1,116	842	743	756	12,632	-184	-1.4%
2029/30	783	954	961	949	949	914	937	853	885	874	1,169	823	718	795	12,564	-68	-0.5%
2030/31	789	962	972	957	944	916	882	887	824	864	1,149	866	702	776	12,491	-73	-0.6%
2031/32	790	962	982	965	954	912	885	839	859	804	1,154	851	739	744	12,440	-50	-0.4%
2032/33	786	958	981	978	961	921	880	828	810	837	1,056	857	730	794	12,377	-63	-0.5%
2033/34	786	958	978	977	974	928	890	823	801	790	1,087	782	735	792	12,302	-75	-0.6%
2034/35	784	955	977	974	973	941	898	834	797	782	1,029	802	669	798	12,214	-88	-0.7%

Yellow box = largest grade per year  
 Green box = second largest grade per year



# Ten Year Forecast by Elementary Campus

Campus	Capacity	Fall	ENROLLMENT PROJECTIONS									
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Alta Vista Elementary	580	480	471	454	436	418	406	404	402	403	403	405
Bell's Hill Elementary	1090	787	751	729	695	670	673	678	685	688	692	692
Brook Avenue Elementary	500	355	347	349	359	362	364	365	371	376	382	388
Cedar Ridge Elementary	650	446	427	419	411	402	389	383	378	374	371	369
Crestview Elementary	750	463	455	453	451	451	454	445	442	444	444	440
Dean Highland Elementary	870	620	596	573	555	545	538	535	537	537	540	542
Hillcrest PDS Magnet School	440	430	428	424	418	418	420	415	415	415	414	412
J.H. Hines Elementary	720	380	374	380	377	375	378	388	395	403	411	416
Kendrick Elementary (expanded)	750	443	443	417	405	392	386	386	387	391	396	402
Lake Air Montessori School	920	735	730	732	714	711	698	686	686	681	675	671
Mountainview Elementary	520	344	335	312	299	295	291	290	292	290	295	296
Parkdale Elementary	570	495	487	485	485	487	491	478	477	473	471	469
Provident Heights Elementary	520	383	361	359	355	353	352	354	357	359	357	353
South Waco Elementary	750	488	491	517	526	540	556	563	577	582	588	592
West Avenue Elementary	490	250	247	234	233	236	234	231	231	230	228	227
<b>ELEMENTARY TOTALS</b>	<b>10,120</b>	<b>7,099</b>	<b>6,945</b>	<b>6,835</b>	<b>6,719</b>	<b>6,653</b>	<b>6,631</b>	<b>6,600</b>	<b>6,632</b>	<b>6,645</b>	<b>6,665</b>	<b>6,673</b>
Elementary Absolute Growth		-154	-154	-109	-116	-67	-22	-31	32	13	21	8
Elementary Percent Growth		-2.12%	-2.17%	-1.57%	-1.70%	-0.99%	-0.33%	-0.46%	0.48%	0.19%	0.31%	0.12%



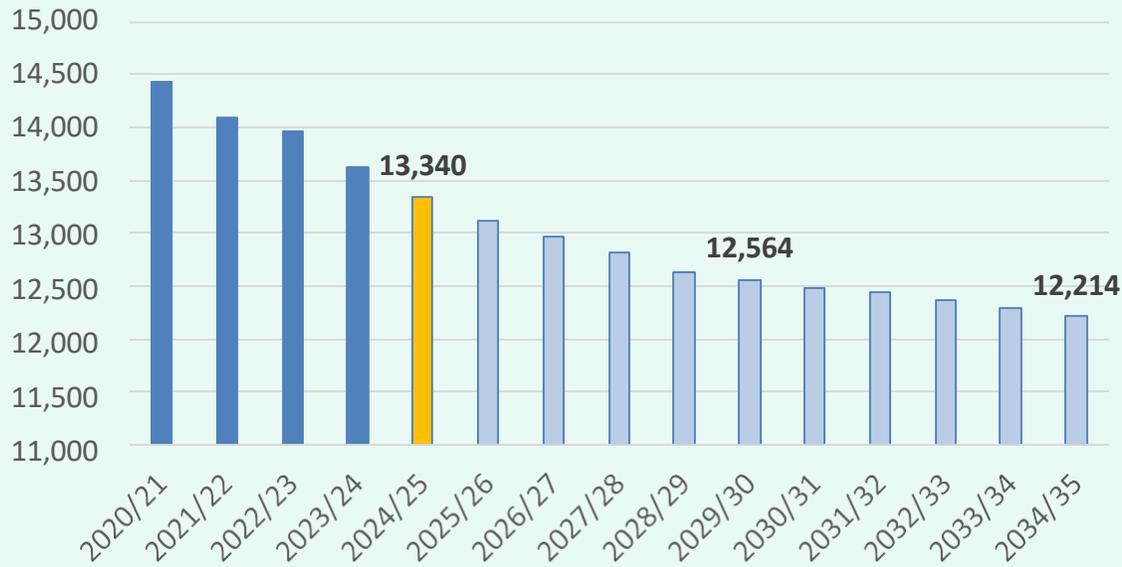
# Ten Year Forecast by Secondary Campus

Campus	Capacity	Fall	ENROLLMENT PROJECTIONS									
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Cesar Chavez Middle School	1,060	784	771	777	794	835	817	783	733	722	715	721
G.W. Carver Middle School	1,060	728	690	676	689	696	686	671	660	652	641	632
Tennyson Middle School	1,060	959	1,016	1,002	968	927	861	880	863	858	821	825
<b>JUNIOR HIGH TOTALS</b>	<b>3,180</b>	<b>2,471</b>	<b>2,477</b>	<b>2,455</b>	<b>2,451</b>	<b>2,458</b>	<b>2,364</b>	<b>2,334</b>	<b>2,256</b>	<b>2,232</b>	<b>2,177</b>	<b>2,178</b>
Junior High Absolute Growth		-76	6	-22	-4	7	-94	-30	-78	-24	-55	1
Junior High Percent Growth		-2.98%	0.24%	-0.89%	-0.16%	0.29%	-3.82%	-1.27%	-3.34%	-1.06%	-2.46%	0.05%
University High School	2,150	1,747	1,793	1,799	1,766	1,677	1,711	1,741	1,769	1,772	1,739	1,672
Waco High School	2,150	1,864	1,753	1,721	1,720	1,685	1,699	1,656	1,624	1,569	1,561	1,531
<b>HIGH SCHOOL TOTALS</b>	<b>4,670</b>	<b>3,611</b>	<b>3,546</b>	<b>3,520</b>	<b>3,486</b>	<b>3,362</b>	<b>3,410</b>	<b>3,397</b>	<b>3,393</b>	<b>3,341</b>	<b>3,300</b>	<b>3,203</b>
High School Absolute Growth		-71	-65	-26	-34	-124	48	-13	-4	-52	-41	-97
High School Percent Growth		-1.93%	-1.80%	-0.73%	-0.97%	-3.56%	1.43%	-0.38%	-0.12%	-1.53%	-1.23%	-2.94%
Bill Logue Detention Center		14	15	15	15	15	15	15	15	15	15	15
Challenge Academy		46	46	46	46	46	46	46	46	46	46	46
Wiley Opportunity Center	420	99	99	99	99	99	99	99	99	99	99	99
<b>ALTERNATIVE TOTALS</b>	<b>420</b>	<b>159</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>160</b>
<b>DISTRICT TOTALS</b>	<b>18,390</b>	<b>13,340</b>	<b>13,128</b>	<b>12,970</b>	<b>12,816</b>	<b>12,632</b>	<b>12,564</b>	<b>12,491</b>	<b>12,441</b>	<b>12,377</b>	<b>12,302</b>	<b>12,214</b>
District Absolute Growth		-294	-212	-158	-154	-184	-68	-73	-50	-63	-75	-88
District Percent Growth		-2.2%	-1.6%	-1.2%	-1.2%	-1.4%	-0.5%	-0.6%	-0.4%	-0.5%	-0.6%	-0.7%



# Key Takeaways

Enrollment Projections



- Waco area continues to see job growth and low unemployment rates
- Rising interest rates are causing headwinds for the housing market
- Waco ISD has 8 future subdivisions with over 1,000 planned future lots
- District enrollment trending down thru the next several years heading towards 12,500 students