

# The Council of Educational Facility Planners International Conference

## Community Driven Master Planning

*April 9, 2015*

*4:00 pm – 5:00 pm*



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# Today's Speakers

David Jackson –

*Superintendent, Northridge Local Schools*

Mark Wiseman, LEED AP –

*Architect, Levin Porter Architects*

*(937) 313-8384 cell phone (text questions)*

Charles (Chuck) Warner, CEFP –

*Master Planner, Warner Concepts LLC*



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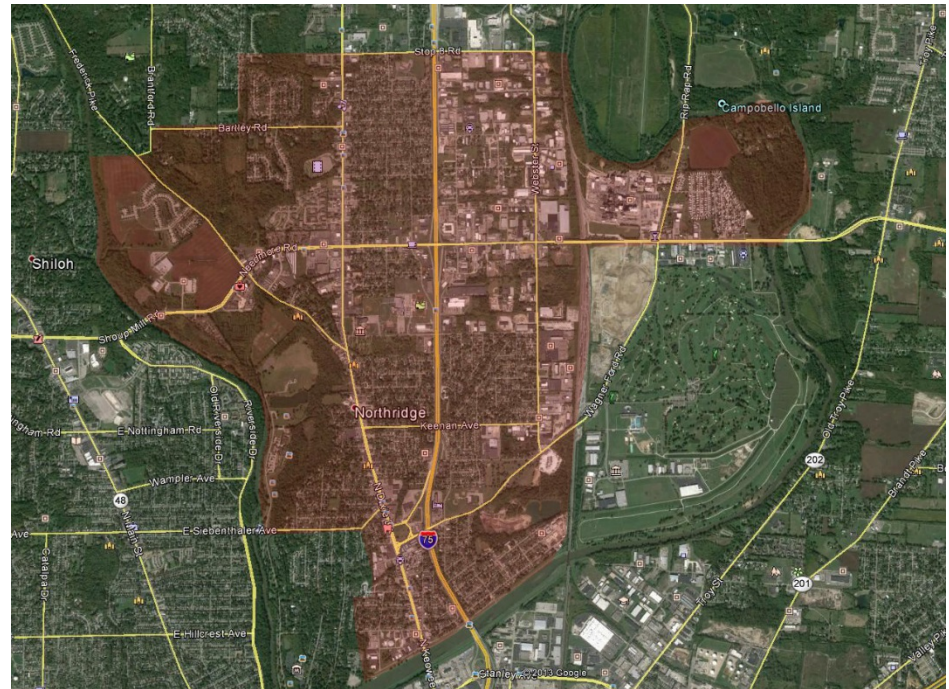
# Learning Objectives

- Participants will gain knowledge into the aspects of a successful community driven master plan
- Interactive discussion will be used to respond to and develop a kit of master planning tools
- The speakers will communicate first hand knowledge and experience into the successes and challenges to developing community based master plans
- Participants will have increased knowledge of issues related to health, safety, and welfare of persons affected by the master plan



# Northridge Local Schools

- Northridge, Ohio (just north of Dayton)
- 7 Square Miles
- 1,700 Students
- 3 School Sites
- 5 Schools
  - Timberlane LC
  - Morrison ES
  - Grafton Kennedy ES
  - Esther Dennis MS
  - Northridge HS



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# Northridge Local Schools



**Home of the Polar Bears**



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# District Challenges

- 1924 Building – Esther Dennis Middle School
  - Original High School for the District
  - The building that is typically identified with the District



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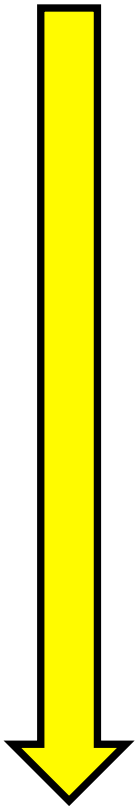


# District Challenges

- Relatively poor District households
  - Can District afford new facilities even at 18% local share?
- District valuation continues to decline
  - Grafton Kennedy ES shuttered to save operational funds for the District
- District near maximum level of indebtedness
  - Limit on overall values of master plan (local share)
  - Limit on Locally Funded Initiatives (LFI)
- Trust
  - Previous project in 2005 led to trust issues



# State of Ohio Equity Rankings



- 2007 – Ranked 438 (72% Local / 28% State)
- 2008 – Ranked 423 (70% Local / 30% State)
- 2009 – Ranked 406 (67% Local / 33% State)
- 2010 – Ranked 382 (63% Local / 37% State)
- 2011 – Ranked 339 (56% Local / 44% State)
- 2012 – Ranked 249 (41% Local / 59% State)
- 2013 – Ranked 168 (28% Local / 72% State)
- **2014 – Ranked 106 (18% Local / 82% State)**





# OSFC Assessments

- OSFC 2001 Assessment
  - Total Project Costs – \$37.9 Million
  - Project Costs – Local Share (76%) – \$28.8 Million
  - Project Costs – State Share (24%) – \$9.1 Million
- OSFC 2014 Assessment
  - Total Project Costs - \$51.0 Million
  - Project Costs – Local Share (18%) – \$9.2 Million
  - Project Costs – State Share (82%) – \$41.8 Million



# Community Driven Master Plan

- Provide framework for community input
- Provide opportunities for community input / feedback
- Listen
- Provide real time results to community input
- Be prepared to act on community input / feedback



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# Community Engagement

- Core Team Committee
- Facility Planning Committee
- Community Dialogues
- Survey Monkey
- One Call System
- Direct Mailing / Posters
- District Website / Newsletter



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# Facility Planning Committee

- Have a Diverse Committee Membership
  - Business Leaders
  - Staff
  - Student
  - Civic Leaders
  - New to District
  - Long-time District Members
  - Parents
- Do not just invite members that will be favorable to the process or that are all school District personnel



# Facility Planning Committee

- Develop consistent messages
- Attempt to control misinformation



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# Facility Planning Committee

- Team Building Exercises



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# Getting the Word Out

- District One Call System prior to all meetings
- District Newsletter
- Updates on the District Website
- Postings on District Social Websites
- Direct Mailings to District Households
- Posters at local businesses
- Word of mouth / door to door effort



# Community Dialogues

- Provide Ground Rules for engagement during the dialogues
- Break up into multiple groups with discussion leaders (members of the facility planning committee) to discuss issues
  - Separate attendees so that groups of attendees do not all team up together
- Provide real time results from the discussions (provide transparency to process)



# Community Dialogues



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# Community Surveys

- Facility Planning Committee developed questions (with guidance) to include on the community survey
- Do not promise anything in a question that you may not be able to deliver on
- Make survey available to non-attendees of the community dialogue (survey monkey on District website)
- Post real-time results of survey
- Included demographic information of responders (voluntary)





# What the Community Said

- Preserving the 1924 Building (Esther Dennis MS) was not a priority (additional costs would have been required to keep)
- Preferred to maintain a single campus site
- Preferred all new construction versus renovation (including new Board Offices)
- Continue to provide Pre-Kindergarten services at the District's costs in new facilities
- New PK-12 building with PK-5, 6-8, 9-12 neighborhoods in the building



# Community Driven Master Plan

- Abate & Demo all five of the District School Buildings
- Develop a single PK-12 school building for all District students
- Keep Middle School Gymnasium (2005)
- Keep High School 550 Seat Auditorium (1985)
- New Board Offices
- New Pre-School Classrooms



# 2015 Bond Issue

State Share	\$41,809,672
Local Share	\$13,680,000
Total Cost of Project	\$55,489,672

Ballot Millage Calculation (38 yrs)	4.92 mills
Maintenance Levy (23 yrs)	0.50 mills
Total Millage	5.42 mills



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# Cost to Homeowner

Home Value Day	Year	Month	
\$40,000	\$75.88	\$6.32	\$0.21
<b>\$46,300 (avg.)</b>	<b>\$87.83</b>	<b>\$7.32</b>	<b>\$0.24</b>
\$50,000	\$94.85	\$7.90	\$0.26
\$55,000	\$104.34	\$8.69	\$0.29
\$60,000	\$113.82	\$9.49	\$0.31



# Contact Information

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