

WELCOME

**Long Range Planning Committee
Spring Update 2024**



Dr. Mark Foust
Superintendent

Welcome & Introduction



DO YOU REMEMBER | WHEN WE MET?

Meeting 8: Tuesday, January 10
Legacy Learning Center
(Finalize Recommendation)



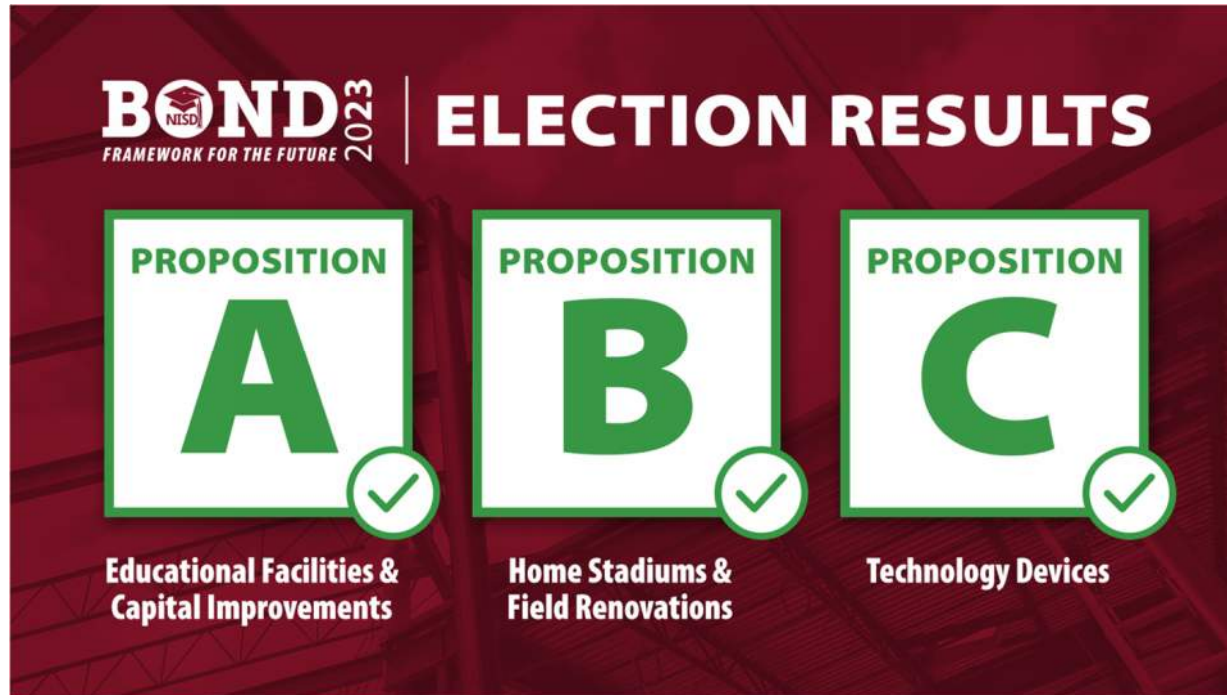
Projects by Category

Equity/Evolving Needs	\$3,062,347	0.15%
Safety	\$29,584,650	1.43%
Co-Curricular	\$42,013,923	2.03%
Technology	\$57,189,711	2.77%
Capital Improvements	\$151,617,445	7.33%
Growth	\$1,783,874,659	86.29%
	TOTAL	\$2,067,342,735.00



RAPID GROWTH | BOND RESULTS

Northwest ISD voters **approved all propositions in the 2023 bond election**, providing space for 8,400 future district students.



Major 2023 Bond Projects

- High School in Fort Worth (*S.H. 170*)
- Middle School in Northlake
- 4 New Elementary Schools
- 2 Replacement Elementary Schools
- 4 Early Childhood Centers
- 3 Home Stadiums

RAPID GROWTH | NEW SCHOOLS

Northwest ISD **opened five schools in August 2023** to meet the demand caused by increased enrollment trends.

- **Johnie Daniel Elementary School**
Pecan Square in Northlake
- **Molly Livengood Carter Elementary School**
Northstar in Fort Worth
- **C.W. Worthington Middle School**
LeTara in Haslet
- **Hatfield Elementary School Replacement**
Trails of Elizabeth Creek in Fort Worth
- **Seven Hills Elementary School Replacement**
Same Location in Newark



RAPID GROWTH | WHERE WE ARE

April 4, 2024

31,116



August 16, 2023

30,185

Demographic Update: Q4 2024

Tim McClure

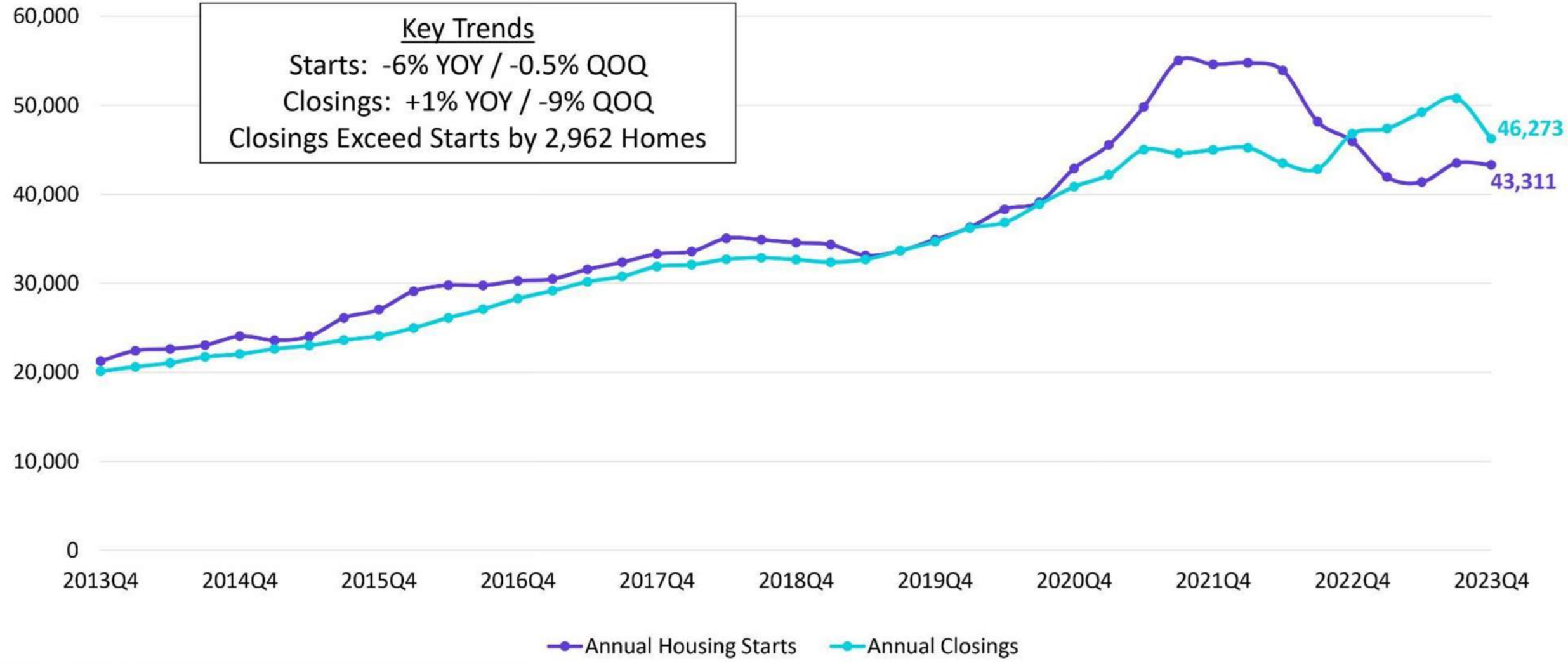




DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

Key Trends
 Starts: -6% YOY / -0.5% QOQ
 Closings: +1% YOY / -9% QOQ
 Closings Exceed Starts by 2,962 Homes

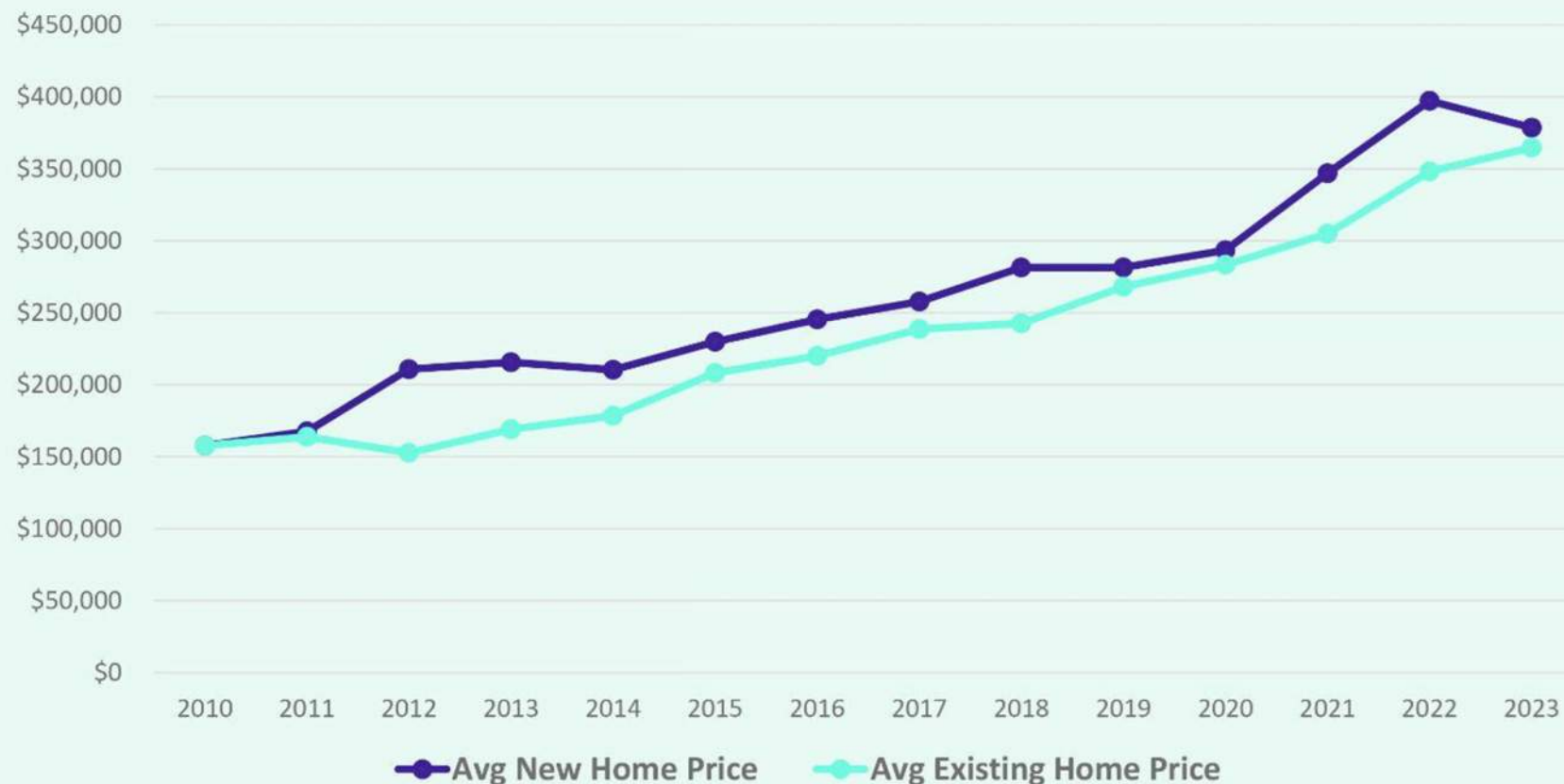


Source: Zonda



Northwest ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2010 - 2023



	Avg New Home	Avg Existing Home
2010	\$214,586	\$191,241
2011	\$225,780	\$207,615
2012	\$239,905	\$213,935
2013	\$259,313	\$224,141
2014	\$291,933	\$234,350
2015	\$310,196	\$245,737
2016	\$343,952	\$262,351
2017	\$328,674	\$296,887
2018	\$331,063	\$304,864
2019	\$346,476	\$320,410
2020	\$352,147	\$325,772
2021	\$389,226	\$378,332
2022	\$463,863	\$457,098
2023	\$458,401	\$490,021

- The average new home sale price in Northwest ISD has more than doubled between 2010 and 2023, an increase of appx. \$243,800
- The average existing home sale price in NISD has risen 156% in the last 13 years, an increase of nearly \$298,800



DFW New Home Ranking Report

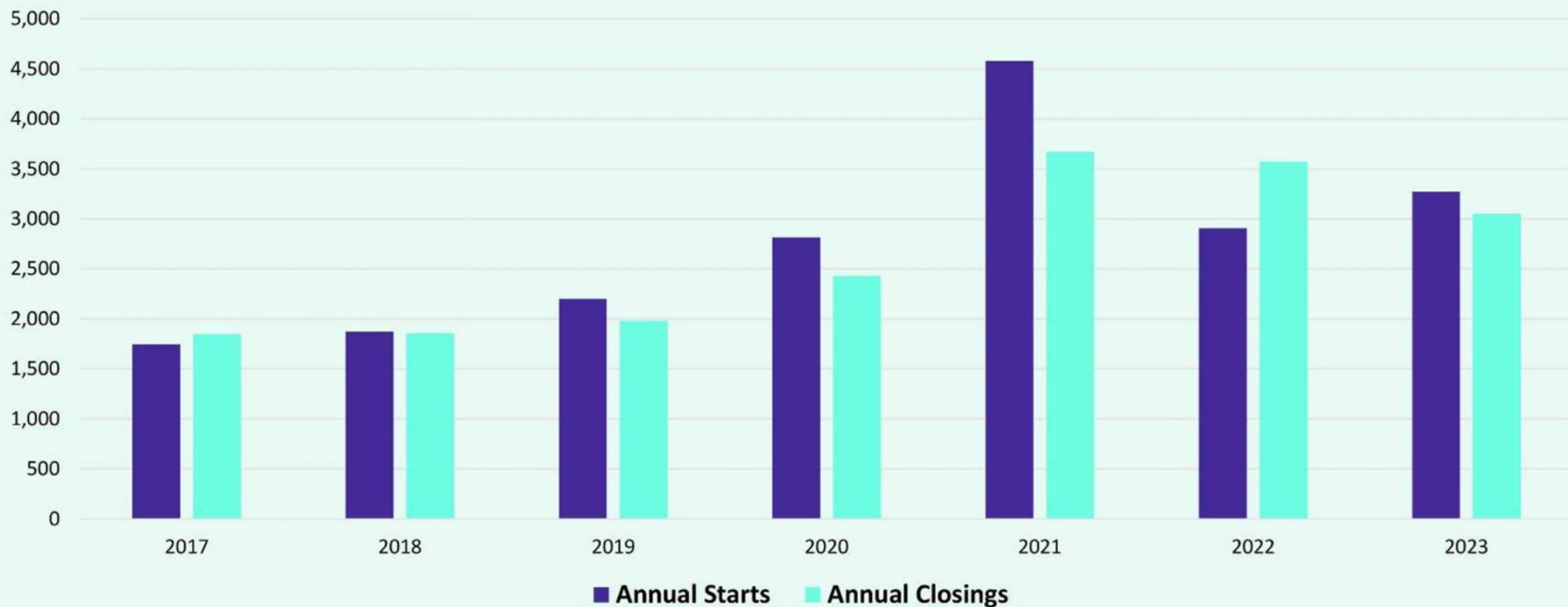
ISD Ranked by Annual Closings – 4Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD	3,271	3,052	1,992	3,823	39,842
2	PROSPER ISD	2,986	2,958	1,900	3,290	14,230
3	DENTON ISD	2,565	2,935	1,467	3,515	27,493
4	PRINCETON ISD	2,360	2,205	1,255	3,483	6,625
5	EAGLE MT-SAGINAW ISD	1,961	1,838	1,182	2,123	14,291
6	MCKINNEY ISD	1,715	1,704	1,161	3,113	11,217
7	DALLAS ISD	1,126	1,492	1,511	1,670	5,117
8	ROYSE CITY ISD	1,143	1,404	686	1,654	6,970
9	CROWLEY ISD	1,359	1,394	738	2,211	14,816
10	MELISSA ISD	1,209	1,376	653	1,232	2,260
11	AUBREY ISD	1,134	1,356	541	1,039	5,960
12	FORNEY ISD	1,962	1,338	1,304	3,696	21,138
13	FRISCO ISD	998	1,233	669	1,976	8,919
14	ROCKWALL ISD	815	1,117	636	2,788	9,815
15	MANSFIELD ISD	910	1,107	744	2,549	5,017
16	LEWISVILLE ISD	643	1,071	461	563	1,400
17	ANNA ISD	941	969	613	1,512	7,345
18	CELINA ISD	965	946	657	2,100	32,064
19	CRANDALL ISD	789	851	561	2,591	15,730
20	LITTLE ELM ISD	496	824	246	1,088	1,233

* Based on additional Zonda Education housing research



District New Home Starts and Closings

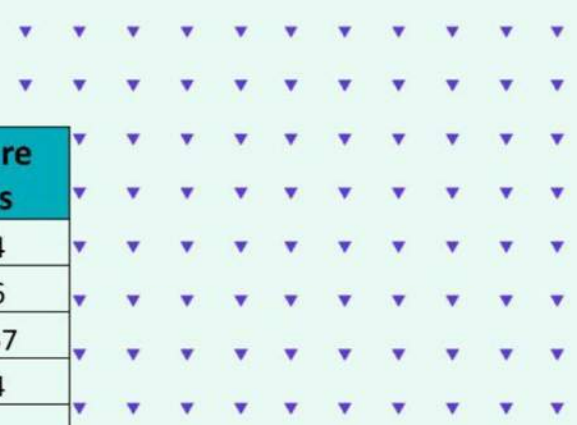


Starts	2017	2018	2019	2020	2021	2022	2023
1Q	449	493	493	630	720	700	560
2Q	445	471	490	557	1,156	1,015	1,066
3Q	458	501	599	560	1,409	487	1,010
4Q	396	407	619	1,066	1,293	704	635
Total	1,748	1,872	2,201	2,813	4,578	2,906	3,271

Closings	2017	2018	2019	2020	2021	2022	2023
1Q	426	417	402	511	786	698	653
2Q	562	517	504	710	1,024	1,041	1,158
3Q	473	549	513	614	923	867	615
4Q	386	373	562	594	935	967	626
Total	1,847	1,856	1,981	2,429	3,668	3,573	3,052

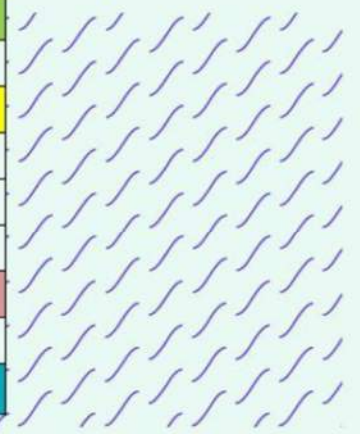


District Housing Overview by Elementary Zone



Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BECK	3	0	9	5	4	5	10	104
BERKSHIRE	0	0	1	0	0	0	4	376
CARTER	440	106	369	21	213	294	805	4,557
CLARA LOVE	56	0	83	2	0	0	0	254
COX	2	0	7	5	0	0	15	0
CURTIS	199	42	59	34	92	141	40	0
DANIEL	426	66	273	98	188	289	230	1,902
GRANGER	0	0	0	0	0	0	4	0
HASLET	299	79	188	30	144	265	518	2,585
HATFIELD	151	15	223	55	46	66	118	276
HUGHES	0	0	0	0	0	0	0	0
JUSTIN	109	68	137	23	79	114	649	5,023
LAKEVIEW	0	0	0	0	0	0	9	7
LANCE	165	27	149	20	78	111	70	370
NANCE	47	19	8	0	27	47	517	241
PERRIN	555	88	504	160	194	238	255	6,101
PETERSON	0	0	0	0	0	0	0	40
Prairie View	223	62	229	76	86	150	419	9,866
ROANOKE	12	12	16	6	14	14	60	67
SCHLUTER	1	0	9	0	0	0	8	2,048
Sendera Ranch	127	0	217	18	3	37	3	44
SEVEN HILLS	246	28	273	58	48	146	45	5,454
THOMPSON	210	23	298	15	28	75	44	370
Grand Total	3,271	635	3,052	626	1,244	1,992	3,823	39,685

- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category

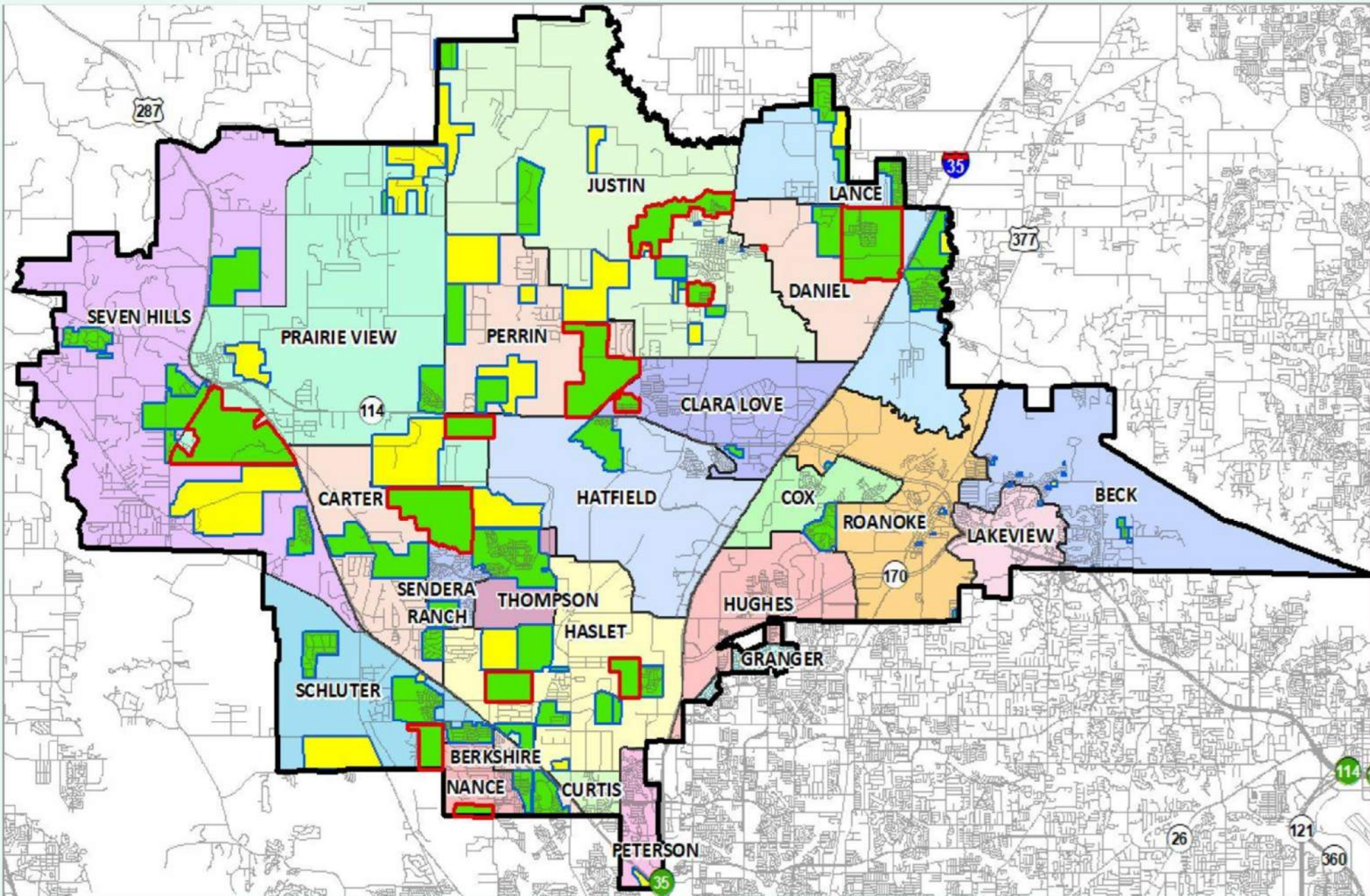




District Housing Overview



- The District has 60 actively building subdivisions
- Within NISD there are 40 future subdivisions
- Ground-work is currently underway on approx. 5,085 lots in 13 separate subdivisions
- 832 lots were delivered in the 4th quarter



Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway



Ten Year Forecast by Elementary Campus

Campus	Capacity	2022/23	Fall	ENROLLMENT PROJECTIONS									
			2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Beck Elementary	850	725	681	655	626	602	573	575	587	593	593	594	594
Berkshire Elementary	850	714	735	765	822	841	859	907	941	976	1,019	1,059	1,099
Carter elementary	850		530	611	690	778	834	898	969	1,046	1,126	1,208	1,297
Clara Love Elementary	850	773	898	516	545	577	597	599	605	618	621	618	613
Cox Elementary	850	791	730	745	735	720	737	712	724	734	741	744	745
Curtis Elementary	850	683	729	759	787	803	815	825	810	798	789	784	781
Daniel Elementary	850		422	486	564	628	690	767	827	893	965	1,043	1,130
Granger Elementary	850	754	717	694	674	662	658	655	660	663	665	665	664
Haslet Elementary	850	881	633	687	751	819	877	938	1,011	1,062	1,121	1,147	1,166
Hatfield Elementary	450/850	612	714	751	773	815	834	853	883	900	922	943	961
Hughes Elementary	850	672	662	657	675	686	713	724	736	733	728	719	711
Justin Elementary	650	605	639	640	708	776	831	910	980	1,052	1,115	1,174	1,226
Lakeview Elementary	650	547	515	509	497	498	499	500	503	510	519	524	527
Lance Elementary	850	829	622	673	709	755	780	826	840	848	851	854	853
Nance Elementary	650	515	532	557	585	621	655	678	713	750	784	824	870
Perrin Elementary	850			522	612	718	835	917	1,002	1,114	1,218	1,333	1,456
Peterson Elementary	850	703	670	657	637	646	660	673	683	690	691	689	683
Prairie View Elementary	650	628	681	750	811	907	995	1,076	1,184	1,311	1,441	1,574	1,709
Roanoke Elementary	850	675	702	723	734	746	778	777	784	786	787	785	781
Sendera Ranch Elementary	850	692	829	829	806	799	788	796	789	787	792	793	791
Seven Hills Elementary	650	666	687	713	734	757	782	799	867	935	1,000	1,073	1,157
Schluter Elementary	850	703	725	716	734	755	773	803	843	888	957	1,019	1,101
Thompson Elementary	850	816	757	772	785	801	824	850	853	871	874	884	896
ELEMENTARY SCHOOL TOTALS	17,700	13,984	14,810	15,387	15,994	16,710	17,388	18,058	18,795	19,558	20,318	21,051	21,811
Elementary Absolute Growth		948	826	577	607	716	678	670	737	763	760	732	761
Elementary Percent Growth		7.27%	5.91%	3.89%	3.95%	4.48%	4.06%	3.86%	4.08%	4.06%	3.89%	3.60%	3.61%

Yellow box = > 5% over capacity
Green box = within 5% of capacity



Ten Year Forecast by Secondary Campus

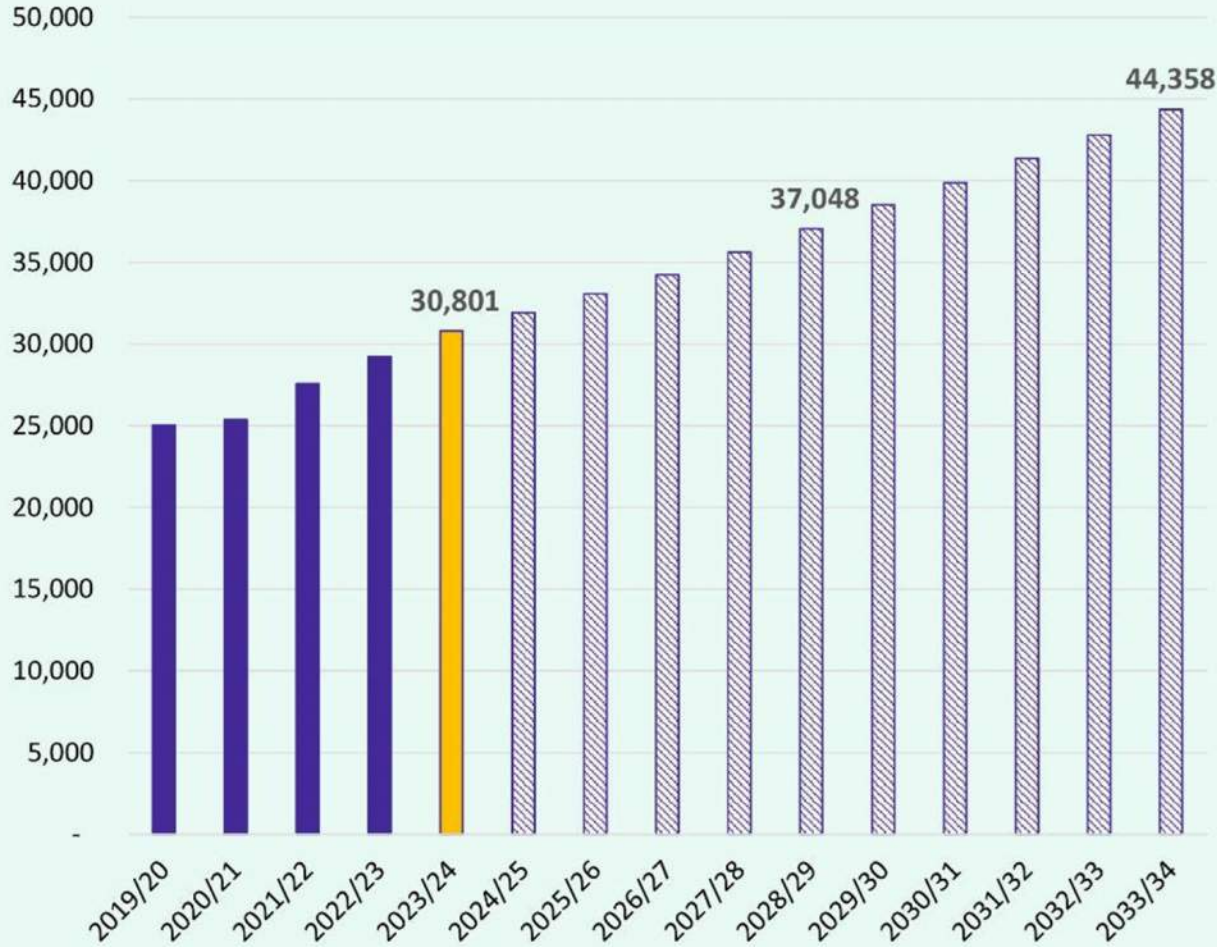
Campus	Capacity	2022/23	Fall	ENROLLMENT PROJECTIONS									
			2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Adams Middle School	1,200	1,383	990	989	1,033	1,031	1,062	1,131	1,181	1,213	1,249	1,317	1,378
Chisholm Trail Middle School	1,100	684	823	901	976	993	1,056	1,136	1,194	1,249	1,292	1,388	1,471
Gene Pike Middle School	1,100	1,150	1,071	1,159	1,254	1,375	1,539	1,678	1,839	1,986	2,154	2,289	2,421
Medlin Middle School	1,200	991	1,077	1,101	1,135	1,146	1,168	1,129	1,115	1,104	1,125	1,151	1,172
Tidwell Middle School	1,200	1,039	1,053	1,089	1,136	1,119	1,087	1,092	1,059	1,083	1,055	1,083	1,100
Wilson Middle School	1,200	1,414	952	985	1,095	1,124	1,157	1,115	1,135	1,099	1,150	1,130	1,138
Worthington Middle School			1,022	1,101	1,139	1,147	1,208	1,269	1,322	1,342	1,353	1,400	1,439
MIDDLE SCHOOL TOTALS	7,000	6,661	6,988	7,325	7,768	7,935	8,277	8,550	8,845	9,076	9,378	9,758	10,119
Middle School Absolute Growth		243	327	337	443	167	342	273	295	231	302	380	361
Middle School Percent Growth		3.79%	4.91%	4.82%	6.05%	2.15%	4.31%	3.30%	3.45%	2.61%	3.33%	4.05%	3.70%
Northwest High School	3,200	2,264	2,551	2,611	2,637	2,718	2,824	3,016	3,221	3,476	3,753	4,020	4,329
Byron Nelson High School	3,200	2,809	2,891	2,929	2,962	3,057	3,104	3,234	3,306	3,264	3,309	3,238	3,227
Eaton High School	3,200	3,273	3,266	3,384	3,418	3,519	3,734	3,895	4,060	4,206	4,307	4,430	4,577
Steele Accelerated High School	450	227	257	257	257	257	257	257	257	257	257	257	257
Denton County JJAEP		1	1	1	1	1	1	1	1	1	1	1	1
Legacy Learning Center		0	37	37	37	37	37	37	37	37	37	37	37
HIGH SCHOOL TOTALS	10,050	8,574	9,003	9,219	9,312	9,589	9,957	10,440	10,882	11,241	11,664	11,983	12,428
High School Absolute Growth		445	429	216	93	277	368	483	442	359	423	319	445
High School Percent Growth		5.47%	5.00%	2.40%	1.01%	2.97%	3.84%	4.85%	4.23%	3.30%	3.76%	2.73%	3.71%
DISTRICT TOTALS	34,750	29,219	30,801	31,931	33,074	34,234	35,622	37,048	38,522	39,875	41,360	42,792	44,358
District Absolute Growth		1,636	1,582	1,130	1,143	1,160	1,388	1,426	1,474	1,353	1,485	1,431	1,567
District Percent Growth		5.9%	5.4%	3.7%	3.6%	3.5%	4.1%	4.0%	4.0%	3.5%	3.7%	3.5%	3.7%

Yellow box = > 5% over capacity
Green box = within 5% of capacity



Key Takeaways

Enrollement Forecast



- High interest rates along with elevated home prices negatively impacted the homebuyer throughout 2023 and reduced overall demand in the DFW market
- However, 2024 is forecasted to see improvement in demand as interest rates ease and housing stock improves
- Groundwork is currently underway on more than 5,000 lots within 13 subdivisions
- Northwest ISD is forecasted to enroll appx. 37,050 students in 2028/29 and more than 44,350 by 2033/34

Construction Update:

- Northwest HS – Renovations & Additions
- Pike Replacement Middle School
- Perrin Elementary School #23
- New NISD Administration Building

Northwest HS – Renovations & Additions









Remaining Construction Schedule:

2023-2024 School Year:

Continue West Side Administration Suite, Arena, New Athletics Areas, New Library, and North Side of 600 Hallway Classroom Renovations

Summer 2024:

In addition, Fine Arts Classrooms Renovations, 800 & 900 Hallway and Special Education Classroom Renovations

Start of 2024-2025 School Year:

Turn over Fine Arts Classrooms, New Library, 800 & 900 Hallway and Special Educations Classrooms. Continue West Side Administration Suite, Arena and New Athletics Areas

January 2025 through May 2025:

Turn over West Side Administration Suite and New West Side Entry, Arena and New Athletics Areas. Take over remaining existing Athletics Areas and remaining East Academics Classrooms for renovations.

Summer 2025:

Turn over Renovated Athletics Areas and East Academics Classrooms and New Cosmetology Area.

Pike Replacement Middle School



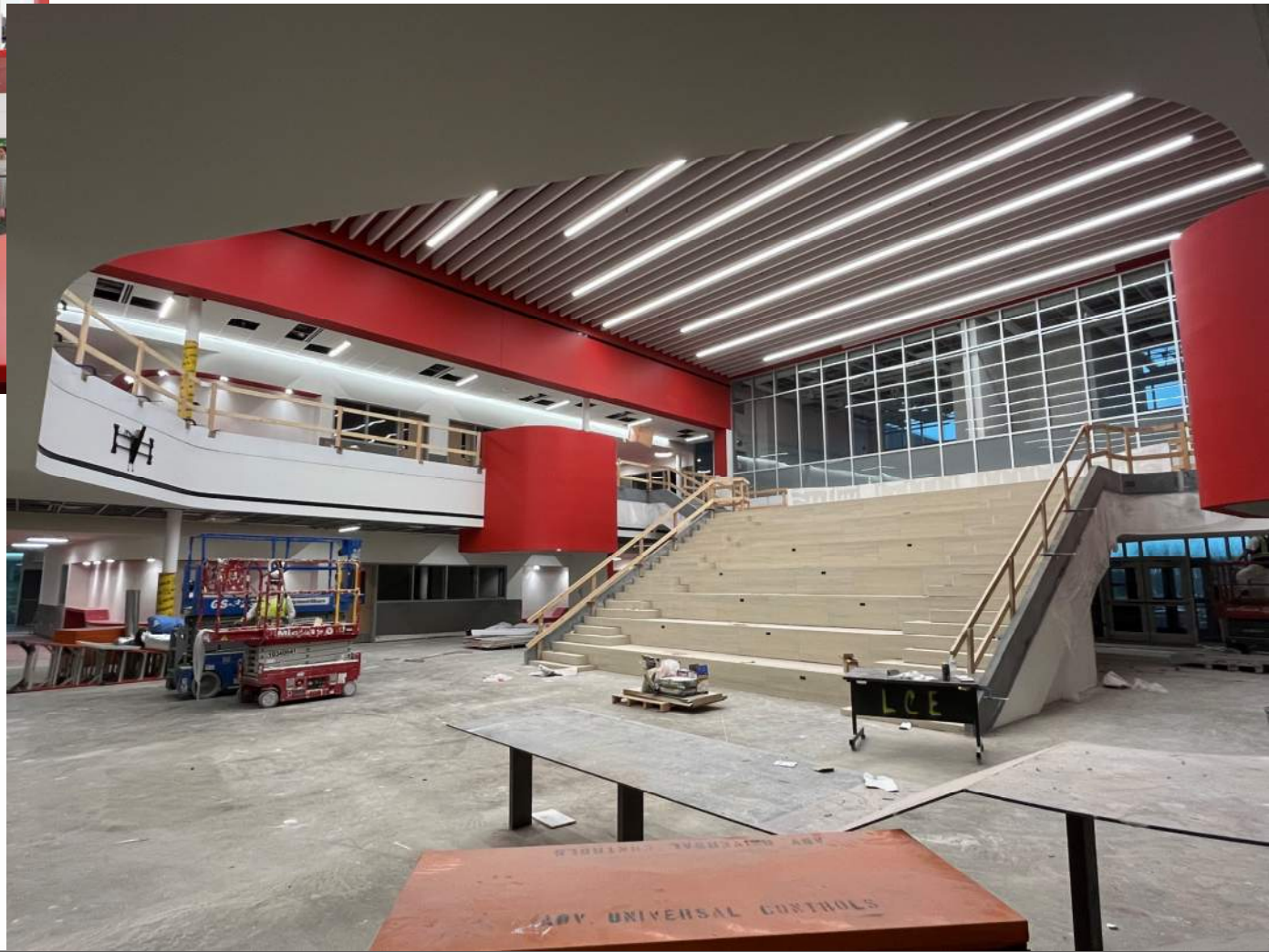






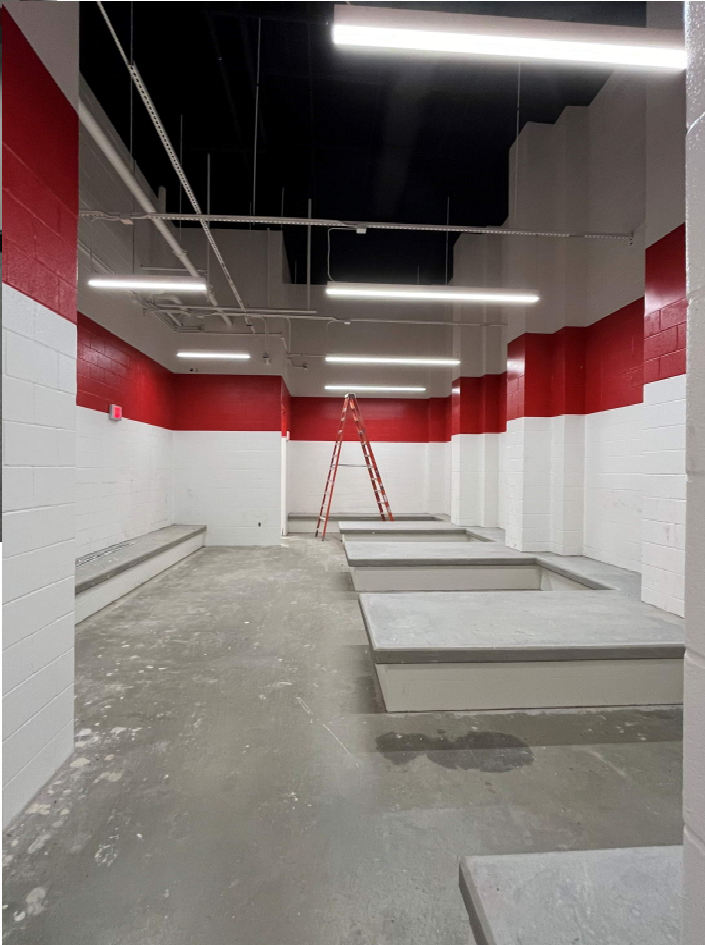








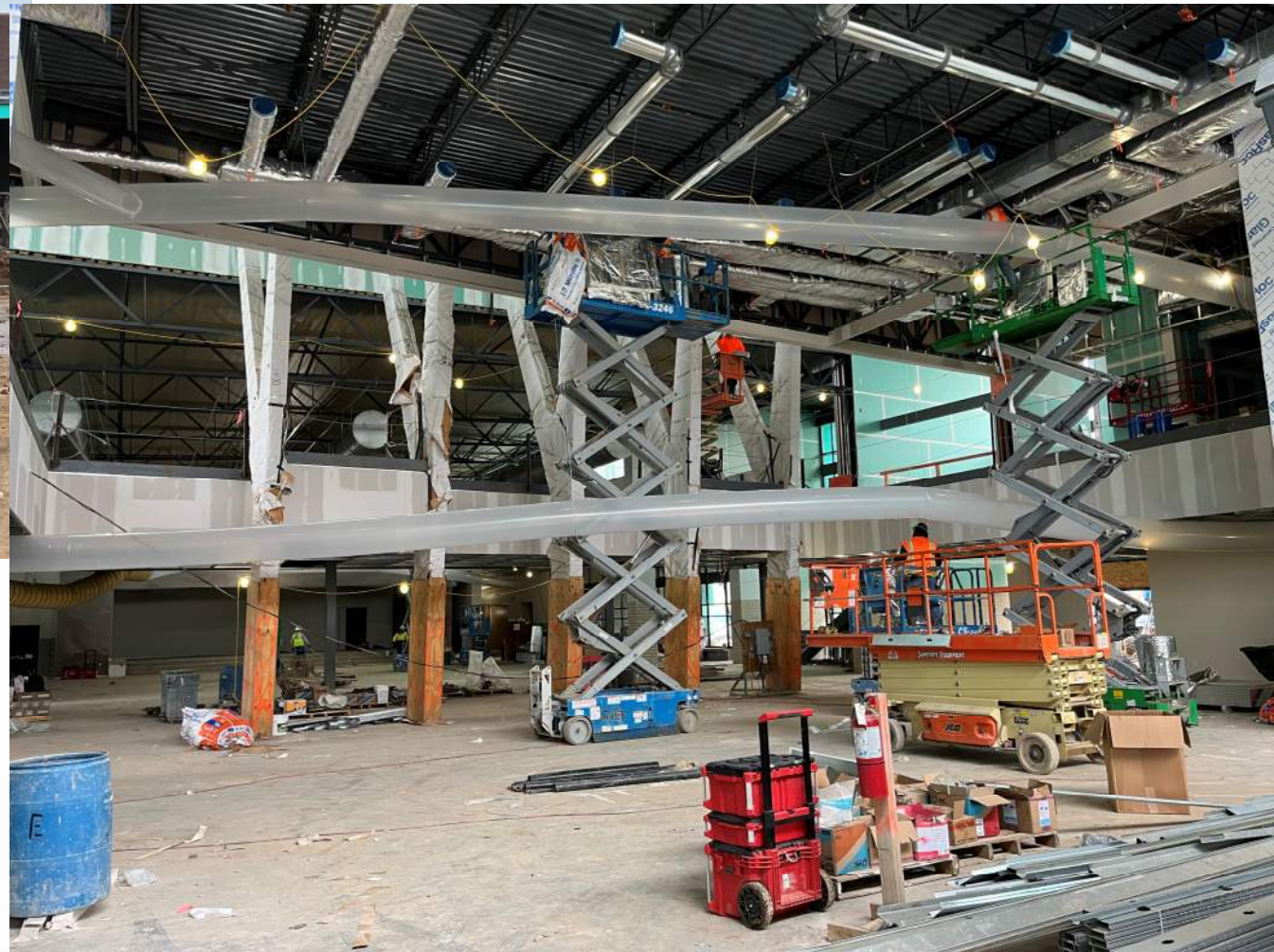




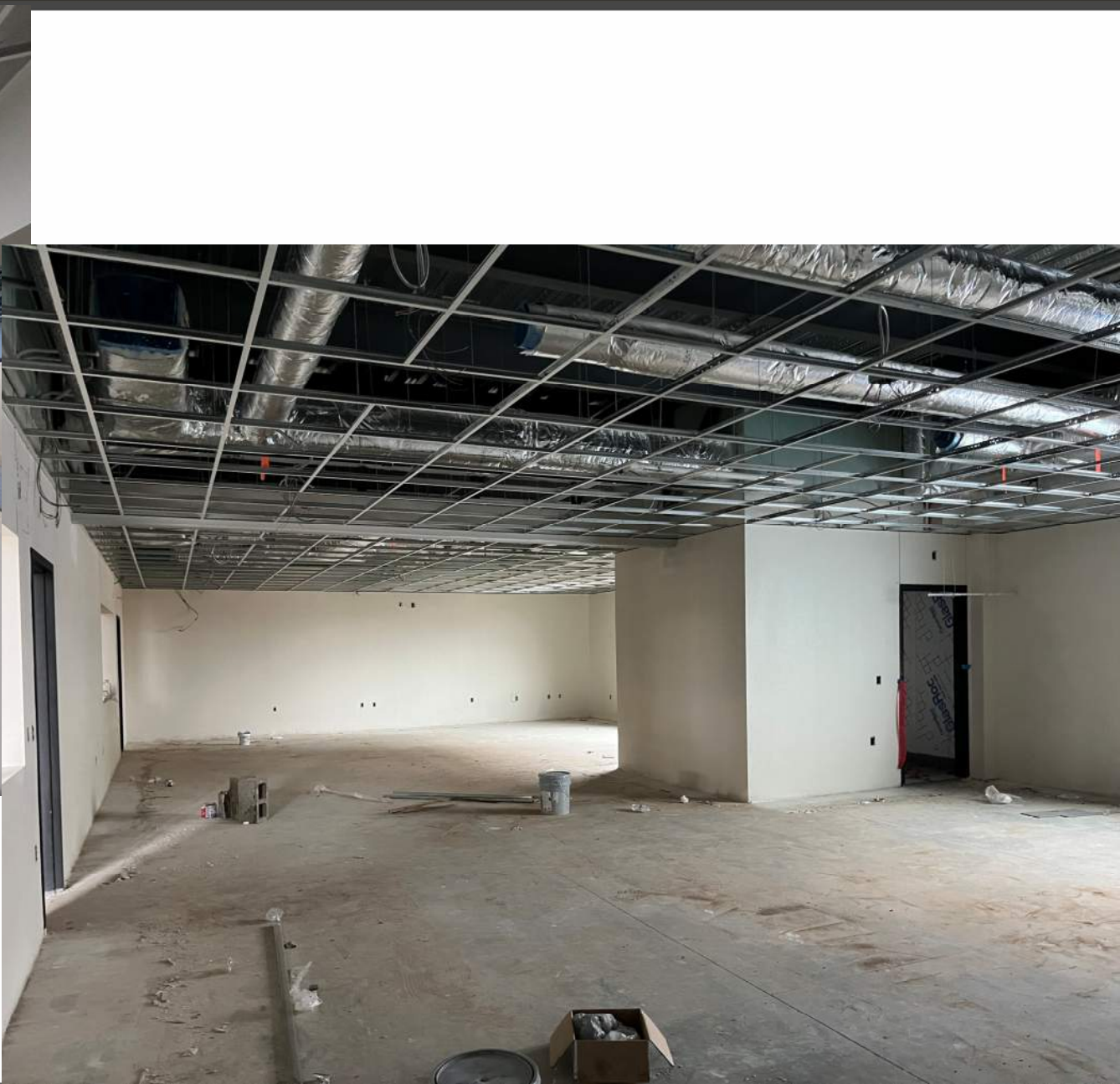
Perrin Elementary School #23















New NISD Administration Building





New NISD Administration Building





New NISD Administration Building





New NISD Administration Building





New NISD Administration Building





New NISD Administration Building





New NISD Administration Building





New NISD Administration Building





New NISD Administration Building





New NISD Administration Building



Northwest ISD Construction Website

Visit

[NISDtxconstruction.org](https://www.nisdtxconstruction.org)

for updated information on
active and planned projects.



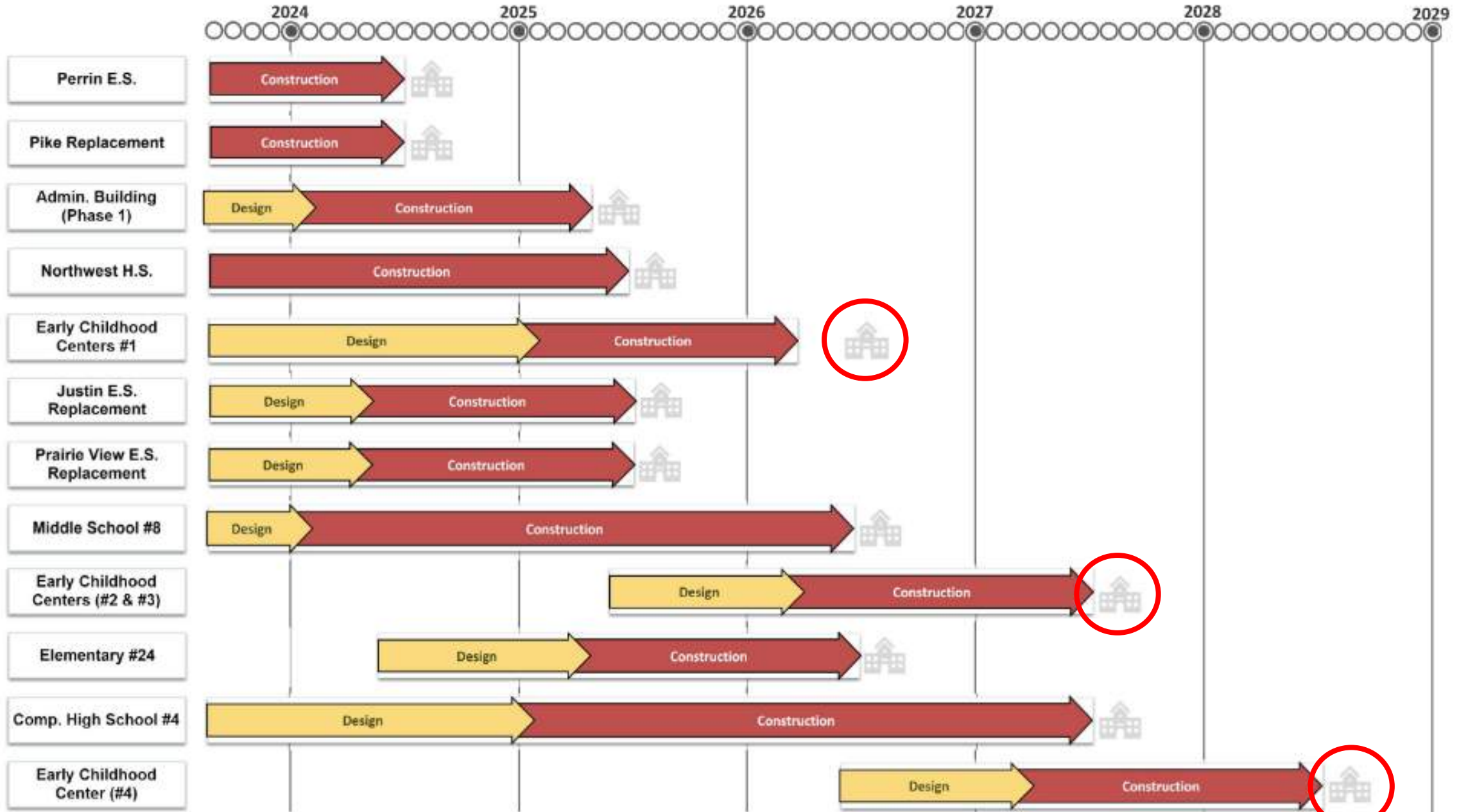
[Active Projects](#) [Completed Projects](#) [Background + Resources](#)

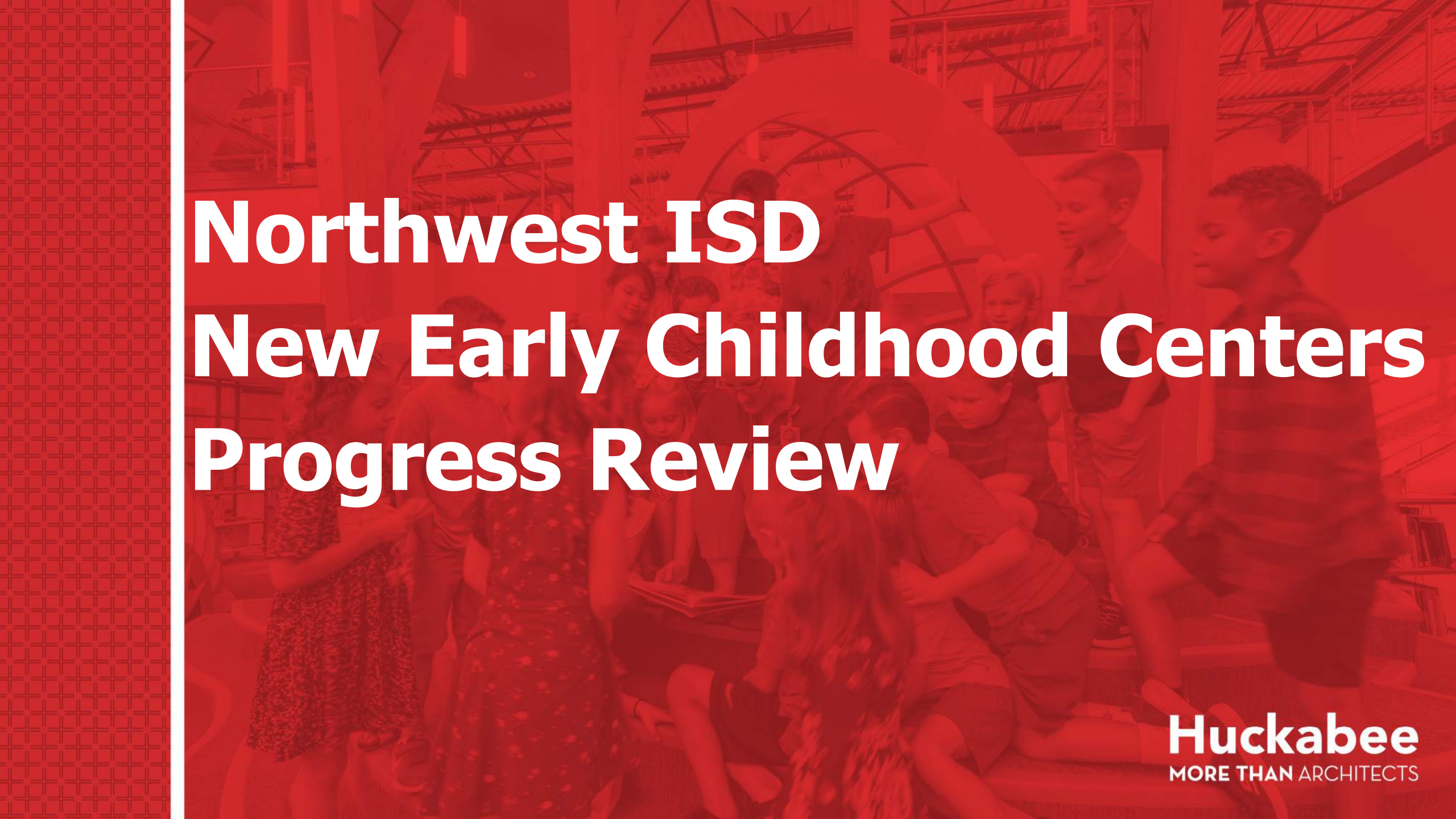
WELCOME TO THE
**Northwest ISD
Construction
Website**

C.W. Worthington Middle School

NISD MIDDLE SCHOOL #7 LOCATED IN THE LETARA SUBDIVISION
ESTIMATED COMPLETION JULY 2023

First Group of Projects from 2023 Bond





Northwest ISD New Early Childhood Centers Progress Review

Huckabee
MORE THAN ARCHITECTS

PURPOSE + OBJECTIVES

The campus is a place for students to develop into life-long learners through exploration, play, and learning in an environment that is child-centered, colorful, and safe. It is literacy rich, fosters curiosity, cultivates excitement, and is welcoming to all learners.



The design will encourage learners to use their imagination, invoke wonderment and motivate teaching and learning.



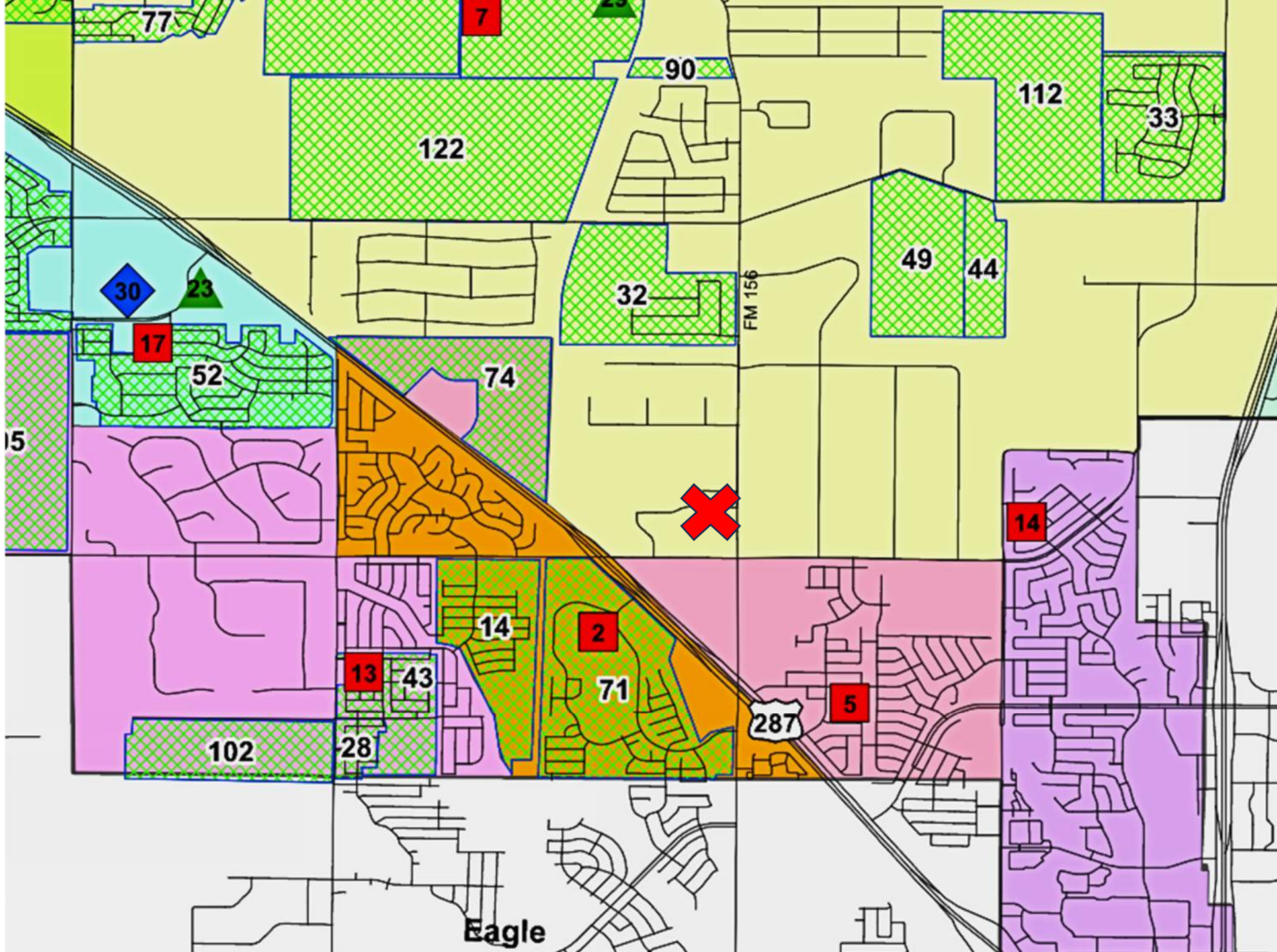
The building will provide space for collaboration and accessibility for our youngest learners in a colorful, inclusive, and purposeful environment.

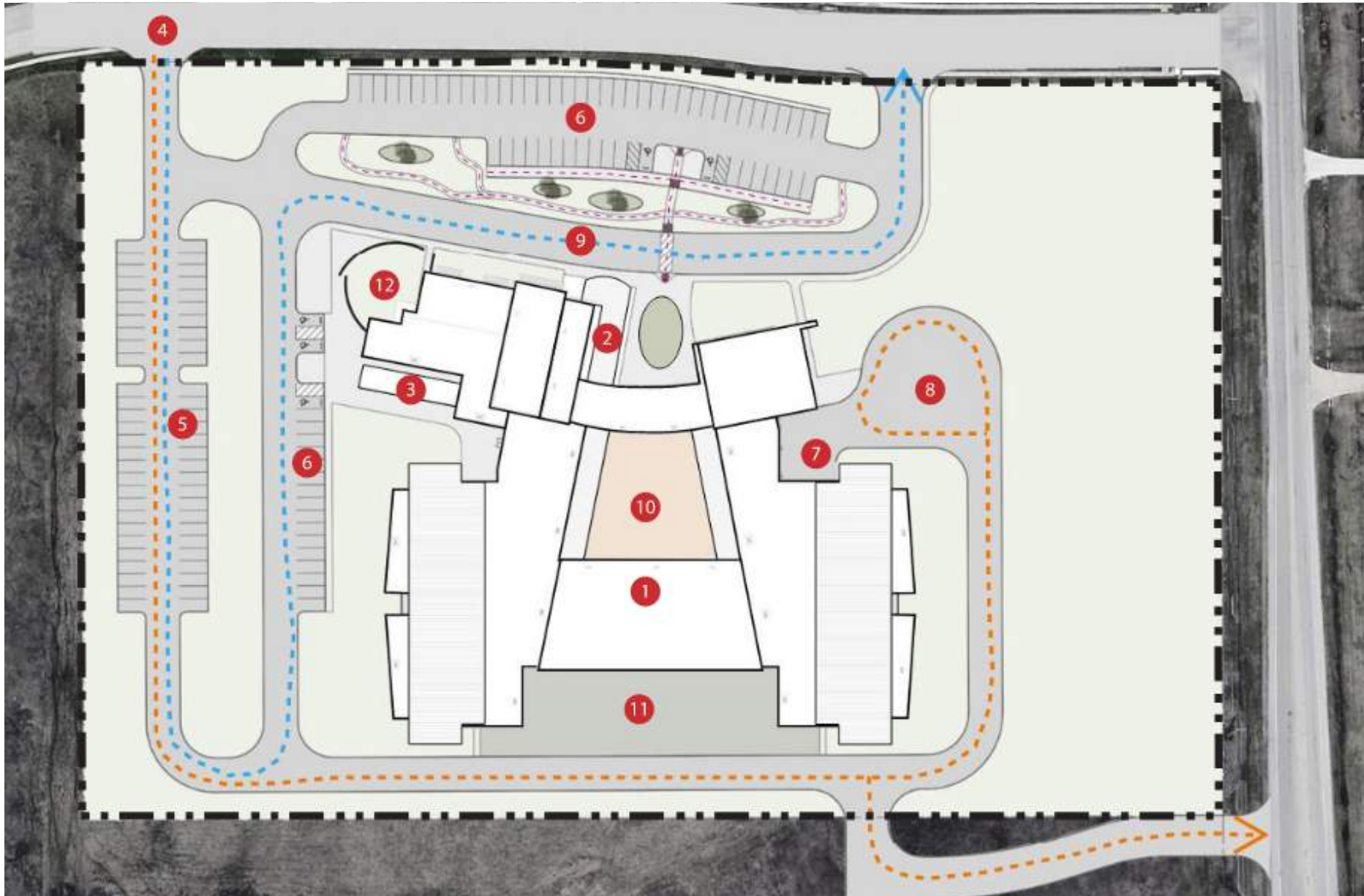


The building will provide a secure environment that creates a safe space for learning.



The campus will challenge and innovate through the intentional utilization of every space that will align with personalized learning goals.





- LINE TYPE LEGEND**
- New Building
 - Demo Building
 - Property Line
 - Parent Drop-off
 - Bus Drop-off
 - Pedestrian
- 1** NEW EARLY CHILDHOOD CENTER
 - 2** ECC STUDENT ENTRY
 - 3** DAYCARE ENTRY
 - 4** PARENT & BUS SITE ENTRY
 - 5** TEACHER PARKING
 - 6** VISITOR PARKING
 - 7** SERVICE YARD PARKING
 - 8** BUS DROP-OFF LOOP
 - 9** PARENT DROP-OFF LOOP
 - 10** COURTYARD
 - 11** ECC OUTDOOR PLAYSPACE
 - 12** DAYCARE OUTDOOR PLAYSPACE











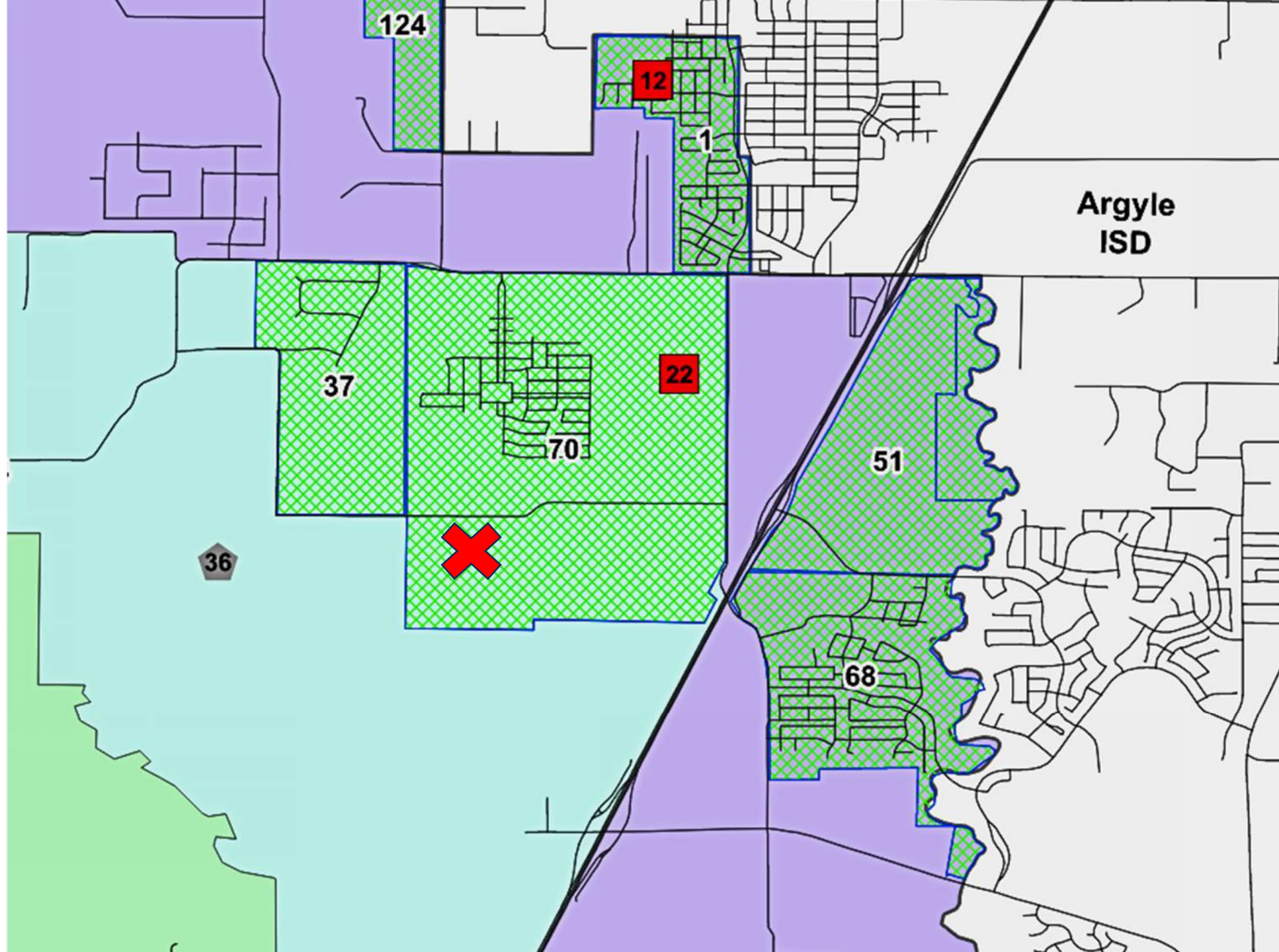
Northwest ISD

Middle School #8

A New Middle School for Northwest ISD

Perkins&Will



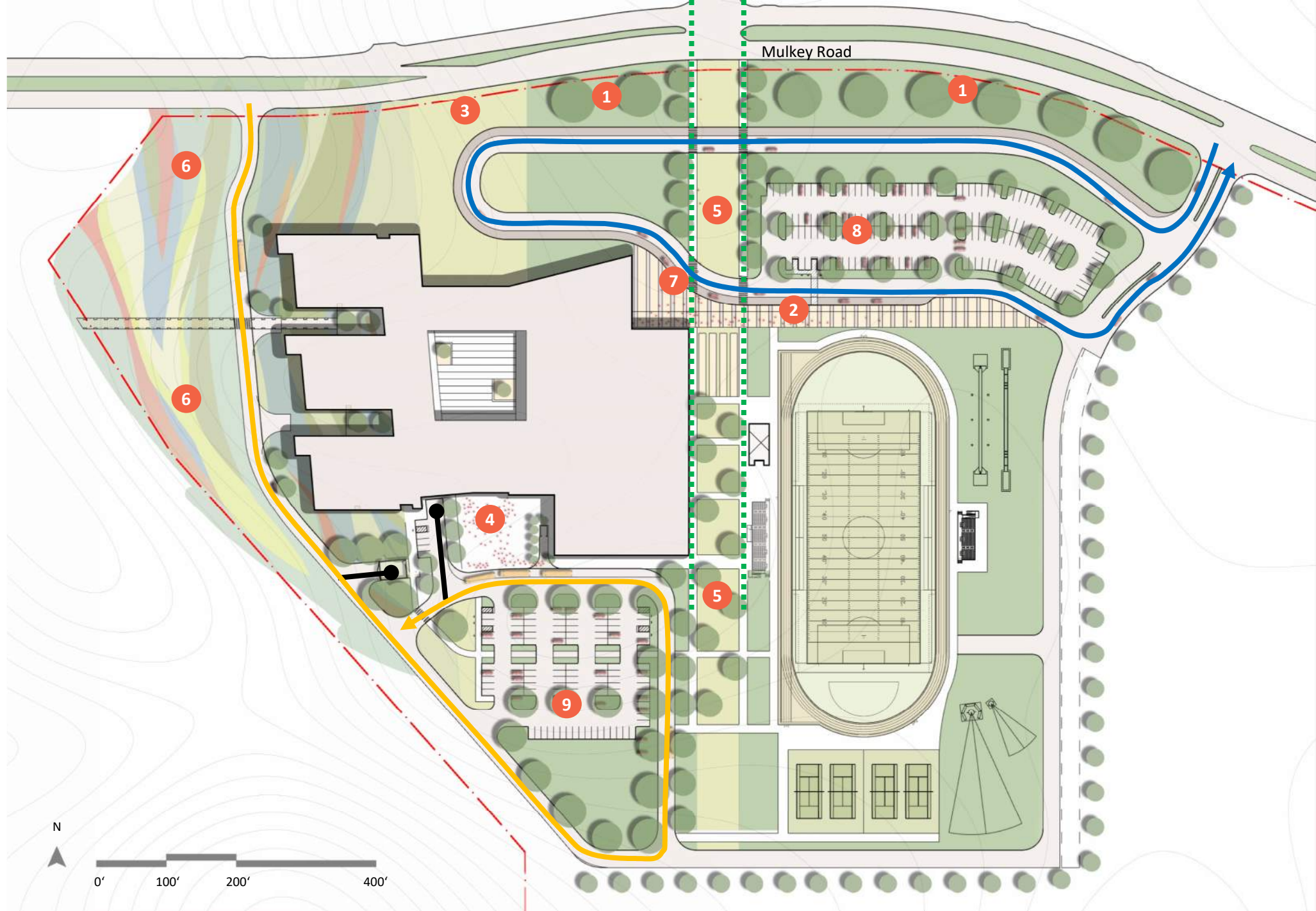


Site Plan

Site Area = 29.7 acres

1. Pecan Grove
2. Pedestrian Arrival
3. Blackland Prairie
4. Bus drop-off/Plaza
5. Community Lawn/Plaza
6. Butterfly Nature Preserve
7. Parent's drop-off Plaza
8. Visitors/Event Parking Spaces (159)
9. Staff/Event Parking Spaces (106)

- Service
- Parents / Staffs
- Bus/Visitors/Event
- Pedestrian



Massing/Envelope/Materiality

Aerial View



Massing/Envelope/Materiality

Eye Level View



Massing/Envelope/Materiality

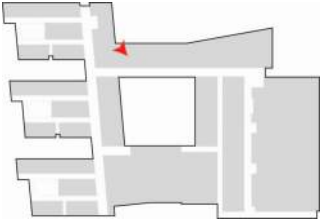
Eye Level Arrival Plaza View



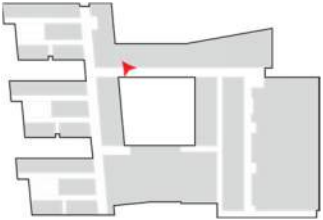
Media Center



Media Center



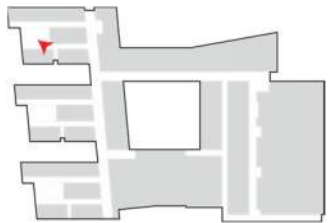
Media Center



Cafetorium



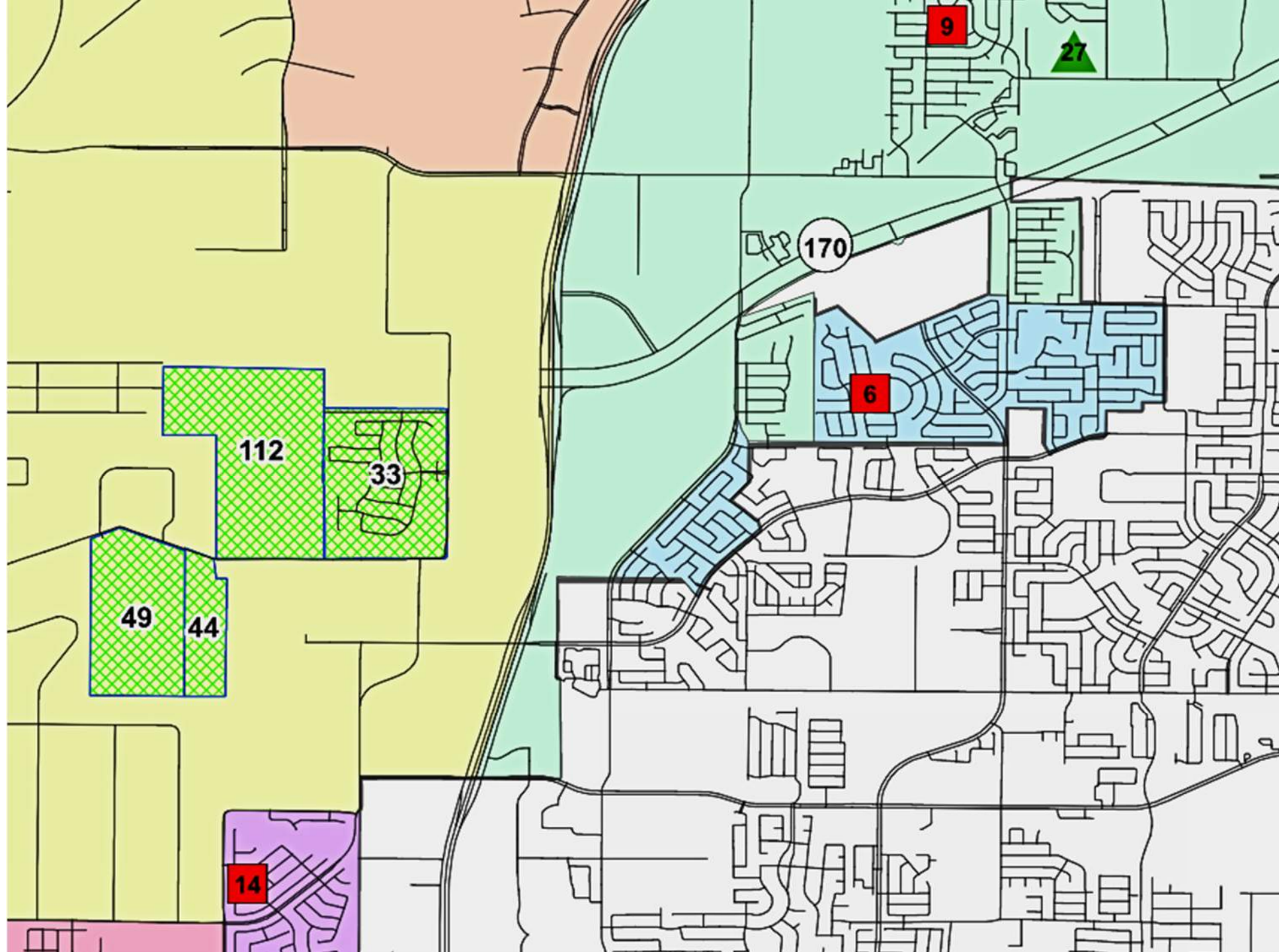
Academic House





High School 4

northwest independent school district | high school 4



High School Site Plan Project Data

Site Acres:	149.0 acres
Square Feet:	660,000 sf
Students:	3,200
Grades:	9-12

Parking Counts

Standard Parking:	1,738 spaces
Athletic Parking:	357 spaces
AG Parking:	71 spaces
Bus Parking:	41 spaces
Total Parking:	2,166 spaces

- ① MAIN ENTRY
- ② SECONDARY ENTRY
- ③ ATHLETIC ENTRY
- ④ THEATER ENTRY
- ⑤ SERVICE AREA

site plan





overall aerial view



overall east side elevation



main entry



football stadium and arena entry



performing arts entry



main entry corridor looking into the media center and courtyard



media center



cafeteria



main corridor



main corridor and collaboration spaces



academic house entry and collaboration space



Dr. Mark Foust
Superintendent



Closing Discussion