



**White Bear Lake Area Public Schools**  
**White Bear Lake, MN**  
*Attendance Area Development*  
*September 2021*

Report created by  
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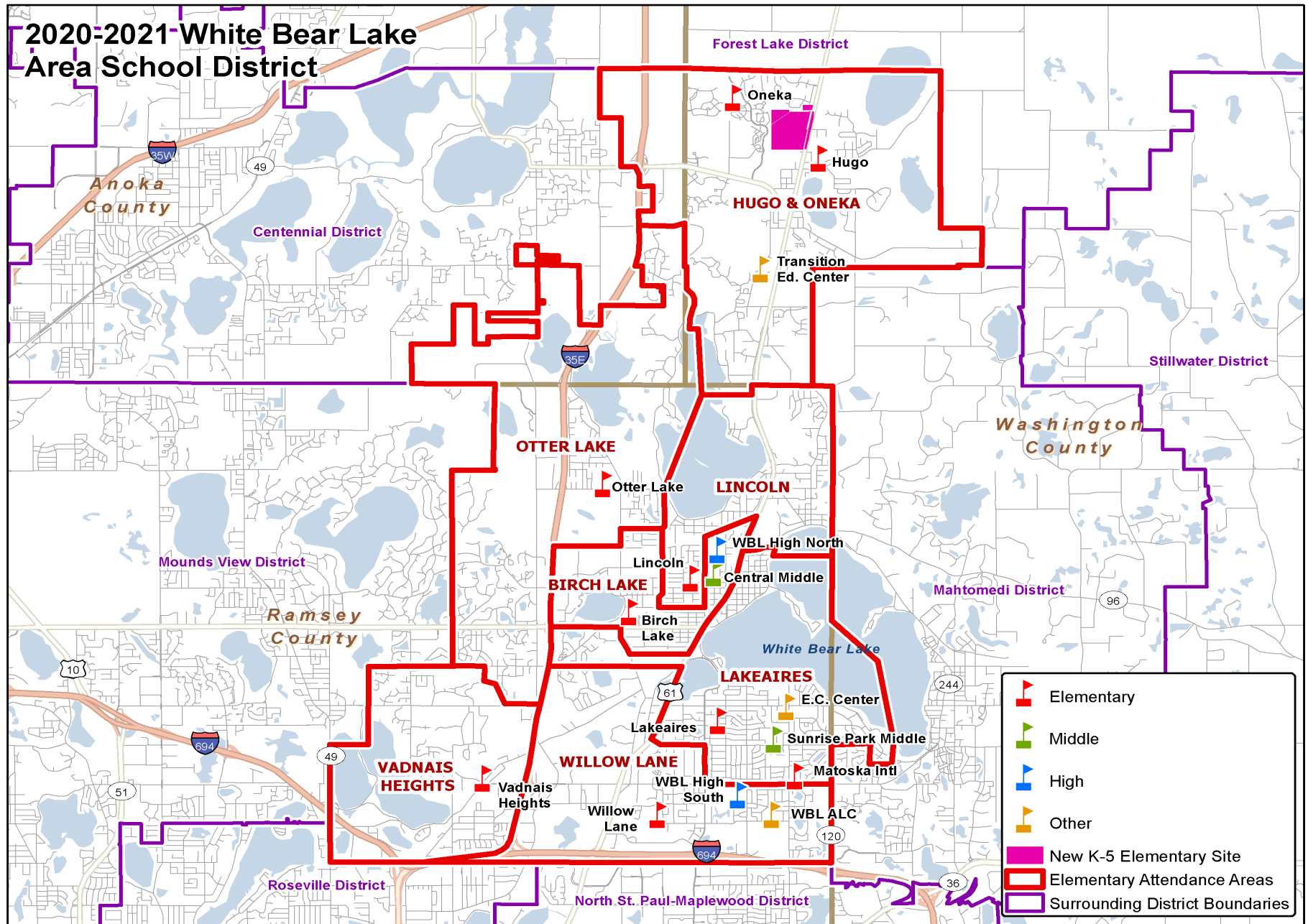


## INTRODUCTION

The purpose of this report is to present an attendance area model for the White Bear Lake Area School District in response to the ongoing housing growth occurring in the district, as well as new and expanding school facilities being developed by the district. The school district, with a total population of approximately 66,000 residents, serves nearly 8,400 students in grades K-12, and comprises all or parts of Birchwood, Gem Lake, Hugo, Lino Lakes, Little Canada, Maplewood, North Oaks, Vadnais Heights, White Bear Lake and White Bear Township (**Map 1**).

In the next 10 years it is estimated that over 2,100 new single-family homes will be built within and/or in close proximity to the district, as well as an additional 560 condo and townhome units. Most of this development will occur in the northern half of the district – namely in the current Hugo & Oneka and Otter Lake attendance areas. We estimate that this additional development will result in nearly 1,000 additional students attending White Bear Lake Area Schools. Further, the current district K-12 market share is approximately 69%. It is the intention of the district to attain a 75% market share in those neighborhoods that are currently deficient. This would result in another 1,100 students enrolled in district schools. As a result of this projected growth, the district approved a bond referendum in 2019 to address building needs across the district to include:

- Construction of a new K-5 Elementary school in Hugo
- Converting Oneka Elementary from grades 2-5 to a K-5 Elementary and Hugo Elementary from grades K-1 to a northern Early Childhood location
- Renovating grades 9-10 North Campus High School to a unified grade 9-12 High School
- Sunrise Park Middle School moving to the current grades 11-12 South Campus High School location
- The current Sunrise Park Middle School site becoming the site for various community programs including the Senior Center and Early Childhood programs currently housed at Normandy Park, the Transition Education Center currently located in leased space in Hugo, and the district office
- Central Middle School expanding to take over the current District Center building



Map 1: 2021-2022 White Bear Lake Area Public School District

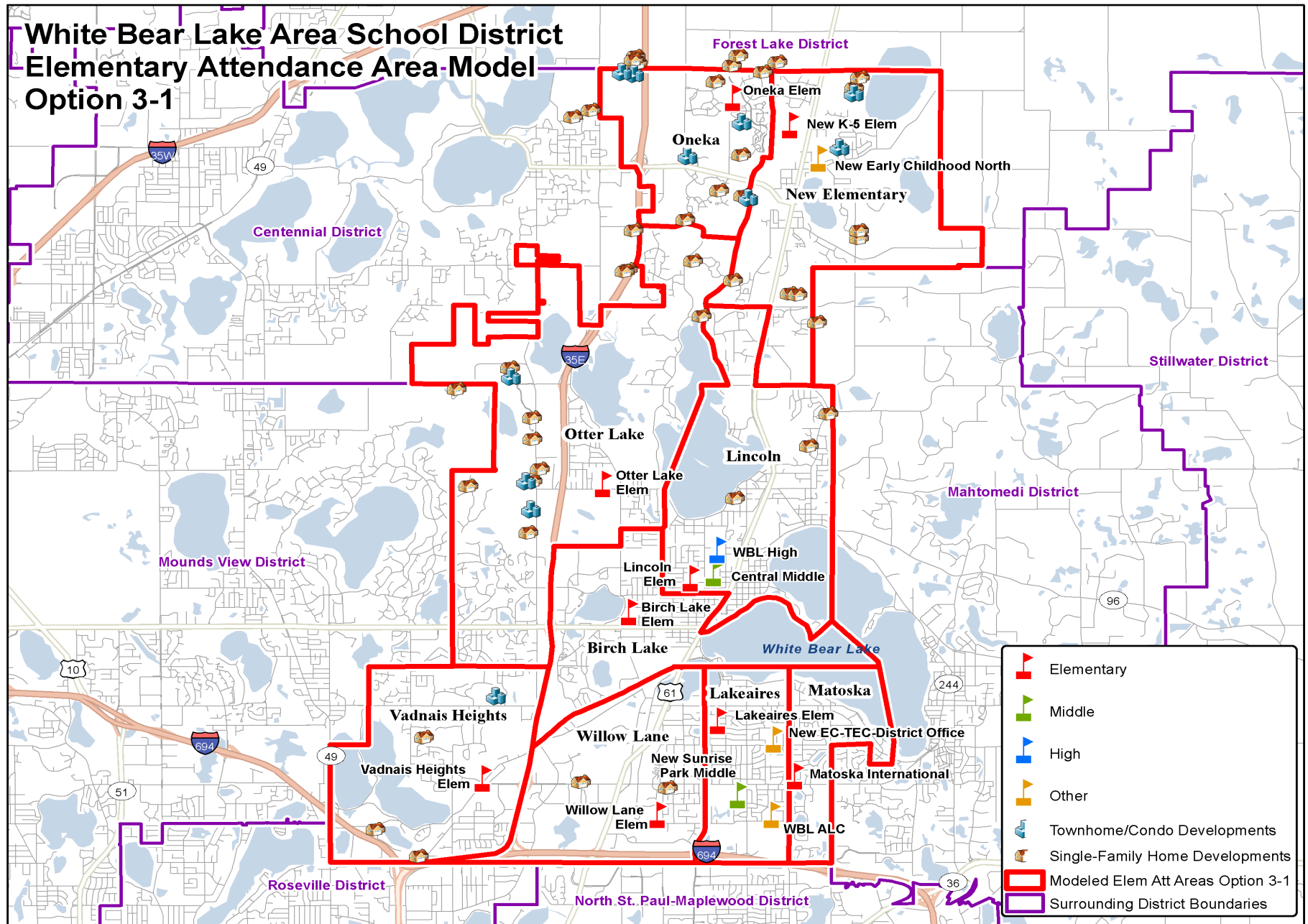
## METHODOLOGY

The following analysis presents an attendance area model and its impact on enrollment over the next 10 years. A map of the attendance area model is first shown, followed by a series of charts and graphs for each individual school. Information pertaining to schools includes 10-year enrollment projections, projected enrollment impact on facility utilization, and a socioeconomic analysis reflecting current and projected conditions.

Four different enrollment projection scenarios are presented for each school, where the first scenario acts as a base for the other scenarios. In the first scenario, enrollment projections for kindergarten were derived by utilizing resident birth data. Projected enrollments for grades 1 through 12 were then calculated by employing a cohort survival methodology for each grade. This scenario is labeled “Births Rates & Survival Cohort Only” in the charts below. In the second scenario, labeled “New Development Gains”, we add student yield figures from new housing developments to show how new housing would impact enrollment at 100% buildout. The third scenario accounts for any additional students gained by attaining market share targets of 75% from those neighborhoods where current market share is deficient (labeled “Market Share Gains”). The fourth scenario is a cumulative scenario that reflects additional students at 100% buildout of new development AND market share target gains. This analysis utilizes the following assumptions:

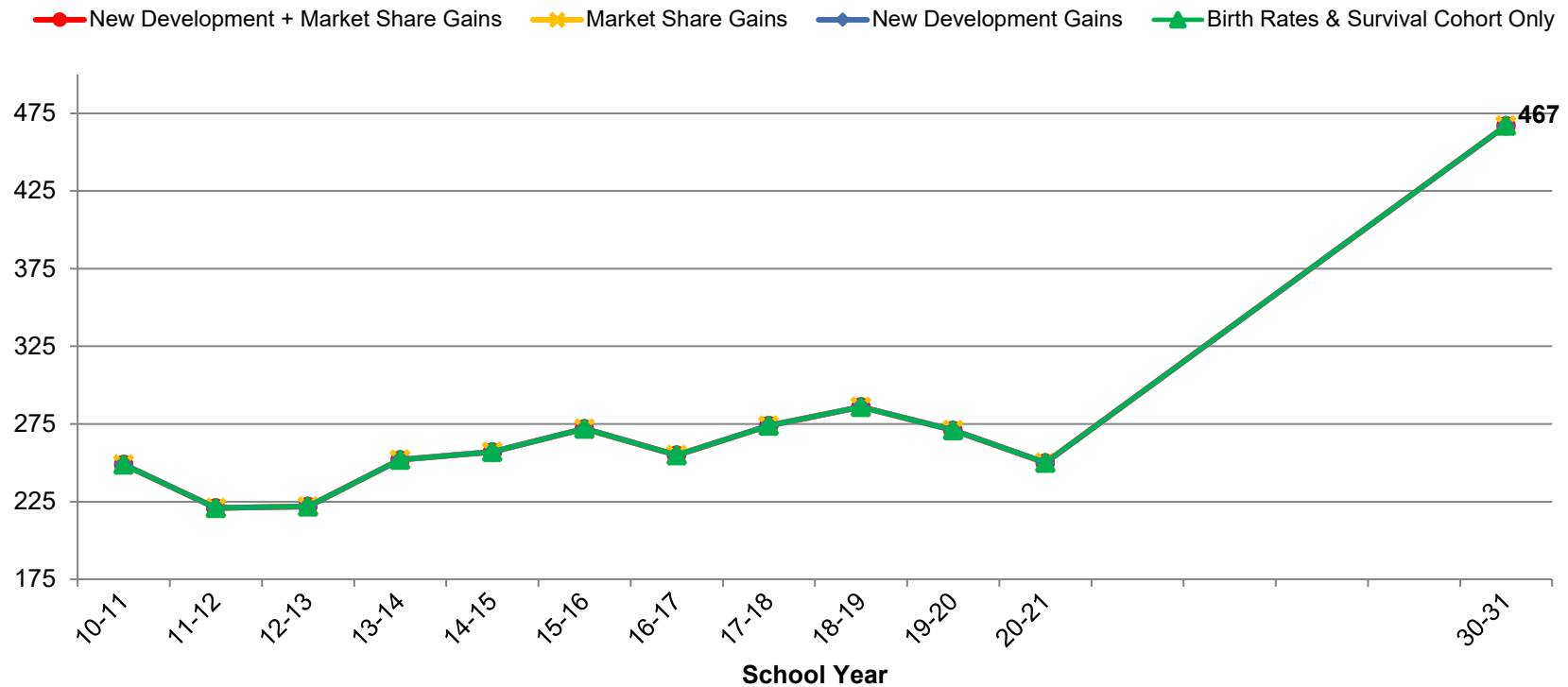
- Students were assigned to schools based on the attendance area in which they reside
- Out-of-district students were assigned to schools based on current enrollment patterns
- Estimated school-age children from new developments was based on current student yield data within each attendance area
- The district will capture 75% of all additional students from new development within the district
- The district will capture 50% of all additional students from new development outside of the district
- The district capture rate of these estimated school-age children will be distributed among the elementary, middle, and high school levels at a ratio of 50% to elementary, 21% to middle, and 29% to high school (*note – these figures were derived from 10-year averages of historical enrollment data*)
- A local attendance area for Matoska International Magnet School was established where we assigned students within the attendance area to the school. We also accounted for students attending from outside the attendance area to fill the school to 95.0% capacity (those attending from outside the attendance area would comprise 53.4% of total enrollment or ~297 students).
- Three enrollment/socioeconomic charts are presented for Matoska International including total enrollment, enrollment from students residing within the attendance area, and enrollment from those students coming outside the attendance area. (See pages 9-11)

***Enrollment Projections for  
Elementary & High Schools  
Option 3-1***



Map 2: Option 3-1 Elementary Attendance Area Model

### Birch Lake Elementary Student Enrollment (K-5) Option 3-1

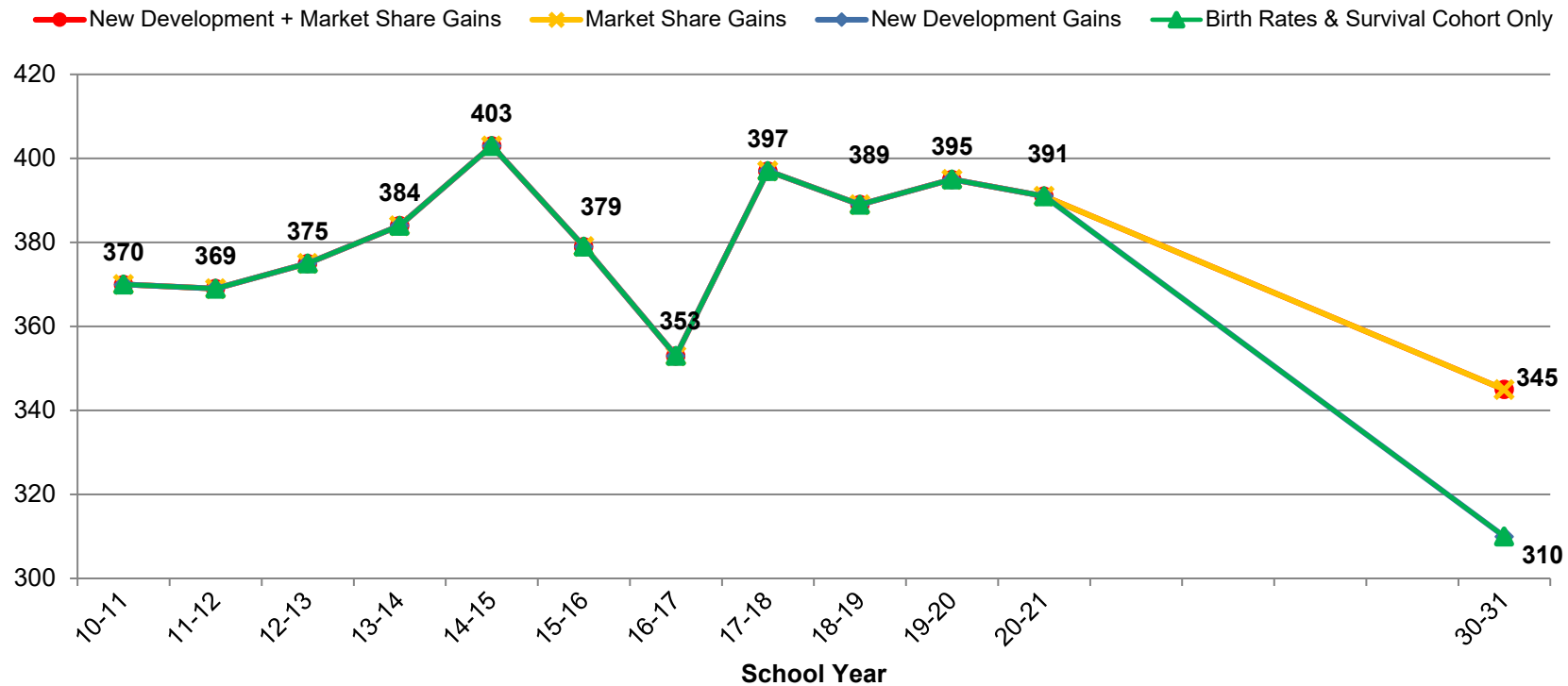


*Capacity 420	Current	Birth Rates & Survival Cohort Only	New Development Gains	Market Share Gains	New Development + Market Share Gains
Facility Utilization (%)	59.5%	111.2%	111.2%	111.2%	111.2%

#### CURRENT & MODELED SOCIOECONOMIC ANALYSIS

Birch Lake Elementary	% Asian	% Black	% Hispanic	% Native Am./Pac. Islander	% Multi-Racial	% White	% F/R Lunch	% Spec Ed	% ELL	Median H.H. Income
Current	8.4%	10.0%	15.2%	0.0%	9.6%	56.8%	36.4%	24.8%	11.2%	\$77,656
Option 3-1	8.7%	7.0%	13.7%	0.0%	7.3%	63.4%	29.1%	22.9%	10.1%	\$79,383

### Lakeaires Elementary Student Enrollment (K-5) Option 3-1



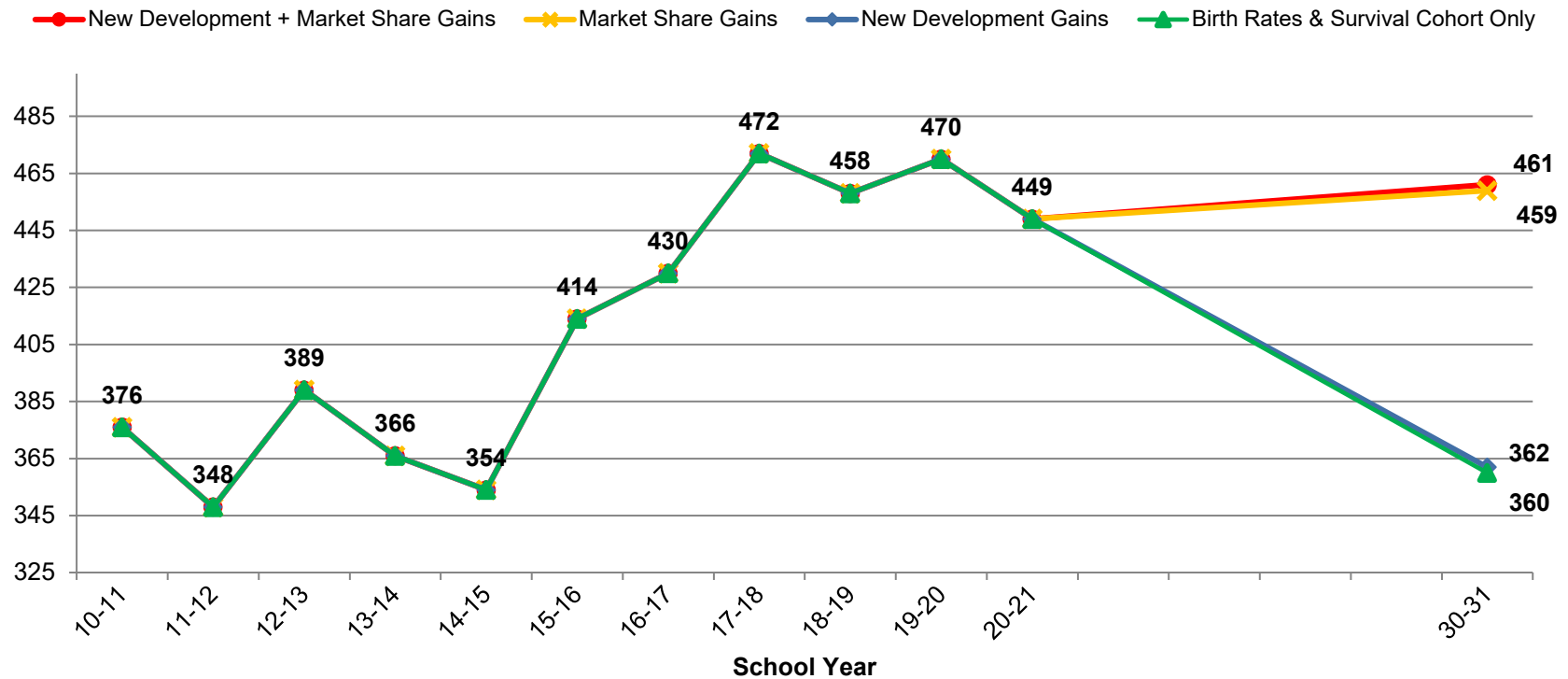
*Capacity 420	Current	Birth Rates & Survival Cohort Only	New Development Gains	Market Share Gains	New Development + Market Share Gains
Facility Utilization (%)	93.1%	73.8%	73.8%	82.1%	82.1%

#### CURRENT & MODELED SOCIOECONOMIC ANALYSIS

Lakeaires Elementary	% Asian	% Black	% Hispanic	% Native Am./Pac. Islander	% Multi-Racial	% White	% F/R Lunch	% Spec Ed	% ELL	Median H.H. Income
Current	7.9%	4.3%	10.0%	0.0%	6.4%	71.4%	24.8%	16.9%	8.4%	\$76,961
Option 3-1	9.3%	4.8%	14.9%	6.2%	0.3%	64.6%	29.5%	19.9%	10.4%	\$77,568



### Lincoln Elementary Student Enrollment (K-5) Option 3-1

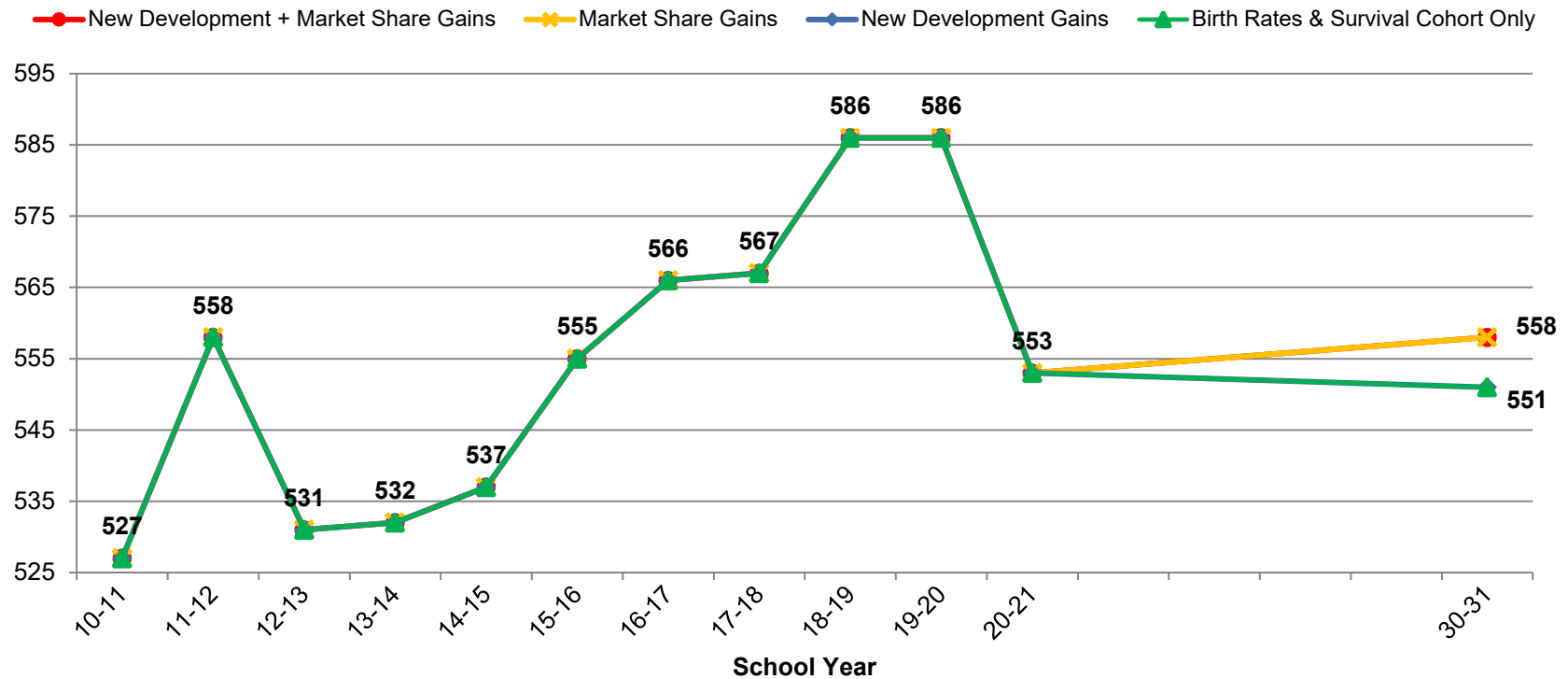


*Capacity 468	Current	Birth Rates & Survival Cohort Only	New Development Gains	Market Share Gains	New Development + Market Share Gains
Facility Utilization (%)	95.9%	76.9%	77.4%	98.1%	98.5%

#### CURRENT & MODELED SOCIOECONOMIC ANALYSIS

Lincoln Elementary	% Asian	% Black	% Hispanic	% Native Am./Pac. Islander	% Multi-Racial	% White	% F/R Lunch	% Spec Ed	% ELL	Median H.H. Income
Current	3.3%	1.8%	6.0%	0.7%	5.3%	82.9%	11.8%	18.5%	1.8%	\$95,835
Option 3-1	2.2%	2.7%	5.7%	5.1%	0.8%	83.6%	16.2%	19.1%	2.4%	\$96,968

### Matoska International Elementary Student Enrollment (K-5) Option 3-1 Total

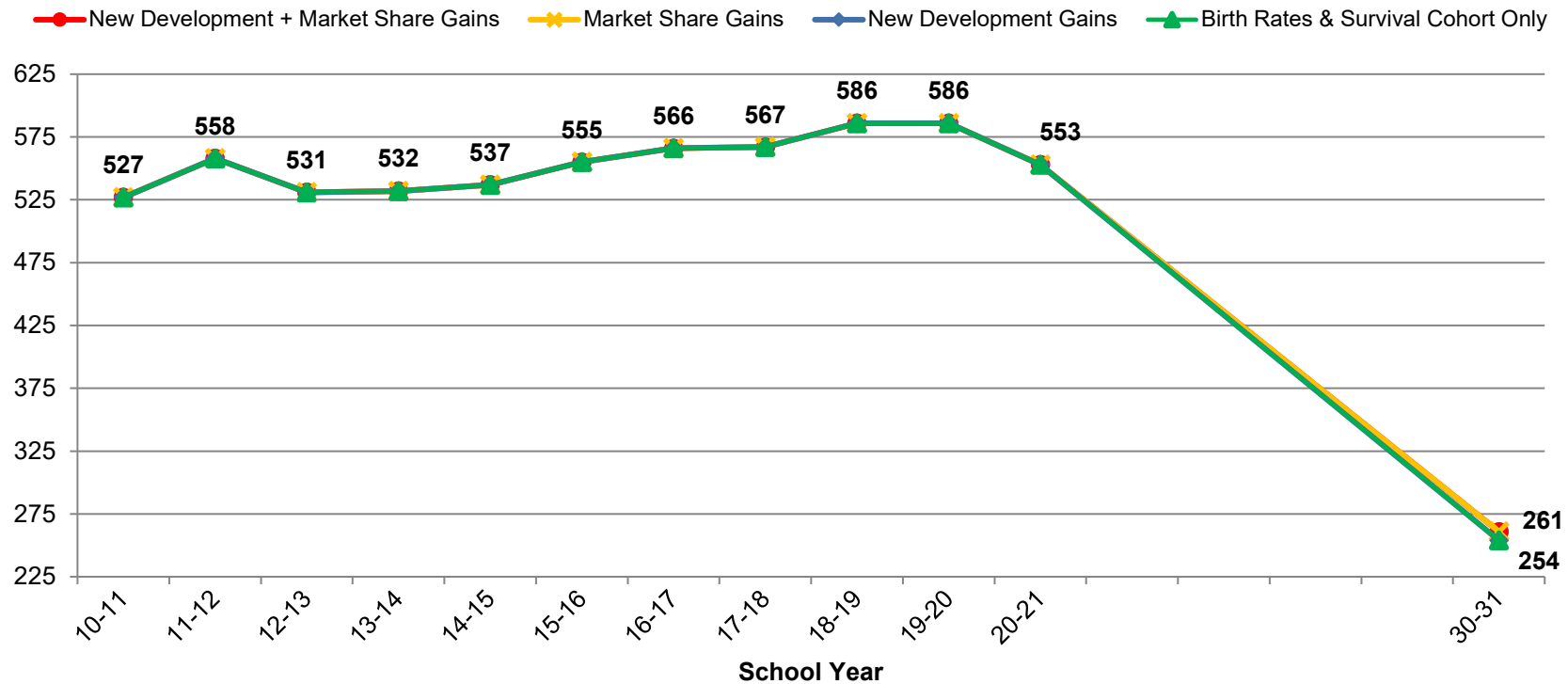


*Capacity 580	Current	Birth Rates & Survival Cohort Only	New Development Gains	Market Share Gains	New Development + Market Share Gains
Facility Utilization (%)	95.3%	95.0%	95.0%	96.2%	96.2%

#### CURRENT & MODELED SOCIOECONOMIC ANALYSIS

Matoska Intl Elementary	% Asian	% Black	% Hispanic	% Native Am./Pac. Islander	% Multi-Racial	% White	% F/R Lunch	% Spec Ed	% ELL	Median H.H. Income
Current	4.5%	5.2%	7.8%	1.1%	7.8%	73.6%	18.3%	14.6%	2.7%	\$82,786
Option 3-1 Total	4.9%	7.1%	6.7%	7.3%	1.6%	72.4%	22.0%	15.4%	4.2%	\$83,622

### Matoska International Elementary Student Enrollment (K-5) Option 3-1 Within Attendance Area Only

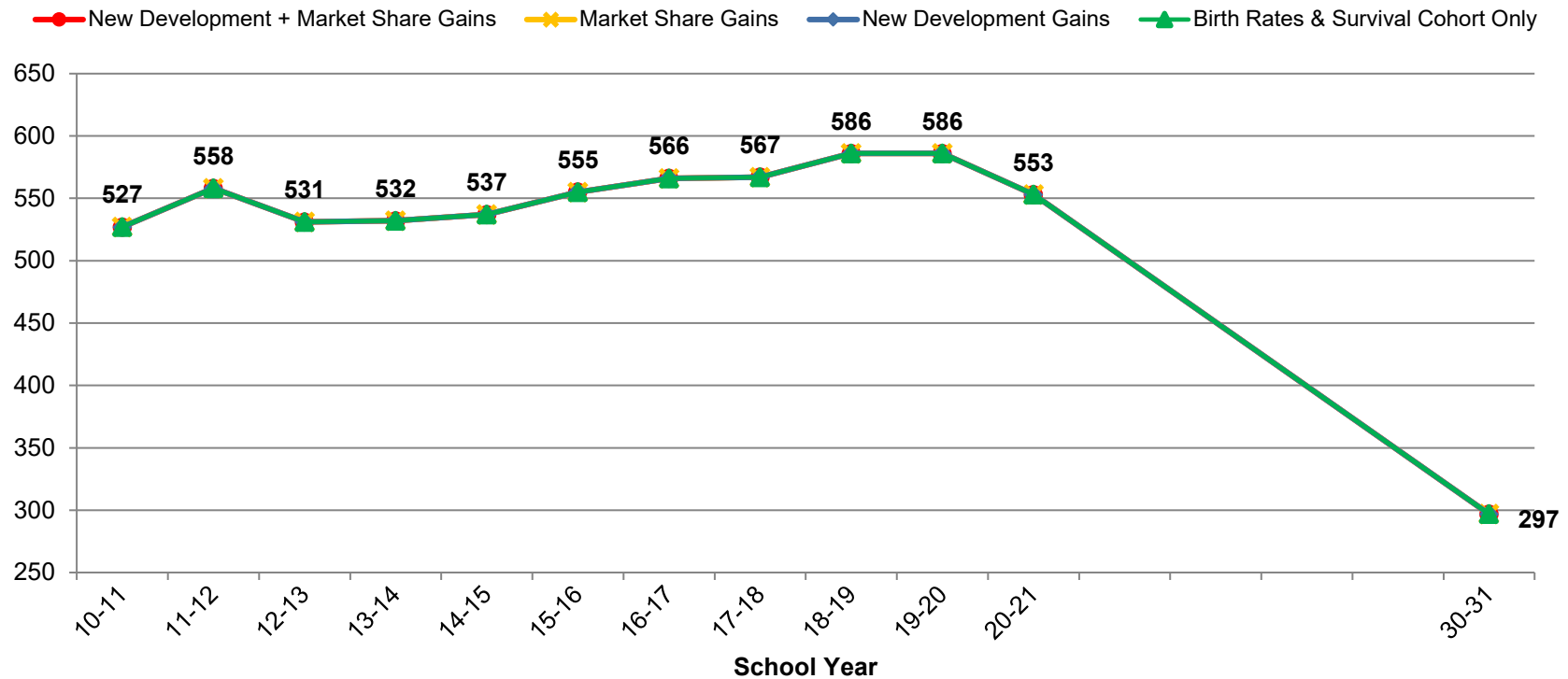


*Capacity 580	Current	Birth Rates & Survival Cohort Only	New Development Gains	Market Share Gains	New Development + Market Share Gains
Facility Utilization (%)	95.3%	43.8%	43.8%	45.0%	45.0%

#### CURRENT & MODELED SOCIOECONOMIC ANALYSIS

Matoska Intl Elementary	% Asian	% Black	% Hispanic	% Native Am./Pac. Islander	% Multi-Racial	% White	% F/R Lunch	% Spec Ed	% ELL	Median H.H. Income
Current	4.5%	5.2%	7.8%	1.1%	7.8%	73.6%	18.3%	14.6%	2.7%	\$82,786
Option 3-1 Within Att. Area	3.9%	8.7%	6.3%	5.5%	3.1%	72.4%	26.4%	19.3%	5.5%	\$85,255

### Matoska International Elementary Student Enrollment (K-5) Option 3-1 Outside Attendance Area Only

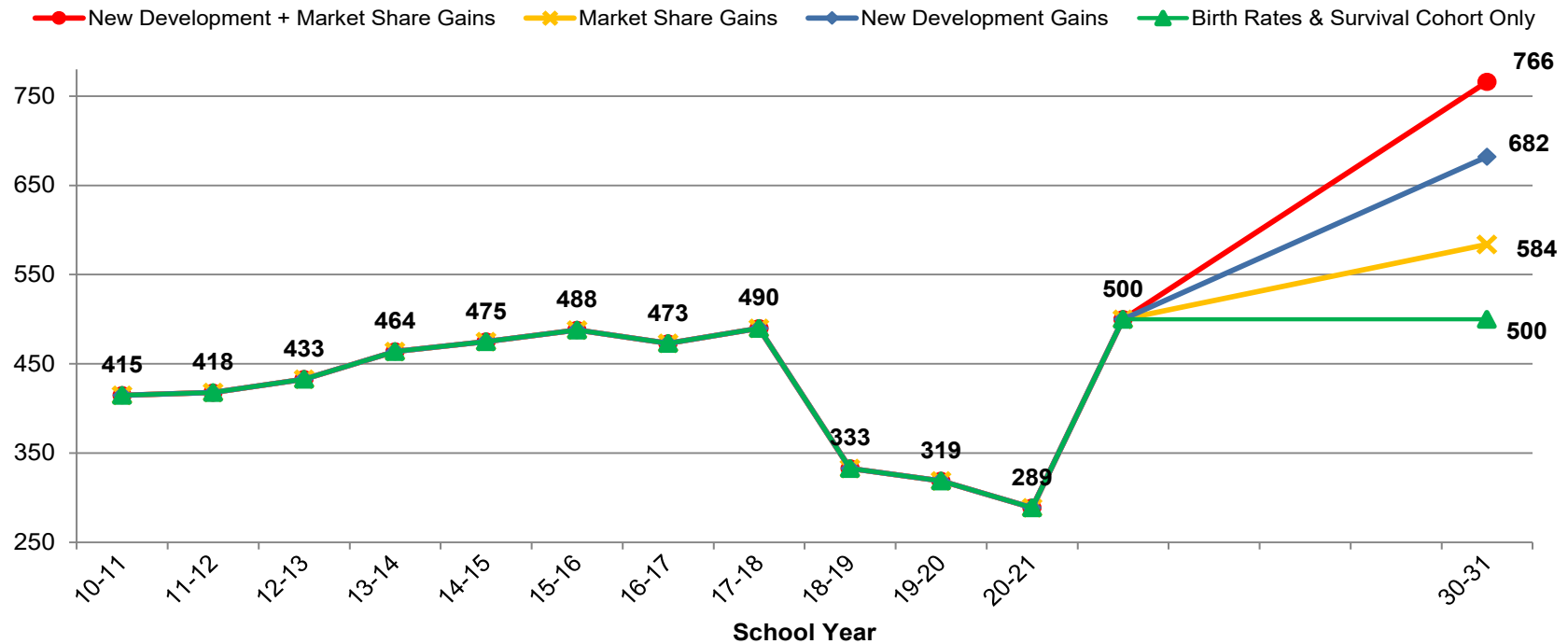


*Capacity 580	Current	Birth Rates & Survival Cohort Only	New Development Gains	Market Share Gains	New Development + Market Share Gains
Facility Utilization (%)	95.3%	51.2%	51.2%	51.2%	51.2%

#### CURRENT & MODELED SOCIOECONOMIC ANALYSIS

Matoska Intl Elementary	% Asian	% Black	% Hispanic	% Native Am./Pac. Islander	% Multi-Racial	% White	% F/R Lunch	% Spec Ed	% ELL	Median H.H. Income
Current	4.5%	5.2%	7.8%	1.1%	7.8%	73.6%	18.3%	14.6%	2.7%	\$82,786
Option 3-1 Outside Att. Area	5.7%	5.7%	7.1%	8.8%	0.3%	72.4%	18.2%	12.1%	3.0%	\$82,226

### New Elementary Student Enrollment (K-5) Option 3-1



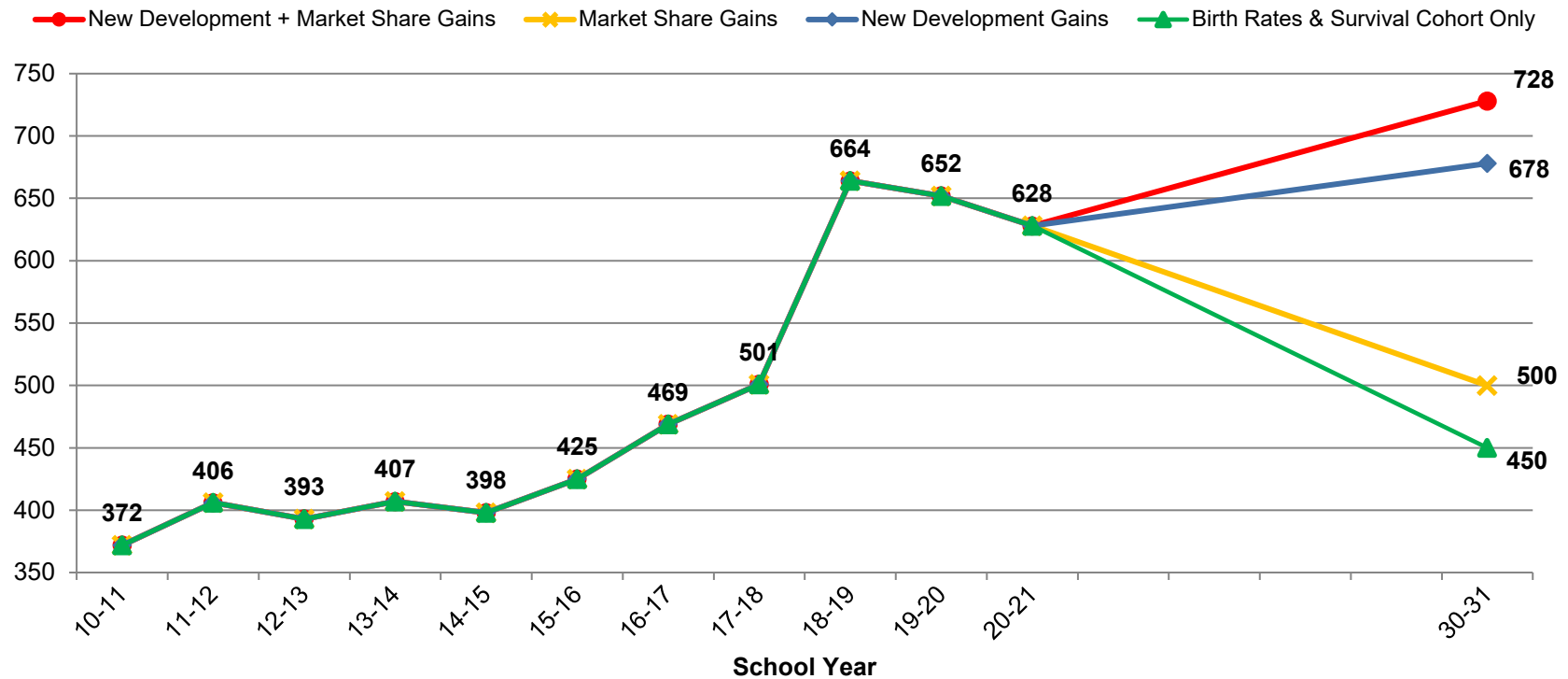
*Capacity 720	Current	Birth Rates & Survival Cohort Only	New Development Gains	Market Share Gains	New Development + Market Share Gains
Facility Utilization (%)	76.7%	69.4%	94.7%	81.1%	106.4%

#### CURRENT & MODELED SOCIOECONOMIC ANALYSIS

New Elementary	% Asian	% Black	% Hispanic	% Native Am./Pac. Islander	% Multi-Racial	% White	% F/R Lunch	% Spec Ed	% ELL	Median H.H. Income
Current	3.1%	2.8%	2.4%	0.0%	5.2%	86.5%	9.3%	14.5%	1.0%	\$93,775
Option 3-1	2.6%	4.6%	3.2%	5.4%	0.4%	83.8%	13.4%	16.2%	2.4%	\$95,413

**\*Historical and Current Figures are based on current Hugo Elementary School (Grades K-2, 377 Capacity). The new elementary school is expected to open in school year 2022-2023**

### Oneka Elementary Student Enrollment (K-5) Option 3-1



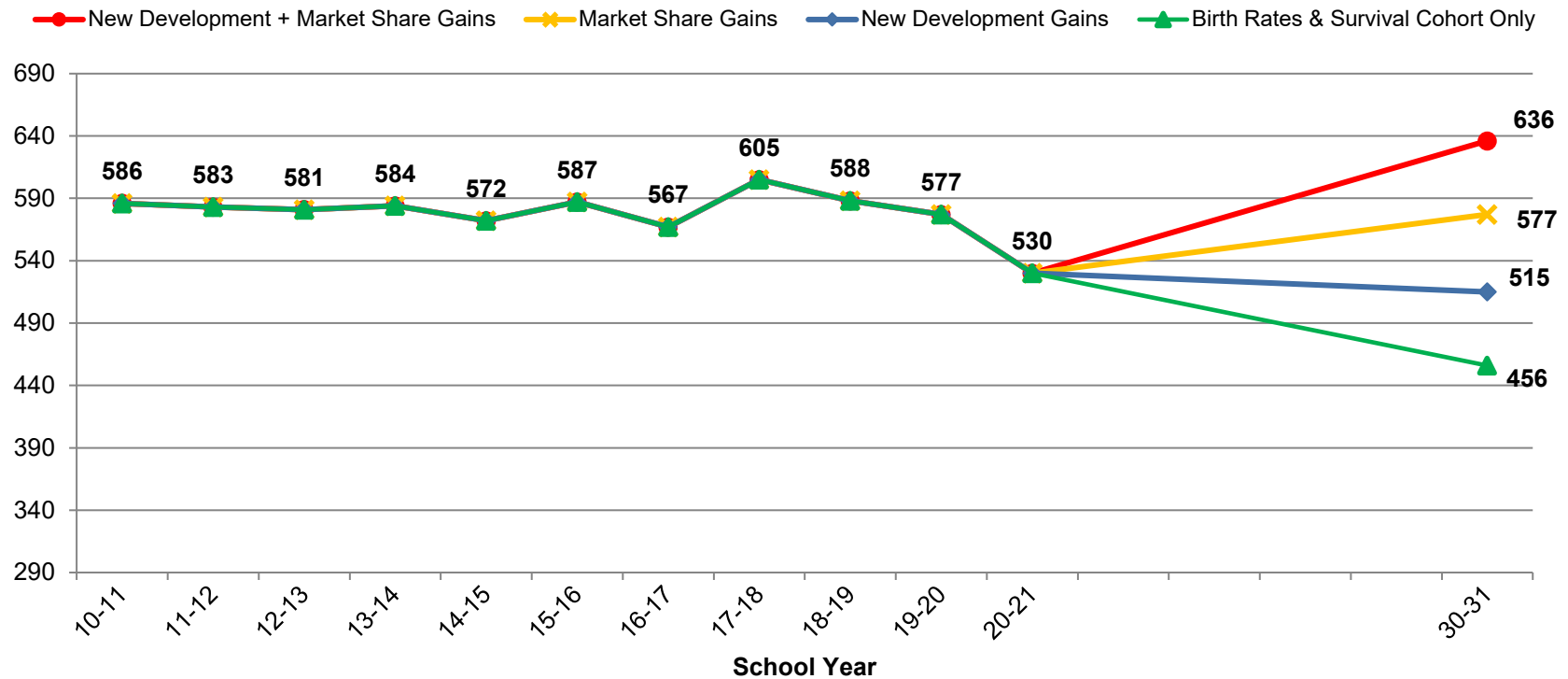
*Capacity 720	Current	Birth Rates & Survival Cohort Only	New Development Gains	Market Share Gains	New Development + Market Share Gains
Facility Utilization (%)	87.2%	62.5%	94.2%	69.4%	101.1%

#### CURRENT & MODELED SOCIOECONOMIC ANALYSIS

Oneka Elementary	% Asian	% Black	% Hispanic	% Native Am./Pac. Islander	% Multi-Racial	% White	% F/R Lunch	% Spec Ed	% ELL	Median H.H. Income
Current	3.2%	4.5%	3.7%	1.0%	5.4%	82.3%	16.2%	16.6%	2.7%	\$93,963
Option 3-1	3.6%	3.3%	2.9%	7.1%	0.7%	82.4%	13.6%	15.8%	1.3%	\$91,880

**\*Historical and Current Figures are based on current Oneka Elementary School (Grades 3-5, 720 Capacity)**

### Otter Lake Elementary Student Enrollment (K-5) Option 3-1

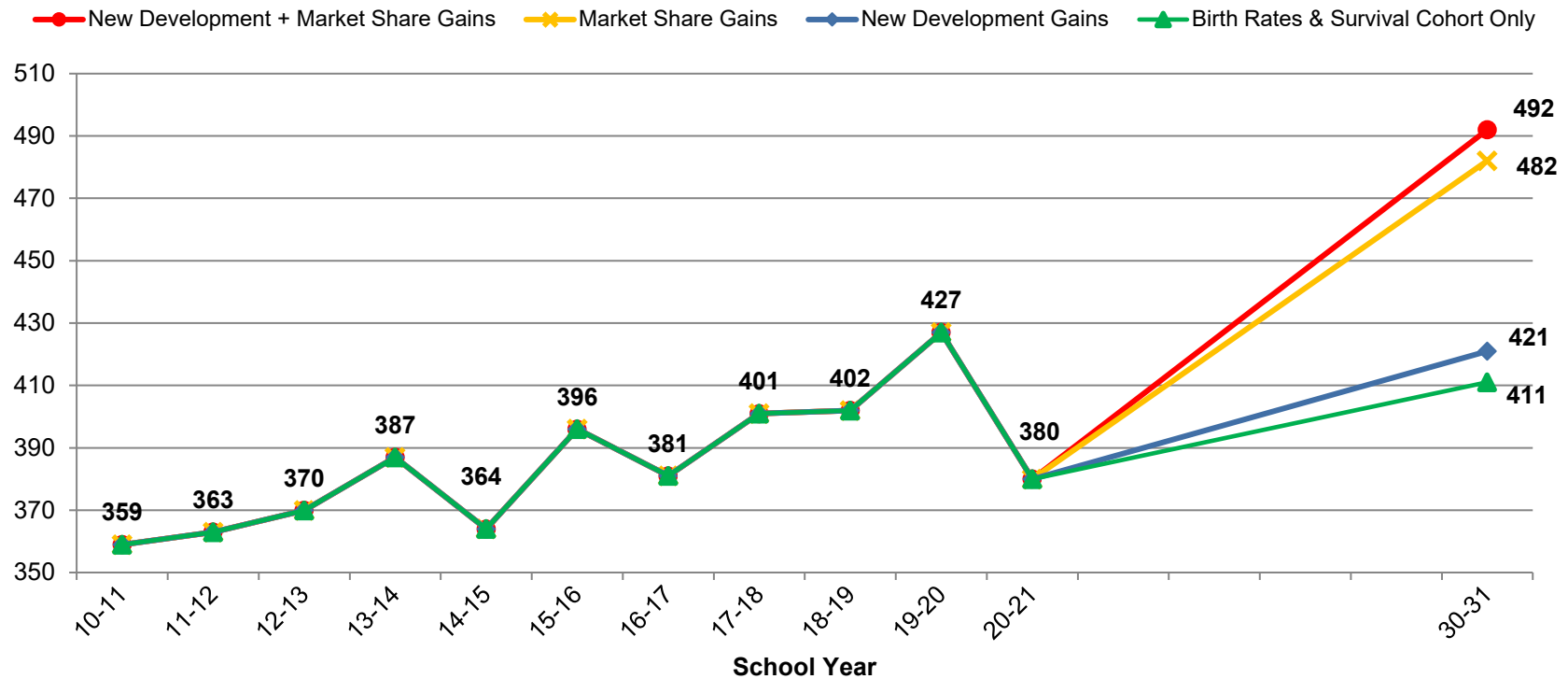


*Capacity 720	Current	Birth Rates & Survival Cohort Only	New Development Gains	Market Share Gains	New Development + Market Share Gains
Facility Utilization (%)	73.6%	63.3%	71.5%	80.1%	88.3%

#### CURRENT & MODELED SOCIOECONOMIC ANALYSIS

Otter Lake Elementary	% Asian	% Black	% Hispanic	% Native Am./Pac. Islander	% Multi-Racial	% White	% F/R Lunch	% Spec Ed	% ELL	Median H.H. Income
Current	5.8%	3.0%	5.3%	0.4%	5.3%	80.2%	15.3%	20.0%	5.7%	\$102,056
Option 3-1	5.9%	3.1%	5.3%	5.5%	0.2%	80.0%	12.5%	14.9%	4.8%	\$105,867

### Vadnais Heights Elementary Student Enrollment (K-5) Option 3-1



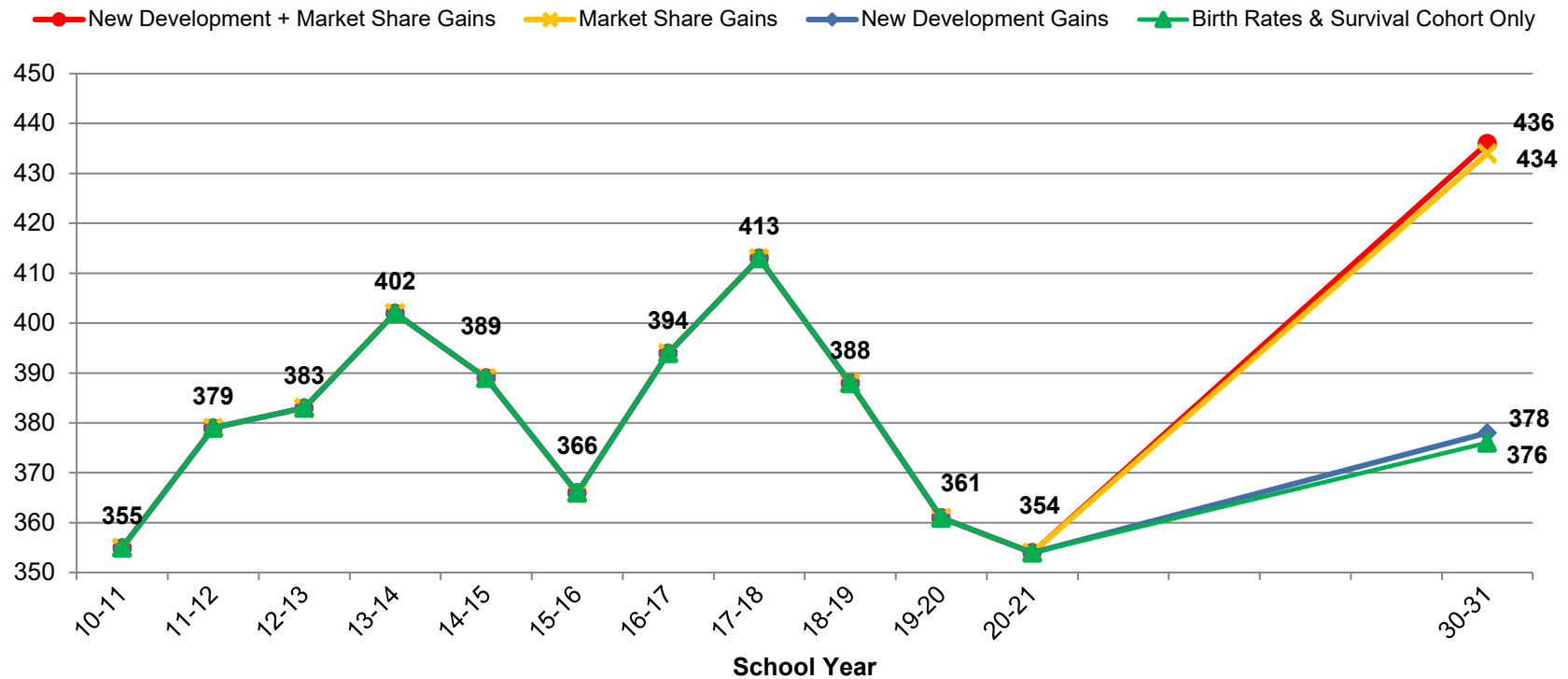
*Capacity 420	Current	Birth Rates & Survival Cohort Only	New Development Gains	Market Share Gains	New Development + Market Share Gains
Facility Utilization (%)	90.5%	97.9%	100.2%	114.8%	117.1%

#### CURRENT & MODELED SOCIOECONOMIC ANALYSIS

Vadnais Heights Elementary	% Asian	% Black	% Hispanic	% Native Am./Pac. Islander	% Multi-Racial	% White	% F/R Lunch	% Spec Ed	% ELL	Median H.H. Income
Current	24.2%	6.3%	5.5%	0.0%	8.2%	55.8%	31.3%	12.4%	11.6%	\$84,886
Option 3-1	21.7%	5.1%	7.1%	7.8%	0.0%	58.3%	28.3%	11.7%	11.0%	\$88,491



### Willow Lane Elementary Student Enrollment (K-5) Option 3-1

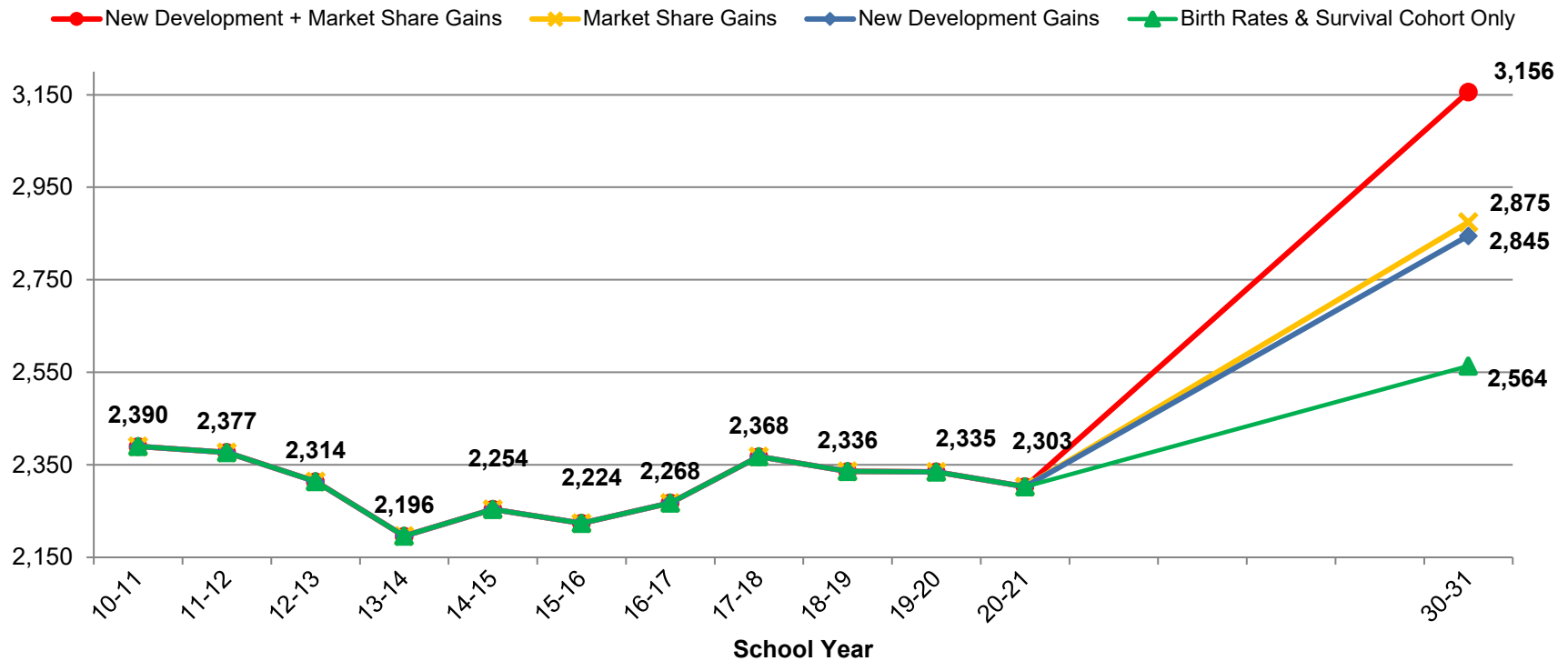


*Capacity 420	Current	Birth Rates & Survival Cohort Only	New Development Gains	Market Share Gains	New Development + Market Share Gains
Facility Utilization (%)	84.3%	89.5%	90.0%	103.3%	103.8%

#### CURRENT & MODELED SOCIOECONOMIC ANALYSIS

Willow Lane Elementary	% Asian	% Black	% Hispanic	% Native Am./Pac. Islander	% Multi-Racial	% White	% F/R Lunch	% Spec Ed	% ELL	Median H.H. Income
Current	15.5%	25.4%	16.7%	2.0%	8.2%	32.2%	51.4%	15.8%	19.2%	\$66,394
Option 3-1	14.7%	21.6%	11.5%	8.0%	1.3%	42.9%	43.2%	18.7%	14.9%	\$61,000

### White Bear Lake High Student Enrollment (9-12) Option 3-1



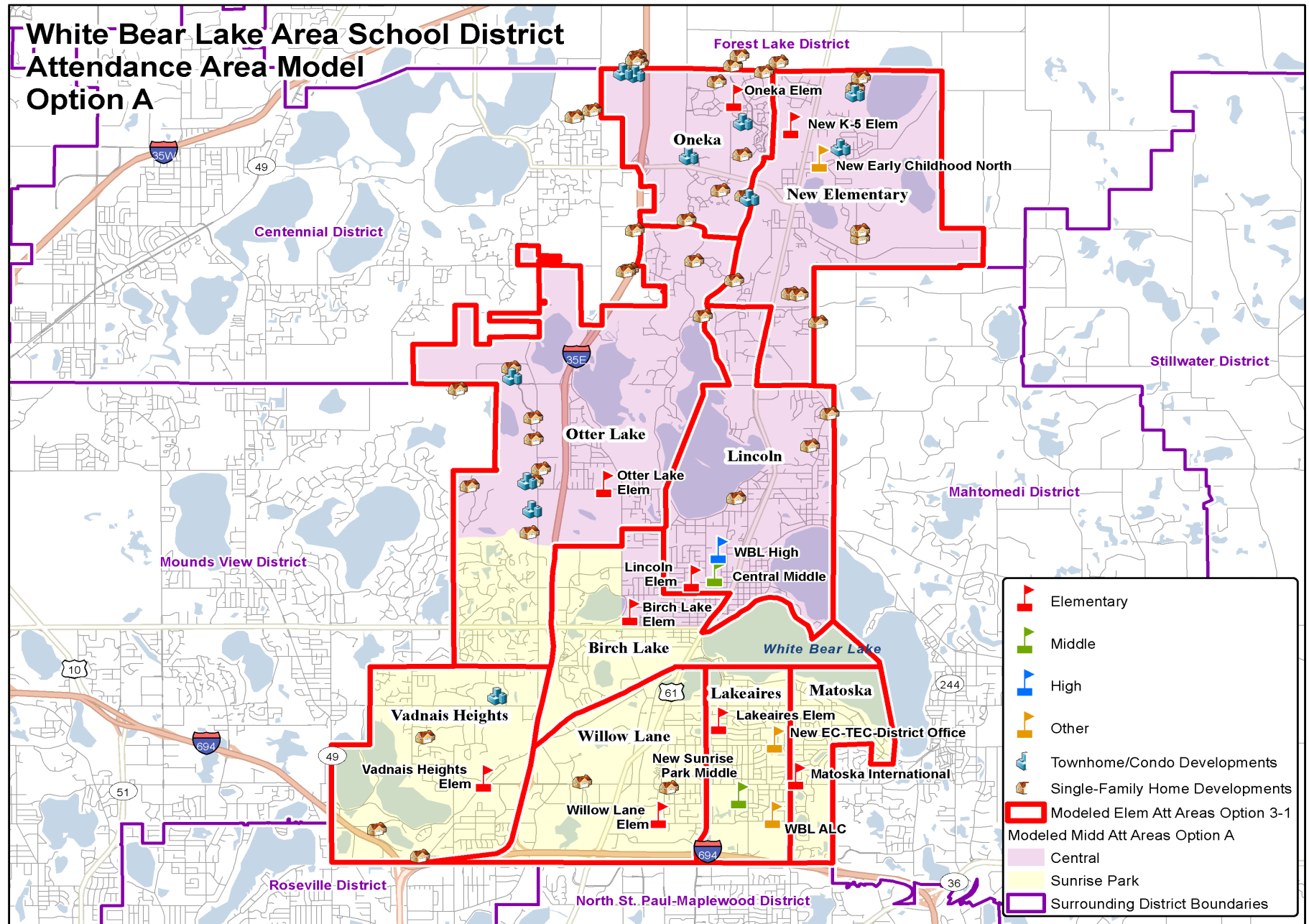
*Capacity 3,400	Current	Birth Rates & Survival Cohort Only	New Development Gains	Market Share Gains	New Development + Market Share Gains
Facility Utilization (%)	81.4%	75.4%	83.7%	84.6%	92.8%

#### CURRENT & MODELED SOCIOECONOMIC ANALYSIS

WBL High	% Asian	% Black	% Hispanic	% Native Am./Pac. Islander	% Multi-Racial	% White	% F/R Lunch	% Spec Ed	% ELL	Median H.H. Income
Current	6.8%	5.9%	8.1%	0.5%	4.9%	73.8%	20.5%	13.8%	2.3%	\$89,517
Option 3-1	6.8%	5.9%	8.1%	4.9%	0.5%	73.8%	20.5%	13.8%	2.3%	\$89,517

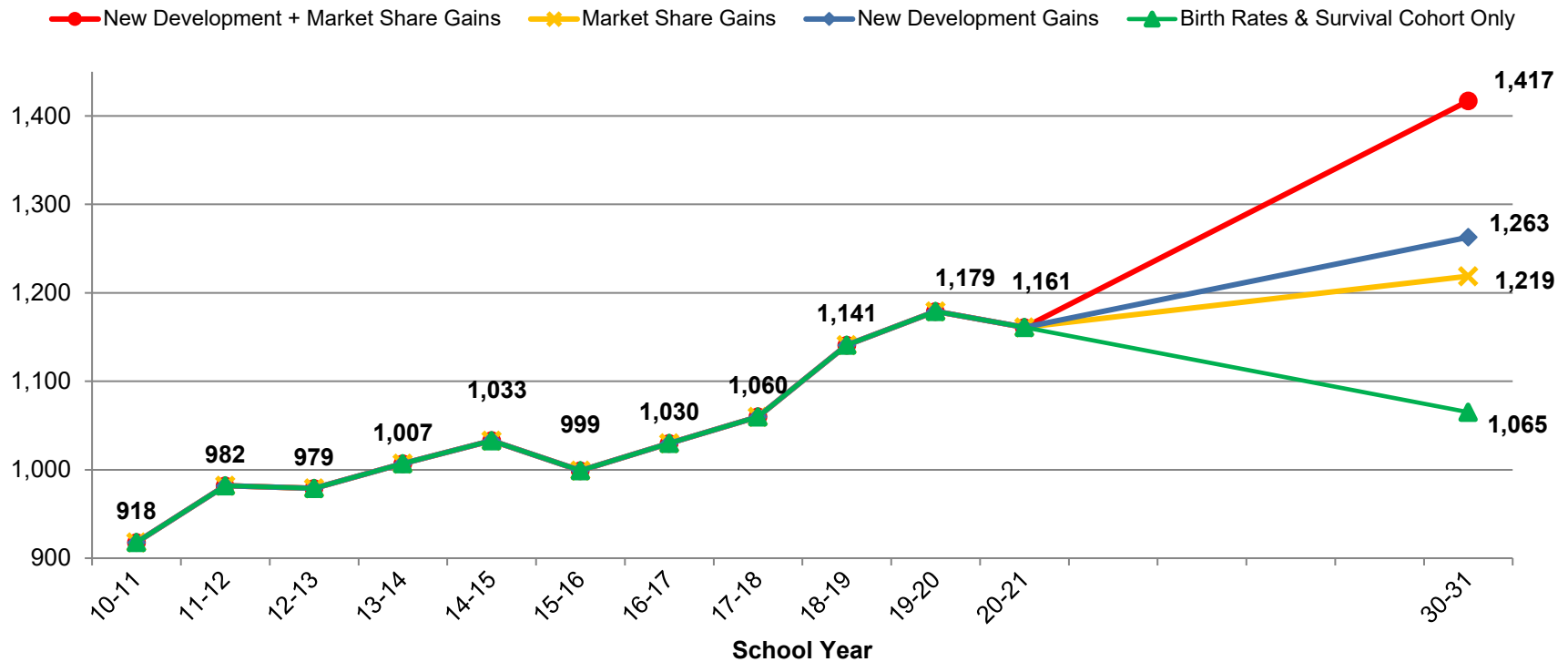
*\*Historical and Current Figures are based on current combined WBL North & South High Schools (Grades 9-12, 3,150 Capacity). Opening of the new consolidated high school is expected in school year 2024-2025. Note that 150 projected High School Students were assigned to White Bear Lake ALC.*

# ***Enrollment Projections for Middle Schools Option A***



Map 3: Option A Attendance Area Model

### Central Middle Student Enrollment (6-8) Option A

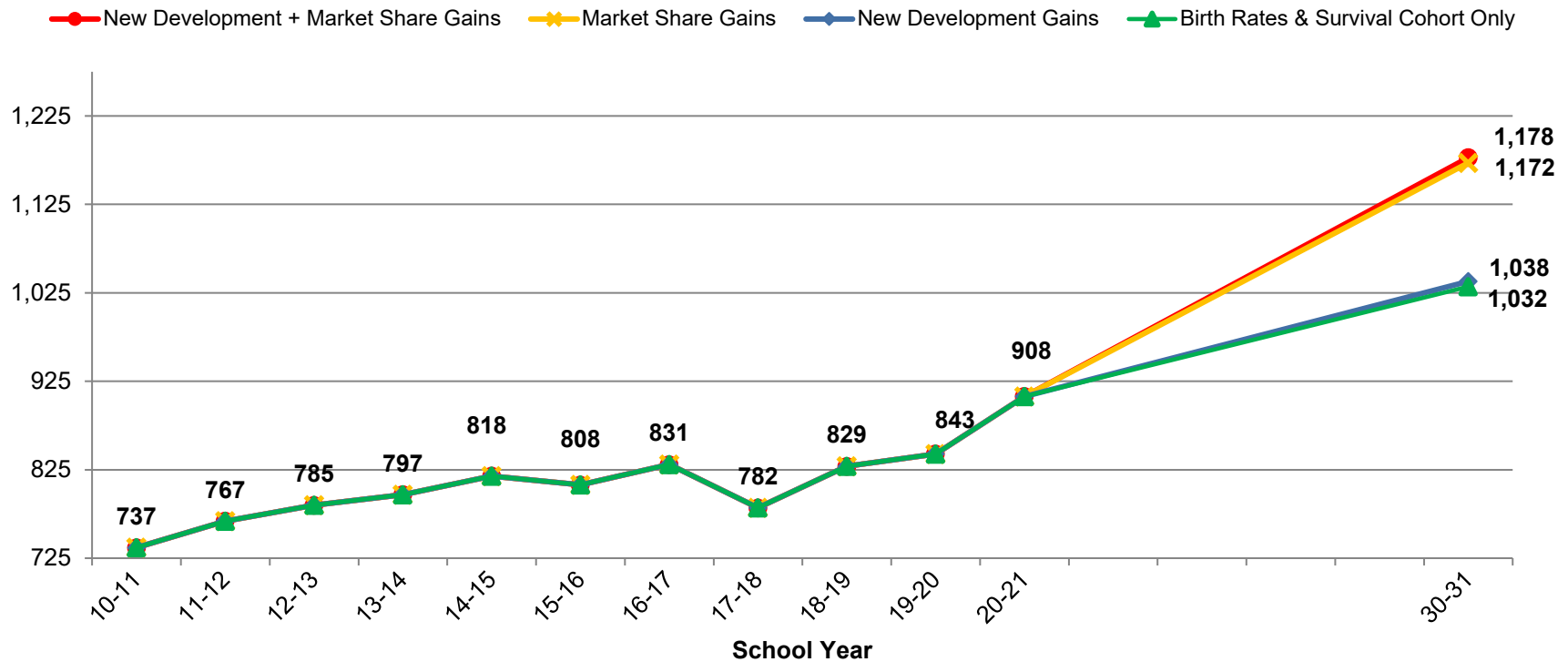


*Capacity 1,356	Current	Birth Rates & Survival Cohort Only	New Development Gains	Market Share Gains	New Development + Market Share Gains
Facility Utilization (%)	85.6%	78.5%	93.1%	89.9%	104.5%

#### CURRENT & MODELED SOCIOECONOMIC ANALYSIS

Central Middle	% Asian	% Black	% Hispanic	% Native Am./Pac. Islander	% Multi-Racial	% White	% F/R Lunch	% Spec Ed	% ELL	Median H.H. Income
Current	4.7%	4.0%	6.9%	0.3%	6.5%	77.7%	18.6%	12.4%	0.9%	\$95,301
Option A	4.6%	3.5%	6.4%	6.0%	0.3%	79.2%	18.2%	12.6%	0.9%	\$95,953

### Sunrise Park Middle Student Enrollment (6-8) Option A



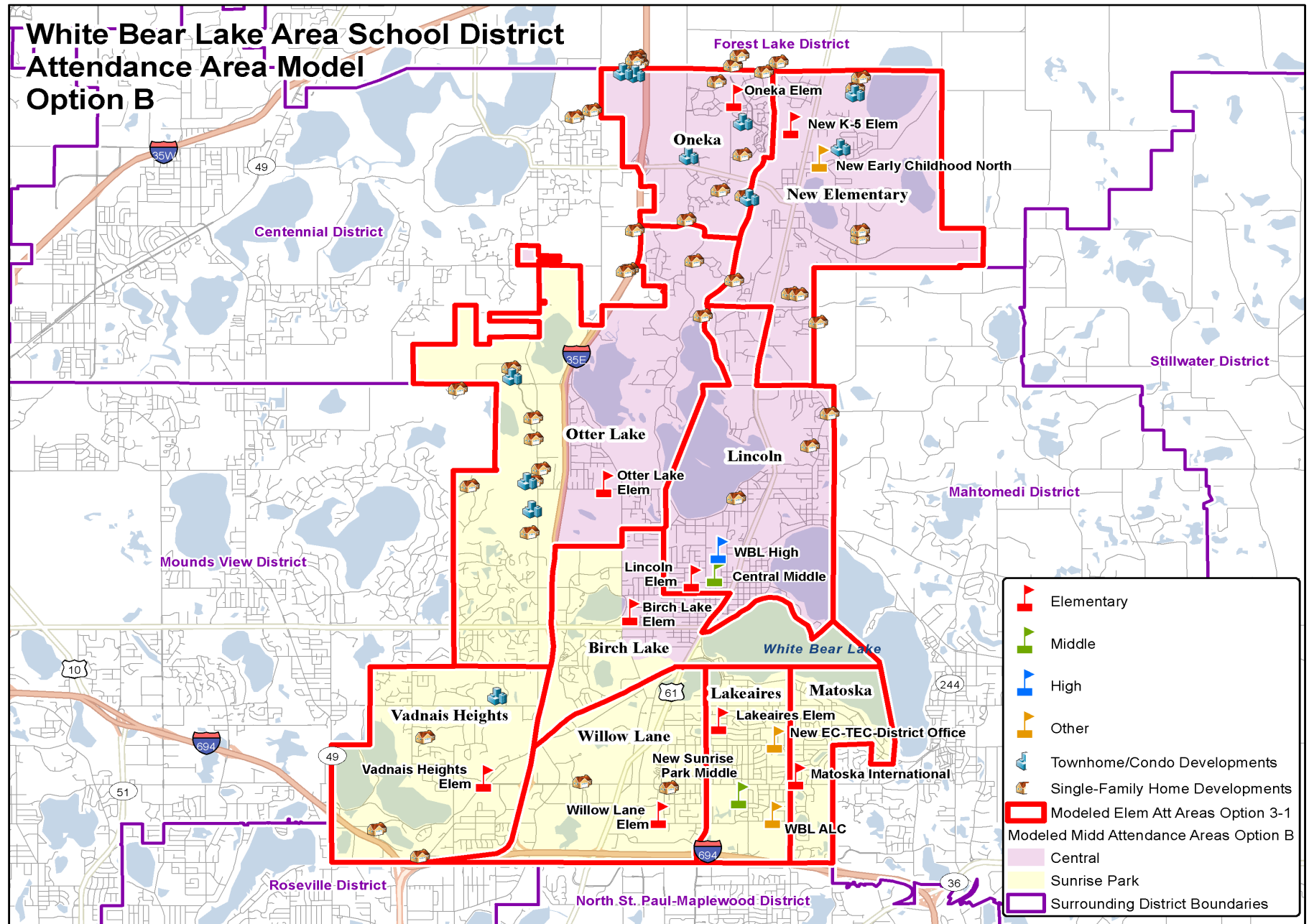
*Capacity 1,350	Current	Birth Rates & Survival Cohort Only	New Development Gains	Market Share Gains	New Development + Market Share Gains
Facility Utilization (%)	75.8%	76.4%	76.9%	86.8%	87.3%

#### CURRENT & MODELED SOCIOECONOMIC ANALYSIS

Sunrise Park Middle	% Asian	% Black	% Hispanic	% Native Am./Pac. Islander	% Multi-Racial	% White	% F/R Lunch	% Spec Ed	% ELL	Median H.H. Income
Current	9.4%	9.8%	9.0%	0.2%	9.1%	62.5%	32.0%	15.5%	4.3%	\$78,521
Option A	8.9%	9.7%	9.3%	9.5%	0.2%	62.5%	31.0%	15.0%	4.1%	\$79,547

**\*Historical and Current Figures are based on current Sunrise Park Middle School (Grades 6-8, 1,200 Capacity)**

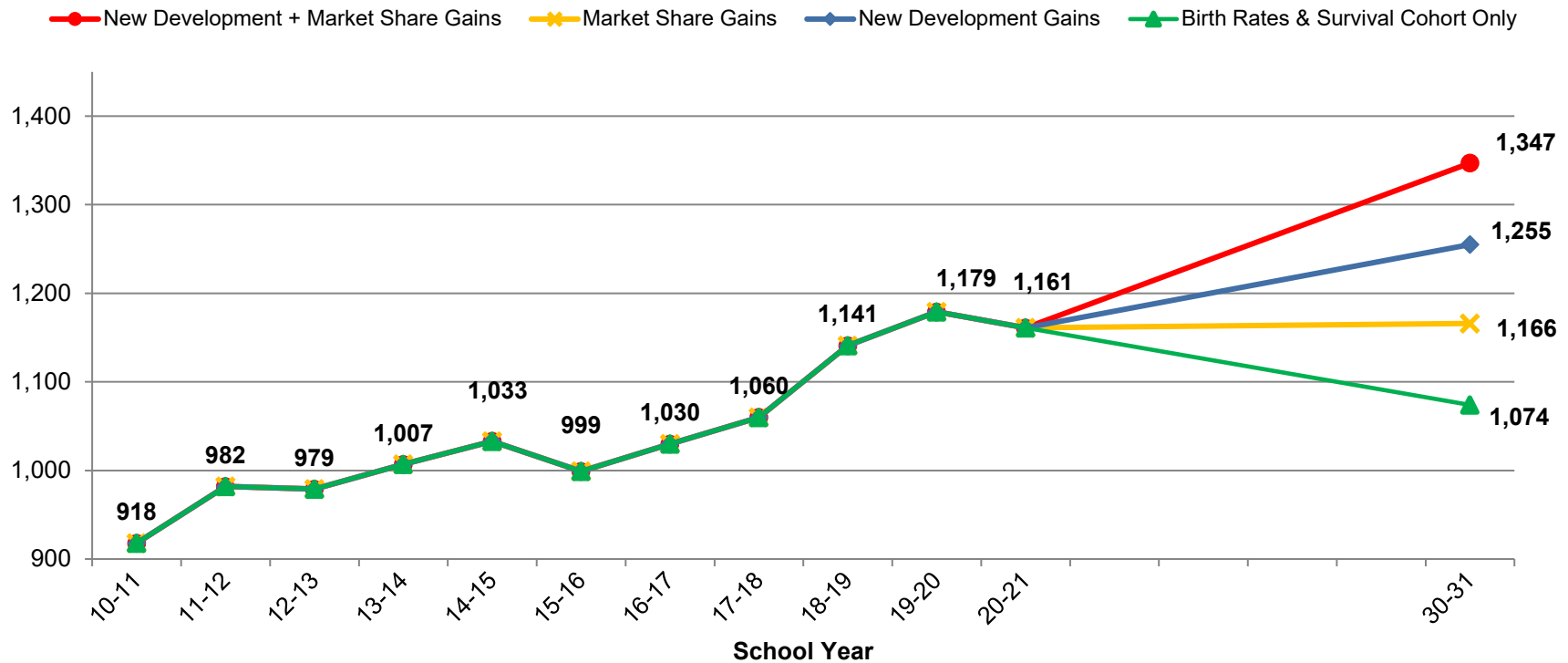
# ***Enrollment Projections for Middle Schools Option B***



Map 4: Option B Attendance Area Model



### Central Middle Student Enrollment (6-8) Option B

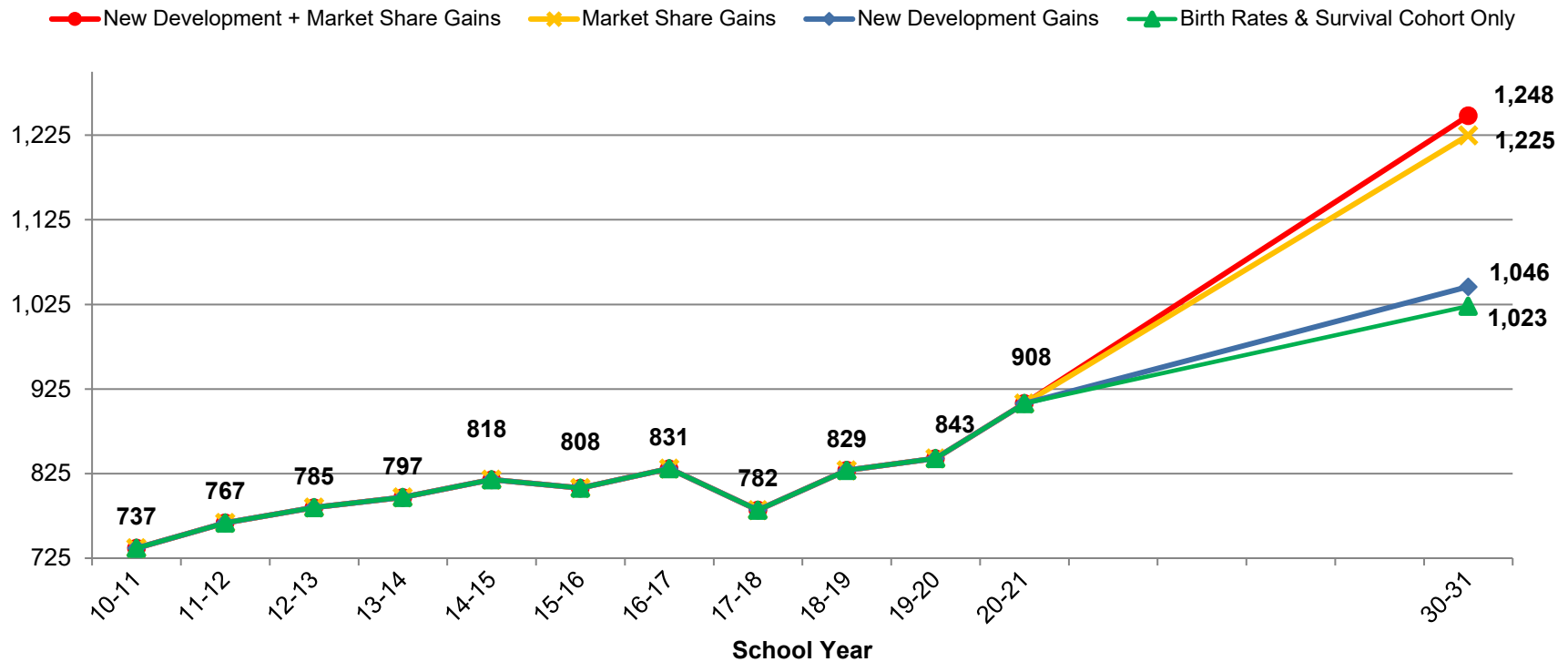


*Capacity 1,356	Current	Birth Rates & Survival Cohort Only	New Development Gains	Market Share Gains	New Development + Market Share Gains
Facility Utilization (%)	85.6%	79.2%	92.6%	86.0%	99.3%

#### CURRENT & MODELED SOCIOECONOMIC ANALYSIS

Central Middle	% Asian	% Black	% Hispanic	% Native Am./Pac. Islander	% Multi-Racial	% White	% F/R Lunch	% Spec Ed	% ELL	Median H.H. Income
Current	4.7%	4.0%	6.9%	0.3%	6.5%	77.7%	18.6%	12.4%	0.9%	\$95,301
Option B	4.5%	3.8%	6.6%	6.2%	0.2%	78.7%	19.1%	12.7%	0.9%	\$95,320

### Sunrise Park Middle Student Enrollment (6-8) Option B



*Capacity 1,350	Current	Birth Rates & Survival Cohort Only	New Development Gains	Market Share Gains	New Development + Market Share Gains
Facility Utilization (%)	75.8%	75.8%	77.5%	90.7%	92.4%

#### CURRENT & MODELED SOCIOECONOMIC ANALYSIS

Sunrise Park Middle	% Asian	% Black	% Hispanic	% Native Am./Pac. Islander	% Multi-Racial	% White	% F/R Lunch	% Spec Ed	% ELL	Median H.H. Income
Current	9.4%	9.8%	9.0%	0.2%	9.1%	62.5%	32.0%	15.5%	4.3%	\$78,521
Option B	9.1%	9.4%	9.1%	9.3%	0.3%	62.7%	30.3%	14.9%	4.0%	\$79,996

**\*Historical and Current Figures are based on current Sunrise Park Middle School (Grades 6-8, 1,200 Capacity)**