

Alamance-Burlington School System Land Use Study

OPERATIONS RESEARCH AND EDUCATION LABORATORY
INSTITUTE FOR TRANSPORTATION RESEARCH AND EDUCATION
CENTENNIAL CAMPUS @ NORTH CAROLINA STATE UNIVERSITY
AUGUST 12TH, 2025



Institute for Transportation Research and Education (ITRE)

**Alamance-Burlington
School System
Board of Education
Work Session**
August 12th, 2025

- About ITRE and OREd
- Land Use Study
 - Process and Results
- Membership Forecast
 - Data and Assumptions
 - Results
- Out-of-Capacity Tables
- Solutions: Assignment & Facilities Overview
- Discussion / Questions and Answers



About ITRE and OREd

The Institute for Transportation Research and Education (ITRE) conducts transportation research and provides professional training, education, and technical services.



About ITRE and OREd



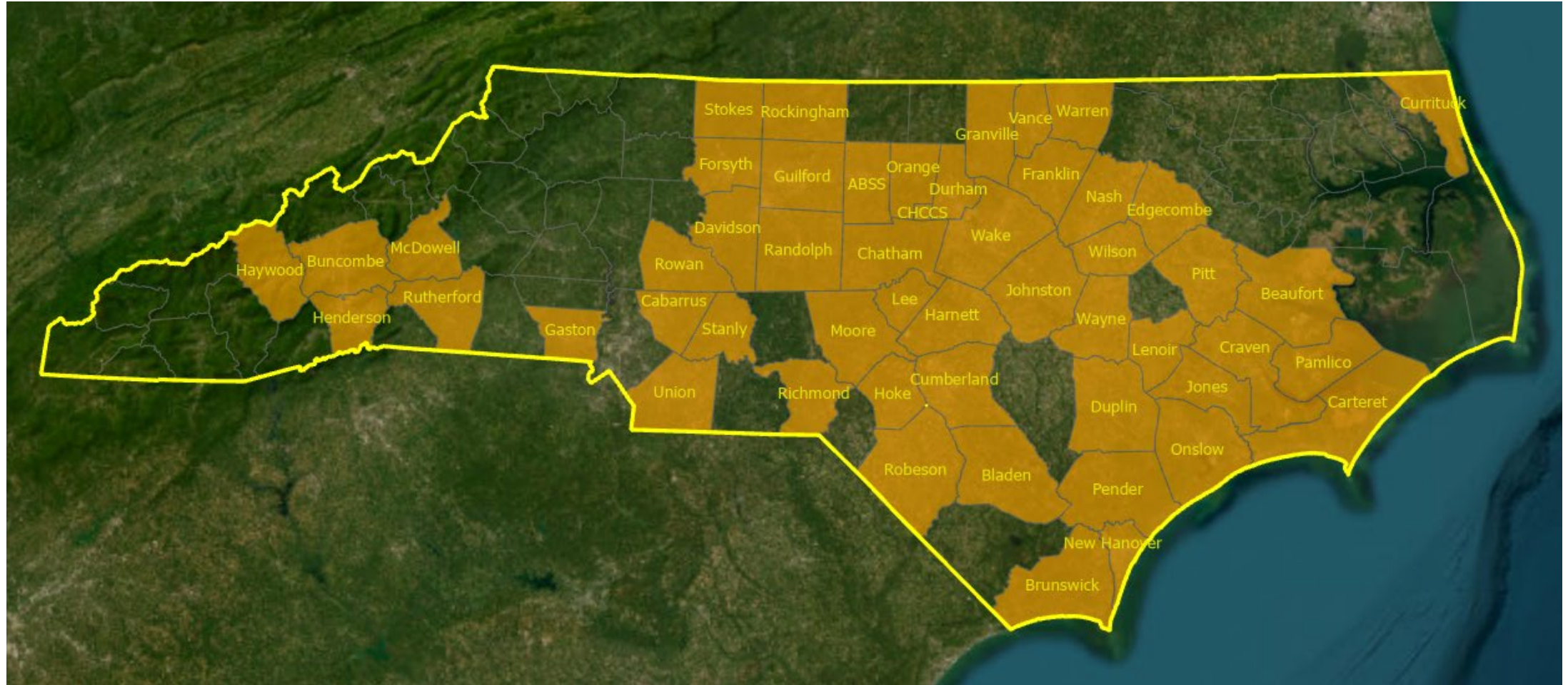
OREd guides districts through data-driven solutions and policies using **stakeholder interviews, GIS analysis, mathematical modeling, and applied decision science.**

OREd is an unbiased, third-party evaluation research group that helps to depoliticize the school planning process.



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Overview: Client List (1990-2025)

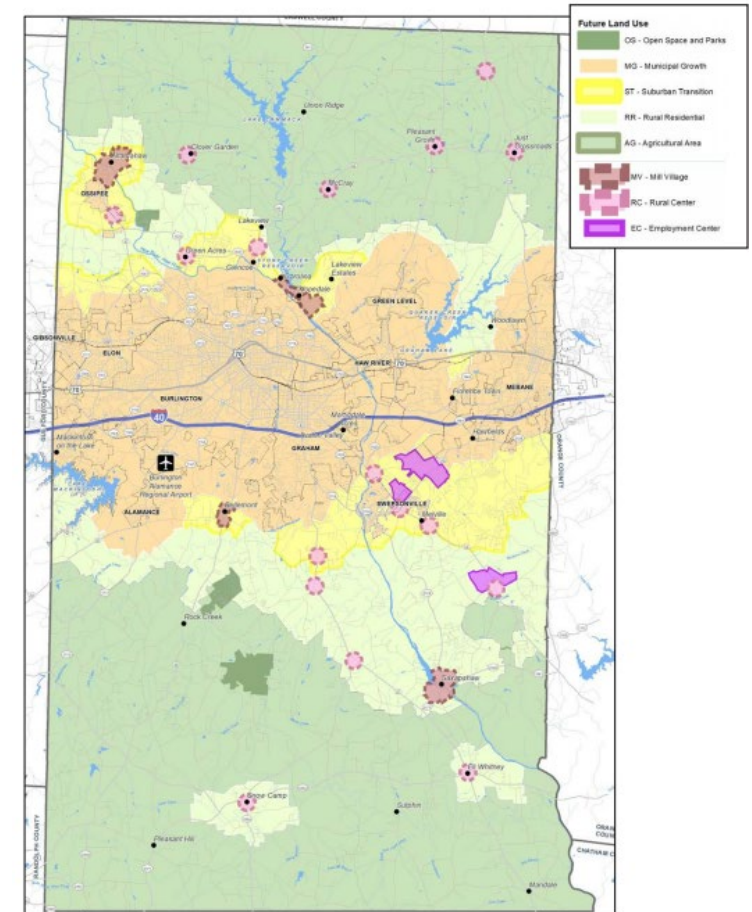


Land Use Study: Interview Roster

	Name	Title
County Leadership and Planning		
Alamance County	Matthew Hoagland	Planning Director
Municipal Leadership and Planning		
City of Burlington	Jamie Lawson	Executive Director of Planning and Development Services
City of Mebane	Ashley Ownbey	Development Director
City of Graham	Cameron West	Senior Planner
Town of Elon	Lori Oakley	Planning Director
Town of Haw River	Sean Tencer	Town Manager
Town of Green Level	Barrett Brown	Town Administrator
Town of Swepsonville	Brad Bullis	Town Administrator
Town of Gibsonville	Brandon Parker	Town Planner
Town of Ossipee	Tabitha Langley	Town Clerk
Village of Alamance	Misty Folwell	Town Administrator
Community Stakeholders		
Burlington-Graham MPO	Eliud de Jesus Santana	MPO Administrator
Alamance Chamber	Kevin Szostak	Director of Economic Development Projects
Orange-Alamance Water	Wayne Pore	Manager

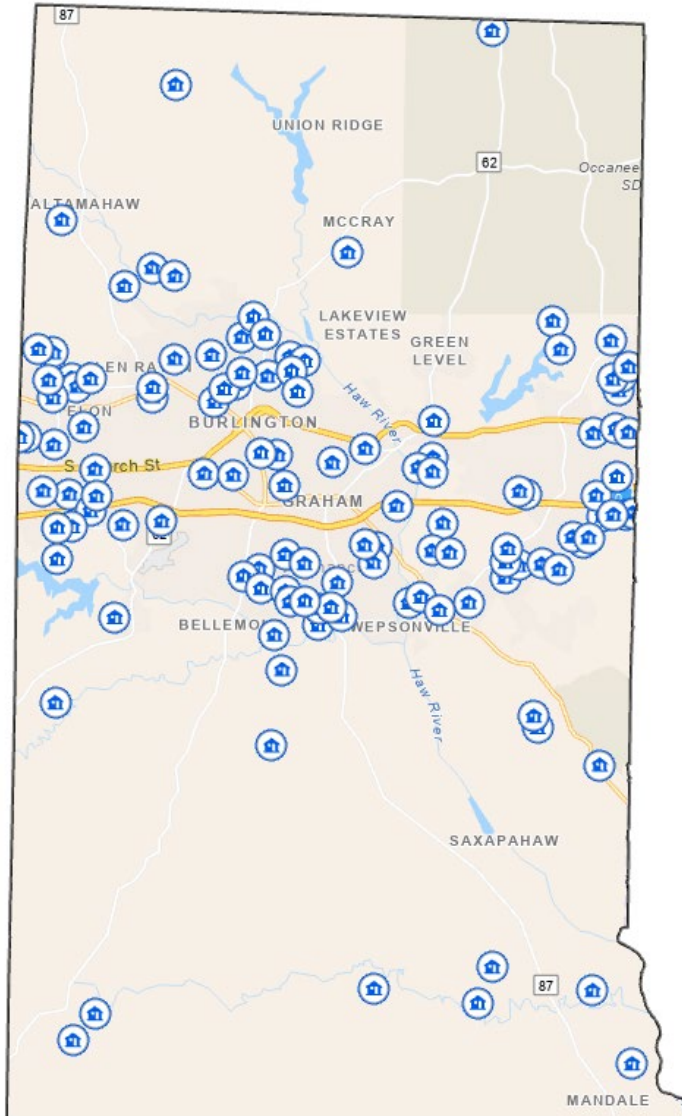
Land Use Study: Factors

- **Residential Development**
 - Significant pace of development across the County
 - New developments continue to be proposed & planned
 - Expanding municipal limits
- **Commercial & Industrial Development**
 - New retail & warehouses
 - New Toyota megasite nearby
 - Downtown revitalization
- **Infrastructure**
 - Overall strong water & sewer utilities



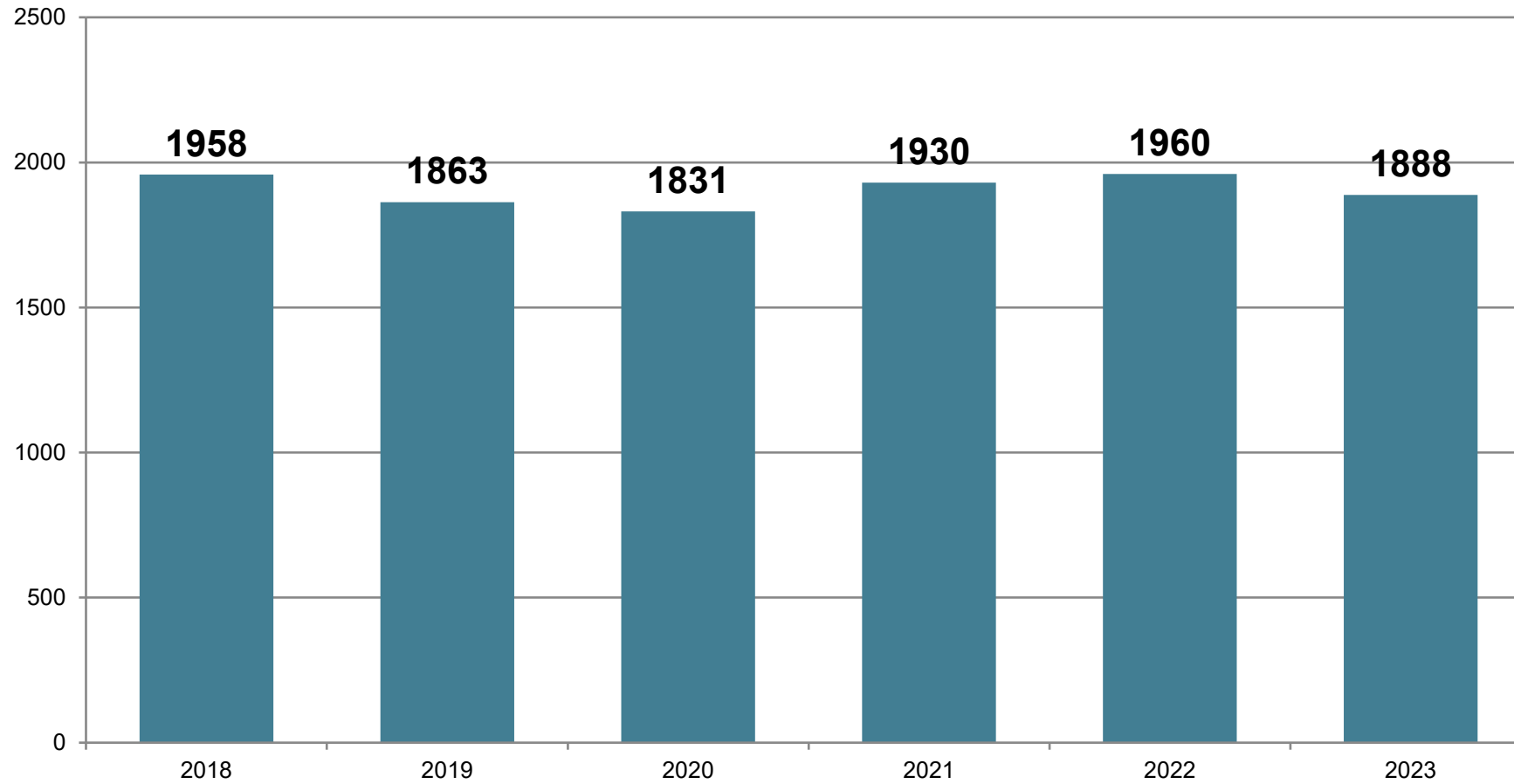
Alamance County Future Land Use Map

Land Use Study: Development Inventory



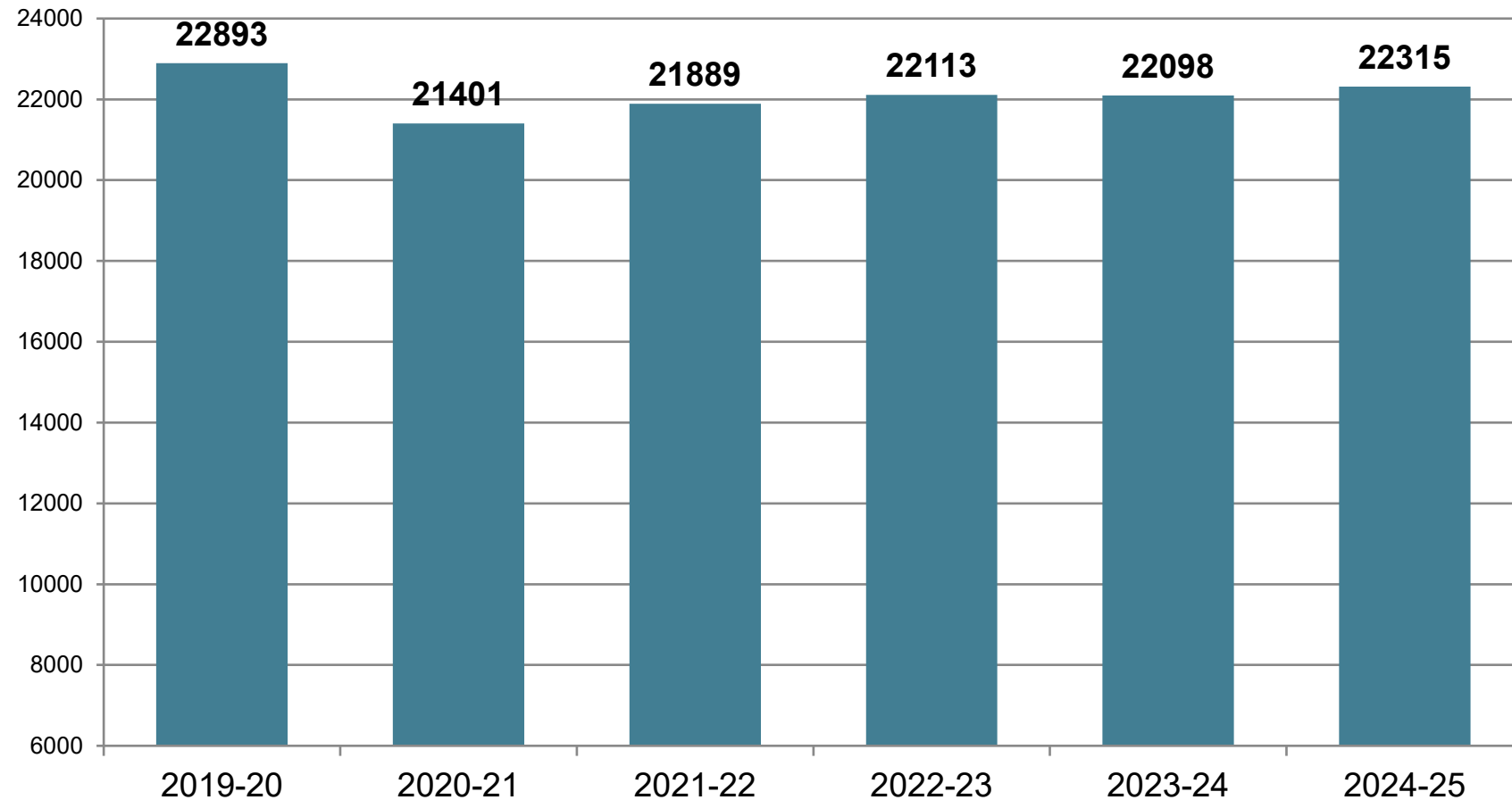
- Significant growth across core townships
- Approximately **121** residential developments currently pending
- Over **13,000** additional dwelling units
- **Expect continued municipal growth** from Burlington, Mebane, Graham, Elon, etc.

Membership Forecast: Resident Live Births

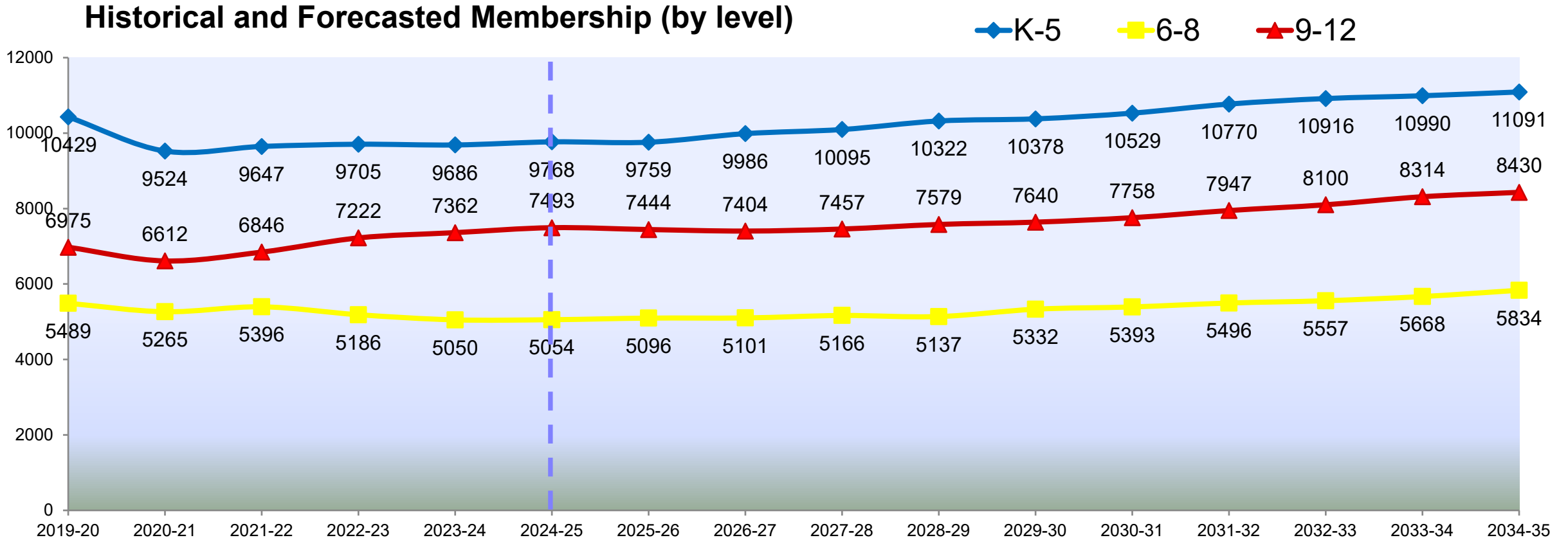


Membership Forecast: Membership History

Month-2 ADM



Membership Forecast: Level Share



Out-of-Capacity Table (Elementary Schools)

Capacities	Month-2	Forecasted Month-2 ADM										
		2024-25	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Alexander Wilson Elementary	617	597	587	597	602	603	614	621	634	642	653	657
Altamahaw-Ossipee Elementary	628	624	619	617	621	638	637	639	655	665	670	678
Highland Elementary	727	659	666	698	704	710	720	729	761	805	837	868
E M Yoder Elementary	371	309	289	301	312	320	339	349	362	366	367	369
Eastlawn Elementary	512	502	484	483	475	467	464	471	473	471	468	468
Edwin M Holt Elementary	589	505	494	486	488	490	491	491	494	488	492	492
Elon Elementary	701	686	699	720	731	769	791	814	844	861	869	876
B. Everett Jordan Elementary	440	336	323	322	307	304	306	312	314	312	311	311
Audrey W. Garrett Elementary	722	769	837	919	976	1055	1078	1105	1176	1233	1258	1288
Grove Park Elementary	455	429	432	456	451	447	450	447	451	454	451	451
Harvey R Newlin Elementary	561	463	454	438	439	432	420	430	431	430	427	427
Haw River Elementary	497	446	458	479	485	507	523	542	568	585	600	611
Hillcrest Elementary	633	531	523	526	543	541	540	537	540	538	534	534
Marvin B Smith Elementary	617	538	566	579	594	615	606	600	604	602	597	588
North Graham Elementary	403	351	320	328	323	321	322	319	321	320	318	318
Pleasant Grove Elementary	355	269	258	257	254	254	253	258	259	258	257	252
R Homer Andrews Elementary	639	484	486	497	508	516	515	529	531	529	526	532
South Graham Elementary	538	476	490	500	506	528	525	527	539	546	550	555
South Mebane Elementary	670	510	490	492	489	513	501	519	523	521	517	527
Sylvan Elementary	332	284	285	290	288	292	285	289	290	289	287	287
Totals	11007	9768	9759	9986	10095	10322	10378	10529	10770	10916	10990	11091

Elementary Schools

Alexander Wilson Elementary
 Altamahaw-Ossipee Elementary
 Highland Elementary
 E M Yoder Elementary
 Eastlawn Elementary
 Edwin M Holt Elementary
 Elon Elementary
 B. Everett Jordan Elementary
 Audrey W. Garrett Elementary
 Grove Park Elementary
 Harvey R Newlin Elementary
 Haw River Elementary
 Hillcrest Elementary
 Marvin B Smith Elementary
 North Graham Elementary
 Pleasant Grove Elementary
 R Homer Andrews Elementary
 South Graham Elementary
 South Mebane Elementary
 Sylvan Elementary

Totals

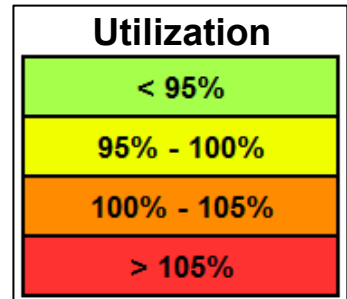
Utilization
< 95%
95% - 100%
100% - 105%
> 105%

1. 2024-25 Month-2 ADM provided by DPI.
 2. Capacities provided by ABSS (5/2025), mobile units not included.



Out-of-Capacity Table (Middle and High Schools)

Capacities	Month-2	Forecasted Month-2 ADM										
		2024-25	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Middle Schools												
Broadview Middle	1092	512	523	499	481	465	492	471	466	461	488	494
Graham Middle	644	552	587	574	552	531	544	564	580	605	618	638
Hawfields Middle	952	862	859	885	928	976	1041	1081	1121	1127	1148	1188
Southern Alamance Middle	756	821	802	811	830	814	835	838	860	857	870	886
Turrentine Middle	952	745	771	783	817	839	896	926	936	938	955	983
Western Alamance Middle	952	835	815	783	769	731	739	745	764	774	794	834
Woodlawn Middle	700	630	641	670	693	683	688	671	673	698	698	715
Totals	6048	4957	4999	5004	5069	5040	5235	5296	5399	5460	5571	5737
High Schools												
Eastern Alamance High	1124	942	881	813	770	791	787	774	814	816	774	796
Graham High	972	824	801	815	844	852	865	911	913	898	955	960
Hugh M Cummings High	1199	795	785	798	806	851	829	846	862	881	875	897
Southeast Alamance High	1292	1074	1167	1179	1217	1249	1283	1274	1280	1302	1369	1397
Southern Alamance High	1503	1143	1114	1123	1148	1151	1143	1158	1177	1198	1224	1248
Walter M Williams High	1208	1195	1162	1129	1108	1110	1128	1180	1223	1283	1346	1371
Western Alamance High	1302	1126	1140	1152	1170	1182	1212	1221	1284	1329	1376	1366
Totals	8600	7099	7050	7010	7063	7185	7246	7364	7553	7706	7920	8036
Special/Alternative Schools												
ABSS Early College at ACC		248	248	248	248	248	248	248	248	248	248	248
Alamance Virtual School		198	198	198	198	198	198	198	198	198	198	198
Ray Street Academy		45	45	45	45	45	45	45	45	45	45	45
System Total	25655	22315	22299	22491	22718	23038	23350	23680	24213	24573	24972	25355



1. 2024-25 Month-2 ADM provided by DPI.
 2. Capacities provided by ABSS (5/2025), mobile units not included.



Discussion: Assignment & Facility Solutions

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Enrollment Growth & Utilization Balancing Solutions:

1. Student Assignment / Geographic Boundaries Adjustments

Application: When available grade-level capacities exist in other areas of a School District

Requires: Utilization Factors & Priorities (e.g. Optimal Utilization %, Proximity, Neighborhoods)

2. Facility Master Planning

Application: When grade-level capacities do not exist (10-yr Forecast) or distance sub-optimal

Requires: Facility Conditions Index (FCI), New Construction, Renovation or Repurpose (*Strategic*) or Mobile Classrooms (*Temporary / Tactical*)

Questions and Answers / Further Board Discussion