

Atlanta Public Schools FACILITIES MASTER PLANNING

Atlanta Board of Education Retreat: Guardrails, Current and Future Enrollment

November 14, 2019



Tuskegee Airmen Global Academy 2019 Construction

Retreat Objectives

1 Finalize Goals and Review Input from Session Set One

Receive Board Input on Goals

Review Input from Community Set One

Share Discussions with Other External Entities

2 Agree on Planning Guardrails

Present Planning Guardrails
(Guidelines, Working Premises and Policies)

Review their Application to Current Capacity Model

Establish the Planning Guardrails

3 Present Approach to Enrollment Forecast

Student Yield Drivers

Models

Input

Retreat Objectives – Sign Off

- Goals
- Components of School/Site Capacity Calculation
 - Classroom Size
 - Pre-K – All elementary schools have one classroom?
 - PEC – Every school and/or one location to serve entire district or cluster?
 - Flex Space Allocation
 - Wraparound Services
- Methodology for calculating School/Site Capacity
 - Maintaining Charter Schools
- Methodology of Enrollment Forecast
 - 2 Models (high and low)
 - Only forecasting APS traditional and Partner (Maintaining Charter, no Private)
- Working Premises
- Prompts Forthcoming

Agenda



Springdale Park ES

Introduction & Objectives

➤ Scope & Flow

Progress to Date

Planning Guardrails (9:45)

Current Capacity

BREAK (11:45)

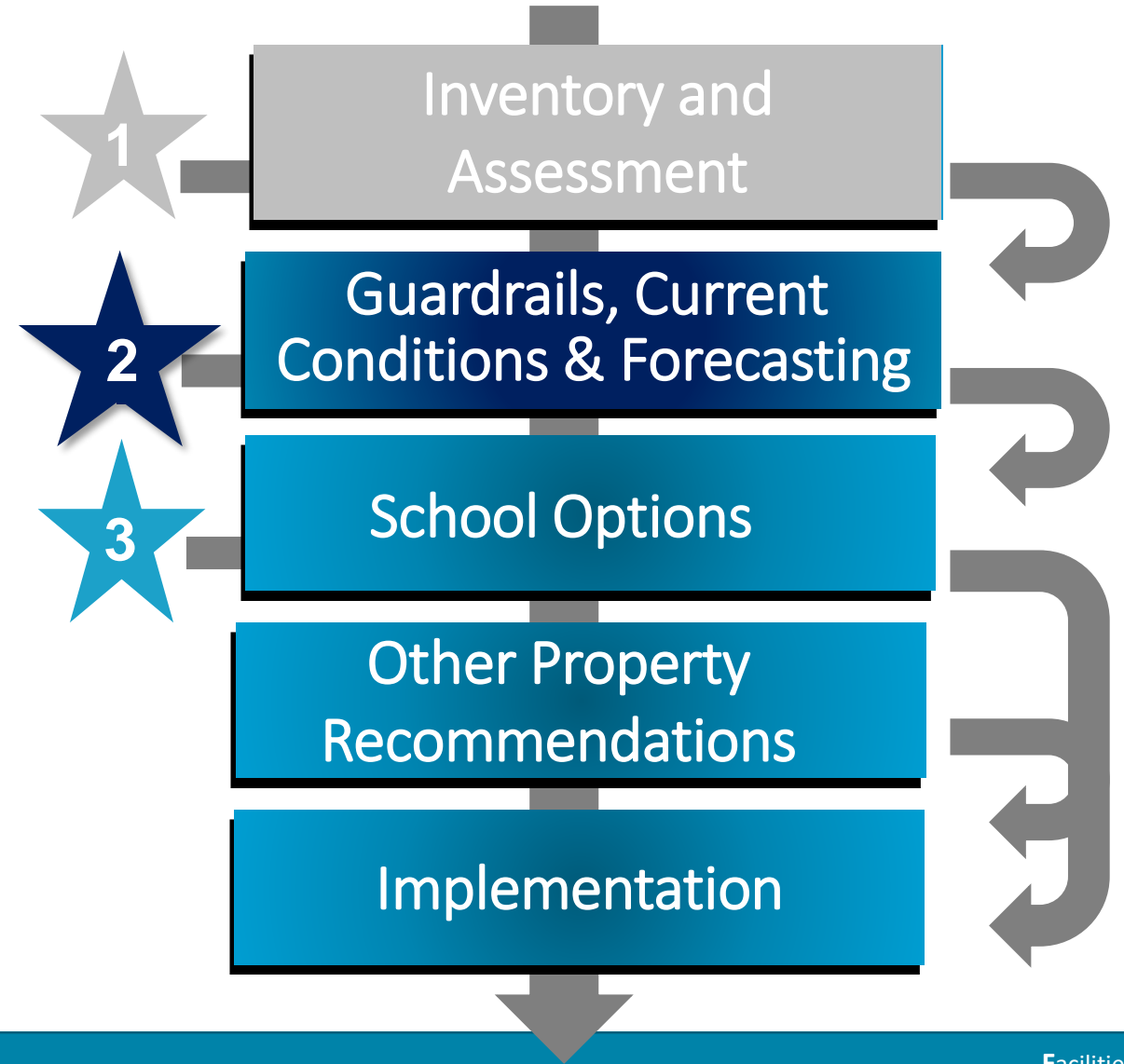
Enrollment Forecast (12:00)

Conclusion (12:30)

Next Steps

Scope & Flow

- FEEDBACK LOOP
- COLLECT | SHARE | DECIDE
- ENGAGEMENT
 - Board
 - Community
 - Key Sessions ★



Agenda



Springdale Park ES

Introduction & Objectives

Scope & Flow

➤ Progress to Date

Planning Guardrails

Current Capacity

Enrollment Forecast

Conclusion

Next Steps

Progress to Date

OBJECTIVE:

To review input on goals

To review input from Community Conversation Set one

Share Discussions with External Entities

OUTCOME:

Approved FMP Goals



Facilities Master Plan Goals - Draft

The planning for this project is guided by these goals:

To create flexible, equitable, innovative and long-lasting environments.

To strengthen communities equitably through quality schools that align facility and academic objectives.

To provide an equitable distribution of instructional space among all facilities.

To optimize operational efficiency by equitably aligning property use, disposition and acquisition with values and priorities.

To explore alternative opportunities for shared use of facilities by establishing local partnerships.

Note: goals will be defined by the Atlanta Board of Education

Board Comments from Goals Survey:

*Develop an integrated equitable facilities planning process to include programming around academic space, budget planning, staffing and resources

*What does it mean to strengthen communities equitably?

*And would appreciate a further explanation

*To optimize operational efficiency and incorporated sustainable strategies to reduce energy consumption, reduce maintenance, operating and capital costs, and to help increase student comfort, performance and employee productivity

*Add "as expressed in the strategic plan".

*I am curious to see which properties will be considered for disposition.
*I need a lot more information about this. I'm willing to "explore," which is why I checked the box, but would need to see strong financial, programmatic, academic, and community benefit analyses before I'd agree to any specific proposal.

*Please provide more information at the retreat.

*And also to explore alternative opportunities to do more than ground leasing properties. To explore venturing with public and private partners to potentially provide an income stream to support facilities in the system while addressing communities' needs.

Feedback from Community Conversations

What will constitute ‘a successful master planning process’?

What must this process accomplish?

For APS | For the City of Atlanta: Interagency dialogue (AH, IA, Planning) | Beyond

What is the most important outcome this process must provide for, enable, or support?

What are your Issues or Concerns?

Stay Updated with Facilities Master Planning!

- Submit Feedback & Questions through Let’s Talk
- Visit the FMP Website
<https://www.atlantapublicschools.us/FMP>

Q1: What will constitute 'a successful master planning process'?

Expanded Cabinet Key Words

- Input
- Process
- Outcomes

Community Conversations Input

- Reflective of Student Needs
- Community driven
- Collaborative
- Leverages Property/Resources

Q2: What must this process accomplish?

Expanded Cabinet Key Words

- Innovation
- Updates
- Upgrades
- Equity
- Input
- Collaboration
- Outcomes

Community Conversations Input

- Equitable facilities
- Sustainable facilities
- Collaboration
- Relationships
- Community Input

Q3: What is the most important outcome this process must provide for, enable, or support?

Expanded Cabinet Key Words

- Equity
- Facilities
- Accommodations
- Infrastructure
- Input
- Process
- Shared Use
- Collaboration
- Vision
- Long Term Planning

Community Conversations Input

- Facilities Aligned w/School Goals
- Clear Direction
- Addresses Current Needs
- Long-Term Planning
- Clear Vision

Q4: What are your Issues or Concerns?

Expanded Cabinet Key Words

- Equity
- Infrastructure
- Facilities
- Input
- Outcomes
- Facility-Specific
- Cluster-Specific

Community Conversations Input

- Lack of Community Input
- Data is Balanced w/Reality
- Sustainability
- Rezoning
- Annexations
- Intergovernmental Relationships
- Social Issues are Addressed

Other External Entities

- Atlanta Housing
- Invest Atlanta
- Atlanta Regional Commission
- City of Atlanta Planning
- City of Atlanta Housing
- Enterprise Community Partners
- Georgia Tech

Agenda



Introduction & Objectives

Scope & Flow

Progress to Date

➤ Planning Guardrails

Current Capacity

Enrollment Forecast

Conclusion

Next Steps

Planning Guardrails (Guidelines, Working Premises & Policies)

OBJECTIVE:

Present Key Guidelines, Working Premises, & Policies

Review Methodology

OUTCOME:

Baseline Planning Guardrails & Methodology Draft



Planning Guidelines

1. Class Size

For facilities, the planning team will calculate APS capacity at:

- Primary (K-3) – 21 students/classroom
- Elementary (4-5) – 23 students/classroom
- Middle (6-8) – 24 students/classroom
- High (9-12) - 25 students/classroom

*Note: In 2017 APS switched from planning capacity in all grade levels @25 to the capacities defined in the **Student Success Formula**.*

2. Existing Breakdown of Grades

APS will continue current grade arrangements:

- Elementary School Pre-K, K-5
- Middle School 6-8
- High School 9-12

Existing schools with different grade level arrangements will remain as currently arranged. No additional different grade level arrangement schools will be assumed.

- APS will add Pre-K to existing elementary schools only if excess facility capacity exists.

3. Maximum & Minimum School Size

Target ranges for the size of **new** schools are established as:

- Elementary School 450 – 600 Students
- Middle School 750 - 900 Students
- High School 1200 - 2000 Students

Pre-school: Use of available space in elementary school will be allowed provided that there is no displacement of K-5.

4. Site Size

The following APS **minimum new** site target, which include provision of recreation fields and parking, have been established:

- Elementary School (5 Acres)
- Middle School (10 Acres)
- High School (25 Acres)

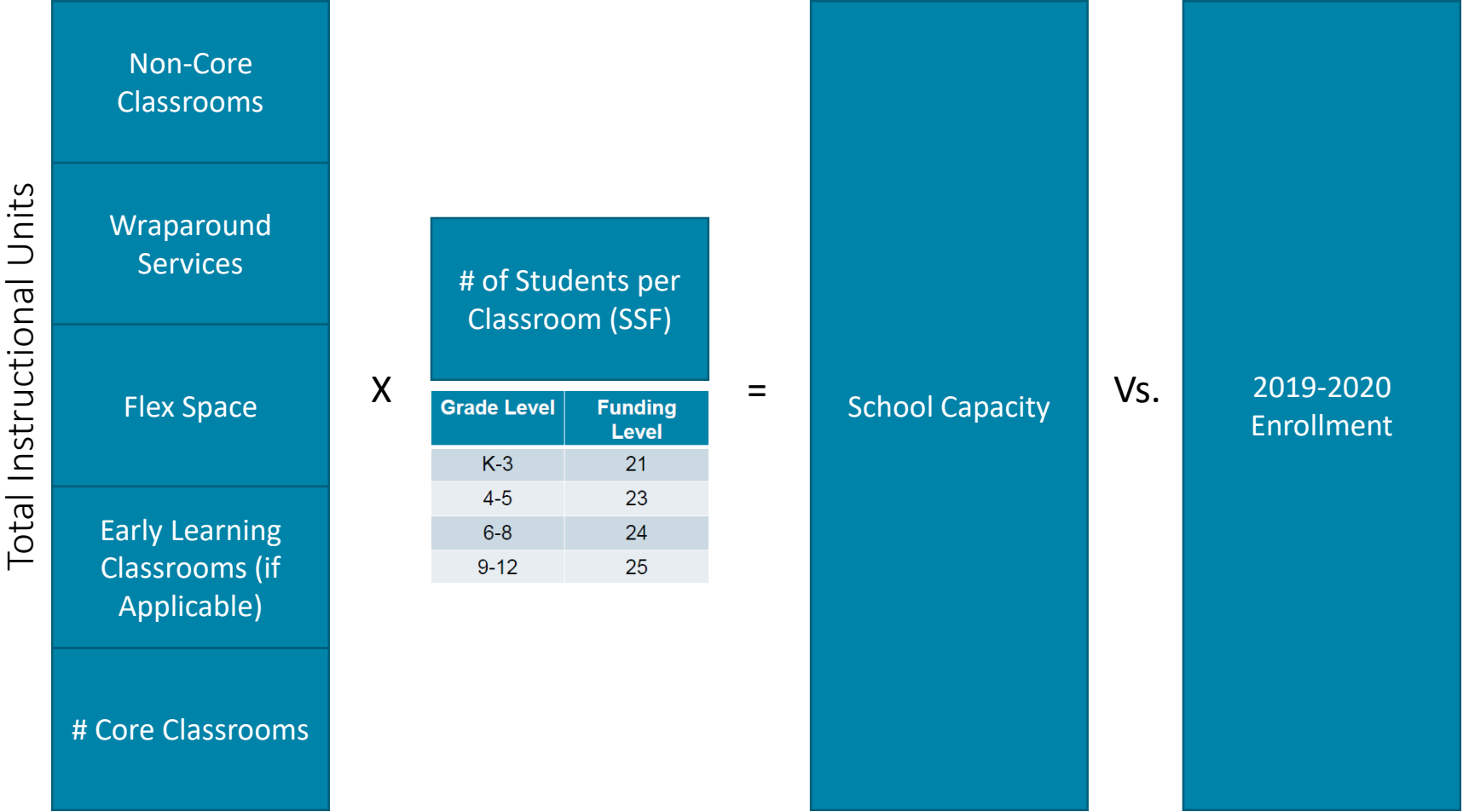
Note: FMP and APS should be mindful of any urban conditions of the City of Atlanta that may further require modifications to these targets (School Size, Site Size)

Methodology - Equitable School

How School Capacity is Calculated:

The total number of Instructional Units remaining after excluding the non-core classrooms (PEC as applicable), wraparound services, flex space, and early learning classrooms (if applicable) times the number of students per classroom. The Student Success Formula Base Funding Level numbers were used for each respective grade level. This result is then compared to the Current Enrollment (2019-2020) to determine whether a school is Over Capacity, Approaching Capacity, or Under Capacity

Note: Capacity for Charter Schools was not calculated as that is set by the specific charter

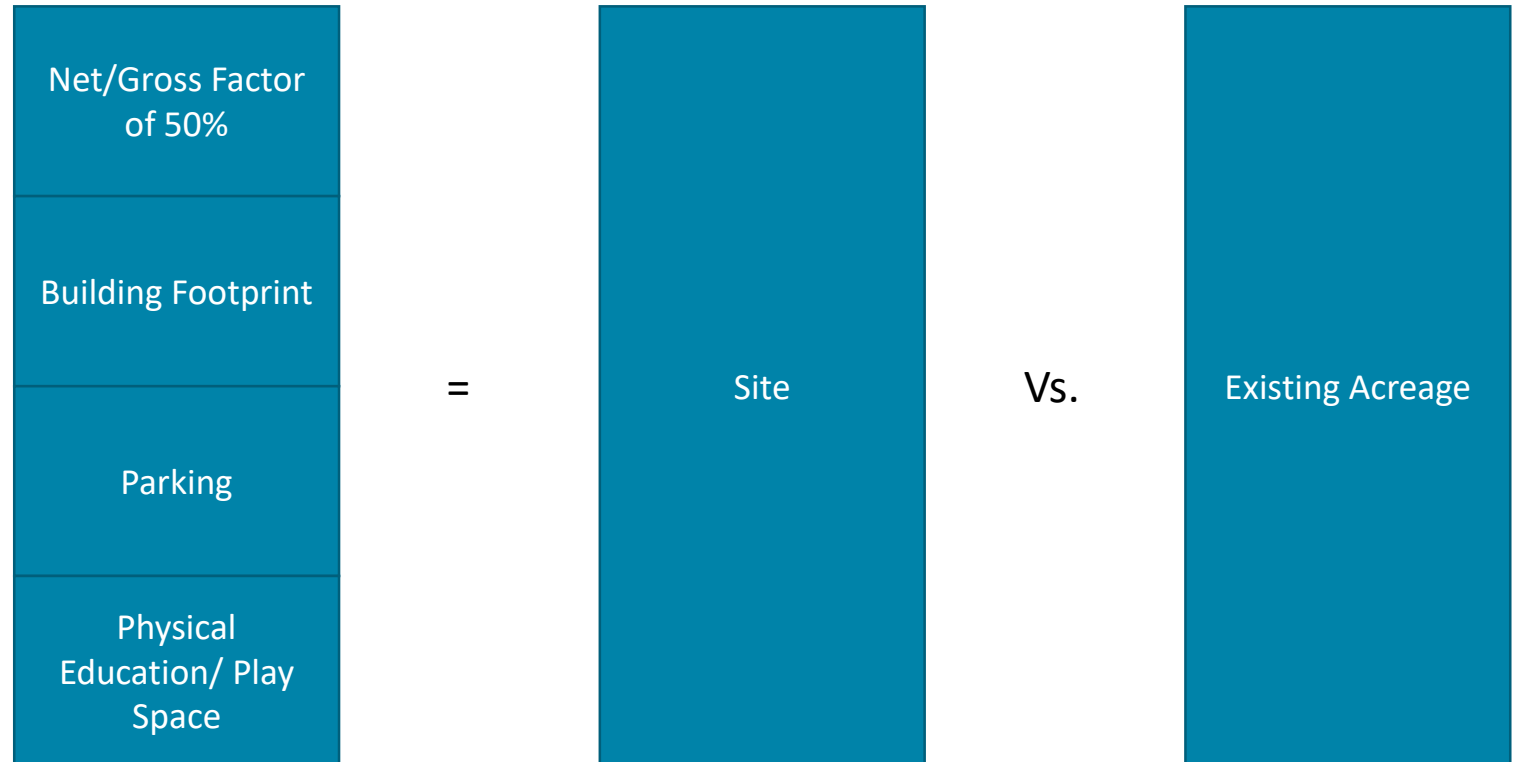


Methodology – Site

How Site Capacity is Calculated:

The total acreage guideline is calculated by adding physical education/play space, parking, and building footprint with a net/gross factor of 50% to accommodate circulation between each space. This result is then compared to the Existing Site Acreage to determine whether a school site is under-sized.

Note: Site Capacity for Charter Schools was not calculated as that is set by the specific charter



Working Premises

School Capacity Planning

The facilities will be organized around Elementary School attendance zones. Middle schools will be arranged by the sum of specific Elementary school attendance zones. High schools will be arranged based on the sum of specific Middle school attendance zones. No rezoning will be done outside of the cluster.

The Policy of “Administrative Transfers” will remain, but the facilities will be planned on the basis of the Demographic count of students within the attendance zone. Administrative transfers will be limited to current or planned permanent space.

Surplus Property

School sites will be identified for future sale if they are well below site standards, are within close distance of an existing school (½ mile for elementary schools) and/or not supported by the population trends for the year 2040. Sites may be exempted if large enough to house a future Elementary School site, or if designated for a specific school support use. All sites identified for future sale will be appraised and recommended to the Board for their consideration before site specific solicitation of community and private developers.

To Open - To replace an existing school site(s) or to service a new Attendance Zone created to accommodate population growth that cannot be served at existing school sites.

Community Uses or Functions to be Considered in the Schools

Community uses will be defined on a site by site basis. Strategic alliances are sought to provide facilities for programs such as:

- Parks and Recreation Sites
- Libraries
- Pre-K
- Other programs as identified by the community

Transportation

Atlanta Public Schools is studying strategies for how to address the location and transportation requirements of Special Needs Students.

APS Policies & GA Law

Administrative Transfers

Georgia Law

Georgia's Public School Choice Law (Intradistrict Transfer), allows city of Atlanta residents the option to apply to attend a public school outside of their zoned school area, if space is available. (O.C.G.A. § 20-2-2131 also known as House Bill 251).

APS Policies

Residents interested in attending an APS school, but **live outside of the city of Atlanta**, may attend if space is available, and pay non-resident tuition. APS offers two types of School Choice transfers:

General Administrative Transfers – permits students to attend an out-of-zone school **until the highest grade of school** (as allowable by Cohort aging).

Georgia Special Needs Scholarship Transfers – permits eligible special education students to request a transfer to another APS school on the basis of special needs.

*(Source: APS Website: Student Transfer Options
<https://www.atlantapublicschools.us/transfers>)*

Agenda



Springdale Park ES

Introduction & Objectives

Scope & Flow

Progress to Date

Planning Guardrails

➤ **Current Capacity**

Enrollment Forecast

Conclusion

Next Steps

Current Capacity

OBJECTIVE:

Illustrate Application of the Planning Guardrails on Current School's Enrollment

OUTCOME:

Affirm Planning Guardrails



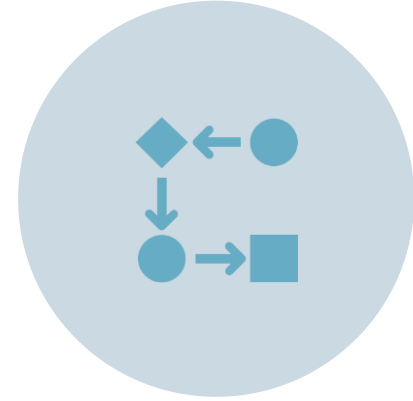
Recurring Themes



EQUITY

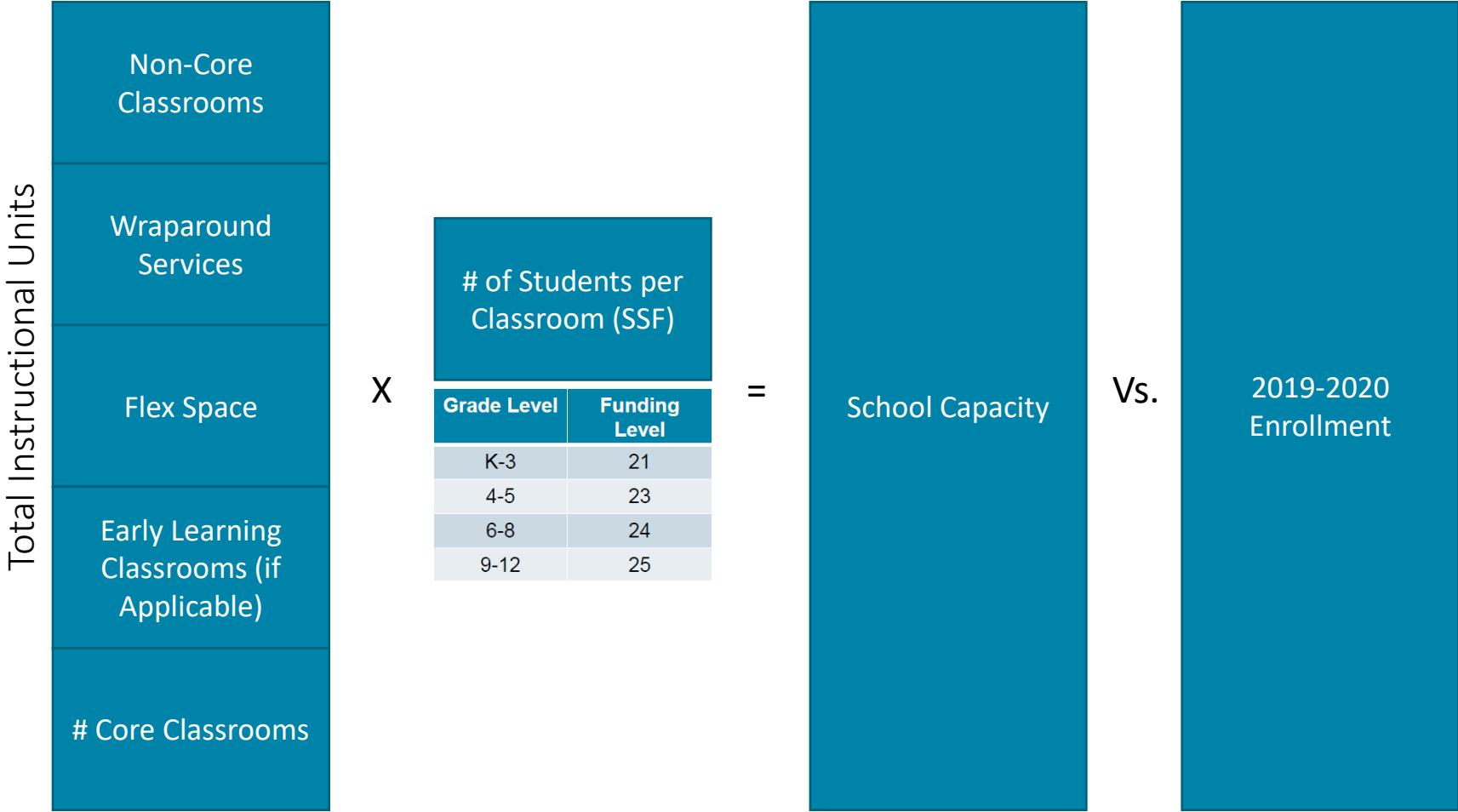


BASELINE



FLEXIBILITY

Current Capacity Model Methodology



DRAFT -Capacity vs. Enrollment - Elementary

Cluster	School Name	School Capacity	2019-2020 Enrollment	2018-2019 Total Students Living in Zone Not Attending School
Carver	Finch	667	365	148
	Gideons	508	326	148
	Perkerson	468	360	200
	SlaterES	588	500	282
	Thomasville	588	331	116
Douglass	Boyd	428	440	202
	FL Stanton	272	228	120
	Harper Archer	907	645	144
	Scott	468	363	120
	Usher-Collier	691	402	159
Woodson Park	588	626	200	
Grady	Hope-Hill	452	338	303
	Mary Lin	736	708	95
	Morningside	776	947	218
	Springdale Park	736	783	175
Mays	Beecher Hills	312	286	99
	Cascade	348	401	77
	Miles	608	531	248
	West Manor	237	278	80
	Peyton Forest	392	428	129

Cluster	School Name	School Capacity	2019-2020 Enrollment	2018-2019 Total Students Living in Zone Not Attending School
Jackson	Benteen	531	245	78
	Burgess-Peterson	756	483	140
	Dunbar	392	341	157
	Obama	528	282	90
	Parkside	571	526	616
	Toomer	408	445	735
North Atlanta	Bolton	671	534	166
	Brandon-ES	717	447	262
	Brandon-Primary	576	506	263
	Garden Hills	676	458	249
	Jackson Primary	346	316	250
	Jackson Elem	666	338	251
	Rivers	1,015	743	288
	Smith Intermediate	615	464	190
	Smith ES	539	436	190
South Atlanta	Cleveland	511	306	85
	Dobbs	731	434	176
	Heritage Academy	588	430	138
	Humphries	292	251	98
	Hutchinson	571	404	114

Cluster	School Name	School Capacity	2019-2020 Enrollment	2018-2019 Total Students Living in Zone Not Attending School
Therrell	Continental Colony	471	428	90
	Deerwood Academy	691	618	203
	Fickett	711	510	159
	Kimberly	511	392	124
Washington	MA Jones	711	486	232
	Tuskegee	751	566	282

Note: 2018-2019 Total Students Living in Zone Not Attending School is equal to the total number of administrative transfers, Charter School Students, and Private School Students





COLOR INDEX	
	Enrollment greater than the Capacity
	Enrollment greater than 85% of the Capacity
	Enrollment is Stable - Greater than 50% Less than 85%
	Enrollment less than 50% of the Capacity

DRAFT - Capacity vs. Enrollment - Middle

Cluster	School Name	BASE CLASSROOM CAPACITY		
		School Capacity	2019-2020 Enrollment	2018-2019 Total Students Living in Zone Not Attending School
Washington	Brown	1,157	409	217
Therrell	Bunche	962	988	272
Grady	Inman	905	1,125	434
Jackson	King	919	846	789
Douglass	Lewis Academy	1,670	964	527
S. Atlanta	Long	979	780	260

Cluster	School Name	BASE CLASSROOM CAPACITY		
		School Capacity	2019-2020 Enrollment	2018-2019 Total Students Living in Zone Not Attending School
Carver	Price	785	391	118
N. Atlanta	Sutton (Northside)	1,682	1,076	567
	Sutton (Powers Ferry)	1,229	579	960
Carver	Sylvan Hills	919	528	194
Mays	Young	1,044	825	297

Note: 2018-2019 Total Students Living in Zone Not Attending School is equal to the total number of administrative transfers, Charter School Students, and Private School Students

COLOR INDEX	
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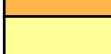

DRAFT - Capacity vs. Enrollment - High

Cluster	School Name	BASE CLASSROOM CAPACITY		
		School Capacity	2019-2020 Enrollment	2018-2019 Total Students Living in Zone Not Attending School
Carver	Carver	1,769	913	308
Douglass	Douglass	2,056	1,016	687
Grady	Grady	1,397	1,469	471
Maynard Jackson	Jackson	1,581	1,340	394
Mays	Mays	1,918	1,233	291

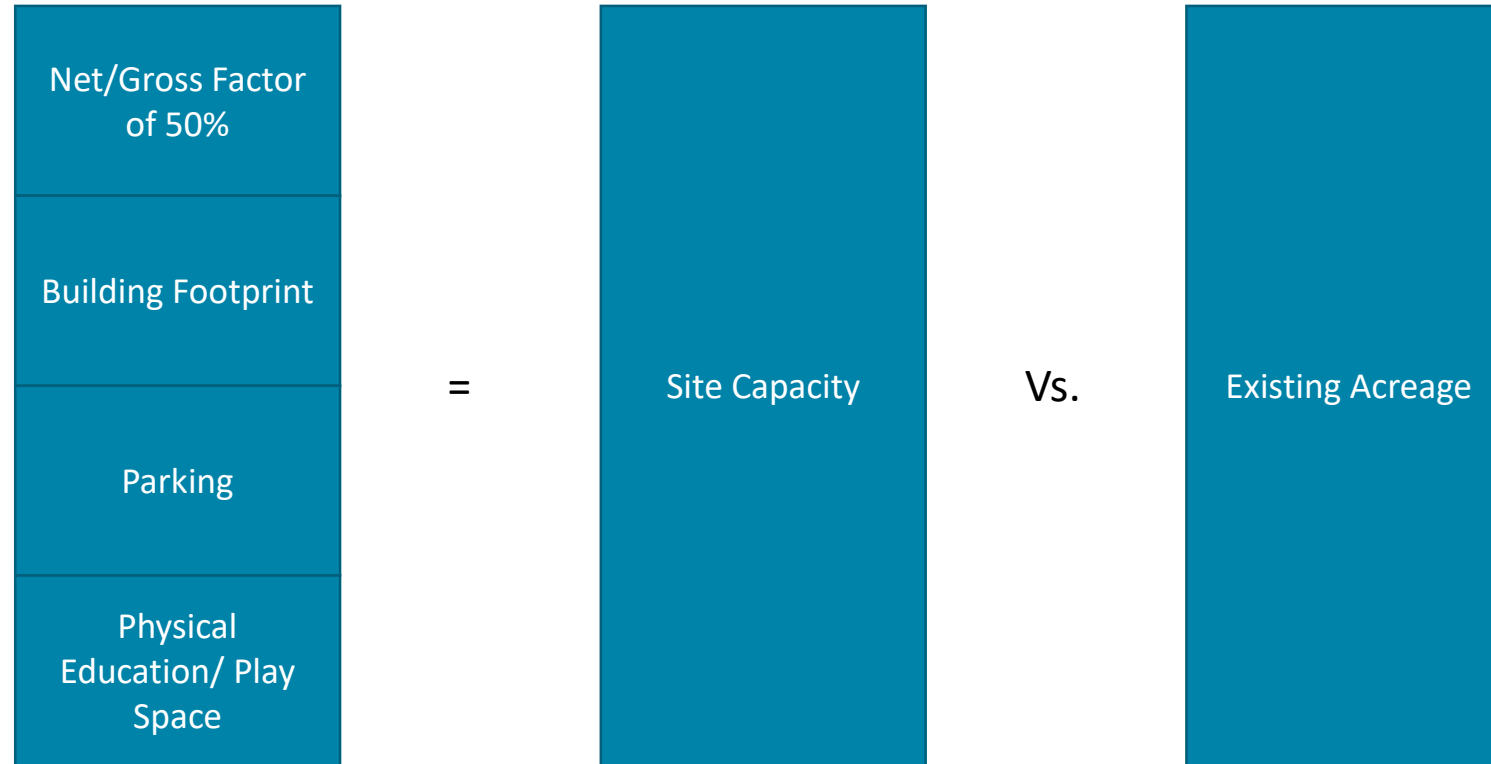
Cluster	School Name	BASE CLASSROOM CAPACITY		
		School Capacity	2019-2020 Enrollment	2018-2019 Total Students Living in Zone Not Attending School
North Atlanta	North Atlanta	2,712	2,134	1949
South Atlanta	South Atlanta	1,742	809	252
Therrell	Therrell	1,512	850	326
Washington	Washington	1,642	731	315

Note: 2018-2019 Total Students Living in Zone Not Attending School is equal to the total number of administrative transfers, Charter School Students, and Private School Students

Note: All schools with multiple facilities are evaluated as one school

COLOR INDEX	
	Enrollment greater than the Capacity
	Enrollment greater than 85% of the Capacity
	Enrollment is Stable - Greater than 50% Less than 85%
	Enrollment less than 50% of the Capacity

Current Capacity Model – Site Methodology



DRAFT – Site Capacity – Elementary

Cluster	School Name	SITE	
		Total Guideline Acreage	Existing Acreage
Carver	Finch	5.32	3.8
	Gideons	5.06	4.5
	Perkerson	5.78	9
	SlaterES	4.73	13
	Thomasville	4.82	11.15
Douglass	Boyd	4.66	19.7
	FL Stanton	3.86	5.2
	Harper Archer	8.28	18.1
	Scott	4.67	8
	Usher-Collier	5.65	14
Woodson Park	4.92	7	
Grady	Hope-Hill	4.37	2.4
	Mary Lin	5.21	2.3
	Morningside	4.95	5.2
	Springdale Park	3.98	5.5
Mays	Beecher Hills	4.19	9.5
	Cascade	5.45	10
	Miles	6.20	15
	West Manor	3.77	10.8
	Peyton Forest	5.18	25

Cluster	School Name	SITE	
		Total Guideline Acreage	Existing Acreage
Jackson	Benteen	5.54	4
	Burgess-Peterson	5.41	8.3
	Dunbar	4.53	5.3
	Obama	4.31	6
	Parkside	6.07	8.3
	Toomer	4.67	10.6
	North Atlanta	Bolton	4.80
Brandon-ES		4.25	10
Brandon-Primary		4.62	8.6
Garden Hills		4.69	8
Jackson Primary		3.57	7.5
Jackson Elem		4.90	12.5
Rivers		4.97	8
Smith Intermediate		4.71	6.2
Smith ES		5.07	10.3
South Atlanta	Cleveland	5.78	9.6
	Dobbs	6.45	19.6
	Heritage Academy	6.12	7
	Humphries	4.11	8.2
	Hutchinson	5.39	8.5

Cluster	School Name	SITE	
		Total Guideline Acreage	Existing Acreage
Therrell	Continental Colony	5.15	8.7
	Deerwood Academy	6.54	21
	Fickett	4.66	12
	Kimberly	4.89	7.2
Washington	MA Jones	5.12	7.5
	Tuskegee	4.87	3.7

COLOR INDEX	
	Total Guideline Acreage greater than the Existing Acreage
	Total Guideline Acreage Less than Existing Acreage

DRAFT – Site Capacity – Middle

Cluster	School Name	SITE	
		Total Guideline Acreage	Existing Acreage
Douglass	Lewis Academy	12.96	17
S. Atlanta	Long	10.43	15.6
Carver	Price	10.11	19
N. Atlanta	Sutton (Northside)	13.63	17.5
	Sutton (Powers Ferry)	10.25	12.5
Carver	Sylvan Hills	11.06	13
Mays	Young	11.09	15

Cluster	School Name	SITE	
		Total Guideline Acreage	Existing Acreage
Washington	Brown	11.35	15.6
Therrell	Bunche	11.18	42.3
Grady	Inman	10.88	4.2
Jackson	King	11.86	9.59

COLOR INDEX	
	Total Guideline Acreage greater than the Existing Acreage
	Total Guideline Acreage Less than Existing Acreage

DRAFT – Site Capacity – High

School Name	SITE	
	Total Guideline Acreage	Existing Acreage
Carver	27.62	35.4
Douglass	27.64	32
Grady	30.66	19.5
Jackson	24.91	25
Mays	31.34	70.4

School Name	SITE	
	Total Guideline Acreage	Existing Acreage
North Atlanta	35.77	56.6
South Atlanta	25.60	50.2
Therrell	25.50	17.3
Washington	24.55	21.1

COLOR INDEX	
	Total Guideline Acreage greater than the Existing Acreage
	Total Guideline Acreage Less than Existing Acreage

Capacity vs. Enrollment and Site– Alternate Grade Arrangement Schools

Cluster	School Name	BASE CLASSROOM CAPACITY		
		School Capacity	2019-2020 Enrollment	2018-2019 Total Students Living in Zone Not Attending School
Citywide	BEST	783	278	*
	C.S. KING	783	334	*
Grady	Centennial Place	406	805	196
Washington	Hollis	571	725	262

Cluster	School Name	SITE	
		Total Guideline Acreage	Existing Acreage
Citywide	BEST	16	10.6
	C.S. KING	18	10.6
Grady	Centennial Place	5	5
Washington	Hollis	11.55	5

Note: 2018-2019 Total Students Living in Zone Not Attending School is equal to the total number of administrative transfers, Charter School Students, and Private School Students

COLOR INDEX - SITE	
	Total Guideline Acreage greater than the Existing Acreage
	Total Guideline Acreage Less than Existing Acreage

COLOR INDEX	
	Enrollment greater than the Capacity
	Enrollment greater than 85% of the Capacity
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Work in Progress Example – Howard MS

Cluster	School Name	BASE CLASSROOM CAPACITY		
		Enrollment Capacity	2019-2020 Enrollment	2018-2019 Total Students Living in Zone Not Attending School
Grady	Howard (based on plans)	1639	1125	434

Cluster	School Name	Enrollment Capacity	2019-2020 Enrollment	2018-2019 Total Students Living in Zone Not Attending School
		Grady	Inman (as is)	810
Hope-Hill	452		338	303
Mary Lin	736		708	95
Morningside (as is)	776		947	218
Springdale Park	736		783	175
TOTAL		3510	2776	791

Note: 2018-2019 Total Students Living in Zone Not Attending School is equal to the total number of administrative transfers, Charter School Students, and Private School Students

COLOR INDEX	
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Agenda



Springdale Park ES

Introduction & Objectives

Scope & Flow

Progress to Date

Planning Guardrails

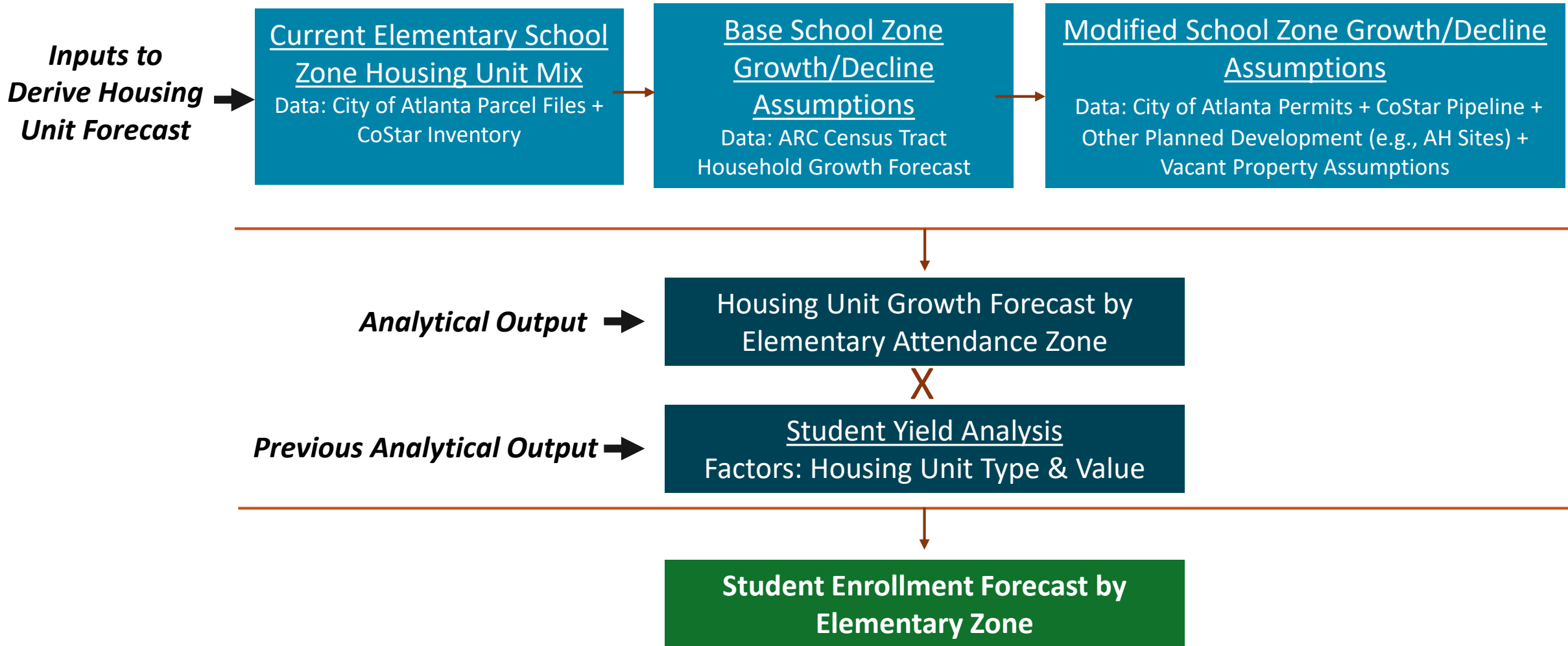
Current Capacity

➤ Enrollment Forecast

Conclusion

Next Steps

School Enrollment Forecast Methodology



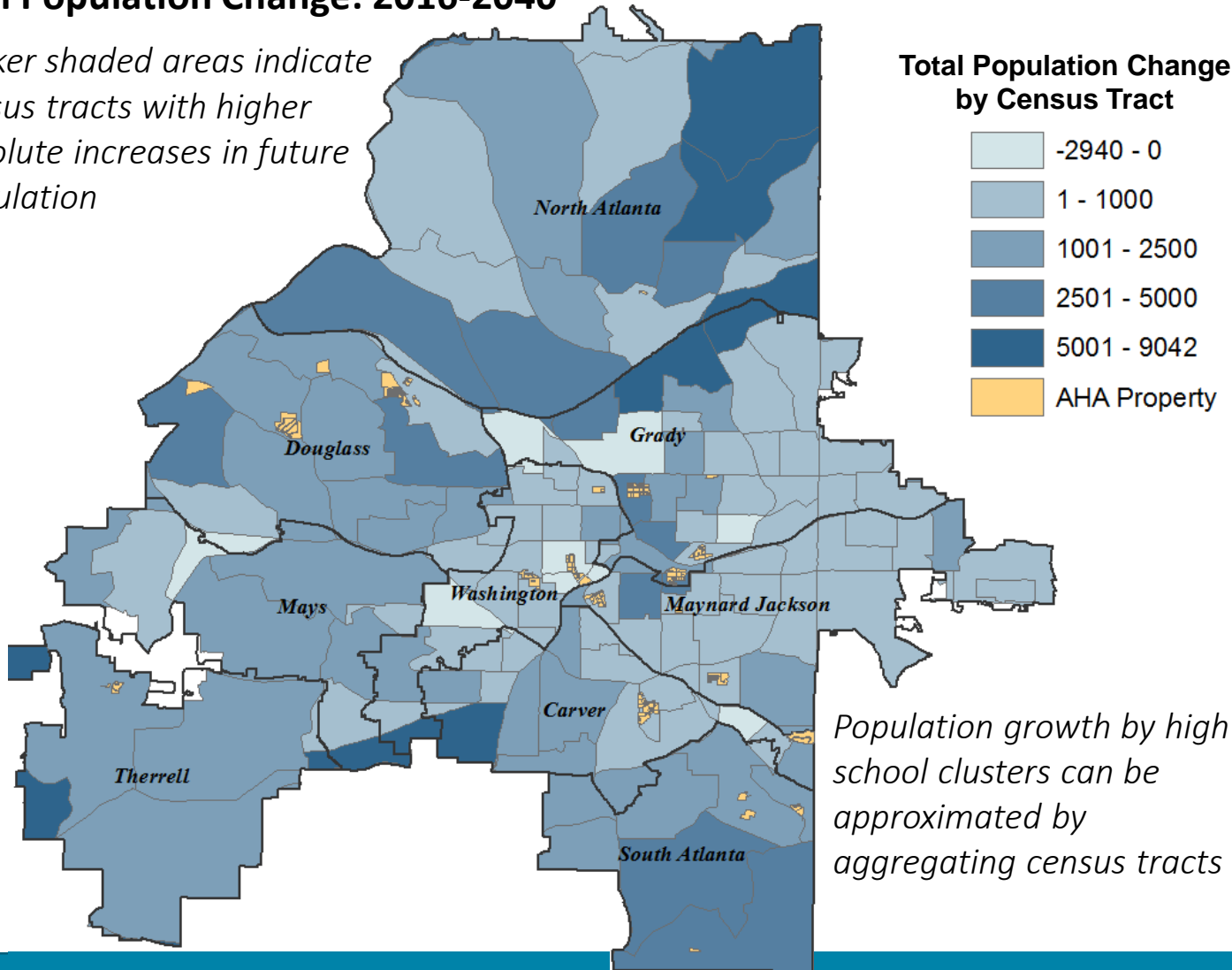
Preliminary Takeaways/Conclusions

- Recently updated ARC population forecasts:
 - Predict a substantial increase in City-wide population growth compared to recent decades
 - Indicate continued pressure on APS attendance zones that have experienced past enrollment growth (e.g. North Atlanta and Grady)
 - Suggest the potential for higher growth rates in other parts of the district that have experienced less development in the recent past (e.g. South Atlanta, Therrell, Mays, Carver)
- New housing constructed in Atlanta over the past decade has not been the most important factor impacting recent APS enrollment
 - Multifamily apartments have accounted for the majority of Atlanta's new housing and population growth since 2010
 - To date those **apartments** built and occupied since 2010 have, overall, had a relatively small impact on school-aged children. **Average: < 3 APS students per 100 units**
 - *This is an average based on more than 26,000 units – individual properties can be outliers*
- **Student Yields** by housing types and values reflect/confirm demographic characteristics of the student population
 - Highest student yields are derived from lower cost units, both single- and multi-family, owner and renter housing
 - Higher incidence of APS students living in affordable/assisted rental housing compared to market rate rentals
 - Total APS enrollment and the future locations of APS enrollment will be influenced by the City's success (or failure) in supplying more affordable housing, particularly for families

Current ARC Population Forecast for Atlanta

Total Population Change: 2016-2040

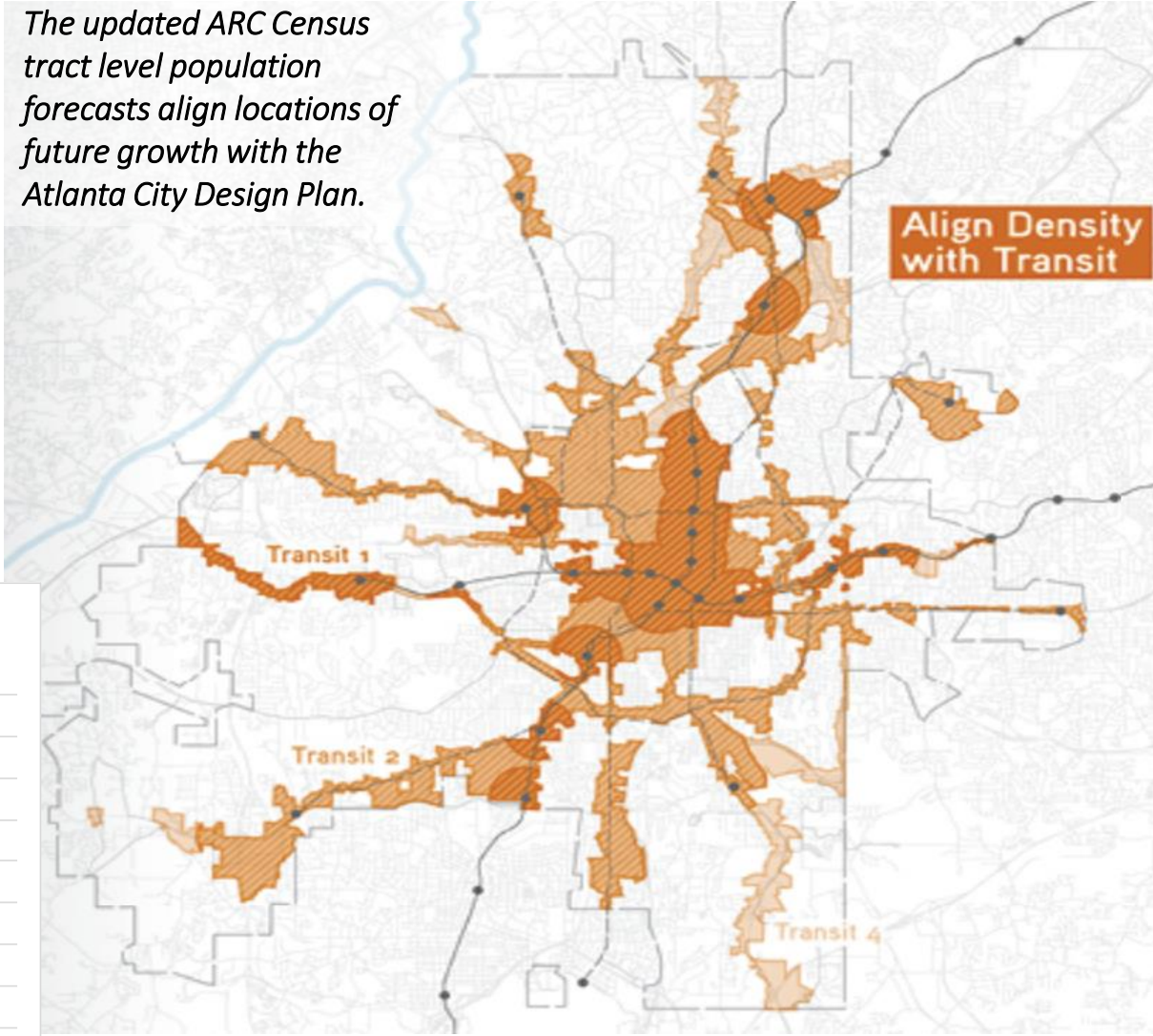
Darker shaded areas indicate census tracts with higher absolute increases in future population



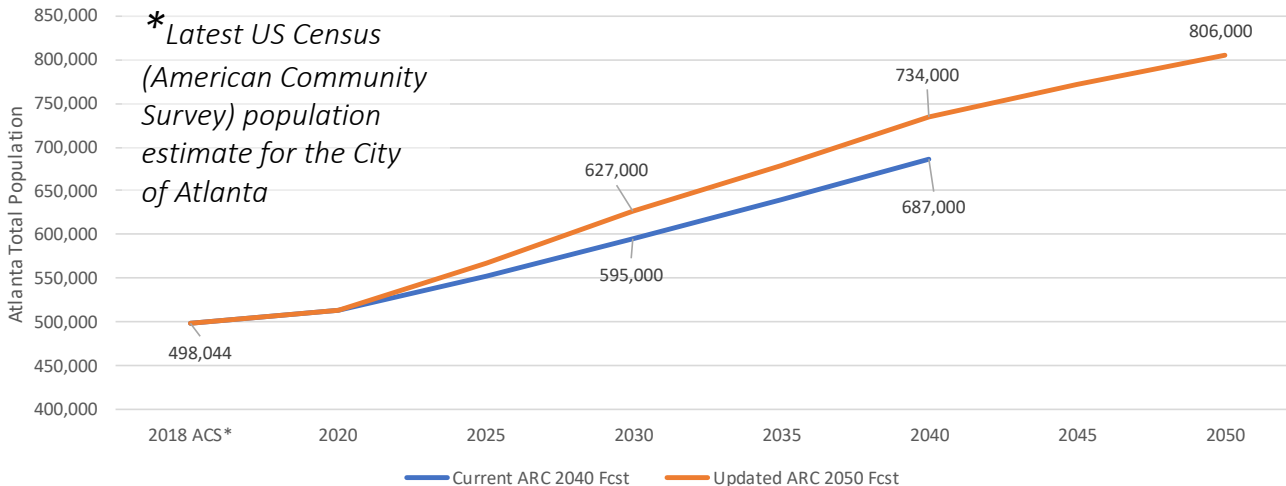
- ARC's current population forecast expects the City of Atlanta to add 180,000 residents, reaching a total population of nearly 690,000 by 2040
- That forecast was developed before:
 - Housing affordability became a major factor influencing growth
 - The City adopted the Atlanta City Design Plan
 - Projects such as “the Gulch,” Ft. McPherson, Turner Field, etc. emerged
 - The full impact of the Beltline on housing production, costs, and values became known
 - Atlanta Housing formulated plans to redevelop its former public housing sites and the City prioritized the production of more affordable housing

Updated ARC Population Forecast

- The ARC is in process of updating its census-tract level population forecasts to 2050
- Implications of the new forecast for the City of Atlanta:
 - The City's expected share of future regional growth will increase
 - Atlanta's population is projected to reach 800,000 by 2050
 - Interim year (2030 and 2040) population forecasts have also increased – by roughly 30,000 and 50,000, respectively
 - Locations of future growth are expected to cluster near major corridors and transit

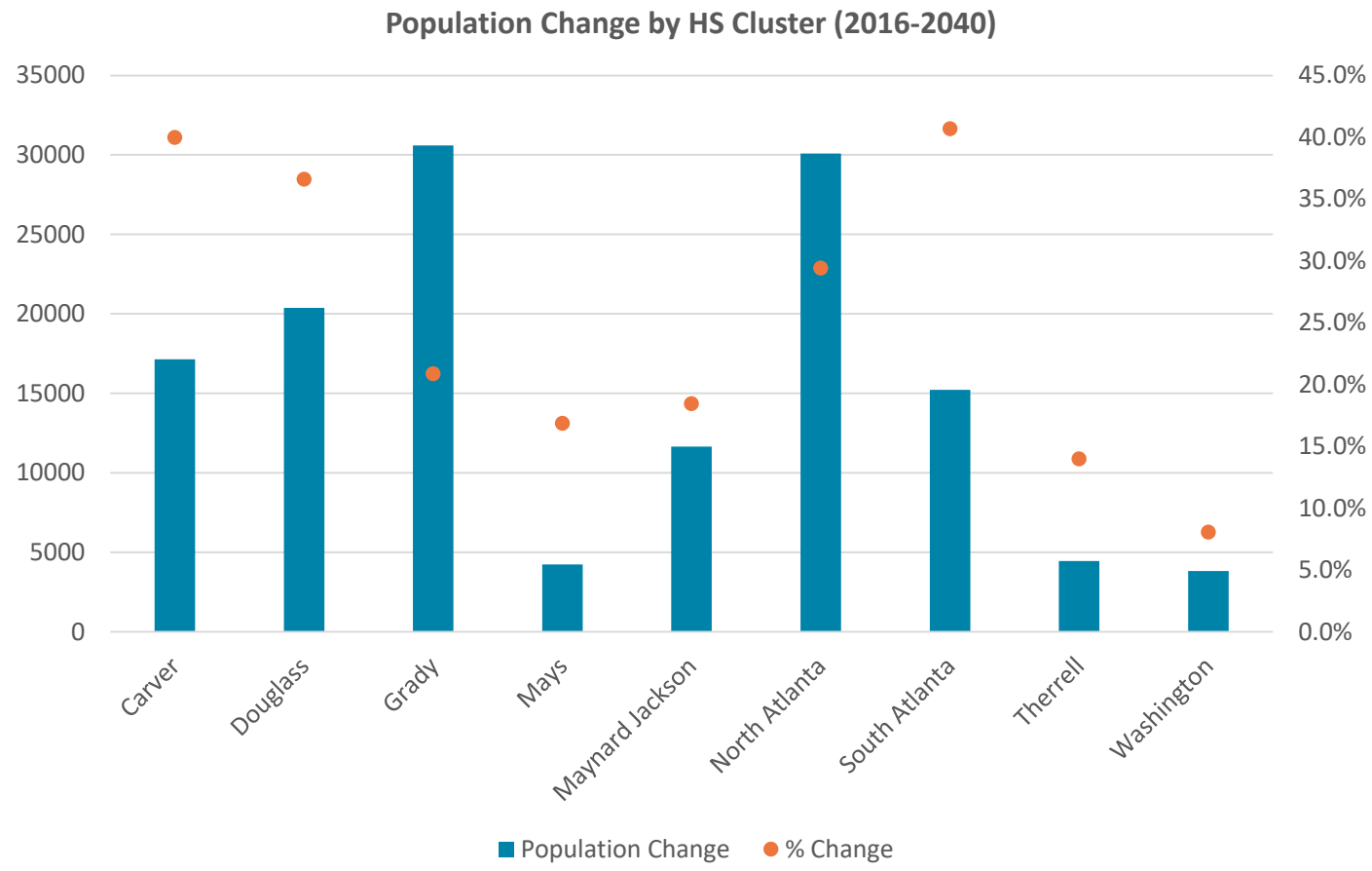


Updated Atlanta Regional Commission 2050 Population Forecast:
City of Atlanta Census Tracts



Current ARC Population Forecast – by HS Cluster

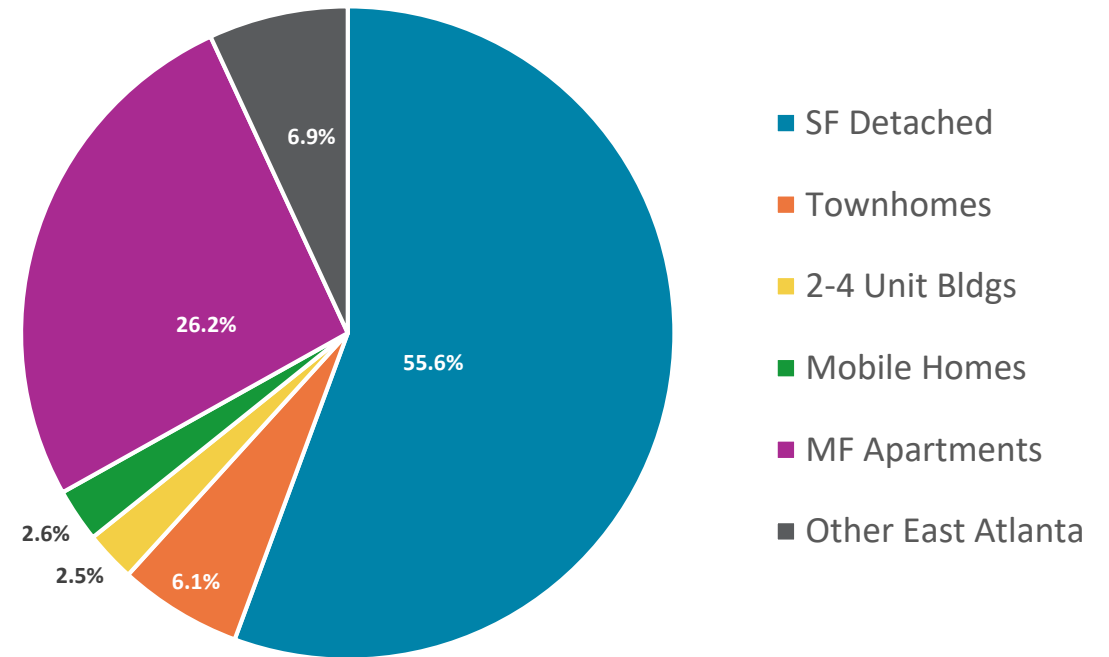
- The geographic distribution of the ARC’s **current** population forecast for Atlanta shows:
 - 44%** of total population change occurs within the North Atlanta, and Grady Clusters
 - 32%** within the South Atlanta, Carver, and Maynard Jackson Clusters
 - The remaining **24%** within the Douglass, Mays, Therrell, and Washington Clusters
- The **new** 2050 forecast:
 - Increases density and concentrates a larger percentage of the City’s population within the existing urban core
 - Forecasts a continuation of historical growth patterns in Northeast and Northwest Atlanta
 - Shifts more growth to the South and Southwest parts of the City



Student Yield Analysis

- Nearly 43,300 APS* students and 5,000 private school students could be linked to the type and value of housing they occupy
 - Fulton and DeKalb data analyzed separately due to different source data
 - 2018-19 enrollment data: the sample captures roughly 85% of all public and 55% of all private-school students
- Summary Findings – Public School Children
 - 55% live in Single-Family homes
 - 26% in multi-family apartments
 - 11% in condos, lofts, mobile homes & other
 - 93% live in the Fulton County portion of the City
 - Housing types for DeKalb students could not be determined to the same detail as APS students living in Fulton Co.

Public School Students by Housing Type (43,270 Students in Sample)



* Based on APS and tax assessment GIS data analysis

APS students include all public-school students attending APS traditional and APS charter schools

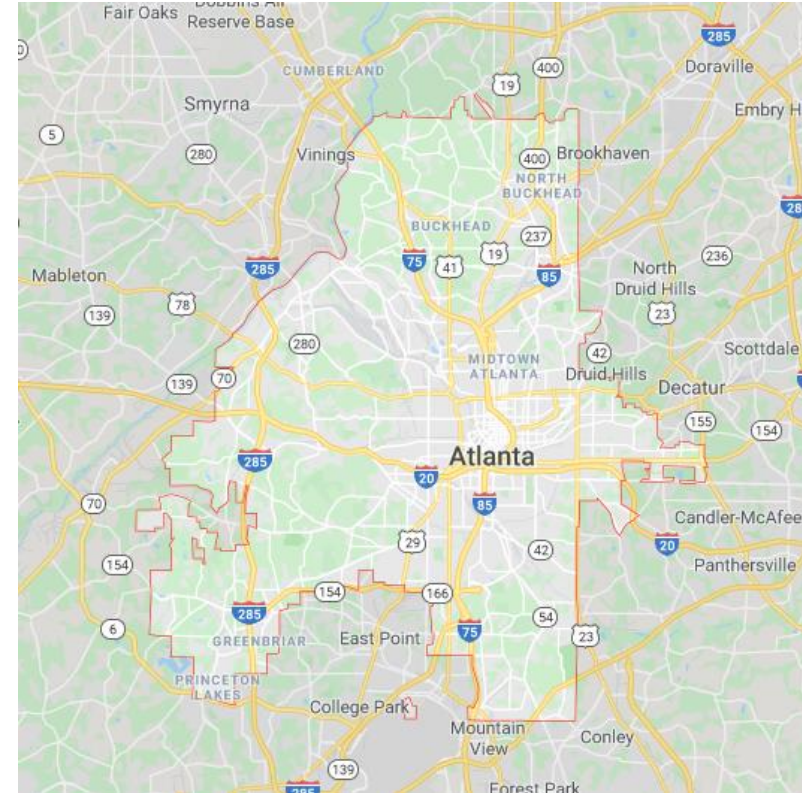
Single-Family Student Yields

Fulton Sample

- 24,070 students in +/- 77,106 total SF detached homes
 - Average yield = 0.3122 APS students/unit across all units
 - Highest yields are from homes valued below \$100,000 (0.367)
 - Lowest yields are from homes valued above \$1.5 million (0.094)
 - Student yields for homes in between those values range between 0.21 and 0.28
 - 67% of APS students who live in single-family homes occupy housing with a taxable full value below \$100,000
 - Average home values occupied by students vary widely by HS cluster
 - Carver, Douglass, South Atlanta, and Washington < \$35,000
 - North Atlanta and Grady > \$600,000

DeKalb Sample

- 2,496 students live in 11,639 SF detached homes (estimated) = 0.214 students per unit, average home value = \$317,400
 - 64% of DeKalb students are in the Maynard Jackson cluster, 33% Grady, 2.4% not indicated



Multifamily Apartment Student Yields

- Total sample size: 119,650 MF units (1,215 properties)
 - 11,340 APS and 90 private school students
- The yield analysis removed vacant, corporate, (college) student and senior housing - reducing the sample to 11,061 students in 100,188 occupied units
 - **Average APS student yield = 0.1104 students/housing unit** across all occupied apartments in all building types
 - **APS Students typically live in older/lower priced units**
 - 40% of APS students live in properties which contain a % of affordable/assisted units
 - 49% of APS students live in properties where the average rent is under \$1,000/month
 - 59% of APS students live in properties where the average rent is under \$1.25/SF
 - Only 2.6% of APS students live in apartments where the average rent is more than \$2.00/SF
 - 63% of APS students live in properties **built before 1980: Average yield = 0.21 students/housing unit**
 - 6.5% of APS student who live in apartments, live in units **built since 2010: Average yield = 0.027 students/housing unit**
 - 26,100 Atlanta apartments (24% of the City's total) have been built and occupied since 2010

Douglass, Mays, South Atlanta, & Therrell (14,400 occupied apartments): **Average student yield = 0.34 students/housing unit**

North Atlanta & Grady (67,200 occupied apartments): **Average student yield = 0.05 students/housing unit**

Other Housing Types / Private Schools

Townhomes

- 2,644 APS students in 6,554 total townhomes – average yield = 0.4034 students per unit across all townhome units

2-4 Unit Buildings

- 1,086 students in 8,082 housing units - average yield = 0.1344 per unit

Condos, Lofts and Co-ops

- 1,226 students (average yield not calculated)

Mobile Homes

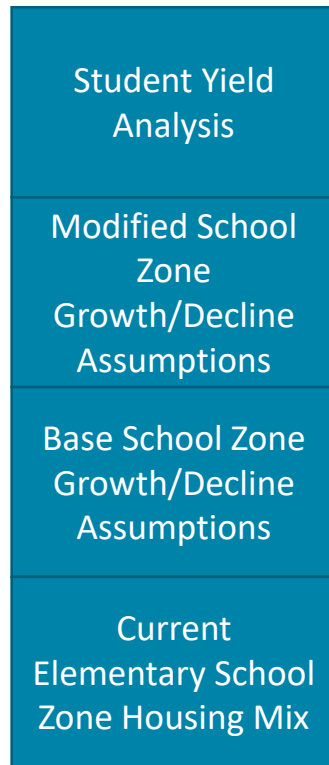
- 280 students in 1,182 Units - average yield = 0.2369 per unit

Private Schools

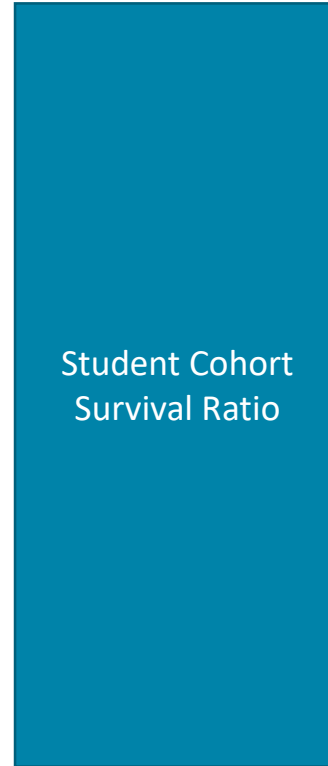
- Of the total number of Atlanta resident students attending private schools during the 2018-19 school year, +/- 4,950 could be linked to specific housing types using GIS
- Of this sample:
 - Identified private school students attended 53 different schools
 - 86% live in the North Atlanta Cluster
 - 6% live in the Grady Cluster
 - 8% live in the remaining clusters

School Enrollment Forecast Methodology

Housing + Demographic Enrollment Projection



+



=



Agenda



Springdale Park ES

Introduction & Objectives

Scope & Flow

Progress to Date

Planning Guardrails

Current Capacity

Enrollment Forecast

➤ Conclusion

Next Steps

Retreat Objectives

1 Finalize Goals and Review Input from Session Set One

Receive Board Input on Goals

Review Input from Community Set One

Share Discussions with Other External Entities

2 Agree on Planning Guardrails

Present Planning Guardrails
(Guidelines, Working Premises and Policies)

Review their Application to Current Capacity Model

Establish the Planning Guardrails

3 Present Approach to Enrollment Forecast

Student Yield Drivers

Models

Input

Retreat Objectives – Sign Off

- Goals
- Components of School/Site Capacity Calculation
 - Classroom Size
 - Pre-K – All elementary schools have one classroom?
 - PEC – Every school and/or one location to serve entire district or cluster?
 - Flex Space Allocation
 - Wraparound Services
- Methodology for calculating School/Site Capacity
 - Maintaining Charter Schools
- Methodology of Enrollment Forecast
 - 2 Models (high and low)
 - Only forecasting APS traditional and Partner (Maintaining Charter, no Private)
- Working Premises
- Prompts Forthcoming

Next Steps



Community Conversation Schedule

Facilities Master Planning Community Conversation Schedule

Updated: 10/18/2019

Topic	Proposed Date	Time	Location	Cluster	Address	Type	Status
Existing Context	Friday, August 30, 2019	9:00 am - 1:00 pm	CLL		130 Trinity Ave, SW 30303	BOE Retreat: 9am-1pm	Complete
	Wednesday, October 2, 2019	6:00 - 8:00 pm	Mays	Mays	3450 Benjamin E. Mays Dr., SW 30331	Regional 6-8pm	Complete
	Wednesday, October 16, 2019	6:00 - 8:00 pm	Sutton Main	North Atlanta	2875 Northside Dr., NW 30305	Regional 6-8pm	Complete
	Thursday, October 17, 2019	6:00 - 8:00 pm	King MS	Jackson	545 Hill St., 30312	Regional 6-8pm	Complete
	Wednesday, October 23, 2019	6:00 - 8:00 pm	South Atlanta	South Atlanta	800 Hutchins Rd., SE 30315	Regional 6-8pm	Confirmed
Guidelines, Current and Forecasting	Thursday, November 14, 2019	9:00 am - 1:00 pm	CLL		130 Trinity Ave, SW 30303	BOE Retreat: 9am-1pm	Confirmed
	Wednesday, January 8, 2020	6:00 - 8:00 pm	BEST/CSK	Douglass	1190 Northwest Dr., NW 30318	Regional 6-8pm	Pending
	Wednesday, January 15, 2020	6:00 - 8:00 pm	Inman	Grady	774 Virginia Ave., NE 30306	Regional 6-8pm	Pending
	Thursday, January 16, 2020	6:00 - 8:00 pm	Therrell	Therrell	3099 Panther Trail, SW 30311	Regional 6-8pm	Pending
	Wednesday, January 22, 2020	6:00 - 8:00 pm	Washington	Washington	45 Whitehouse Dr., NW 30314	Regional 6-8pm	Pending
Draft of Recommended School Options	Thursday, January 30, 2020	9:00 am - 4:00 pm	CLL		130 Trinity Ave, SW 30303	BOE Retreat: 9am-4pm	Confirmed
	Wednesday, March 4, 2020	6:00 - 8:00 pm	South Atlanta	South Atlanta	800 Hutchins Rd., SE 30315	Cluster 6-8pm	Pending
	Wednesday, March 11, 2020	6:00 - 8:00 pm	John Lewis	Douglass	225 Hamilton E. Holmes Dr., NW 30318	Cluster 6-8pm	Pending
	Thursday, March 12, 2020	6:00 - 8:00 pm	Jackson	Jackson	801 Glenwood Ave., SE 30316	Cluster 6-8pm	Pending
	Wednesday, March 18, 2020	6:00 - 8:00 pm	Sutton Main	North Atlanta	2875 Northside Dr., NW 30305	Cluster 6-8pm	Pending
	Wednesday, March 25, 2020	6:00 - 8:00 pm	Mays	Mays	3450 Benjamin E. Mays Dr., SW 30331	Cluster 6-8pm	Pending
	Wednesday, April 1, 2020	6:00 - 8:00 pm	Bunche	Therrell	1925 Niskey Lake Rd., SW 30331	Cluster 6-8pm	Pending
	Thursday, April 2, 2020	6:00 - 8:00 pm	Grady	Grady	929 Charles Allen Dr., NE 30309	Cluster 6-8pm	Pending
	Wednesday, April 15, 2020	6:00 - 8:00 pm	Sylvan	Carver	1461 Sylvan Rd., SW 30310	Cluster 6-8pm	Pending
	Thursday, April 16, 2020	6:00 - 8:00 pm	Brown	Washington	765 Peebles St., SW 30310	Cluster 6-8pm	Pending
	Thursday, April 30, 2020	9:00 am - 4:00 pm	CLL		130 Trinity Ave, SW 30303	BOE Retreat: 9am-4pm	Confirmed
First Read of Final Recommendations	Monday, May 4, 2020	6:00 PM	CLL		130 Trinity Ave, SW 30303	BOE Meeting	Pending
Second Read & Vote of Final Recommendations	Monday, June 1, 2020	6:00 PM	CLL		130 Trinity Ave, SW 30303	BOE Meeting	Pending

Note: draft schedule & is subject to change

Appendix



Appendix



➤ Input from Community Set 1

Capacity Calculation Details

Appendix



Springdale Park ES

Input from Community Set 1

➤ Capacity Calculation Details

Non-Core Classrooms

Based on the APS Local Facilities Plan, the following non-core classrooms were reported to be the most common among their respective school types.

Elementary Schools	
Discipline	% of Schools with Program
Music	97%
Art	89%
PEC	88%
Media	84%
Computer	78%
Gym	75%





Middle Schools	
Discipline	% of Schools with Program
Music	100%
Art	91%
Business Lab	82%
Gym	82%
Health	82%
PEC	82%
Technology Lab	73%
Auditorium	64%
Computer Lab	64%

High Schools	
Discipline	% of Schools with Program
Competition Gym	100%
Practice Gym	100%
Art	89%
Health	89%
JROTC	89%
Music	78%
PEC	67%
Auditorium	56%
Computer Lab	56%

Capacity vs. Enrollment - Elementary

Cluster	School Name	School Capacity	2019-2020 Enrollment	Administrative Transfers Living in Zone/Cluster	Charter Students Living in Zone/Cluster	Private School Students Living in Zone/Cluster	2018-2019 Total Students Living in Zone Not Attending School
		Carver	Finch	667	365	55	91
Gideons	508		326	67	77	4	148
Perkerson	468		360	57	133	10	200
SlaterES	588		500	89	164	29	282
Thomasville	588		331	33	53	30	116
Douglass	Boyd	428	440	42	159	1	202
	FL Stanton	272	228	52	63	5	120
	Harper Archer	907	645	71	72	1	144
	Scott	468	363	42	72	6	120
	Usher-Collier	691	402	65	89	5	159
	Woodson Park	588	626	78	116	6	200
Grady	Hope-Hill	452	338	47	234	22	303
	Mary Lin	736	708	10	8	77	95
	Morningside	776	947	8	13	197	218
	Springdale Park	736	783	6	13	156	175
Mays	Beecher Hills	312	286	28	65	6	99
	Cascade	348	401	35	39	3	77
	Miles	608	531	97	146	5	248
	West Manor	237	278	29	46	5	80
	Peyton Forest	392	428	39	88	2	129

Based on APS Enrollment Data, this chart represents the breakdown of those students reported as living in the zone and not attending the school within that zone.

COLOR INDEX	
	Enrollment greater than the Capacity
	Enrollment greater than 85% of the Capacity
	Enrollment is Stable - Greater than 50% Less than 85%
	Enrollment less than 50% of the Capacity

Capacity vs. Enrollment - Elementary

Cluster	School Name	School Capacity	2019-2020 Enrollment	Administrative Transfers Living in Zone/Cluster	Charter Students Living in Zone/Cluster	Private School Students Living in Zone/Cluster	2018-2019 Total Students Living in Zone Not Attending School
Jackson	Benteen	531	245	24	48	6	78
	Burgess-Peterson	756	483	13	106	21	140
	Dunbar	392	341	52	104	1	157
	Obama	528	282	27	62	1	90
	Parkside	571	526	60	491	65	616
	Toomer	408	445	43	644	48	735
Therrell	Continental Colony	471	428	48	41	1	90
	Deerwood Academy	691	618	48	138	17	203
	Fickett	711	510	50	90	19	159
	Kimberly	511	392	68	51	5	124
North Atlanta	Bolton	671	534	23	95	48	166
	Brandon-ES	717	447	8	39	215	262
	Brandon-Primary	576	506	8	40	215	263
	Garden Hills	676	458	13	22	214	249
	Jackson Primary	346	316	4	14	232	250
	Jackson Elem	666	338	5	14	232	251
	Rivers	1,015	743	30	42	216	288
	Smith Intermediate	615	464	6	48	136	190
Smith ES	539	436	6	48	136	190	





Based on APS Enrollment Data, this chart represents the breakdown of those students reported as living in the zone and not attending the school within that zone.

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	Enrollment is Stable - Greater than 50% Less than 85%
	Enrollment less than 50% of the Capacity

Capacity vs. Enrollment - Elementary

Cluster	School Name	School Capacity	2019-2020 Enrollment	Administrative Transfers Living in Zone/Cluster	Charter Students Living in Zone/Cluster	Private School Students Living in Zone/Cluster	2018-2019 Total Students Living in Zone Not Attending School
South Atlanta	Cleveland	511	306	26	58	1	85
	Dobbs	731	434	44	121	11	176
	Heritage Academy	588	430	39	97	2	138
	Humphries	292	251	53	43	2	98
	Hutchinson	571	404	32	81	1	114
Washington	MA Jones	711	486	64	164	4	232
	Tuskegee	751	566	76	194	12	282





Based on APS Enrollment Data, this chart represents the breakdown of those students reported as living in the zone and not attending the school within that zone.

COLOR INDEX	
	Enrollment greater than the Capacity
	Enrollment greater than 85% of the Capacity
	Enrollment is Stable - Greater than 50% Less than 85%
	Enrollment less than 50% of the Capacity

Capacity vs. Enrollment - Middle

Cluster	School Name	BASE CLASSROOM CAPACITY					2018-2019 Total Students Living in Zone Not Attending School
		School Capacity	2019-2020 Enrollment	Administrative Transfers Living in Zone/Cluster	Charter Students Living in Zone/Cluster	Private School Students Living in Zone/Cluster	
Washington	Brown	1,157	409	56	154	7	217
Therrell	Bunche	962	988	59	173	40	272
Grady	Inman	905	1,125	12	90	332	434
Jackson	King	919	846	68	640	81	789
Douglass	Lewis Academy	1,670	964	274	233	20	527



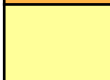

Based on APS Enrollment Data, this chart represents the breakdown of those students reported as living in the zone and not attending the school within that zone.

COLOR INDEX	
	Enrollment greater than the Capacity
	Enrollment greater than 85% of the Capacity
	Enrollment is Stable - Greater than 50% Less than 85%
	Enrollment less than 50% of the Capacity

Capacity vs. Enrollment - Middle

Cluster	School Name	BASE CLASSROOM CAPACITY					2018-2019 Total Students Living in Zone Not Attending School
		School Capacity	2019-2020 Enrollment	Administrative Transfers Living in Zone/Cluster	Charter Students Living in Zone/Cluster	Private School Students Living in Zone/Cluster	
S. Atlanta	Long	979	780	57	192	11	260
Carver	Price	785	391	27	89	2	118
N. Atlanta	Sutton (Northside)	1,682	1,076	6	81	480	567
	Sutton (Powers Ferry)	1,229	579	7	81	872	960
Carver	Sylvan Hills	919	528	58	123	13	194
Mays	Young	1,044	825	100	186	11	297





Based on APS Enrollment Data, this chart represents the breakdown of those students reported as living in the zone and not attending the school within that zone.

COLOR INDEX	
	Enrollment greater than the Capacity
	Enrollment greater than 85% of the Capacity
	Enrollment is Stable - Greater than 50% Less than 85%
	Enrollment less than 50% of the Capacity

Capacity vs. Enrollment - High

Cluster	School Name	BASE CLASSROOM CAPACITY					2018-2019 Total Students Living in Zone Not Attending School
		School Capacity	2019-2020 Enrollment	Administrative Transfers Living in Zone/Cluster	Charter Students Living in Zone/Cluster	Private School Students Living in Zone/Cluster	
Carver	Carver	1,769	913	141	146	21	308
	Douglass	2,056	1,016	446	196	45	687
Grady	Grady	1,397	1,469	24	45	402	471
Jackson	Jackson	1,581	1,340	67	242	85	394
Mays	Mays	1,918	1,233	115	155	21	291
North Atlanta	North Atlanta	2,712	2,134	14	141	1794	1949
South Atlanta	South Atlanta	1,742	809	113	119	20	252
Therrell	Therrell	1,512	850	138	145	43	326
Washington	Washington	1,642	731	131	156	28	315

Based on APS Enrollment Data, this chart represents the breakdown of those students reported as living in the zone and not attending the school within that zone.





COLOR INDEX	
	Enrollment greater than the Capacity
	Enrollment greater than 85% of the Capacity
	Enrollment is Stable - Greater than 50% Less than 85%
	Enrollment less than 50% of the Capacity

Capacity vs. Enrollment – Alternate Grade Arrangement Schools

Cluster	School Name	BASE CLASSROOM CAPACITY					2018-2019 Total Students Living in Zone Not Attending School
		School Capacity	2019-2020 Enrollment	Administrative Transfers Living in Zone/Cluster	Charter Students Living in Zone/Cluster	Private School Students Living in Zone/Cluster	
Citywide	BEST	783	278	*	*	*	*
	C.S. KING	783	334	*	*	*	*
Grady	Centennial Place	406	805	59	81	56	196
Washington	Hollis	571	725	126	136	6	262

Based on APS Enrollment Data, this chart represents the breakdown of those students reported as living in the zone and not attending the school within that zone.

BEST Academy and C.S King do not have assigned zone.

COLOR INDEX	
	Enrollment greater than the Capacity
	Enrollment greater than 85% of the Capacity
	Enrollment is Stable - Greater than 50% Less than 85%
	Enrollment less than 50% of the Capacity