

Atlanta Public Schools

FACILITIES MASTER PLANNING

Regional Community Conversations: Guardrails, Current and Future

Wednesday, January 8th, 2020
6:00 – 8:00 PM
BEST/CS King

Wednesday, January 15th, 2020
6:00 – 8:00 PM
Inman Middle School

Thursday, January 16th, 2020
6:00 – 8:00 PM
Therrell High School

Wednesday, January 22nd, 2020
6:00 – 8:00 PM
Washington High School

Objectives

1

Goals and Input from
Session Set One

2

Planning Guardrails

3

Approach to Enrollment
Forecast

Agenda



Springdale Park ES

➤ Introduction

Scope & Flow

Progress to Date

Planning Guardrails

Current Capacity

Enrollment Forecast

Question and Answer

Next Steps

Facilities Master Planning Team



SIZEMORE GROUP
Planning



BLEAKLY ADVISORY GROUP
Real Estate and Demographic Analysis



SYCAMORE CONSULTING
Engagement



HL STRATEGY
Communications

Agenda



Springdale Park ES

Introduction

➤ **Scope & Flow**

Progress to Date

Planning Guardrails

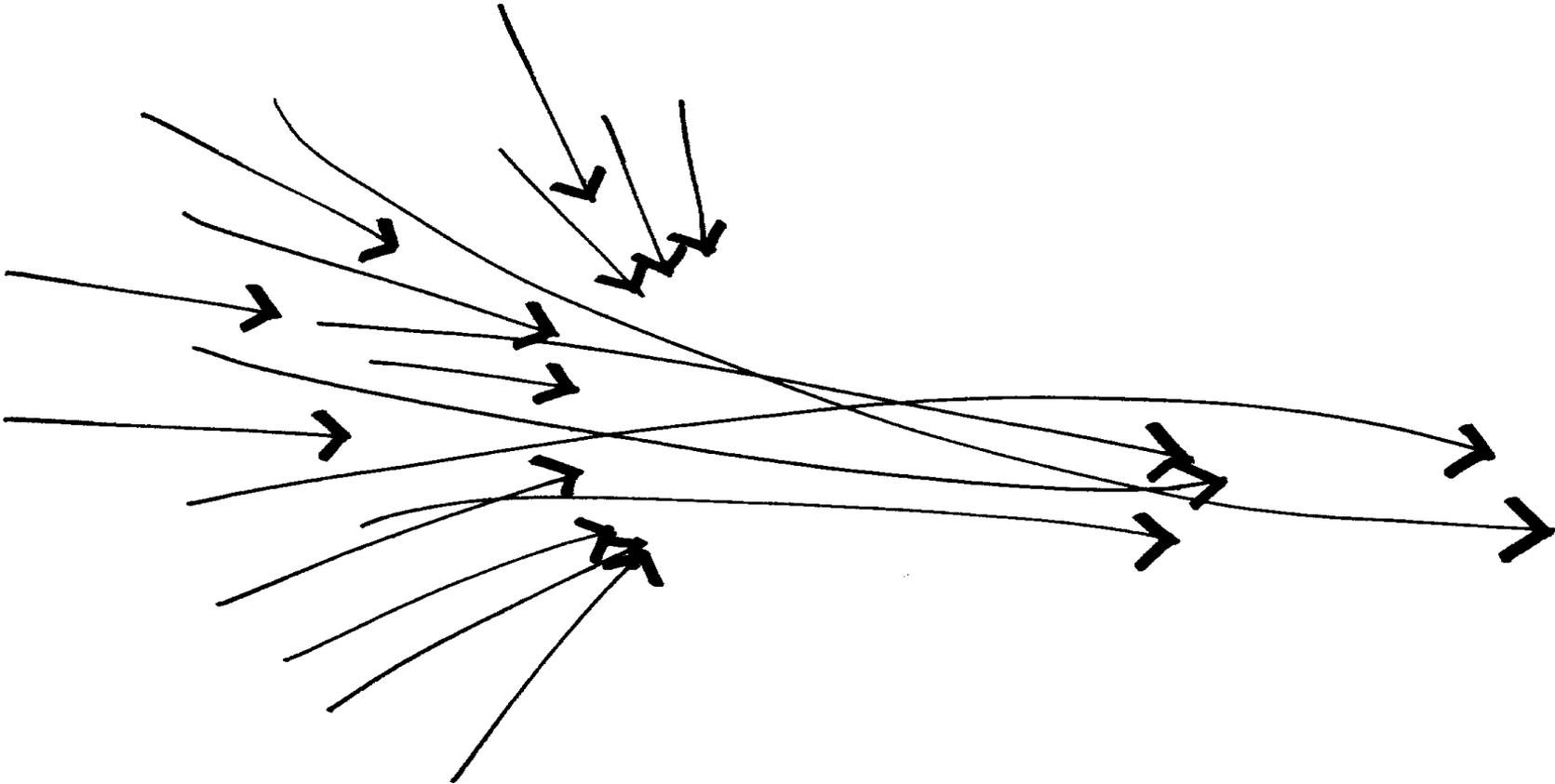
Current Capacity

Enrollment Forecast

Conclusion

Next Steps

Facilities Master Planning for APS



Strategic

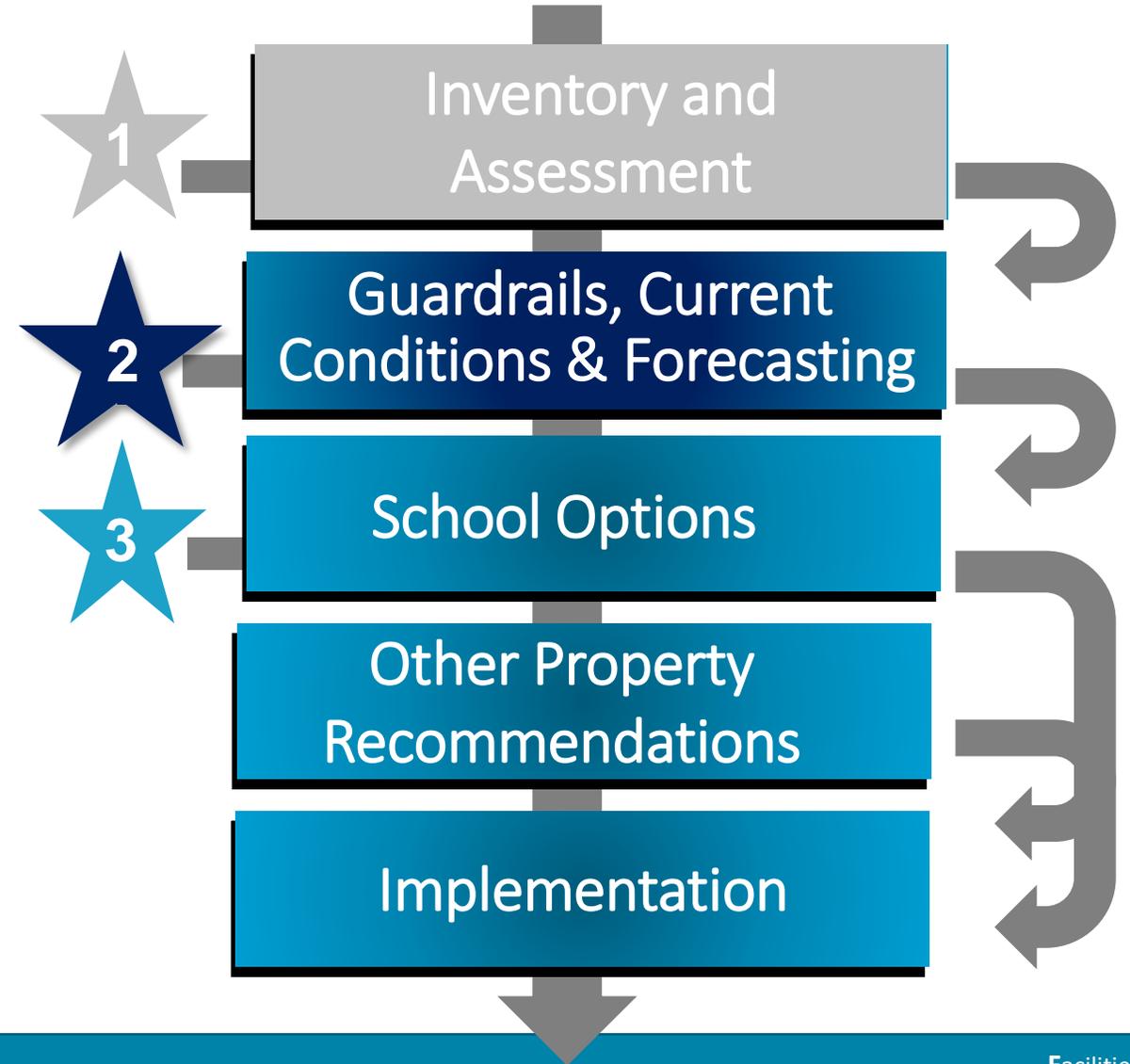
Cluster

School

Capital Project

Scope & Flow

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



Agenda



Springdale Park ES

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Scope & Flow

➤ Progress to Date

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Progress to Date

OBJECTIVE:

To review input on goals

To review input from Community Conversation Set One

Share discussions with external entities



Facilities Master Plan Goals - Draft

The planning for this project is guided by these goals:

To equitably create innovative, sustainable, flexible, and efficient environments.

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

To equitably distribute instructional space among facilities.

To equitably align property use, disposition, and acquisition with APS values and priorities while exploring alternative opportunities for the usage of facilities.

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

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

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➤ **Planning Guardrails**

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Planning Guardrails (Guidelines, Working Premises & Policies)

OBJECTIVE:

Present Key Guidelines, Working Premises, & Policies

Review Methodology



Planning Guidelines

1. Class Size

For facilities, the planning team will calculate APS capacity using the AVERAGES below:

- 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. Additional grade level configurations will be considered as proposed by the administration.

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

These planning guidelines do not contemplate closing or splitting schools solely because they are smaller or larger than the designated range.

4. Site Size

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

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

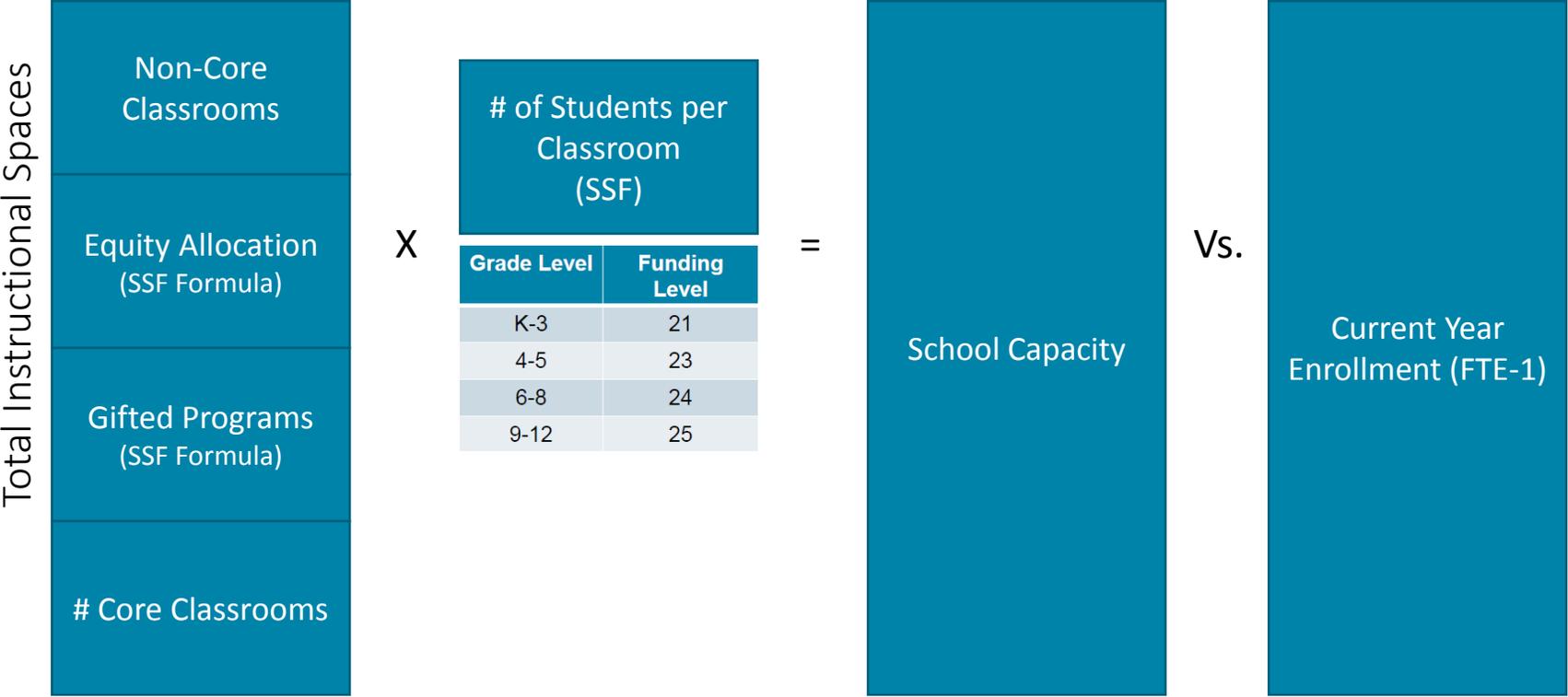
Methodology - Equitable School

How School Capacity is Calculated:

The total number of Instructional Units remaining after excluding the non-core classrooms, Equity Allocation (Psychological and Social support), and Gifted Programs multiplied by the number of students per classroom. The number of students per classroom is determined using the Funding Level numbers used for each respective grade level.

This result is then compared to the Current Year Enrollment (FTE-1) to determine whether a school is Over Capacity, Approaching Capacity, or Under Capacity

Note: Capacity for Charter Schools is set by the specific charter agreement with APS



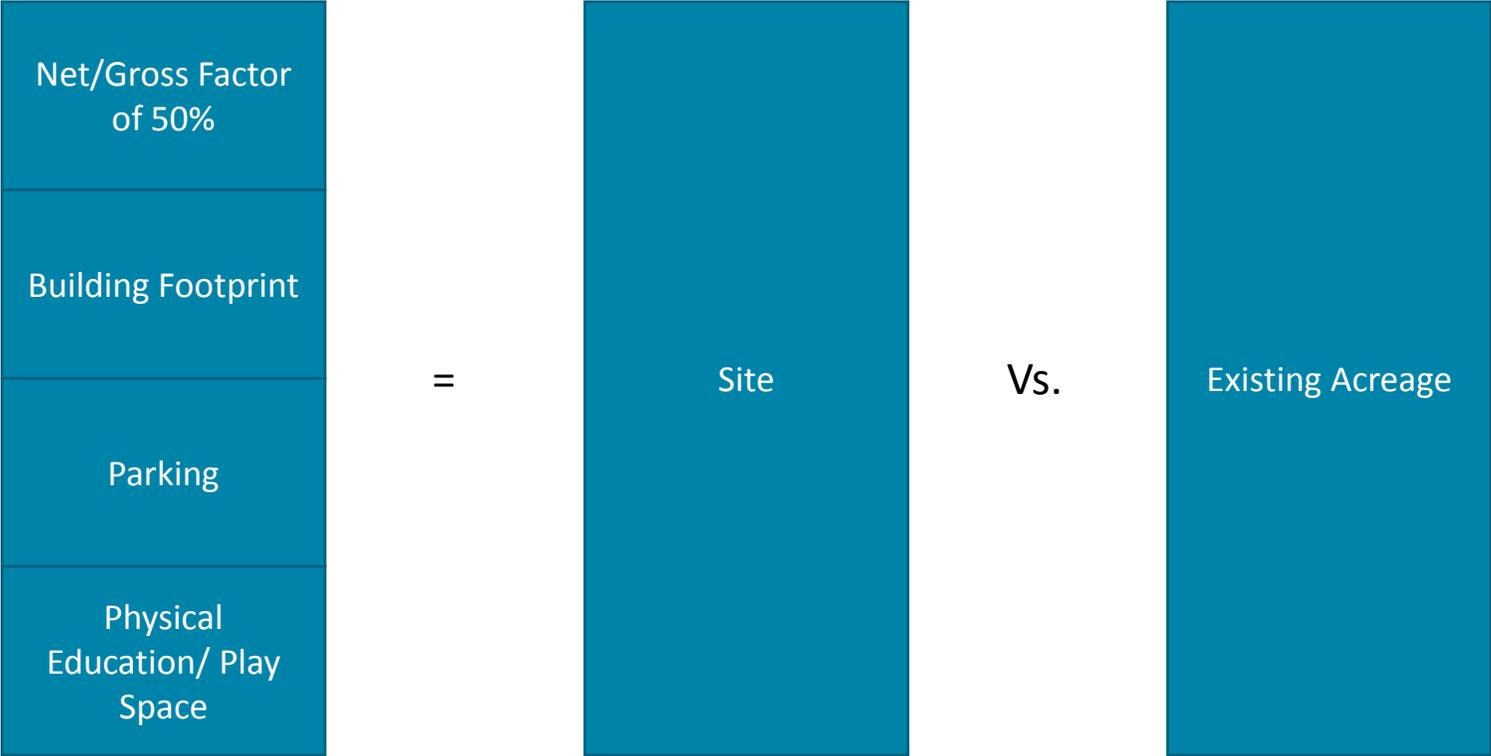
Note: # Core Classrooms assumes spaces are used as originally intended/designed

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 is set by the specific charter agreement with APS



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. Rezoning cluster boundaries is not outside of the realm of possibility. However, it has not been identified as a priority for the Facilities Master Plan.

The Policy of “Administrative Transfers” will remain, but the facilities will be planned on 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.

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>)*

JBCCA-R(2) – Administrative Transfers

Schools at 90% or above of the facility's planning capacity based upon the anticipated future enrollment are ineligible to accept school choice transfers for the following school year. If enrollment growth projections show that a school will reach or exceed 90% capacity within any school year in which a transfer is valid, that school is ineligible to accept school choice transfers. Schools below 90% of the facility's planning capacity may be ineligible to accept transfers based on the number of teachers allocated to the school and the state class size maximums.

Agenda



Springdale Park ES

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Current Capacity

OBJECTIVE:

Illustrate application of the Planning Guardrails on current school's enrollment



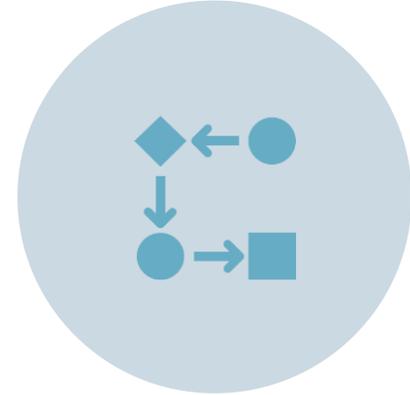
Recurring Themes



BASELINE

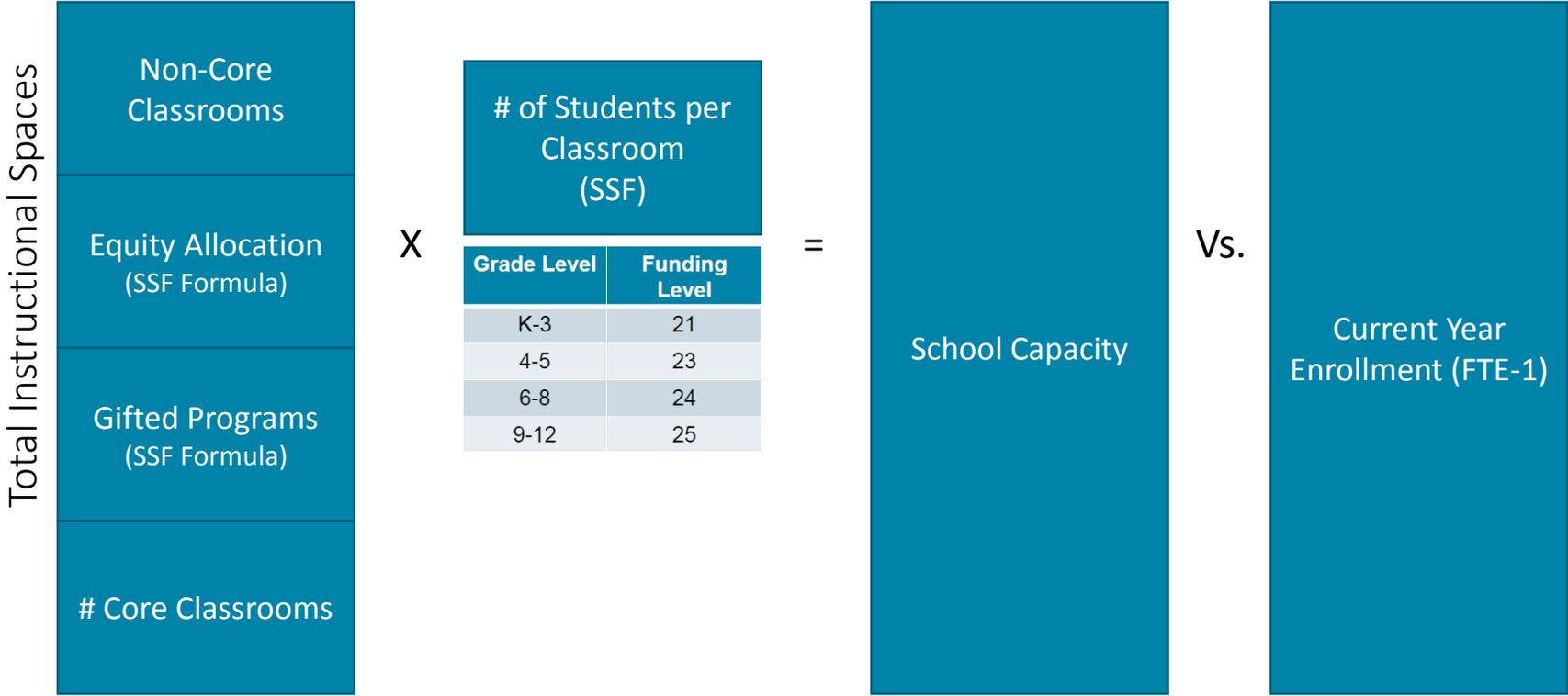


EQUITY



FLEXIBILITY

Current Capacity Model Methodology



Note: # Core Classrooms assumes spaces are used as originally intended/designed

DRAFT -Capacity vs. Enrollment – Elementary (K-5)

Cluster	School Name	BASE CLASSROOM CAPACITY			2019-2020 Total Students Living in Zone Not Attending Zoned School
		School Capacity	2019-2020 Enrollment (Modified FTE-1)	% FILL (ENROLLMENT/CAPACITY)	
Carver	Finch	758	360	48%	149
	Gideons	693	328	47%	128
	Perkerson	541	364	67%	182
	SlaterES	780	505	65%	263
	Thomasville	780	329	42%	84
Douglass	Boyd	495	442	89%	193
	FL Stanton	299	224	75%	121
	Harper Archer	998	638	64%	138
	Scott	542	361	67%	131
	Usher-Collier	747	400	54%	182
	Woodson Park	780	617	79%	166
Grady	Hope-Hill	497	336	68%	347
	Mary Lin	693	708	102%	96
	Morningside	737	946	128%	225
	Springdale Park	693	782	113%	167

Note: **2019-2020 Enrollment** provided by APS Demographics Department. Enrollment reflects adjustments made to reflect students enrolled in alternative programs. Hence title – Modified FTE-1.

2019-2020 Total Students Living in Zone Not Attending Zoned School is equal to the total number of administrative transfers, Charter School Students, and Private School Students. All Information provided by APS Demographics.

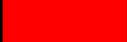
COLOR INDEX	
	Enrollment > 90% of Capacity
	Enrollment Between 75%-90%
	Enrollment between 65%-75%
	Enrollment between 55%-65%
	Enrollment between 45%-55%

DRAFT -Capacity vs. Enrollment – Elementary (K-5)

Cluster	School Name	BASE CLASSROOM CAPACITY			2019-2020 Total Students Living in Zone Not Attending Zoned School
		School Capacity	2019-2020 Enrollment (Modified FTE-1)	% FILL (ENROLLMENT/CAPACITY)	
Jackson	Benteen	579	247	43%	70
	Burgess-Peterson	766	483	63%	142
	Dunbar	412	344	84%	175
	Obama	612	281	46%	83
	Parkside	614	527	86%	583
	Toomer	502	442	88%	748
North Atlanta	Bolton	729	529	73%	166
	Brandon-ES	670	448	67%	287
	Brandon-Primary	520	505	97%	285
	Garden Hills	671	460	69%	276
	Jackson Primary	328	214	65%	309
	Jackson Elem	673	439	65%	307
	Rivers	990	743	75%	281
	Smith Intermediate	578	464	80%	196
	Smith ES	501	436	87%	195
Mays	Beecher Hills	350	286	82%	101
	Cascade	420	401	96%	73
	Miles	695	533	77%	262
	West Manor	180	277	154%	72
	Peyton Forest	419	425	101%	136

Note: **2019-2020 Enrollment** provided by APS Demographics Department. Enrollment reflects adjustments made to reflect students enrolled in alternative programs. Hence title – Modified FTE-1.

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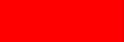
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	Enrollment between 65%-75%
	Enrollment between 55%-65%
	Enrollment between 45%-55%

DRAFT -Capacity vs. Enrollment – Elementary (K-5)

Cluster	School Name	BASE CLASSROOM CAPACITY			2019-2020 Total Students Living in Zone Not Attending Zoned School
		School Capacity	2019-2020 Enrollment (Modified FTE-1)	% FILL (ENROLLMENT/CAPACITY)	
South Atlanta	Cleveland	554	305	55%	74
	Dobbs	788	434	55%	196
	Heritage Academy	678	428	63%	152
	Humphries	427	251	59%	93
	Hutchinson	568	401	71%	112
Washington	MA Jones	764	488	64%	224
	Tuskegee	798	566	71%	262
South Atlanta	Cleveland	554	305	55%	74
	Dobbs	788	434	55%	196
	Heritage Academy	678	428	63%	152
	Humphries	427	251	59%	93
	Hutchinson	568	401	71%	112

Note: **2019-2020 Enrollment** provided by APS Demographics Department. Enrollment reflects adjustments made to reflect students enrolled in alternative programs. Hence title – Modified FTE-1.

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	Enrollment between 55%-65%
	Enrollment between 45%-55%

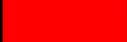
DRAFT - Capacity vs. Enrollment – Middle (6-8)

Cluster	School Name	BASE CLASSROOM CAPACITY			2019-2020 Total Students Living in Zone Not Attending Zoned School
		School Capacity	2019-2020 Enrollment (Modified FTE-1)	% FILL (ENROLLMENT/CAPACITY)	
Washington	Brown	1,194	406	34%	232
Therrell	Bunche	934	982	105%	258
Grady	Inman	576	1,120	194%	427
Jackson	King	904	844	93%	831
Douglass	Lewis Academy	1,786	950	53%	386
S. Atlanta	Long	1,031	780	76%	245

Cluster	School Name	BASE CLASSROOM CAPACITY			2019-2020 Total Students Living in Zone Not Attending Zoned School
		School Capacity	2019-2020 Enrollment (Modified FTE-1)	% FILL (ENROLLMENT/CAPACITY)	
Carver	Price	960	387	40%	125
N. Atlanta	Sutton (Northside)	1,499	1,073	72%	889
	Sutton (Powers Ferry)	995	578	58%	895
Carver	Sylvan Hills	922	530	58%	160
Mays	Young	1,099	818	74%	282

Note: **2019-2020 Enrollment** provided by APS Demographics Department. Enrollment reflects adjustments made to reflect students enrolled in alternative programs. Hence title – Modified FTE-1.

2019-2020 Total Students Living in Zone Not Attending Zoned School is equal to the total number of administrative transfers, Charter School Students, and Private School Students. All Information provided by APS Demographics.

COLOR INDEX	
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	Enrollment Between 75%-90%
	Enrollment between 65%-75%
	Enrollment between 55%-65%
	Enrollment between 45%-55%

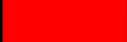
DRAFT - Capacity vs. Enrollment – High (9-12)

Cluster	School Name	BASE CLASSROOM CAPACITY			2019-2020 Total Students Living in Zone Not Attending Zoned School
		School Capacity	2019-2020 Enrollment (Modified FTE-1)	% FILL (ENROLLMENT/C APACITY)	
Carver	Carver	1,550	904	58%	316
Douglass	Douglass	2,064	1,020	49%	451
Grady	Grady	1,275	1,468	115%	522
Maynard Jackson	Jackson	1,413	1,340	95%	399
Mays	Mays	1,875	1,228	65%	319

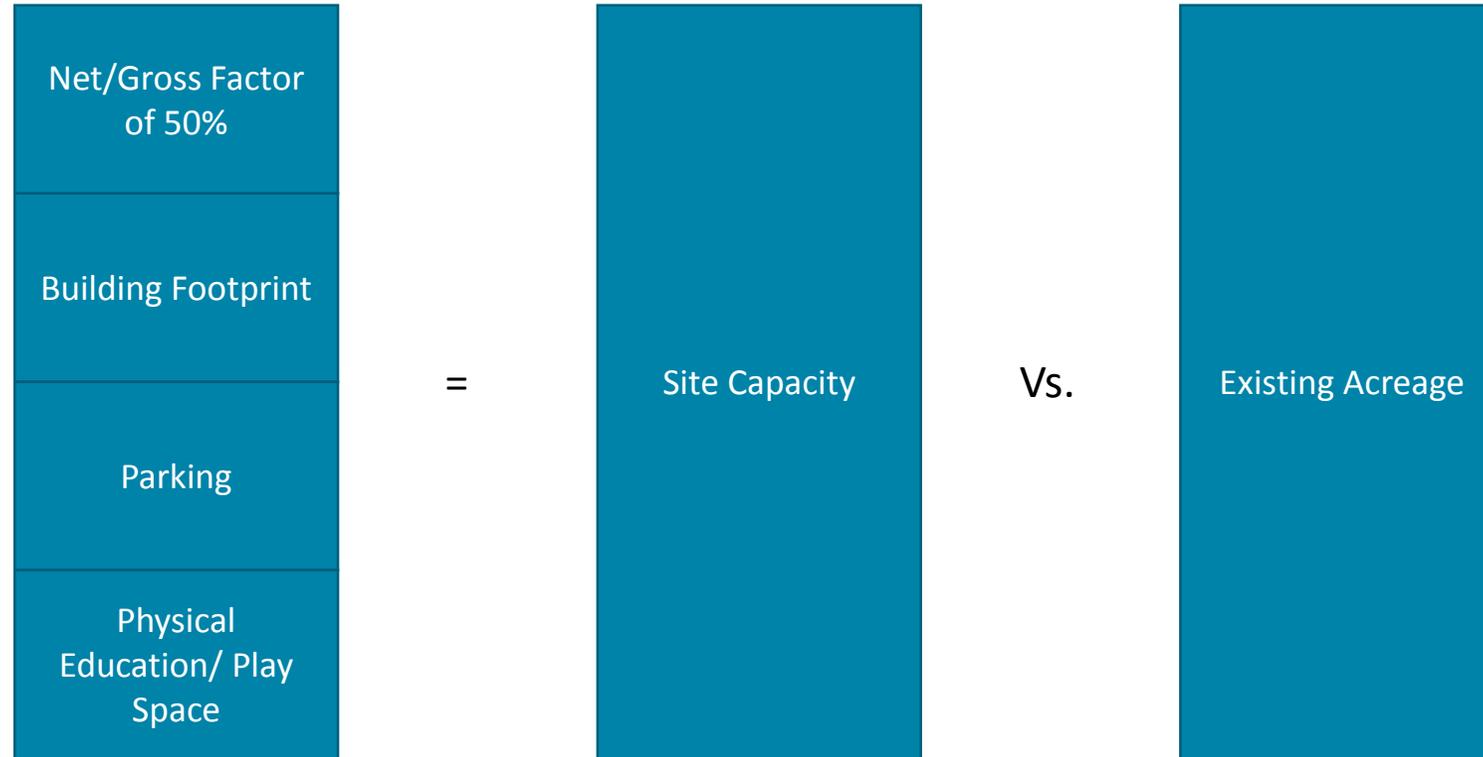
Cluster	School Name	BASE CLASSROOM CAPACITY			2019-2020 Total Students Living in Zone Not Attending Zoned School
		School Capacity	2019-2020 Enrollment (Modified FTE-1)	% FILL (ENROLLMENT/C APACITY)	
North Atlanta	North Atlanta	2,650	2,131	80%	2129
South Atlanta	South Atlanta	1,618	806	50%	251
Therrell	Therrell	1,373	850	62%	336
Washington	Washington	1,633	731	45%	271

Note: **2019-2020 Enrollment** provided by APS Demographics Department. Enrollment reflects adjustments made to reflect students enrolled in alternative programs. Hence title – Modified FTE-1.

2019-2020 Total Students Living in Zone Not Attending Zoned School is equal to the total number of administrative transfers, Charter School Students, and Private School Students. All Information provided by APS Demographics.

COLOR INDEX	
	Enrollment > 90% of Capacity
	Enrollment Between 75%-90%
	Enrollment between 65%-75%
	Enrollment between 55%-65%
	Enrollment between 45%-55%

Current Capacity Model – Site Methodology



DRAFT – Site Capacity – Elementary (K-5)

Cluster	School Name	SITE	
		Total Guideline Acreage	Existing Acreage
Carver	Finch	5.29	3.8
	Gideons	5.10	4.5
	Perkerson	5.73	9
	SlaterES	4.77	13
	Thomasville	4.86	11.15
Douglass	Boyd	4.61	19.7
	FL Stanton	3.81	5.2
	Harper Archer	8.25	18.1
	Scott	4.62	8
	Usher-Collier	5.63	14
Woodson Park	4.97	7	
Grady	Hope-Hill	4.34	2.4
	Mary Lin	5.16	2.3
	Morningside	4.91	5.2
	Springdale Park	3.94	5.5
Mays	Beecher Hills	4.15	9.5
	Cascade	5.41	10
	Miles	6.17	15
	West Manor	3.71	10.8
	Peyton Forest	5.14	25

Cluster	School Name	SITE	
		Total Guideline Acreage	Existing Acreage
Jackson	Benteen	5.51	4
	Burgess-Peterson	5.40	8.3
	Dunbar	4.48	5.3
	Obama	4.28	6
	Parkside	6.04	8.3
	Toomer	4.64	10.6
North Atlanta	Bolton	4.78	4
	Brandon-ES	4.20	10
	Brandon-Primary	4.57	8.6
	Garden Hills	4.67	8
	Jackson Primary	3.54	7.5
	Jackson Elem	4.89	12.5
	Rivers	4.94	8
	Smith Intermediate	4.67	6.2
Smith ES	5.02	10.3	
South Atlanta	Cleveland	5.74	9.6
	Dobbs	6.43	19.6
	Heritage Academy	6.09	7
	Humphries	4.15	8.2
	Hutchinson	5.32	8.5

Cluster	School Name	SITE	
		Total Guideline Acreage	Existing Acreage
Therrell	Continental Colony	5.11	8.7
	Deerwood Academy	6.52	21
	Fickett	4.64	12
	Kimberly	4.85	7.2
Washington	MA Jones	5.10	7.5
	Tuskegee	4.84	3.7

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

DRAFT – Site Capacity – Middle (6-8)

Cluster	School Name	SITE	
		Total Guideline Acreage	Existing Acreage
Douglass	Lewis Academy	12.94	17.00
S. Atlanta	Long	10.37	15.60
Carver	Price	10.13	19.00
N. Atlanta	Sutton (Northside)	13.60	17.50
	Sutton (Powers Ferry)	10.18	12.50
Carver	Sylvan Hills	11.00	13.00
Mays	Young	11.03	15.00

Cluster	School Name	SITE	
		Total Guideline Acreage	Existing Acreage
Washington	Brown	11.31	15.60
Therrell	Bunche	11.10	42.30
Grady	Inman	10.79	4.20
Jackson	King	11.79	9.59

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

DRAFT – Site Capacity – High (9-12)

School Name	SITE	
	Total Guideline Acreage	Existing Acreage
Carver	26.47	35.4
Douglass	26.30	32
Grady	29.73	19.5
Jackson	23.90	25
Mays	30.02	70.4

School Name	SITE	
	Total Guideline Acreage	Existing Acreage
North Atlanta	34.01	56.6
South Atlanta	24.48	50.2
Therrell	24.54	17.3
Washington	23.45	21.1

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

Capacity vs. Enrollment and Site– Alternative Grade Configuration Schools

Cluster	School Name	BASE CLASSROOM CAPACITY			2019-2020 Total Students Living in Zone Not Attending Zoned School
		School Capacity	2019-2020 Enrollment (Modified FTE-1)	% FILL (ENROLLMENT /CAPACITY)	
Citywide	BEST /C.S. King (6-12)	1,769	624	35%	*
Grady	Centennial Place (K-8)	606	799	132%	140
Washington	Hollis (K-8)	1,125	714	63%	233

Cluster	School Name	SITE	
		Total Guideline Acreage	Existing Acreage
Citywide	BEST /C.S. King (6-12)	17	21.2
Grady	Centennial Place (K-8)	6	5
Washington	Hollis (K-8)	12.30	5

Note: **2019-2020 Enrollment** provided by APS Demographics Department. Enrollment reflects adjustments made to reflect students enrolled in alternative programs. Hence title – Modified FTE-1.

2019-2020 Total Students Living in Zone Not Attending Zoned School is equal to the total number of administrative transfers, Charter School Students, and Private School Students. All Information provided by APS Demographics.

Centennial Place Academy is a Conversion Charter. Capacity is being tracked and calculated due to its impact on the Cluster

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

COLOR INDEX	
	Enrollment > 90% of Capacity
	Enrollment Between 75%-90%
	Enrollment between 65%-75%
	Enrollment between 55%-65%
	Enrollment between 45%-55%

Work in Progress Example – Howard MS

Cluster	School Name	BASE CLASSROOM CAPACITY			2019-2020 Total Students Living in Zone Not Attending Zoned School
		School Capacity	2019-2020 Enrollment (Modified FTE-1)	% FILL (ENROLLMENT/CAPACITY)	
Grady	Howard	1,392	1,120	80%	427

Cluster	School Name	BASE CLASSROOM CAPACITY			2019-2020 Total Students Living in Zone Not Attending Zoned School
		School Capacity	2019-2020 Enrollment (Modified FTE-1)	% FILL (ENROLLMENT/CAPACITY)	
Grady	Inman	845		0%	
	Hope-Hill	497	336	68%	347
	Mary Lin	693	708	102%	96
	Morningside	737	946	128%	225
	Springdale Park	693	782	113%	167
TOTAL		3,465	2,772	80%	835

Note: **2019-2020 Enrollment** provided by APS Demographics Department. Enrollment reflects adjustments made to reflect students enrolled in alternative programs. Hence title – Modified FTE-1.

2019-2020 Total Students Living in Zone Not Attending Zoned School is equal to the total number of administrative transfers, Charter School Students, and Private School Students. All Information provided by APS Demographics.

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	Enrollment > 90% of Capacity
	Enrollment Between 75%-90%
	Enrollment between 65%-75%
	Enrollment between 55%-65%
	Enrollment between 45%-55%

Agenda



Springdale Park ES

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Progress to Date

Planning Guardrails

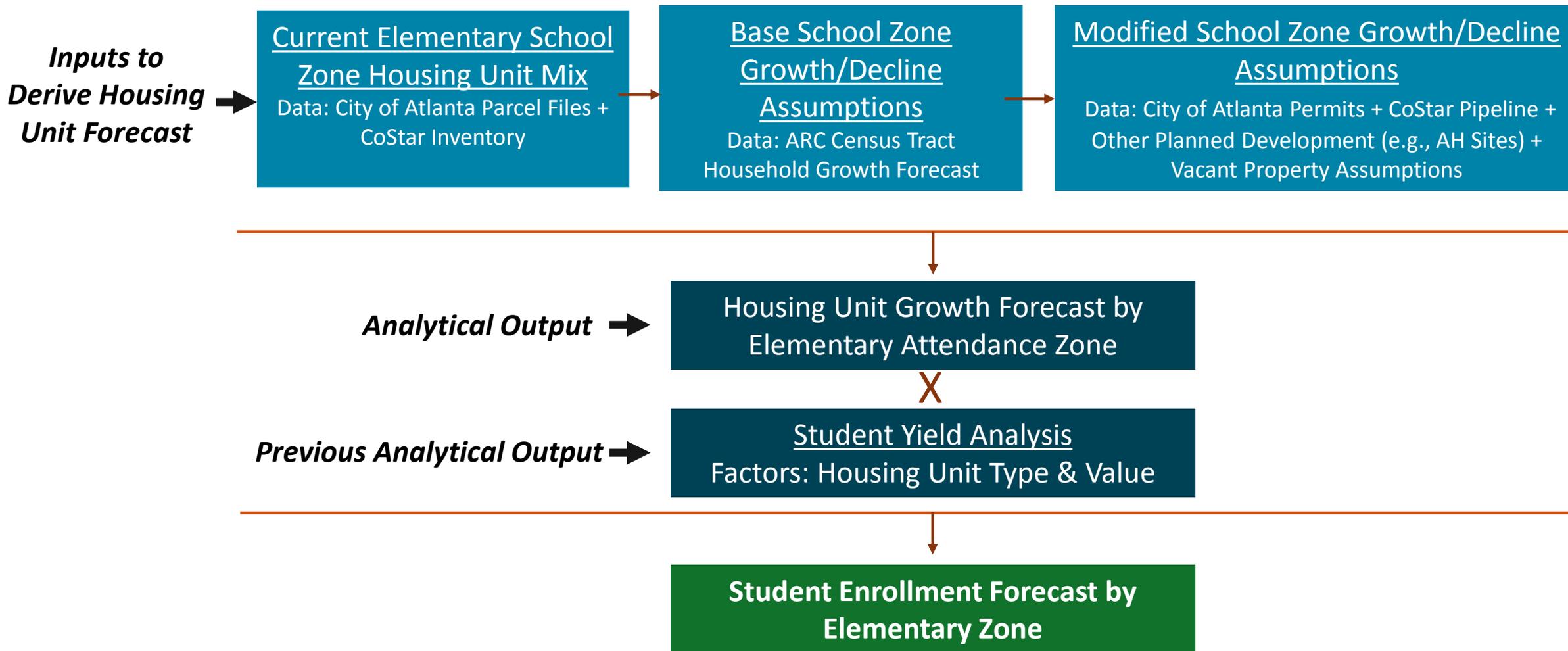
Current Capacity

➤ Enrollment Forecast

Question and Answer

Next Steps

School Enrollment Forecast Methodology



Preliminary Takeaways/Conclusions

Population Growth Should Continue

ARC population forecasts indicate:

- Substantial City-wide population growth compared to recent decades
- Continued pressure on APS attendance zones with past enrollment growth
- Potential for higher growth in other areas that have experienced less development in the recent past

Single-family Drives Student Growth

Apartments built and occupied since 2010 have, generally, had a relatively small impact on APS enrollment

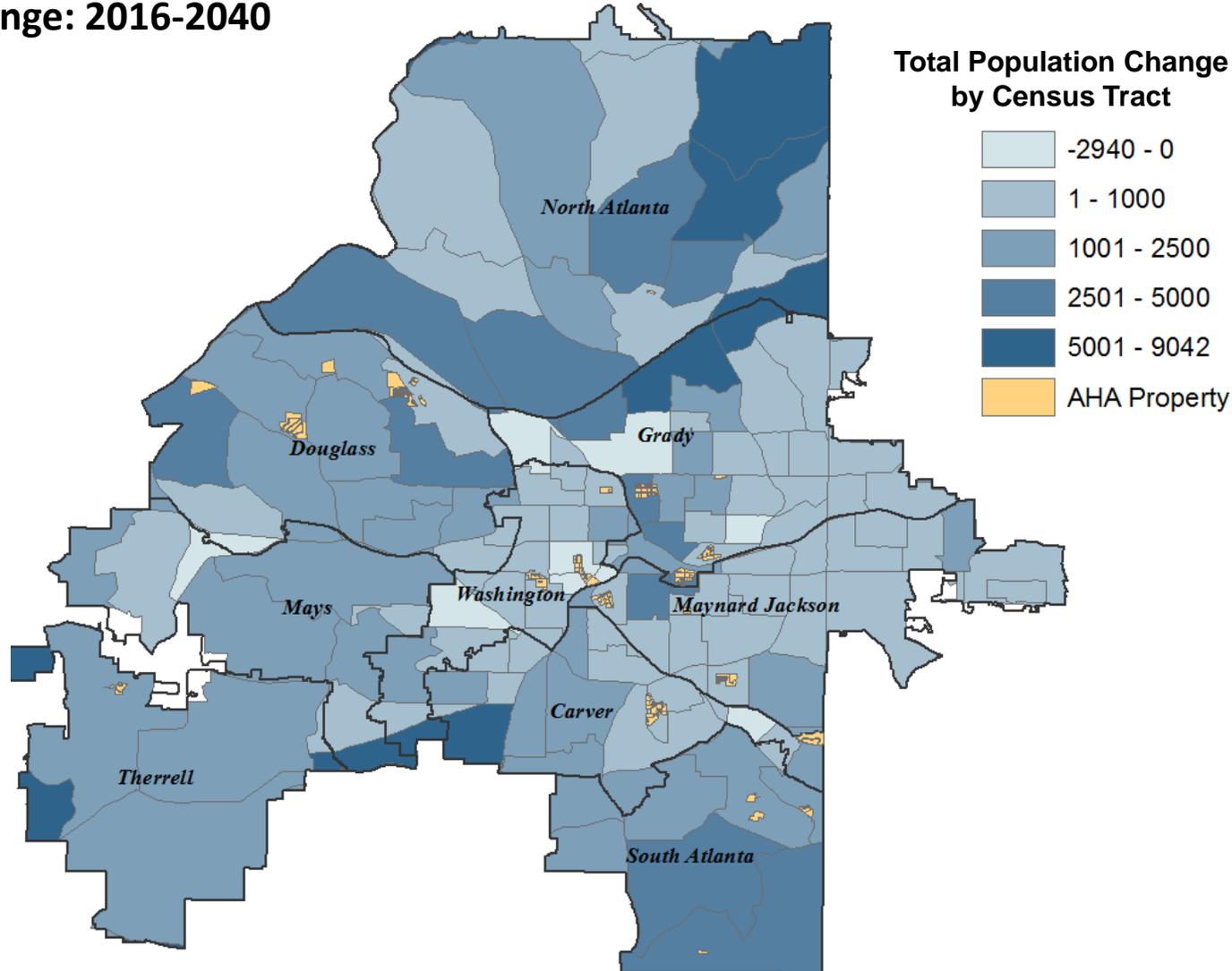
- < 3 APS students per 100 units*
- *average based on more than 26,000 units – individual properties can be outliers*

Affordable Housing Drives Student Growth

- Highest student yields generally from lower-cost housing units, both single- and multifamily, owner and renter
- APS enrollment will be influenced by the City's success/failure in supplying more affordable housing, particularly for families

ARC Population Forecast for Atlanta

Total Population Change: 2016-2040

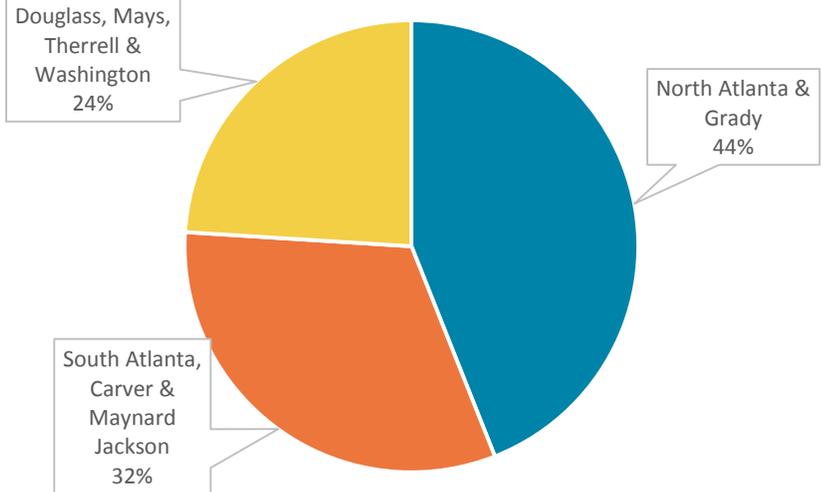


- ARC's population forecast expects the City of Atlanta to add 180,000 residents, reaching a total population of nearly 690,000 by 2040
 - Darker shaded areas on this map indicate census tracts with higher absolute increases in future population

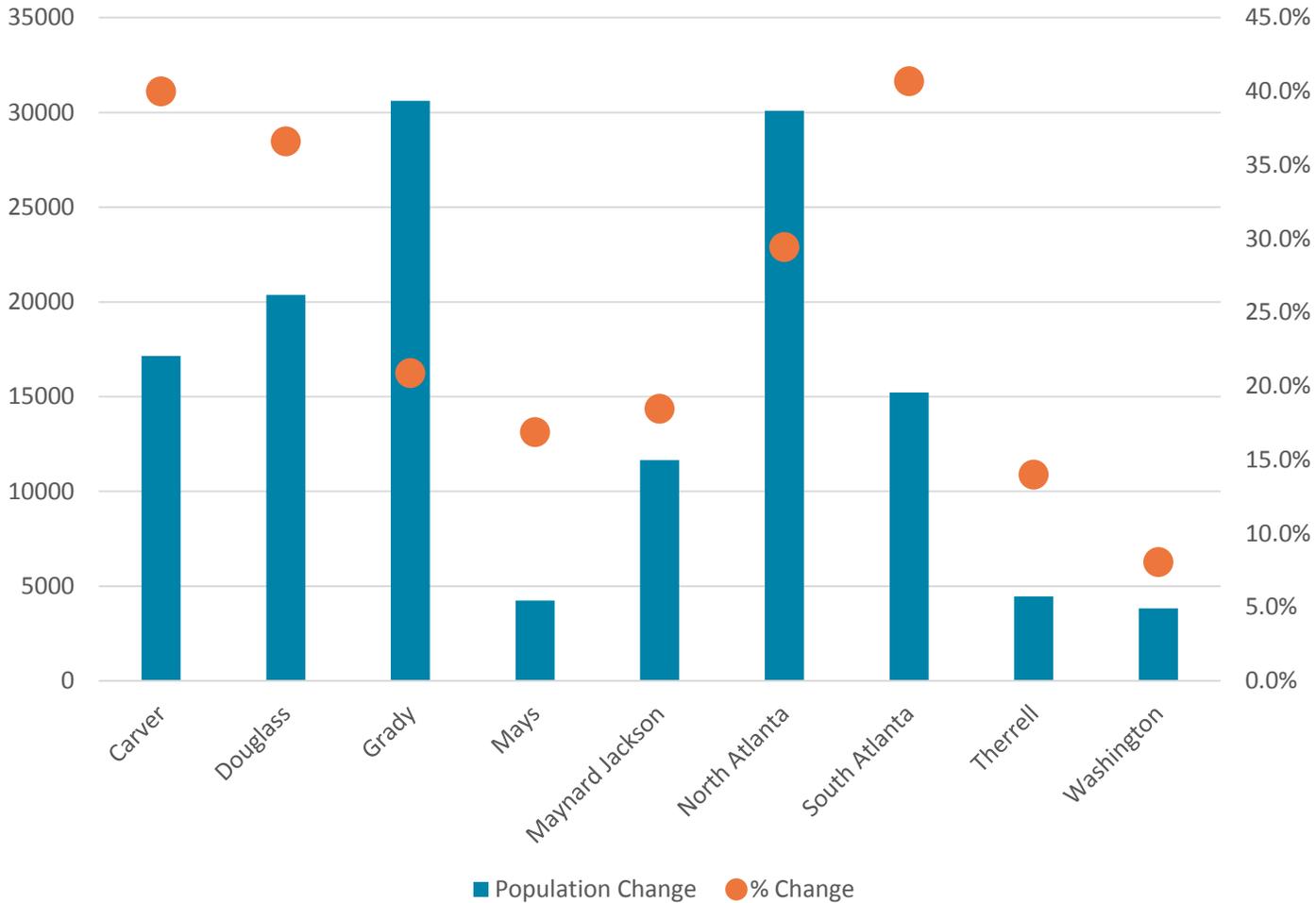
Source: Atlanta Regional Commission

ARC Population Forecast – by HS Cluster

Estimated % Distribution of Atlanta's Total Population Growth: 2016-2040



Population Change by HS Cluster (2016-2040)



FMP Population Forecast – by HS Cluster

Updated forecast now accounts for:

Emergence of large redevelopment projects such as “the Gulch,” Ft. Mac, Turner Field, etc.

Housing affordability now a major factor influencing growth

Atlanta Housing plans to redevelop its former public housing sites

City adopted Atlanta City Design Plan

Better understanding of impact of the Beltline on housing production, costs, and values

FMP Population Forecast

Implications of the updated forecast:

Atlanta's population is projected to reach 800,000 by 2050

Locations of future growth are expected to cluster near major corridors and transit

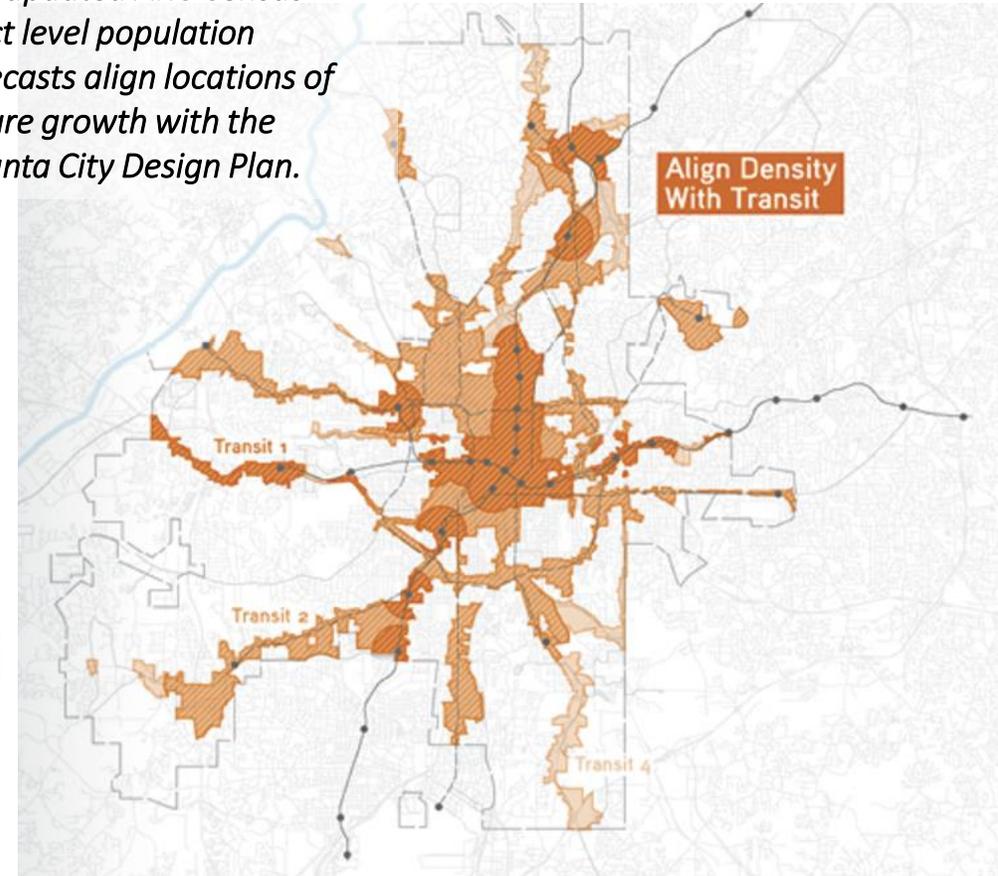
The City's expected share of future regional growth will increase

Forecasts a continuation of historical growth patterns in Northeast and Northwest Atlanta

Shifts more growth to the West, South and Southwest parts of the city

Growth impacts of Atlanta Housing's activities will concentrate in West Atlanta

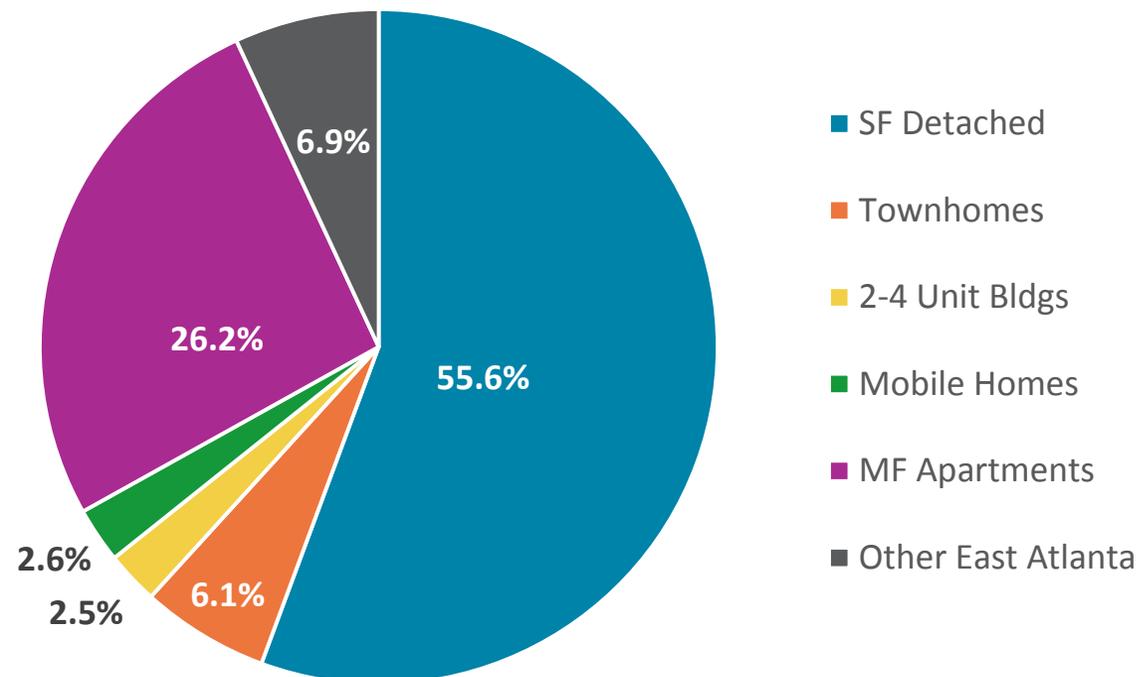
The updated ARC Census tract level population forecasts align locations of future growth with the Atlanta City Design Plan.



Student Yield Analysis

- Of the approximately 52,000 Atlanta resident students attending public schools, we were able to use GIS to create a sample of nearly 43,300 APS (traditional and APS Charter) students that could be linked to the type and value of housing they occupy*
- Summary Findings – Public School Children
 - 55% live in single-Family homes
 - 26% in multifamily apartments
 - 11% in condos, lofts, mobile homes & other
 - 93% live in the Fulton County portion of the City

Public School Students by Housing Type: (43,270 Students in Sample out of a Total APS Enrollment of Approximately 52,000)



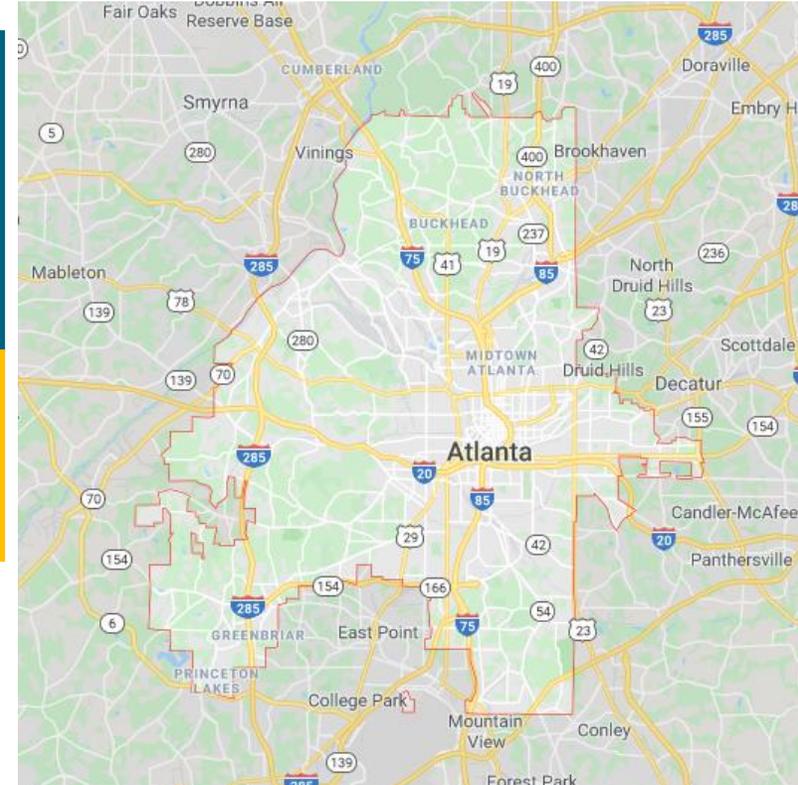
* Based on APS and tax assessment GIS data analysis
The sample captures roughly 85% of all public and 55% of all private-school students

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)
 - 67% of APS students who live in single-family homes occupy housing with a taxable full value below \$100,000
 - Lowest yields are from homes valued above \$1.5 million (0.094)
- Average student-occupied home values 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/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

Observed 11,340 APS and 90 private school students in 119,650 MF units* (1,215 properties)

- Average yield = **0.1104 APS students/unit** across all units in all building types
 - Douglass, Mays, South Atlanta, & Therrell (14,400 occupied apartments):
 - Average = **0.34 students/housing unit**
 - North Atlanta & Grady (67,200 occupied apartments):
 - Average = **0.05 students/housing unit**

**removed vacant, corporate, (college) student and senior housing - reducing the sample to 11,061 students in 100,188 occupied units*

APS Students typically live in older/lower priced units

- Of APS student who live in apartments:

40% live in properties which contain a % of affordable/assisted units

49% live in properties where the average rent is under \$1,000/month

59% live in properties where the average rent is under \$1.25/SF

Only **3%** live in apartments where the average rent is more than \$2.00/SF

Of APS student who live in apartments:

63% live in properties built before 1980

- 0.21 students/unit

7%, live in units built since 2010

- 0.027 students/unit

26,100 Atlanta apartments (24% of the City's total) have been built and occupied since 2010

Other Housing Types / Private Schools

Townhomes

- 2,644 APS students in 6,554 total townhomes
 - **0.4034 students per unit**

2-4 Unit Buildings

- 1,086 students in 8,082 units
 - **0.1344 per unit**

Mobile Homes

- 280 students in 1,182 units
 - **0.2369 per unit**

Private Schools

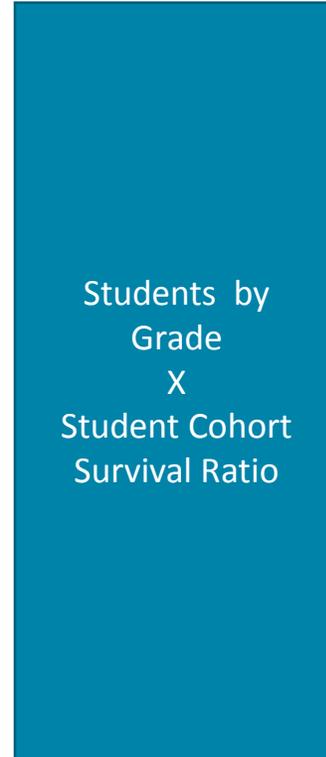
- Of the approximately 8,900 Atlanta resident students attending private schools, we were able to use GIS to create a sample of +/- 4,950 students that could be linked to the type and value of housing they occupy
 - Students attended a total of 53 different private schools
 - Of the sample:
 - **86%** 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



=>



=



Enrollment Forecast Cone of Uncertainty

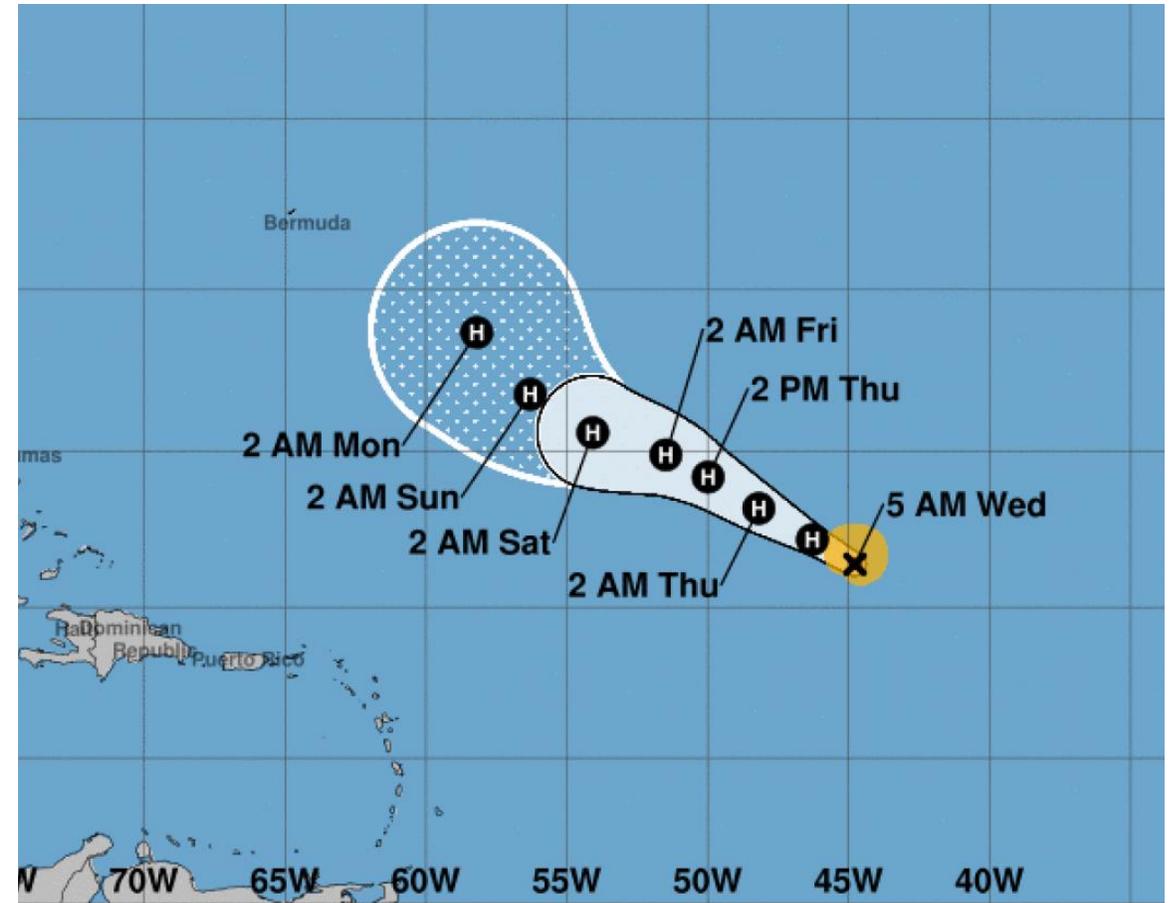
Methodology – Provide a **high** and a **low** level for future enrollment.

This estimate range will increase as the forecast moves into the future.

Forecasting enrollment will be done for **Traditional APS Schools** and for **APS Partner Schools**.

Capacity for **Charter Schools** is set by charter agreements with APS.

Private School enrollment is assumed to remain in proportion to the total APS Enrollment.



Objectives

1

Goals and Input from
Session Set One

2

Planning Guardrails

3

Approach to Enrollment
Forecast

Agenda



Springdale Park ES

Introduction

Scope & Flow

Progress to Date

Planning Guardrails

Current Capacity

Enrollment Forecast

➤ Question and Answer

Next Steps

Question & Answer



Dobbs ES

Feedback

Is there anything you wish to know or understand better about the School Guardrails, Methodology?

Is there anything you wish to know or understand better about the Forecast Trends and Methodology?

Stay Updated with Facilities Master Planning!

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

Next Steps

Update Enrollment
Forecast
Models/School
Recommendations

Conduct 3rd
Round of
Community
Conversations



Prepare for 3rd
Round of
Community
Conversations

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
	Thursday, January 30, 2020	9:00 am - 4:00 pm	CLL		130 Trinity Ave, SW 30303	BOE Retreat: 9am-4pm	Confirmed

Note: draft schedule & is subject to change