



ATLANTA  
PUBLIC  
SCHOOLS

# FACILITIES MASTER PLANNING

## Existing Context

### *Regional Community Conversations*

Wednesday, October 2, 2019  
6:00 – 8:00 PM  
Benjamin E. Mays HS Auditorium

Wednesday, October 16, 2019  
6:00 – 8:00 PM  
Sutton MS (Northside Campus) Auditorium

Thursday, October 17, 2019  
6:00 – 8:00 PM  
M. L. King MS Auditorium

Wednesday, October 23, 2019  
6:00 – 8:00 PM  
South Atlanta HS Auditorium

# Agenda



## ➤ Welcome & Introductions

Process Overview

APS Vision & Principles

Existing Conditions & Drivers

Questions & Answer

Conclusion & Feedback

# Facilities Master Planning Team

---



SIZEMORE GROUP  
Planning



BLEAKLY ADVISORY GROUP  
Real Estate and Demographic Analysis



SYCAMORE CONSULTING  
Engagement



HL STRATEGY  
Communications

# Agenda

---



Welcome & Introductions

➤ Process Overview

APS Vision & Principles

Existing Conditions & Drivers

Questions & Answer

Conclusion & Feedback

# What is Facilities Master Planning?

---

A comprehensive process that...

- ✓ Engages the community
- ✓ Supports a structure for system-wide instructional programs and related reforms
- ✓ Sets guiding principles for fiscal responsibility and accountability to the community
- ✓ Establishes a multi-year plan for capital improvements
- ✓ Provides a roadmap for the effective and equitable use of assets
- ✓ Serves as an integral component of the District's Strategic Plan
- ✓ Facilitates equitable educational environments

# Meeting Objectives

---

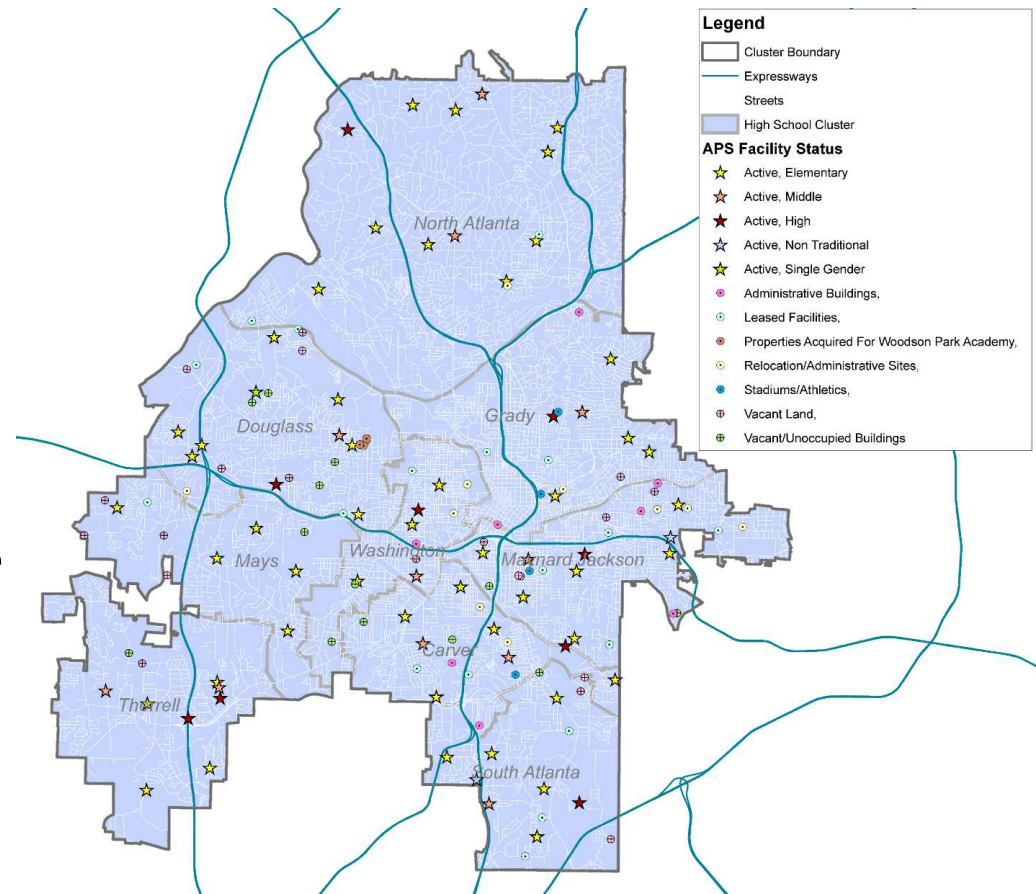
**1** Introduce the Master Planning Team and Process

**2** Present the Foundational Elements: Vision, Mission, Principles, and Goals

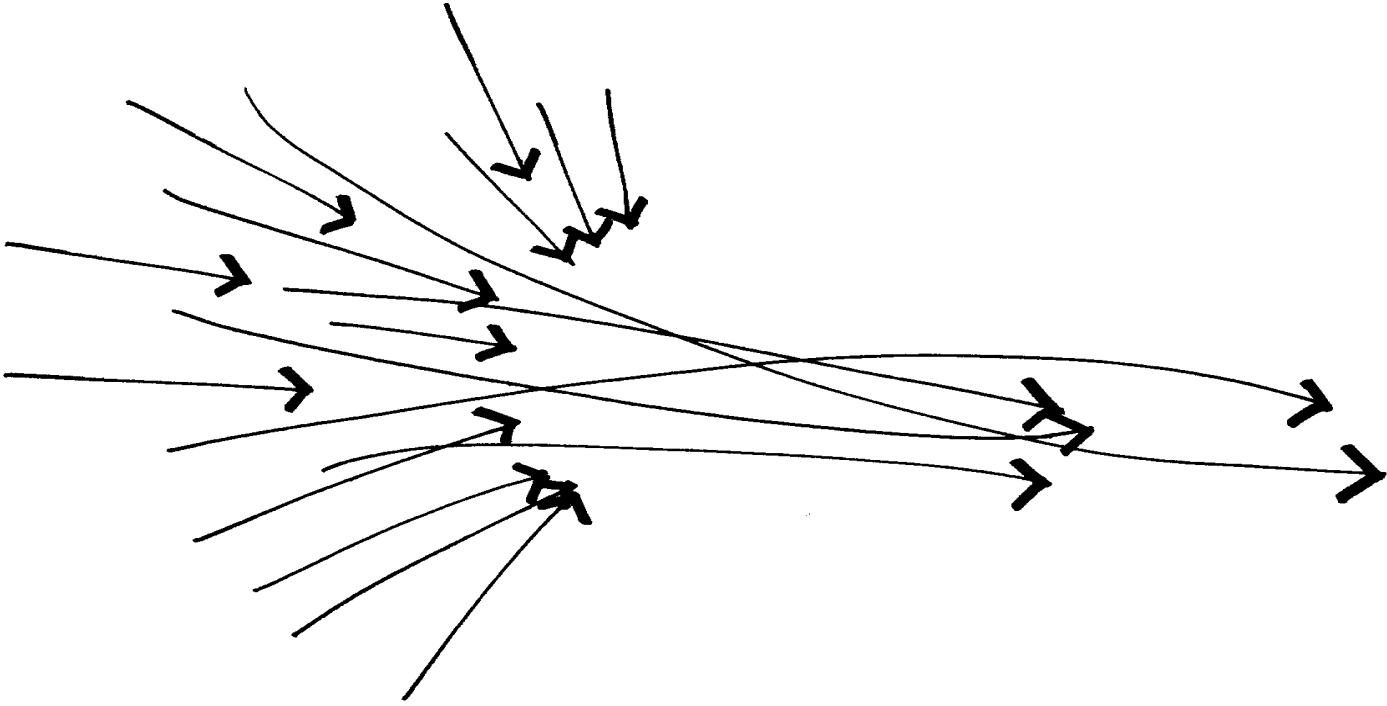
**3** Share Initial Findings on Existing Conditions

# Objectives of Facilities Master Plan

- ➔ Optimize Usage and Efficiency of all Facilities
- ➔ Comprehensive Analysis of Whole System
- ➔ Set Strategic, Equitable System-Wide Goals
- ➔ Community-Wide Engagement



# Facilities Master Planning for APS



Strategic

Cluster

School

Capital Project





# Scope & Flow

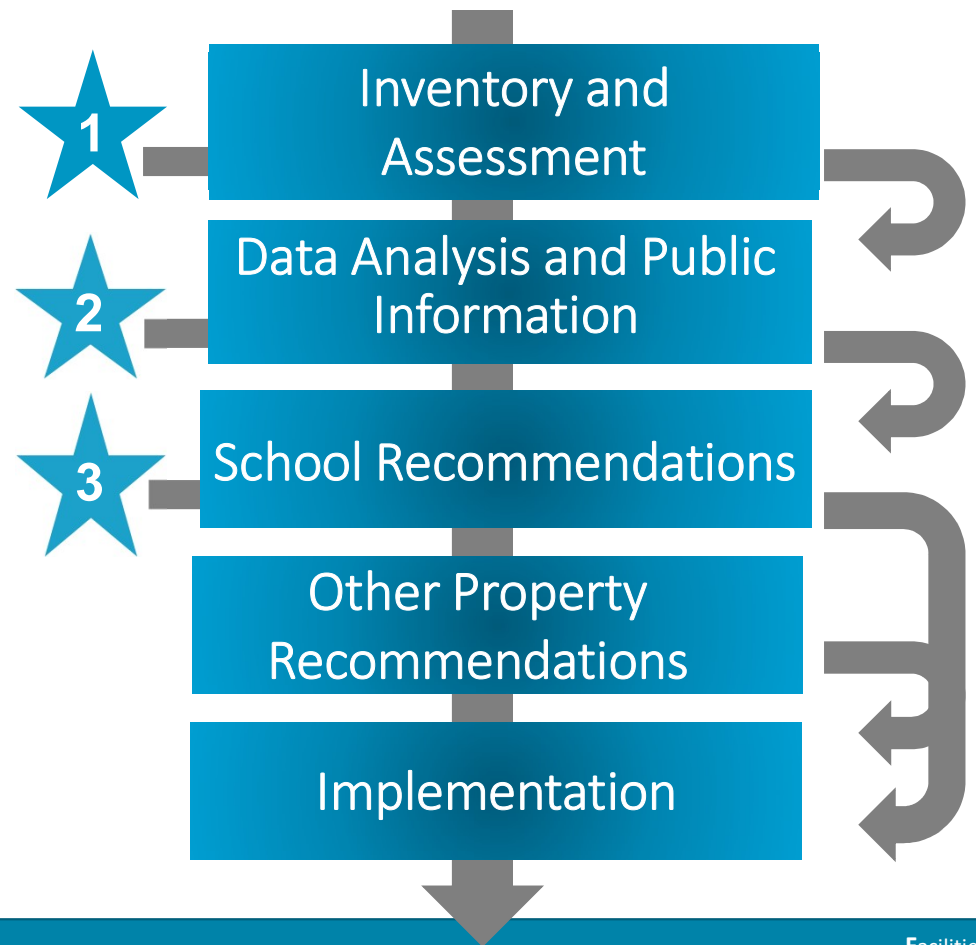
## INPUT LOOP

- COLLECT | SHARE | DECIDE
- ENGAGEMENT

- Board
- Community

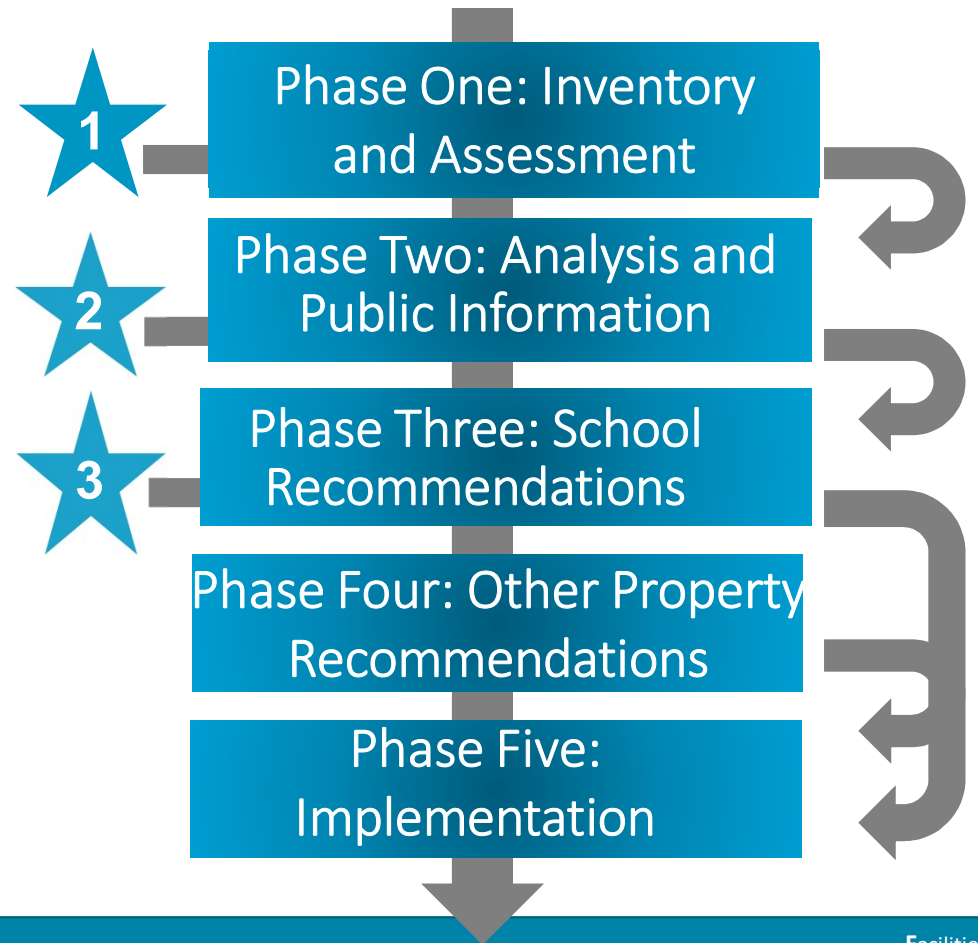
## Key Sessions

- Existing Conditions
- Guidelines and Impact
- School recommendations



# Draft Timeline

- Phase 1: July – October 2019
- Phase 2: September – January 2020
- Phase 3: February – August 2020
  - SPLOST ready for November 2020
- Phase 4: August – December 2020
- Phase 5: October 2020 – January 2021



# Agenda

---



D.M. Therrell HS

Welcome & Introductions

Process Overview

➤ APS Vision & Principles

Existing Conditions & Drivers

Questions & Answer

Conclusion & Feedback

# Foundation



## Mission

With a caring culture of trust and collaboration, every student will graduate ready for college and career.

## Vision

A high-performing school district where students love to learn, educators inspire, families engage, and the community trusts the system.

## Guiding Principles

**Excellence** in everything we do  
**Engagement** with our school community  
**Ethics** to rebuild our integrity  
**Equity** in our approach to decision-making

## Core Values

1. Putting Students and Schools First
2. Commit to Teamwork
3. Focus on Communication
4. Demonstrate Respect for Others
5. Be Accountable
6. Act with Integrity
7. Embrace and Drive Change

# 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.



F.A. Toomer ES



Brown MS

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

# FMP: Guiding Principles

## Communication

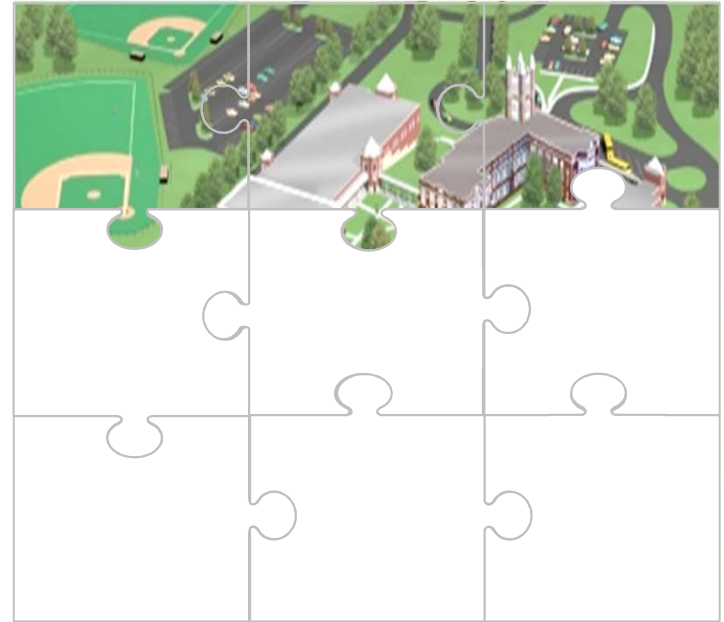
- Multiple opportunities
- Different types
- Tailored to community needs
- Give clear understanding of facility investments

## Community Input

- Part of the decision-making process
- Inform local communities about facility investments at their school site

## Safety & Security

- Safety and security of APS students and staff is top priority
- Comply with all safety codes and regulations at all District facilities
- Integrating best practices in the design, construction, maintenance, and operation of the District's facilities



# FMP: Guiding Principles

## Academic Fit

- Academically-driven
- Must support effective teaching, enhance learning, and maximize student achievement

## Co-Curricular Support

- Supports co-curricular (e.g., physical education, athletics, fine arts, and career and technical education, etc.) goals and strategies articulated in the District's Strategic Plan and Board Priorities.

## Educational Equity

- Addresses equity from Educational Specifications for Board-approved programs at the campus level
- Access to quality academic and specialized programming and technology by constructing and/or renovating facilities through a strategic, phased modernization strategy.



# FMP: Guiding Principles

## Fiscal Responsibility

- Protect taxpayers' investment in the District's facilities
- 10-year, long-term plan with a 4-year review cycle for maintenance, repairs and renovations
- Extend life of existing facilities and develop parameters for building replacement

## Optimal Utilization

- Plans and/or remedies to achieve a target range of permanent capacity when compared with projected student enrollment

## Sustainability

- Support and protect the environment
- Strengthen academics through sustainable and conservation-focused practices for buildings, grounds and equipment
- Best practices in facilities and equipment using green energy, energy efficiency, resource recovery, water conservation, waste minimization and sustainable building practices



Photo: The New Schools at Carver Campus



# Agenda



Welcome & Introduction

Process Overview

APS Vision & Principles

➤ Existing Conditions & Drivers

Questions & Answer

Conclusion & Feedback

# Economic Context Impacting APS

**2009**

In severe economic recession

Housing values declining

Subprime lending and the foreclosure crisis

Public housing sites rapidly vacating

Economic conditions restricting family mobility, generally

Increase in private school students enrolling in APS for economic reasons

**APS Outcome:** Era of economic downturn in City of Atlanta leads to uncertain future

**2019**

Prolonged economic growth

Housing values increasing

Population growth accelerating in areas throughout the city

Gentrification and loss of affordable housing

Conditions and preferences attracting more households to live in the City

Economic conditions favorable to growing private school enrollment

**APS Outcome:** Era of economic expansion in City of Atlanta leads to uncertain future

← **General Conditions** →

← **Possible impactful trends on future APS enrollment** →

# Housing Market Trends Impacting APS

## Summary Observations

Fully overcome recession impacts ➡ Tremendous growth in housing units ➡ APS enrollment growth rate below housing growth rate

### Impact OF Market Forces

- Overall Housing Costs
- Overall Population
- Housing Density
- Smaller Unit Size
- New Multifamily Rental
- Investor-owned Existing Single-family Rental

- New Households with Children
- New Housing Units Suitable for Children
- Affordable Housing

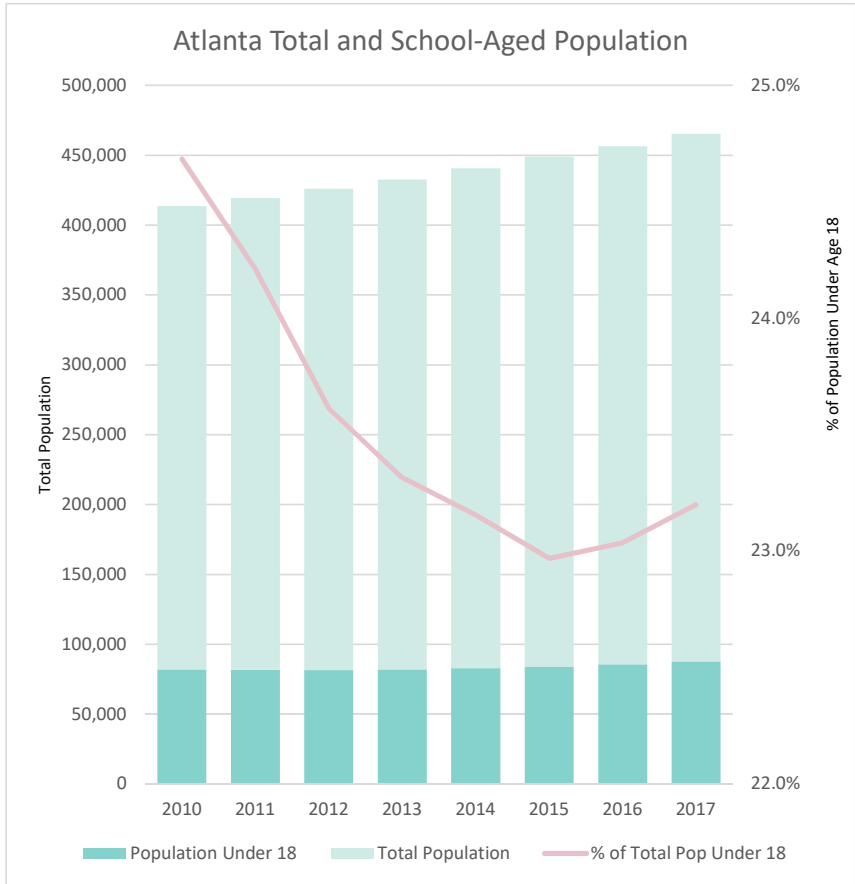
### Opportunities for Impact ON Market Forces

- HOUSEATL:
  - 20,000+ new and preserved homes over the next 8 – 10 years
  - Comprehensive anti-displacement initiative
- Mayor Bottoms: \$1 Billion for Affordable Housing
- Atlanta Housing: Big Six+ mixed-use/mixed-income at former public housing sites
- Inclusionary Zoning / Affordable Housing requirements

# Existing Conditions: Demographic Analysis

- The City’s overall population has been growing at a 1.7% average annual rate since 2010, yet the population under age 18 has increased by less than 1% per year.

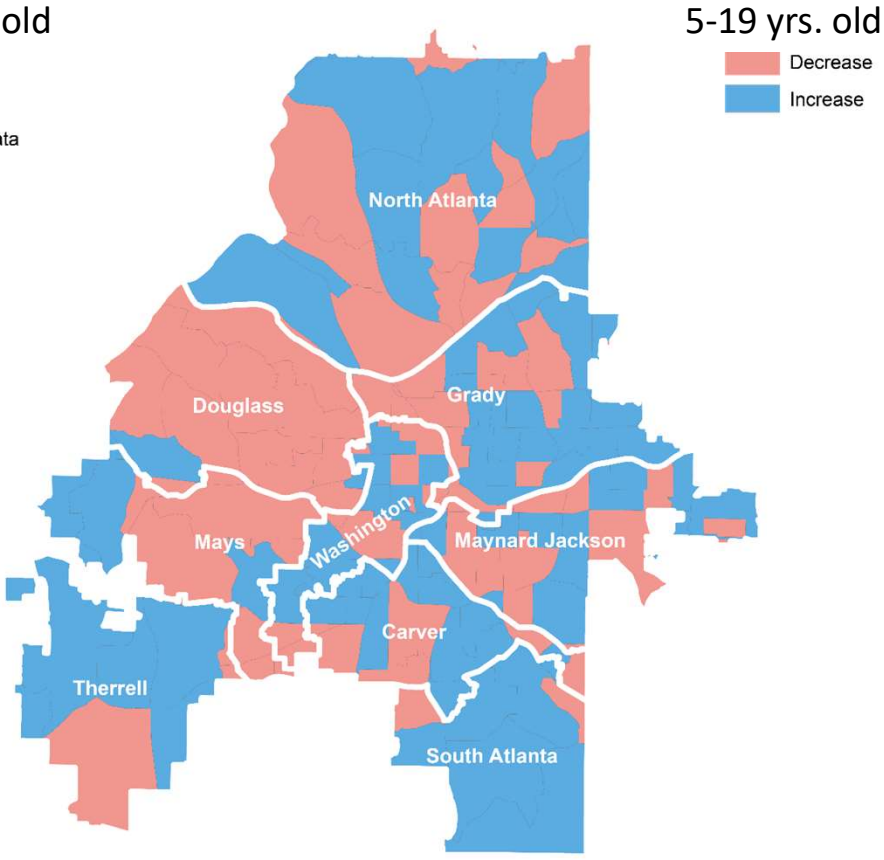
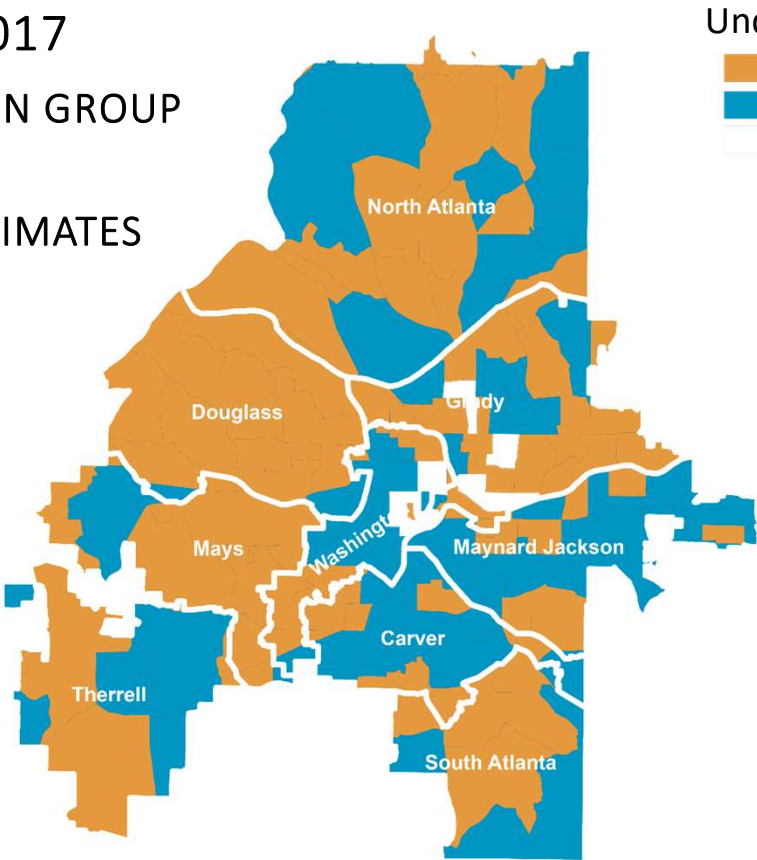
Will a percentage of these new households have children in the future? Will they continue to reside in Atlanta? If so, what types of housing will they occupy and where?



Source: US Census Data

# Existing Conditions: Demographic Analysis

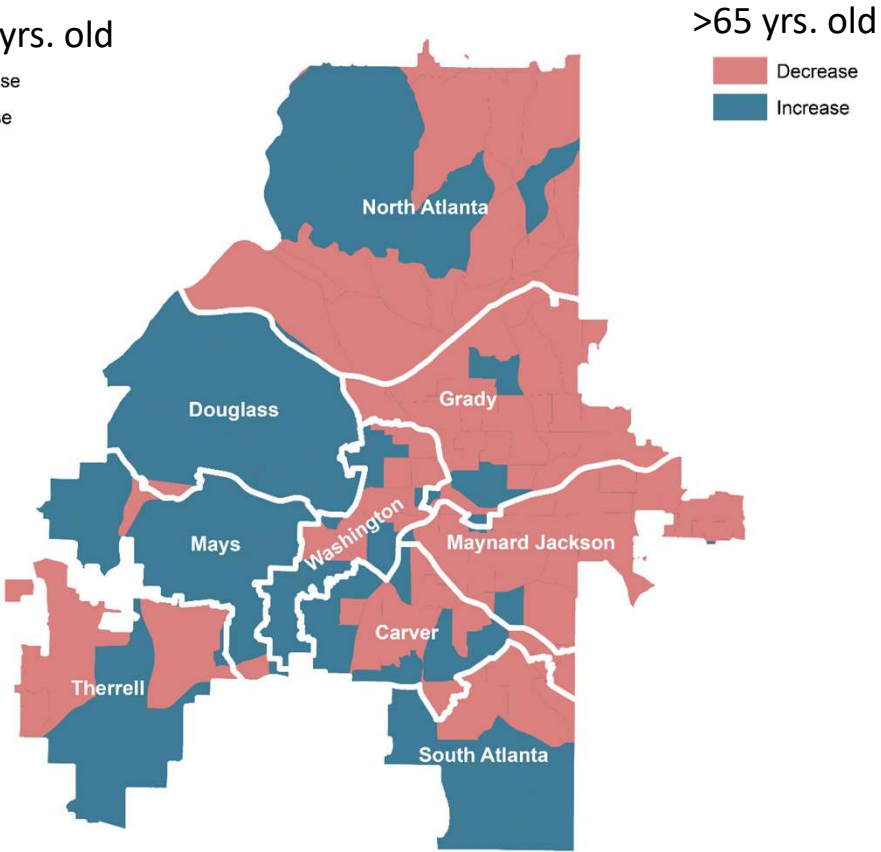
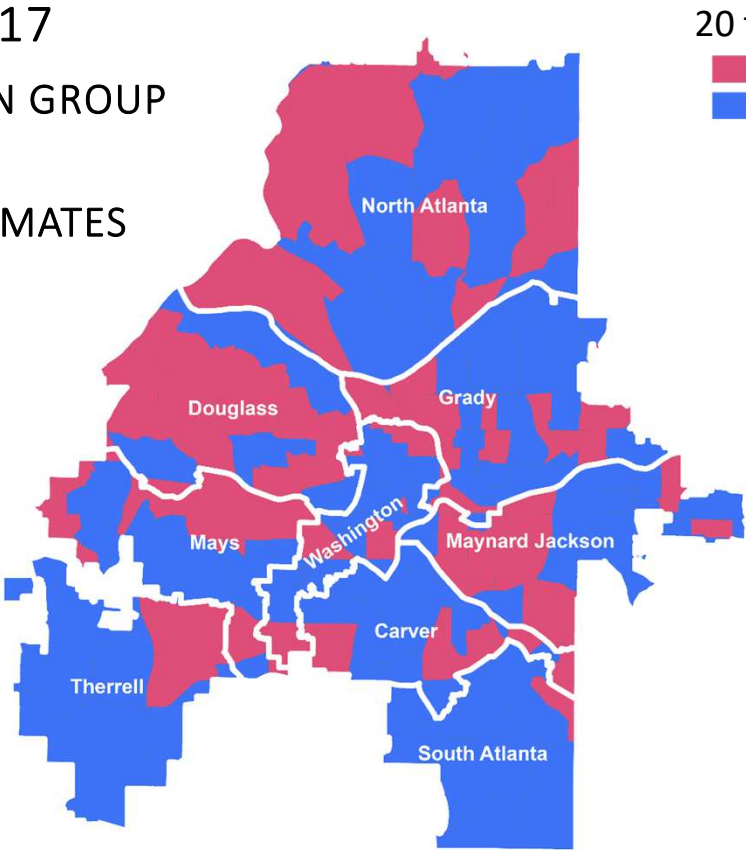
2012 – 2017  
 POPULATION GROUP  
 CHANGES  
 5-YEAR ESTIMATES



Source: Data is based on 5-Year Estimates from American Community Survey for Census Tracts for years 2008-2012 and 2013-2017.

# Existing Conditions: Demographic Analysis

2012 – 2017  
POPULATION GROUP  
CHANGES  
5-YEAR ESTIMATES



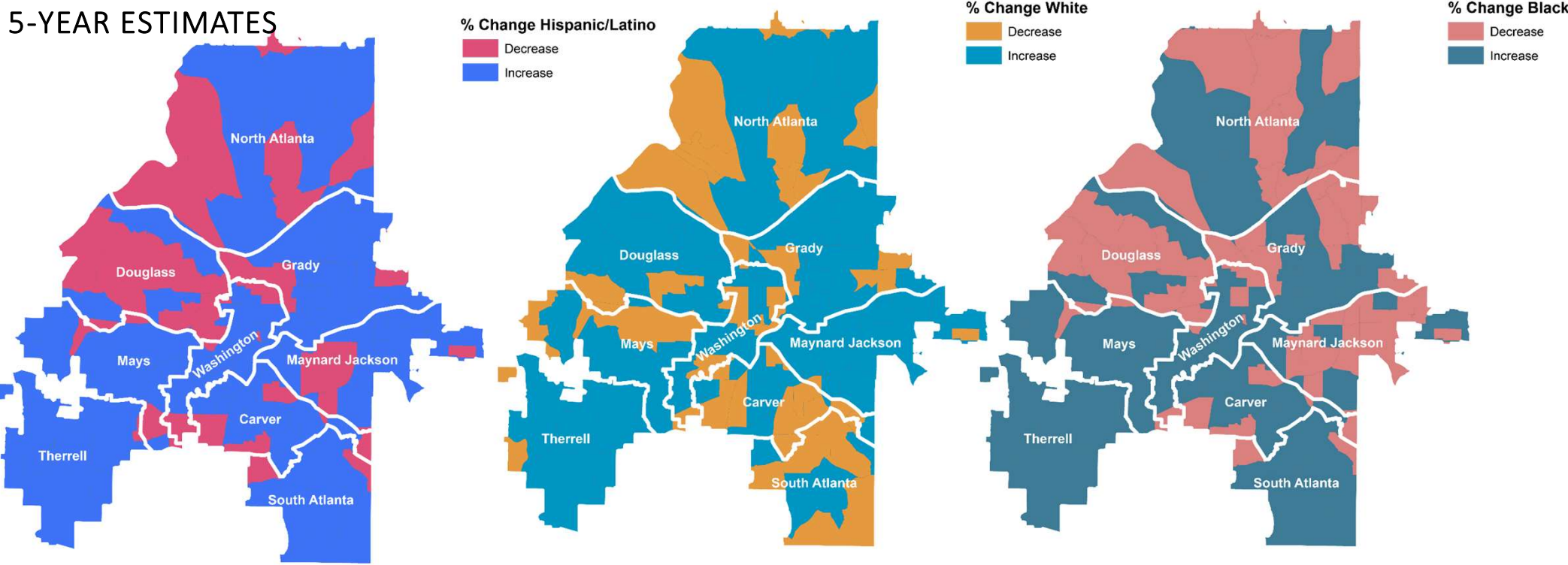
Source: Data is based on 5-Year Estimates from American Community Survey for Census Tracts.

# Existing Conditions: Demographic Analysis

2012 – 2017

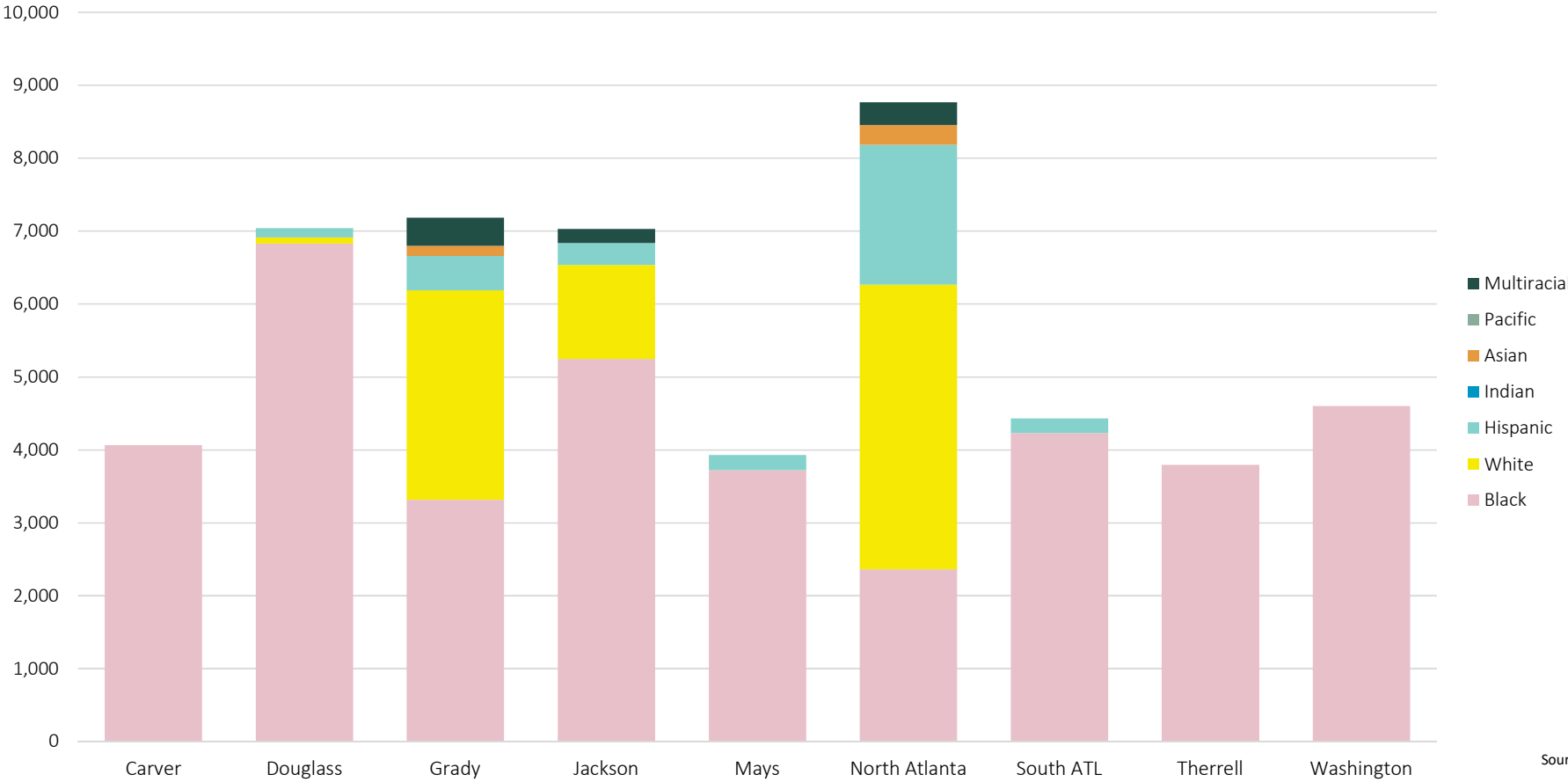
POPULATION GROUP CHANGES

5-YEAR ESTIMATES



Source: Data is based on 5-Year Estimates from American Community Survey for Census Tracts.

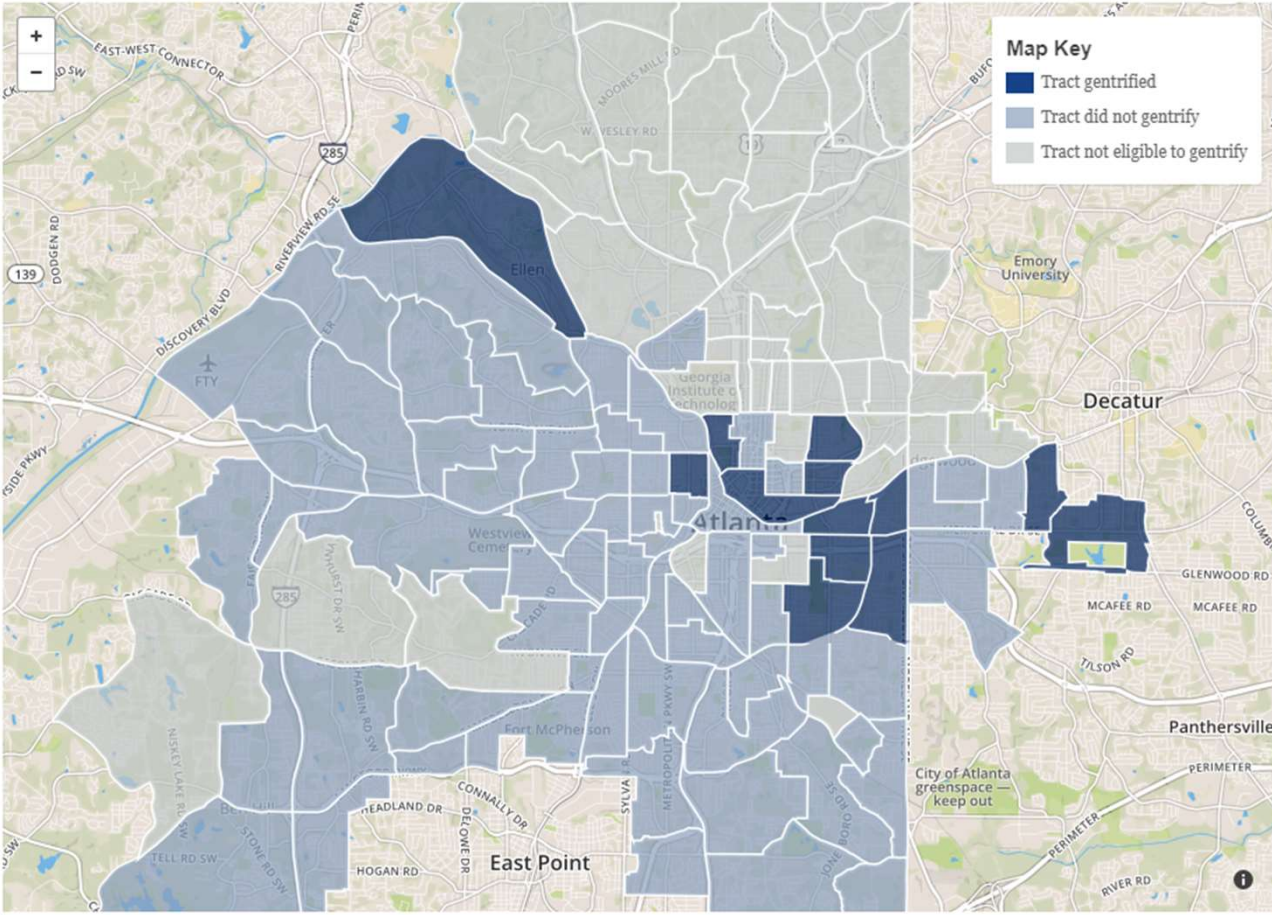
# Existing Conditions: APS Enrollment by Ethnicity/Race



Source: Atlanta Public Schools



# Historic Conditions: Gentrification 1990 – 2000

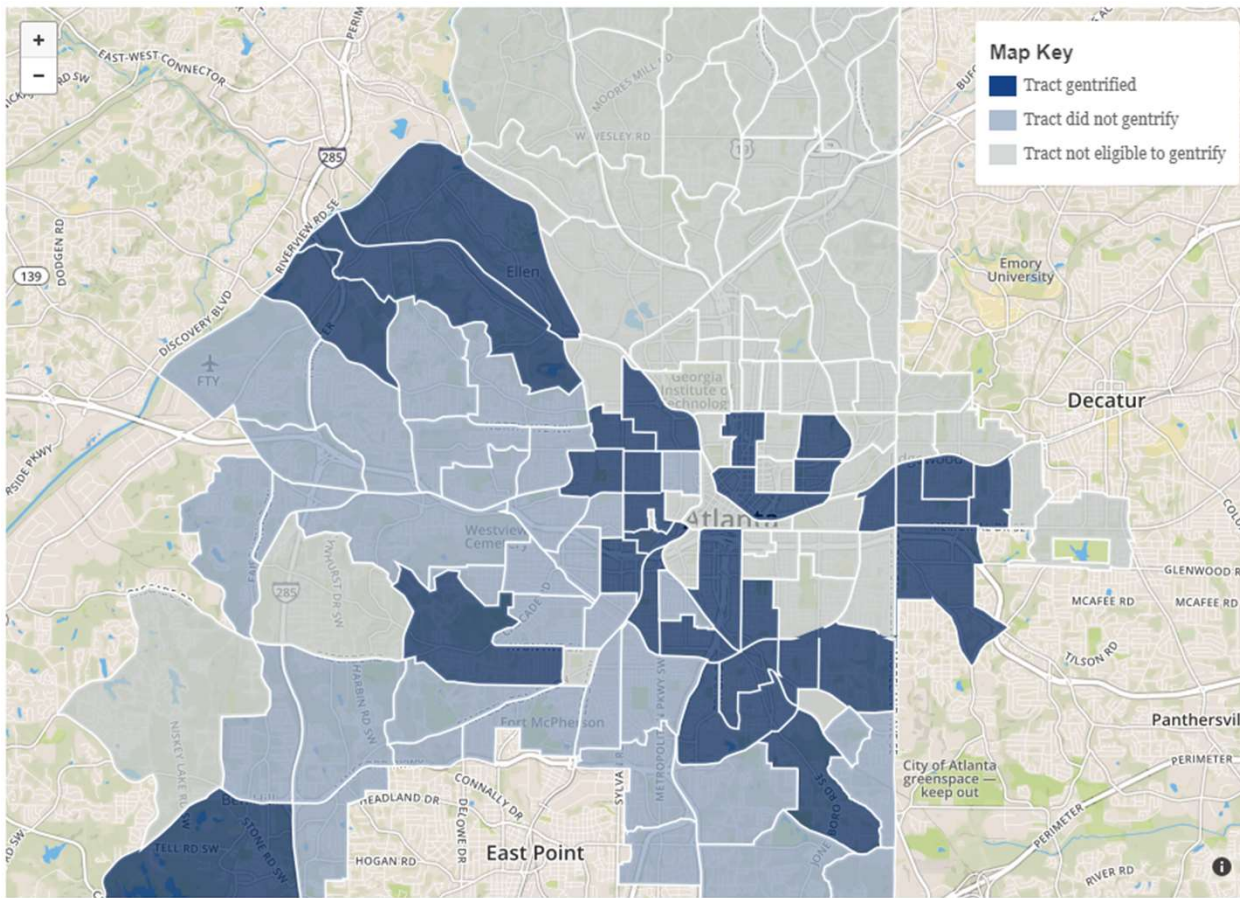


## Tracts eligible to gentrify:

1. Population of >500
2. Median household income in bottom 40th percentile of ATL tracts
3. Median home value in bottom 40th percentile of ATL tracts

Source: <https://www.governing.com/gov-data/atlanta-gentrification-maps-demographic-data.html>

# Existing Conditions: Gentrification 2000 - 2013



## Tracts gentrified if:

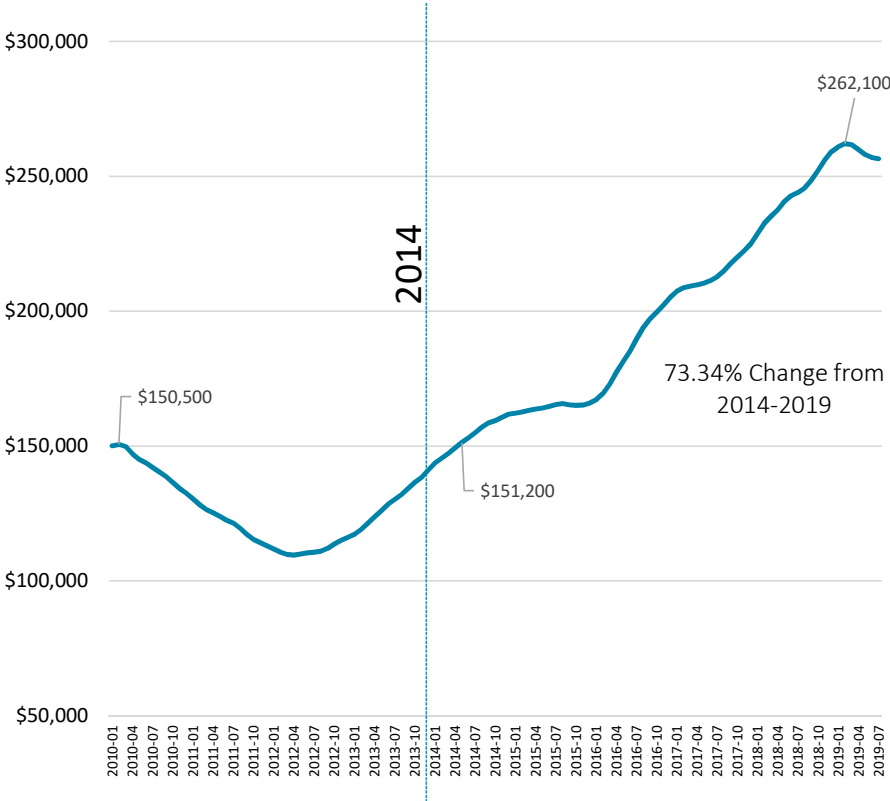
1. % of population aged 25+ with bachelor's degrees moved into the top third percentile of ATL tracts
2. Increased median home value
3. Median home value in the top third percentile of ATL tracts

*This definition of gentrification is similar to a methodology outlined by Columbia University professor Lance Freeman in a one of the most cited studies on the subject.*

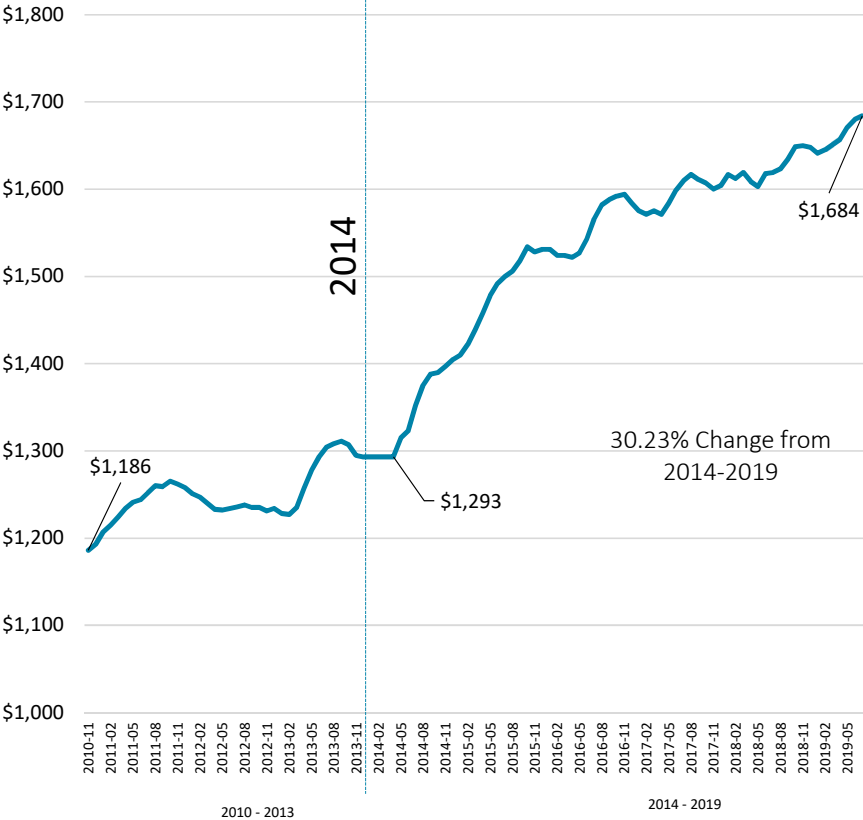
*NOTE: Data shown correspond to current tract boundaries, which may have changed from prior Census years. Figures are calculations from estimates Data shown correspond to current tract boundaries, which may have changed from prior Census years. Estimates are from the project of the Russell Sage Foundation and Brown University*

# Existing Conditions: Atlanta Housing Costs & Apartment Rents

New and Resale Home Prices

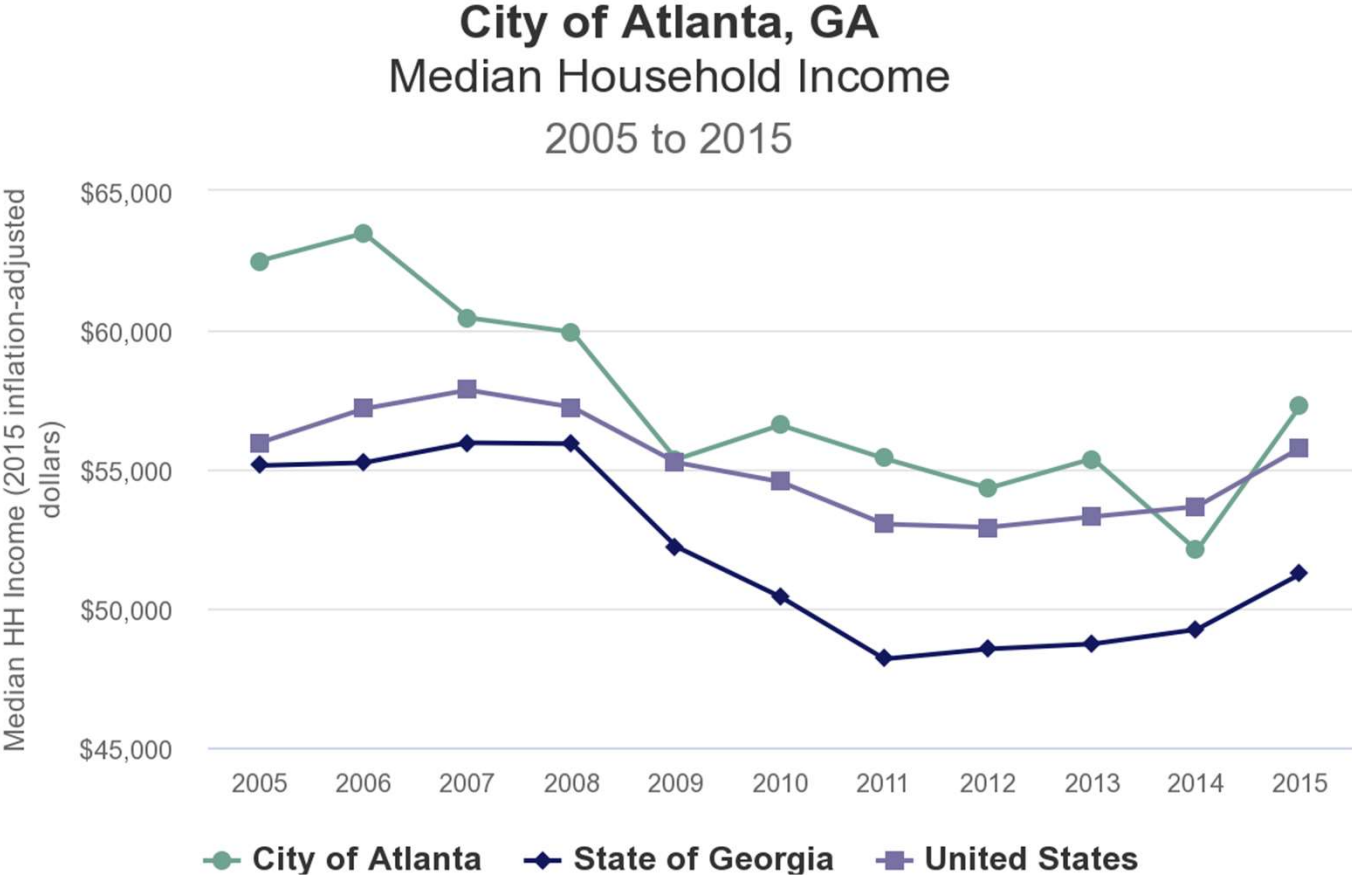


Average Apartment Rents



Based on Data from CoStar

# Existing Conditions: Change in Median Income



Source: Data is based on estimates from the American Community Survey, via Neighborhood Nexus from the Atlanta Regional Commission.

# Agenda



Welcome & Introduction

Process Overview

APS Vision & Principles

Existing Conditions & Drivers

➤ Questions & Answer

Conclusion & Feedback

# Question & Answer



Dobbs ES

# Feedback

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*

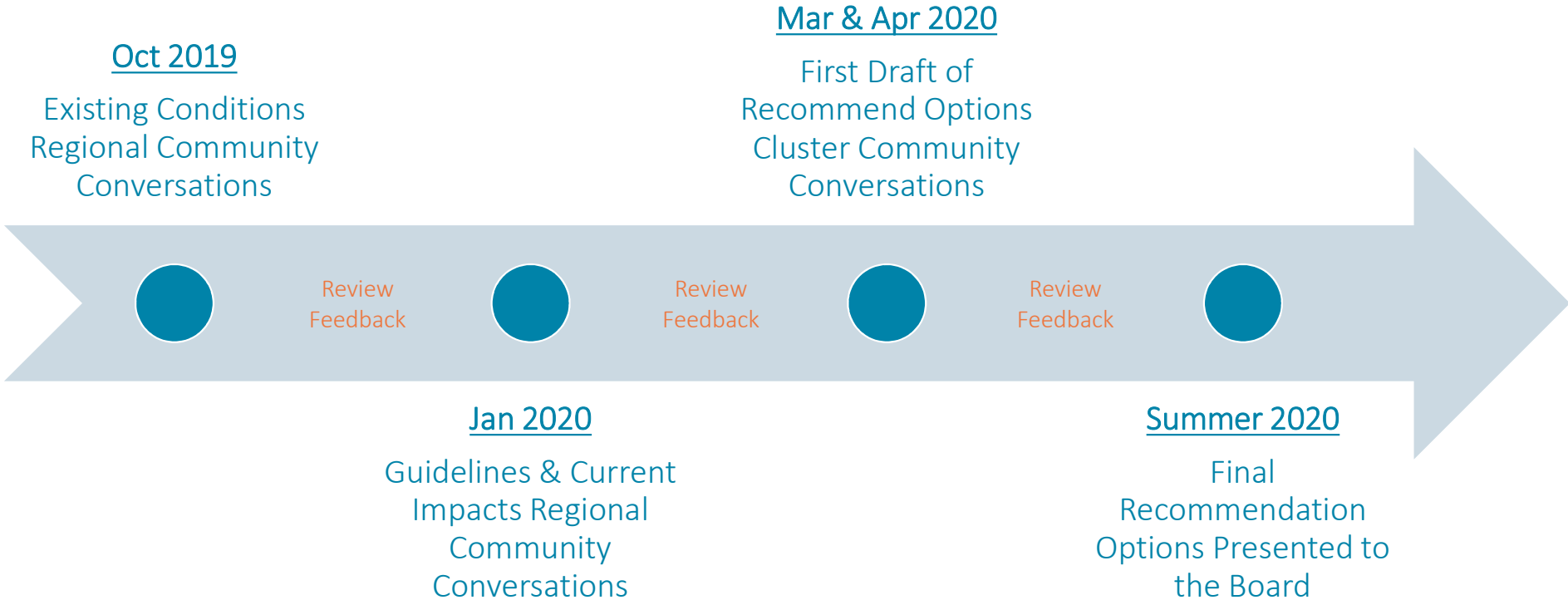
What is the most important outcome this process must provide for, enable, or support?

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>

# Draft Timeline





# Agenda

Maynard H. Jackson HS



Welcome & Introduction

Process Overview

APS Vision & Principles

Existing Conditions & Drivers

Question & Answer

➤ Conclusion & Feedback