



Executive Summary

Introduction

In September 2005, DeJONG submitted a proposal for enrollment projections and GIS [Geographic Information Systems] services. This report is a result of collection, review, and analysis of demographic data for Alexandria City Public Schools.

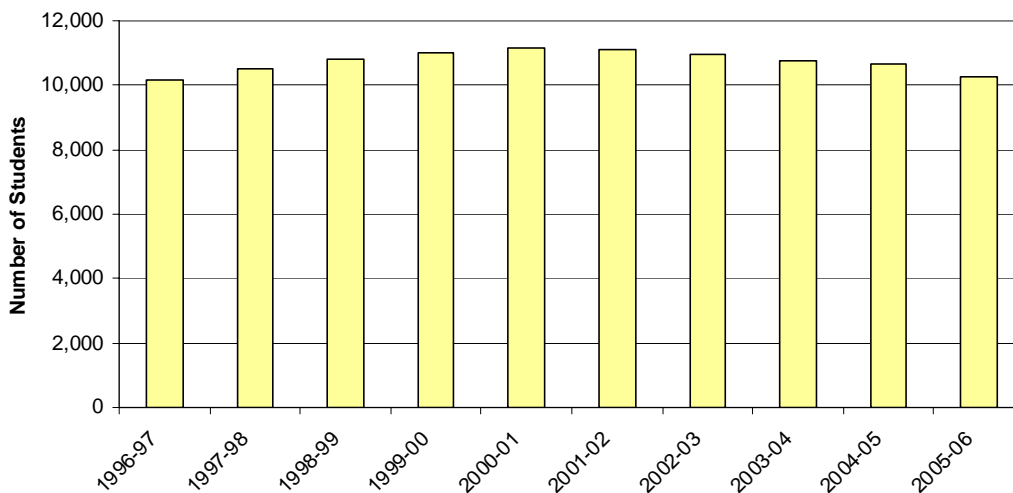
The need for projecting enrollments and conducting a build-out scenario for the ACPS stems from areas of dense housing development within the ACPS boundaries. There are several areas within the ACPS that are and will be in development of residential housing. It is imperative to know what that potential is since it will give the ACPS an idea of how many children may reside in the new homes and eventually become students of Alexandria City Public Schools. Findings regarding housing can be found in the build-out scenario section of this document.

ACPS is already undergoing challenges regarding enrollment and is currently reviewing options to remedy these challenges. By providing enrollment projections and a build-out scenario to the ACPS, it will be better equipped to make decisions regarding enrollment that will accommodate the residential development patterns in the ACPS.

Findings

Upon first glance of historic enrollment over the past 10 years of Alexandria City Public Schools, enrollments appear to be steady when looking at the graph below. However, from the 1996-97 school year to the 2000-01 school year, there was a steady increase of 1,011 students [10%] from 10,156 to 11,167 in grades PK-12. Since, enrollment has steadily decreased by 883 students [8%] from 11,167 to 10,284 in grades PK-12 in the 2005-06 school year.

Alexandria City Public Schools Historical Enrollment





Enrollment projections were developed to determine the ACPS future enrollment over the next ten years. Historical enrollment, housing, and birth data were used to develop the projections. The table below shows historical enrollment from the 1996-97 school year to the 2005-06 school year.

| Alexandria City Public Schools Historical Enrollment | | | | | | | | | | |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Grade | 1996-97 | 1997-98 | 1998-99 | 1999-00 | 2000-01 | 2001-02 | 2002-03 | 2003-04 | 2004-05 | 2005-06 |
| Pre-K | 0 | 0 | 0 | 0 | 3 | 0 | 2 | 2 | 1 | 6 |
| K | 1,043 | 1,075 | 1,103 | 1,072 | 1,117 | 1,028 | 1,005 | 1,029 | 990 | 995 |
| 1 | 992 | 1,107 | 1,097 | 1,200 | 1,057 | 1,088 | 996 | 963 | 995 | 916 |
| 2 | 925 | 929 | 1,047 | 1,013 | 1,047 | 953 | 986 | 926 | 922 | 911 |
| 3 | 841 | 878 | 902 | 1,001 | 937 | 982 | 889 | 896 | 913 | 823 |
| 4 | 773 | 812 | 868 | 868 | 927 | 907 | 908 | 832 | 842 | 811 |
| 5 | 729 | 772 | 769 | 841 | 843 | 887 | 847 | 868 | 799 | 760 |
| 6 | 724 | 756 | 761 | 775 | 800 | 803 | 847 | 804 | 832 | 748 |
| 7 | 737 | 720 | 702 | 731 | 757 | 776 | 750 | 805 | 760 | 760 |
| 8 | 679 | 709 | 679 | 667 | 702 | 707 | 730 | 721 | 740 | 699 |
| 9 | 722 | 700 | 735 | 701 | 699 | 720 | 756 | 724 | 754 | 763 |
| 10 | 719 | 743 | 761 | 791 | 911 | 899 | 814 | 832 | 759 | 728 |
| 11 | 660 | 667 | 723 | 700 | 662 | 647 | 726 | 662 | 702 | 694 |
| 12 | 536 | 552 | 583 | 588 | 560 | 555 | 570 | 569 | 571 | 585 |
| Pre-K - 12 Total | 10,080 | 10,420 | 10,730 | 10,948 | 11,022 | 10,952 | 10,826 | 10,633 | 10,580 | 10,199 |
| SCSE | 76 | 68 | 73 | 69 | 145 | 152 | 153 | 129 | 97 | 85 |
| Grand Total | 10,156 | 10,488 | 10,803 | 11,017 | 11,167 | 11,104 | 10,979 | 10,762 | 10,677 | 10,284 |

Source: Alexandria City Public Schools

The following table is the moderate projection that was developed. This projection is most likely to occur the in ACPS. This projection shows that the enrollment for the ACPS will steadily decrease through 2015-16 to 10,139 students.

| Alexandria City Public Schools Projected Enrollment - Moderate | | | | | | | | | | |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Grade | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 |
| Pre-K | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| K | 1,099 | 1,001 | 1,058 | 1,077 | 1,059 | 1,059 | 1,059 | 1,059 | 1,059 | 1,059 |
| 1 | 953 | 1,042 | 951 | 1,005 | 1,023 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 |
| 2 | 864 | 887 | 971 | 886 | 935 | 952 | 939 | 939 | 939 | 939 |
| 3 | 854 | 807 | 825 | 902 | 822 | 869 | 884 | 872 | 872 | 872 |
| 4 | 763 | 785 | 745 | 764 | 832 | 760 | 803 | 817 | 804 | 804 |
| 5 | 765 | 712 | 736 | 701 | 713 | 779 | 710 | 752 | 764 | 752 |
| 6 | 729 | 720 | 679 | 697 | 658 | 680 | 753 | 686 | 725 | 737 |
| 7 | 704 | 686 | 677 | 636 | 653 | 616 | 636 | 706 | 642 | 679 |
| 8 | 709 | 655 | 638 | 630 | 594 | 609 | 575 | 596 | 659 | 600 |
| 9 | 723 | 732 | 675 | 651 | 653 | 611 | 628 | 590 | 609 | 673 |
| 10 | 846 | 806 | 823 | 769 | 750 | 766 | 724 | 744 | 699 | 721 |
| 11 | 639 | 747 | 710 | 725 | 678 | 661 | 675 | 638 | 656 | 616 |
| 12 | 611 | 561 | 655 | 623 | 637 | 595 | 580 | 592 | 560 | 575 |
| Pre-K - 12 Total | 10,264 | 10,146 | 10,148 | 10,071 | 10,012 | 9,972 | 9,981 | 10,006 | 10,003 | 10,042 |
| SCSE | 94 | 94 | 96 | 95 | 96 | 97 | 97 | 98 | 97 | 97 |
| Grand Total | 10,358 | 10,240 | 10,244 | 10,166 | 10,108 | 10,069 | 10,078 | 10,104 | 10,100 | 10,139 |

Source: DeJONG



However, when looking at the enrollment projection table by grade configuration below, there is a slight increase in elementary enrollment.

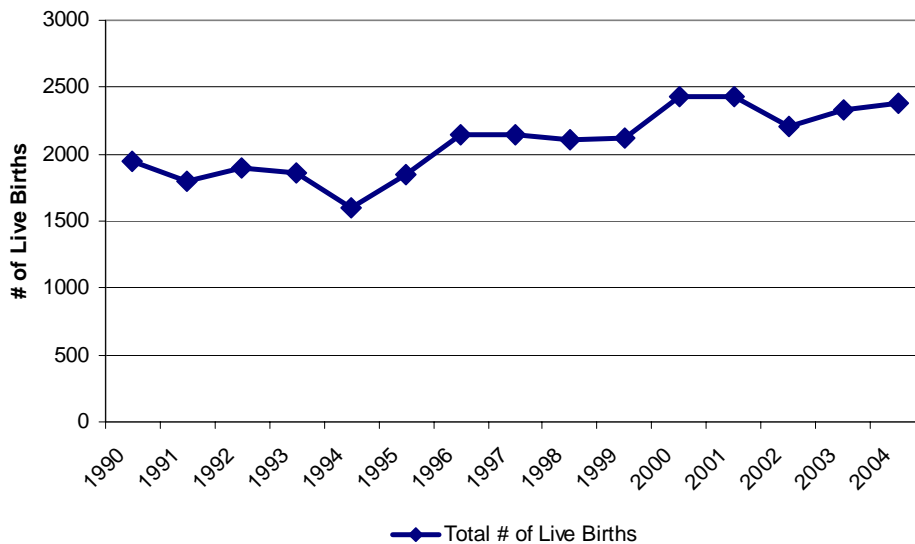
| Enrollment by Grade Group based on the Moderate Projection | | | | | | | | | | |
|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Grade Group | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 |
| Elementary (K-5) | 5,298 | 5,234 | 5,286 | 5,335 | 5,384 | 5,429 | 5,405 | 5,449 | 5,448 | 5,436 |
| Middle (6-8) | 2,142 | 2,061 | 1,994 | 1,963 | 1,905 | 1,905 | 1,964 | 1,988 | 2,026 | 2,016 |
| High (9-12) | 2,819 | 2,846 | 2,863 | 2,768 | 2,718 | 2,633 | 2,607 | 2,564 | 2,524 | 2,585 |

Source: DeJONG

This is congruent to increases in number of births and the potential introduction of those births into the school system. A substantial number of children born in the City of Alexandria leave prior to becoming school-aged.

Projected enrollment at the middle and high school levels decrease and are the contributing factors in the decrease of overall enrollment. This decrease can be attributed to student migration from the ACPS and are a reflection of smaller class sizes making their way through the system.

City of Alexandria Live Birth Counts

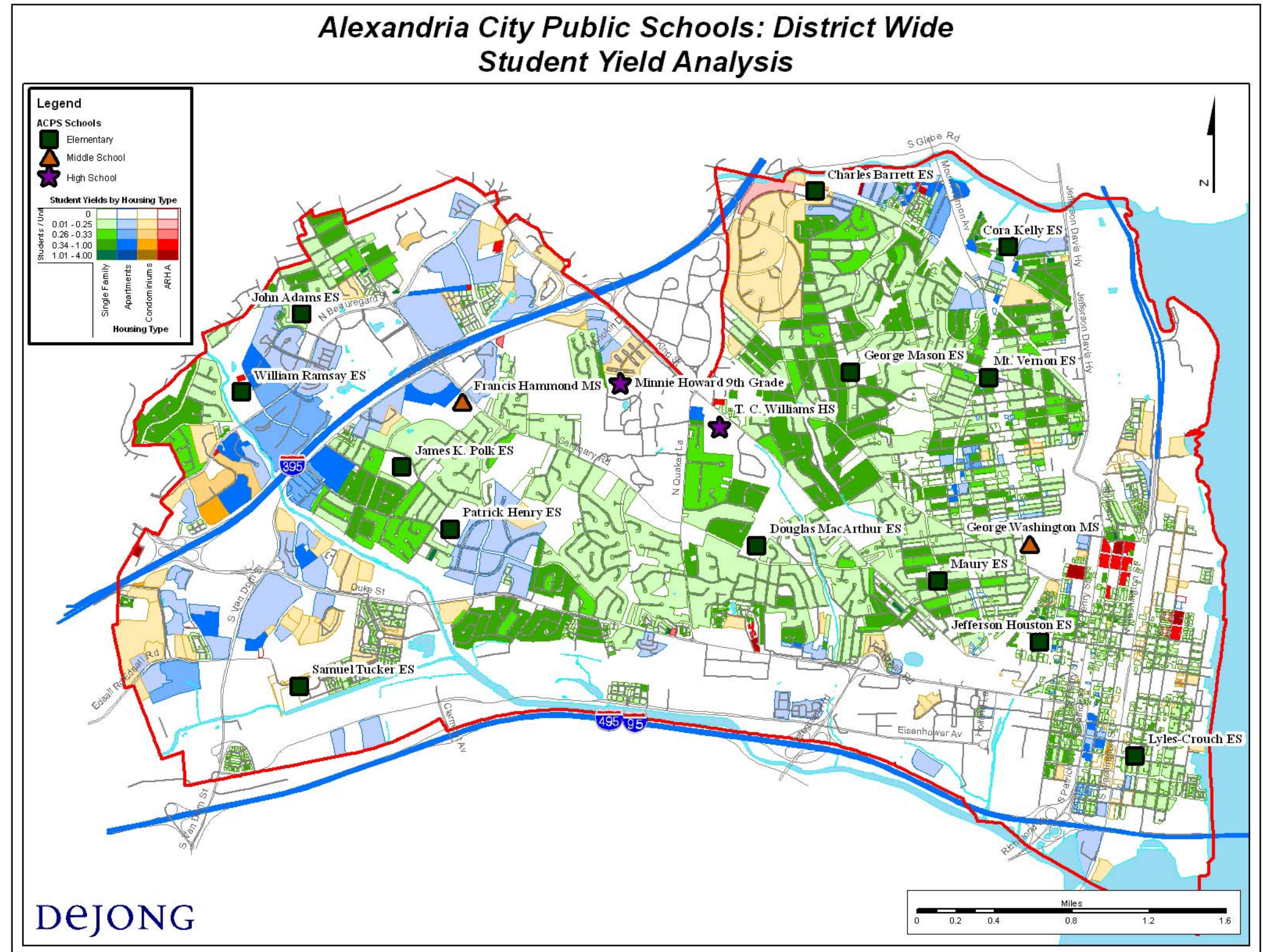


Build-Out Scenario

There is not a significant amount of land within Alexandria City to be developed. However, there is higher density residential development within the ACPS. Many of these projects are being developed on properties that have been cleared of existing structures to be rebuilt as low-to high-rise apartment and condominium units. Due to this development, DeJong developed a build-out scenario to determine how these residential projects will impact the enrollment within the Alexandria City Public Schools until their completion which is expected in 2008.

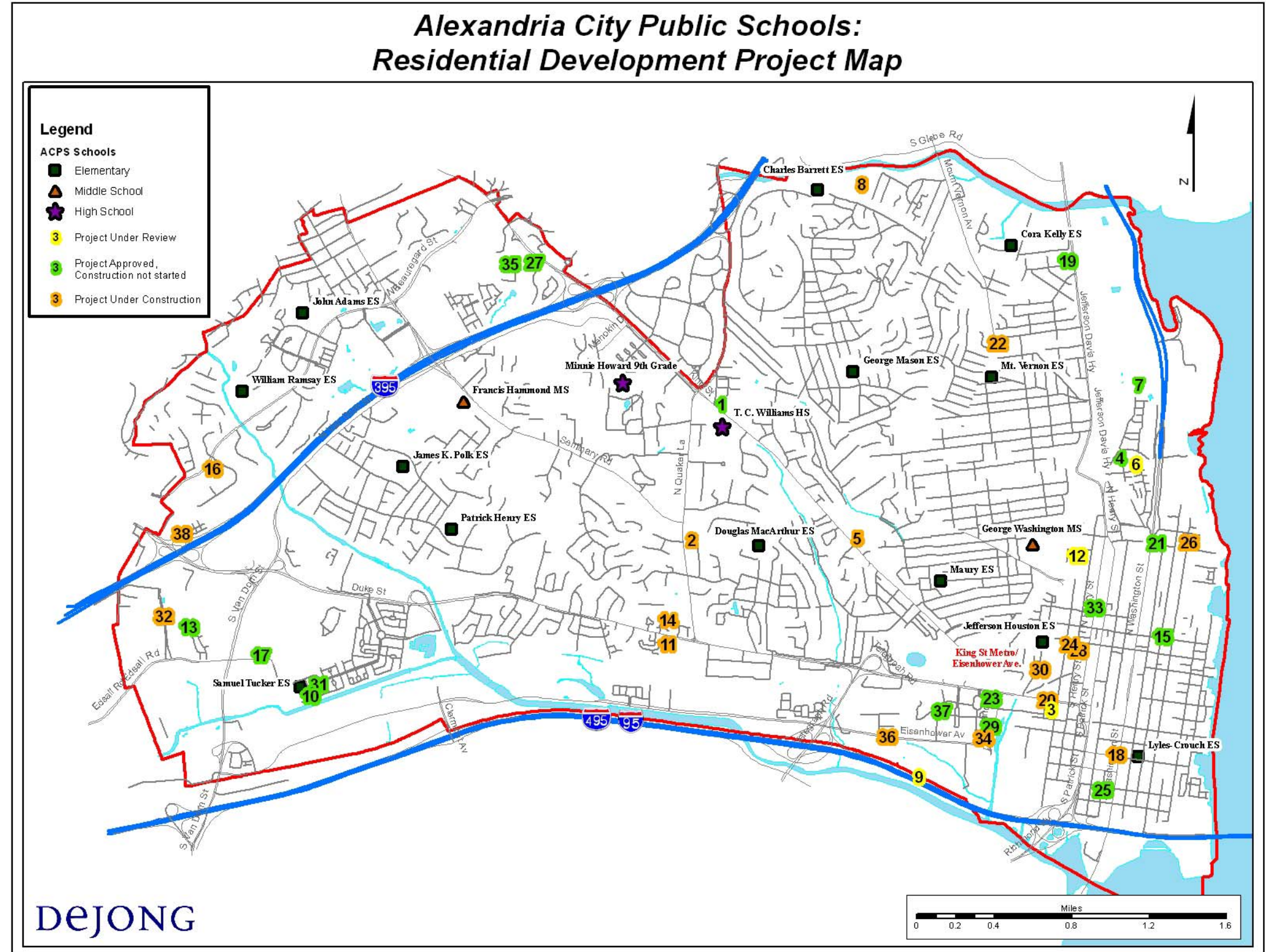
This involved detailed analysis of existing housing types within ACPS to determine how many students are coming out of each housing type. Because different housing types yield different amounts of students, each housing type was analyzed independently. Housing types analyzed were single-family, apartments, condominiums and Alexandria Redevelopment and Housing Authority (ARHA) housing.

Students were counted to determine how many kids are coming out of these areas of existing housing. The map below shows the existing housing by type and the amount of students per unit that are currently coming out of these areas.



With the help of local city planners, locations of current and future residential projects were identified. The map below identifies the locations of developments that are either under construction, approved or under review.

The majority of development is and will occur in the eastern portion of ACPS. However, there is some development in western and central portions of the ACPS also.





After the existing residential areas were analyzed and future residential development was identified, the potential yield of students could be calculated. The table below indicates the total number of units to be developed by type, by project phase, and the total number of students that could be expected from these current and future developments.

| Total Potential Students | | | | | |
|---------------------------------|-------------|------------|------------|------------|------------|
| | Total Units | PK-5 | 6-8 | 9-12 | Total |
| Total | 5708 | 380 | 148 | 212 | 740 |

| Under Construction | | | | | |
|---------------------------|-------------|------------|-----------|------------|------------|
| | Total Units | PK-5 | 6-8 | 9-12 | Total |
| Single Family | 0 | 0 | 0 | 0 | 0 |
| Apartments | 3159 | 214 | 85 | 123 | 423 |
| Condo's | 474 | 6 | 1 | 2 | 9 |
| ARHA | 48 | 22 | 7 | 10 | 39 |
| Total | 3681 | 242 | 93 | 135 | 470 |

| Approved, Construction not Started | | | | | |
|---|-------------|------------|-----------|-----------|------------|
| | Total Units | PK-5 | 6-8 | 9-12 | Total |
| Single Family | 11 | 1 | 0 | 1 | 2 |
| Apartments | 1407 | 105 | 41 | 60 | 205 |
| Condo's | 100 | 5 | 2 | 2 | 9 |
| ARHA | 0 | 0 | 0 | 0 | 0 |
| Total | 1518 | 111 | 43 | 63 | 217 |

| Under Review | | | | | |
|---------------------|-------------|-----------|-----------|-----------|-----------|
| | Total Units | PK-5 | 6-8 | 9-12 | Total |
| Single Family | 0 | 0 | 0 | 0 | 0 |
| Apartments | 451 | 26 | 11 | 14 | 52 |
| Condo's | 58 | 1 | 0 | 0 | 1 |
| ARHA | 0 | 0 | 0 | 0 | 0 |
| Total | 509 | 27 | 11 | 15 | 53 |

The previous tables indicate that a total of 740 students can be expected from current and known future residential projects.

Although this is a considerable amount of students, it needs to be understood that this is the expected number of students based on the known development activity in the ACPS. The ACPS is continually evolving in terms of residential development activity and new projects in the future will have an impact on student potential. Based on dialog and input from city planners, the expected completion date of known residential projects is in the year 2008.

As of the date this report was written, Potomac Yard has 251 condos approved and is expected to generate 2 students. The full development of Potomac Yard conceptually will build 2,200 residential units. Based on information described in the Potomac Yard/Potomac Greens Small Area Plan, two-thirds of the 2,200 units will be standard or stacked townhouse units and one-third will be multi-family units. Since demographics in the Potomac Yard/Potomac Greens area is expected to be similar to the Landmark/Van Dorn area, existing townhouse (0.06 students/unit) and multi-family (0.15 students/unit) yields from the Landmark/Van Dorn area are used. As a result, the Potomac Yard/Potomac Greens area can potentially yield an additional 198 students. However, a reasonable projection at this time cannot be made because the development plans have not yet been approved.

Further, once new development projects arise, student yields and enrollment potential should be revisited.