

## **Consideration of New Development in School Enrollment Forecasting**

The city prepares forecasts of future development approximately every two years in its participation in the Metropolitan Washington Council of Governments Cooperative Forecasting Program. These forecasts provide estimates of housing, population and employment in the city in five-year increments for the next 25 to 30 years.

In making these forecasts, the city prepares an estimate of the amount and timing of development for all approved and in-process development projects, for development anticipated in small area plans and area and corridor plans, for underdeveloped areas with substantial infill potential under current zoning, and for areas that have substantial development potential and have characteristics that make them likely to redevelop in the long term. These long-term potential projects include existing shopping centers with large surface parking areas, and garden apartments, which also have large surface parking areas.

The potential future development information from the most recent forecast, which was submitted to COG in February, 2013, was used to estimate student generation from new development for the current school enrollment forecast through the year 2019. Because the location of each project is maintained in the city's geographic information system (GIS), forecasts can be made for each of the neighborhood school attendance areas in the ACPS system.

Student generation for all projects expected to be completed and occupied during the forecast period was estimated and added to enrollment increases estimated from current development using cohort survival by grade and kindergarten capture from births in the city. Projects constructed in the past 10 years were used as the prototypes for estimating short-term student enrollment rates per dwelling unit for new projects. Actual student enrollment from all recently constructed projects was used to estimate the typical rate of student generation from new projects by type (single-family detached, townhouse, garden apartment, mid-rise apartment, high-rise apartment and various condominium types) over the forecast period.

For the long-range forecasts expected to be developed as part of the Long Range Educational Facilities Master Plan, the student generation rates of projects as they change over longer periods of time will be considered in estimating future student generation from new development.