



THE SCHOOL DISTRICT OF
PHILADELPHIA
BUILDING A BETTER DISTRICT



Strategic Facilities Planning

Supply and Demand Analysis

January 14, 2009



About this report:

- Shares important facts and projections about Philadelphia K-12 schools and students
- Created by Athenian Properties under the direction of the School Reform Commission (“SRC”) and the School District of Philadelphia (“District”)
- Uses rough estimates in future projections



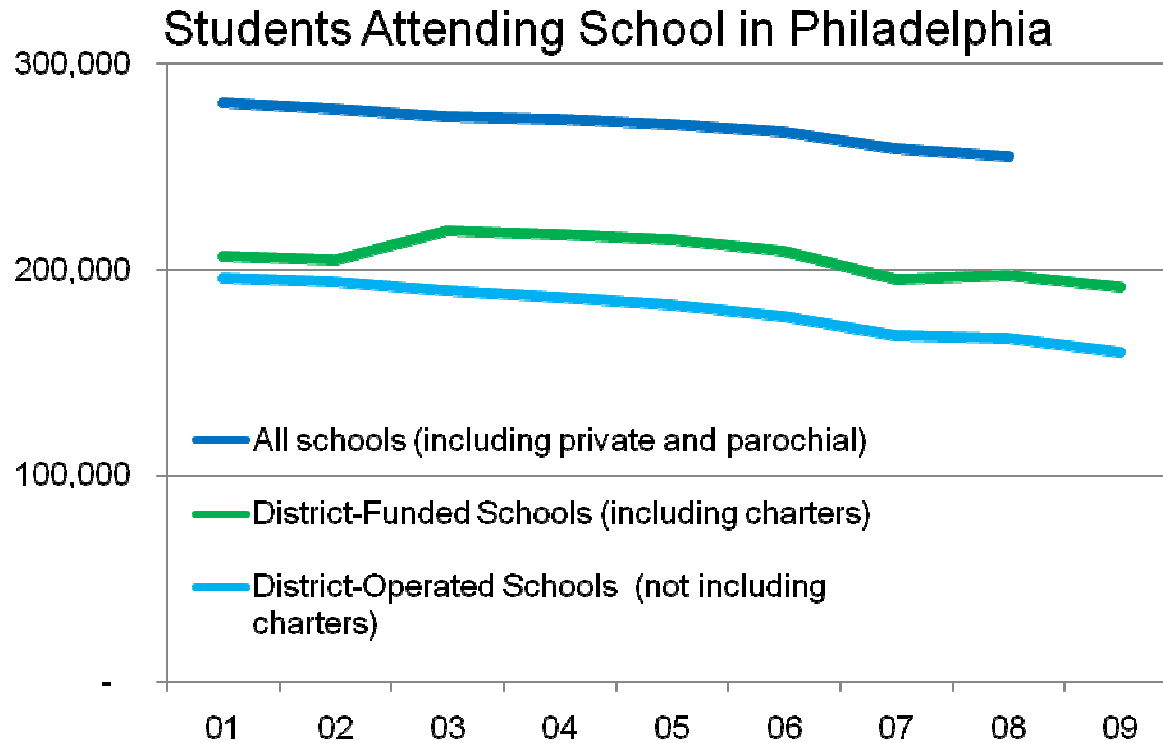
Conclusions

1. There are currently approximately **43,500 more seats than students** in Philadelphia.
2. The number of empty seats is projected to **increase** over the next five years.
3. By more closely matching the number of available seats to current and projected student enrollment, the SRC and the school community have the opportunity to **spend less money on real estate and more on education.**



Data Sources & Assumptions

The number of all students, public school students, and students in District-operated schools are all decreasing.



Data for 2001-8 from PA Dept of Education (all schools). Data for 2001-9 from District (District schools).



More Seats Than Students

The number of “seats” for students in the School District’s facilities has remained constant even though enrollment has decreased; as a consequence, the number of unused seats is already large and, if nothing changes, it will get larger.

Neutral Assumptions
61,000 Extra Seats

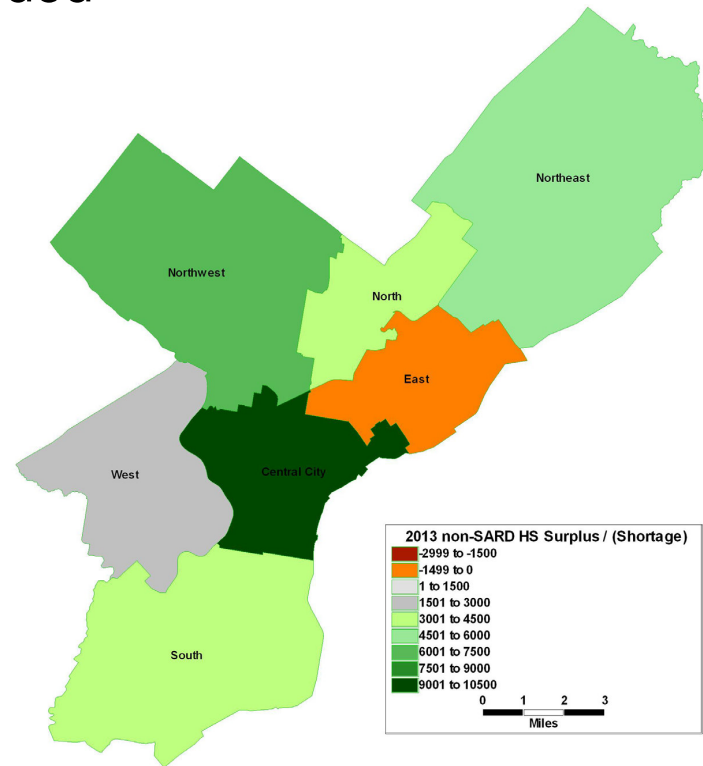




More Seats Than Students

Despite the fact that the District has more seats than students on a city-wide basis, limited areas remain crowded

For example,
high schools
in the East
Region are
crowded





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More Seats Than Students

Is there a future scenario where the extra seats will be needed?

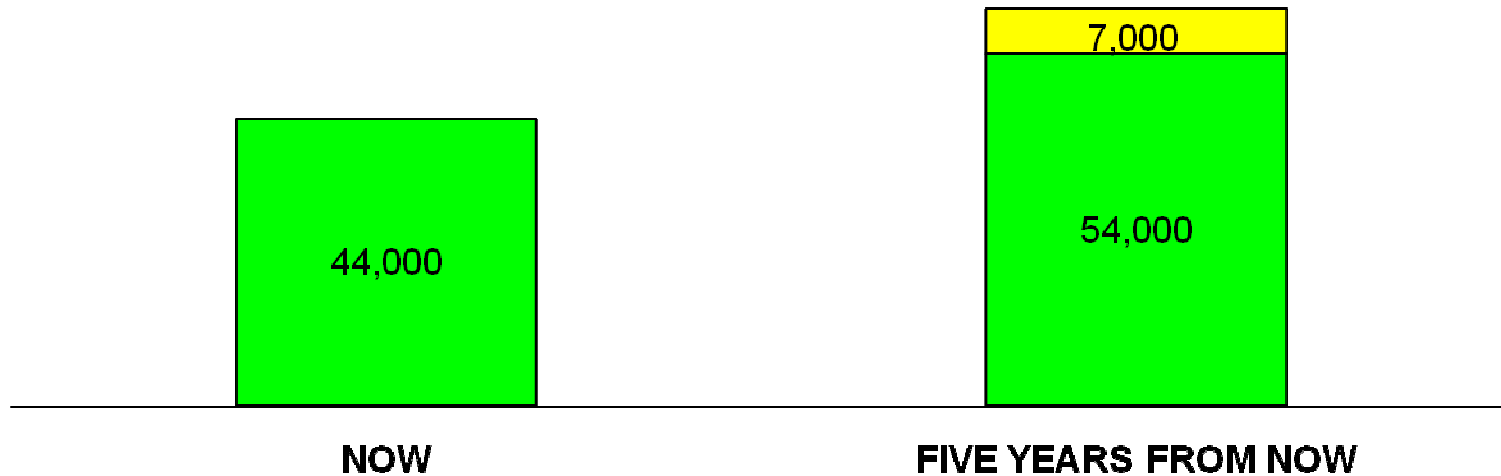
The answer appears to be no.



More Seats Than Students

Even if we **cut the high school dropout rate in half**, there will be more empty seats.

Lowered Dropout Rate
54,000 Extra Seats

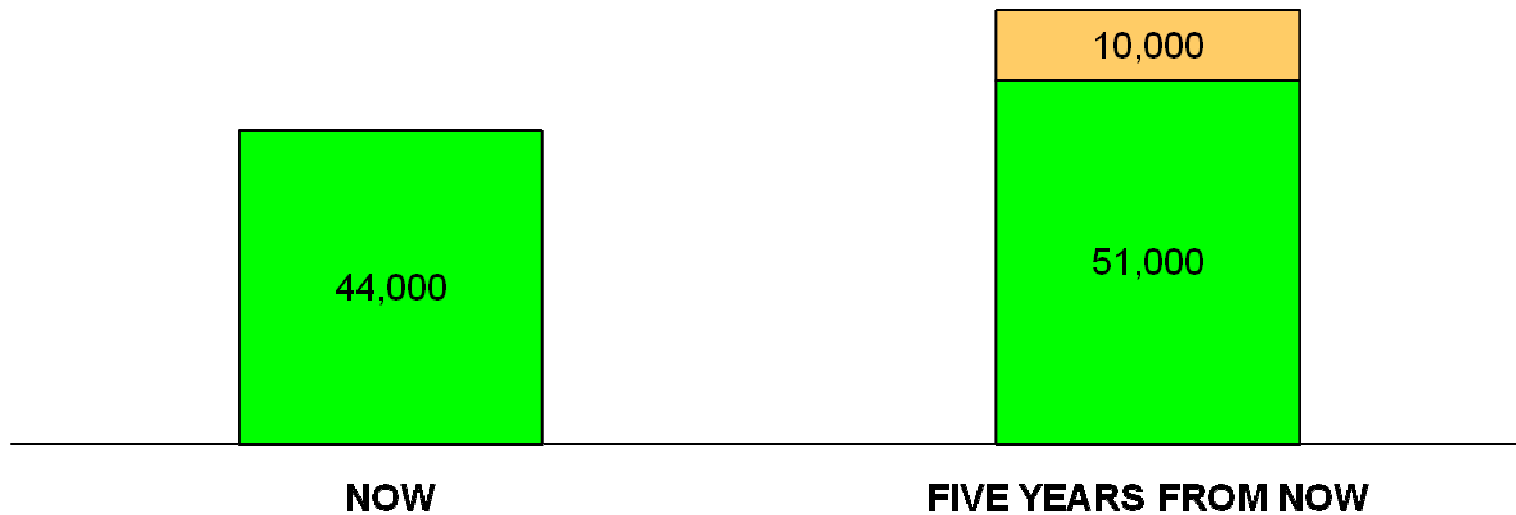




More Seats Than Students

Even if we **double the number of Pre-K** students, there will be more empty seats.

Increased Pre-K Participation
51,000 Extra Seats

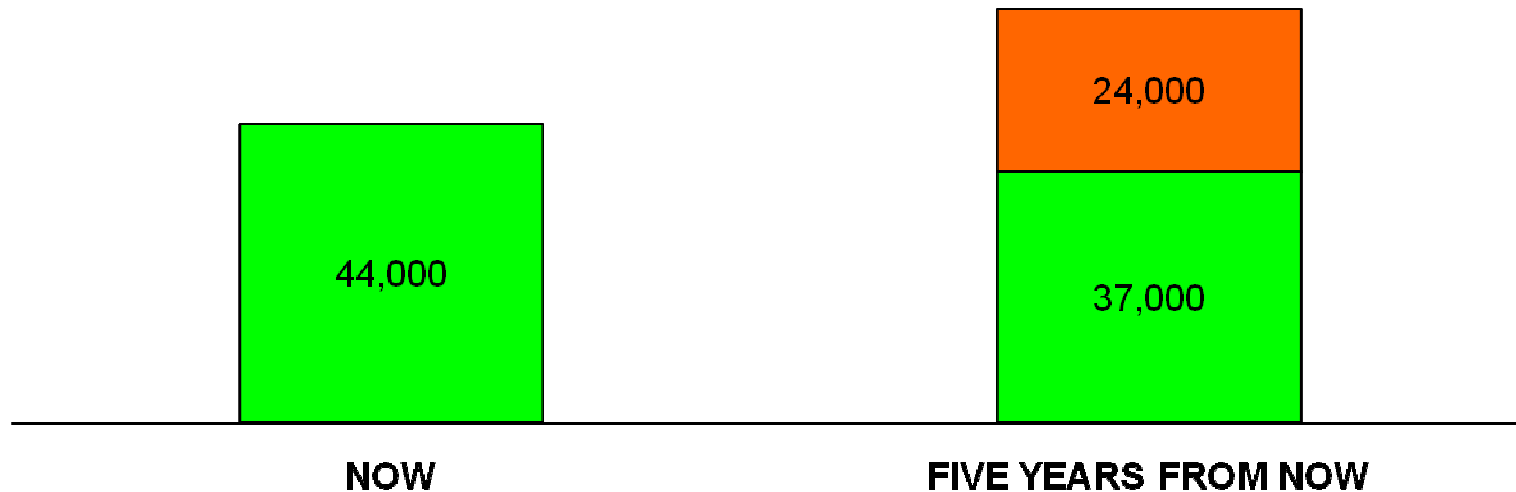




More Seats Than Students

Even if we **lower the average class size 10%**, there will be many empty seats.

Decreased Class Size
37,000 Extra Seats

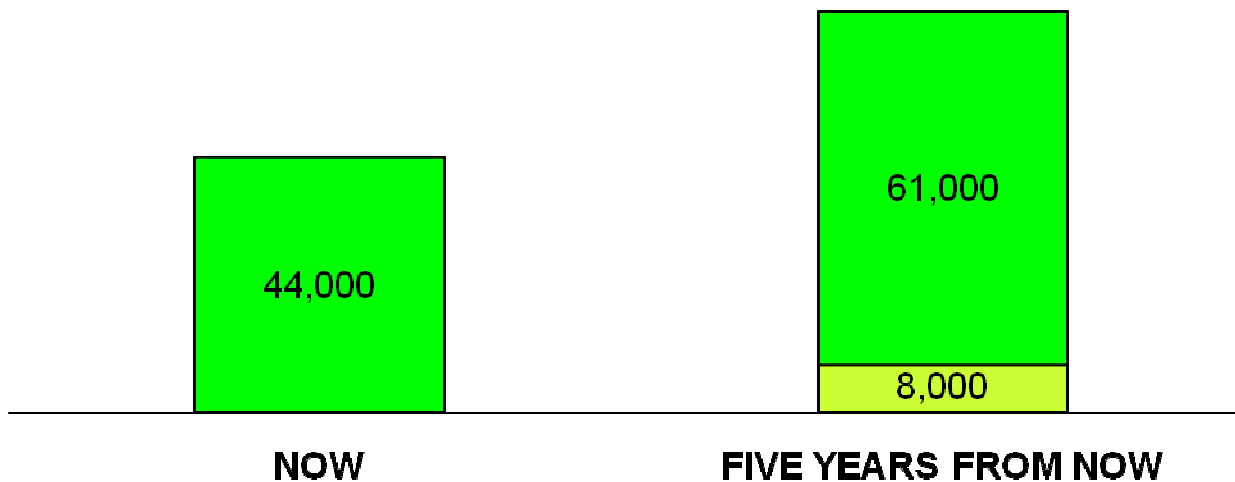




More Seats Than Students

If **charter schools continue** to be created and filled, there will be even more empty seats.

Continued Charter Growth
69,000 Extra Seats



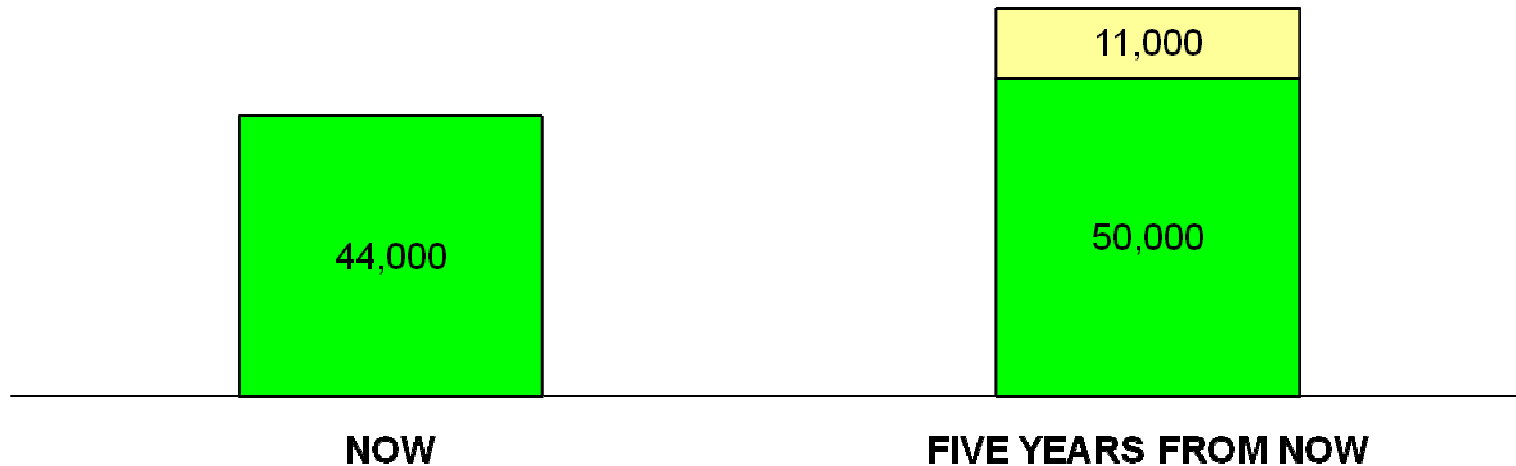
Assumes charters are formed at the same rate as the last 6 years (2,300 seats/yr) and draw 2/3 of their students from District schools



More Seats Than Students

Even if significantly **more families choose District schools over private and parochial schools**, there will be more empty seats.

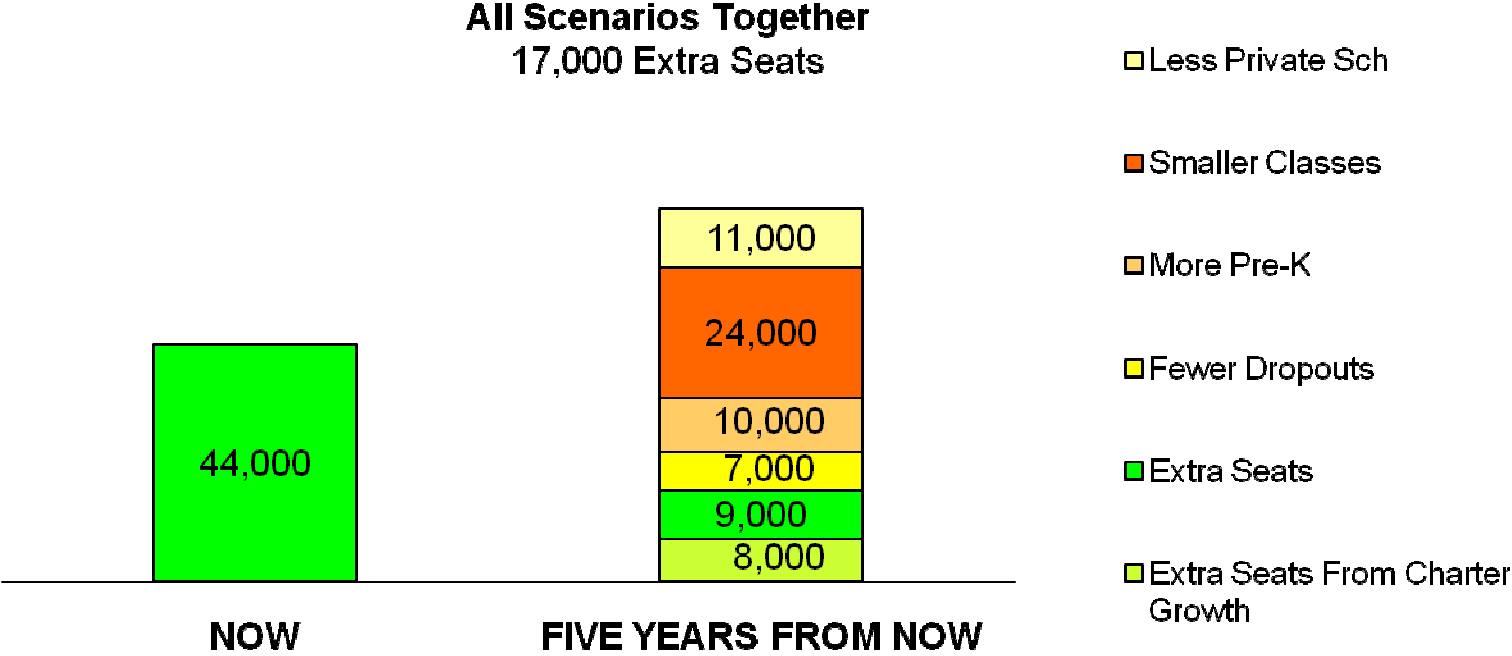
Less Private School Participation
50,000 Extra Seats





More Seats Than Students

Even if **all** these come to pass, there will still be many more seats than students.





More Seats Than Students

Even if **all** these come to pass, there will still be many more seats than students.

	Impact on Excess Capacity	Projected Excess Capacity	Impact of This Scenario	Excess Seats Remaining
Reduce Dropout Rate 50%	↓	61,000	(7,000)	54,000
Reduce Class Size 10%	↓	61,000	(24,000)	37,000
Double the Pre-K Students	↓	61,000	(10,000)	51,000
Continue Charter School Increases	↑	61,000	8,000	69,000
Decrease Private School Use	↓	61,000	(11,000)	50,000
All Scenarios	↓	61,000	(44,000)	17,000



Conclusions

1. There are currently approximately **43,500 more seats than students** in Philadelphia.
2. The number of empty seats is projected to **increase** over the next five years.
3. By more closely matching the number of available seats to current and projected student enrollment, or “rightsizing” the SRC and the District have the opportunity to **spend less money on real estate and more on education.**



Recommendations for Next Steps

The SRC and the District should **adopt educational policies** that allow for more effective use of real estate through strategies such as:

- Program consolidation or relocation
- Conversion of uses or sharing of building
- Program and building closures
- Changes in assignment rules

The SRC and the District should **invest savings from “rightsizing” facilities to support educational goals**, such as:

- Improving existing programs
- Creating effective new programs and initiatives

The SRC and the District should **involve all affected stakeholders** in the decision process