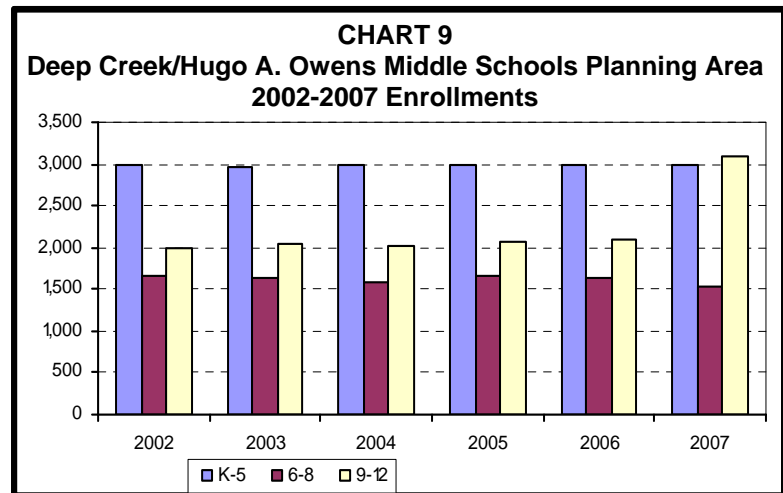

**CAPITAL IMPROVEMENT PLAN
2009-2019**

**Deep Creek Middle School
Hugo A. Owens Middle School
Deep Creek High School Planning Areas
and
Grassfield High School Planning Areas**

First Five-Year Planning Period - 2009 to 2014

BACKGROUND - 2002-2007

Residential development progressed at a steady pace during the majority of the 2002-2007 period in the Deep Creek/Hugo A. Owens Middle Schools Planning Area. Chart 9 (right) shows that elementary school enrollment increased slightly. Middle school enrollment fluctuated from year to year but overall decreased during the five-year period. In this school planning area, elementary enrollment (K-5) increased by about 20 students, middle school



(6-8) enrollment decreased by about 140 students and high school (9-12) enrollment increased by about 1,100 students. It is important to note this middle school planning area now includes two high schools (Deep Creek High and Grassfield High) instead of one high school (Deep Creek High). The enrollment at Deep Creek High School was significantly reduced due to the opening of Grassfield High School in September 2007. The new attendance zone for Grassfield High School, which included areas from neighboring planning areas, offset the loss of students at Deep Creek High School resulting in a net increase in enrollment at the high school level in this middle school planning area. In September 2003, Grassfield Elementary School (the replacement school for Deep Creek Intermediate) opened, serving students in Grades K-5. Additionally, an attendance zone adjustment and a grade level realignment took effect for Deep Creek Central Elementary School. Currently, Deep Creek Central Elementary School serves students in Grades K-5.

**DEEP CREEK MIDDLE SCHOOL/
HUGO A. OWENS MIDDLE SCHOOL, DEEP CREEK HIGH
SCHOOL AND GRASSFIELD HIGH SCHOOL PLANNING AREAS**

During the 2002-2007 period, residential development in the Deep Creek/Hugo A. Owens Middle Schools Planning Area consisted predominantly of single family homes. While most of the new single family homes were built in the former Deep Creek Central Elementary School area (current Deep Creek Central Elementary and Grassfield Elementary areas), some new single family homes were also built in the Deep Creek Elementary School, the Camelot Elementary School and the Treacle Elementary School areas.

There are approximately 400 home sites available¹ in the Deep Creek/Hugo Owens Middle Schools Planning Area (7/08), with the majority of the home sites (230) being available in the Deep Creek Central Elementary School attendance zone. The combined Grassfield Elementary School and the Deep Creek Central Elementary School attendance zones experienced the greatest amount of residential growth in the Deep Creek/Hugo A. Owens Middle Schools Planning Area during the 2002-2007 period. It is anticipated that the attendance zone areas for Deep Creek Central Elementary School and for Grassfield Elementary School will experience moderate residential growth while the attendance zone areas for Deep Creek Elementary School, Camelot Elementary School and Treacle Elementary School will experience slow residential growth in the Deep Creek/Hugo A. Owens Middle Schools Planning Area during the 2009-2014 five-year planning period.

THE PLAN FOR 2009-2014

MAJOR COMPONENTS OF THE 2009-2014 PLAN

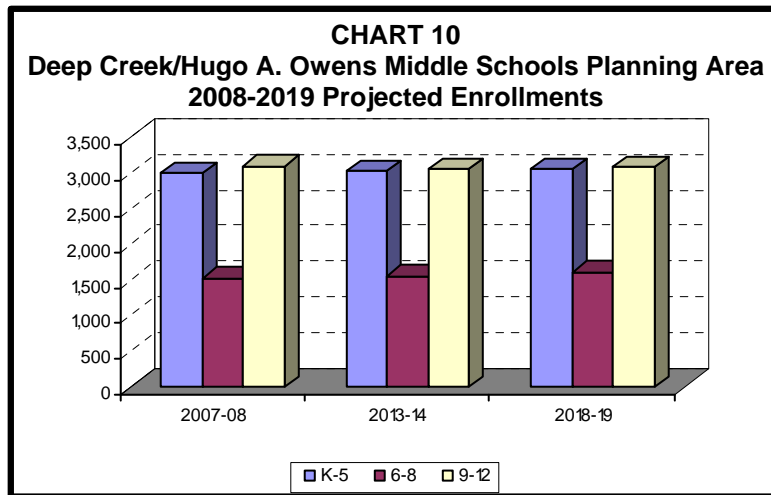
- (1) Design and begin construction of an additional elementary school in the Deep Creek Elementary area or in the western portion of the Deep Creek Central Elementary area.**

¹A site plan or preliminary subdivision plan has been approved by the city for these home sites. It is anticipated that site work will begin in the 2009-2014 five year planning period.

**DEEP CREEK MIDDLE SCHOOL/
HUGO A. OWENS MIDDLE SCHOOL, DEEP CREEK HIGH
SCHOOL AND GRASSFIELD HIGH SCHOOL PLANNING AREAS**

Background to the 2009-2014 Plan

Chart 10 (right) indicates that enrollment in Grades K-8 will increase at a slow rate, but enrollment in Grades 9-12 will decrease during the 2009-2014 planning period. The Grassfield Elementary School attendance zone and the Deep Creek Central Elementary School attendance zone will be the focus for residential construction in the Deep Creek/Hugo A. Owens Middle Schools Planning Area. The amount of residential growth will depend on future interpretations of the Clean Water Act regarding wetlands, the Chesapeake Bay Preservation Act, the availability of sewer and water, road improvements, and the current City Council growth management policies. Additionally, at the high school level (Grades 9-12), any personnel or housing changes at the Naval Support Activity Northwest Annex could have an impact on enrollment at Grassfield High School. For additional information, see the Hickory Middle School Planning Area section.



The data shown in Table 11 (see page 48) indicate that classroom space will be available at all levels (Grades K-12). Classroom space is available at the high school level due to the opening of Grassfield High School in September 2007. Overall, limited classroom space is available at the elementary level, however, three elementary schools require portable classrooms (Grassfield Elementary, Deep Creek Elementary, and Deep Creek Central Elementary).

**DEEP CREEK MIDDLE SCHOOL/
HUGO A. OWENS MIDDLE SCHOOL, DEEP CREEK HIGH
SCHOOL AND GRASSFIELD HIGH SCHOOL PLANNING AREAS**

**TABLE 11
Summary of Classroom Space Needs
Deep Creek/Hugo A. Owens Middle Schools Planning Area
2009-2014**

	K-5 <u>Elementary</u>	6-8 <u>Middle</u>	9-12 <u>High</u>
Projected Student Changes ¹	30	30	-50
Portable Units in Place 9/08	10	0	1
Range of Spaces Needed ²	-350 to -250	-830 to -730	-825 to -725 ³

The Plan for 2009-2014

1. Elementary School Level, Grades K-5

Five elementary schools (Camelot, Treacle, Deep Creek, Deep Creek Central, and Grassfield) are within the Deep Creek/Hugo A. Owens Middle Schools Planning Area. As the 2009-2014 five-year planning period begins, Deep Creek Elementary School requires four portable classrooms, Deep Creek Central Elementary School requires four portable classrooms, and Grassfield Elementary School requires two portable classrooms. However, no portable classrooms are required at Camelot Elementary School or Treacle Elementary School. Although Table 11 (above) indicates that approximately 250 to 350 student spaces will be available by the end of the first five-year period, the majority of the available classroom space will be at Camelot Elementary School and at Treacle Elementary School. The Camelot Elementary School and the Treacle Elementary School attendance zones are not in high growth areas. It is anticipated that limited classroom space will remain available during the first five-year planning period at these two elementary schools. It is also important to note that adjusting attendance zones is not feasible at the elementary school level at this time, as there is insufficient capacity available at any one school to rezone a significant number of elementary school students. Therefore, in order to provide additional permanent classroom space at the elementary school level in this planning area an additional

¹The student enrollment changes presented in Table 11 are the result of new residential development and demographic changes within existing neighborhoods.

²The number of additional instructional spaces needed at each grade level (elementary, middle, and high) is estimated by using the following formula: (current enrollment + projected students) – operational capacity of each school within a planning area = the number of additional instructional spaces needed.

³This figure reflects the ranges of spaces available at Deep Creek High School and at Grassfield High School.

**DEEP CREEK MIDDLE SCHOOL/
HUGO A. OWENS MIDDLE SCHOOL, DEEP CREEK HIGH
SCHOOL AND GRASSFIELD HIGH SCHOOL PLANNING AREAS**

elementary school will be required during the second five-year planning period. It is anticipated that elementary school enrollment growth during the 2009-2019 planning period will be minimal based on new developments and demographic changes within various neighborhoods. Development trends and enrollment patterns in this area will continue to be monitored over the next few years. If growth occurs as anticipated, it is likely that the construction of an additional elementary school in this area may be delayed.

2. Middle School Level, Grades 6-8

No capital improvements are recommended at present.

3. High School Level, Grades 9-12

- a. Deep Creek High School received some relief with the opening of Hickory High School in September 1996. Additional relief was provided when the addition to Deep Creek High School was completed in Fall 1998. The opening of Grassfield High School in September 2007 provided significant relief to Deep Creek High School, to Great Bridge High School and limited relief to Hickory High School. It is important to note, until there is enough data available (generally five years) to create a new middle school planning area, Grassfield High School will be included in the Deep Creek/Hugo A. Owens Middle Schools Planning Area. For additional information see the Temporary Inclusion of Grassfield High School within the Deep Creek/Hugo A. Owens Middle Schools Planning Area on page 43.
- b. Development patterns should be monitored closely in the Old Mill Road area of Deep Creek and the South Military Highway area between Route 17 and Bowers Hill. Once the development patterns become clearer, it may be necessary to adjust the plans to provide additional permanent classroom space at the high school level to relieve Western Branch High School. See the plans for the Western Branch High School Planning Area.

**DEEP CREEK MIDDLE SCHOOL/
HUGO A. OWENS MIDDLE SCHOOL, DEEP CREEK HIGH
SCHOOL AND GRASSFIELD HIGH SCHOOL PLANNING AREAS**

Land

Elementary School Level, Grades K-5

Acquire land for an additional elementary school in the Deep Creek Elementary School area or in the western portion of the current Deep Creek Central Elementary School area. It is proposed that design and construction of the additional elementary school begin near the end of the 2009-2014 five-year planning period.

In February 2006, the developers of Culpepper Landing (located at the end of Mill Creek Parkway) agreed to proffer an elementary school site to the school division. From 2006 through the beginning of 2008, the developer and school administration worked together to ensure a viable school site was available. As all due diligence was satisfactorily completed, the developers dedicated an elementary school site to the School Board in Fall 2008.

**TABLE 12
Project Summary¹
Deep Creek/Hugo A. Owens Middle Schools Planning Area
2009-2014**

Project					
	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014
<u>Elementary School</u> , Deep Creek Elementary/Deep Creek Central Elementary area				D	C

¹An "A" designates the year in which property is to be acquired by the school system. A "D" designates the year in which architectural/engineering design funds are requested. A "C" designates the year in which construction funds are requested.

**DEEP CREEK MIDDLE SCHOOL/
HUGO A. OWENS MIDDLE SCHOOL, DEEP CREEK HIGH
SCHOOL AND GRASSFIELD HIGH SCHOOL PLANNING AREAS**

Second Five-Year Planning Period - 2014 to 2019

THE PLAN FOR 2014-2019

During the 2014-2019 planning period, enrollment growth in the Deep Creek/Hugo A. Owens Middle Schools Planning Area is expected to be slow (see Chart 10, page 47). The Grassfield Elementary School area, the Deep Creek Central Elementary School area and the Deep Creek Elementary School area (west of George Washington Highway North) are expected to be the primary focuses of residential growth. The Camelot Elementary School and Treacle Elementary School areas may experience some moderate shifts in enrollment due to demographic changes, not from residential construction, during the second five-year planning period.

As a result of new homes constructed in the Deep Creek/Hugo A. Owens Middle Schools Planning Area, additional permanent classroom space is required at the elementary school level (Grades K-5). Deep Creek Elementary School currently utilizes four portable classrooms, Deep Creek Central Elementary School currently utilizes four portable classrooms, and Grassfield Elementary School utilizes two portable classrooms. Although Table 13 (page 52) indicates some permanent classroom space will be available at the elementary school level (Grades K-5), the majority of the available classroom space will be at Camelot Elementary School and at Treacle Elementary School. It is also important to note that adjusting attendance zones is not feasible at the elementary school level at this time, as there is insufficient capacity available at any one school to rezone a significant number of elementary school students. Therefore, in order to provide additional permanent classroom space at the elementary school level in this planning area an additional elementary school will be required during the second five-year planning period. Development trends and enrollment patterns in this area will continue to be monitored over the next few years and adjustments will be made in future updates of the capital improvement plan as necessary. Classroom space is available at the high school level due to the opening of Grassfield High School in September 2007.

**DEEP CREEK MIDDLE SCHOOL/
HUGO A. OWENS MIDDLE SCHOOL, DEEP CREEK HIGH
SCHOOL AND GRASSFIELD HIGH SCHOOL PLANNING AREAS**

**TABLE 13
Summary of Classroom Space Needs
Deep Creek/Hugo A. Owens Middle Schools Planning Area
2014-2019**

	K-5 <u>Elementary</u>	6-8 <u>Middle</u>	9-12 <u>High</u>
Additional Students Projected ¹	30	50	30
Range of Spaces Needed 2009-2019 ²	-320 to -220	-780 to -680	-795 to -695

The Plan for 2014-2019

1. Elementary School Level, Grades K-5

Although overall residential development has slowed within the city, the Deep Creek Elementary School, the Deep Creek Central Elementary School, and the Grassfield Elementary School areas are in higher potential growth areas with a number of home sites and residential land available for development. No classroom space is anticipated to be available at these three elementary schools during the second five-year period (2014-2019). Although Table 13 (above) indicates that approximately 220 to 320 student spaces will be available by the end of the second five-year period, the majority of that space will be available at Camelot Elementary School and at Treacle Elementary School. It is also important to note that adjusting attendance zones is not feasible at the elementary school level at this time, as there is insufficient capacity available at any one school to rezone a significant number of elementary school students.

Continue to monitor (1) the rate and pattern of residential construction in the Cedar Road, Moses Grandy Trail, and Old Mill Road areas, (2) demographic changes, and (3) enrollment trends in the Deep Creek/Hugo A. Owens Middle Schools Planning Area. Until the impact of the three items above becomes clearer, it is necessary to plan to construct an additional elementary school during the second five-year planning period (2014-2019). However, if enrollment growth occurs as anticipated, the construction of an additional elementary school

¹Represents the number of students projected for the five-year planning period (2014-2019) and is in addition to the number of students projected for the 2009-2014 planning period.

²The "Range of Spaces Needed" (1) represents the total number of spaces needed for the ten-year (2009-2019) planning period, and (2) is presented as if none of the unfunded projects requested for the first five-year planning period (2009-2014) have been completed.

**DEEP CREEK MIDDLE SCHOOL/
HUGO A. OWENS MIDDLE SCHOOL, DEEP CREEK HIGH
SCHOOL AND GRASSFIELD HIGH SCHOOL PLANNING AREAS**

during the second five-year planning period in the Deep Creek Elementary School area, or in the western portion of the Deep Creek Central Elementary School area may be delayed.

2. Middle School Level, Grades 6-8

No changes are proposed to the 2009-2014 plan at this time.

3. High School Level, Grades 9-12

No changes are proposed to the 2009-2014 plan at this time.

**TABLE 14
Project Summary
Deep Creek/Hugo A. Owens Middle Schools Planning Area
2014-2019**

Project					
	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
Elementary School , Deep Creek Elementary/Deep Creek Central Elementary area		Open			