



DeKalb County
School District

Comprehensive Master Plan 2031



February 25, 2022

Change Is Hard

Everyone Gets Something
but No One Gets
Everything

Think Big!



GOALS OF THE COMPREHENSIVE MASTER PLAN

- Maintain neighborhood schools while being sensitive to costs
- Maintain neighborhood schools while diversifying student demographics
- Address over crowding: over 100% utilization in 2031
- Address under utilization: under 70% in 2031
- Address facility condition: scores below 60
- Explore different grade configurations, i.e. K-8
- Maximizing the DCSD's resources



STRATEGIES

- Building new schools to address over-crowding
- Realigning clusters to balance over-crowding and under-utilization
- Consolidating schools to address under-utilization and poor condition
- Creating K-8 Schools
- Creating Early Learning Centers
- Creating stand-alone magnet schools

Agenda

- Process
 - Stakeholder Engagement
 - Assessments
 - Demographic Forecasts
 - School Choice Inventory
- Recommended Projects
- Implementation
- Redistricting

PROCESS

- Stakeholder Engagement
 - On-line and e-mail surveys
 - Principal and PAC
 - District staff
 - Community and civic groups
 - Religious organizations
 - City and County government officials
- Facility Condition Assessments
- Educational Suitability Assessments
- Inventory of School Choice Programs
- Demographic Forecasts
- Options Development
- Final Recommendations
- Implementation Plan (Schedule)



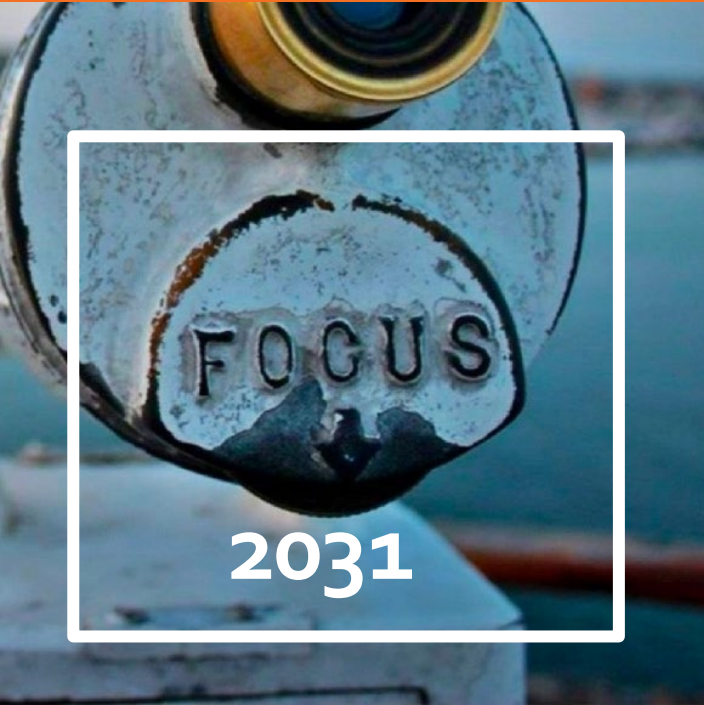


STAKEHOLDER ENGAGEMENT

Over the last 10 months the CMP team has reached out and gotten input from stakeholders across DeKalb County. We have gotten information from on-line surveys, emailed surveys, personal interviews, multiple conversations and correspondences. We reached out to over 90 groups excluding principals, PAC's and in-house staff to capture the desires of stakeholders across the District.

Economic Development Organizations
Elected / Municipal Officials (County & City)
Charitable Organizations
Civil Rights Organizations
Greek Alumni Associations
Refugee Support Organizations
Youth Development
Neighborhood Associations
Religious Organizations
PACs, PTAs, School Principals
Governance Committee
Community Empowerment, Innovation & Partnerships
District Operations

Regional Superintendents
Curriculum & Instruction
Information Technology
Audits & Compliance
Financial Operations
Transportation



STAKEHOLDER ENGAGEMENT: WHAT WE HEARD

- Need to address poor facility conditions at elementary schools
- Need to address over-crowding particularly in Regions 1, 2, and 4
- Need to address under-utilization in middle and high schools
- Need to address attrition at the middle schools
- Generally positive feedback on the K-8's
- Questions about K-8 implementation
 - Middle School program
 - Middle School athletics
 - Time frame
- Desire for equitable access to high achiever programs across the District
- Positive feedback on the Performing Arts Academy
- Positive feedback on Wadsworth going to 4-8
- Positive feedback on need for Early Learning Centers
- Questions about definitive locations for proposed ELC's

Assessments

FACILITY CONDITION ASSESSMENT DATA




STATE OF S

Facility Condition Asses

DEKALB COUNTY SCHOOL DIS





Facility Portfolio

DCSD currently manages more than 14.9 million square feet of educational facilities across 146 campuses. The District properties include 23 high school campuses, 21 middle school campuses, 85 elementary school campuses, 5 stadiums, and 12 administration facilities. Table 1 summarizes the portfolio of permanent buildings for the District. DCSD's permanent educational space is comprised of 41.9 percent elementary school, 21.3 percent middle school, and 31.4 percent high school square footage. Space information was based on data provided by the District.

Table 1: National DCSD Facility Portfolio

Facility Type	Campuses	Permanent Buildings	
	Count	Sq Ft	
Elementary Schools	85	278	6,221,365
Middle Schools	21	44	3,153,568
High Schools	23	99	4,656,598
Stadium	5	9	48,744
Administrative	12	41	754,260
Total	146	471	14,834,535

CAMPUS AGE

Early research indicated a correlation between school age and student achievement; newer buildings have better lighting, better comfort control, and air quality. However, with school districts across the country having aging portfolios, a more important correlation to be made is between the condition of a facility and student performance. Studies indicate that student's performance is increased in upgraded facilities. Upgraded facilities generally have all the key components of a newer facility, i.e. improved indoor air quality, upgraded lighting, and the appropriate learning spaces.

In 2014, the National Center for Education Statistics (NCES) reported that the average public schools' main instructional building in the United States was 44 years old. Major building replacements and additions have occurred, on average, approximately 16 years ago. By the time a school facility reaches 30 years of age, many of its building systems are beyond their useful life and furthermore, the learning technologies have changed vastly over time, making major renovations necessary to accommodate new learning technologies and space standards.

Sixty-nine percent of the District's portfolio was constructed prior to 1994, indicating that more than half of the facility population is at or nearing the midpoint of its average design life. Figure 2 illustrates campus age breakdown. Campus age data presented here was either provided by the District or was approximated in the field where data was not available.

State of School Facilities Report

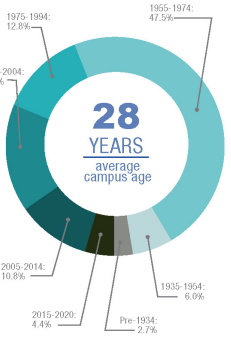


Figure 2: Average Age of DCSD Facilities

DeKalb County School District

STATE OF SCHOOLS FACILITY REPORT

Executive Summary | 2021

The DeKalb County School District (DCSD or the District) recently completed a comprehensive facilities condition assessment of 146 school and administrative facilities within its jurisdiction. This assessment was completed to direct long-range capital planning efforts and investments across the District.

ASSESSMENT FINDINGS

Several data gathering components culminate to provide options for future investment: an assessment of the entire DCSD facility portfolio, a facility condition assessment, and a five-year and ten-year life cycle forecast. Results from the assessment are summarized in this document, giving an overall picture of the District's facilities. With this information, DCSD can develop a capital investment plan and forecast future funding requirements.

The facility condition assessment identified \$555.9 million in current need based on existing deficiencies. The projected five-year life cycle renewal needs for DCSD's facilities are estimated to be \$628.8 million and the total ten-year life cycle forecast is \$1.56 billion. Combining current needs with the next ten years of anticipated life cycle renewal forecast, the District can anticipate \$2.11 billion in facility-related requirements. These figures exclude any classroom additions or new construction for additional enrollment growth or program expansion.

FIVE-YEAR FACILITY CONDITION ASSESSMENT (FCA) SCORE

For long-range planning purposes, the facility deficiency costs and the first five years of projected life cycle renewal forecast were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A five-year Facility Condition Index (FCI) was calculated by dividing the combined five-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. After the five-year FCI is calculated, this is subtracted from 100 to provide the Facility Condition Assessment (FCA) score.

The majority of the campus FCAs are between 69-50% indicating that they are in poor condition. During the field work and stakeholder meetings it was noted that DCSD facilities were in poor condition and in need of renovation efforts.



State of School Facilities Report

CURRENT NEED
\$555.9 million

LIFE CYCLE YEARS 1-5
\$628.8 million

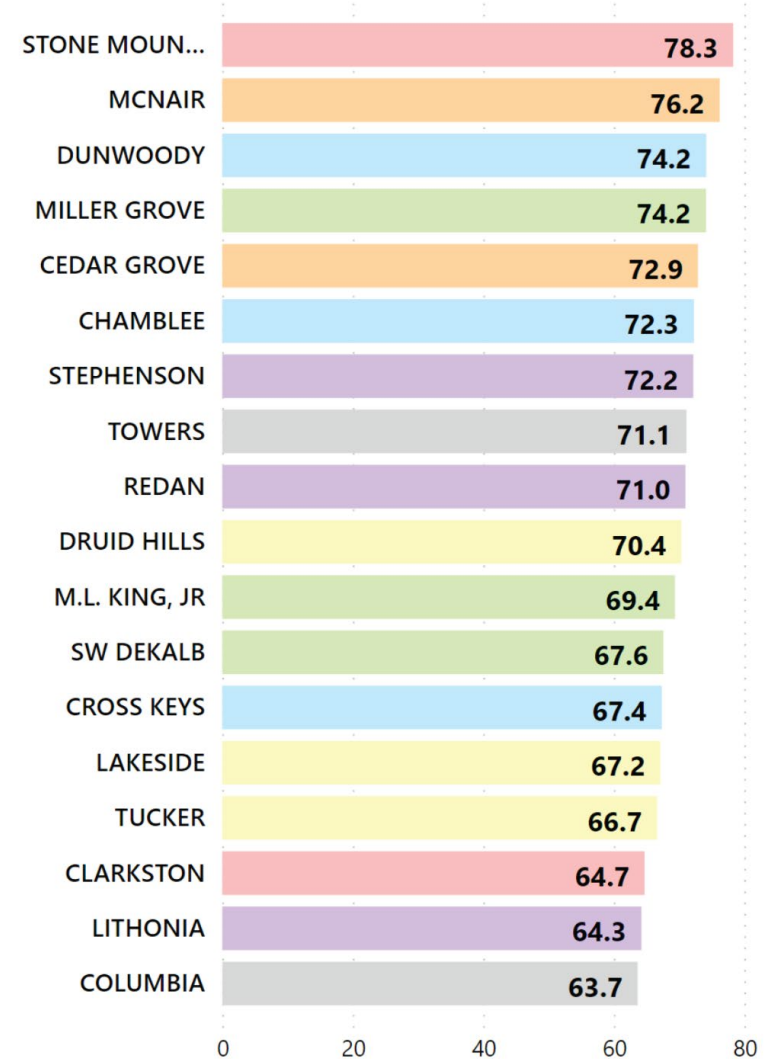
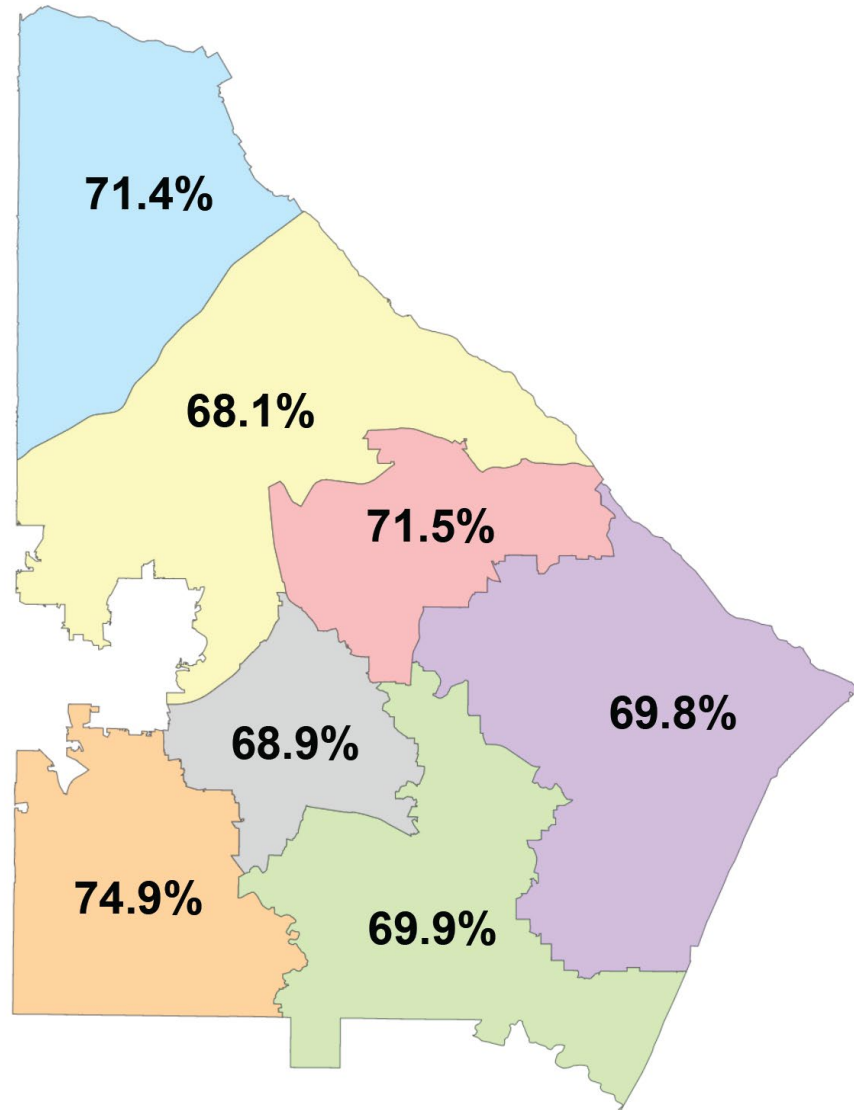
LIFE CYCLE YEARS 6-10
\$929.0 million

TOTAL 10-YEAR NEED
\$2,113.7 million



Page iii

FACILITY CONDITION ASSESSMENT DATA

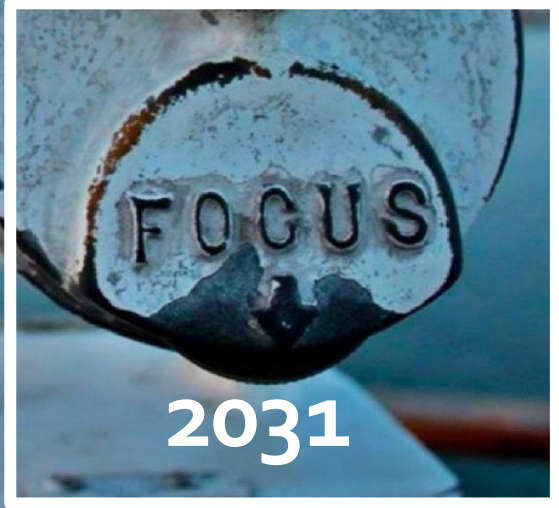


School Name	FCA Score
Allgood Elementary School	63.1%
Ashford Park Elementary School	53.4%
Austin Elementary School	99.9%
Avondale Elementary School	61.7%
Barack H. Obama Elementary Magnet School of Tech	85.4%
Bob Mathis Elementary School	64.3%
Briar Vista Elementary School	57.1%
Briarlake Elementary School	60.3%
Brockett Elementary School	57.6%
Browns Mill Elementary School	64.7%
Canby Lane Elementary School	67.5%
Cary Reynolds Elementary School	55.3%
Cedar Grove Elementary School	71.5%
Chapel Hill Elementary School	62.4%
Chesnut Elementary Charter School	62.1%
Columbia Elementary School	55.2%
Coralwood Diagnostic Center	80.8%
DeKalb Elementary School of the Arts	72.0%
Dekalb Preparatory Academy	65.8%
Dresden Elementary School	59.0%
Dunaire Elementary School	52.0%
Dunwoody Elementary School	81.6%
E.L. Bouie Elementary School	65.6%
Early Learning Center	50.4%
Eldridge Miller Elementary School	65.6%
Evansdale Elementary School	70.1%
Fairington Elementary School	53.4%
Fernbank Elementary School	87.4%
Flat Rock Elementary School	87.2%
Flat Shoals Elementary School	62.6%
Globe Academy (K-3)	68.5%
Hambrick Elementary School	80.1%
Hawthorne Elementary School	57.1%
Henderson Mill Elementary School	51.3%
Hightower Elementary School	57.5%
Huntley Hills Elementary School	74.0%
Idlewood Elementary School	48.8%
International Student Center at Midway	54.7%
Jolly Elementary School	47.1%
Kelley Lake Elementary School	77.9%
Kingsley Elementary Charter School	55.9%

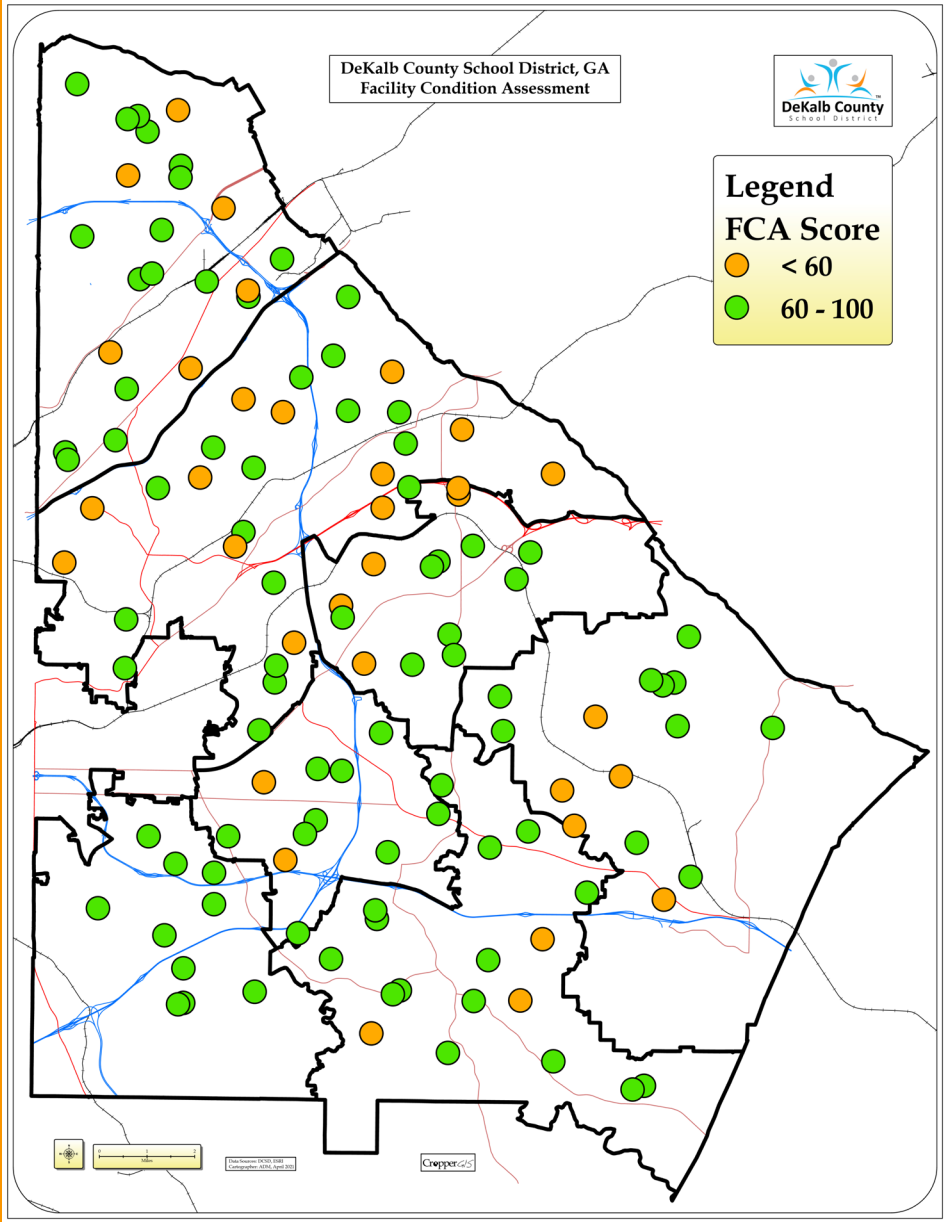
School Name	FCA Score
Kittredge Magnet School	55.4%
Laurel Ridge Elementary School	52.8%
Livsey Elementary School	58.6%
Marbut Elementary School	51.0%
Margaret Harris Comprehensive School	80.0%
McLendon Elementary School	75.8%
Midvale Elementary School	68.8%
Montclair Elementary School	63.7%
Montgomery Elementary School	75.4%
Murphey Candler Elementary School	66.4%
Narvie Harris Elementary School	58.8%
Oak Grove Elementary School	55.0%
Oak View Elementary School	74.9%
Oakcliff Traditional Theme School	73.6%
Panola Way Elementary School	67.7%
Peachcrest Elementary School	99.0%
Pine Ridge Elementary School	68.3%
Princeton Elementary School	90.0%
Rainbow Elementary School	71.4%
Redan Elementary School	59.5%
Robert Shaw Elementary School	56.1%
Rock Chapel Elementary School	67.4%
Rockbridge Elementary School	98.9%
Ronald E. McNair Discovery Learning Academy	81.9%
Rowland Elementary School	66.9%
Sagamore Hills Elementary School	60.3%
Shadow Rock Center	78.0%
Shadow Rock Elementary School	78.1%
Smoke Rise Elementary School (OLD)	54.1%
Snapfinger Elementary School	69.1%
Stone Mill Elementary School	70.8%
Stone Mountain Elementary School	73.4%
Stoneview Elementary School	50.5%
Toney Elementary School	62.7%
Vanderlyn Elementary School	73.3%
Wadsworth Magnet School	58.2%
Woodridge Elementary School	66.3%
Woodward Elementary School	68.1%
Wynbrooke Elementary School	72.6%
Total	66.7%

School Name	FCA Score
Cedar Grove Middle School	71.6
Chamblee Middle School	84.4
Chapel Hill Middle School	60.3
Columbia Middle School	69.3
Druid Hills Middle School	68.9
Freedom Middle School	68.2
Henderson Middle School	85.6
Lithonia Middle School	69.2
Mary McLeod Bethune Middle School	75.8
Miller Grove Middle School	76.0
Peachtree Charter Middle School	80.6
Redan Middle School	60.0
Ronald E. McNair Middle School	99.8
Salem Middle School	58.9
Sequoyah Middle School	68.0
Stephenson Middle School	60.3
Stone Mountain Middle School	84.4
The Champion School	61.1
Tucker Middle School	91.1
Total	73.3

School Name	FCA Score
Arabia Mountain High School	96.4
Cedar Grove High School	88.5
Chamblee Charter High School	91.2
Clarkston High School	65.5
Columbia High School	67.9
Cross Keys High School	83.9
DeKalb Alternative School	73.1
DeKalb High School of Technology South	58.1
DeKalb School of the Arts	72.0
Druid Hills High School	69.8
Dunwoody High School	82.6
Eagle Woods Academy	78.4
Fernbank Science Center	87.4
Lakeside High School	79.2
Lithonia High School	77.9
M.L. King, Jr. High School	65.8
Miller Grove High School	86.7
Redan High School	86.0
Ronald E. McNair High School	75.8
Southwest DeKalb High School	85.3
Stephenson High School	74.7
Stone Mountain High School	79.5
Towers High School	83.2
Tucker High School	87.5
Warren Technical School	68.0
Total	78.6



FCA SCORES





POOR FACILITY CONDITION

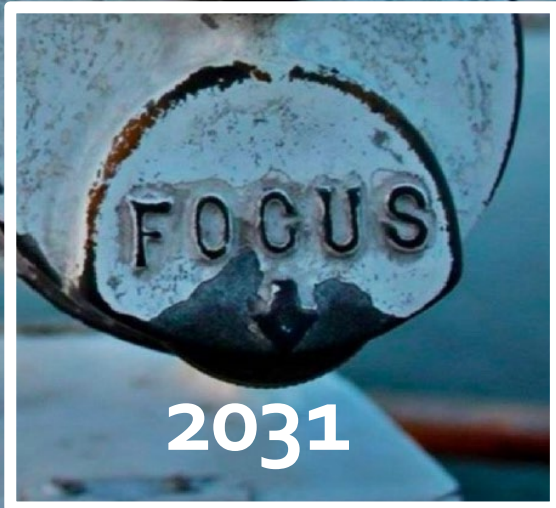
- **Jolly ES (44 FCA)**
- **Idlewood ES (49 FCA)**
- **Stoneview ES (50 FCA)**
- **Henderson Mill ES (51 FCA)**
- **Dunaire ES (52 FCA)**
- **Ashford Park ES (53 FCA)**
- **Fairington ES (53 FCA)**



POOR FACILITY CONDITION

- Cary Reynolds ES (55 FCA)
- Hawthorne ES (57 FCA)
- Hightower ES (57 FCA)
- Livsey ES (59 FCA)
- Dresden ES (59 FCA)

Inventory of School Choice Programs



INVENTORY OF SCHOOL CHOICE PROGRAMS

Early Learning Programs:

Coralwood School
Early Learning Center

Discovery Program:

Ronald McNair Discovery Learning Academy

High Achiever Magnet Schools:

Chamblee Middle School
Chamblee High School
Chapel Hill Middle School
Kittredge Magnet School
Southwest DeKalb High School
Wadsworth Magnet School

Special Interest Magnet Schools:

Barack Obama Elementary School
(Math, Science, and Technology)
Evansdale Elementary School
(Math, Sciences, and World Languages)
DeKalb Elementary School of the Arts
Arabia Mountain High School
(Energy, Environment, and Engineering)
Columbia Middle School
(Math, Science, and Technology)
Columbia High School
(Math, Science, and Technology)
DeKalb High School of the Arts

International Baccalaureate:

Avondale Elementary School
Fernbank Elementary School
Midvale Elementary School
Druid Hills Middle School
Druid Hills High School
Salem Middle School
Martin Luther King, Jr., High School
Tucker Middle School
Tucker High School

Montessori School Programs:

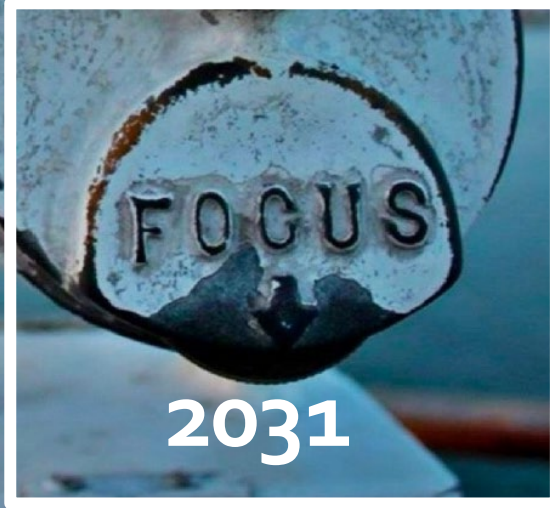
Briar Vista Elementary School
Huntley Hills Elementary School

Dual Language Immersion (DLI) Programs:

Ashford Park Elementary School (German)
Barack Obama Elementary School (Spanish)
Evansdale Elementary School (French)
Pleasantdale Elementary School (Spanish)
Rockbridge Elementary School (French)
Chamblee Middle School (German)
Henderson Middle School (French)
McNair Middle School (Spanish)
Stone Mountain Middle School (Spanish)

Theme School Programs:

E.L. Bouie Elementary School
Marbut Elementary School
Narvie J. Harris Elementary School
Oakcliff Elementary School
Wynbrooke Elementary School
Robert Shaw Elementary School
Champion Middle School



INVENTORY OF SCHOOL CHOICE PROGRAMS

Region 1:

Chamblee High School (High Achiever Magnet)
Kittredge Magnet School (High Achiever Magnet)

Chamblee Middle School (DLI)
Ashford Park Elementary School (DLI)
Huntley Hills Elementary School (Montessori)
Oakcliffe Elementary School (Theme School)

Region 2:

Coralwood Center (Early Learning Inclusion)
Henderson Middle School (DLI)
Briar Vista Elementary School (DLI)
Evansdale Elementary School (Special Interest Magnet/ DLI)
Pleasantdale Elementary School (DLI)
Tucker High School (IB)
Tucker Middle School (IB)
Midvale Elementary School (IB)

Druid Hills High School (IB)
Druid Hills Middle School (IB)
Avondale Elementary School (IB)
Fernbank Elementary School (IB)

Robert Shaw Elementary School (Theme School)
DeKalb Elementary School of the Arts (Special Interest Magnet)
DeKalb School of the Arts (Special Interest Magnet)

Region 3:

Marbut Elementary School (Theme School)
Wynbrooke Elementary School (Theme School)

Region 4:

Stone Mountain Middle School (DLI)
Rockbridge Elementary School (DLI)
Champion Middle School (*Theme School*)

Region 5:

Arabia Mountain High School (*Special Interest Magnet*)
M. L. King, Jr. High School (*IB*)
Salem Middle School (*IB*)
Southwest DeKalb High School (*High Achiever Magnet*)
Chapel Hill Middle School (*High Achiever Magnet*)
E. L. Bouie Elementary School (*Theme School*)
Narvie J. Harris Elementary School (*Theme School*)

Region 6:

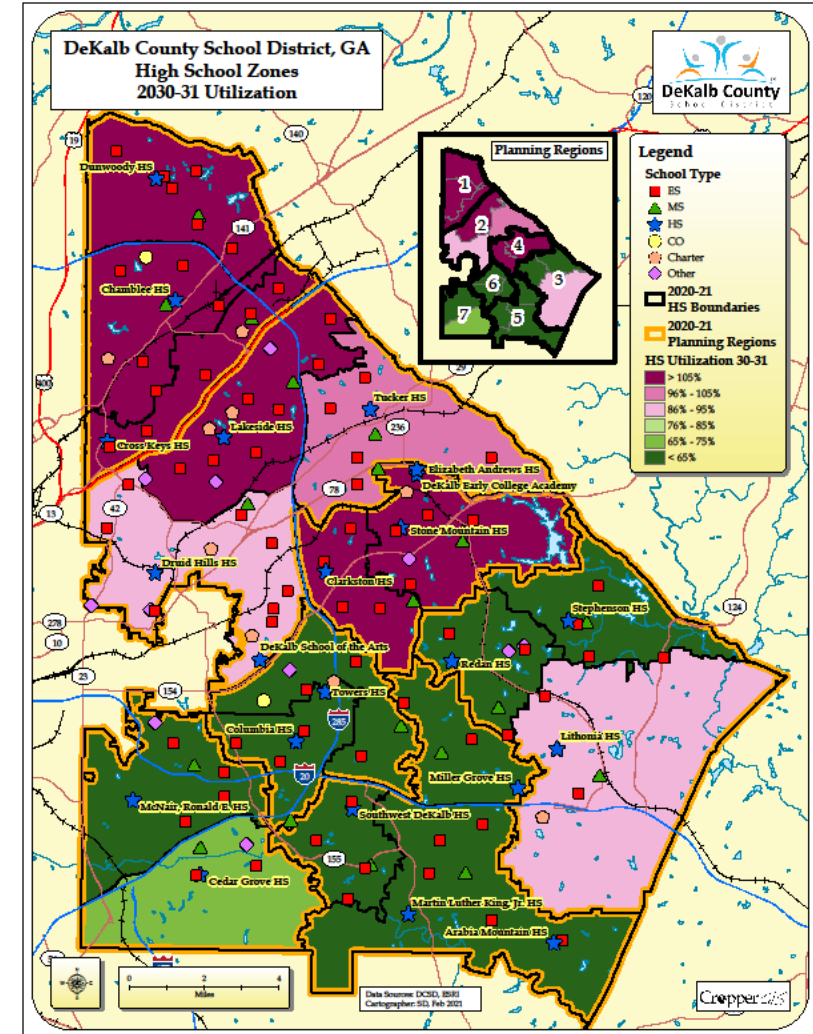
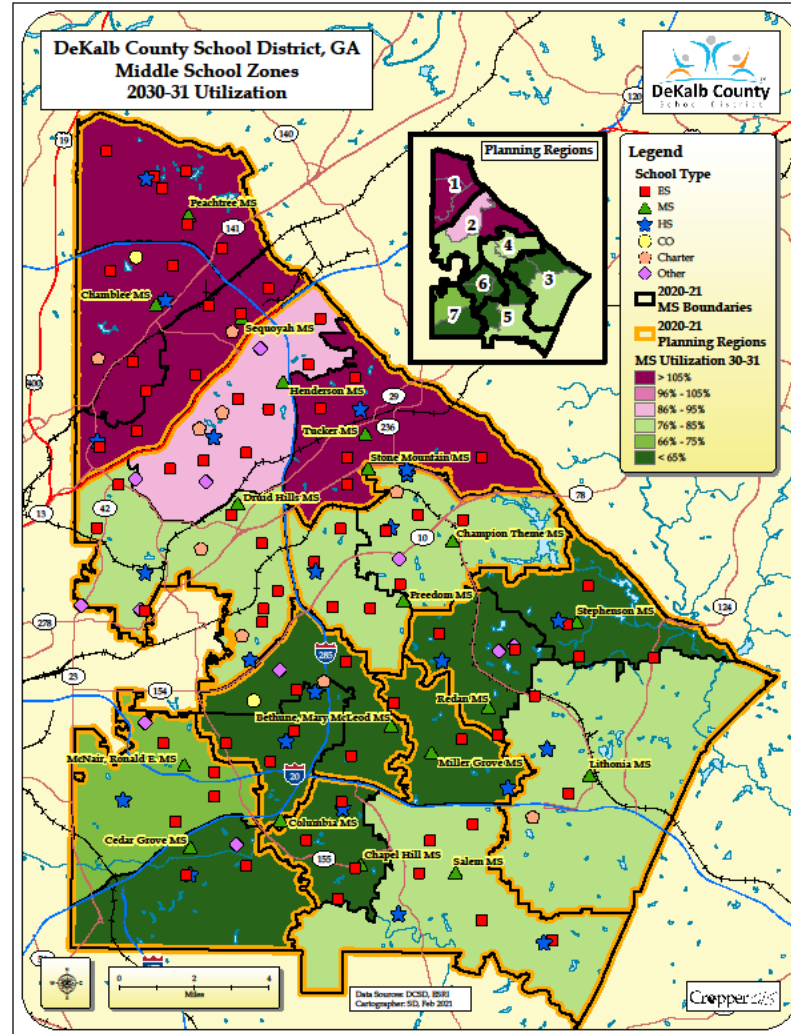
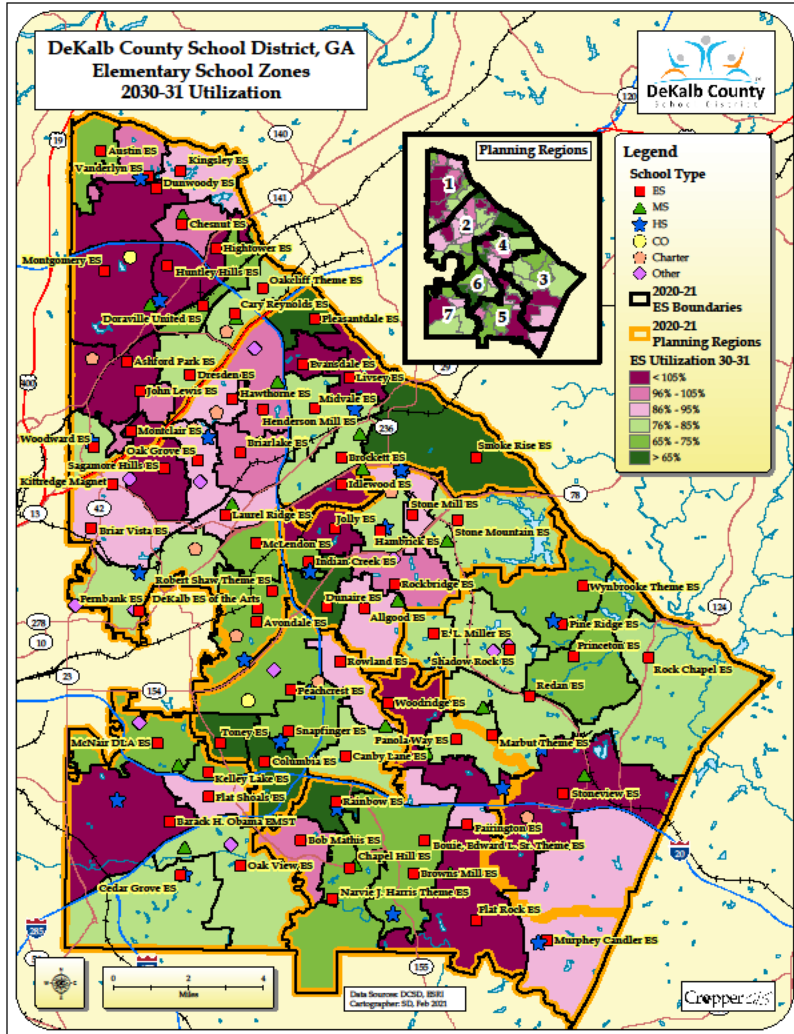
Wadsworth Magnet School (*High Achiever Magnet*)
Columbia High School (*Special Interest Magnet*)
Columbia Middle School (*Special Interest Magnet*)

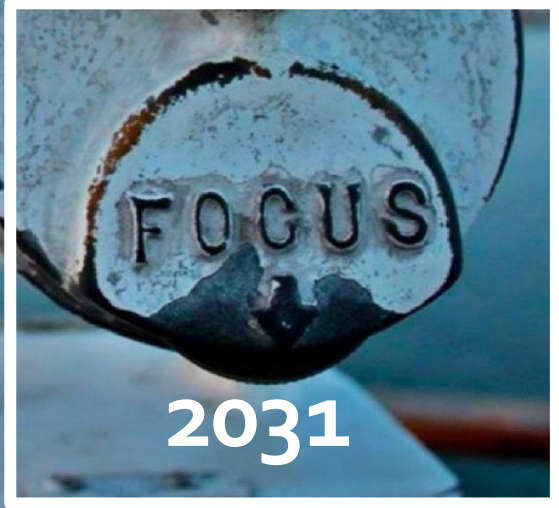
Region 7:

McNair Middle School (DLI)
Barack Obama Elementary School (*Special Interest Magnet*) (DLI)
Ronald McNair Discovery Program

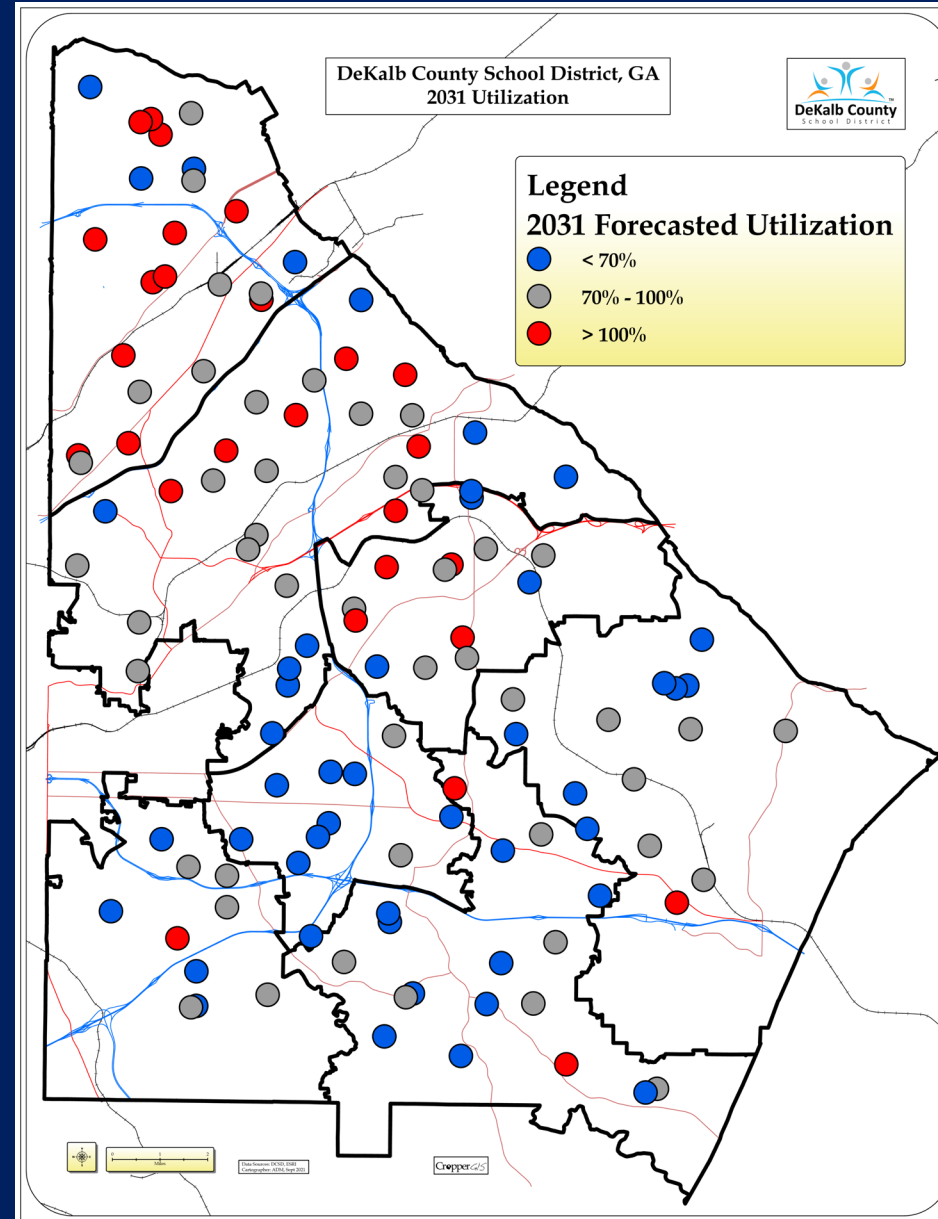
Demographic Forecasting

DEMOGRAPHIC FORECASTS: 2030 – 2031 UTILIZATION MAPS





UTILIZATION





FORECASTED OVERCROWDING

- **Chamblee HS** (157%),
- **Cross Keys HS** (156%)
- **Dunwoody HS** (154%)
- **Stone Mountain HS** (111%)

- **Sequoyah Middle** (157%)
- **Chamblee Middle** (133%)
- **Peachtree Middle** (125%)



FORECASTED OVERCROWDING

- **Ashford Park ES (168%)**
- **Livsey ES (129%)**
- **Hightower ES (124%)**
- **Stoneview ES (119%)**
- **Idlewood ES (117%)**
- **Jolly ES (106%)**



FORECASTED UNDER-UTILIZATION

- **Towers HS (40%)**
- **Redan HS (42%)**
- **Columbia HS (45%)**
- **Miller Grove HS (51%)**
- **Stephenson HS (52%)**
- **Southwest DeKalb HS (53%)**
- **McNair HS (55%)**
- **MLK, Jr. HS (64%)**
- **Cedar Grove HS (68%)**



FORECASTED UNDER-UTILIZATION

- Bethune MS (43%)
- Redan MS (44%)
- Columbia MS (45%)
- Cedar Grove MS (47%)
- Stephenson MS (51%)
- Chapel Hill MS (56%)
- Miller Grove MS (60%)



FORECASTED UNDER-UTILIZATION

- **Toney ES (44%)**
- **Smoke Rise ES (47%)**
- **Pleasantdale ES (58%)**
- **Rainbow ES (65%)**
- **Dunaire ES (64%)**
- **Pine Ridge ES (65%)**

Recommended Projects

- **Rebalancing Feeder Patterns / Clusters**
- **Creating Magnets and K-8's**
- **Building New Schools**
- **Consolidating Schools**





GRADE RECONFIGURATION: WHY K-8's

- **Addresses Middle School attrition**
- **Provides continuity of instruction**
- **Supports social / emotional needs of students**
- **Address over-crowding at middle schools**



REBALANCING FEEDER PATTERNS / CLUSTERS

CLUSTER MOVES (Non-Construction)

Move Hightower to Chamblee Cluster
Move Ashford Park to Cross Keys Cluster

Consolidation in Clusters in Region 3 & 5 and redistrict to address underutilization at middle and high schools

CLUSTER MOVES (Predicated on Construction of Sequoyah High School)

Create new Sequoyah Cluster w/ Cary Reynolds, Doraville United, Dresden, and Oakcliff as feeders



CREATING MAGNETS & K-8's

MAGNETS

Create Career Tech Academy at McNair HS
Create Cyber Technology Academy at Towers HS
Create Performing Arts Academy at Avondale

Expand Wadsworth and Kittredge to 4-8

K-8 CONVERSIONS

Create K-8 at Austin ES
Create K-8 at Dunwoody/Chamblee ES (Shallowford Road Site)
Create K-8 at Smoke Rise ES



2031

BUILDING NEW SCHOOLS

NEW CONSTRUCTION

New/Repurposed Cross Keys HS

New Cross Keys MS

New Sequoyah HS

New Sequoyah MS

New Stoneview ES

New Idlewood ES

New Jolly ES

New Hightower ES

New Ashford Park ES

New Fairington ES

New Chapel Hill ES

New Clarkston Middle School

Druid Hills High School Addition / Renovation

Stone Mountain High School Classroom Addition

Clarkston High School Addition / Renovation

New Performing Arts Academy on Avondale site



2031

CONSOLIDATIONS (Construction)

Consolidation of Stone Mill and Stone Mountain ES at the Champion site
Consolidation of Cary Reynolds and Dresden at Dresden site
Consolidation of Allgood and Dunaire at Dunaire site
Consolidation of Midvale and Livsey at Livsey site

**CONSOLIDATING
SCHOOLS**

Implementation

TIMELINE

2022 – 2023

Relocating Cary Reynolds ES
Expanding Wadsworth to 4 – 8
New Performing Arts Center Design

2022 – 2025

New Cross Keys High School
New Cross Keys Middle School
New Sequoyah High School
New Sequoyah Middle School
New Cary Reynolds / Dresden Elementary School

K-8 Conversion at Austin Elementary
K-8 Conversion at Dunwoody-Chamblee Elementary
K-8 Conversion at Smoke Rise Elementary

New Stoneview Elementary
New Idlewood Elementary
New Jolly Elementary

Druid Hills High School Renovation and Addition

Create Career Academy at McNair High School
Create Cyber Technology Academy at Towers HS
Create Flex Academy

2026 - 2030

New Ashford Park Elementary
New Hightower Elementary

New Clarkston Middle School
Renovation and Classroom Addition at Stone Mountain High School
Renovation and Classroom Addition at Clarkston High School

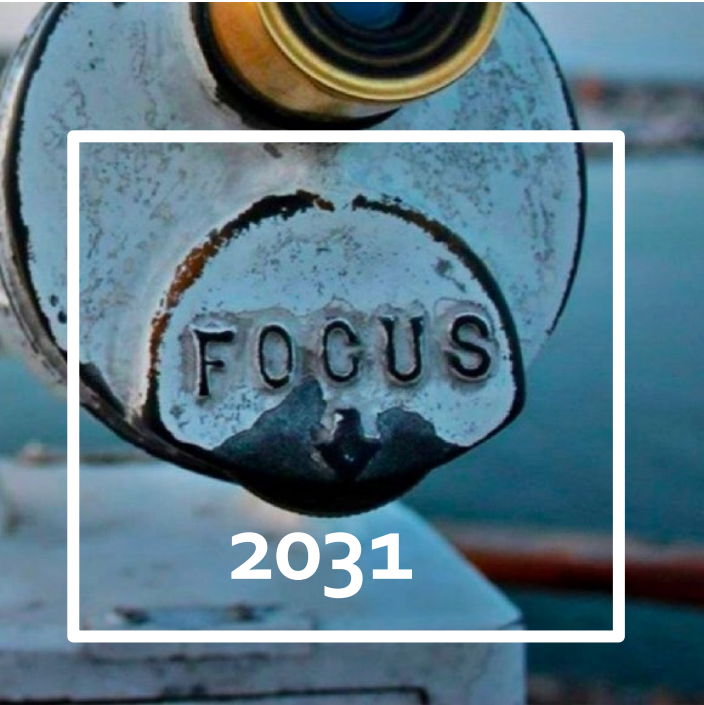
New Performing Arts Academy

Consolidation of Stone Mill and Stone Mountain ES
Consolidation of Henderson Mill and Hawthorne ES
Consolidation of Allgood and Dunaire ES
Consolidation of Midvale and Livsey ES

New Fairington Elementary
New Chapel Hill Elementary

Early Learning Centers in Region 1-6

Redistricting



2031

REDISTRICTING

Redistricting will occur as:

- **Schools move clusters to balance feeder patterns**
- **Schools are consolidated**
- **New schools are built**

As DCSD works to implement the long-range facilities plan, a more comprehensive process will be done to consider exact details of boundary changes.

CMP Summary

CMP Final Recommendations:

- **Rebalance Feeder Patterns**
- **Address Poor Condition**
- **Address Over-crowding and Under-utilization**
- **Create Magnets and K-8's**
- **Build New Schools**
- **Consolidate Schools**



Thank you!