



**ANKENY**  
COMMUNITY SCHOOL DISTRICT

# Facilities Master Plan

Board Work Session

May 1, 2023



**ANKENY**  
COMMUNITY SCHOOL DISTRICT

**The Ankeny Community School District  
engages **all students** in an **educational  
experience** that equips them with the skills  
to **flourish in and contribute to an  
ever-changing world.****

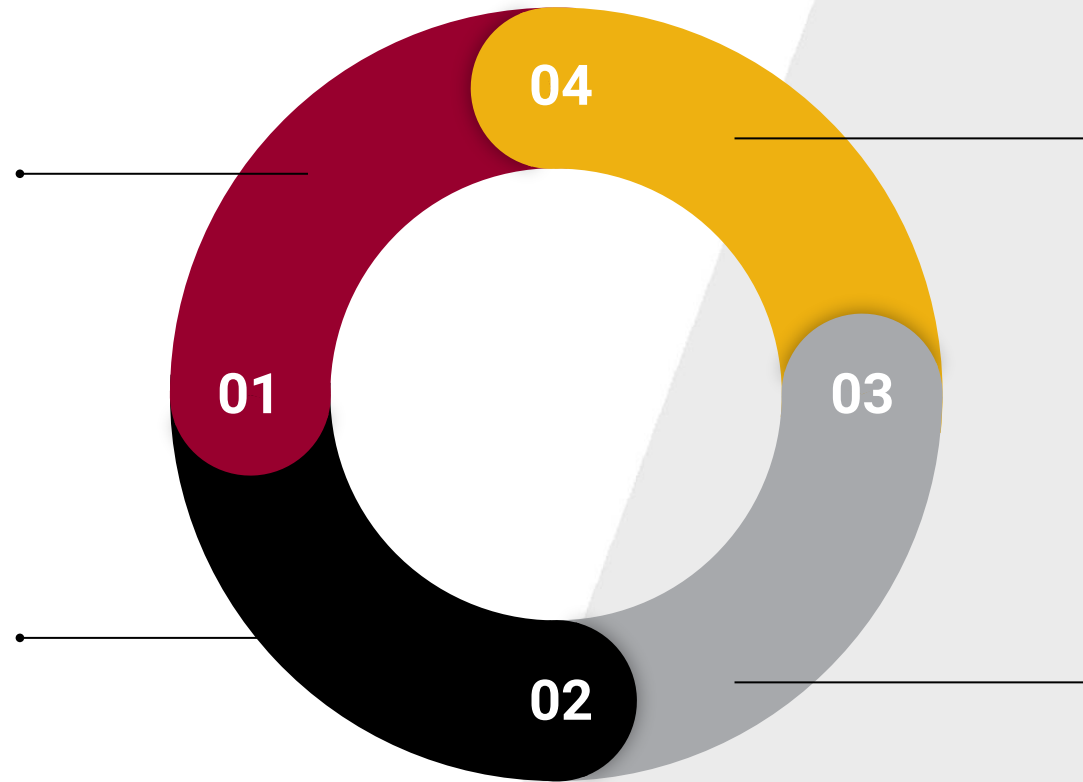
# ACSD Facilities Planning

## Grade-Level Configuration

Our current grade level configuration is K-5, 6-7, 8-9, 10-12. The facility master planning process will determine the grade-level configuration that best supports student learning and maximizes facility usage.

## Future Facility Needs

Determine the facilities and land needed to support 21st-century learning and student exploration of college and career pathways.



## Renovations & Construction

Determine renovations to current facilities and what construction of new facilities is needed.

## Boundaries

Develop new boundaries to accommodate future planning and the opening of the new elementary in 2024.



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# Facility Master Plan Committee

**60** members including district staff, community members, and a representative from RSP, the district's demographer.

**7** meetings since September to prepare for tonight's recommendation.





# Public Participation

- Goal: Transparency
- Strategies: website, newsletters, social media, webinar, building meetings, public input
- Webinar: More than 900 views, 200 attendees, & 300 comments

The image displays three overlapping screenshots of the Ankeny Community School District website. The top screenshot shows the 'Facility Master Plan' page with a timeline for March 7 (Committee Meeting), April (Public Input), and May (Ankeny Board of Education). The middle screenshot shows the 'Facility Master Plan Committee' page with a meeting summary and a link to 'Meeting #1: Finances (See View the slide deck here)'. The bottom screenshot is a detailed view of the 'Meeting #1: Finances' content, organized into three columns: Academics, Finance, and Operations. Each column contains several questions with expandable answers.

Academics	Finance	Operations
▶ At what grade do electives begin?	▶ What facility projects is the district currently funding or preparing to fund?	▶ What does grade-level configuration mean?
▶ Will we ever offer an online campus?	▶ What is the projected future commercial and property tax valuation growth? And other projected tax growth?	▶ Do we have enough land?
▶ Will online learning serve as a supplement, or replacement for some in class?	▶ Where do technology and safety funds come from?	▶ Have we evaluated suppliers & contractors to determine if we are getting quality rather than low-bid?
▶ What are state approved test out standards?	▶ What physical resources do we invest in regularly that could be purchased digitally less often?	▶ What is the life expectancy of buildings and at what point do we need to do a substantial remodel on older facilities? How do we account for fixed costs throughout this process?
▶ Could we turn an elementary with difficult boundaries into a lottery school that offers something unique like dual language or year round school?	▶ Is there a possibility of smaller districts asking to become part of Ankeny as we grow and those communities shrink?	▶ What are the reasons for splitting grades the way we do - is it solely based on space?
▶ How do Ankeny's academic results correspond to the top 25% of states in USA?	▶ Is growth hindering or helping our finances?	▶ Can the high schools accommodate adding 9th grade?
▶ How does our school district rate in academics to other similarly sized districts in other states?	▶ How do you determine which	▶ How do our facilities match up with CTE options and projected needs?



# Belief Statements

- Finance: good stewards, efficiently & ethically
- Academics: innovative, flexible, post-secondary opportunities
- Facilities: modern, innovative, safe

## Belief Statements

### **Finance Belief Statements:**

The district is responsible for being good stewards of the community's educational investment by making financial decisions which enable educators to create adaptive learning environments for students who will need to meet the challenges of the rapidly changing world into the future.

The district is responsible for using the multiple financial resources available efficiently and ethically while creating an environment that evolves and supports innovative learning and keeps its community informed throughout the process as partners.

### **Academic Belief Statements:**

The district is responsible for creating multiple learning environments that are innovative, flexible & adaptable to allow for ever-changing post-graduate & career paths. The district must meet the social & emotional needs of all students- cultivating a culture to promote safety, where students thrive and all stakeholders are involved.

The district will prepare students for diverse post-secondary opportunities, by providing innovative learning techniques & strategic partnerships.

### **Facility Belief Statements:**

The district is committed to ensuring all facilities are inviting, safe and equitable, will utilize space to ensure ideal class size and develop sustainable, long-term boundaries while also providing innovative facilities that can be configured to promote optimal learning and staffing considerations.

The district is responsible for providing safe and modern facilities to maximize student experience, leveraging our existing footprint, while ensuring district infrastructure provides flexibility for future needs.



# Grade-Level Configuration

## Current Configuration:

Preschool

Elementary: Kindergarten - 5th grade

Middle School: 6th grade - 7th grade;  
8th grade - 9th grade

High School: 10th grade - 12th grade

## Committee Recommendation:

Preschool

Elementary: Kindergarten - 5th grade

Middle School: 6th grade - 8th grade

High School: 9th grade - 12th grade



# Grade-Level Configuration

## *DRAFT* Implementation Process



### Phase One

Career & Technical  
Education Curriculum  
Design;  
Innovative Secondary  
Hub Design

### Phase Two

Abbie Grove  
Elementary Opens;  
New boundaries are  
implemented

### Phase Three

Innovative Secondary  
Hub Opens;  
High School  
Renovation

### Phase Four

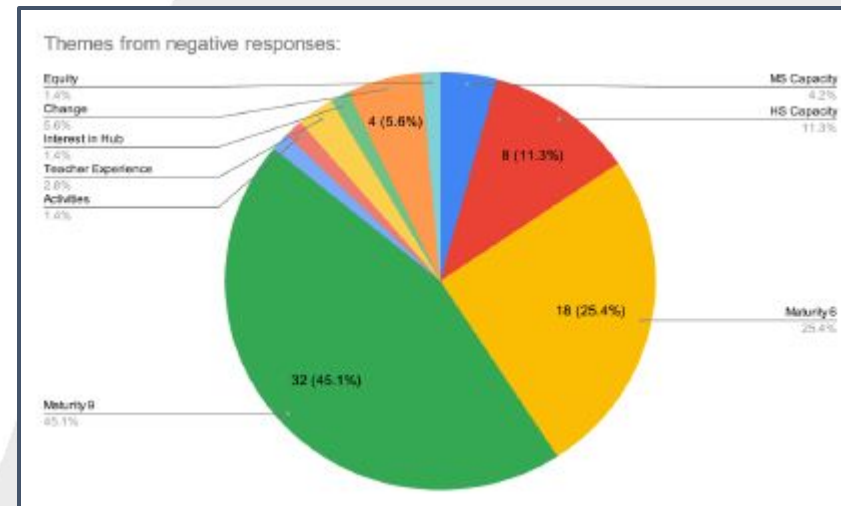
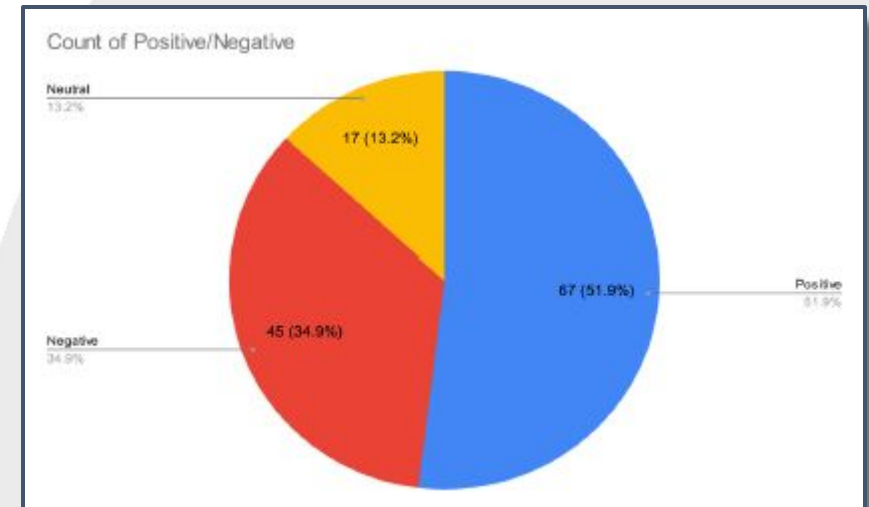
Grade-level  
configuration change;  
New boundaries  
implemented






# Grade-Level Configuration

- Public Input (198):
  - 51.9% Positive
  - 34.9% Negative
  - 13.2% Neutral
- Themes from negative feedback:
  - Concern about the maturity level of 6th graders and 9th graders
  - Building capacity



# Current Elementary Boundaries

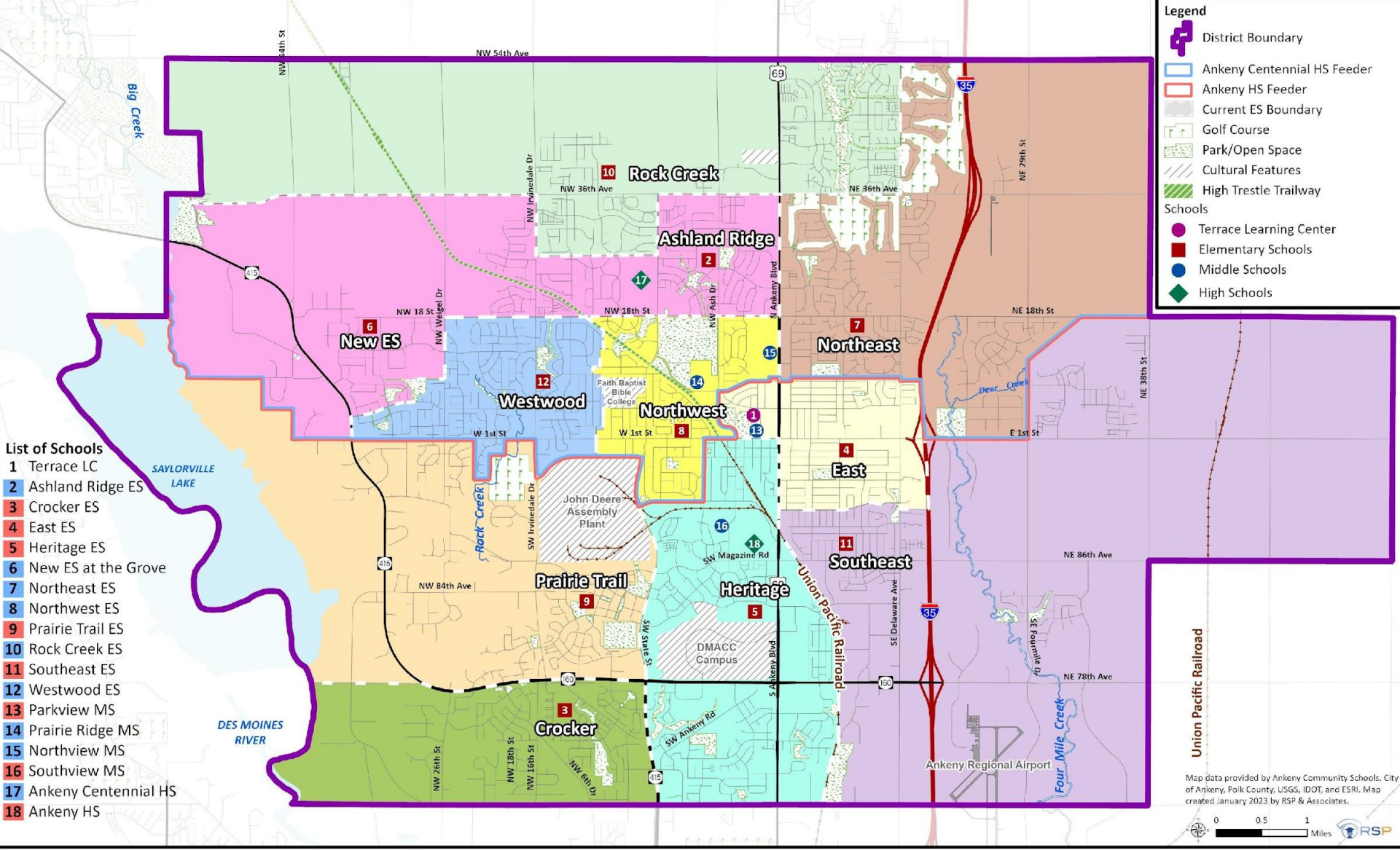
**Legend**

-  District Boundary
-  Ankeny Centennial HS Feeder
-  Ankeny HS Feeder
-  Current ES Boundary
-  Golf Course
-  Park/Open Space
-  Cultural Features
-  High Trestle Trailway


**Schools**

-  Terrace Learning Center
-  Elementary Schools
-  Middle Schools
-  High Schools

- List of Schools**
- 1 Terrace LC
  - 2 Ashland Ridge ES
  - 3 Crocker ES
  - 4 East ES
  - 5 Heritage ES
  - 6 New ES at the Grove
  - 7 Northeast ES
  - 8 Northwest ES
  - 9 Prairie Trail ES
  - 10 Rock Creek ES
  - 11 Southeast ES
  - 12 Westwood ES
  - 13 Parkview MS
  - 14 Prairie Ridge MS
  - 15 Northview MS
  - 16 Southview MS
  - 17 Ankeny Centennial HS
  - 18 Ankeny HS



Map data provided by Ankeny Community Schools, City of Ankeny, Polk County, USGS, IDOT, and ESRI. Map created January 2023 by RSP & Associates.

0 0.5 1 Miles 

	<b>CURRENT: Elementary Projections</b>	<b>Capacity</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>
North Feeder	Ashland Ridge Elementary School	640	872	890	910	942	136%	139%	142%	147%
	New Elementary School	800	0	0	0	0	0%	0%	0%	0%
	Northeast Elementary School	640	660	652	623	617	103%	102%	97%	96%
	Northwest Elementary School	480	368	354	353	357	77%	74%	74%	74%
	Rock Creek Elementary School	800	813	810	845	870	102%	101%	106%	109%
	Westwood Elementary School	640	647	641	641	597	101%	100%	100%	93%
South Feeder	Crocker Elementary School	640	472	460	445	451	74%	72%	70%	70%
	East Elementary School	480	409	412	422	415	85%	86%	88%	86%
	Heritage Elementary School	800	642	649	664	649	80%	81%	83%	81%
	Prairie Trail Elementary School	800	547	534	539	510	68%	67%	67%	64%
	Southeast Elementary School	640	597	634	645	660	93%	99%	101%	103%
	<b>K-5 Elementary Total</b>	<b>7,360</b>	<b>6,027</b>	<b>6,036</b>	<b>6,087</b>	<b>6,068</b>	<b>82%</b>	<b>82%</b>	<b>83%</b>	<b>82%</b>

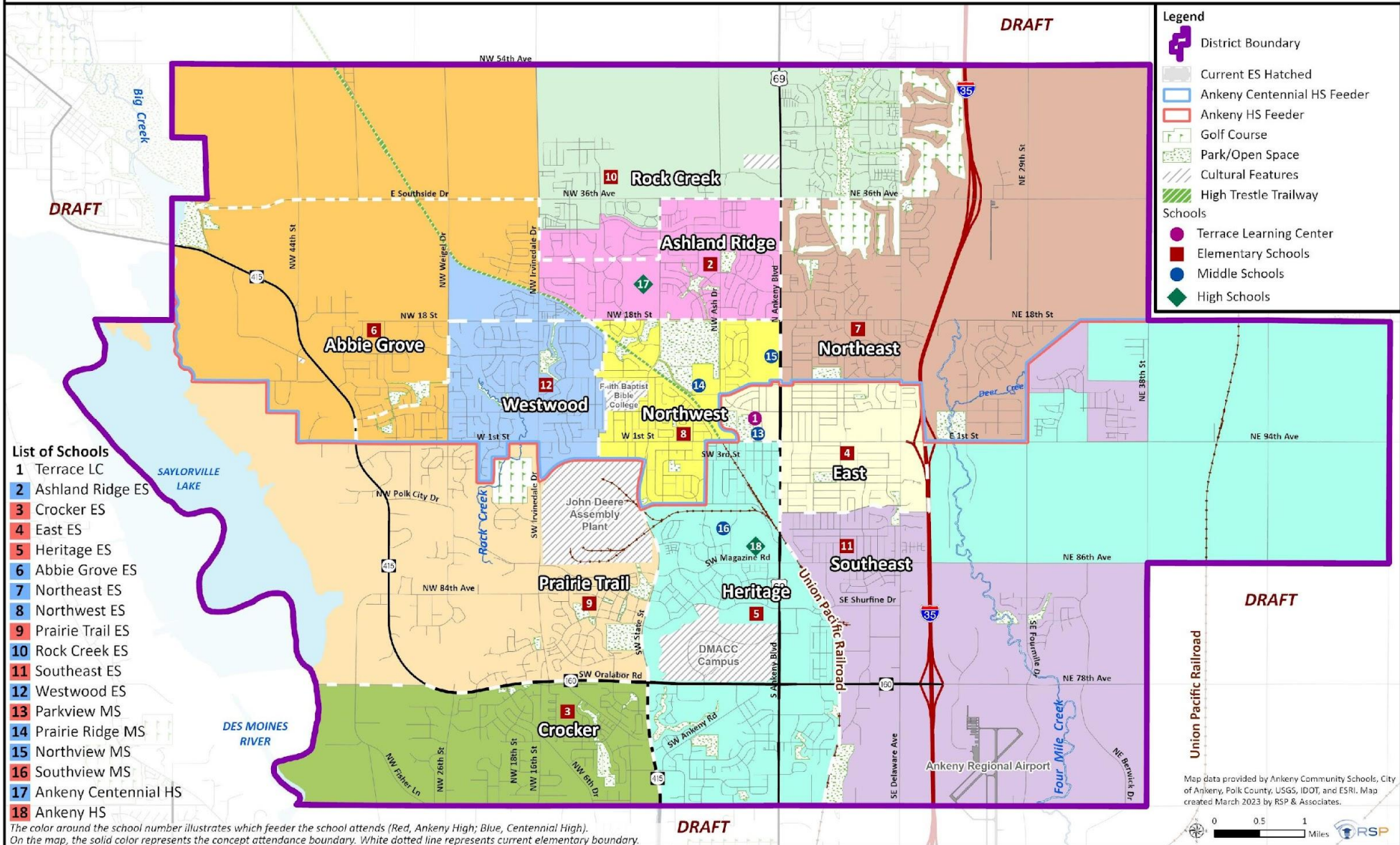
Source: RSP & Associates, LLC.

Note: Orange shading signals building is over 100% utilization in given year; green shading signals building is under 75% utilization in given year

### Challenges to address with boundary solution:

- Establish enrollment at New Elementary School
- Ashland Ridge (+350 students, challenge projected to increase over time)
- Northeast (+20 students, challenge projected to resolve by 2026/27)
- Rock Creek (+100 students, challenge projected to increase over time)
- Westwood (+10 students, challenge projection to resolved by 2027/28)
- Southeast (+20 students, challenge projected to increase over time)

# Committee Draft 2024/25 Elementary Boundaries (as of 03/07/23)



	Committee Draft Boundaries (03/07/23)	Capacity	2024/25	2025/26	2026/27	2027/28	2024/25	2025/26	2026/27	2027/28
North Feeder	Abbie Grove Elementary School	800	446	468	501	521	56%	59%	63%	65%
	Ashland Ridge Elementary School	640	590	601	597	604	92%	94%	93%	94%
	Northeast Elementary School	640	660	652	623	617	103%	102%	97%	96%
	Northwest Elementary School	480	368	354	353	357	77%	74%	74%	74%
	Rock Creek Elementary School	800	699	685	714	730	87%	86%	89%	91%
	Westwood Elementary School	640	600	584	586	553	94%	91%	92%	86%
South Feeder	Crocker Elementary School	640	472	460	445	451	74%	72%	70%	70%
	East Elementary School	480	409	412	422	415	85%	86%	88%	86%
	Heritage Elementary School	800	672	688	711	702	84%	86%	89%	88%
	Prairie Trail Elementary School	800	547	534	539	510	68%	67%	67%	64%
	Southeast Elementary School	640	571	594	596	605	89%	93%	93%	95%
<b>K-5 Elementary Total</b>		<b>7,360</b>	<b>6,034</b>	<b>6,032</b>	<b>6,087</b>	<b>6,065</b>	<b>82%</b>	<b>82%</b>	<b>83%</b>	<b>82%</b>

Source: RSP & Associates, LLC.

Created: 03/10/23

Note: Orange shading signals building is over 100% utilization in given year; green shading signals building is under 75% utilization in given year

+ Pluses	- Deltas
Utilization challenges resolved at: <ul style="list-style-type: none"> <li>Ashland Ridge Elementary</li> <li>Rock Creek Elementary</li> <li>Westwood Elementary</li> <li>Southeast Elementary</li> </ul>	Under-utilization challenges persist at: <ul style="list-style-type: none"> <li>Abbie Grove Elementary</li> <li>Northwest Elementary</li> <li>Crocker Elementary</li> <li>Prairie Trail Elementary</li> </ul>
Boundary established for the new school: Abbie Grove Elementary – 446 to 521 students	Over-utilization challenges persist at Northeast Elementary School until 2026/27

Race/Ethnicity Analysis	Total K-5	Asian		Black		Hispanic		Multi-Racial		Native American		Native Hawaiian		White	
Abbie Grove Elementary School	400	14	3.5%	11	2.8%	7	1.8%	20	5.0%	1	0.3%	0	0.0%	347	86.8%
Ashland Ridge Elementary School	539	17	3.2%	21	3.9%	35	6.5%	23	4.3%	0	0.0%	0	0.0%	443	82.2%
Northeast Elementary School	651	22	3.4%	24	3.7%	40	6.1%	36	5.5%	0	0.0%	0	0.0%	529	81.3%
Northwest Elementary School	354	5	1.4%	26	7.3%	44	12.4%	33	9.3%	1	0.3%	0	0.0%	245	69.2%
Rock Creek Elementary School	665	16	2.4%	61	9.2%	43	6.5%	33	5.0%	1	0.2%	1	0.2%	510	76.7%
Westwood Elementary School	588	4	0.7%	16	2.7%	47	8.0%	32	5.4%	1	0.2%	1	0.2%	487	82.8%
Crocker Elementary School	474	13	2.7%	14	3.0%	32	6.8%	40	8.4%	0	0.0%	0	0.0%	375	79.1%
East Elementary School	417	15	3.6%	31	7.4%	39	9.4%	52	12.5%	1	0.2%	0	0.0%	279	66.9%
Heritage Elementary School	592	37	6.3%	18	3.0%	80	13.5%	30	5.1%	0	0.0%	0	0.0%	427	72.1%
Prairie Trail Elementary School	542	18	3.3%	9	1.7%	30	5.5%	27	5.0%	1	0.2%	0	0.0%	457	84.3%
Southeast Elementary School	504	19	3.8%	39	7.7%	44	8.7%	35	6.9%	0	0.0%	0	0.0%	367	72.8%
<b>K-5 Elementary Total</b>	<b>5,726</b>	<b>180</b>	<b>3.1%</b>	<b>270</b>	<b>4.7%</b>	<b>441</b>	<b>7.7%</b>	<b>361</b>	<b>6.3%</b>	<b>6</b>	<b>0.1%</b>	<b>2</b>	<b>0.0%</b>	<b>4,466</b>	<b>78.0%</b>

Source: RSP & Associates, LLC.

Note: Orange shading signals enrollment in that racial category increased by more than 10% in the associated boundary from current boundaries; Green shading signals enrollment in that racial category decreased by more than 10% in the associated boundary from current boundaries.

Student Demographic Analysis	Total K-5	ELL	FRL
Abbie Grove Elementary School	400	1.3%	9.0%
Ashland Ridge Elementary School	539	3.7%	9.6%
Northeast Elementary School	651	4.6%	7.5%
Northwest Elementary School	354	4.2%	26.0%
Rock Creek Elementary School	665	4.7%	15.2%
Westwood Elementary School	588	2.4%	13.6%
Crocker Elementary School	474	6.1%	15.4%
East Elementary School	417	6.7%	27.6%
Heritage Elementary School	592	8.4%	21.5%
Prairie Trail Elementary School	542	2.2%	5.0%
Southeast Elementary School	504	6.9%	22.0%
<b>K-5 Elementary Total</b>	<b>5,726</b>	<b>4.7%</b>	<b>15.1%</b>

Source: RSP & Associates, LLC.

Note: Orange shading signals enrollment in that racial category increased by more than 10% in the associated boundary from current boundaries; Green shading signals enrollment in that racial category decreased by more than 10% in the associated boundary from current boundaries.

## Main Takeaway:

- No school changes by more than 10% in any racial/ethnic category from the current boundaries (except for establishing Abbie Grove students)
- ELL and FRL student percentages do not shift by more than 10% from the current boundaries

**Note:** Only current student data can be used for analysis tables. Projected student data cannot be applied to demographic analyses.

<b>Growth Area Analysis</b>				
<i>Potential Units by Time Period</i>	<b>Current</b>	<b>5-Year</b>	<b>10-Year</b>	<b>Total</b>
Abbie Grove Elementary School	398	940	320	1,658
Ashland Ridge Elementary School	152	102	0	254
Northeast Elementary School	133	0	600	733
Northwest Elementary School	0	0	0	0
Rock Creek Elementary School	862	690	0	1,552
Westwood Elementary School	0	175	0	175
Crocker Elementary School	0	0	0	0
East Elementary School	0	0	0	0
Heritage Elementary School	946	300	0	1,246
Prairie Trail Elementary School	9	75	0	84
Southeast Elementary School	396	0	180	576
<b>Total Potential Units</b>	<b>2,896</b>	<b>2,282</b>	<b>1,100</b>	<b>6,278</b>

Source: RSP & Associates, LLC., Polk County and City of Ankeny

**Note:** Only current student data can be used for analysis tables. Projected student data cannot be applied to demographic analyses.

<b>SIBC Analysis</b>	<i>Committee Draft Reside:</i>				
Current Reside:	<i>Abbie Grove</i>	<i>Ashland Ridge</i>	<i>Westwood</i>	<i>Heritage</i>	<b>TOTAL</b>
Ashland Ridge	186		50		236
Rock Creek		62			62
Westwood	82				82
Southeast				5	5
<b>K-3 Total: 3,868</b>	<b>268</b>	<b>62</b>	<b>50</b>	<b>5</b>	<b>385</b>

Source: RSP & Associates, LLC; ACSD 2022/23

Updated 03/28/23

**DISCLAIMER:** Reading left to right indicates where students currently reside versus where they would reside in the concept boundary. For example, 186 K to 3<sup>rd</sup> grade students currently reside in Ashland Ridge boundary (row) that would now reside in Abbie Grove boundary (column) in this concept.

## Main Takeaway:

- Majority of potential units in north are between Abbie Grove and Rock creek boundaries
- Majority of potential units in south are shifted from only residing in Southeast boundary, to being split between Southeast and Heritage boundaries
- ELL and FRL student percentages do not shift by more than 10% from the current boundaries
- 385 current students are impacted in this concept
- Largest share of students impacted: students residing in current Ashland Ridge that would move to Abbie Grove

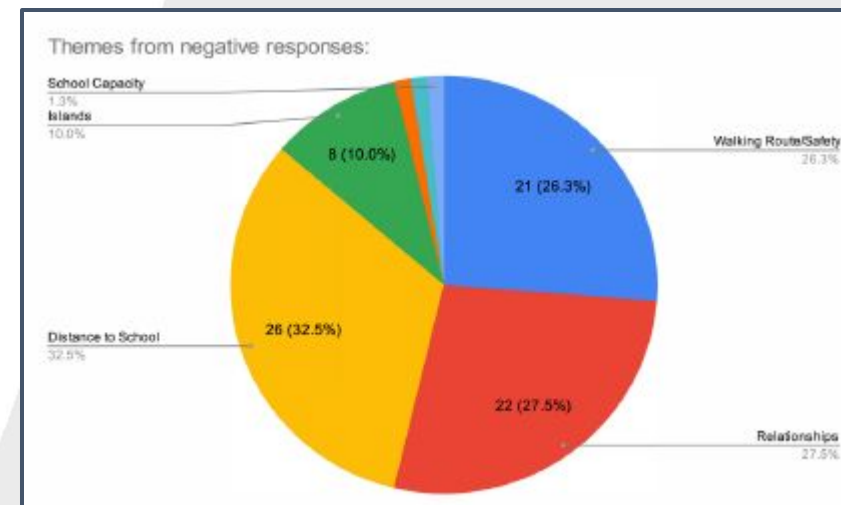
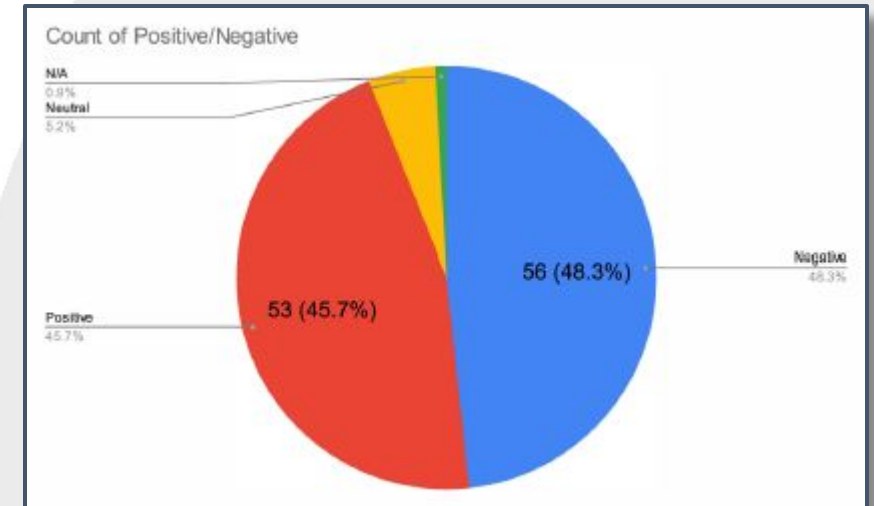
Listed below are the prioritized boundary criteria the Board approved on March 25, 2019:

1. Contiguous Boundaries
2. Demographic Considerations
3. Duration of Boundaries
4. Neighborhoods Intact
5. Balanced Enrollment



# Elementary Boundary

- Webinar feedback (117):
  - 45.7% Positive
  - 48.3% Negative
  - 6% Neutral
- Themes from negative feedback:
  - Distance to school
  - Student relationships
  - Walking routes/safety







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# Safety Zones

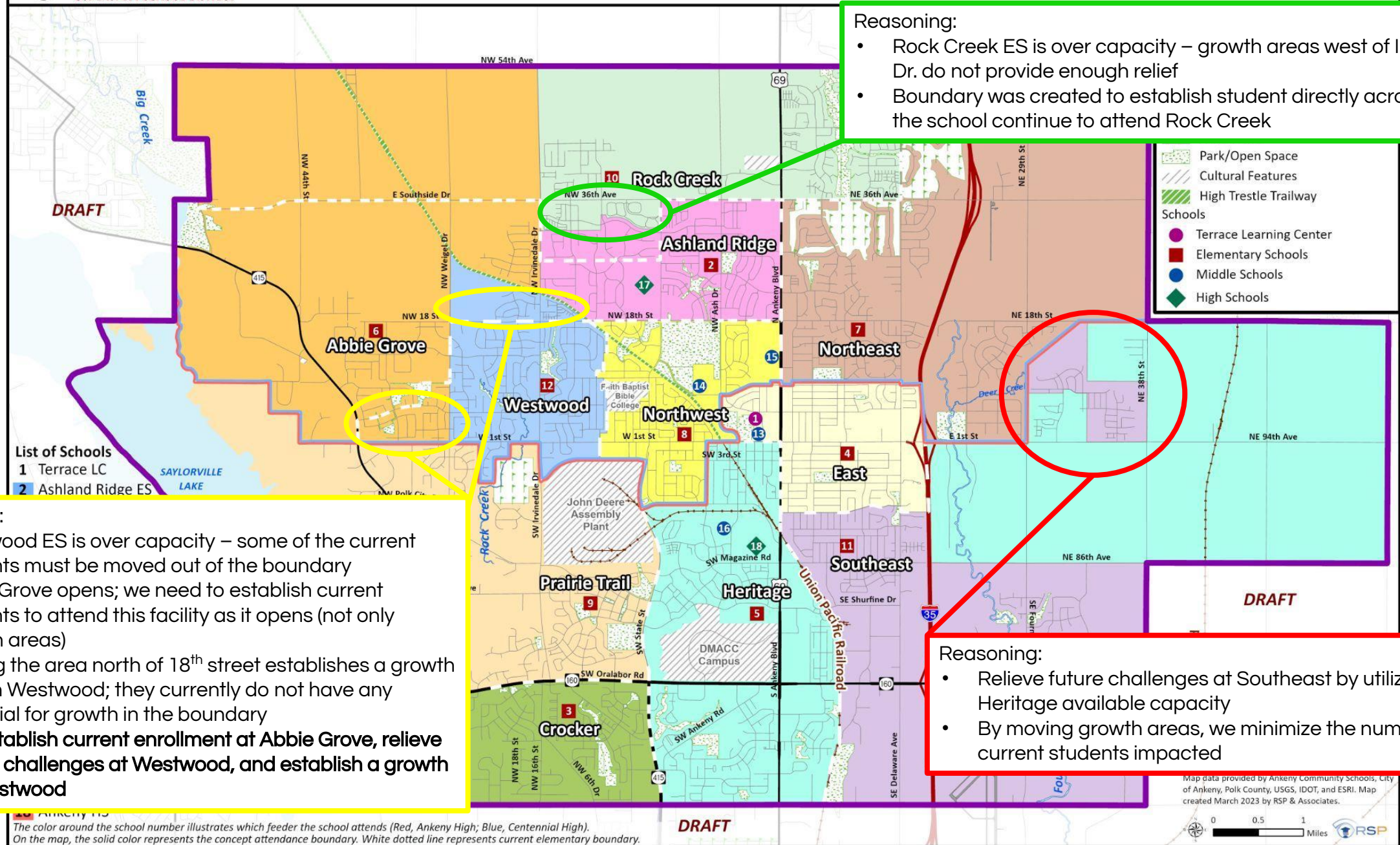
- Updated annually
- Factors considered:
  - Presence of crossing guard
  - Presence of traffic control devices
  - Speed limit
  - Number of lanes to cross
  - Sidewalks



# Facilities Master Plan Committee Proposed Boundary

Reasoning:

- Rock Creek ES is over capacity – growth areas west of Irvinedale Dr. do not provide enough relief
- Boundary was created to establish student directly across from the school continue to attend Rock Creek



Reasoning:

- Westwood ES is over capacity – some of the current students must be moved out of the boundary
- Abbie Grove opens; we need to establish current students to attend this facility as it opens (not only growth areas)
- Adding the area north of 18<sup>th</sup> street establishes a growth area in Westwood; they currently do not have any potential for growth in the boundary

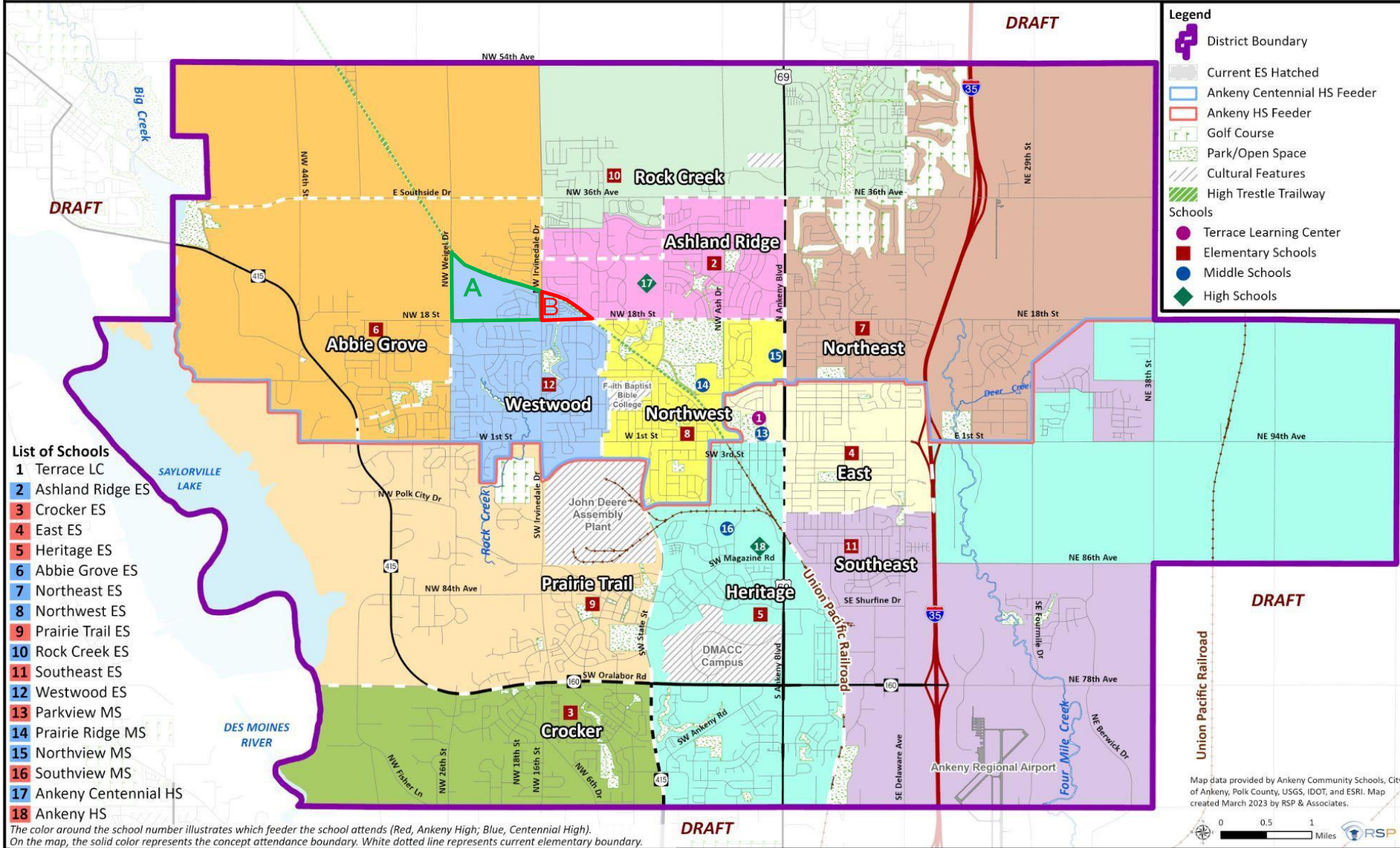
**Goal: to establish current enrollment at Abbie Grove, relieve immediate challenges at Westwood, and establish a growth area in Westwood**

Reasoning:

- Relieve future challenges at Southeast by utilizing Heritage available capacity
- By moving growth areas, we minimize the number of current students impacted

The color around the school number illustrates which feeder the school attends (Red, Ankeny High; Blue, Centennial High). On the map, the solid color represents the concept attendance boundary. White dotted line represents current elementary boundary.

# Facilities Master Plan Committee Proposed Boundary



- List of Schools**
- 1 Terrace LC
  - 2 Ashland Ridge ES
  - 3 Crocker ES
  - 4 East ES
  - 5 Heritage ES
  - 6 Abbie Grove ES
  - 7 Northeast ES
  - 8 Northwest ES
  - 9 Prairie Trail ES
  - 10 Rock Creek ES
  - 11 Southeast ES
  - 12 Westwood ES
  - 13 Parkview MS
  - 14 Prairie Ridge MS
  - 15 Northview MS
  - 16 Southview MS
  - 17 Ankeny Centennial HS
  - 18 Ankeny HS

The color around the school number illustrates which feeder the school attends (Red, Ankeny High; Blue, Centennial High).  
On the map, the solid color represents the concept attendance boundary. White dotted line represents current elementary boundary.

## Areas of Consideration:

The areas highlighted were discussed by the committee in the final meeting for future revisions

**Area A:** Consider moving to Abbie Grove Elementary

**Area B:** Consider maintaining at Ashland Ridge Elementary



## Consideration for Area A:

Moving Area A from Westwood to Abbie Grove:

- Decrease Westwood boundary by about 60 students
- Increase Abbie Grove boundary by about 60 students
- Includes a current subdivision: Chimney Point
- Includes a projected growth area to the west (5-Year)



### Reasoning to Change:

- Student experience; maintain peer relationships
- Increase to Abbie Grove enrollment
- Minimizes the double move at Westwood

### Reasoning to NOT Change:

- Westwood growth area
- Duration of boundaries VS student impacted
- Change would cause underutilization and decreasing enrollment at Westwood (75% by 2027/28)



## Consideration for Area B:

Moving Area A from Westwood to Abbie Grove:

- Decrease Westwood boundary by about 15 students
- Increase Ashland Ridge boundary by about 15 students
- Includes two current subdivisions: Trestle Crossing Townhomes and Village Apartments at Trestle Crossing

NOTE: This area qualifies for district transportation for any school



### Reasoning to Change:

- These student currently attend Ashland Ridge; keeping them there would decrease students impacted
- Minimize the double move at Westwood

### Reasoning to NOT Change:

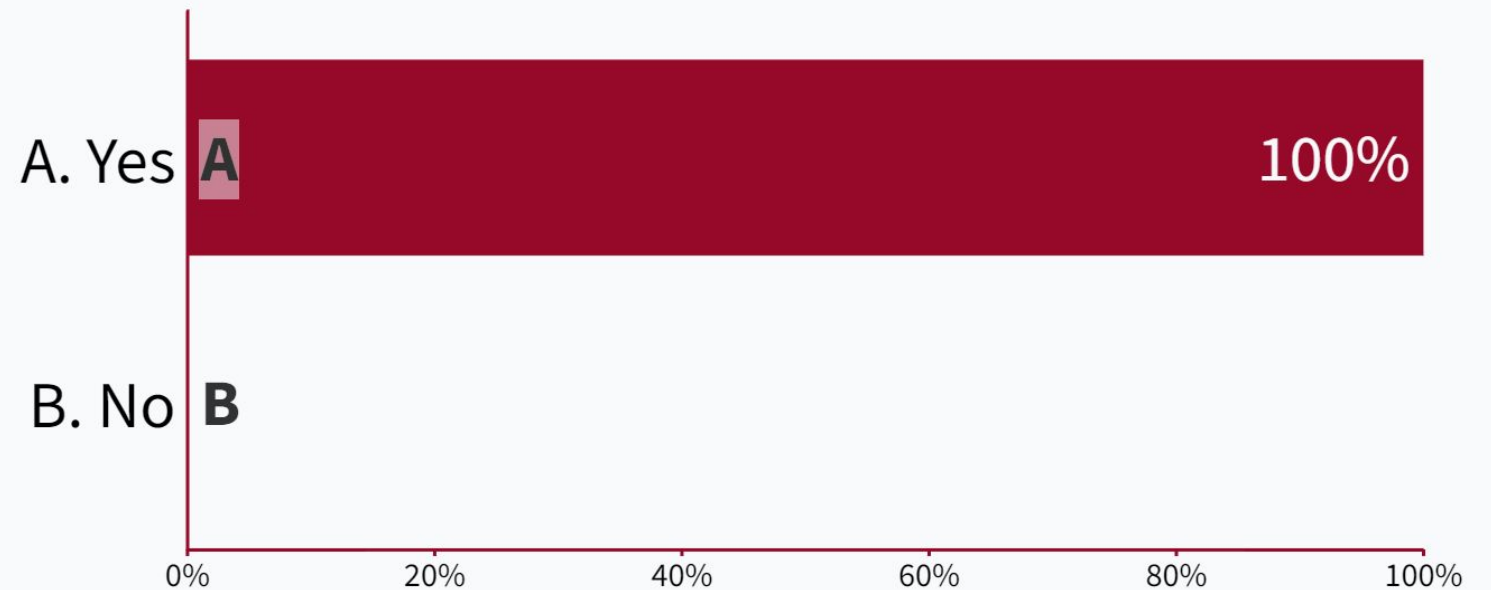
- Change would cause over-utilization challenges at Ashland Ridge (over 95% by 2025/26)
- Change would cause under-utilization and decreasing enrollment at Westwood (75% by 2027/28)



## Committee Support:

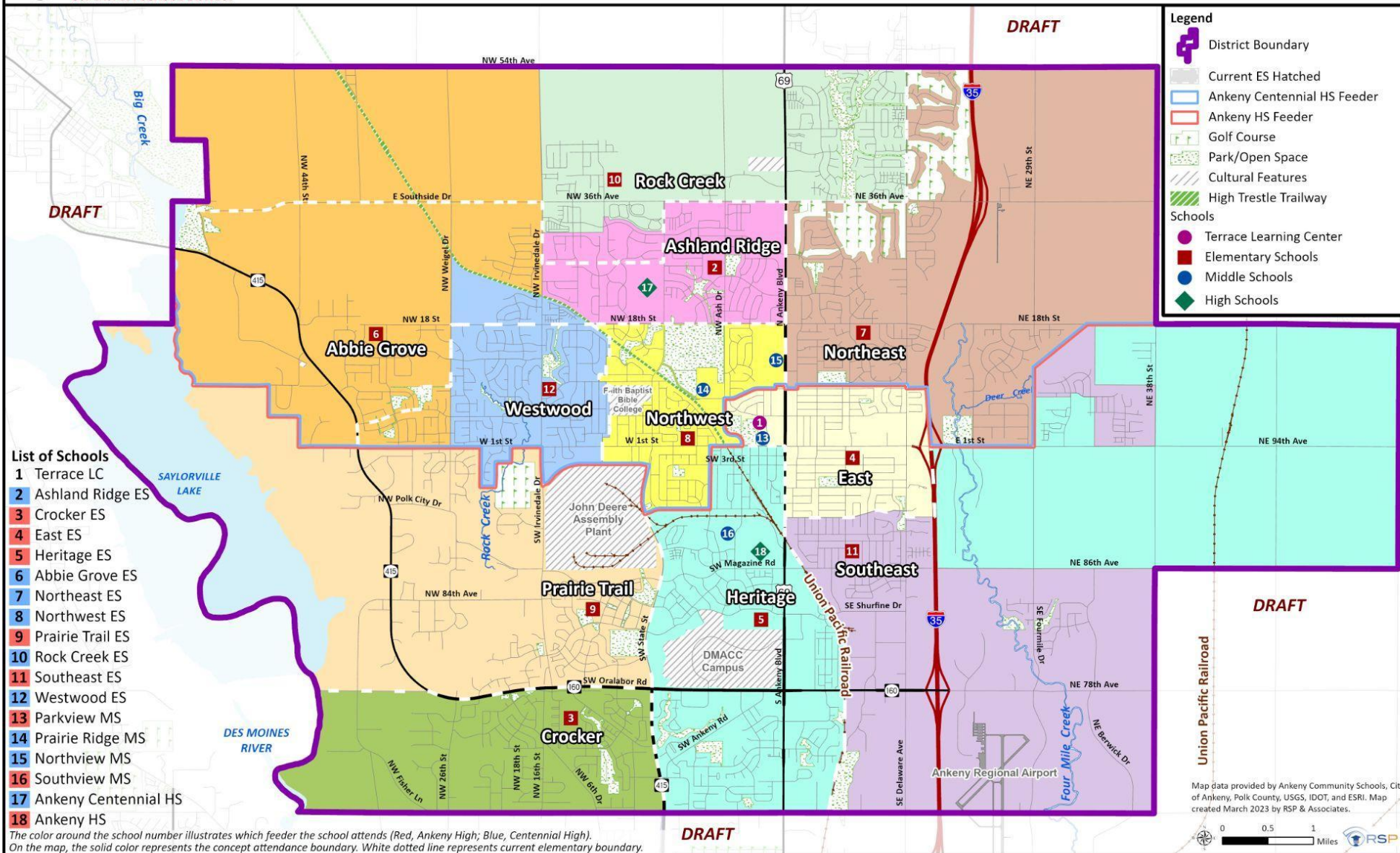
At Meeting 7, the committee voted unanimously to recommend the plan as presented to the Board of Education.

**The proposed plan best addresses the goals the committee has utilized to create new elementary attendance areas.**



Total Results: 23

# Facilities Master Plan Committee Proposed Boundary





## Items for Consideration

- Precedent (Board Policy 501.05 Enrollment and Attendance)
- Siblings
- Transportation
- Staffing at Receiving and Sending Schools
- Future grade configuration and feeder change

SIBC by Grade	Committee Draft Reside:																
	Abbie Grove				Ashland Ridge				Westwood				Heritage				K-3
Current Reside:	Kdg	1st	2nd	3rd	Kdg	1st	2nd	3rd	Kdg	1st	2nd	3rd	Kdg	1st	2nd	3rd	Total
Ashland Ridge	46	42	45	53					8	15	9	18					236
Rock Creek					16	13	16	17									62
Westwood	15	30	19	18													82
Southeast													0	3	2	0	5
<b>K-3 Total: 3,868</b>	61	72	64	71	16	13	16	17	8	15	9	18	0	3	2	0	385

Source: RSP & Associates, LLC; ACSD 2022/23

Updated 04/20/23

**DISCLAIMER:** Reading left to right indicates where students currently reside versus where they would reside in the concept boundary. For example, 46 Kindergarten students currently reside in Ashland Ridge boundary (row) that would now reside in Abbie Grove boundary (column) in this concept.





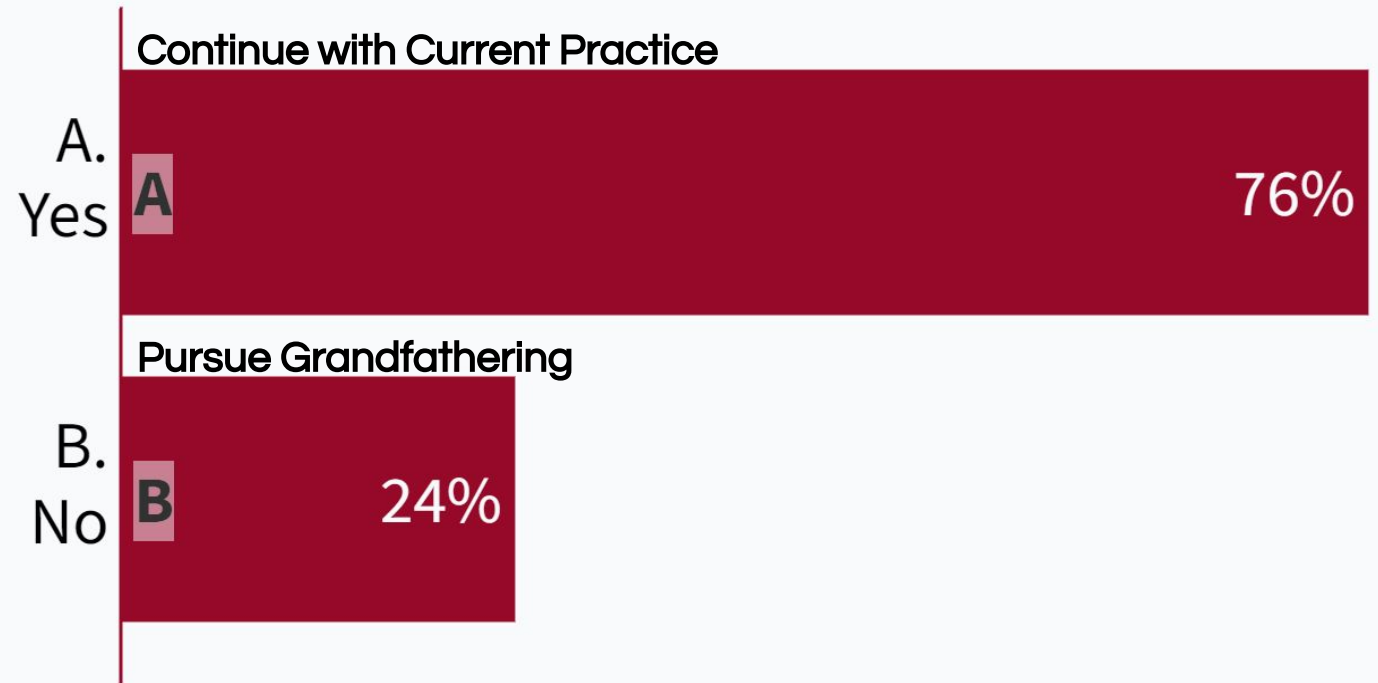
## Committee Support:

At Meeting 7, the committee voted on whether they recommend the district should offer grandfathering.

The District's current practice is to NOT offer a grandfathering option:

- **76% of the committee agreed to maintain the Current Practice of No Grandfathering**
- 24% of the committee voted to pursue a grandfathering option

## Any consideration for Grandfathering/Student Options should follow the district's current practices

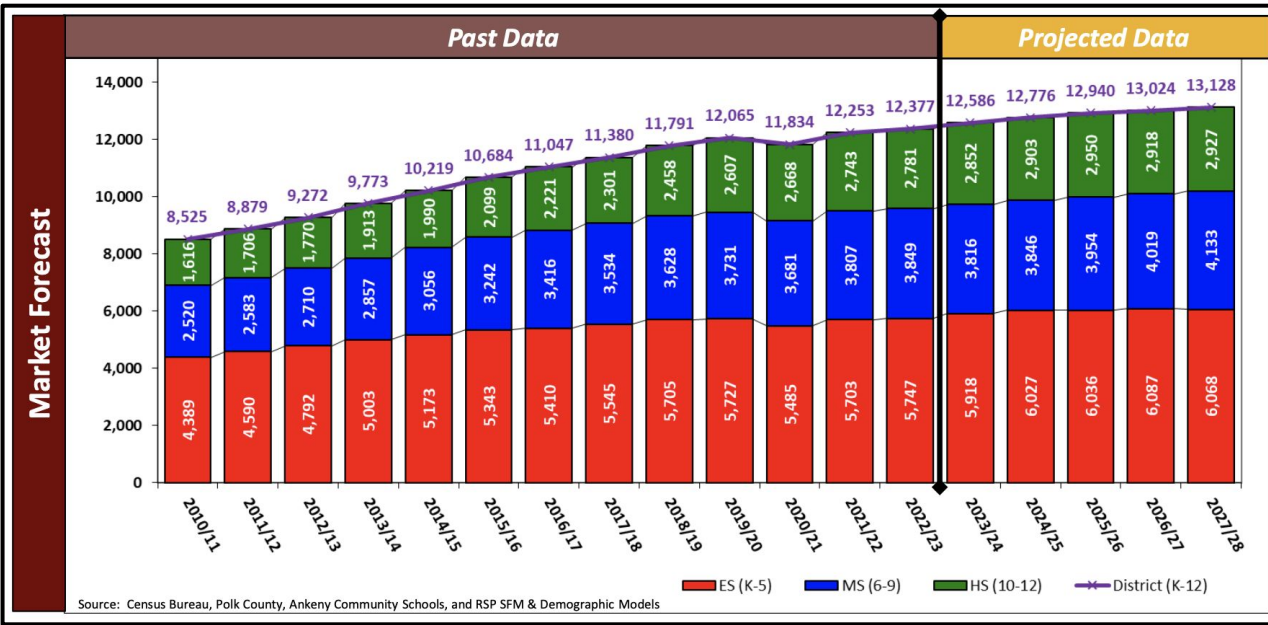


Total Results: 25



# Future Facility Needs

- Enrollment Projections
- Innovative Secondary Hub:  
Why a program vs. a third high school?
- Innovative Secondary Committee





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# Innovative Secondary Hub

- Expand existing programming
- Key partnerships:
  - Junior Achievement
  - DMACC
- Local industry
- Explore adding programs like agriculture, health sciences, & trades

# Facilities Master Plan Committee Proposed Boundary

