



# Facilities Master Plan

Test Fitting – Three Existing School Sites

January 13, 2020, Revised February 27, 2020



# Agenda

- Introductions
- Community Engagement / Input
- Demographics
- Test Fits
  - Three School Sites
  - Alternative Populations
  - Multiple School Options
- Q & A

# SMMA: Who We Are



Principal-in-Charge /  
Educational Planner

**Philip Poinelli**  
FAIA, ALEP



Project Manager

**Kristen M. Olsen**  
AIA, MCPPO



Architecture

**Cam Leandri**



Civil Engineering

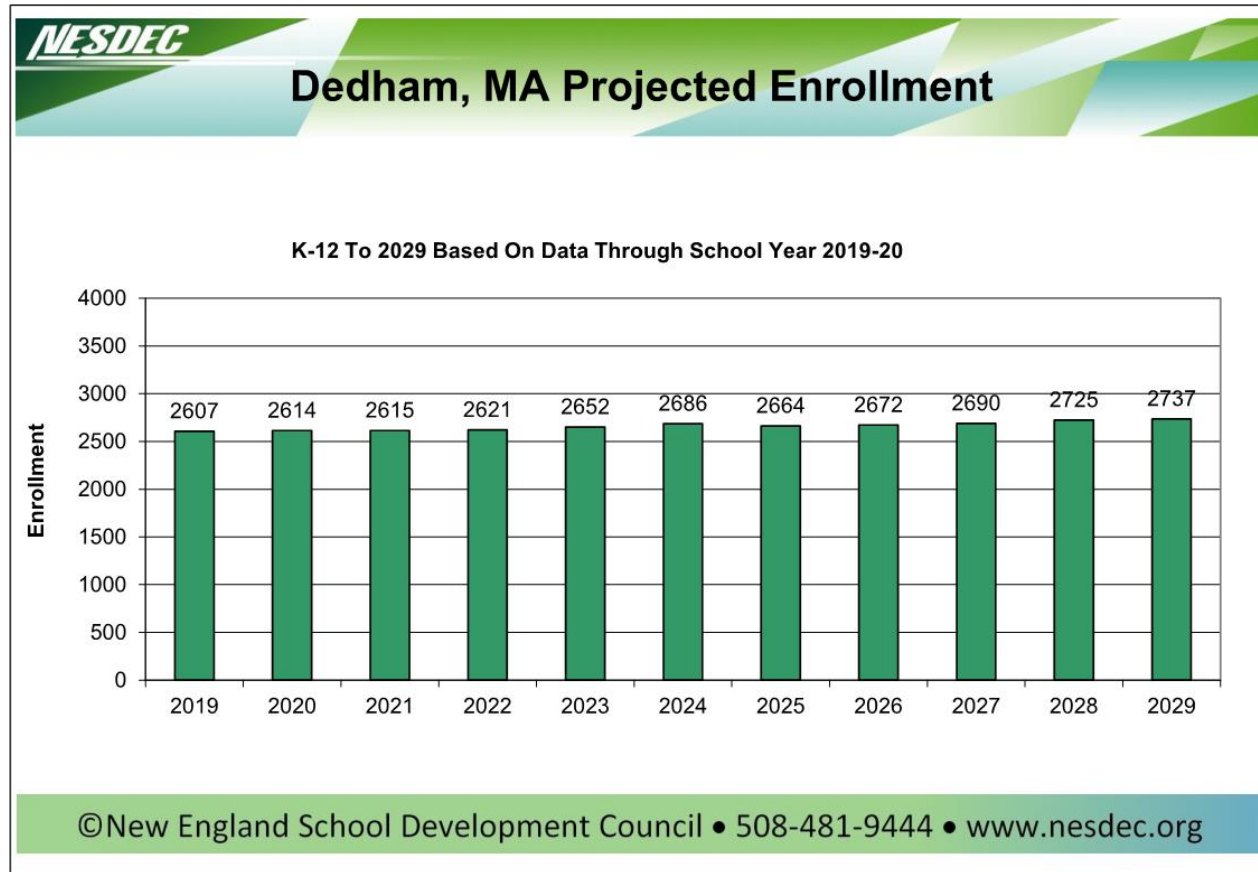
**Peter Rebuck**

# Community Engagement

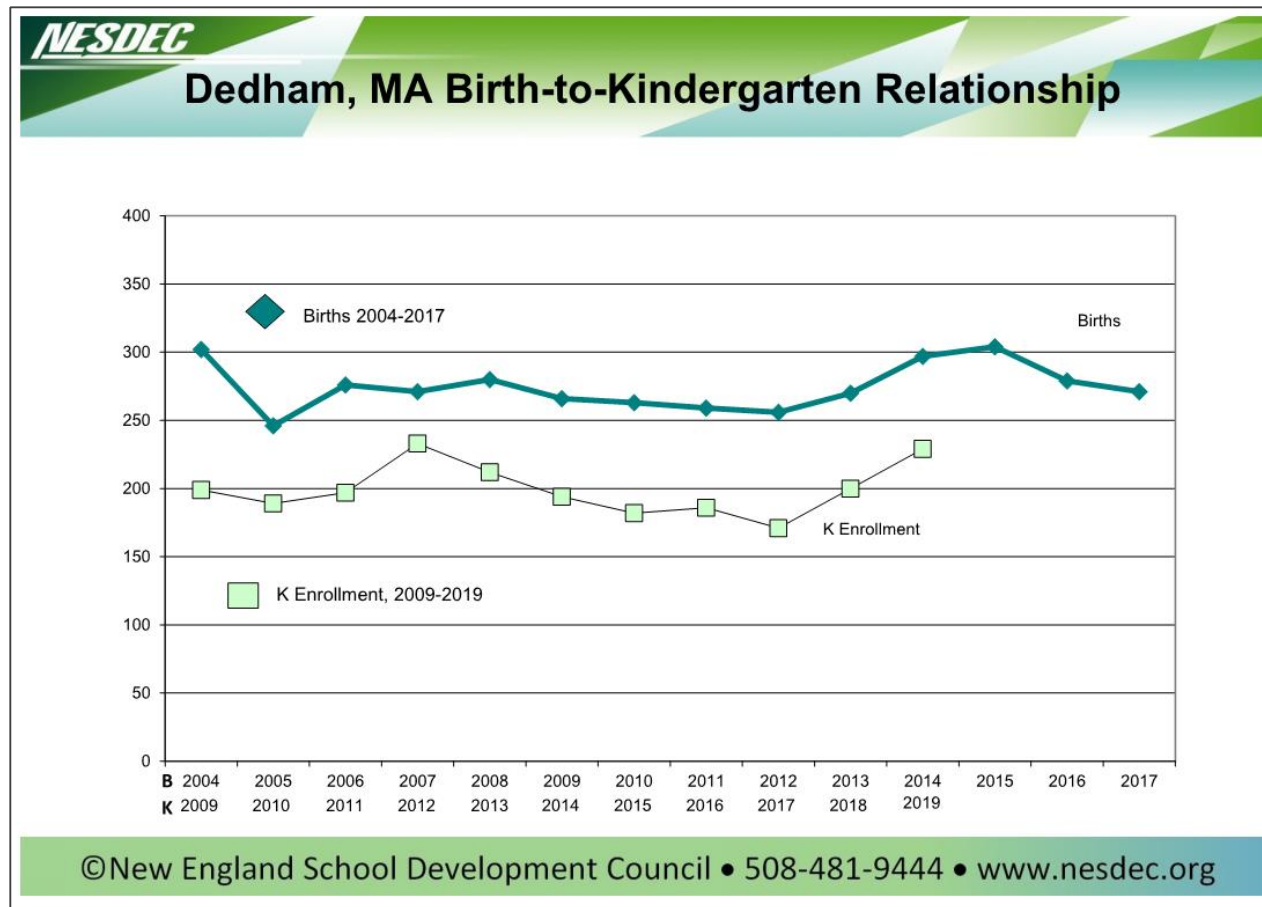
- Individual School Update and Input Gathering Meetings
  - October 15 – Greenlodge Elementary School
  - October 22 – Riverdale Elementary School
  - October 23 – Oakdale Elementary School
- Environments for Learning Workshop
  - December 9
- Test Fits - Tonight
  - Three School Sites
  - Alternative Populations
  - Multiple School Options



# Enrollment Projections



# Birth Rate



# Demographics Discussion

## Planning with Flexibility in Mind

- Waiting List for PreK = Assume Increasing Demand
- New Elementary School(s) = Assume Increasing Demand
  - If you build it, they will come
- Plan for Multiple Population Projections (grades 1–5)
  - 1,125 students (NESDEC)
  - 1,250 students Alternative Projection (250 students / grade)
- Number of New Schools - 1, 2 or 3 + Avery to Remain

## Demographics

Total projected ES population	1,125 to 1,250 students
Population at Avery	345 students
Total for Oakdale, Riverdale, Greenlodge	780 to 920 students

*How are the three schools replaced?*

One School	782 students to 920 students
Two Schools	345 students to 460 students (@ each school)
Three Schools	230 students to 345 students (@ each school)

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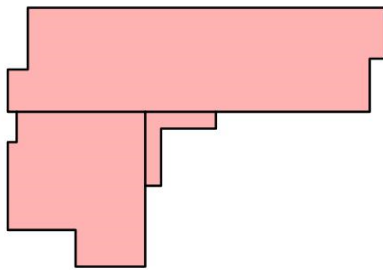
# SITE TEST FITS

(No decisions or choices will be made at this Master Planning stage)

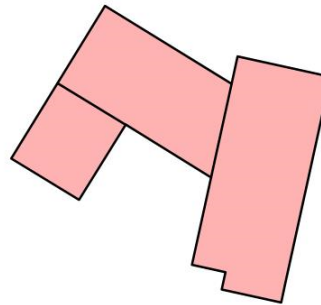


# Test Fit Variables

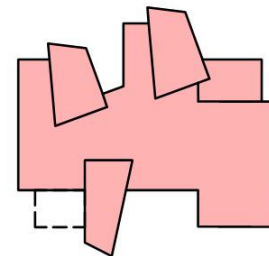
- Building Sizes (gross square feet) vary depending on number of students
- Two-Story or Three-Story solutions affect building footprints



One School



Two School



Three School

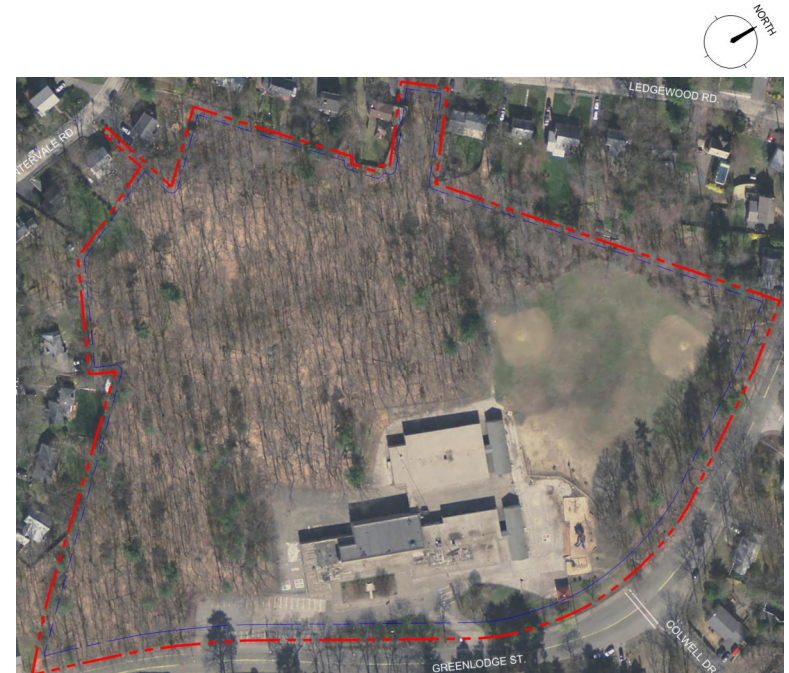
# Three Sites



**Riverdale**  
6.1 acres



**Oakdale**  
6.9 acres



**Greenlodge**  
16.7 acres

## Approach 1 - *One New or Renovated School*

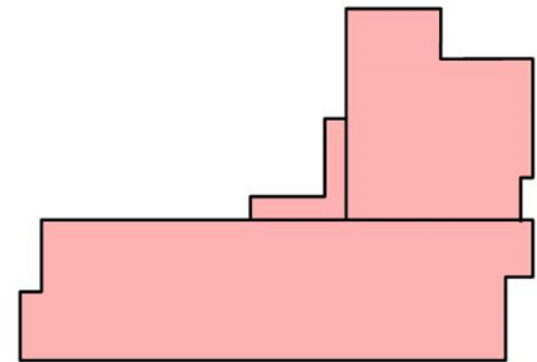
One school to replace the three existing schools

Two school populations / building sizes are identified

- 700 total students = 106,000 gross square feet

or

- 925 total students = 132,000 gross square feet



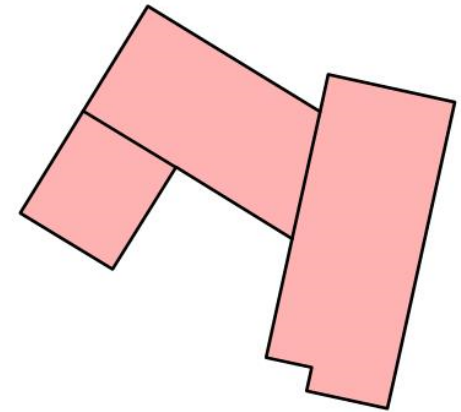
3 stories at both  
106,000 or 132,000 GSF

## Approach 2 - *Two New or Renovated Schools*

Two schools to replace the three existing schools  
(2 of 3 existing sites)

Two school populations / building sizes are identified

- 350 total students = 65,000 gross square feet  
or
- 463 total students = 77,000 gross square feet



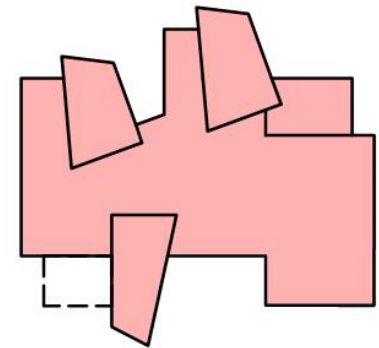
2 stories at 65,000 GSF  
3 stories at 77,000 GSF

## Approach 3 - *Three New or Renovated Schools*

Three schools to replace the three existing schools (one at each existing sites)

Two school populations / building sizes are identified

- 233 total students = 53,000 gross square feet  
or
- 308 total students = 60,000 gross square feet



2 stories at both  
53,000 or 60,000 GSF



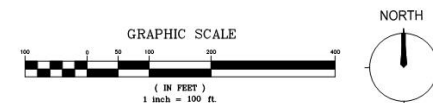
# Approach 1 – Riverdale – 782 to 920 students

114,500 to 132,000 gross square feet



# Approach 1 – Oakdale – 782 to 920 students

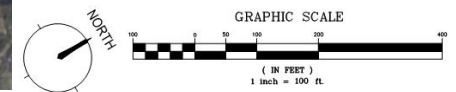
114,500 to 132,000 gross square feet





# Approach 1 – Greenlodge – 782 to 920 students

114,500 to 132,000 gross square feet



# Approach 2 – Riverdale – 345 to 460 students

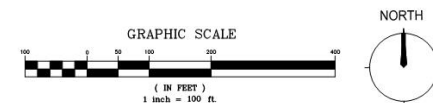
64,500 to 76,000 gross square feet





# Approach 2 – Oakdale – 345 to 460 students

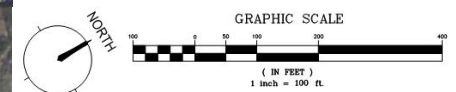
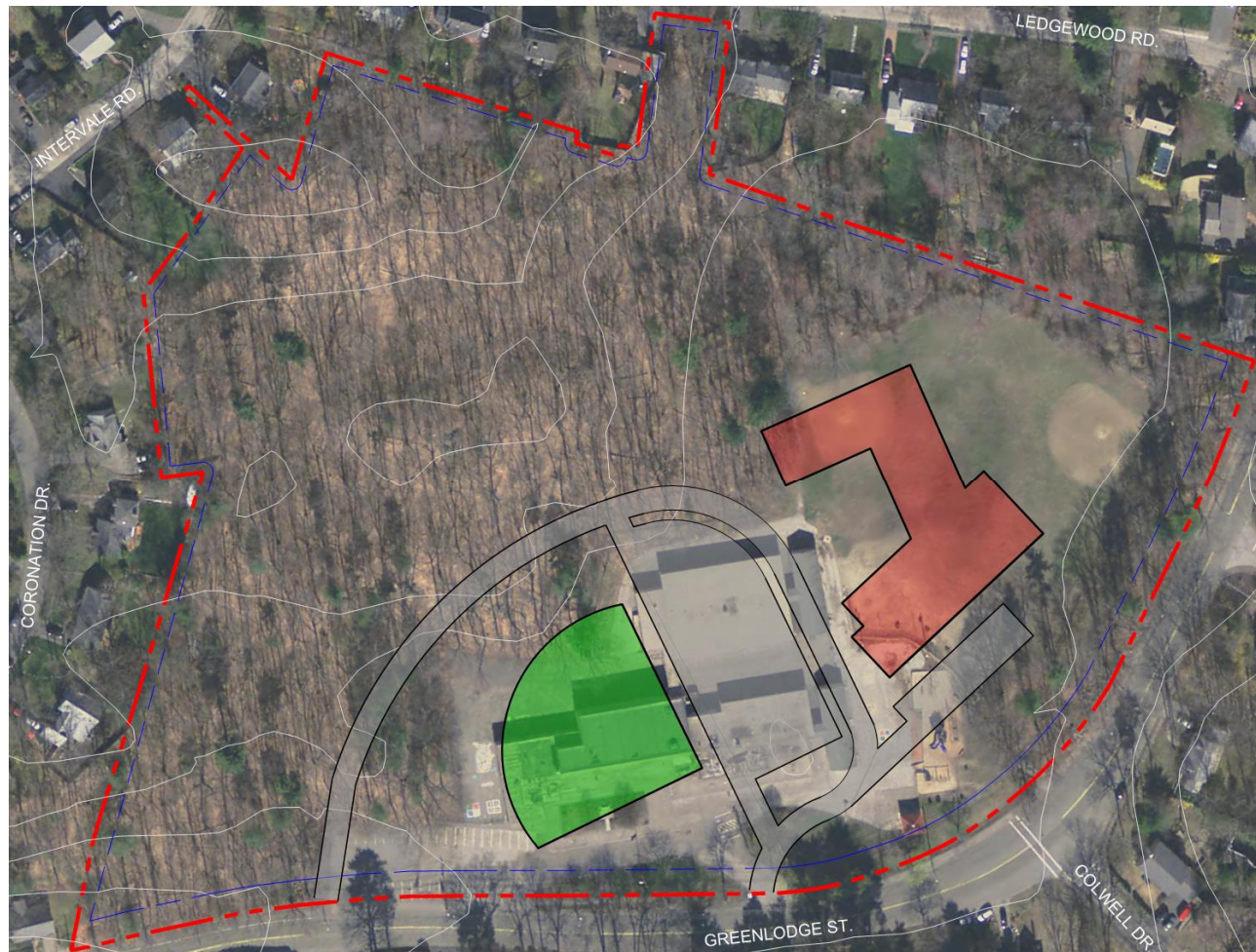
64,500 to 76,000 gross square feet





## Approach 2 – Greenlodge – 345 to 460 students

64,500 to 76,000 gross square feet



# Approach 3 – *Riverdale* – 230 to 345 students

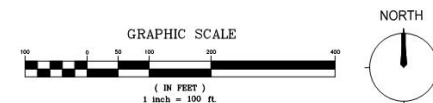
51,000 to 64,500 gross square feet





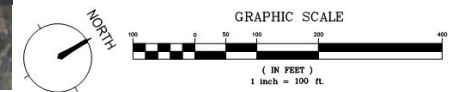
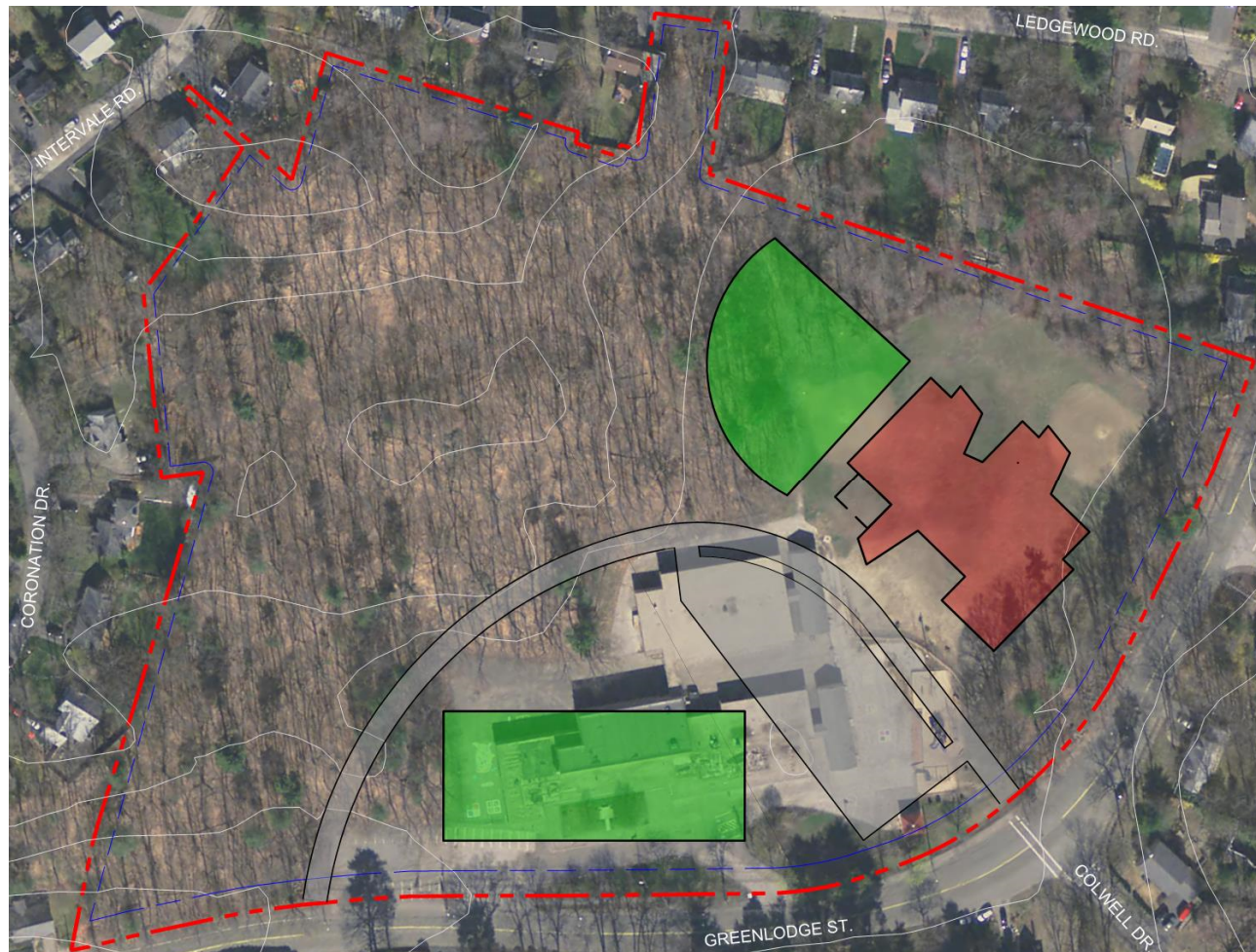
# Approach 3 – Oakdale – 230 to 345 students

51,000 to 64,500 gross square feet



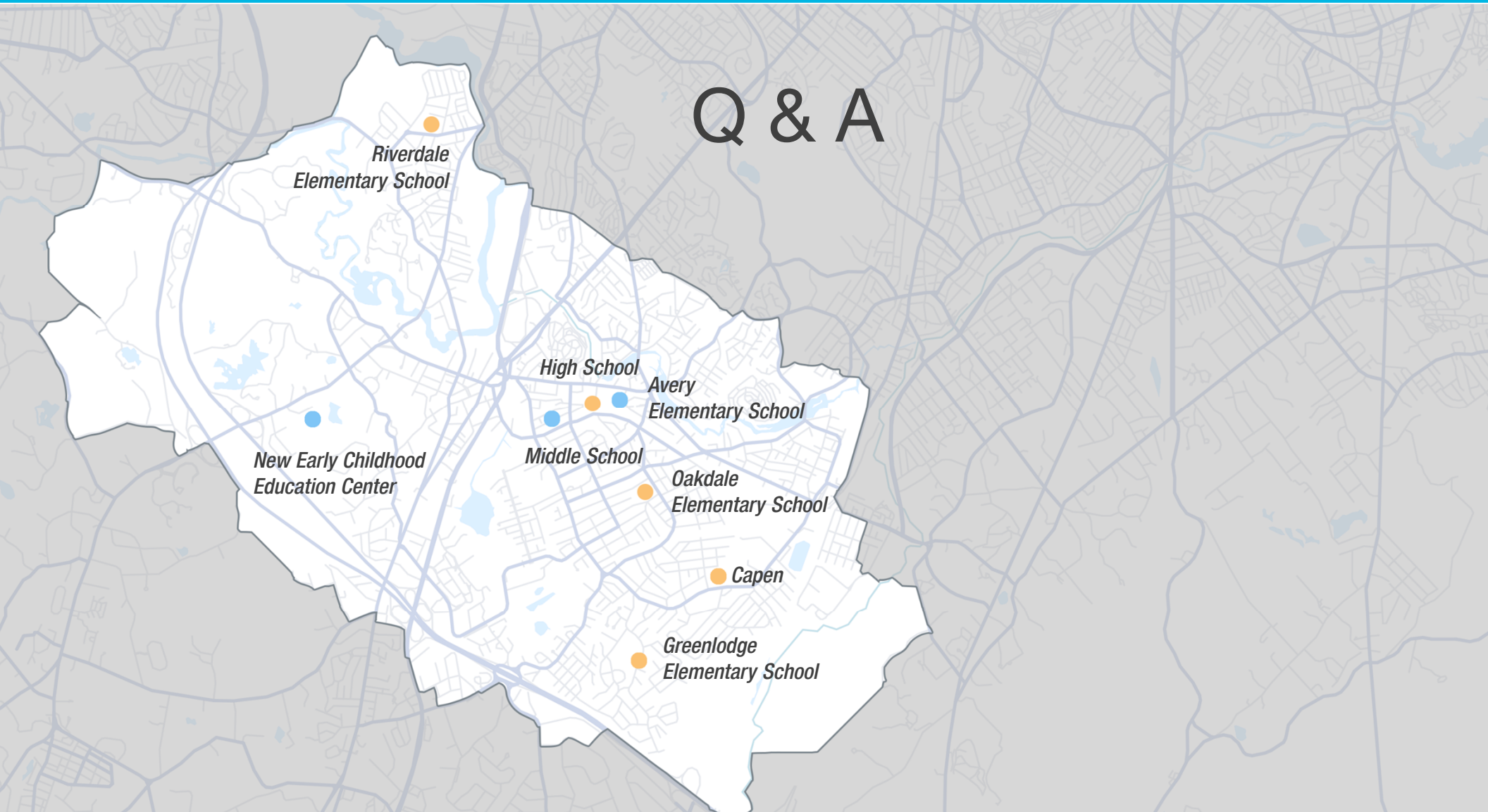
# Approach 3 – Greenlodge – 230 to 345 students

51,000 to 6,500 gross square feet





# Q & A



*Riverdale  
Elementary School*

*New Early Childhood  
Education Center*

*High School*

*Middle School*

*Avery  
Elementary School*

*Oakdale  
Elementary School*

*Capen*

*Greenlodge  
Elementary School*