

School Facilities (DRAFT 7-27-12)

Underlined sections represent wording which is significantly different than existing text
Italics show source of information or explain recommended change

GOAL: Provide the physical facilities which enable the School Division to provide a high quality educational system for students in Albemarle County. *(Implied with the existing Section. Goals for educational achievement are found in the School Board's Strategic Plan.)*

GOAL: Provide County parks and recreational facilities at school sites to make more effective use of parks and recreational facilities in the County and prevent duplication of many recreational facilities. *(Taken from fourth paragraph of Schools Description)*

GOAL: Recognize the vital role schools play in the County's development and the importance of location and development of schools to be consistent with providing educational opportunities to all children and facilities to educate adults, but also the growth management goals of the County. *(Taken from second paragraph of Schools Description)*

SERVICE AREA OBJECTIVES:

The priority is to provide new schools within the County's designated Development Areas in support of the County's growth management policies. (Taken from Objective #3) In cases where it is not possible to locate a new school in the Development Area due to physical constraints, land area needs or availability, and/or service considerations, they may be located adjacent to or in very close proximity to the Development Areas where infrastructure and utilities can feasibly be provided. (Reworded to clarify)

Maintain and upgrade existing schools in the designated Rural Areas, as necessary, in order to continue to serve rural residents. (Taken from Objective#3)

OTHER OBJECTIVES:

OBJECTIVE: Provide facilities that are appropriate for projected enrollment that assure parity for all students. *(Taken from Objective #2)*

OBJECTIVE: Locate and design schools in accordance with recommendations of neighborhood Master Plans to the greatest extent possible. *(Paraphrased from Objective #4)*

OBJECTIVE: Program capital funding to achieve parity in all levels of school facility provision. *(Taken from Objective 6)*

OBJECTIVE: Provide adequate recreational/athletic facilities on a school site to serve the students and provide park services as identified in the Parks and Recreation section of this Plan. In collaboration with the Parks and Recreation Department, school, park, and recreational facilities will be available for community and public use after schools meet their responsibilities to students. *(Taken from Objective 7.)*

- OBJECTIVE:** Use the Long Range Plan for Albemarle County Schools to guide capital programming for new school facilities and the expansion of existing facilities over the next ten years. *(Taken from Objective 8)*
- OBJECTIVE:** Based on the Long Range Plan for Albemarle County Schools, identify land needed for school expansion and new schools and reserve these sites as soon as feasible for future use. *(Taken from Objective 9)*
- OBJECTIVE:** Use modular facilities only during periods of enrollment fluctuations or prior to expansion or development. Modular facilities are not an appropriate long-term solution to overcrowding or as a substitute for permanent facilities. *(Taken from Objective 8)*
- OBJECTIVE:** Consider innovative alternatives to address new facility needs, including potential cooperation with the City of Charlottesville. *(Taken from objective 10)*
- OBJECTIVE:** Where schools are accessible from pedestrian and bicycle facilities, promote walking and biking to school to help reduce school transportation costs and prevent childhood obesity. This objective must be achieved in conjunction with and not counter to school safety and security measures. *(New but implied with the recommendations for pedestrian access in the existing section of the plan.)*
- OBJECTIVE:** Provide individual sites for schools rather than multi-school sites except where co-location reduces individual school land area demands. This objective is to provide for ease of walking to and on the school site. *(New but implied with recommendations for school walkability.)*
- OBJECTIVE:** The County should program in the CIP necessary bikeway/walkway improvements within a ¼ mile radius of the site to provide adequate bicycle and pedestrian linkages between nearby neighborhoods and schools. *(Taken from Standards for Walks)*
- OBJECTIVE:** Locate schools on sites where the maximum number of criteria below can be met:
- Elementary schools within neighborhoods or at the edge of neighborhoods to promote walkability. *(First part of sentence from first bullet of Objective 5)*
 - Middle schools and high schools in a central location relative to elementary schools which feed these schools to support the feeder pattern policy of the School Board. *(Second part of first bullet of Objective 5)*
 - Safe and convenient access is or can be provided to pedestrian and road networks. *(Second bullet of Objective 5)*
 - Compatibility with adjoining planned and existing land uses can be achieved. Though not preferred, locations near industrial and major commercial developments are not prohibited. *(Third bullet of Objective 5)*
 - Water, sewer, police, and fire/rescue service can be adequately provided. *(Fourth bullet of Objective 5)*
 - The site can be developed with aesthetically pleasing physical qualities and appropriately engineered with regard to topography, soils, floodplains, wetland, etc. *(Fifth bullet of Objective 5)*

SCHOOL SERVICE AND FACILITY STANDARDS (FOR ALL SCHOOLS):

The following standards apply to elementary, middle and high schools. These include the following:

Building Design*(Added the word "Design" for clarity):*

School design and development should reflect the desire to achieve parity, cost efficiencies and timeliness of construction. School buildings should be designed to fit the terrain of the site and transition into the surrounding neighborhood to the greatest extent physically and programmatically, feasible. While single story structures maybe preferred for operational and program efficiencies, multi-story structures are considered a viable option to address locational preferences, site development issues, and/or expansion needs. Facades of buildings which face public streets should not be blank walls but have architectural features such as windows, covered walkways, building projections, and the like. Dumpsters, refuse areas, and delivery areas should not face public streets. *(This section was added to better articulate what "orientation to the street" means.)*

Walkability*(changed from "Walks"):*

Site design and building design should encourage walking from nearby neighborhoods and residential developments that have or are planned to have sidewalks or other pedestrian facilities. It is recognized that these walkers may only be a small part of the school population; however, school facilities are community centers, public parks, and a place for recreational activities which are enjoyed by the larger community. *(Wording added in keeping with other Comprehensive Plan goals for pedestrian accessibility)* Sidewalks, walkways and trails should be channelized to a controlled access point which is easily observable from the main office. On site, walkways should directly connect off-site pedestrian facilities, bus loading zones, parking areas and auxiliary facilities to main building(s). *(This last section contains elements of existing standards – reworded for clarification and flexibility of design.)*

Driveways:

Driveways are to provide access and control traffic to student loading areas, parking areas and building service entrances, and should be strategically located and designed to minimize vehicular and pedestrian conflicts. Multiple access points to a site may be considered appropriate based on site design issues. Entrances should be designed in a manner that allows for the construction of right and left turn lanes at the intersection with a public road. *(From existing section on Driveways)*

Bus and Student Loading and Unloading Zones:

Bus loading zones are to be designed to accommodate all buses anticipated at one time. The bus parking area should be designed in connection with the loading zone, independent of driveways and designed so that backing up is unnecessary. Because of the size of these areas, it is preferred that they be located ~~to the located~~ behind buildings when new school sites are developed. *(Sentence provided to clarify the most important parking areas to be relegated from the street.)* Designated bus spaces control signs are also recommended. Bus unloading zones may be in a different location than loading zones. When this occurs the unloading zones should be designed for efficient bus flow within the narrow window of time before the school day begins. *(Sentence added to provide guidance on need for possible other location due to differences with morning and afternoon bus traffic .)* Student drop-off/pick-up areas should be separated from the bus loading zone and parking area. *(From existing Standards)*

Parking:

To the extent physically and programmatically feasible, parking areas should be located no closer to the street than the school building. It is recognized that there may be characteristics of certain sites or programmatic needs of the school which affect the ability to fully implement this standard. Efforts should be made to meet parking requirements, particularly for overflow needs, through alternate means including designing internal roads to accommodate parallel parking, recognition and use of available on-street parking, and cooperative parking agreements with adjacent uses. *(From existing Standards.)*

Student Drop-off and Pick-up Areas:

Student drop-off and pick-up areas should be separated from bus loading zones and parking lots. These areas should be located in areas where channeling students to the main entrance to the school is possible. This area may best be accommodated with a driveway in front of the main entrance to the school, where the main entrance faces the public street. *(This section is new but incorporates comments from Schools Staff from other parts of the Standards.)*

Bicycle Facilities:

Bicycle infrastructure (bike trails and racks) should be incorporated into the design of schools where accessible from off-site by bicycle. The County should program in the CIP or the Six Year Secondary-Road Construction Plan the necessary bike facilities improvements within a ¼ mile radius of the site to provide adequate linkages between the neighborhood and the school. *(From existing Standards)*

Lighting:

On-site lighting (for parking, fields) should be the minimum necessary to provide for adequate safety and security. *(From existing Standards)*

On-site Environmental Resources *(new title):*

~~The relationship of the building to the topography of a site shall be such that grading and development costs are minimized.~~ Site grading and school construction should not disturb any environmentally sensitive resources shown for preservation on Development Area Master Plans or as critical resources in the County's Comprehensive Plan (streams, wetlands, floodplains, and steep slopes, etc.). The soil and subsoil conditions on the site are to be both adequate for supporting the building and vegetation. Finished grades should not result in massive retaining walls or extensive 2:1 slopes. Terraced walls are preferred and more gently graded slopes are easier to revegetate and maintain. *(It is standard procedure to minimize grading costs. The last sentence was added to emphasize the importance of finished grades in keeping with the Neighborhood Model.)*

Usable area:

Usable area for the school and recreational activities is defined as the acreage that can be used for educational or recreational activities exclusive of critical slopes, storm water management facilities, required stream buffers, and other limiting environmental factors. *(New wording recommended by Schools, put in this section to avoid duplication in all School types.)*

Recreational Fields, Facilities, and Equipment:

Standards for specific equipment size and area needed for recreation or are provided in the Parks and Recreation Section of this Plan. The Parks and Recreation Department shall collaborate with the Schools Division on which type of park to provide at Elementary Schools and High Schools. If there are any

differences between the County's standards for fields, gyms, facilities, and equipment and those of the Virginia Department of Education Guidelines, the larger of the two standards should apply.

FACILITY STANDARDS: ELEMENTARY SCHOOLS

The standards below attempt to ensure that all new facilities developed will meet the elementary school needs of the County

1. Location of Site: Sites shall be selected and acquired where population growth in the Development Areas is anticipated. Seventy-five percent of the students are to live within a 2.5 mile radius of the facility. In a neighborhood setting, elementary schools should be located on a minor collector or local street. Though not preferred, there may be locations where elementary schools can be located on a major collector street. *(Sentence replaces, "whenever practical"; this section is from existing Standards.)* Existing schools located in and largely serving the Rural Area are not expected to meet this standard.

2. Public Park at School: Elementary school sites shall provide for a Neighborhood or Community Park, depending on the need as established for particular areas of the County, in keeping with the equipment and facility standards provided in the Parks and Recreation Section of this Plan *(Section added to clarify relationship of park to school.)**[highlights show*

3. Size of Site: The usable area for a typical elementary school with a Neighborhood Park is expected to be 15 acres. *(The existing plan says 12 acres; North Point School w/o stormwater management is on 13 acres)* The usable area for a typical elementary school with a Community Park is expected to be 20 acres *(this sentence was added to clarify that the site will need to be 5 acres larger if a community park is provided);* however, smaller sites may be viable depending on the location within neighborhood settings, parking needs, alternative building design concepts and location of field areas, off-site storm water facilities or other features. *(Section reworded.)*

4. Enrollment: Rated Capacity should be between 400 and 750 students when building new schools. *(Existing text says the rated capacity should not exceed 600 students.)*

5. Parking: Parking area should be based on faculty and staff size, and school/public assembly and recreational use and needs for overflow parking. The most significant generator of parking is school events and gym use for assembly and/or recreational activities. *(Section reworded.)*

6. Recreational Facilities: The following recreational facilities are needed to support an elementary school. Schools which provide Community Parks serve a larger area and require some additional facilities which are shown below. *(This paragraph deletes repetitive sections and the table below and clarifies expectations.)*

MINIMUM ELEMENTARY SCHOOL FACILITIES:

Facility	Amount	With Community Park
Gymnasium	1	1
Hard Surface Area*	2	2
Multi-purpose Field	1	2
Baseball/Softball Field	0	2

Basketball Court	0	1
Playground/tot lot	2	2
Track**/measured loop	N/A	1

* Including 2 basketball goals

** Can be accomplished in different ways at elementary schools

FACILITY STANDARDS: MIDDLE SCHOOLS

The standards below attempt to ensure that all new facilities will meet the middle school needs of the County

1. Location of Site: Sites shall be selected and acquired where population growth in the Development Areas is anticipated. Seventy-five percent of the students are to live within a five mile radius of the facility. To the greatest extent possible, middle schools should be located on a collector street. *(This standard was added to be consistent with Elementary School street standards.)*
2. Public Park at School: Middle school sites shall provide for a Community Park which is in keeping with the equipment and facility standards provided in the Parks and Recreation Section of this Plan. *(Section added to separate out parks recommendation. In conjunction with Parks and Recreation, the Middle School parks should not be bigger than a Community Park.)*
3. Size of Site: The usable area for a typical middle school site is expected to be 30 - 35 acres *(Existing plan says a minimum of 25 – 30 acres is needed.)* inclusive of a Community Park site. However, smaller sites may be viable depending on the location within neighborhood settings, parking needs, alternative building design concepts and location of field areas, off- site storm water facilities or other features.
4. Enrollment: Rated capacity *should be* between 600 and 1000 students when building new schools.
5. Parking: Parking area should be based on faculty and staff size, and school/public assembly and recreational use and needs for overflow parking. The most significant generators of parking are school events and gym use for assembly and/or recreational activities. *(Section reworded.)*
6. Recreational Facilities: The following recreational facilities are needed for a middle school and also provide the facilities needed for a Community Park: *(This paragraph deletes repetitive sections.)*

MINIMUM MIDDLE SCHOOL FACILITIES:

Facility	Amount
Gymnasium*	1
Hard Surface Area	1
Multi-purpose Field	2
Baseball/Softball Field	2
Basketball Courts (2 full courts)	2
Tennis Courts	2
Playground/tot lot**	1

Jogging/walking trail/track	1
Asphalt track/Loop	1

*When capacity exceeds 850 pupils, an additional 5,000 sq. ft. should be provided.

**May be provided when recommended by Dept. of Parks and Recreation, based on community need.

FACILITY STANDARDS: HIGH SCHOOLS

High Schools offer a wide range of educational opportunities and extra-curriculum activities. The standards below attempt to ensure that all new facilities developed will meet the high school needs of the County and address Community or Regional level park services.*(changed from "District")*

1. Location of Site: Sites shall be selected and acquired where population growth in the Development Areas is anticipated. Seventy-five percent of the students are to be within a seven-mile radius of the facility. School sites shall be located on a major collector road with good visibility; however, locations on arterial streets are permissible with adequate building and recreational area setbacks. *(The additional words were provided to explain what "whenever practical" meant.)*

2. Public Park at School: High school sites should provide for a Community or Regional Park, depending on the need as established for particular areas of the County, which is in keeping with the equipment and facility standards provided in the Parks and Recreation Section of this Plan. *(Section added to separate out parks recommendation.)*

3. Size of Site: The usable area for a typical high school site is expected to be 65 - 80 acres. *(The existing Section says the usable area for a high school site shall be a minimum of 45 acres.)*

4. Enrollment: Rated capacity should be between 900 and 1500 students when building new schools.

5. Parking: Parking area should be based on faculty, staff and student size, and school/public assembly and recreational use and needs for overflow parking. The most significant generators of parking are schools events, including gym and stadium use for assembly and/or recreational activities. *(Section reworded.)*

6. Recreational Facilities: The following recreational facilities are needed for a high school. Schools which provide Regional Parks serve a larger area and require additional facilities which are shown below. *(This paragraph deletes repetitive sections and the table below.)*

MINIMUM HIGH SCHOOL FACILITIES

Facility	Amount	With Regional Park
Gymnasium	1	(to be provided)
Auxiliary Gym	1	
Hard Surfaced Area	0	
Multipurpose Field	5	
Basketball Courts	2	
Game Field w/Track	1	
Softball Field	1	
Baseball Game Field	1	

Tennis Courts	6	
Playground/Tot Lot*	0	
Cross Country Trail	1	
Jogging/Walking Trail	0	

*May be provided when recommended by Dept. of Parks and Recreation, based on community need.

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