

Purpose

The purpose of these drawings is to test fit a potential new 725 seat elementary school on the Thomas Jefferson campus while keeping all school and park programming in use. As part of this master planning exercise, we are also anticipating a future addition to the middle school that would expand its seat capacity to 1,300 students. In order to determine if this is feasible, and to answer questions from the community, a specific site plan layout is required. This does not mean that any design decisions have been made. All of this is a work in progress and we need your input!

School Requirements

Each scheme shows a 120,000 gross square foot new school as a conservative approach (a new elementary school will most likely be closer to 110K gsf). Each shows a bus drop-off separated from a parent drop-off, increased vehicle queuing and enhanced pedestrian pathways. Eighteen buses are shown at dismissal, as that many may be required with a future Middle School expansion. (Currently, queuing is required for eleven middle school buses)

Open, green space

Each scheme meets the requirement of no significant loss of green space, and each shows a significant amount of new trees. The existing community garden is relocated in schemes one and four.

Recreation

Each scheme reflects no net loss of recreational programming, although some of the existing features have proposed new locations. The measured walking trail is slightly reconfigured in schemes one and four. All new recreation space dedicated to the Elementary School is in addition to what currently exists.

Setbacks

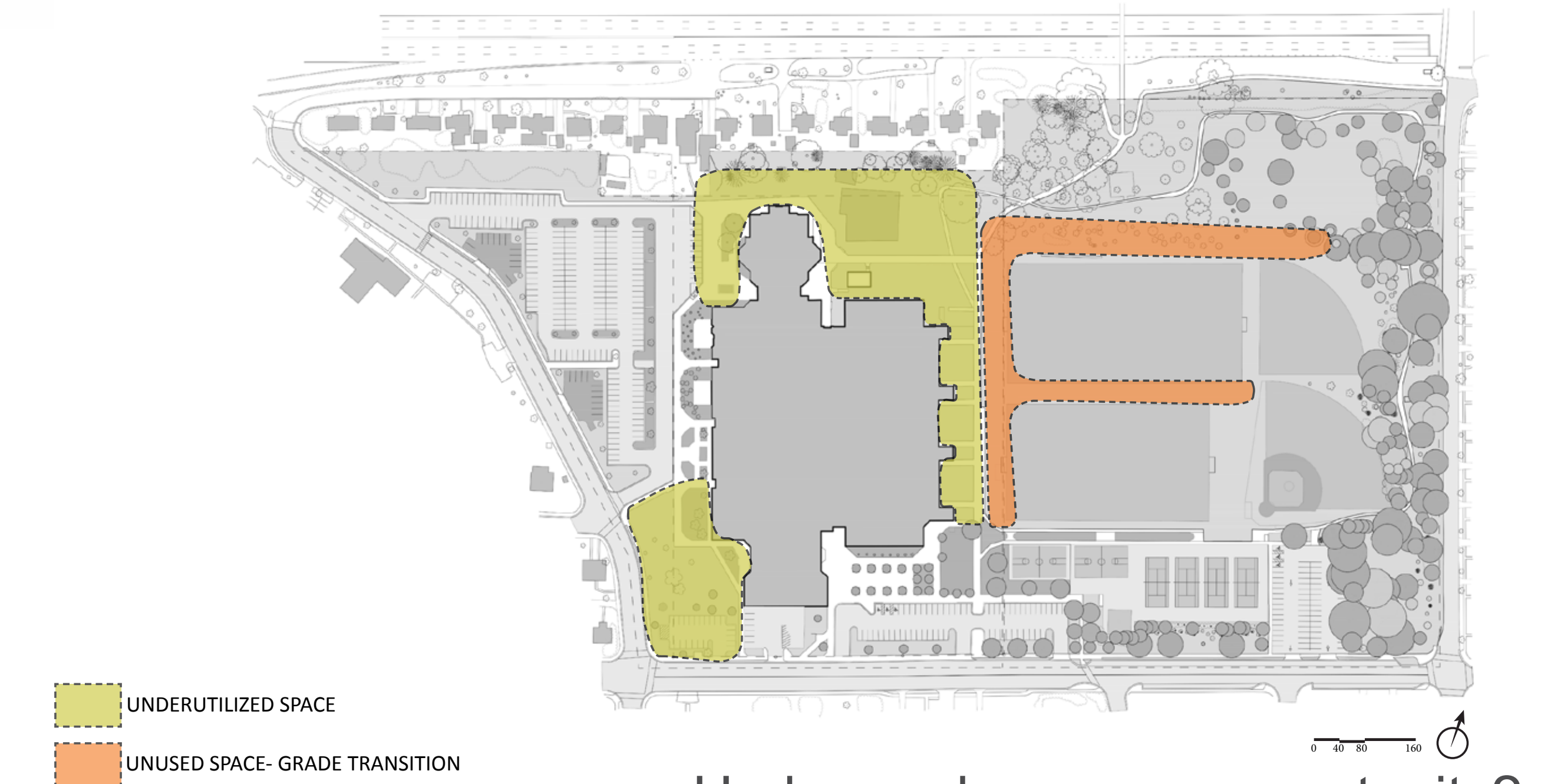
Each scheme exceeds the setback requirements per Section 32 of the Zoning Ordinance:

Front Yard: minimum = 50% of proposed building height.

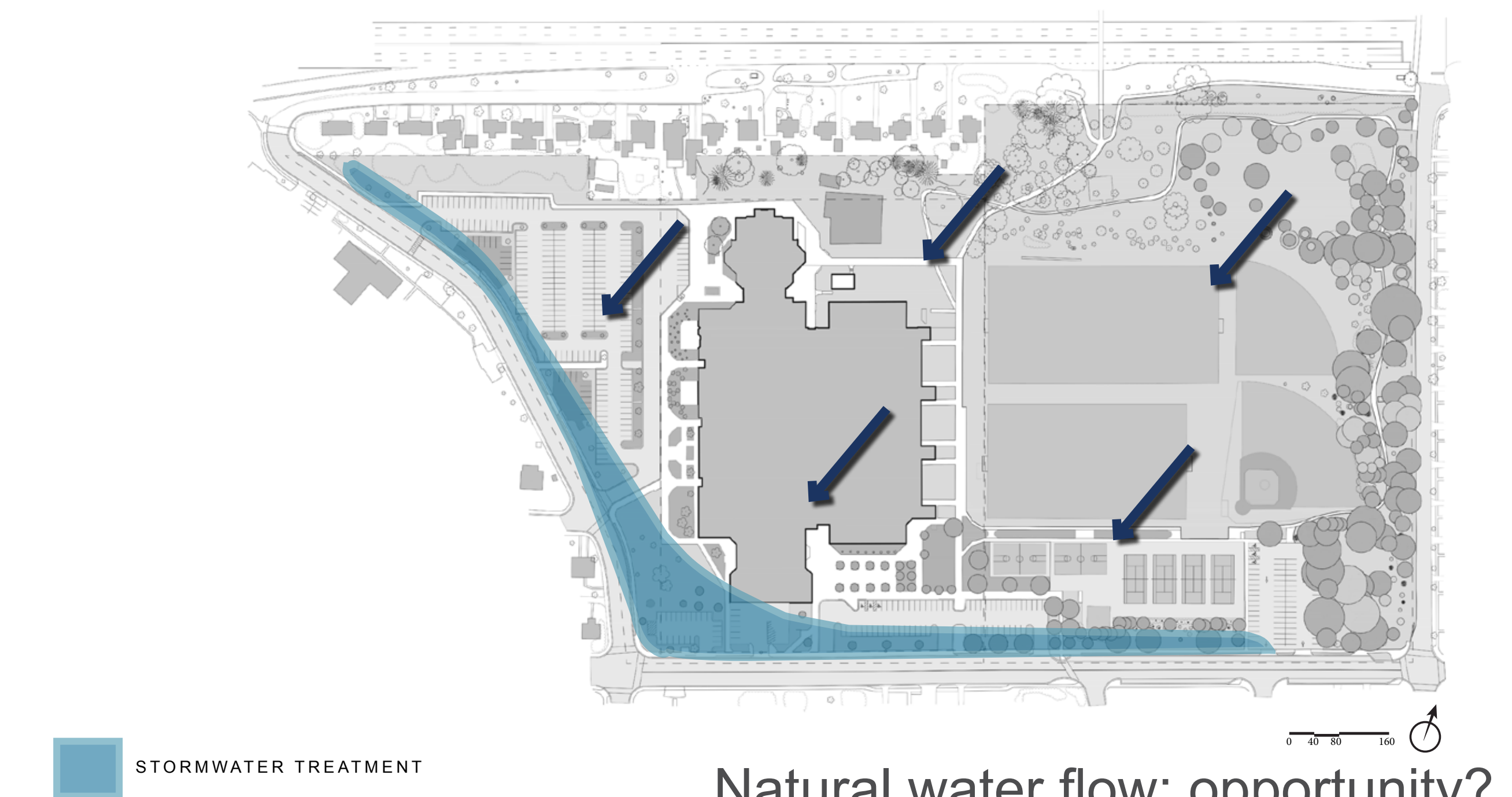
Side & Rear Yards: 10 feet + 1 foot per 2.5 feet of building height above 25 feet.

Mix and match!

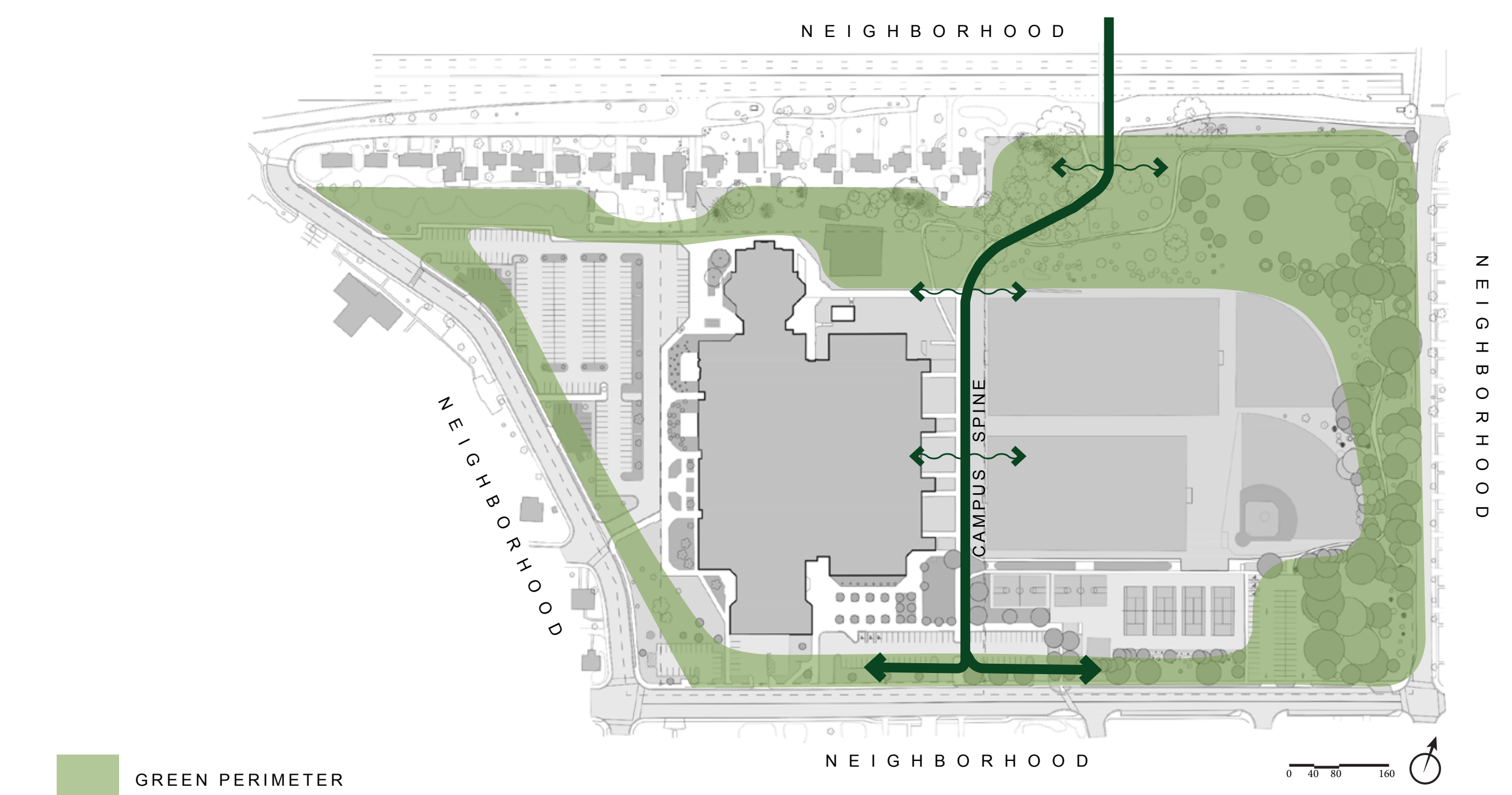
The four schemes include multiple components that can work in various locations. We have purposely provided a variety of options. It may be possible to combine elements from two or more schemes into a viable concept. Please provide comments on what you like or dislike about specific elements. There is no pre-determined preference for any scheme.



Underused spaces: opportunity?

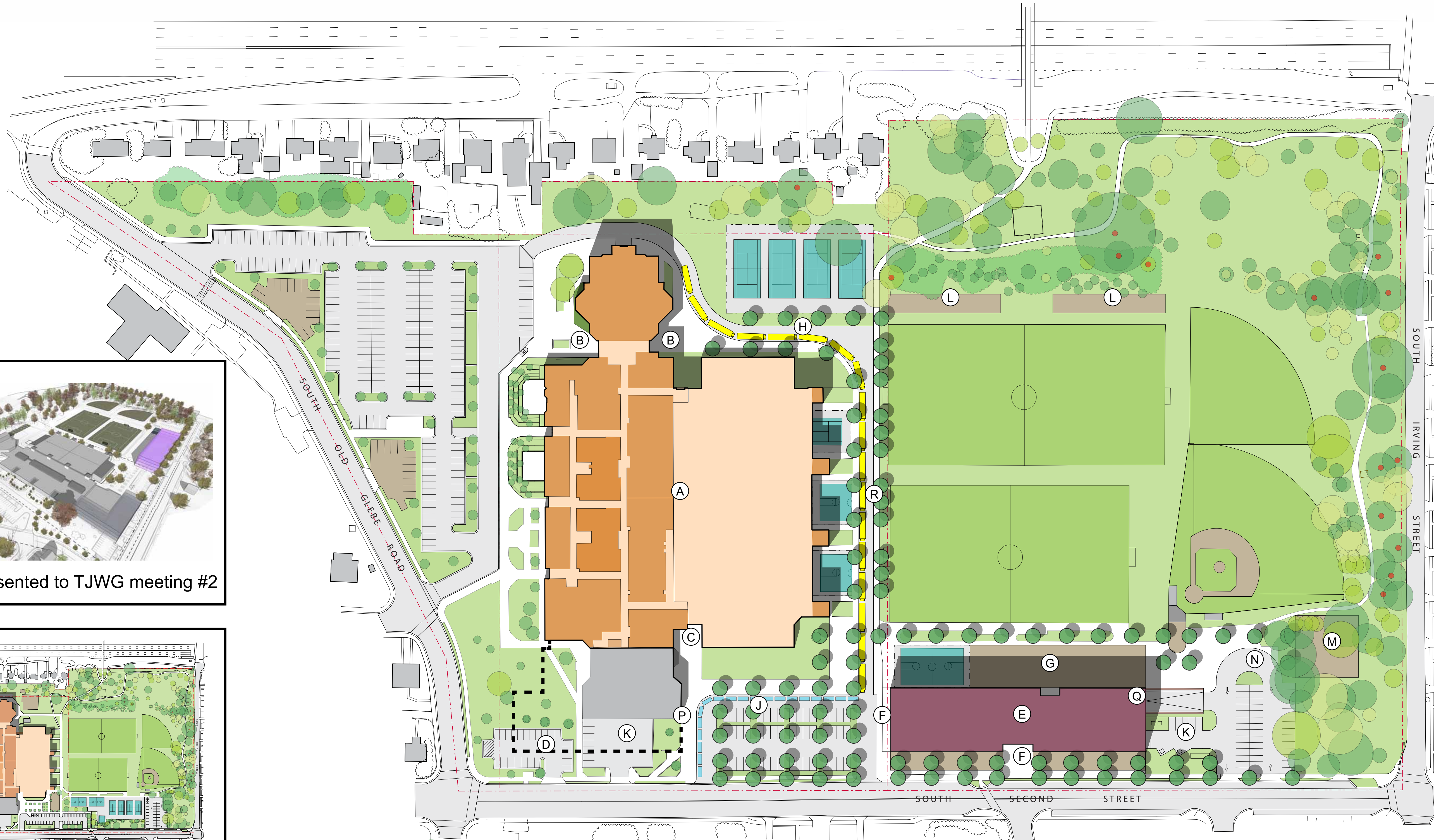


Natural water flow: opportunity?



Walkable connections: opportunity?

Challenges / Opportunities



= High Value Tree as indicated by County, none are removed on any scheme.

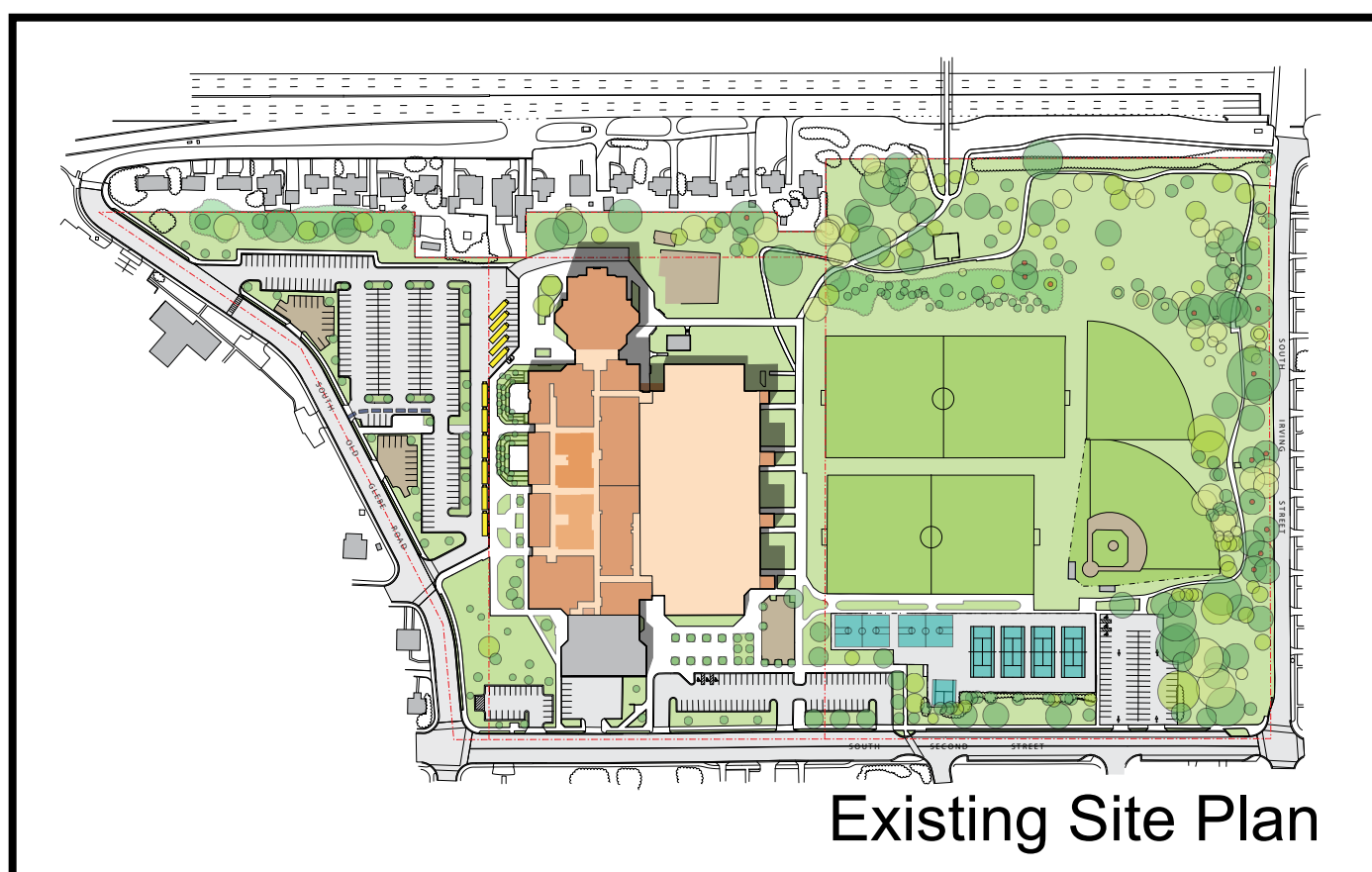
Proposed Elementary School Plan, 1"=70'

- | | | |
|--|------------------------------------|---|
| (A) Existing TJ Middle School + Community Center | (H) Combined ES/MS Bus Queue/Drop | (Q) Parking beneath Building |
| (B) Middle School Entrance | (J) Combined ES/MS Auto Queue/Drop | (R) Multi-use space for bus queuing, fire lane, pedestrian path, and half court recreational areas. |
| (C) Community Center Entrance | (K) Service Yard | |
| (D) Area of future MS expansion | (L) Community Garden | |
| (E) New Elementary School | (M) Community Playground | |
| (F) Elementary School Entrance | (N) Playfield Drop-Off | |
| (G) Dedicated ES play space | (P) Future MS Entrance | |

One level of structured parking beneath the new building results in approximately same number of total parking spots as currently exist on-site (370)



Scheme 1 as presented to TJWG meeting #2



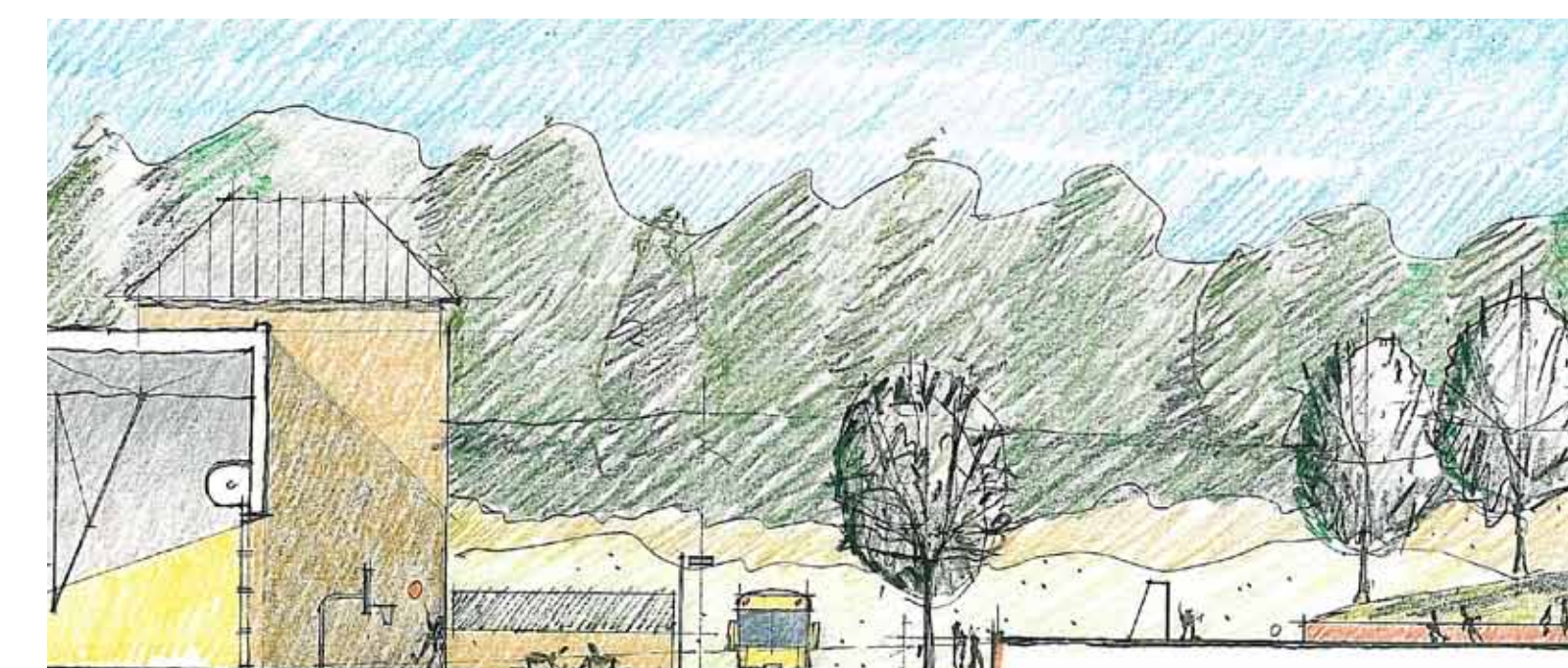
Existing Site Plan



Pictorial View



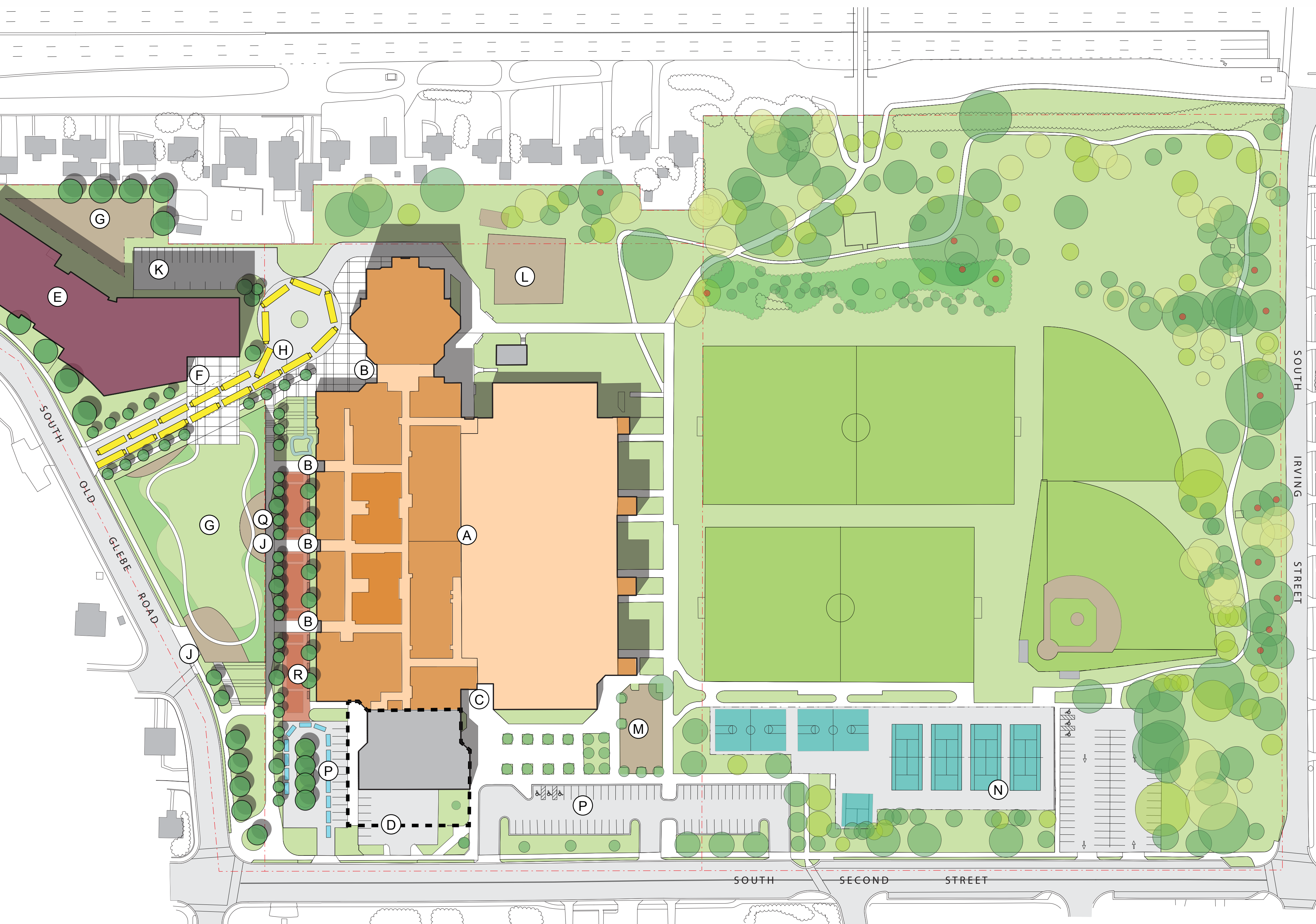
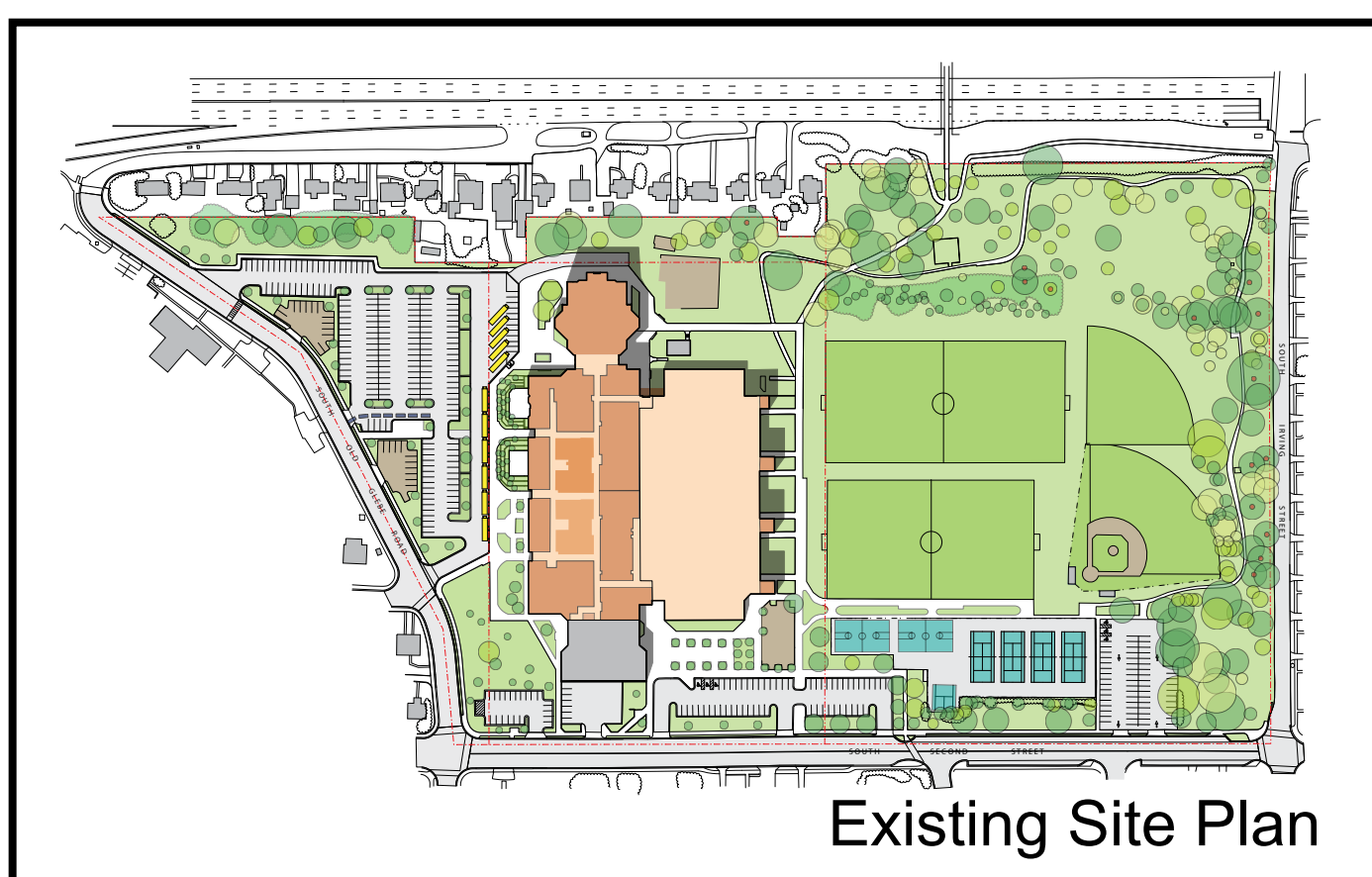
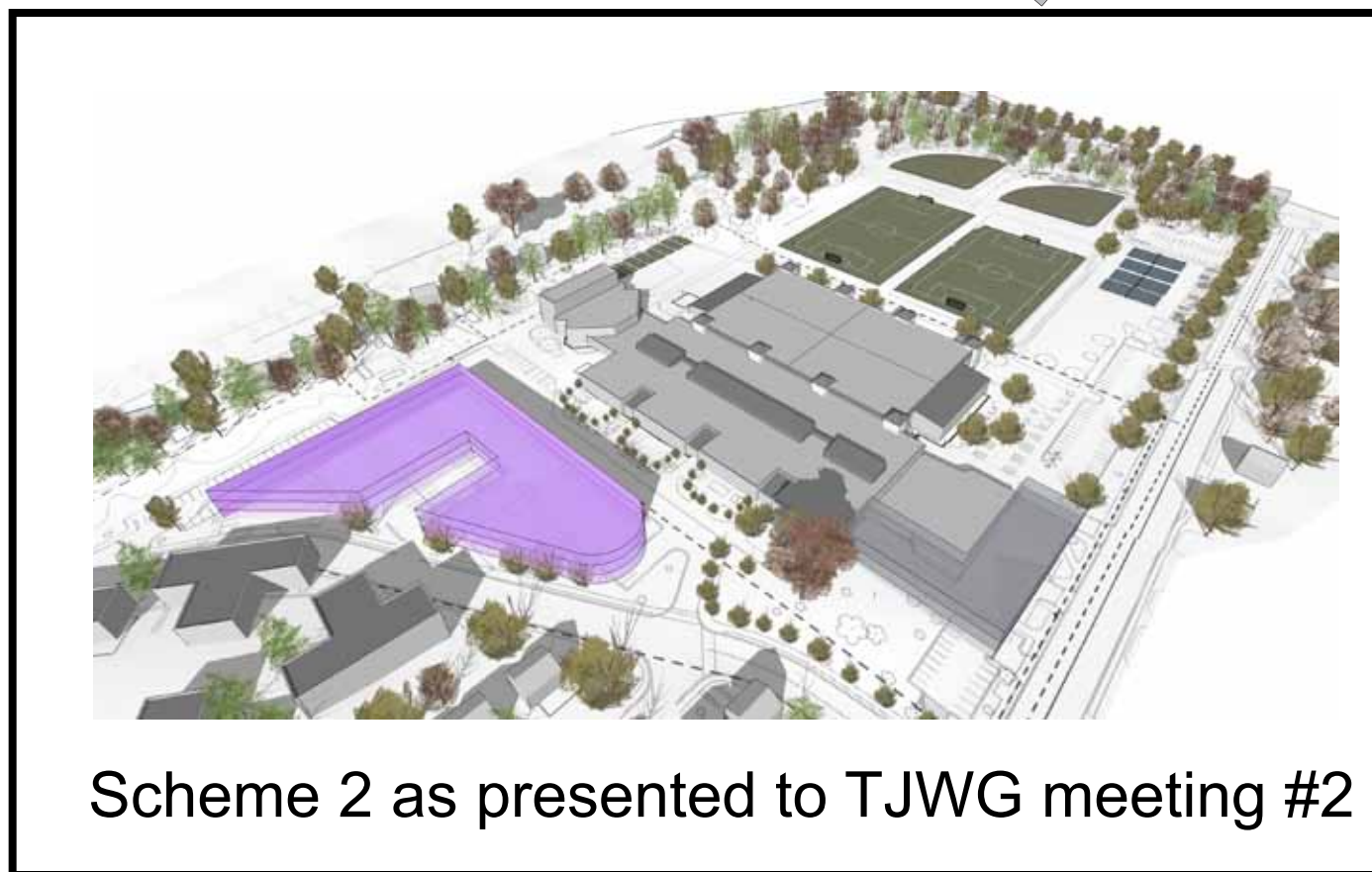
Site & Building Section looking east



Site Section looking north at re-purposed fire lane

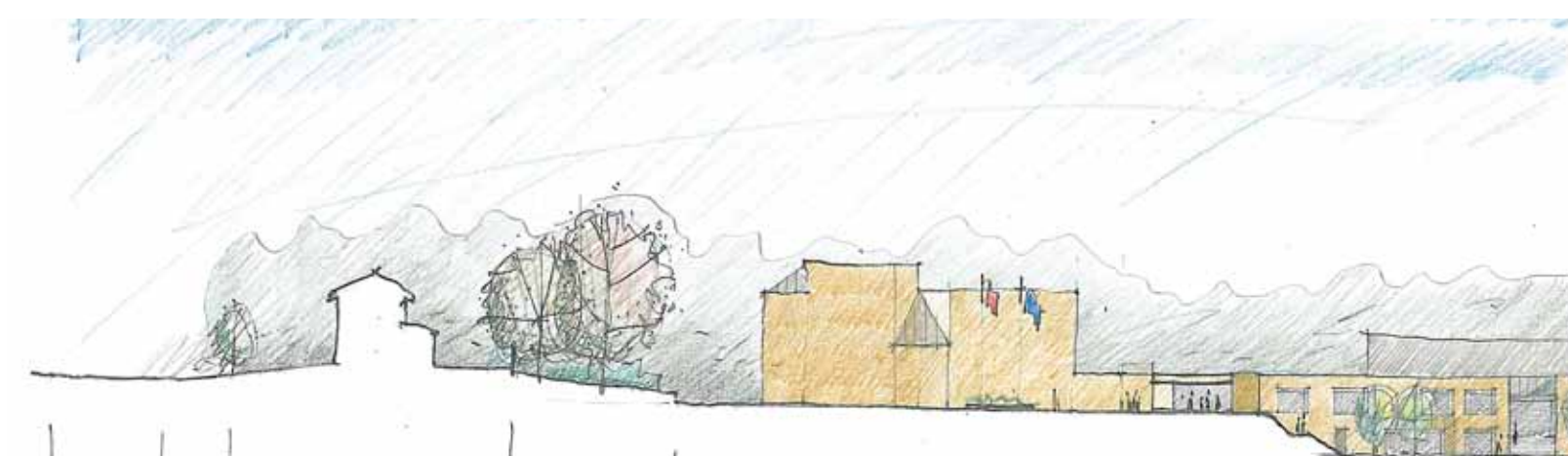
Challenges / Opportunities

1.5 levels of structured parking beneath the elevated playfield results in approximately same number of total parking spots as currently exist on-site (370)

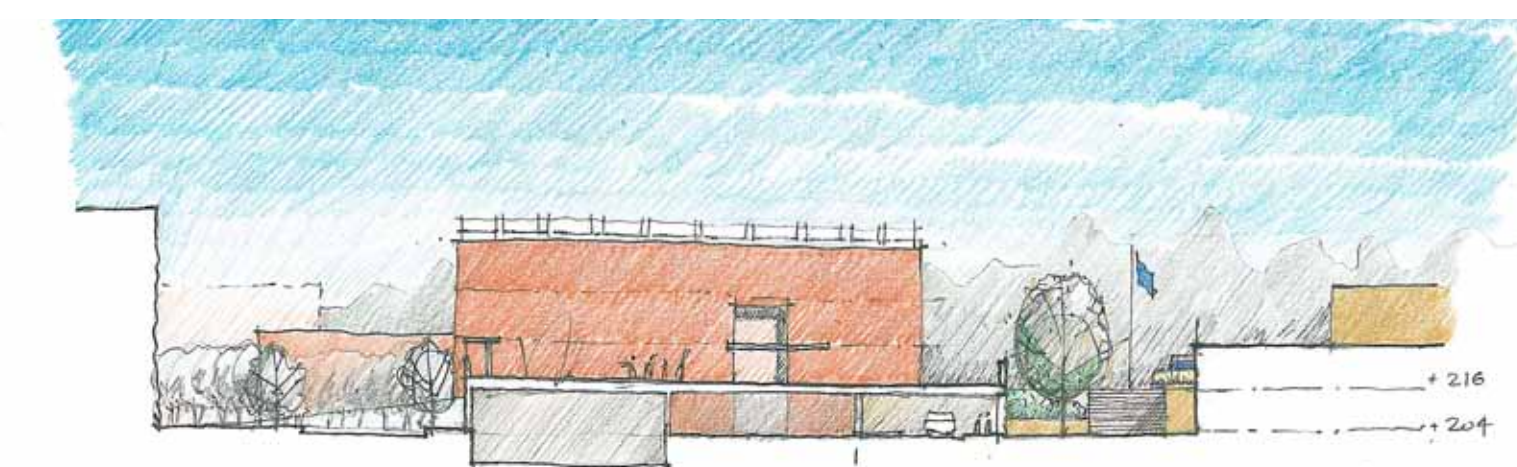


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- | | | |
|--|---|--|
| (A) Existing TJ Middle School + Community Center | (H) Combined ES/MS Bus Queue/Drop | (Q) Parking & Auto Queue/Drop beneath elevated field, providing covered drop zone on to pedestrian plaza. |
| (B) Middle School Entrance | (J) Combined ES/MS Auto Queue/Drop | (R) Entire length of west side of MS is excavated to create a plaza and provide daylighting opportunities for 1st floor - allowing for some MS expansion within the existing building footprint. |
| (C) Community Center Entrance | (K) Service Yard | |
| (D) Area of future MS expansion | (L) Community Garden | |
| (E) New Elementary School | (M) Community Playground | |
| (F) Elementary School Entrance | (N) Playfield Drop-Off | |
| (G) Dedicated ES play space | (P) Secondary drop-off, visitor parking | |



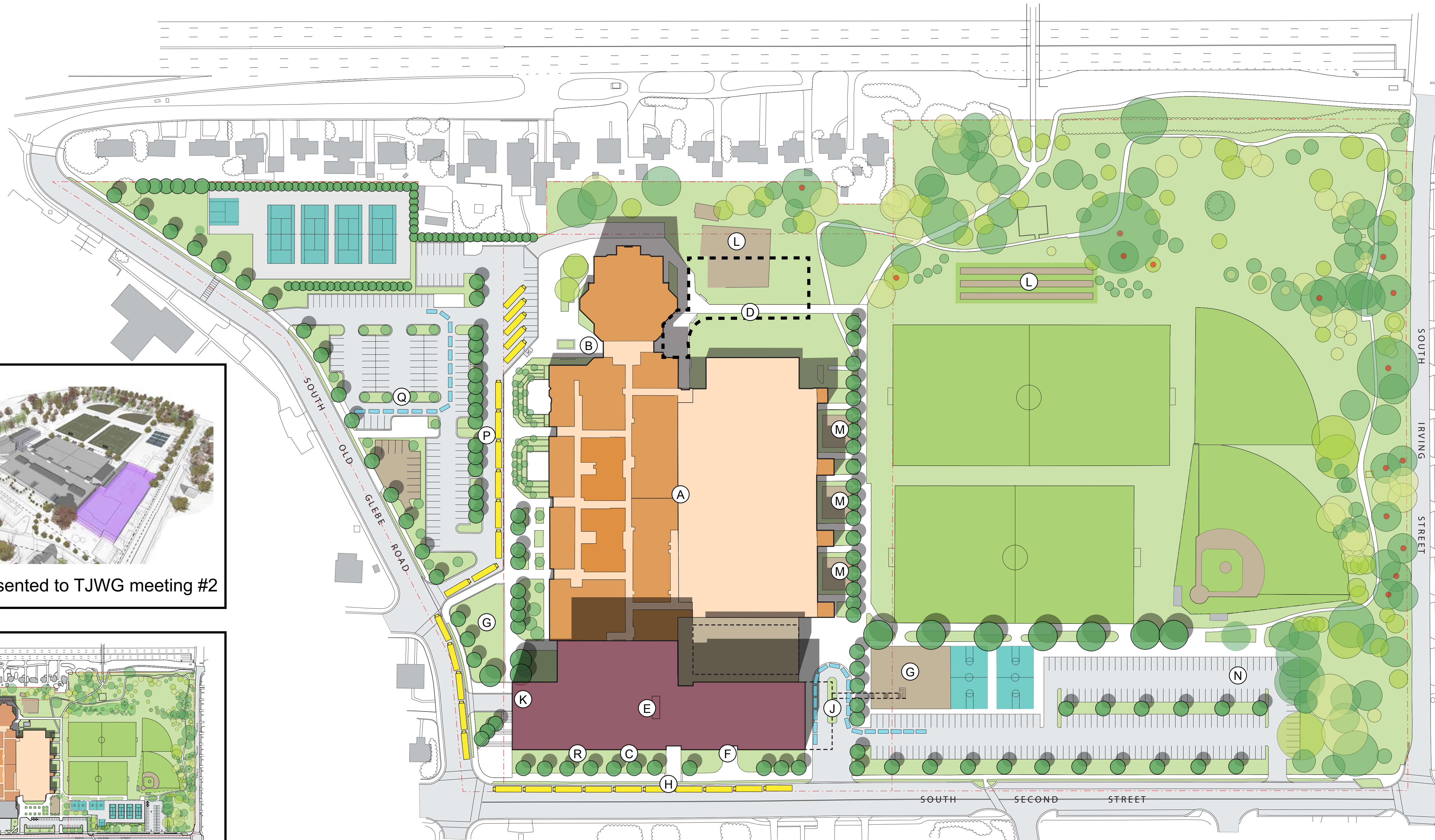
Site Section looking east showing plaza along MS



Site Section looking north at elevated field with underneath drop-off on to plaza

Pictorial View

Challenges / Opportunities



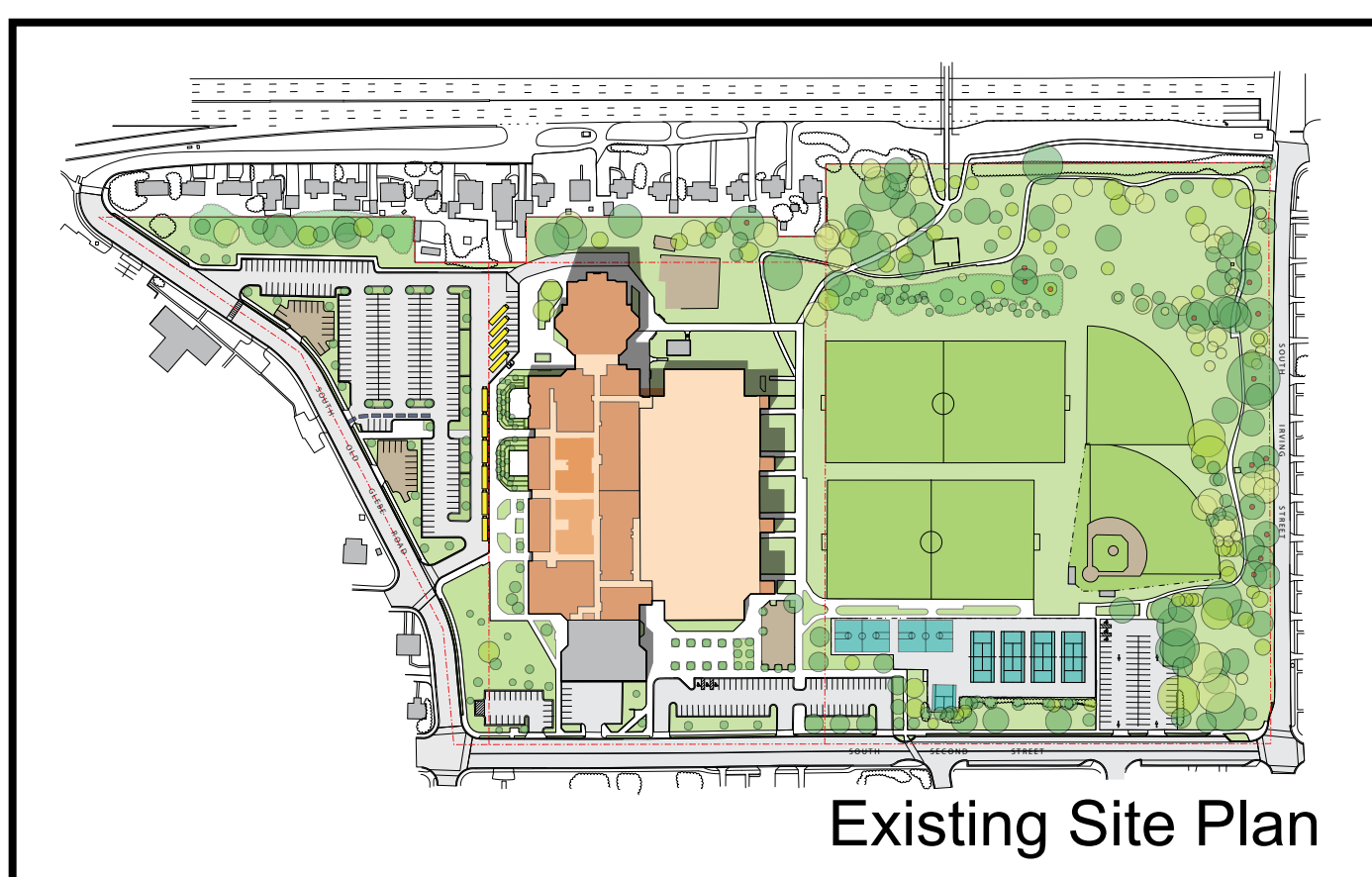
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| (B) Middle School Entrance | (J) ES Auto Queue/Drop | (R) A new ES building could be configured in a manner that also provides a MS entrance from Second Street. All buses could queue on 2nd St., with separate ES and MS Auto drop-offs. |
| (C) Community Center Entrance | (K) Combined Service Yard | No structured parking is required to result in approximately the same number of total parking spots as currently exist on-site (370). |
| (D) Area of future MS expansion | (L) Community Garden | |
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Scheme 3 as presented to TJWG meeting #2



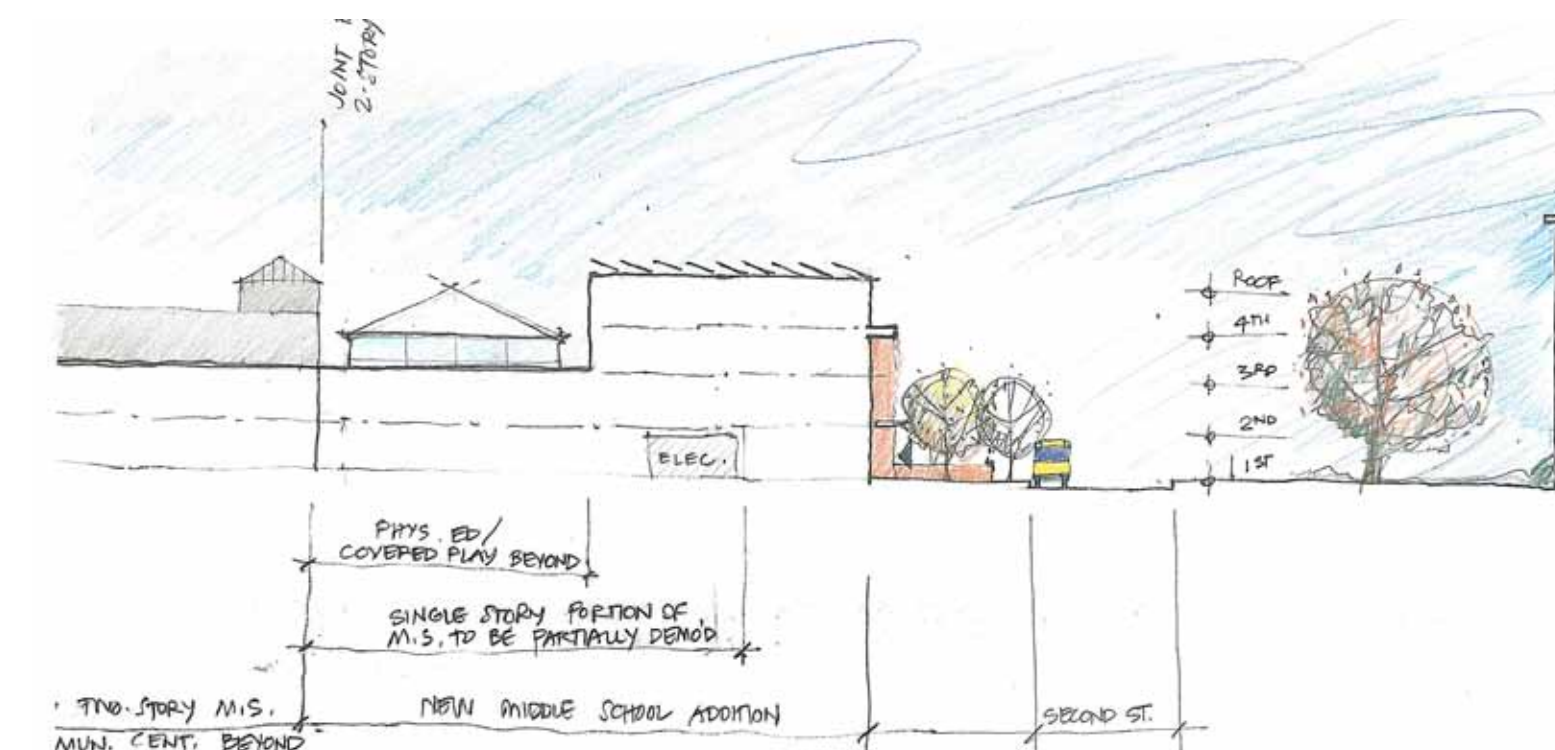
Existing Site Plan



Pictorial View



Building Section through Community Center looking east

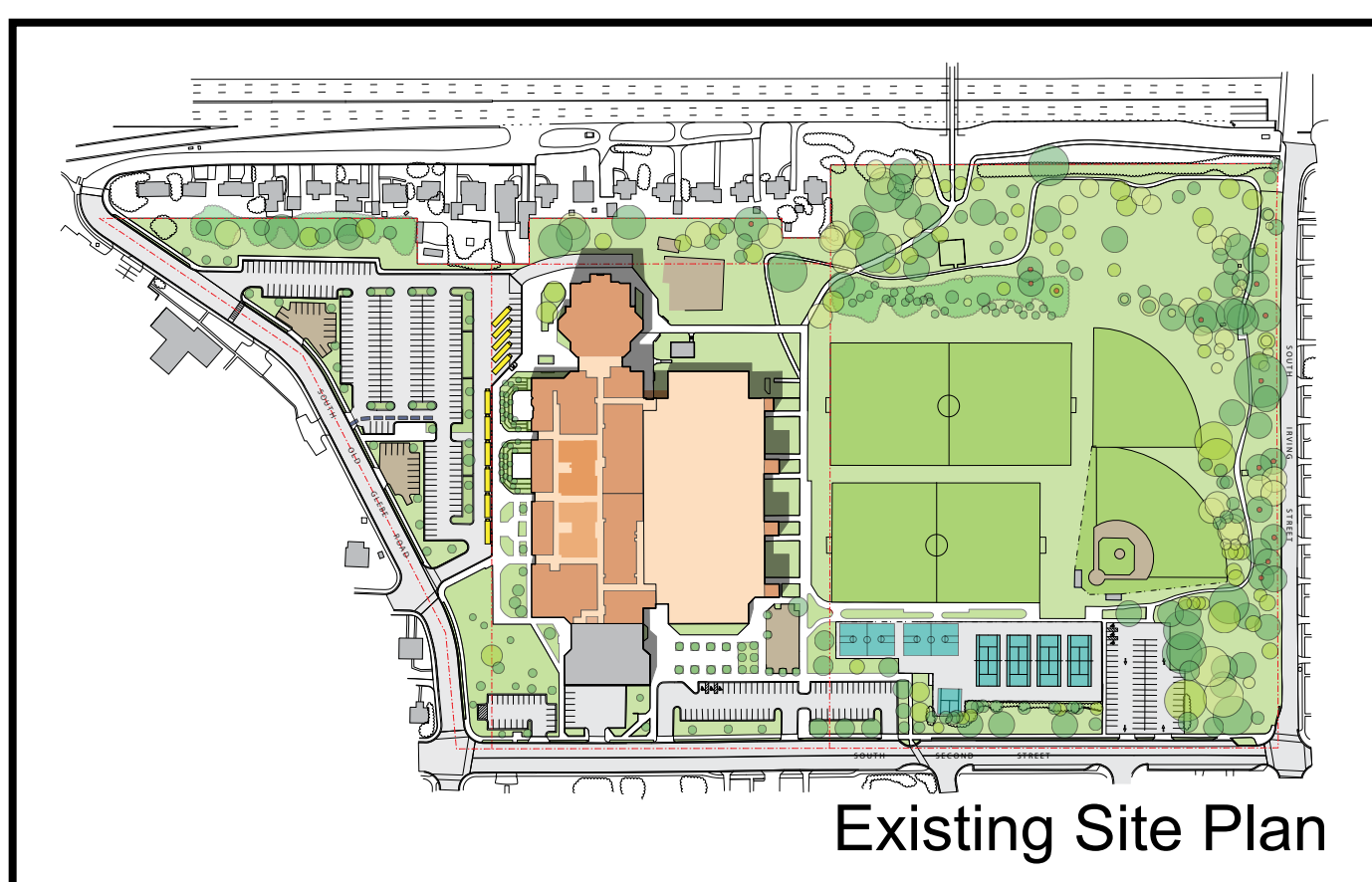


Building Section through MS connection looking north

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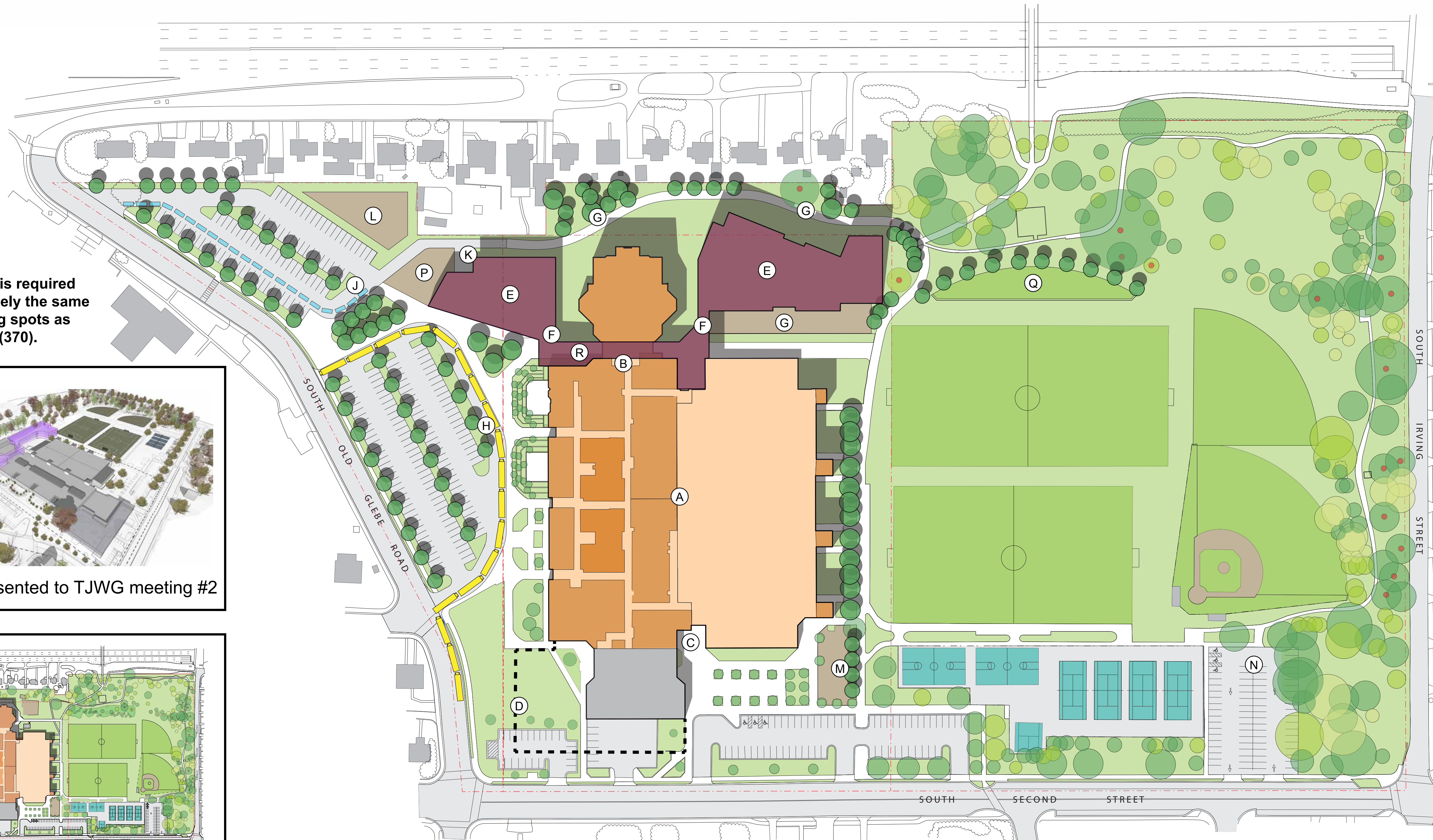
Scheme 4 as presented to TJWG meeting #2



Existing Site Plan



Pictorial View



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- | | | |
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| (B) Middle School Entrance | (J) Combined ES/MS Auto Queue/Drop | (R) The ES, MS and Auditorium share a common entrance. During school hours, this space serves as an access controlled corridor linking the western and eastern halves of the ES. The east half houses all classrooms, while the west half houses the cafeteria, media center, art, etc. - spaces that could remain open after hours for community use. |
| (C) Community Center Entrance | (K) Service Yard | |
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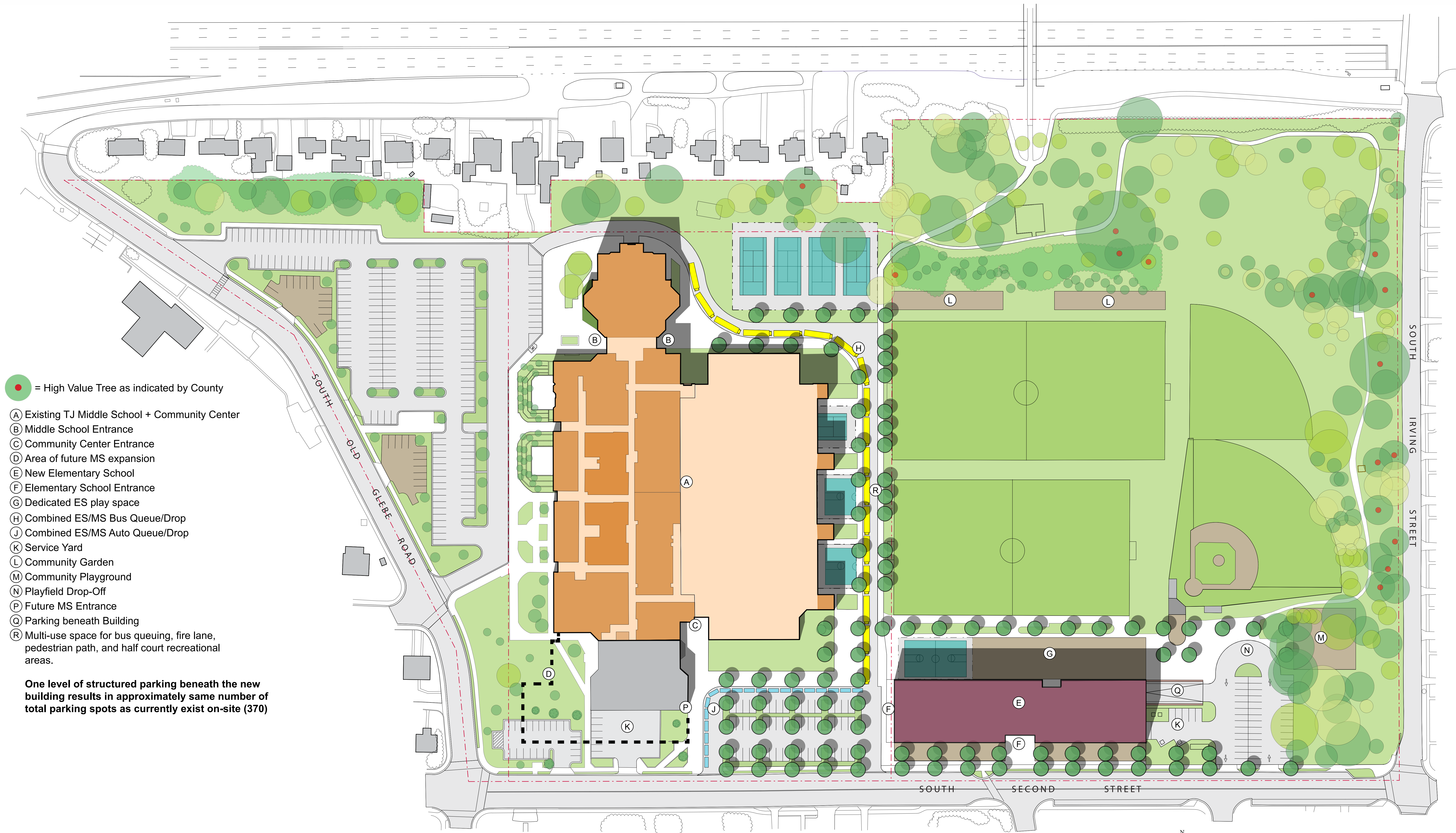



Building Section through corridor connection at Auditorium looking east



Site Section through TJ park at new sloped lawn, looking north

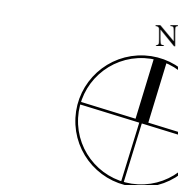
Challenges / Opportunities

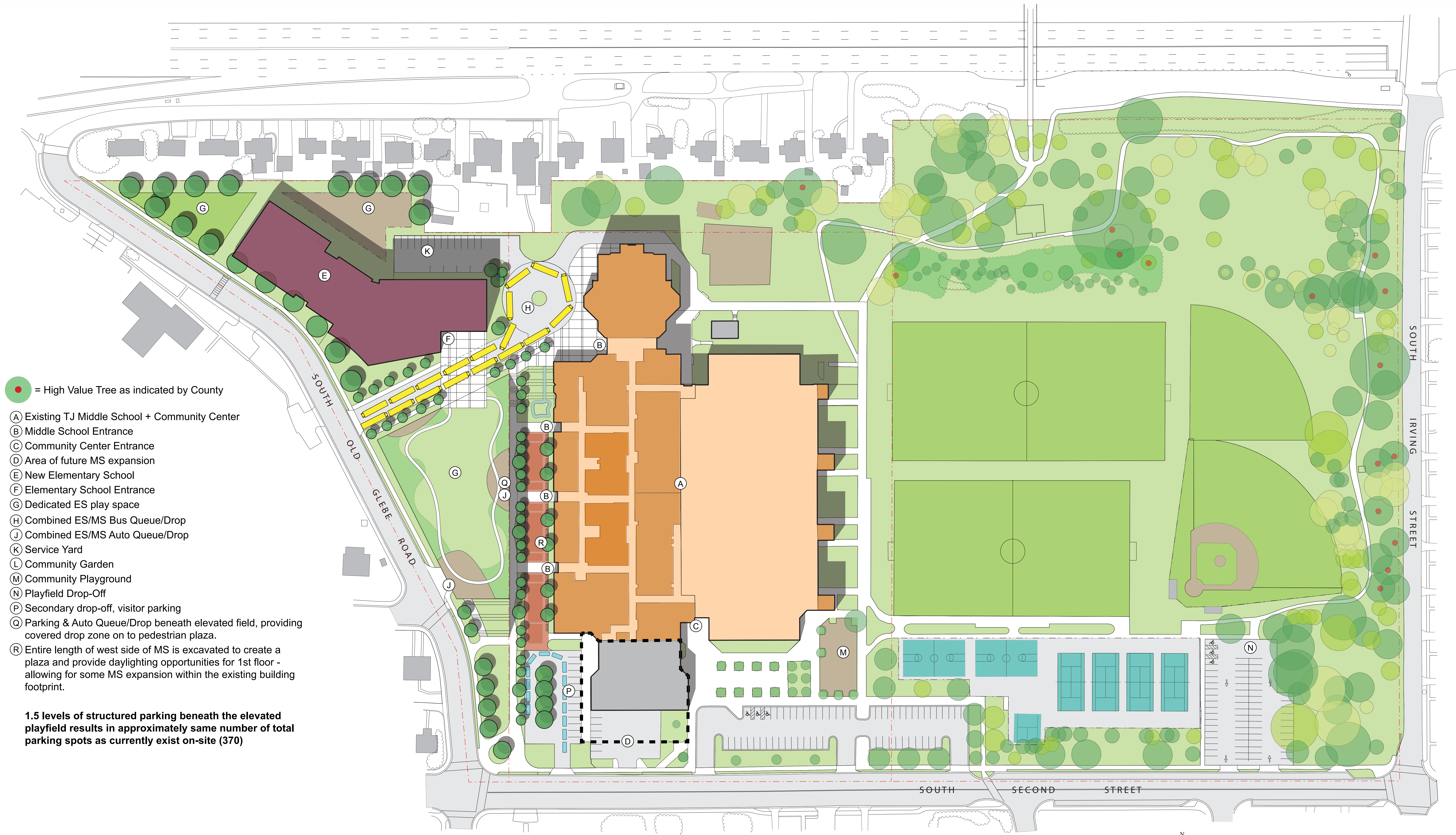



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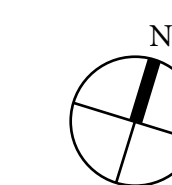
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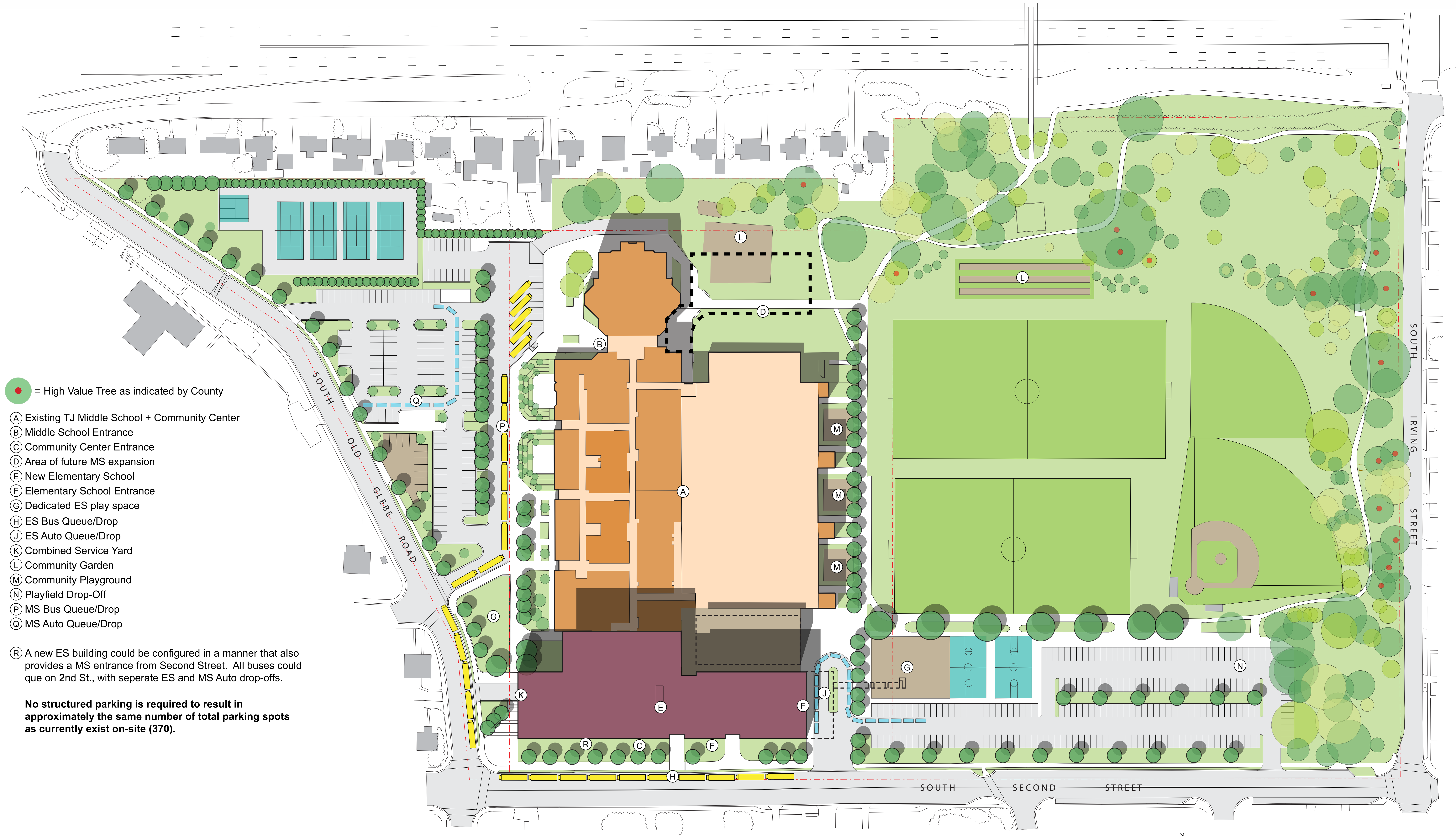





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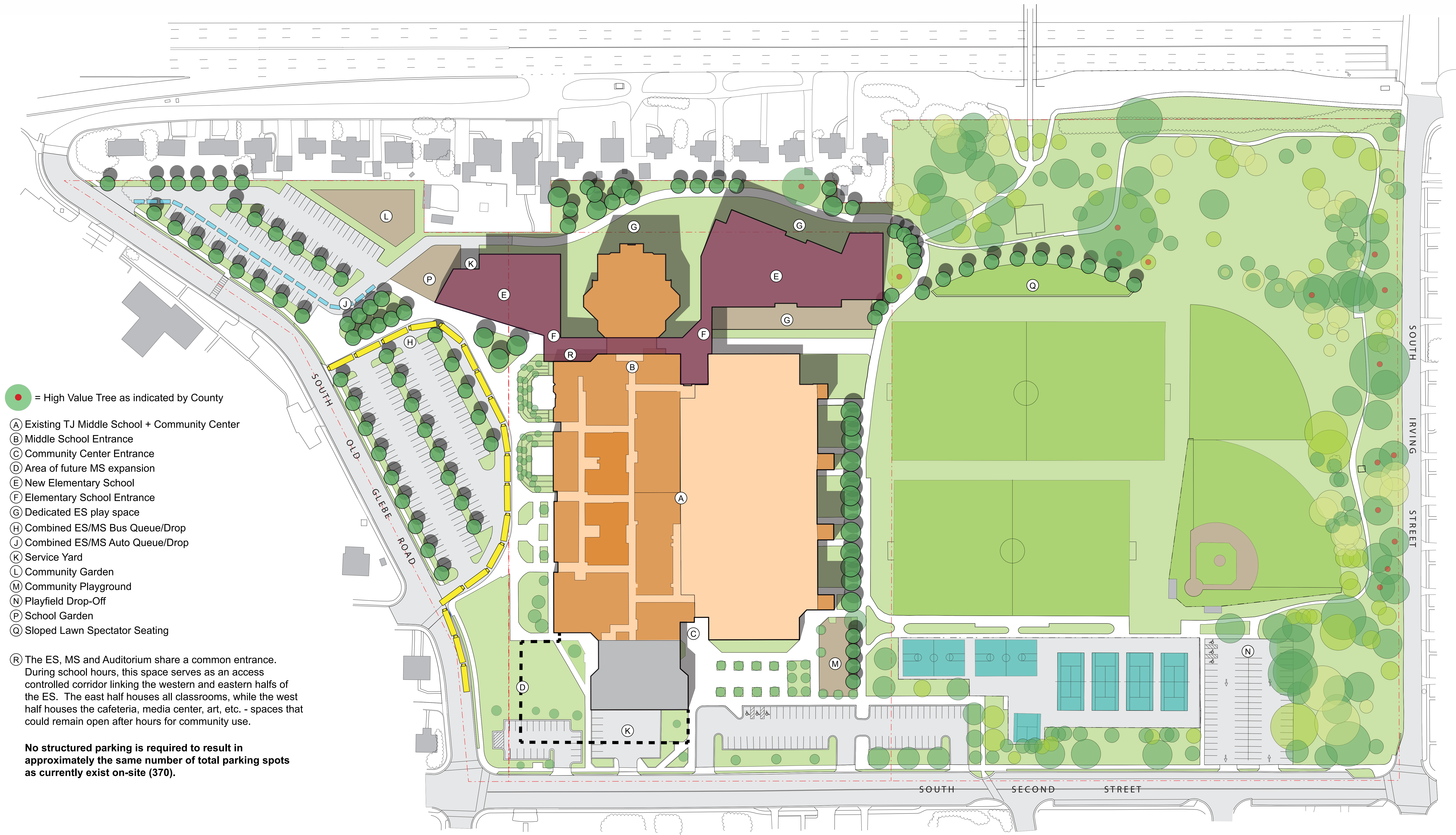
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