IV. Conclusion

Cora Kelly Summary

Given the projected student capacity, the current site would exhibit a strain on on-site access for parking and drop-off, the shared recreation center gym would be over-utilized due to an increase in student population, and less open green space would be available. The master plan study provides possible scenarios in either relocating the school and site access which creates a stronger dialogue with the creek and Four Mile Run Park, which reinforces the academic nature of Cora Kelly (a STEM school), and establishing a clearer adjacency of recreational programs for the public. Other master plan studies explore the possible scenarios of replacing the school in place and sharing resources with the existing recreation center and public open space.

The RPA boundary is critical in understanding the limits and possibilities of future growth, whether it is an addition or replacement and reorientation of the school. Currently, zoning does not allow any new construction other than passive recreation on the RPA boundary. If Cora Kelly experiences a substantial growth of student capacity, the current site configuration will experience severe limitations with accommodating new addition while maintaining public open space.

Opportunities:

- Capitalize on the parcel and building's relationship with Four Mile Run and existing co-located Recreation Center.
- All project scenarios will accommodate future enrollment growth.
- The Replacement Scenarios would resolve the fragmented educational adjacencies of the school and reslove existing site constraints.
- The Replacment Project Scenarios include a gym for use by the school.
- Swing space would not be required in the Replacement Project Scenarios if rezoning of POS is permitted and safety, construction logistics, and community involvement are effectively coordinated.

Challenges:

- The RPA boundary and existing floodplain present budget and design challenges for any future development.
- The school currently sits on an undersized 4.5 acre lot. Any future development may require pursuing rezoning of the POS.

IV. Conclusion

Cora Kelly Master Plan Scenarios

Scenario 1: Renovation and Addition

Cora Kelly	Confirming the Priority	Replacement		Swing Space	
		Addition	Renovation	On-Site	Off-Site
Educational Program/Adequacy	Responds to immediate challenges. Critically limits expandability & flexibility	28,000 sf	Full renovation	No	Yes
Budget (Conceptual Cost)*	$48M	New MEP $12.5-13.5M	New MEP $14.8-15.3M	-	TBD
Schedule	18 - 24 months	-	-	-	TBD
Community Impact	Gymnasium & its associated program in the recreation center will also increase & may succumb to over-utilization	Encroach heavily into the POS, & nears the RPA boundary	Entire existing school building would need to be entirely shelled to meet MEP system and energy code (LEED and Net Zero)	-	Swing space would need to be allocated in the city

Scenario 2: Replacement School and Recreation Center (no swing space required)

Cora Kelly	Confirming the Priority	Replacement		Swing Space	
		Addition	Renovation	On-Site	Off-Site
Educational Program/Adequacy	This is an approach that responds to long-term goals & supports expandability & flexibility for future capacity changes	114,464 sf	None	Yes	No
Budget (Conceptual Cost)*	New School $68M New Rec Center $33M	-	-	Crucial cost savings	-
Schedule	18 - 24 months	-	-	Crucial time savings	-
Community Impact	Locating the school north & closer to the water, reinforces the STEM identity by celebrating the natural context & allowing students to explore the flora & fauna discovered along the creek & park, but within the immediate school boundaries	Encroach heavily into the POS & nears the RPA boundary	The recreation center and fields receive their dedicated parking	Relocating the school would eliminate the need	-

Scenario 3: Replacement School (in-place) and Existing Recreation Center

Cora Kelly	Confirming the Priority	Replacement		Swing Space	
		Addition	Renovation	On-Site	Off-Site
Educational Program/Adequacy	This is an approach that responds to long-term goals & supports expandability & flexibility for future capacity changes	-	Replaced in-place	No	Yes
Budget (Conceptual Cost)*	68M	New MEP $12.5-13.5M	New MEP $14.8-15.3M	-	TBD
Schedule	18 - 24 months	-	-	-	TBD
Community Impact	The recreation center would not be shared since this scenario considers a separate gymnasium within the school	Establishes a dialogue with the Four Mile Run Park and creek	Courtyard configuration creates a private outdoor play area for the students, increases natural daylight into all occupiable rooms	-	Swing space would need to be allocated in the city

Scenario 4: Replacement School (in-place) and Existing Recreation Center

Cora Kelly	Confirming the Priority	Replacement		Swing Space	
		Addition	Renovation	On-Site	Off-Site
Educational Program/Adequacy	This is an approach that responds to long-term goals & supports expandability & flexibility for future capacity changes	-	Replaced in-place	No	Yes
Budget (Conceptual Cost)*	68M	New MEP $12.5-13.5M	New MEP $14.8-15.3M	-	TBD
Schedule	18 - 24 months	-	-	-	TBD
Community Impact	Recreation center is shared. New school orientation on-site allow for future expansion for dedicated gymnasium	Establishes a dialogue with the Four Mile Run Park and creek	Courtyard configuration creates a private outdoor play area for the students, increases natural daylight into all occupiable rooms	-	Swing space would need to be allocated in the city

*Note: Budget and Conceptual Cost does not include costs of on-site or off-site swing space.