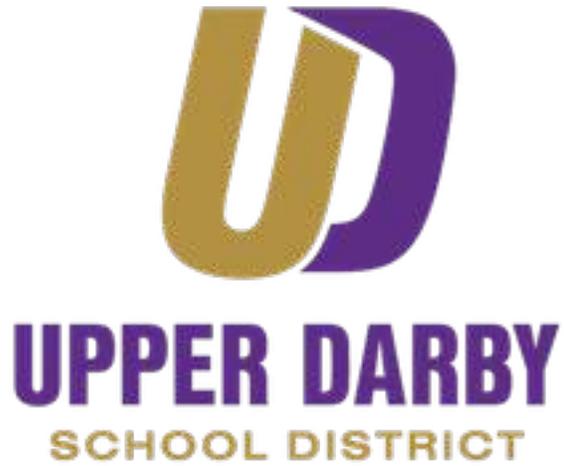


UPPER DARBY SCHOOL DISTRICT



# UPPER DARBY SCHOOL DISTRICT

## Long Range Facilities Master Plan

### Building Capacity Process

Finance and Operations Committee Meeting

28 February 2023

sitelogiq

SCHRADERGROUP



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# AGENDA

- 01 PLANNING GOALS AND OBJECTIVES
- 02 BUILDING CAPACITY PROCESS
- 03 CAPACITY ANALYSIS AND RESULTS
- 04 SITE ASSESSMENTS
- 05 PLANNING OPTIONS
- 06 FACILITY ASSESSMENTS – BUILDING FINDINGS
- 07 FACILITY MAINTENANCE COSTS
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# PLANNING GOALS AND OBJECTIVES

- Eliminate the need to lease elementary schools (Senkow and Kelly)
- All students to attend a school within District boundaries
- Eliminate modular classrooms (currently 21 modular classrooms district-wide)
  - Elementary Schools (12), Middle School (8); High School (1)
- Relieve overcrowding with the least amount of impact to the educational program
- Provide instruction in appropriately sized spaces
- Apply the January 2023 Educational Specifications to determine capacity
- Explore K-3 education opportunities

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# WHY CALCULATE CAPACITY?

## TO PLAN A SCHOOL FACILITY THAT IS THE RIGHT SIZE FOR ITS INTENDED ENROLLMENT

- Maximize educational resources
- Accommodate enrollments
- Overcrowding or underutilization
- Adjust attendance boundaries

## DETERMINE THE NUMBER OF LEARNERS THAT CAN BE REASONABLY ACCOMMODATED BY A SCHOOL, BUILDING AND SITE

- Physical variables
- Operational variables
- Programmatic variables

# DEFINING “CAPACITY”

	MAXIMUM CAPACITY	CURRENT USE CAPACITY	FUNCTIONAL USE CAPACITY
Definition	Based on the UDSD Board Approved Class Sizes Guidelines (K-5 adopted by the Board 11/22/2016; 6-8 MS adopted by the Board 12/5/17; HS guidelines 25-30)	Current room use for each space in SY 2022-23	Based on Educational Specifications Recommendations January 2023
Class Sizes (# of Students per Classroom)	Half-day Kindergarten: 40 / classroom Grades 1-3: 22 / classroom Grades 4-5: 25 / classroom Grades 6-8: 27 / classroom Grades 9-12: 25-30 / classroom	Same as Maximum Capacity	Same as maximum Capacity
Notes	Forced to change schedules and use of spaces for academics that were not traditionally used in that capacity	Information obtained through site visits and principal interviews	Generated through collaboration between UDSD and the consultants

# ROOMS THAT ACCOUNT FOR CAPACITY

- **ELEMENTARY SCHOOLS (K-5):**
  - Capacity is given to grade level instruction classrooms (homerooms)
- **MIDDLE SCHOOLS (6-8)**
  - To account for increased enrollment, space limitations and financial concerns, the middle schools were forced to undergo multiple schedule changes and utilize spaces for academics that were not traditionally used in that capacity
- **HIGH SCHOOL (9-12)**
  - Capacity given for general instruction classrooms and electives including art, music, family & consumer science and tech ed

# ROOMS THAT DO NOT ACCOUNT FOR CAPACITY

- ELEMENTARY SCHOOLS

- Other rooms that support the educational program such as art and music do not receive capacity

- GENERAL FOR ALL SCHOOLS

- Special education supplemental classrooms do not receive capacity because of full inclusion
- Modular classrooms, *identified by PDE as “relocatable” which are considered substandard or nonpermanent construction, do not receive capacity.*

# BUILDING CAPACITY PROCESS

## DATA COLLECTION – OWNER PROVIDED INFORMATION

- Existing building plans and room square footages
- January 2023 Elementary and Secondary Educational Specifications
- Enrollment information – historical and current enrollments (District and by school)

## BASIS OF DOCUMENTATION

- Performed building walk-throughs August 23, 24 and 31 to validate confirm plans
- Conducted principal interviews in-person and via Zoom mid-August to mid-October to review the 2022-23 SY Room Utilization
- Prepared floor plans of each building with room square footages

# ENROLLMENT PROJECTIONS

- Projections based on:
  - Enrollment History
  - Live Birth Data
  - Enrollment Trends
- 5-year projections have a higher level of accuracy based on actual Live Birth Data
  - Enrollments increase slightly and then decrease

School Enrollment History and Projections															
Year	K	1	2	3	4	5	6	7	8	9	10	11	12	Other	Total
<b>Upper Darby School District Totals</b>															
2007/08	795	940	955	951	928	930	924	995	978	1,219	1,031	991	910	51	12,598
2008/09	780	844	899	912	910	902	834	894	947	995	978	934	892	42	11,763
2009/10	823	920	865	900	912	928	898	853	912	1,028	909	924	873	76	11,821
2010/11	877	934	936	900	920	900	942	938	874	972	994	886	918	66	12,057
2011/12	900	968	941	972	908	956	892	935	953	972	927	914	865	69	12,172
2012/13	859	991	952	966	959	899	924	928	947	963	972	846	900	101	12,207
2013/14	907	984	1,012	946	987	943	887	932	928	910	954	886	888		12,164
2014/15	911	991	977	985	946	979	914	878	921	948	904	931	904		12,189
2015/16	831	995	1,007	955	953	935	947	879	870	899	947	879	927		12,024
2016/17	897	908	1,035	1,047	989	1,017	912	957	880	896	940	922	879		12,279
2017/18	849	967	930	1,057	1,042	992	995	881	951	956	933	940	888		12,381
2018/19	851	969	960	923	1,039	1,049	952	988	889	992	949	949	929		12,439
2019/20	838	927	1,006	999	958	1,060	996	992	996	968	997	937	943		12,617
2020/21	788	891	930	967	981	957	997	976	988	948	973	958	976		12,330
2021/22	793	912	919	914	969	953	900	986	978	1,050	958	996	983		12,311
2022/23	763	909	930	921	913	960	935	917	992	1,214	955	980	1,054		12,443
2023/24	819	914	934	943	934	917	937	945	921	1,072	1,204	970	999		12,509
2024/25	779	933	933	945	957	937	892	948	944	987	1,082	1,209	994		12,540
2025/26	777	882	962	945	961	965	912	904	950	1,004	998	1,086	1,235		12,581
2026/27	707	890	905	979	956	961	946	919	904	1,008	1,017	1,004	1,108		12,304
2027/28	745	812	920	919	990	963	941	958	920	969	1,016	1,022	1,032		12,207

COLOR KEY: green higher enrollments, red lower enrollments

# BUILDING UTILIZATION FACTOR

- For planning purposes, to allow for the ability to accommodate fluctuations in enrollments, special education requirements and any needed support spaces we recommend the following targeted utilizations:
  - 90% utilization for elementary schools
  - 85-90% utilization for middle schools
  - 80% utilization for high school

*Reference: Association for Learning Environments (A4LE), formally the Council of Educational Facility Planners International (CEFPI)*

# OTHER PLANNED ASSUMPTIONS

- Aronimink Elementary School – 2023 Roll-out
  - Senkow closes and students attend Aronimink
  - Kindergarten Center no longer receives students from the Aronimink or (current) Senkow catchment area (3 classrooms made available)
  - Aronimink (currently grades 1-5) will serve grades K-5
- Life Skills, Autistic and Emotional Support classrooms provided as noted in the Educational Specifications
  - Increasing AS and EL needs will be determined as part of the final analysis

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# PRIMOS ELEMENTARY SCHOOL

BUILDING	2022-23 CURRENT USE CAPACITY			2027-28 FUNCTIONAL USE CAPACITY		
	Using UDSD Class Sizes			Using UDSD Class Sizes/ Ed Specs		
	Room Quantity	Cap.	Total	Room Quantity	Cap.	Total
<b>PRIMOS ELEMENTARY SCHOOL</b>				October 2022 Enrollment = <b>465</b>		
<b>GENERAL EDUCATION</b>						
			Comments			Comments
Kindergarten (half-day AM/PM)	2	40	80	2	40	80
Grade 1	4	22	88	2	22	44
Grade 2	4	22	88	2	22	44
Grade 3	4	22	88	2	22	44
Grade 4	3	25	75	2	25	50
Grade 5	3	25	75	1	25	25
<b>Total General Instruction Classrooms:</b>	<b>20</b>		<b>494</b>	<b>11</b>		<b>287 (less 9 classrooms)</b>
<b>SPECIALS</b>						
General Music	0.5	0	0 located on stage	1	0	0 dedicated clrm
Instrumental Music	1	0	0 ground flr-no ADA ccess	1	0	0 move upstairs
Art Education	1	0	0 ground flr-no ADA ccess	1	0	0 move upstairs
<b>STUDENT SERVICES/ SUPPORT PROGRAMS (SGI)</b>						
Reading Specialist/ English Learners	0	0	0	0	0	0
English Language Learners (ELL)	1	0	0 modular classroom	1	0	0 move into building
Speech-Language Support	1.5	0	0 1 rm shared with OT	0.25	0	0 shared w/ OT
MTSS Reading Interventionist	3	0	0 modular classroom	1	0	0 move into building
Vision and Hearing Support	0	0	0	1	0	0 small room adj. to admin
Occupational Therapy (OT)	1.5	0	0 1 rm shared with Speech	0.25	0	0 shared w/ Speech
<b>SPECIAL EDUCATION</b>						
Life Skills	0	0	0	0	0	0
Emotional Support	0	0	0	0	0	0
De-Escalation/ Sensory Room	1	0	0	1	0	0
Autistic Support	7	0	0 2 rms.accom. 2 teachers	7	0	0 2 add'l full-sized clsrms
Learning Support	1	0	0	1	0	0
Multiple Disabilities Support	0	0	0	0	0	0
Gifted Support	0	0	0	0.5	0	0
<b>PHYSICAL EDUCATION/ ATHLETICS</b>						
Gymnasium	1	0	0	1	0	0

# PRIMOS ELEMENTARY SCHOOL

<b>CAPACITY ANALYSIS USING OCTOBER 2022 ENROLLMENTS</b>	OCTOBER 2022 ENROLLMENT	<b>465</b>	<b>Students</b>
	2022-23 CURRENT USE OPERATING CAPACITY	<b>494</b>	<b>Students</b>
	CURRENT USE OPERATING CAPACITY (ENROLLMENT/ CAPACITY)	<b>94%</b>	<b>Capacity</b>

Target 90% utilization for elementary schools

<b>PROJECTED CAPACITY ANALYSIS USING UDSD 2027-28 ENROLLMENT PROJECTIONS</b>	2027-28 ENROLLMENT PROJECTIONS	<b>466</b>	<b>Students</b>
	2027-28 FUNCTIONAL USE CAPACITY	<b>287</b>	<b>Students</b>
	PROJECTED FUNCTIONAL USE OPERATING CAPACITY (FROM ENROLLMENT/ CAPACITY)	<b>162%</b>	<b>Capacity</b>

# BEVERLY HILLS MIDDLE SCHOOL

BUILDING	2022-23 CURRENT USE CAPACITY			2022-23 FUNCTIONAL USE CAPACITY		
	Using UDSD Class Sizes			Using UDSD Class Sizes/ Ed Specs		
	Room Quantity	Cap.	Total	Room Quantity	Cap.	Total
<b>BEVERLY HILLS MIDDLE SCHOOL</b>				October 2022 Enrollment =		<b>1525</b>
<b>GENERAL EDUCATION</b>						
Grade 6 (Math, Social Studies, ELA)	12	27	324	6	27	162 (2) Teams
Grade 7 (Math, Social Studies, ELA)	11	27	297	6	27	162 (2) Teams
Grade 8 (Math, Social Studies, ELA)	16	27	432	6	27	162 (2) Teams
<b>SCIENCE LABORATORIES</b>						
Grade 6 Science Classrooms	4	27	108	2	27	54 (2) Teams
Grade 7 Science Classrooms	4	27	108	2	27	54 (2) Teams
Grade 8 Science Labs	3	27	81	2	27	54 (2) Teams
Unassigned Classroom				1	27	27
<b>Total Core Curriculum Classrooms:</b>	<b>50</b>		<b>1350</b>	<b>25</b>		<b>675</b>
<b>WORLD LANGUAGE</b>						
Grade 8 World Language	2	27	54	2	0	0
<b>TECHNOLOGY EDUCATION</b>						
Tech Ed Classroom/Labs	2	27	54	2	0	0
Computer/ CADD Lab	2	27	54	2	0	0
TV Studio	1	27	27	1	0	0
<b>STUDENT SERVICES/ SUPPORT PROGRAMS (SGI)</b>						
Reading Support	7	0	0	7	0	0
English Language Learners (ELL)	6	0	0	5	0	0
Math Support	1	0	0	1	0	0
Speech-Language Support	1	0	0	0.5	0	0 shared with OT
Vision and Hearing Support	0	0	0	1	0	0
Occupational Therapy (OT)	0	0	0	0.5	0	0 shared with Speech
CGRC (Outside agency-Child Guid. Resrc. Cntr)	1	0	0	0	0	0 program not continuing

# BEVERLY HILLS MIDDLE SCHOOL

<b>CAPACITY ANALYSIS USING OCTOBER 2022 ENROLLMENTS</b>	OCTOBER 2022 ENROLLMENT	<b>1525</b>	<b>Students</b>
	2022-23 CURRENT USE OPERATING CAPACITY	<b>1728</b>	<b>Students</b>
	CURRENT USE OPERATING CAPACITY (ENROLLMENT/CAPACITY)	<b>88%</b>	<b>Capacity</b>

Target 85-90% utilization for middle schools

<b>PROJECTED CAPACITY ANALYSIS USING UDSD 2027-28 ENROLLMENT PROJECTIONS</b>	2027-28 ENROLLMENT PROJECTIONS	<b>1474</b>	<b>Students</b>
	2027-28 FUNCTIONAL USE CAPACITY	<b>675</b>	<b>Students</b>
	PROJECTED FUNCTIONAL USE OPERATING CAPACITY (FROM ENROLLMENT/CAPACITY)	<b>218%</b>	<b>Capacity</b>

# BUILDING CAPACITY SUMMARY - ELEMENTARY

2022-23 Current Use and 2027-28 Functional Use Compared to Respective Enrollments - By School and Grade Level									
GRADE STRUCTURE	BUILDING	2022-23 CURRENT OPERATING CAPACITY BASED ON OCTOBER 2022 ENROLLMENTS				2027-28 FUNCTIONAL CAPACITY BASED ON 2027-28 PROJECTED ENROLLMENTS AND ED SPECS			
	BUILDING	OCTOBER 2022 ENROLLMENT	BUILDING CAPACITY	NUMBER OF INSTRUCTIONAL CLASSROOMS	CURRENT USE OPERATING CAPACITY	2027-28 PROJECTED ENROLLMENTS	UDSD ED SPEC FUNCTIONAL USE CAPACITY	NUMBER OF INSTRUCTIONAL CLRMS. BASED ON ED SPEC	UDSD FUNCTIONAL OPERATING CAPACITY
K	Kindergarten Center	545	640	16	85%	436	560	14	78%
1-5	Aronimink ES	265	370	16	72%	649	765	31	85%
1-5	Bywood ES	667	718	31	93%	693	530	23	131%
1-5	Garrettford ES	568	624	27	91%	540	580	25	93%
1-5	Highland Park ES	701	718	31	98%	702	555	24	126%
1-5	Hillcrest ES	592	675	27	88%	567	606	24	94%
1-5	[Charles] Kelly ES	332	395	17	84%	323	348	15	93%
K-5	Primos ES	465	494	20	94%	466	287	11	162%
1-5	[Walter] Senkow ES	276	323	14	85%	0	0	0	0%
1-5	Stonehurst Hills ES	496	602	26	82%	498	439	19	113%
K-5	Westbrook Park ES	489	544	22	90%	475	450	18	106%
	<b>TOTAL K-5 CAPACITY</b>	<b>5396</b>	<b>6103</b>	<b>247</b>		<b>5349</b>	<b>5120</b>	<b>204</b>	

- At 90% utilization, the district-wide capacity is deficient by 1162 seats
- At 100% utilization, or at full capacity, the district-wide capacity is deficient by 896 seats

# BUILDING CAPACITY SUMMARY - SECONDARY

2022-23 Current Use and 2027-28 Functional Use Compared to Respective Enrollments - By School and Grade Level									
GRADE STRUCTURE	BUILDING	2022-23 CURRENT OPERATING CAPACITY BASED ON OCTOBER 2022 ENROLLMENTS				2027-28 FUNCTIONAL CAPACITY BASED ON 2027-28 PROJECTED ENROLLMENTS AND ED SPECS			
		OCTOBER 2022 ENROLLMENT	BUILDING CAPACITY	NUMBER OF INSTRUCTIONAL CLASSROOMS	CURRENT USE OPERATING CAPACITY	2027-28 PROJECTED ENROLLMENTS	UDSD ED SPEC FUNCTIONAL USE CAPACITY	NUMBER OF INSTRUCTIONAL CL RMS. BASED ON ED SPEC	UDSD FUNCTIONAL OPERATING CAPACITY
6-8	Beverly Hills MS	1525	1728	50	88%	1474	675	25 (35)	218%
6-8	Drexel Hill MS	1319	1566	48	84%	1345	648	24	208%
TOTAL 6-8 CAPACITY		2844	3294		86%	2819	1323		213%
9-12	Upper Darby HS	4203	4440		95%	4039	4410		92%

- Middle Schools: At 100% capacity, with basically every seat filled, an additional 46-56 classrooms would be needed (depending on internal building renovations). To reach the optimal 90% utilization for middle schools, 58-68 classrooms would need to be added.
- The high school 92-95% utilization represents students taking a full class load. Understanding that some students do not take a full class load, students attend Delaware County Community College and the Career & Technical Education Center, it appears that the high school has adequate operating capacity.

# CAPACITY RECOMMENDATIONS

- Proposed closure of Walter Senkow ES and merge with Aronimink
- Move forward with the planned Clifton Heights Middle School to address capacity needs at the 6-8 grade levels
- Build a new elementary school based on capacity results herein
  - Refer to the following site assessments
  - Depending on the size of the new elementary school when complete, there are opportunities for taking schools off-line and reconfiguring grade levels
- Remove existing modular classrooms except the high school for Alternative Education for Disruptive Youth (AEDY)

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# CARDINGTON RECREATION AREA

District-Owned Site – 3.6 acres

## Zoning – Recreational (REC)

- Does not permit Public School by Right, Special Exception or Conditional Use
- 35' Maximum Building Height
- 10% Maximum Building Coverage
- Parking – ES: 3 spaces per classroom

## Utilities - public water and sewer service

- Capacity limitations

## Permitting

- DEP: Site drains to Naylor's Run/Cobbs Creek tributary (designated Warm Water Fishes) - NPDES General Permit required
- PennDOT: all roads bordering the site are PennDOT roads; no driveway to the site



# HILLCREST ELEMENTARY SITE

District-Owned Site – 11.87 acres

## Zoning – Residential (R-3)

- Permits Public Schools by Special Exception as approved by the Zoning Hearing Board
- 35' Maximum Building Height
- 30% Maximum Building Coverage
- Parking – ES: 3 spaces per classroom

## Utilities - public water and sewer service

- Capacity limitations

## Permitting

- DEP: Site drains to Naylor's Run/Cobbs Creek tributary (designated Warm Water Fishes) - NPDES General Permit required
- All roads bordering the site are Township roads
- PNDI – PA Natural Diversity Index Review Identified the site in range of the Indiana bat habitat



# MARSHALL ROAD FIELD

Upper Darby Township Site –  
19.21 acres (total)

## Zoning – Recreational (REC) & Residential (R-4)

- Buildable area is zoned REC which does not permit Public School by Right, Special Exception or Conditional Use
- 35' Maximum Building Height
- 10% Maximum Building Coverage
- Parking – ES: 3 spaces per classroom

## Utilities - public water and sewer

- Capacity limitations

**A portion of the site falls within the FEMA 100-year floodplain. Approximately 8 developable acres fall outside the floodplain.**

## Permitting

- DEP: Site drains to Naylor's Run/ Cobbs Creek tributary (designated Warm Water Fishes) - NPDES General Permit required
- PennDOT: E. Marshall Road and Garnett Road are PennDOT roads



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# 69<sup>th</sup> STREET

UPPER DARBY SCHOOL DISTRICT

## DESCRIPTION

- Pre-design Analysis: Variances and FEMA map revisions
  - Federal Emergency Mgmt. Agency (FEMA)
  - Dept. of Environmental Protection (DEP)
  - Upper Darby Township
  - City of Philadelphia (Fairmount Park Commission adjacent downstream property)
  - Conrail (downstream property/facilities)

## PROS

- Once remediated, larger site to accommodate the program on eastern side of the school district

## CONS

- Assuming no environmental remediation, Land Development permitting/approvals process would take 12-18 months; with remediation, 18 mos. – 2<sub>+</sub> years
- Site located within the floodplain, former landfill and threatened species habitat
- Recreational Zoning District (REC)



# CARDINGTON

## DESCRIPTION

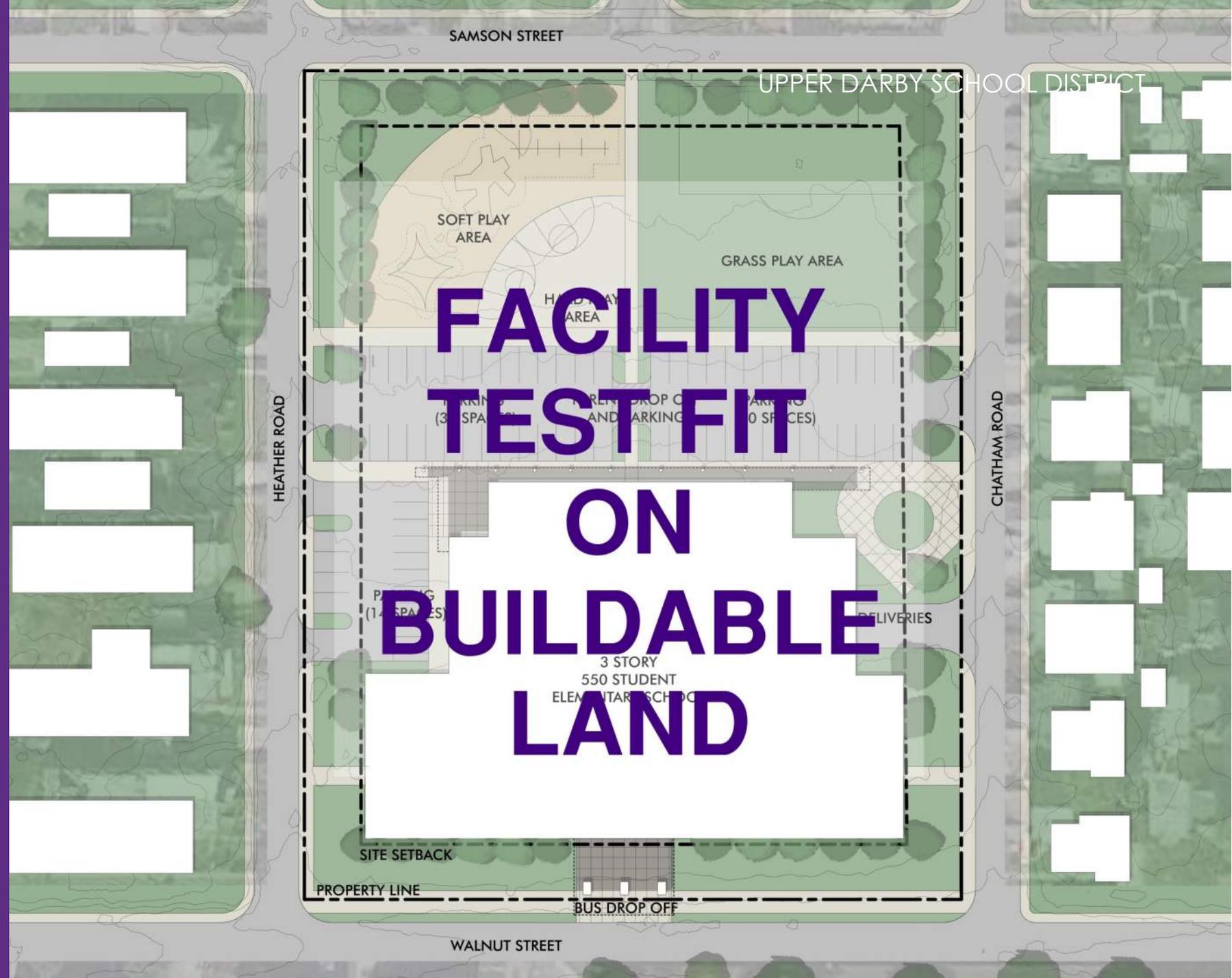
- 3-story elementary school for Grades 1-5
- 550 students (22 classrooms)
- Parking on-site based on ordinance
- Soft and hard surface play spaces

## PROS

- District-owned site
- The site is on eastern part of the school district
- The school would be 100% walkers to this site

## CONS

- Small site
- Recreational Zoning District (REC) - public schools are not a permitted use; exceeds height ordinance



# HILLCREST ELEMENTARY SITE

District-Owned Site

## DESCRIPTION

- 3-story elementary school for Grades 1-5
- 1,200 students
- Parking on-site based on ordinance
- Soft and hard surface play spaces

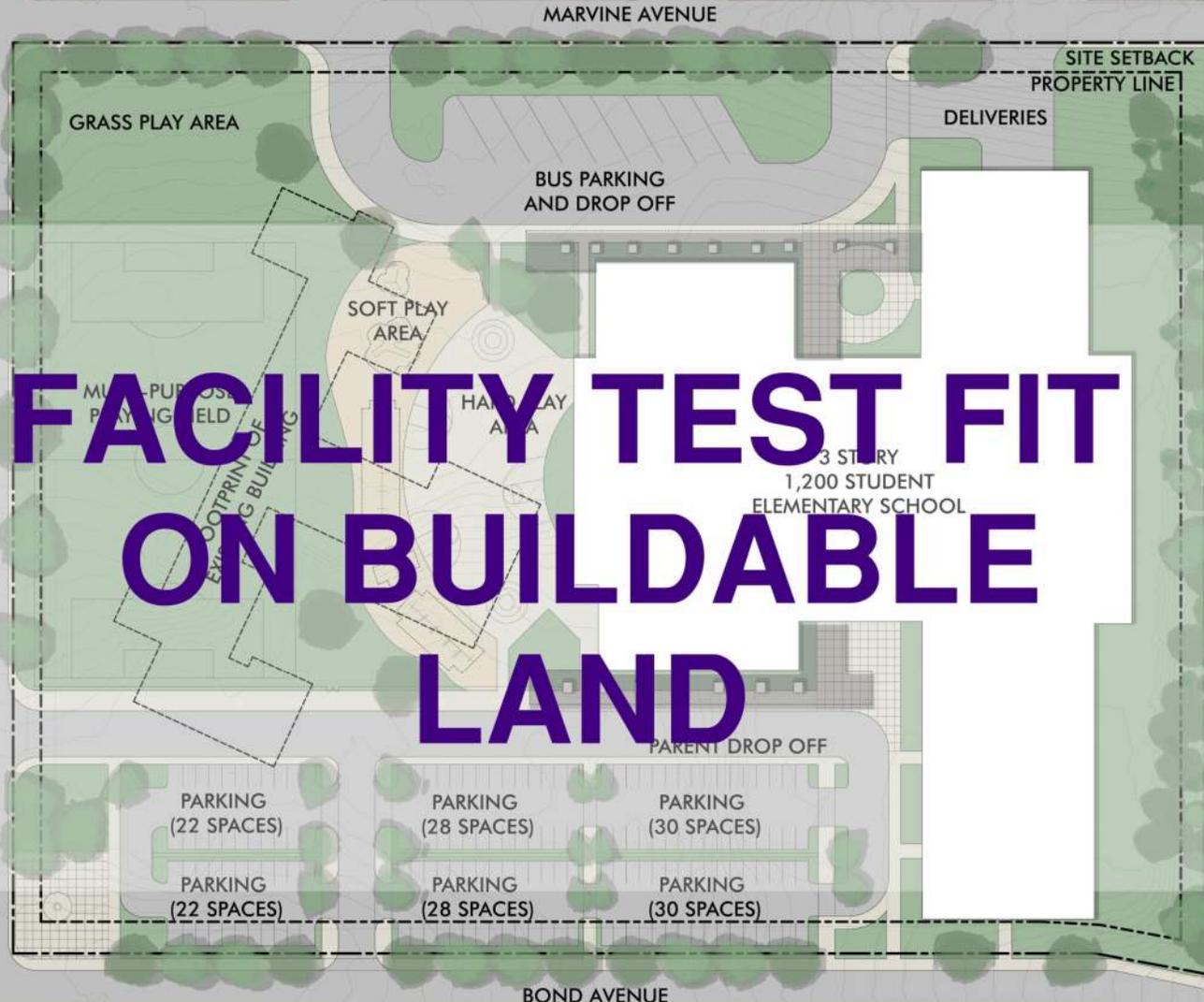
## PROS

- District-owned site
- Larger site to accommodate the building program, parking, circulation and play areas

## CONS

- Constructing a school on operating elementary school site
- Since a large portion of the new school replaces the existing, the net gain of capacity is 600 seats
- Not located in an area where capacity is needed
- 70% of students in the new catchment area would need to be bussed
- Added bus traffic on the residential roads around Hillcrest

UPPER DARBY SCHOOL DISTRICT



**FACILITY TEST FIT  
ON BUILDABLE  
LAND**

# MARSHALL ROAD FIELD

Upper Darby Township Site

## DESCRIPTION – 1200-1400 STUDENT CAPACITY

- 3-story elementary school for Grades K-5
- Parking on-site based on ordinance
- Soft and hard surface play spaces & athletic fields
- 20-30% of the catchment area would need to be bussed

## PROS

- Larger site to accommodate a school within a school for K-2/3-5
- Site can accommodate the building program with parking, circulation and play area

## CONS

- Site not owned by the school district
- Recreational Zoning District (REC) - public schools are not a permitted use; exceeds height ordinance

UPPER DARBY SCHOOL DISTRICT



# SITE SUMMARY/RECOMMENDATION

- With the exception of Hillcrest, the remaining three sites are zoned REC (Recreational) requiring re-zoning/re-mapping
- 69<sup>th</sup> Street – several site challenges; long process required for analysis and approvals
- Cardington – proposed building on this small site does not solve capacity issues
- Hillcrest Elementary School – proposed building does not solve capacity issues; disruption to the Hillcrest educational program during construction; significant traffic concerns
- Marshall Road Field – can accommodate 1200-1400 student capacity on this site

**Therefore, the district should pursue the Marshall Road Field site for the construction of a new elementary school**

# NEXT STEPS

To better understand the implications regarding school construction on this site, we offer the following next steps for consideration:

- Discuss Marshall Road Field property with Township
- Develop program for desired number of students
- Review zoning with Land Use attorney
- Review proposed improvements with PennDOT
- Review sewer capacity with Township
- Survey site to include ALTA/Environmental, boundary and topographic, and geotechnical once the building design is developed



UPPER DARBY SCHOOL DISTRICT

# UPPER DARBY SCHOOL DISTRICT

## Long Range Facilities Master Plan

### Building Capacity Process

Finance and Operations Committee Meeting

28 February 2023

sitelogiq

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