

# Flanders Elementary School Test Fit

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PREPARED FOR SOUTHLINGTON PUBLIC SCHOOLS

BY



SLAM

**-DRAFT-**

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# Test Fit Purpose

To support Southington's Elementary School Facility Planning, SLAM explored a series of options to construct a new Flanders ES on another portion of the site, allowing current students to remain in place throughout construction. Test fits are based on a typical elementary facility configuration(s) and site elements including access, egress, parking, outdoor play and bussing for an elementary school of 417 students (3 sections/grade). The intent of the study is to determine feasibility of occupied construction, and to determine the optimal location for a new ES on the existing site.

# Overview of SPS Facility Planning

## Scenario A

### Derynoski

5 Section Per Grade  
Max Capacity: 683

### Flanders

3 Section Per Grade  
Max Capacity: 417

### Hatton

Max Capacity: 468

### Kelley

3 Section Per Grade  
Max Capacity: 417

### Oshana

Max Capacity: 333

### South End

Max Capacity: 333

### Strong

Max Capacity: 355

### Thalberg

Max Capacity: 532

Max K-5 Capacity: **3,538 seats (-17 seats)**

2026-27 Enrollment: **2,841 students**

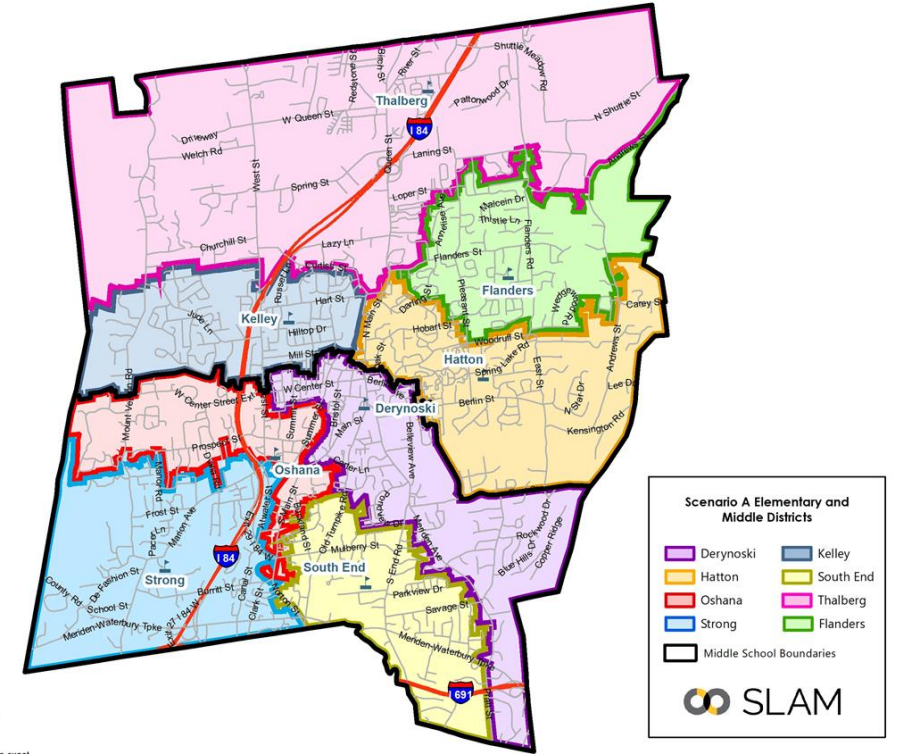
2026-27 Utilization: **80.3%**

### Scenario Key

MAINTAIN

BUILD

CLOSED



0 0.25 0.5 1 Miles  
N  
This map was developed for use as a planning document. Delineations may not be exact.

- As part of the Master Planning Process, SLAM developed several scenarios that explored school construction, consolidation and redistricting options.
- Scenario A explored construction of a new schools at Flanders, Kelley and Derynoski
- The Flanders ES Test-Fit was conducted to support the overall master planning process

# Capacity/Space Planning

## Test Fit Size Assumptions - Building

| Assumption               | Existing    | Test Fit                       |
|--------------------------|-------------|--------------------------------|
| Grade Configuration      | K-5         | K-5                            |
| Sections per Grade       | 3 per grade | 3 per grade, with 4 K sections |
| Maximum Capacity         | 399         | 417                            |
| Facility Size (Gross SF) | 44,102 SF   | <b>55,000 SF</b>               |

### **OSCG&R Allowable Area:**

Based on 417 student capacity

52,773 SF (inside face of walls)

### **Allowable Gross SF:**

55,147 SF (exterior walls @4.5%)

# Capacity/Space Planning

## Test Fit Size Assumptions – Site Features

**Number of Bus Spaces:** 10 (assume buses loaded @ 40 students), plus some walkers

**Parking Spaces:** 60

**Fields:** Replace existing fields if disturbed, if possible

**Play Areas:** Separate playscapes for younger and older students  
7,500 SF for upper ES grades  
5,000 SF for lower ES grades

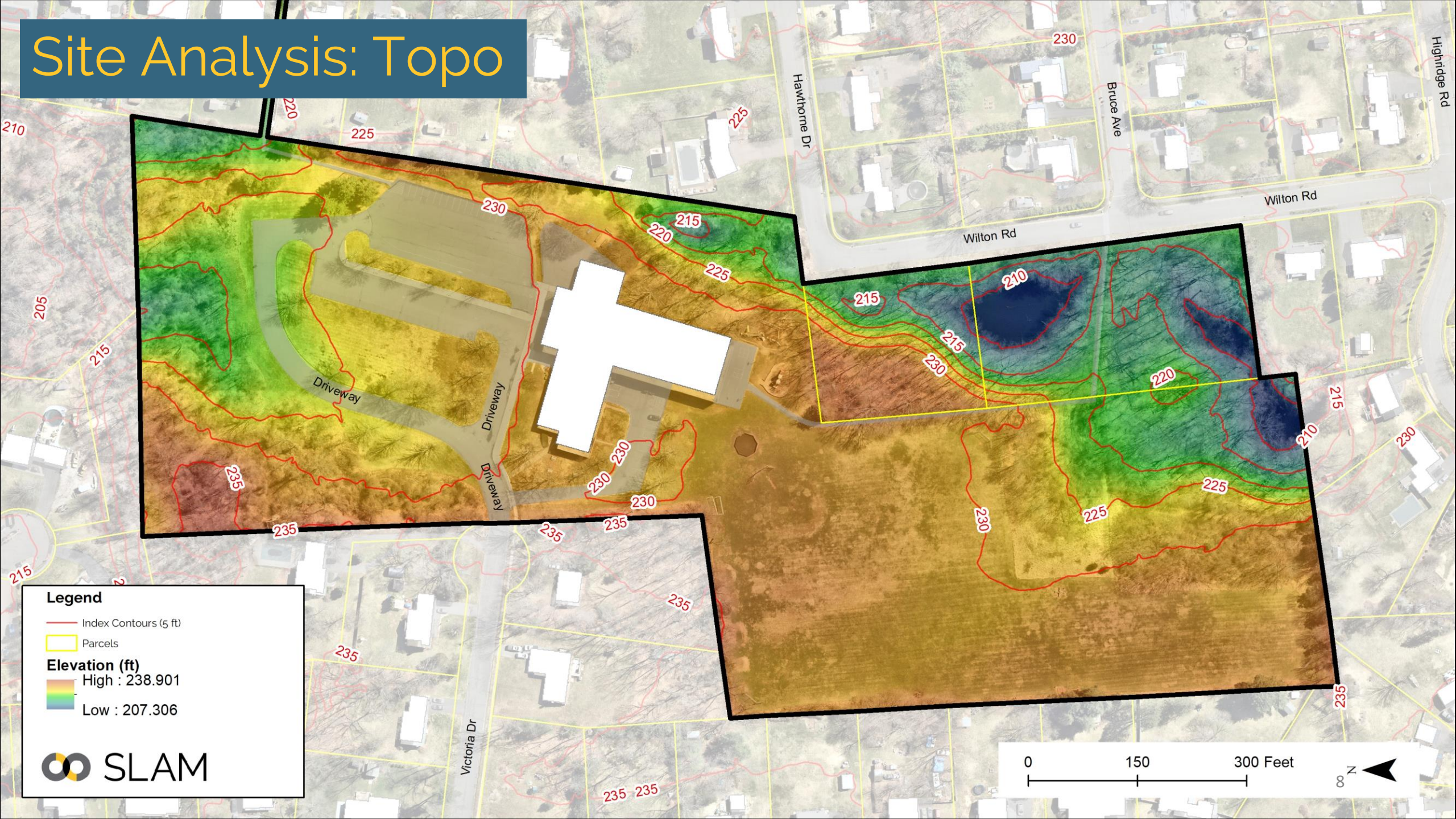
# Southington Zoning

- Site located within the R-20/25 Zone
- Located within the Aquifer Protection Overlay Zone
- Wetlands on site subject to upland review
  - 50 feet from regulated soil types
  - 50 feet from ponds or lakes

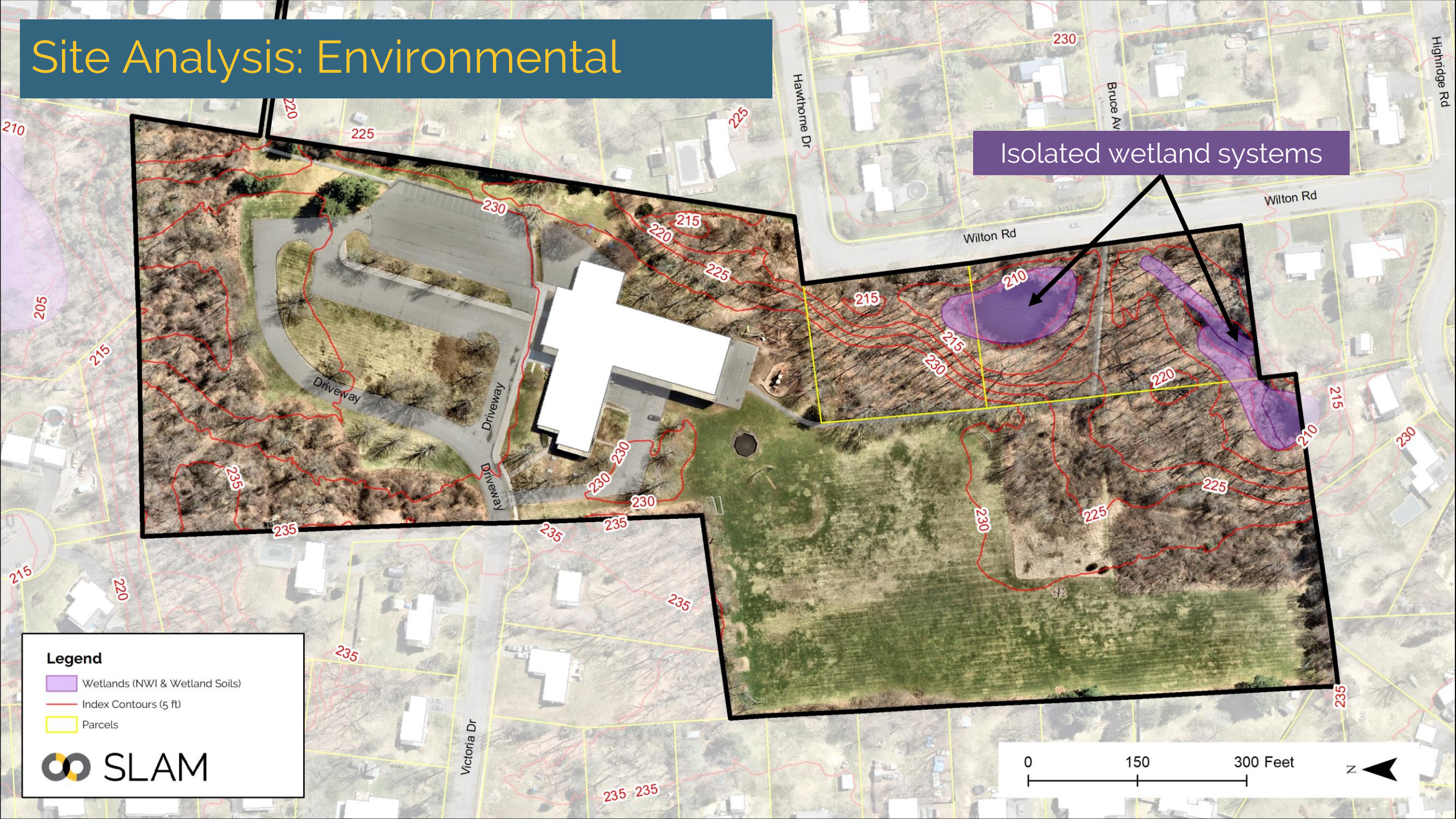
## R-20/25 Zone Dimensional Requirements

| Criteria                    | Requirement |
|-----------------------------|-------------|
| Front Yard Setback          | 40 ft       |
| Side Yard Setback           | 20 ft       |
| Rear Yard Setback           | 25 ft       |
| Max Lot (building) Coverage | 20%         |
| Max Height (Stories)        | 2.5         |
| Max Height (Feet)           | 35 ft       |

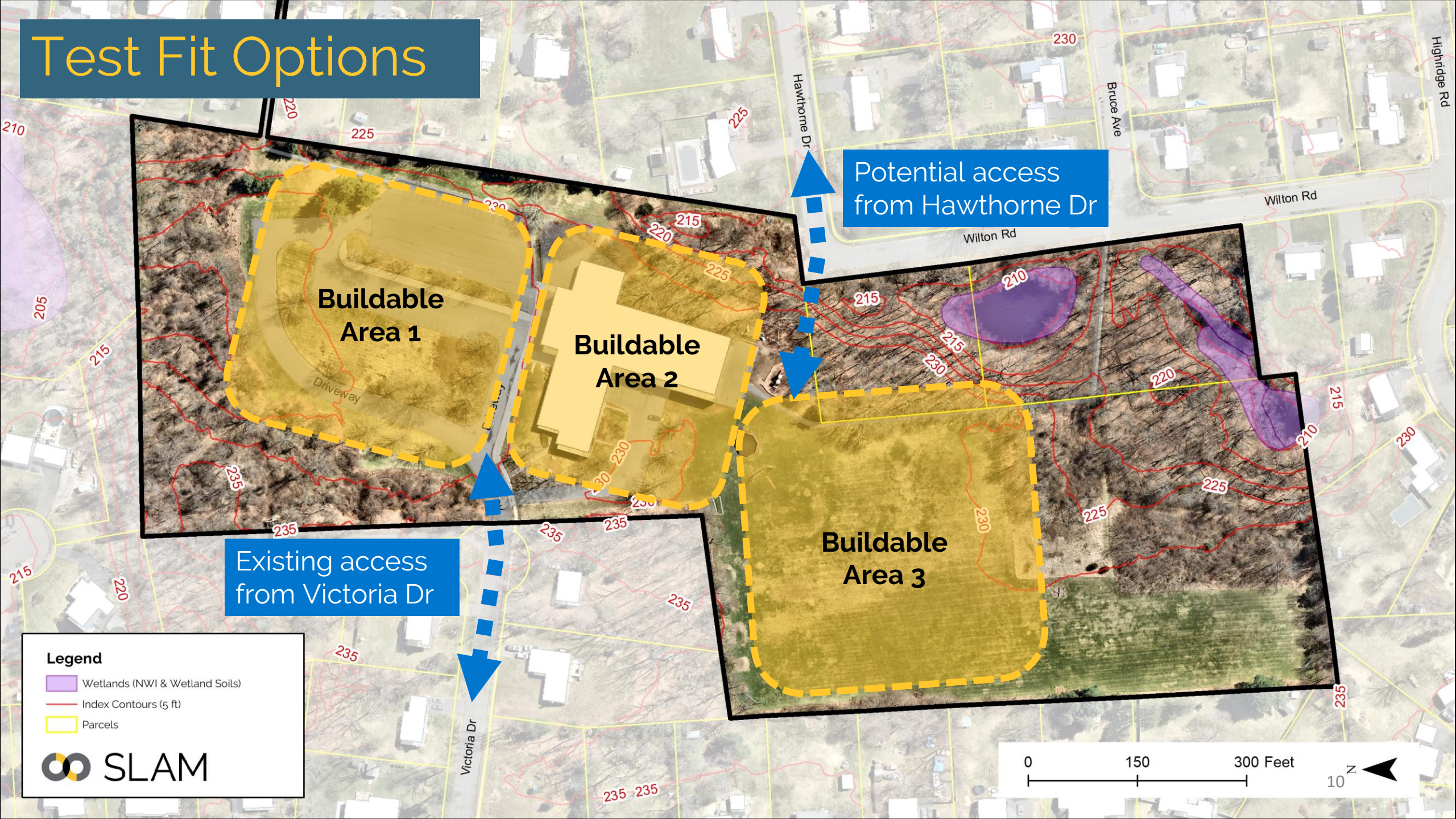
# Site Analysis: Topo



# Site Analysis: Environmental

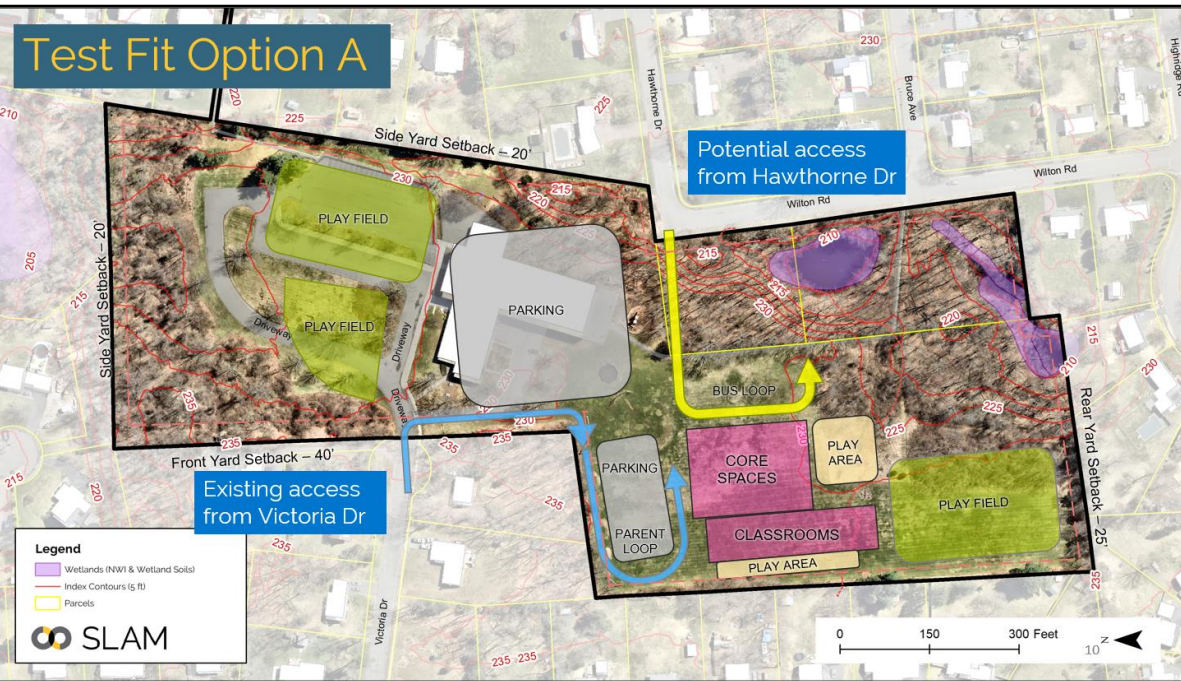


# Test Fit Options



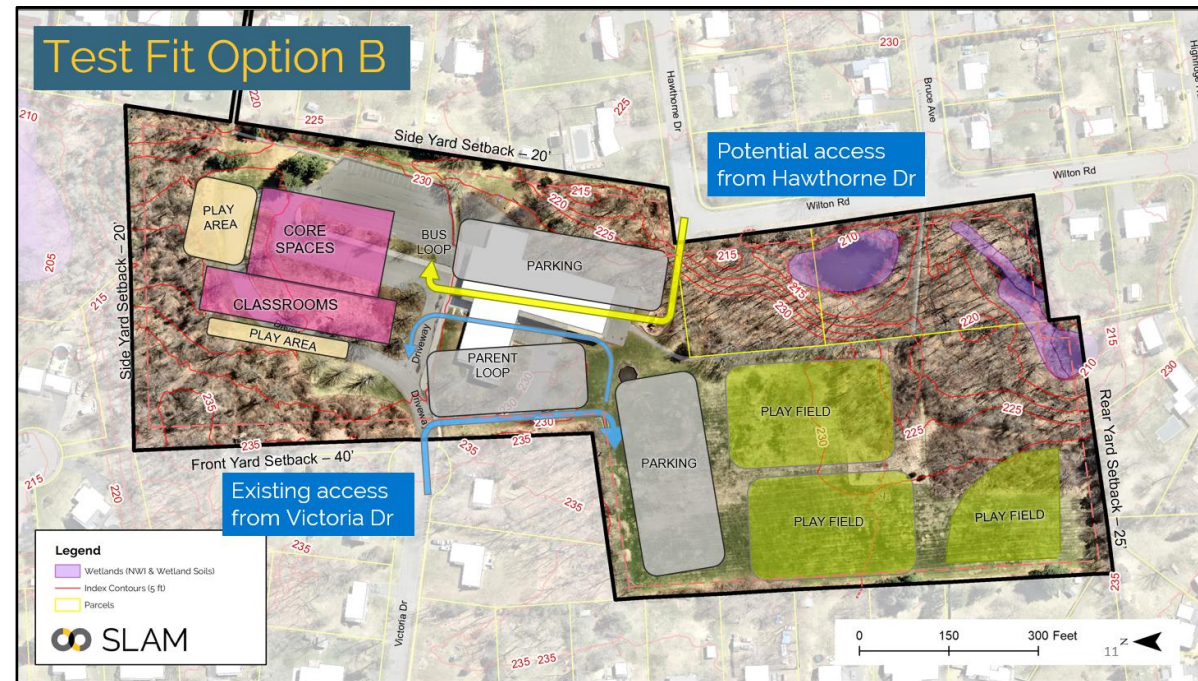
# Test Fit Schemes – Option A & B

## Test Fit Option A



**Preferred**

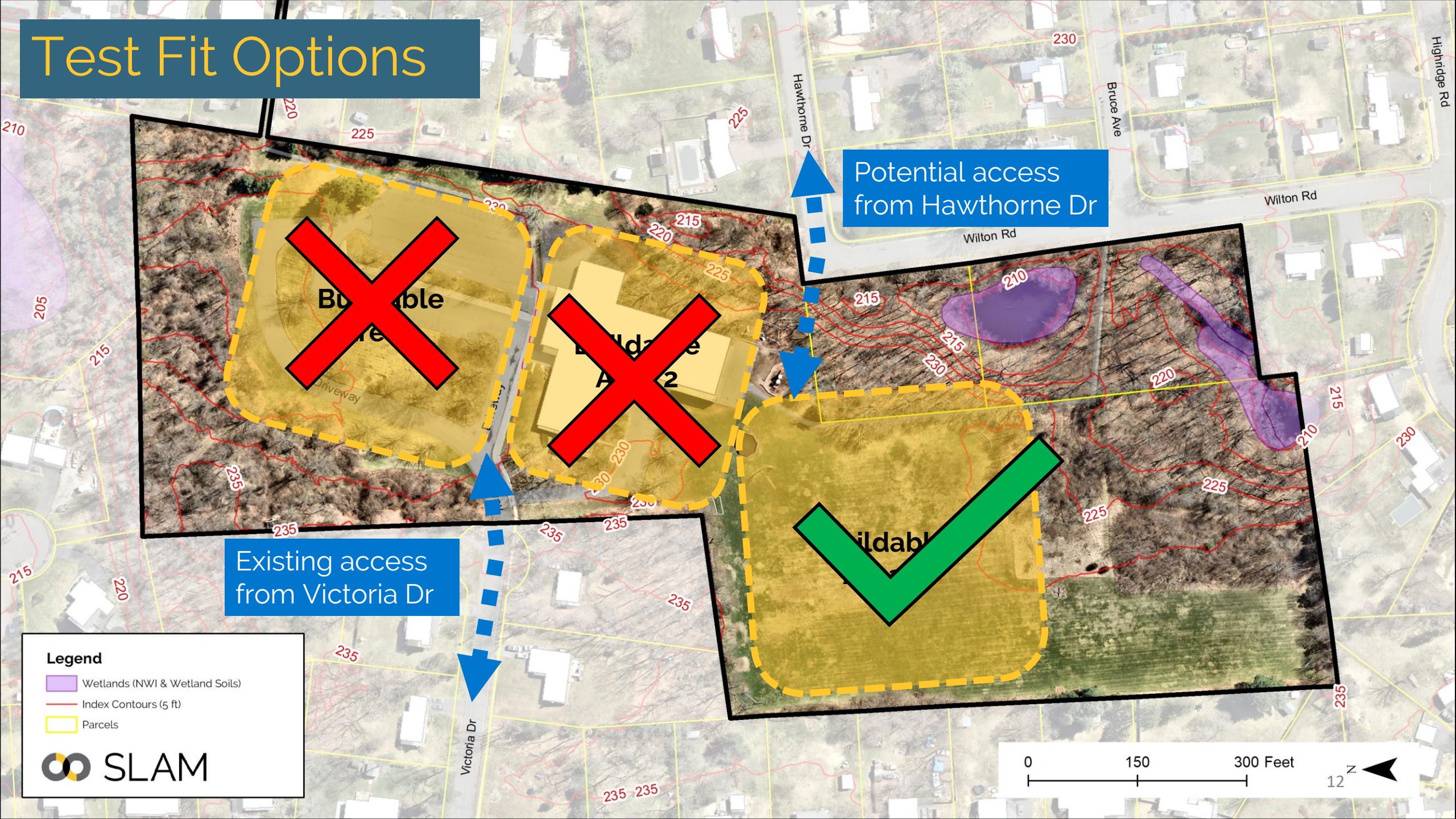
## Test Fit Option B



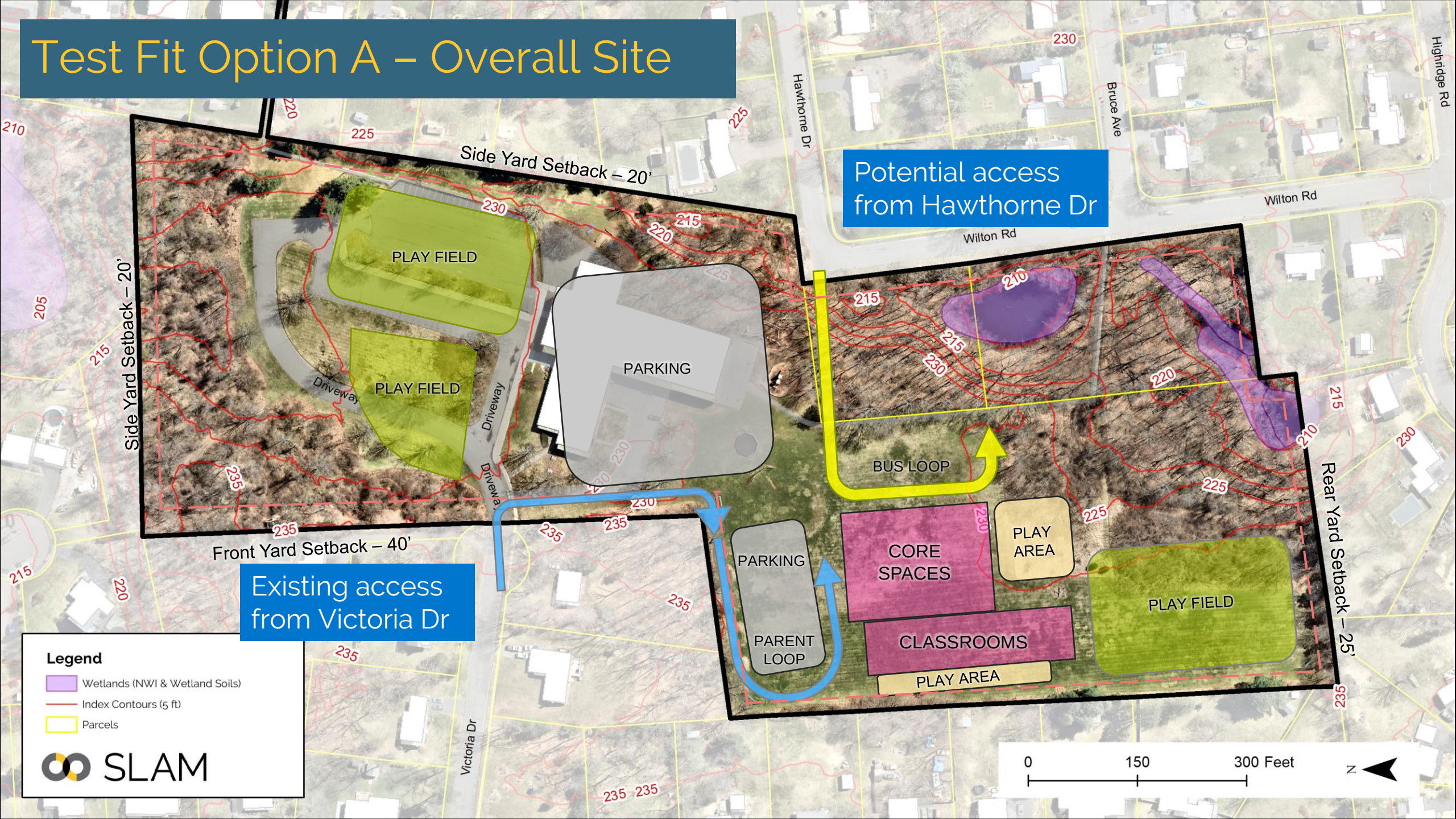
**Eliminated**

- Identified to options for construction with existing Flanders ES remaining occupied
- Option A was identified as the preferred option and further developed

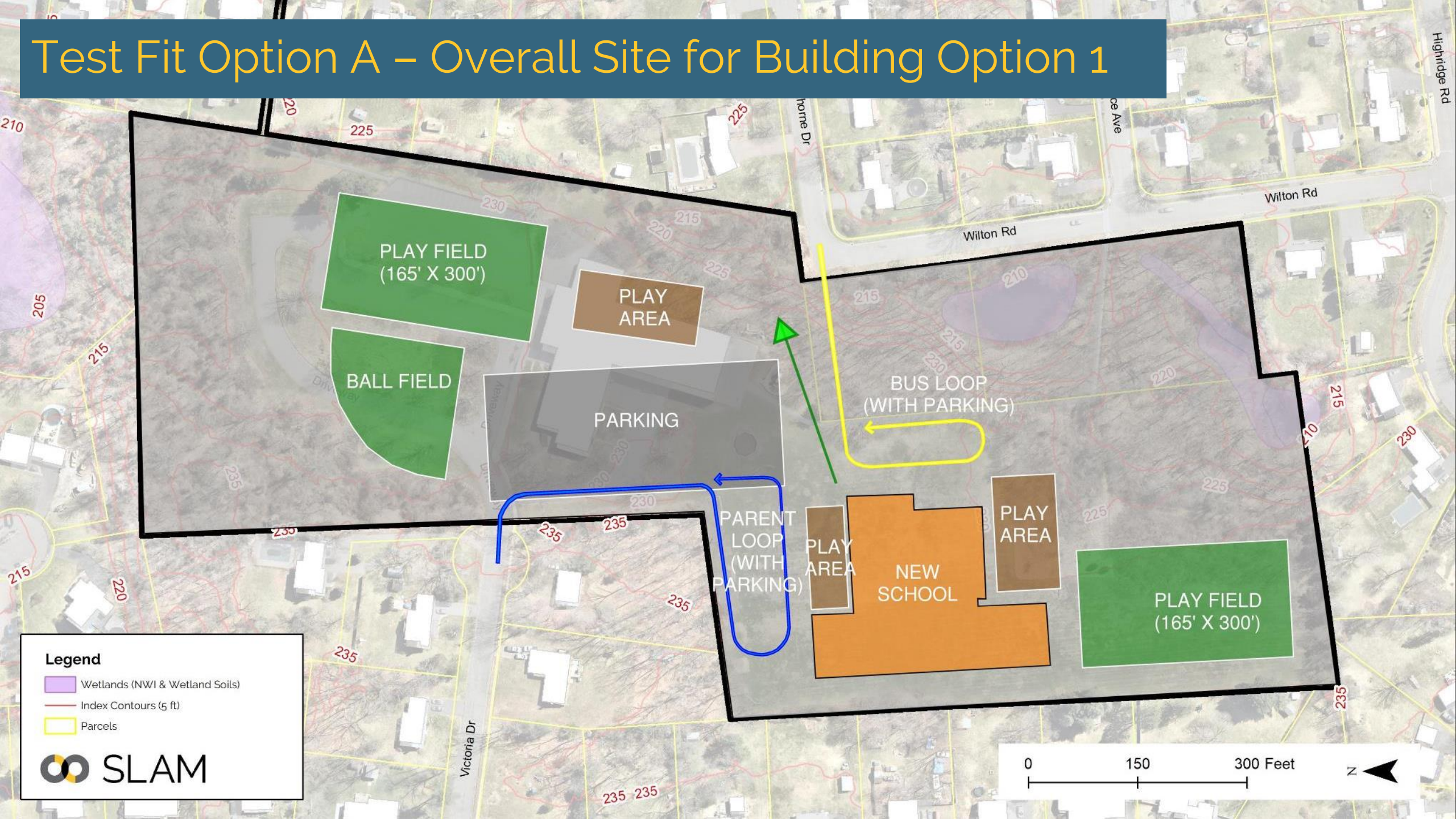
# Test Fit Options



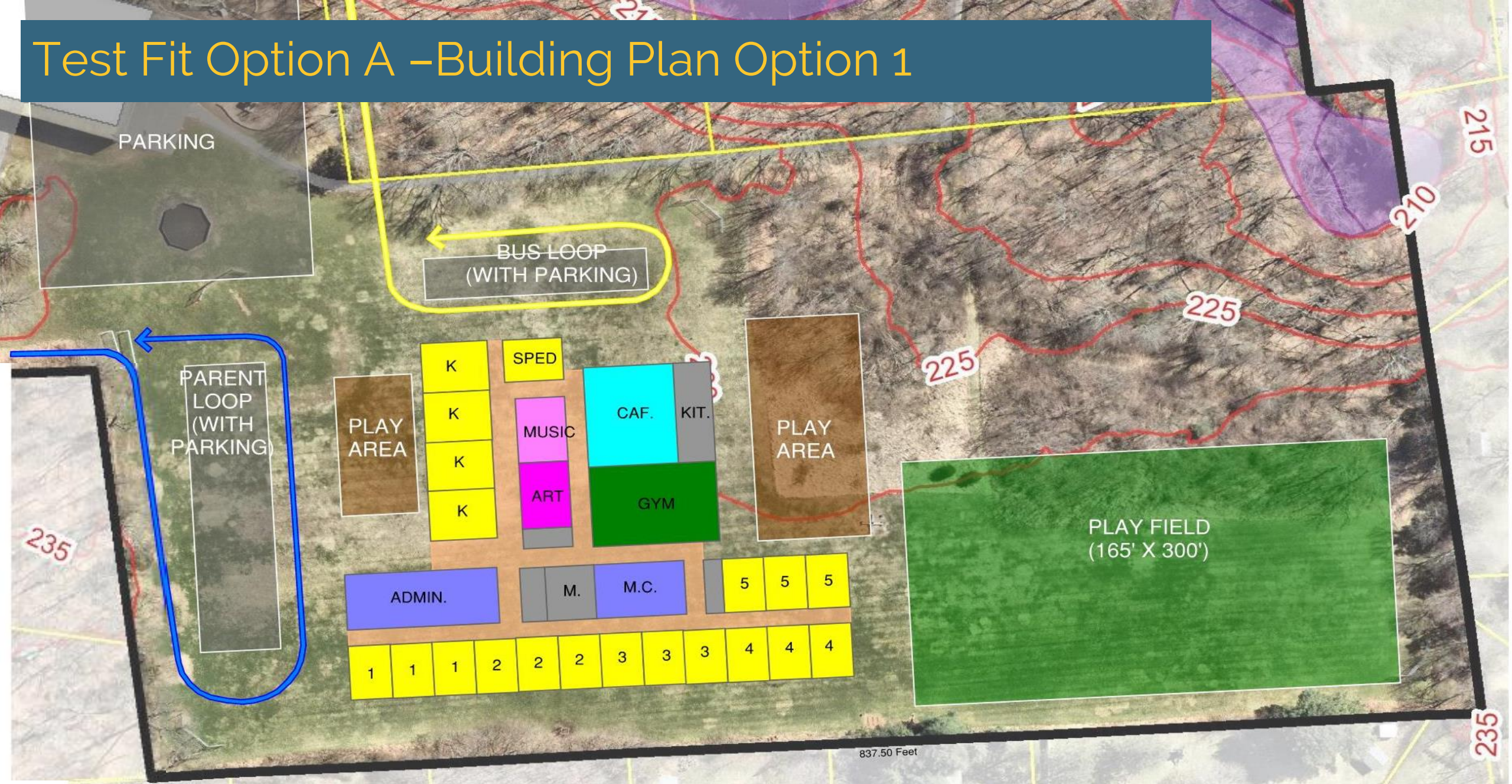
# Test Fit Option A – Overall Site



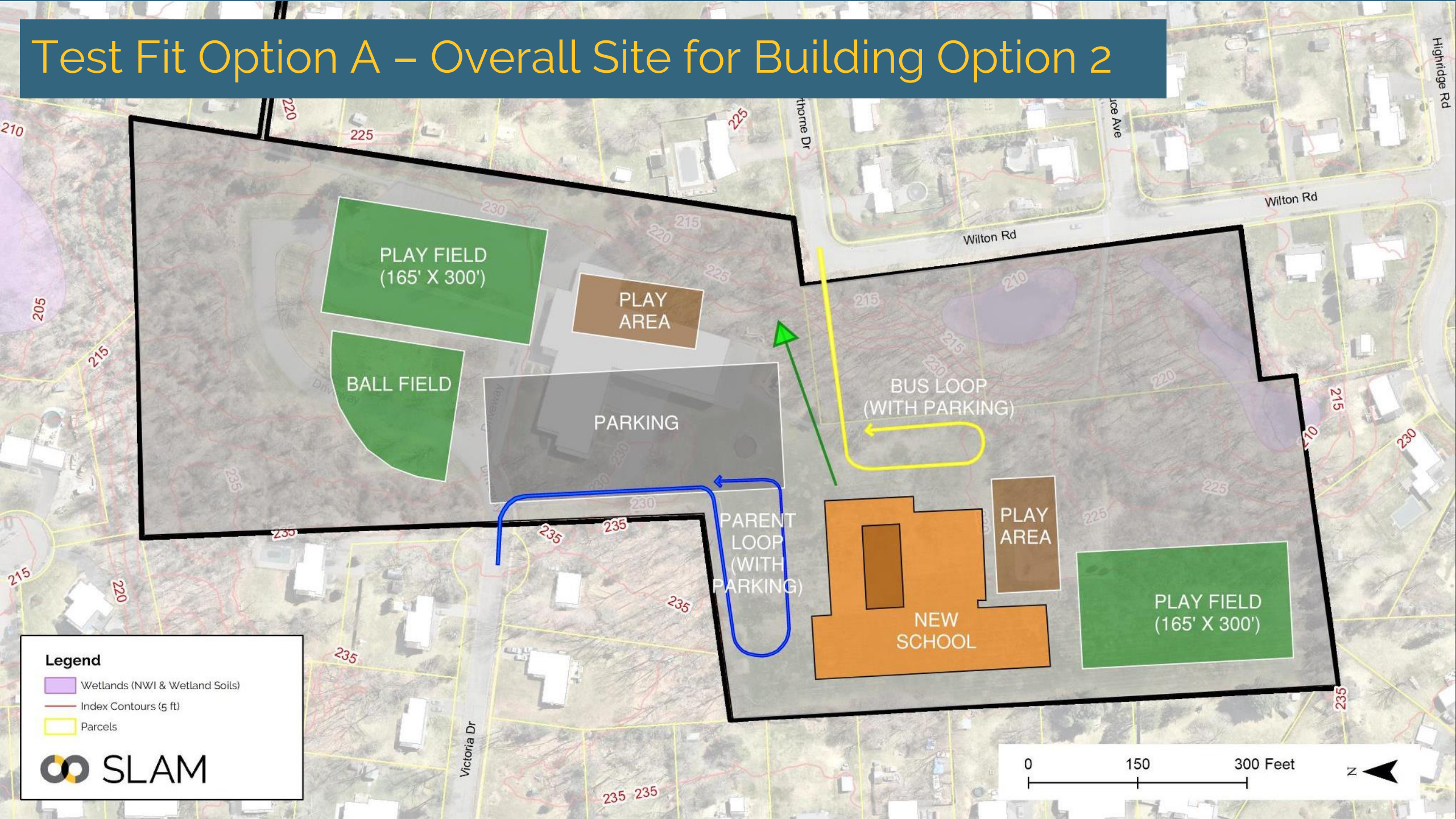
# Test Fit Option A – Overall Site for Building Option 1



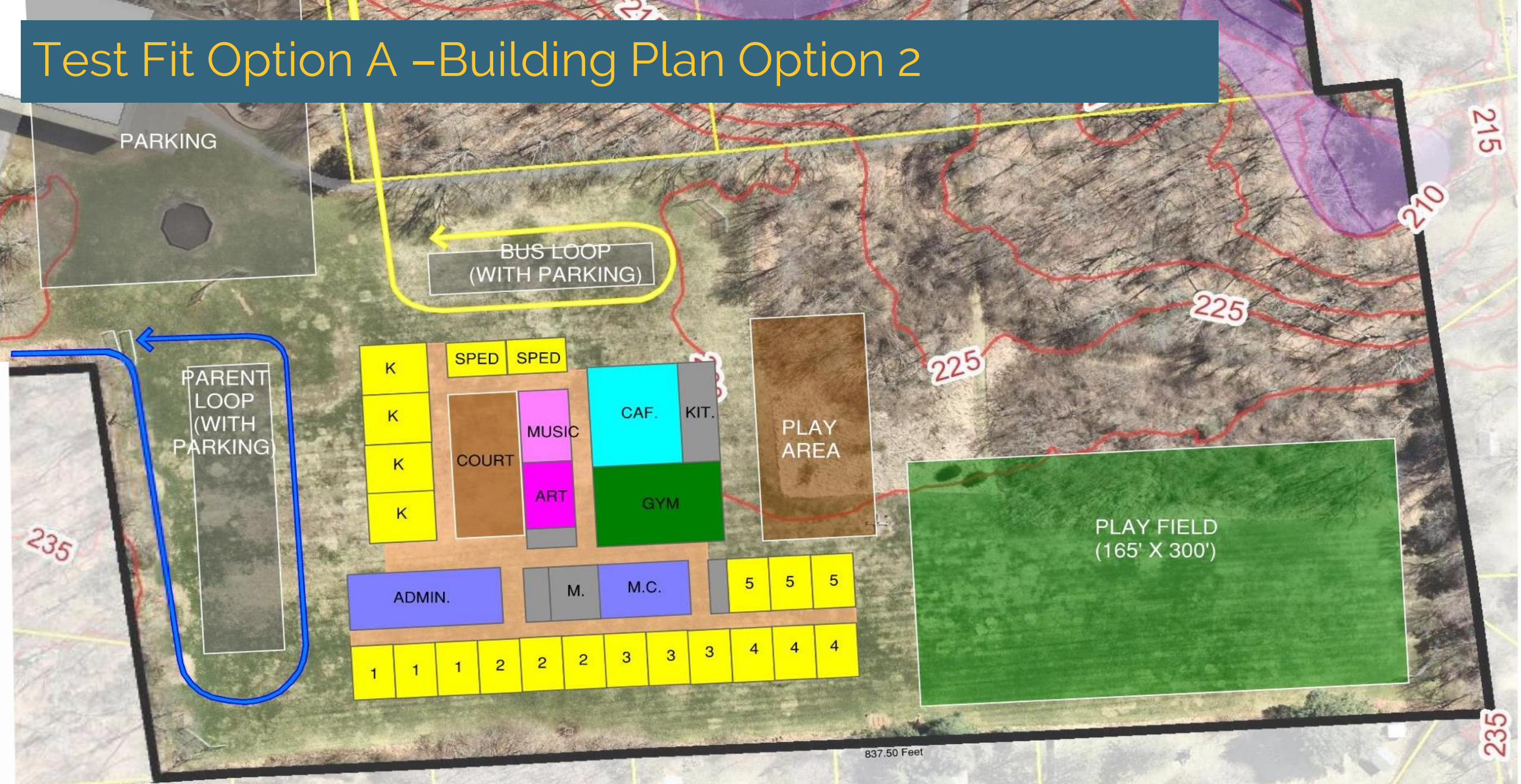
# Test Fit Option A –Building Plan Option 1



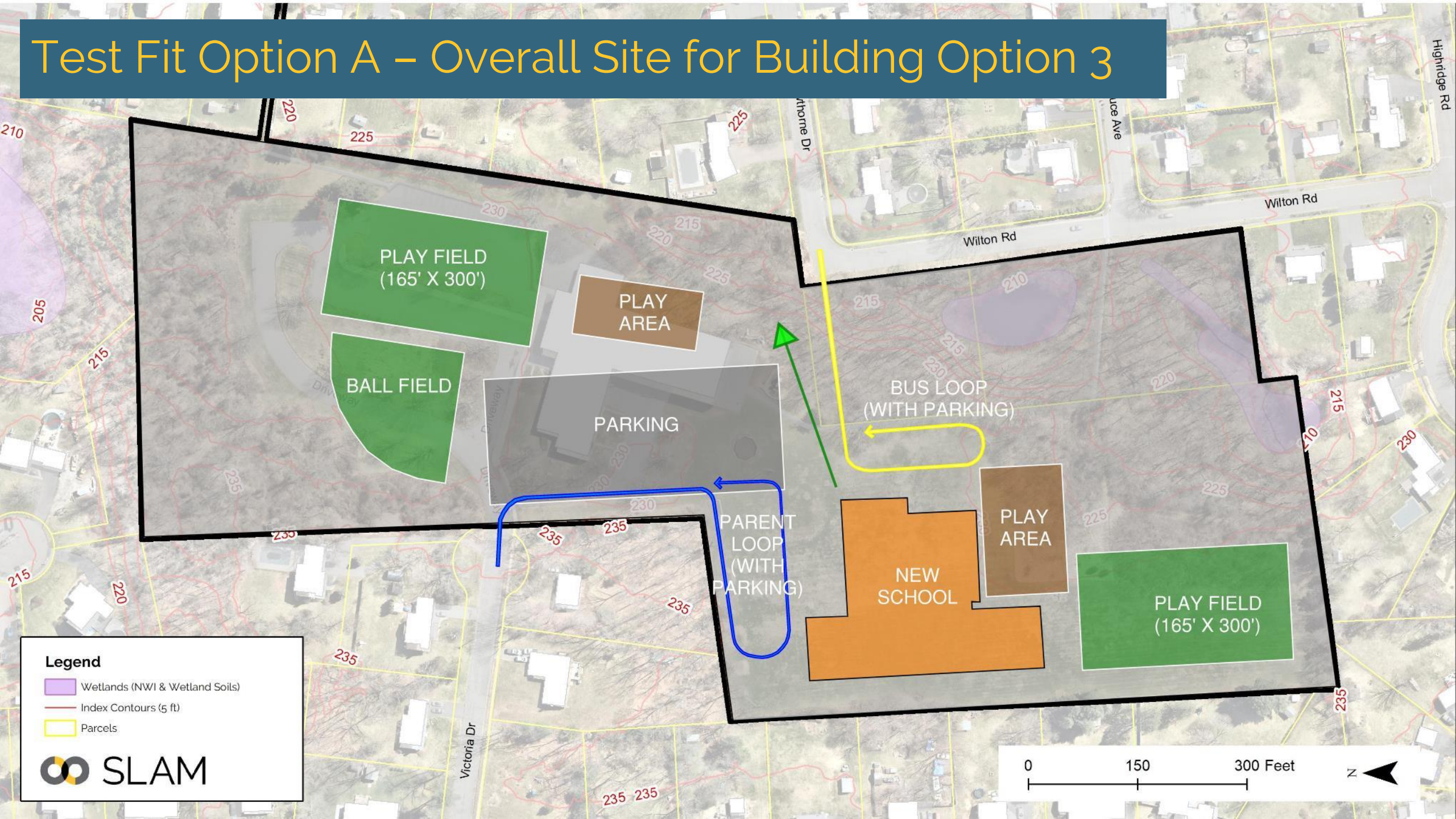
# Test Fit Option A – Overall Site for Building Option 2



# Test Fit Option A –Building Plan Option 2



# Test Fit Option A – Overall Site for Building Option 3



# Test Fit Option A –Building Plan Option 3

