The Teacher is In!

School Siting Tools You Can Use

New Partners for Smart Growth Conference

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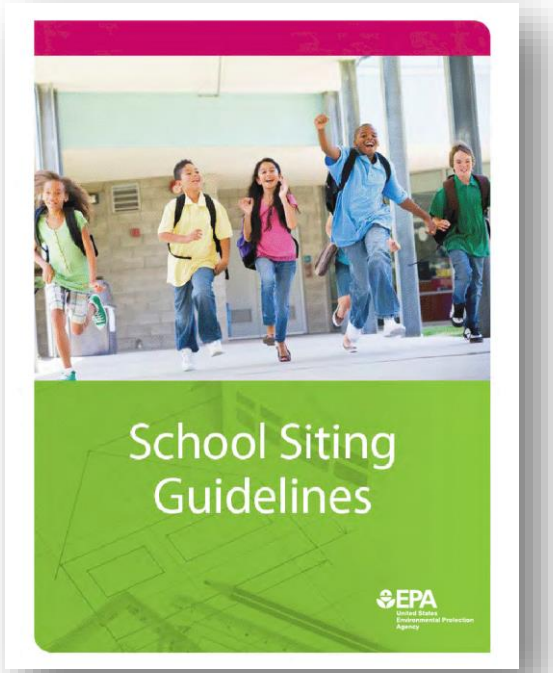
U.S. EPA School Siting Guidelines



- Voluntary
- Directive from Congress to create model guidelines accounting for:
  - Special vulnerability of children to hazardous substances or pollution exposures
  - Modes of transportation available to students and staff
  - The efficient use of energy
  - The potential use of a school as an emergency shelter

www.epa.gov/schools/siting

These guidelines:

WILL	WILL NOT
Provide a resource	Mandate school location choices
Emphasize the need for public involvement	Provide a detailed guide on how to engage the public
Provide guidance on locating school facilities	Apply retroactively to previous siting decisions
Encourage holistic thinking	Specify cleanup standards, etc. for sites

EPA School Siting Guidelines

Use EPA's Smart School Planning Tool to implement these steps. Visit *www.epa.gov/smartgrowth/schools.htm* in April 2015 for details.

Meaningful Public Involvement*

Before the Siting Process Begins

- Develop a Long-range School Facilities Plan
- Consider Whether a New School is Needed
- Consider Whether a New School Will Be a High Performance/ Green School

Environmental Siting Criteria Considerations

Identify Desirable School Location Attributes

- Select Locations that Do Not Increase Environmental Health or Safety Risks
- Locate Schools Near Populations and Infrastructure
- Consider Implications of the School Location on Transportation Options
- Plan For and Develop Safe Routes to Schools Programs that can Support Alternative Modes of Transportation
- Consider the Potential use of the School as an Emergency Shelter

Consider Environmental Hazards

- Potential Onsite Hazards
- Potential Nearby Hazards
- Screening Locations for Potential Environmental Hazards

Environmental Review Process

Recommended Environmental Review Process

- Stage 1: Projects Scoping/Initial Screen of Candidate Sites
- Stage 2: Preliminary Environmental Assessment

If potential concerns are identified in Stage 2, additional assessment may be warranted

Stage 3: Comprehensive Environmental Scan

Stage 4: Develop Site-Specific Mitigation/ Remediation Measures

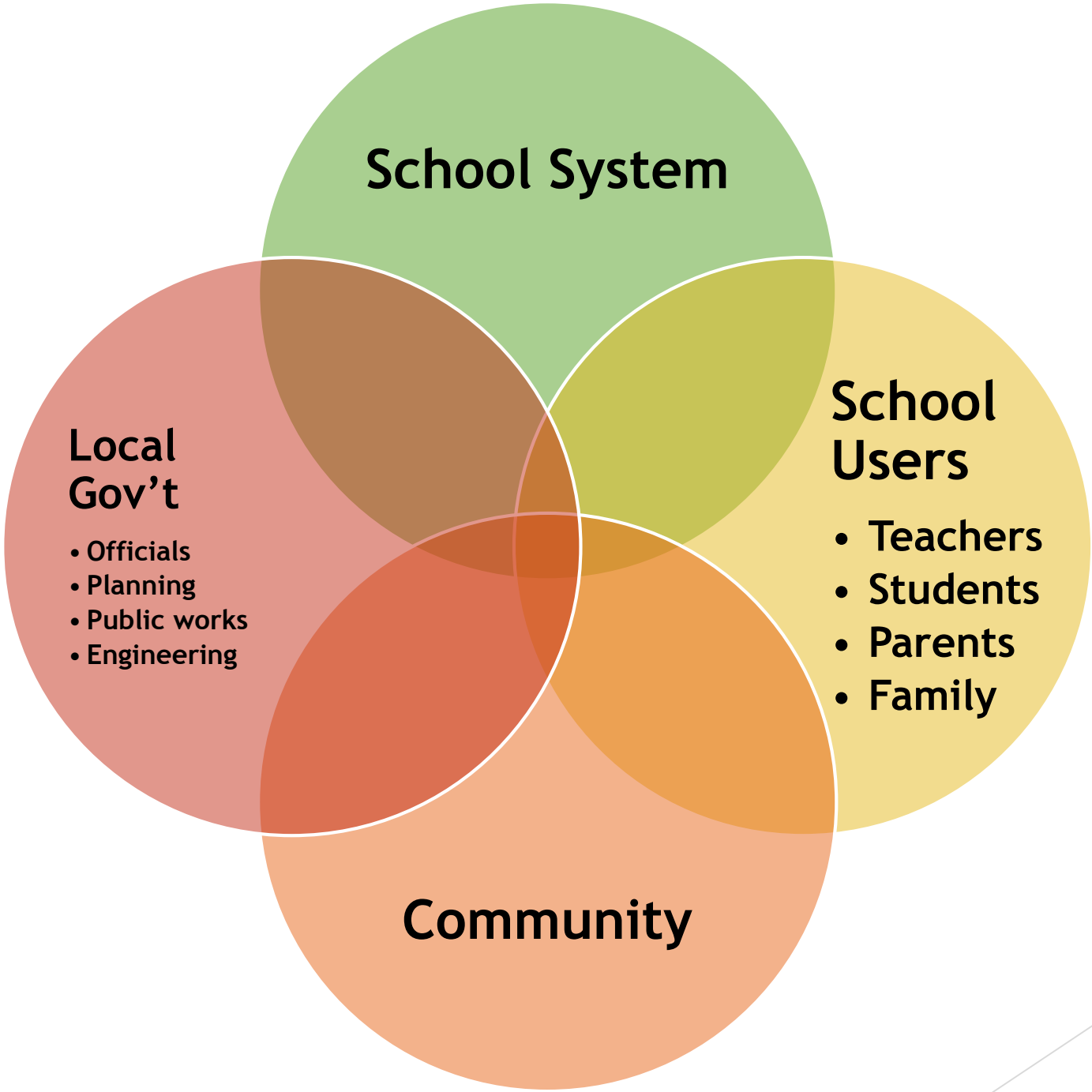
Stage 5: Implement Remedial/Mitigation Measure

Stage 6: Long-term Stewardship

Evaluating Impacts of Nearby Sources of Air Pollution

- Initial Assessment of Area Air Quality
- Inventory of Air Pollutant Sources and Emissions
- Screening Evaluation of Potential Air Quality
- Development of an Environmental Assessment Report

** Meaningful public involvement is critical throughout the school siting decision-making process. The public involvement section includes a table with examples of points in the process where meaningful public engagement should be considered, as well as strategies for engagement and the types of information that may be presented to, or requested from, the public.*


School System
Local Gov't
• Officials
• Planning
• Public works
• Engineering
School Users
• Teachers
• Students
• Parents
• Family
Community

Katherine Moore, AICP

Georgia Conservancy

School siting training modules and guides

Resources

Professional Training

- One-hour training and user's guide
  - Frames issues for decision makers
- Three-hour training and user's guide with supplemental break-out exercises
  - Detailed review of issues
  - Interactive exercises

Parent/Community Training

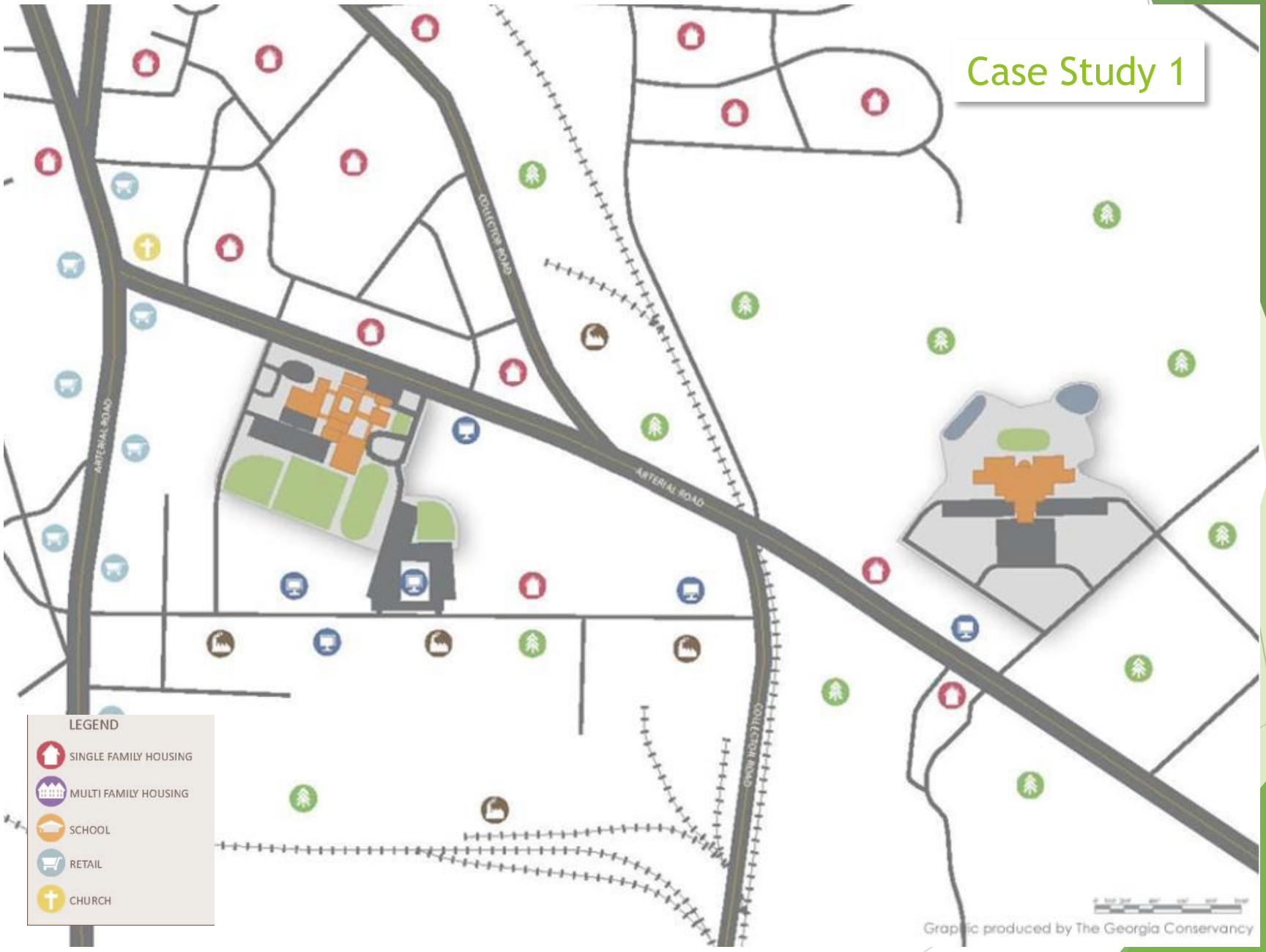
- 30 minutes
- Layman's terms
- Frames issues from community's view

Technical Services

www.georgiaconservancy.org/schoolsiting

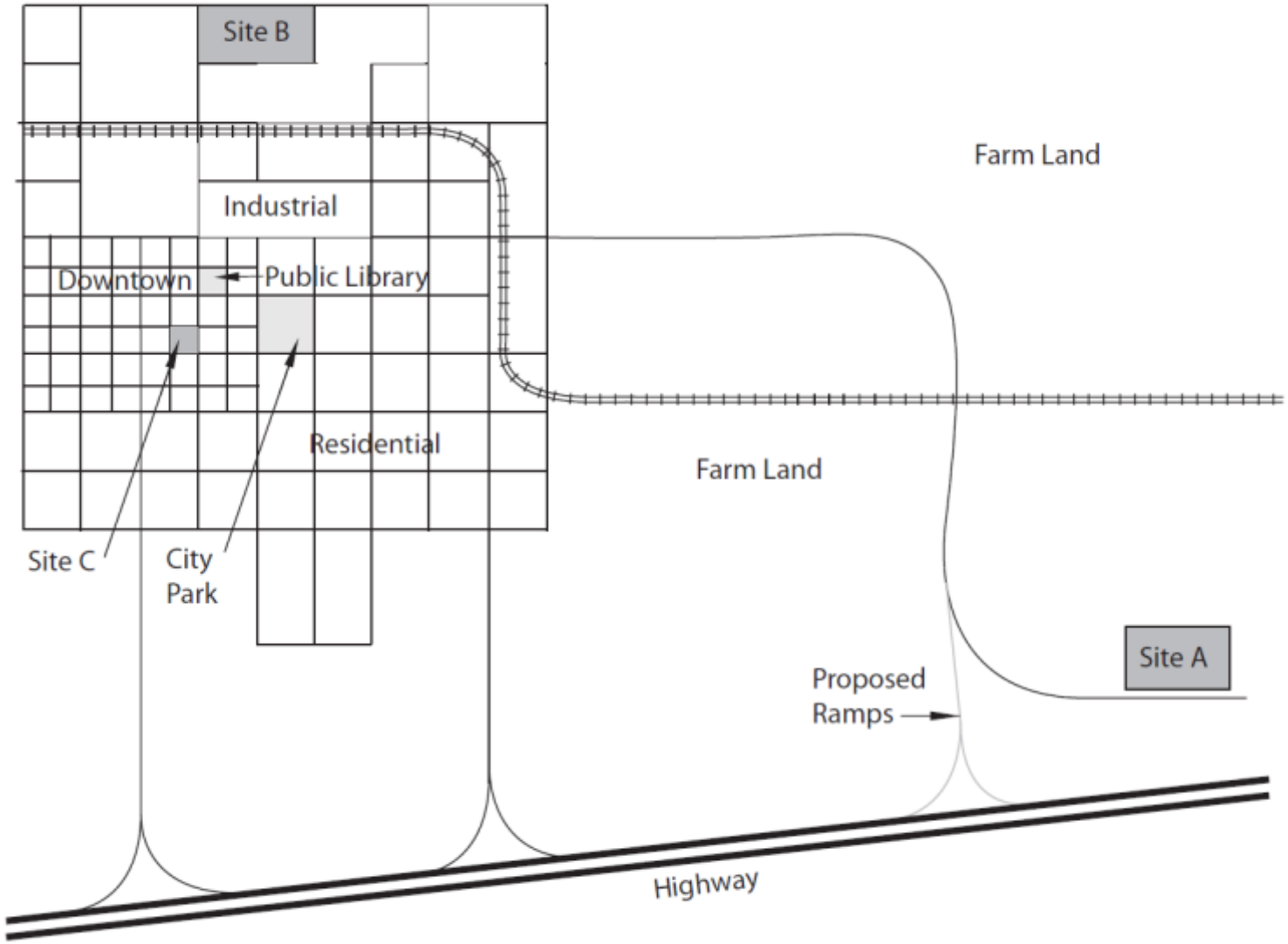

Image source: Bing

Case Study 1


ARTERIAL ROAD
COLLECTOR ROAD
ARTERIAL ROAD
COLLECTOR ROAD
LEGEND
SINGLE FAMILY HOUSING
MULTI FAMILY HOUSING
SCHOOL
RETAIL
CHURCH
Graphic produced by The Georgia Conservancy

Edgewater elementary

Exercise 2


Site B
Industrial
Downtown
Public Library
Residential
Site C
City
Park
Farm Land
Farm Land
Site A
Proposed
Ramps
Highway

Site Evaluation

Information Provided

- General Description
- Size
- Construction Costs
- Roads/Parking
- Water/Sewer availability
- Adjacent land uses
- Walkability
- Annual bus costs
- Demographics

Discussion Points

- Pros
- Cons
- Consequences
- Mitigation Strategies

GROUP EXERCISE 2

	Site A	Site B	Site C
General description	Facility would include a state-of-the-art theater that could be used for community productions.	One-story administrative building, located in a former industrial area. The current owner, a pesticide company, will donate it and the surrounding land.	The existing school (c. 1927) sits on a small lot downtown and is surrounded on three sides by houses and a former gas station & drycleaners on the fourth. Demolition of the original building is not an option.
Size	50 acres to be donated by a developer with an approved new housing development	The entire lot is 10 acres in size but sits across from Henley Park, a 15-acre recreational park owned by the city but rarely used.	To build a new wing and ball fields, the district would need to either acquire 8 neighboring houses that were also built in the 1920s or purchase and reuse the former brownfields site. Either option creates a 13 acre site.
Construction cost	$30 million	Renovation: $16 M Abatement of hazards: $10 M Total construction costs = $26 M	$35 million includes renovation of existing school, demo & abatement of hazards, plus construction of new wing and ball field
Roads/Parking	A road to the school would need to be constructed, along with a new highway exit. The city is reluctant to fund this construction and noted that the comprehensive plan does not support a school here.	The site could easily accommodate parking for teachers and 5 visitors.	Parking would remain limited and visitors would still have to park several blocks away.
Public water and sewer	None. The developer is waiting to finalize his subdivision plans until after extension of public water and sewer for the school.	Readily available	Readily available
Adjacent land uses	No zoning is in place to prohibit a concentrated animal feeding operation (CAFO) on the neighboring farm.	Renovation of this building could spur revitalization of the central business district which is within walking distance.	The directors of the downtown library and local YMCA are reluctant to share any space.
Walkability	Currently no students could walk or bike to the location. No sidewalks are planned (or required) for the housing development	Approximately 50 kids (within 1 mile) could walk or bike to this location on sidewalks that need to be repaired. Also more safe crossings are needed.	Approximately 75 kids (within 1 mile) walk or bike to this school along tree-lined sidewalks.
Annual bus transportation costs	Bus transportation costs for the district and for the state would increase by approximately 40%.	Bus transportation costs for the district would not vary greatly from current cost of $100,000.	Bus transportation costs would not change.
Demographics	While the ethnic make-up of the student population wouldn't change, the lowest income students would have to travel about 30 minutes more each way each day.	The nearest neighborhood is 5 blocks away and has the lowest income levels in the city.	Approximately 75% of the neighborhood population is Latino and African-American. Income levels are low and about 50% of the children receive Free & Reduced Lunch.

Adapted from an exercise developed by the National Trust for Historic Preservation

Using the guidelines

Ideas from Georgia conservancy workshops

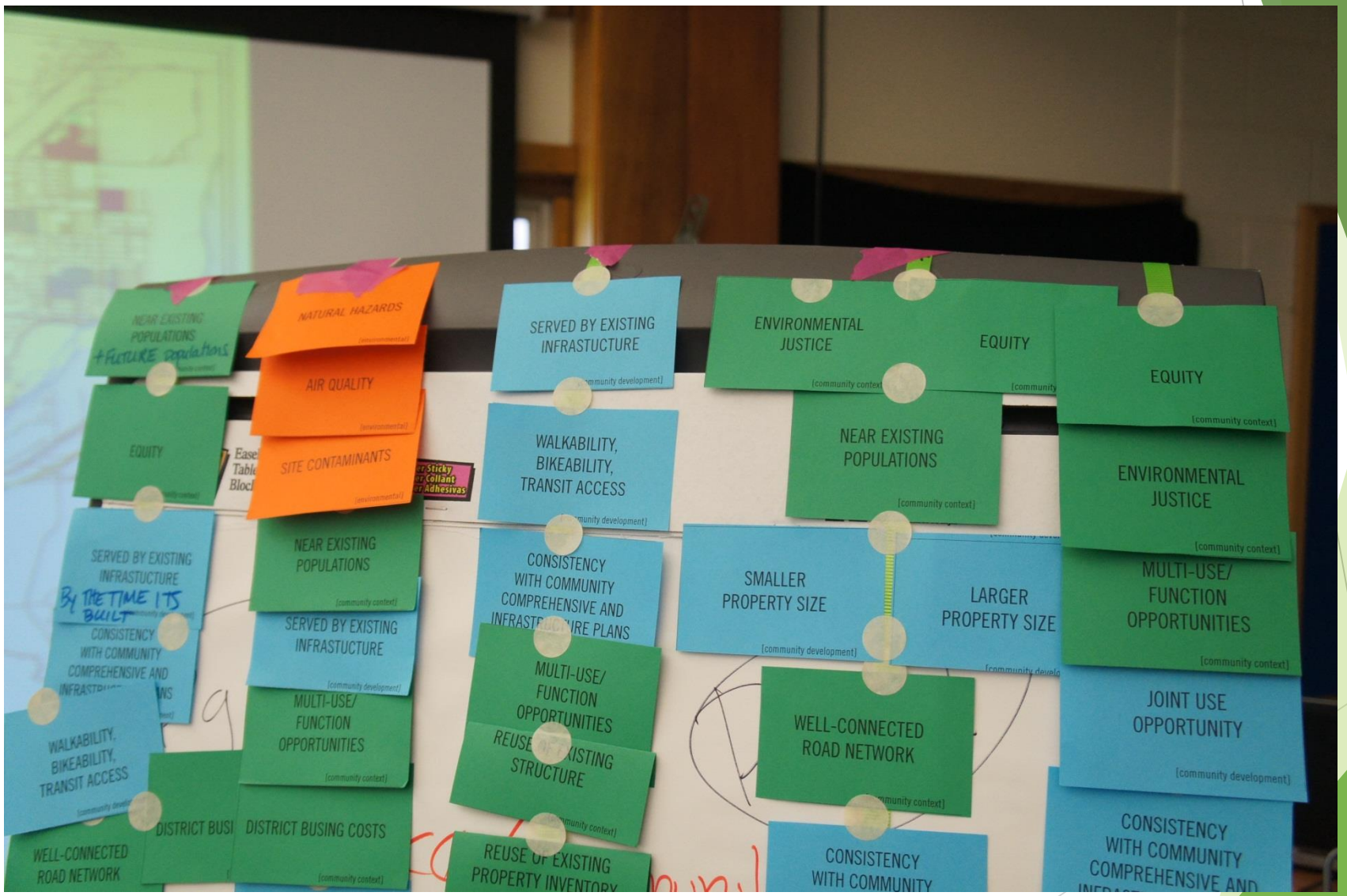
Billings, Montana

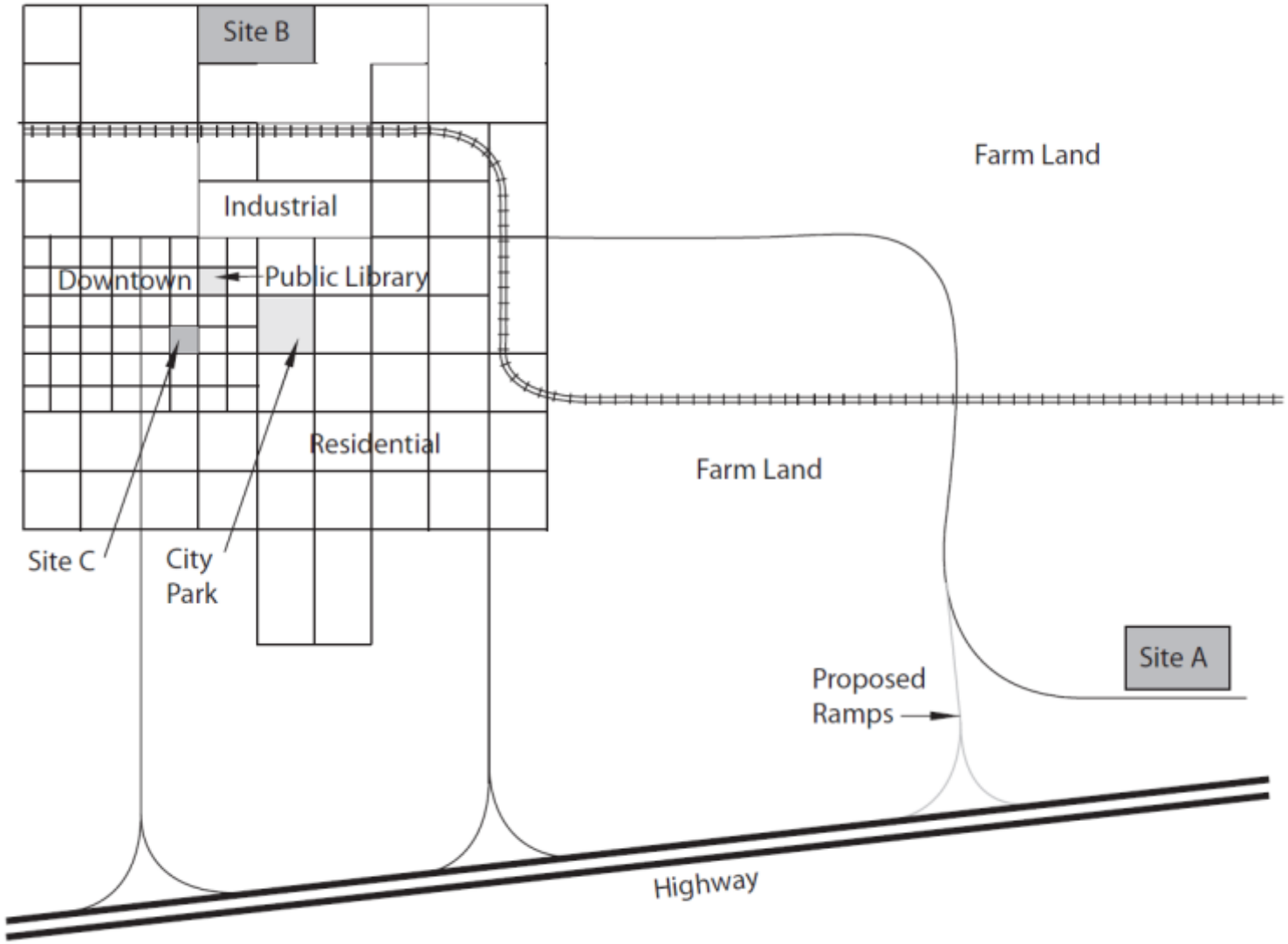
School board actively selecting 2 MS sites

One four-hour workshop held to address:

- Value of community-centered schools
- School Siting Guidelines, contents and tools
- Prioritize site evaluation categories
- Address post-decision considerations
- Considerations for the next siting process


School Site Investigation

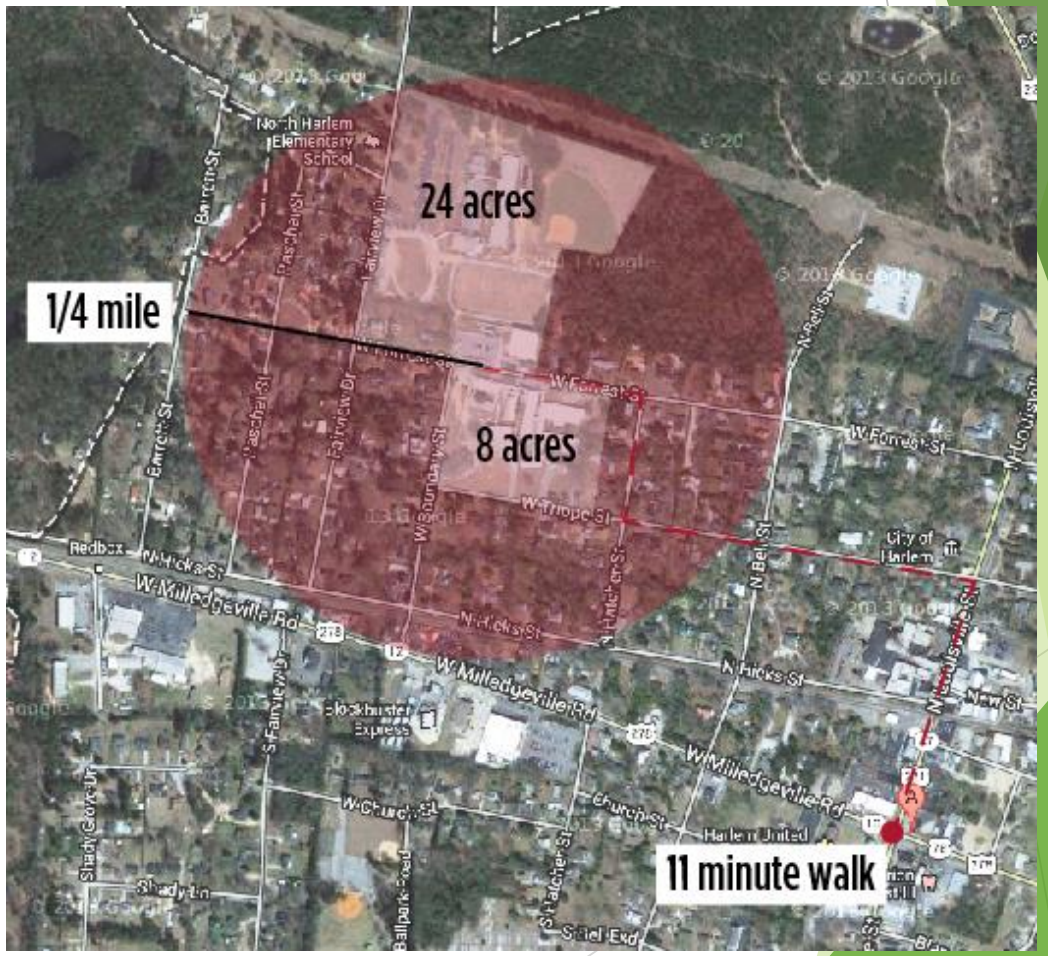

NEAR EXISTING POPULATIONS +FUTURE Populations
NATURAL HAZARDS
AIR QUALITY
SITE CONTAMINANTS
SERVED BY EXISTING INFRASTUCTURE
ENVIRONMENTAL JUSTICE
EQUITY
EQUITY
WALKABILITY, BIKEABILITY, TRANSIT ACCESS
NEAR EXISTING POPULATIONS
ENVIRONMENTAL JUSTICE
SERVED BY EXISTING INFRASTUCTURE
By THE TIME ITS BUILT
NEAR EXISTING POPULATIONS
CONSISTENCY WITH COMMUNITY COMPREHENSIVE AND
SMALLER PROPERTY SIZE
LARGER PROPERTY SIZE
MULTI-USE/ FUNCTION OPPORTUNITIES
SERVED BY EXISTING INFRASTUCTURE
MULTI-USE/ FUNCTION OPPORTUNITIES
WALKABILITY, BIKEABILITY, TRANSIT ACCESS
MULTI-USE/ FUNCTION OPPORTUNITIES
WELL-CONNECTED ROAD NETWORK
JOINT USE OPPORTUNITY
REUSE OF EXISTING STRUCTURE
DISTRICT BUSI
DISTRICT BUSING COSTS
WELL-CONNECTED ROAD NETWORK
CONSISTENCY WITH COMMUNITY
CONSISTENCY WITH COMMUNITY COMPREHENSIVE AND
REUSE OF EXISTING PROPERTY INVENTORY

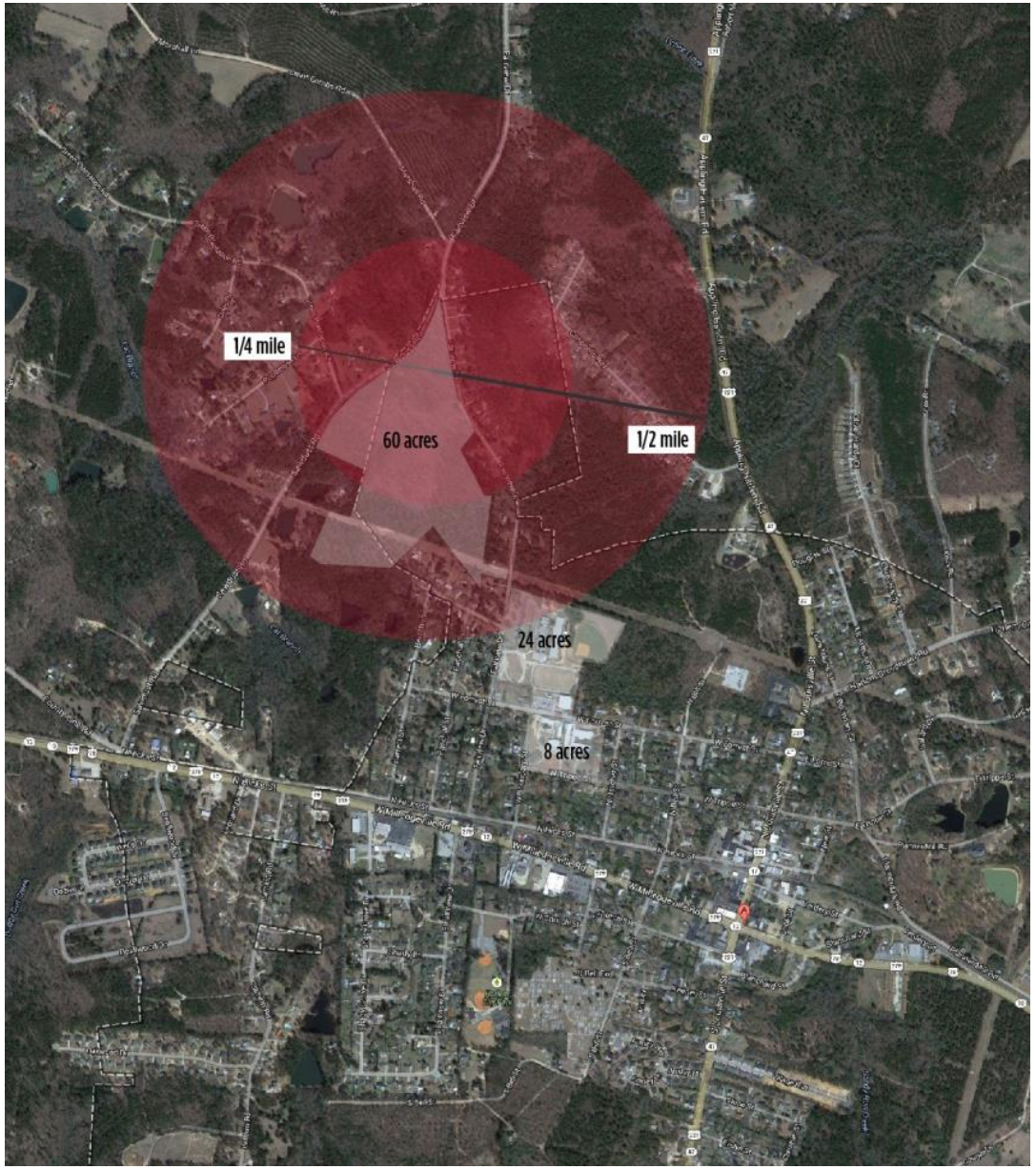

Site B
Industrial
Downtown
Public Library
Residential
Site C
City
Park
Farm Land
Farm Land
Site A
Proposed
Ramps
Highway

Harlem, Georgia

City leadership faced with relocation of in town ES & MS

- Introduction to School Siting workshop with Mayor, Regional Commission, other stakeholders
- Two-hour workshop during DCA retreat
- Provided visuals to aid in discussions with school board




1/4 mile
1/2 mile
60 acres
24 acres
8 acres


Appling Farm Pkwy
Appling Farm Rd
Cherry Creek Rd


120,000 sf
30,000 sf
120,000 sf

Bill Michaud

SRA International, Inc.

EPA's Smart School Siting Tool

Overview

- Background
- Description of the Smart School Siting Tool
  - The Assessment & Planning Workbook
  - The Site Comparison Workbook
- Completing the Tool
- Demonstration

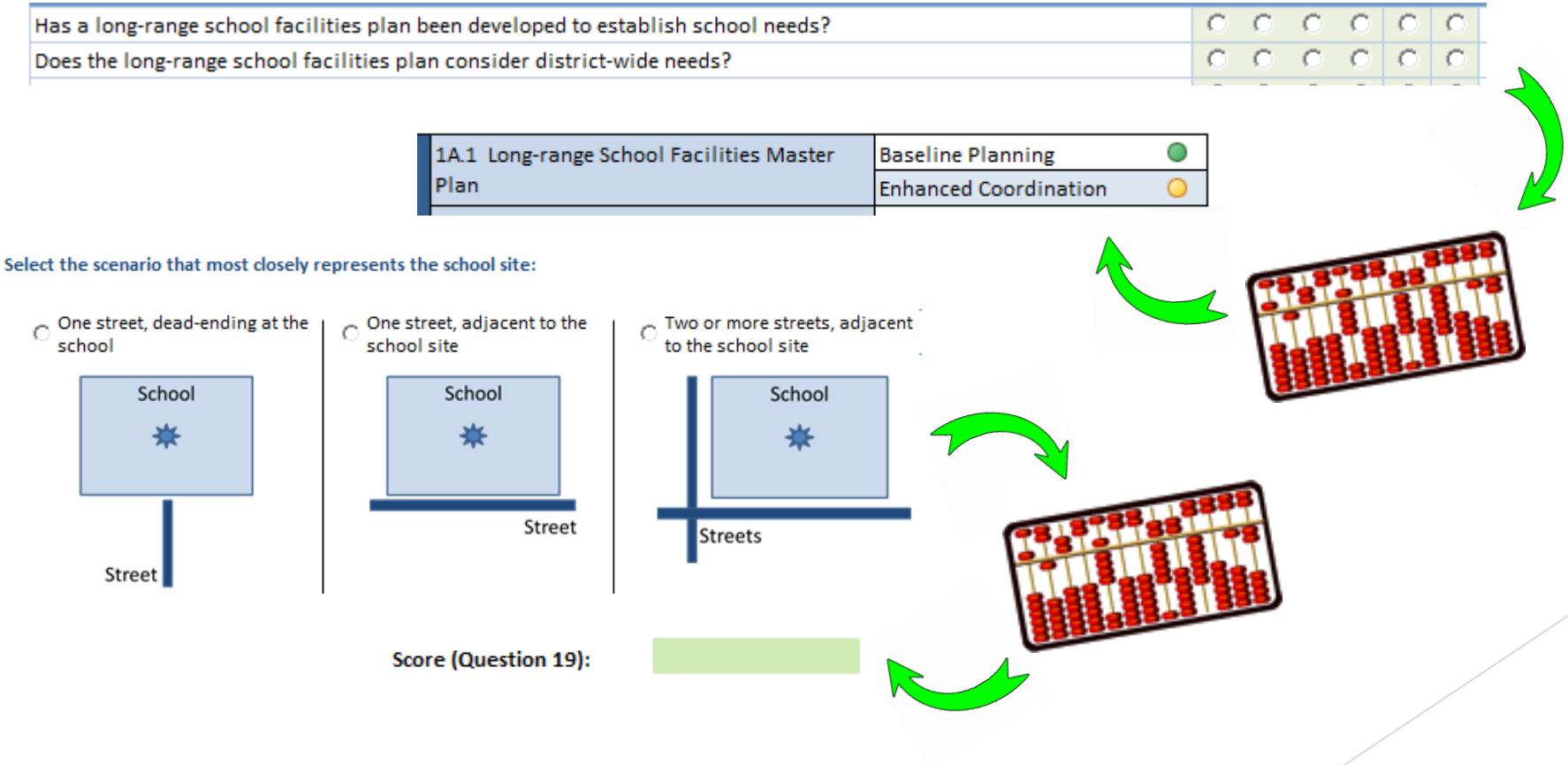
Description

Two Stand-Alone Parts

- Assessment and Planning Workbook
  - *Purpose:* To help communities understand how well the school siting process is coordinated with land use and other community planning processes.
  - *Design:*
    - Three assessment sections: Plans & Codes, Site Selection Criteria, and Siting Process
    - Results: Assessment Summary ⇨ Set Priorities worksheet ⇨ Develop Action Plan worksheet
- Site Comparison Workbook
  - *Purpose:* To help communities compare school siting alternatives, including renovation, expansion, and new construction, and help support the broader school siting process.
  - *Design:*
    - One workbook per site
    - Twenty-five questions and two cost calculator worksheets
    - Site-specific Summary and Detailed Summary reports

Description:
User-Friendly Design

- MS Excel platform using survey-based interface



Overview and Information Needs

Assessment & Planning Workbook

Workbook Section	Information Needs: Familiarity with…

Plans and codes	Familiarity with/access to…
	• School system plans:
	  • Long-range facilities plan
	  • Capital improvements plan
	• Community plans and codes:
	  • Comprehensive plan
	  • Zoning and building codes
	  • Local and regional transportation plans
	  • Community capital improvement plan

School siting criteria	Existing school siting criteria
Site selection process	Process used to select school sites

Overview and Information Needs

Site Comparison Workbook

Workbook Section	Information Needs
Description of school need and site	• District and site identifiers • Grades to be served, capacity
Proximity to students and population	• District demographics • Geographic information • Neighborhood demographics
Location in the community	• Community development plans • Infrastructure
Site characteristics	• Potential neighborhood impacts • Shared use opportunities
Connectivity with neighborhood	• Neighborhood street network
Bike and pedestrian accessibility	• Condition and safety of pedestrian and bike networks/facilities
Cost calculators	• Planning-level capital cost estimates (by source of funds) • Planning-level O&M cost estimates (by who pays)

Completing the Tool

- The tool is intended to foster collaborative, coordinated planning and site selection processes
- The tool will be most effective if it is completed with input from:
  - The local school planning agency – e.g., administrators and facilities staff
  - Local government staff – e.g., planning, land use, public works, transportation)
- The workbooks are independent
  - The Assessment & Planning Workbook could be completed once or on an ongoing basis
  - The Site Comparison Workbook could be used for different siting projects over time
- The tools are designed to be practical:
  - Users can fill in what they can, gather additional information, fill in some more, etc.
  - Most questions rely on information that is relatively easy to gather
  - More complex questions (e.g., requiring demographic information in a selected area around a potential site) provide options and detailed guidance

Demonstration

Assessment & Planning Tool

Demonstration

Site Comparison Tool

Nick Salmon, REFP

CTA Architects Engineers, MT

EPA Smart School Siting Tool Tester

How this fits into Comprehensive Facility Planning

(prepare)

ASSESS

EXPLORE

APPLY

(report)

Topics & Issues Raised

Demographic Profiles/Housing Diversity

Population Distribution/Urban Growth Areas

Optimal School Size

Building Condition/Capacity

What I learned while beta testing

Q2: Loss/gain of enrollment

Q8: Bonus for sites that don't require new roads

Q20: Site Security

Three Stories

Hamilton

Franklin

Dickinson/CS Porter

Hamilton

Urban/Suburban

Add Grade 5 & Restore Middle School

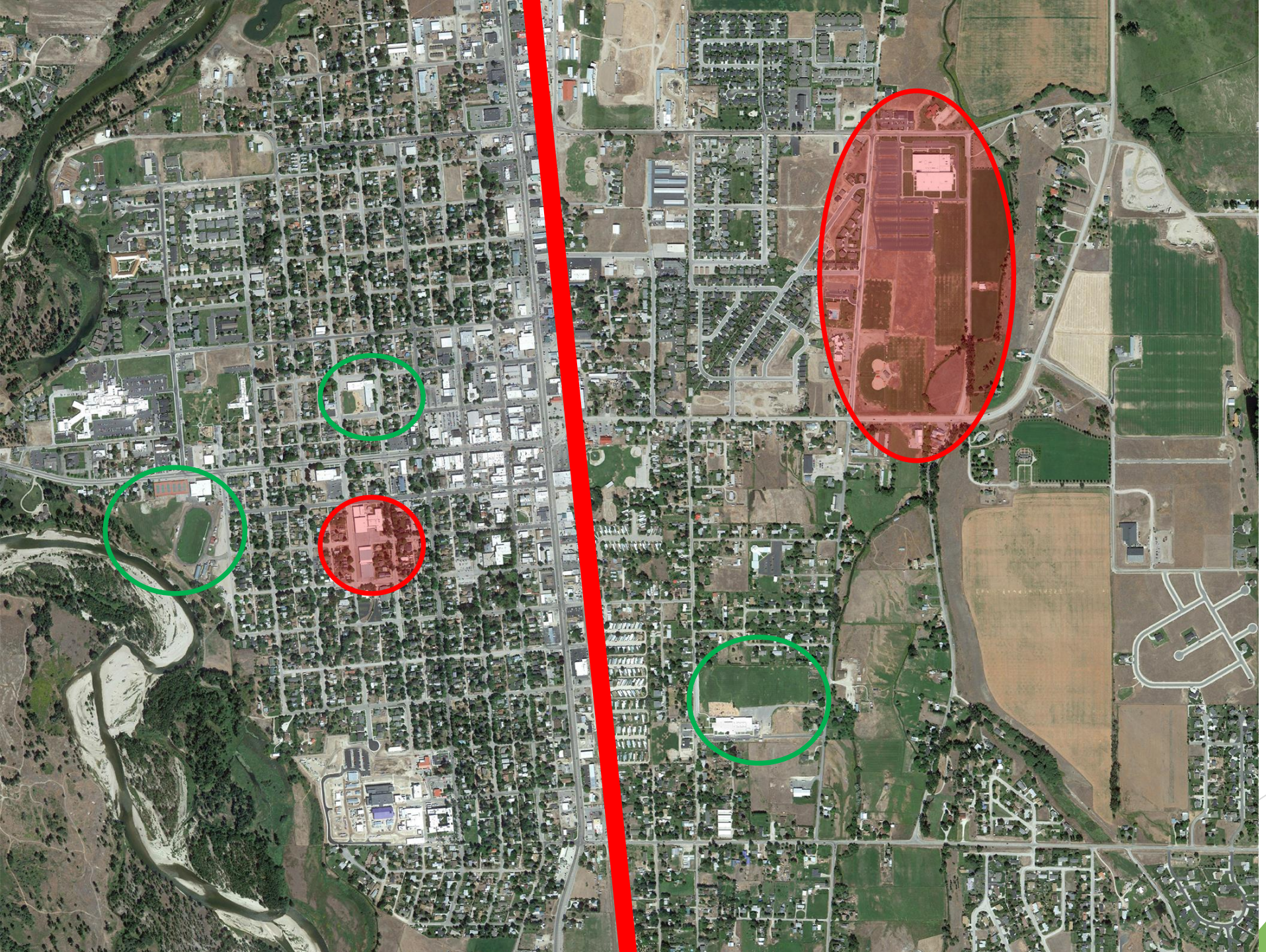
Bitterroot College Downtown Presence

Downtown Impacts

100 additional Middle School Students

Transform Historic Middle School

Bitterroot College Downtown Presence



Right Location/Wrong School

School Expanded 5 times in 92 years

Rapidly Changing/Expanding Neighborhood

Use of Existing Street Network


AP
AP
AP
AP
Franklin Elementary School
JOHNSON
GRANT
GARFIELD
10TH
11TH
RM2.7
RM1-45

Dickinson/CS Porter

Swap Adult Education & Middle School

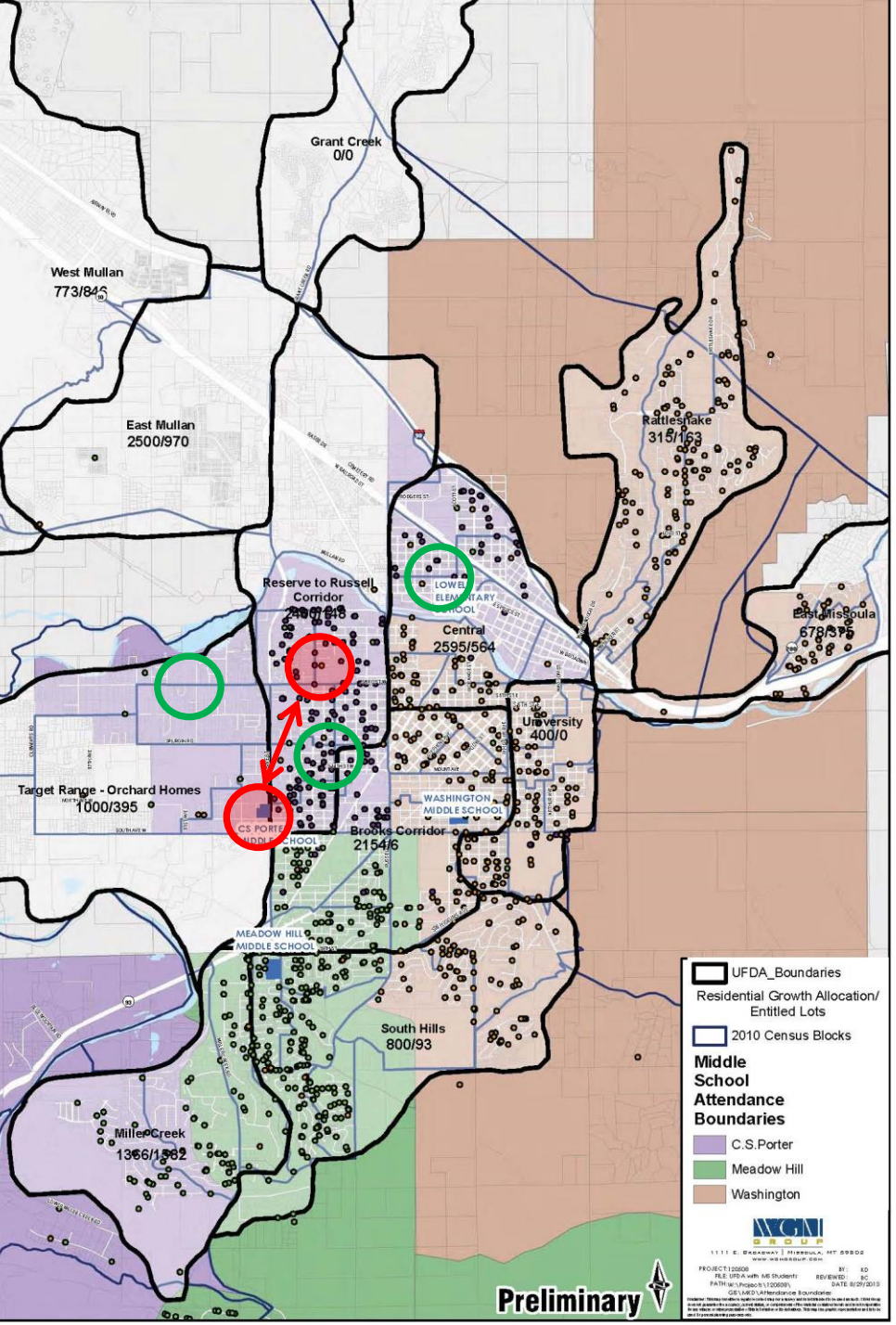
7 lanes of 45 MPH Traffic

7 Students West of Reserve/21 Students within ¼ mile

Existing Bike/Pedestrian Network

Cost Savings

Economic Diversity Challenge



Swap Schools

MIDDLE SCHOOL STUDENTS WITH UFDA


RMH
NORTH
CITY SD#2
26TH
Z.D. 12
1.00 Acres
43,757 SF
0.30 Acres
13,084 SF
RT2.7
C1-4/ROW
KENT
Z.D. 12
CS Porter
Middle School
6.16 Acres
268,336 SF
RESERVE
C1-4
CENTRAL


RT5.4
CAROL ANN
RT10
CURTIS
R5.4
Emma Dickinson School
BULEN
RM2

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THANKS FOR JOINING US!