



Asheville Primary School Site Feasibility Study with associated reviews of Hall Fletcher Elementary Site & Montford North Star Academy

Presented by

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General Services



Design Team for the Feasibility Study



Leadership Indicated Priorities

Asheville City Schools : 1) Operations Center Supporting Maintenance, Transportation & Food Services
2) Pre- K Daycare Facility
3) Alternative School

Buncombe County : 1) Pre- K Daycare Facility
2) EMS Base
3) Library



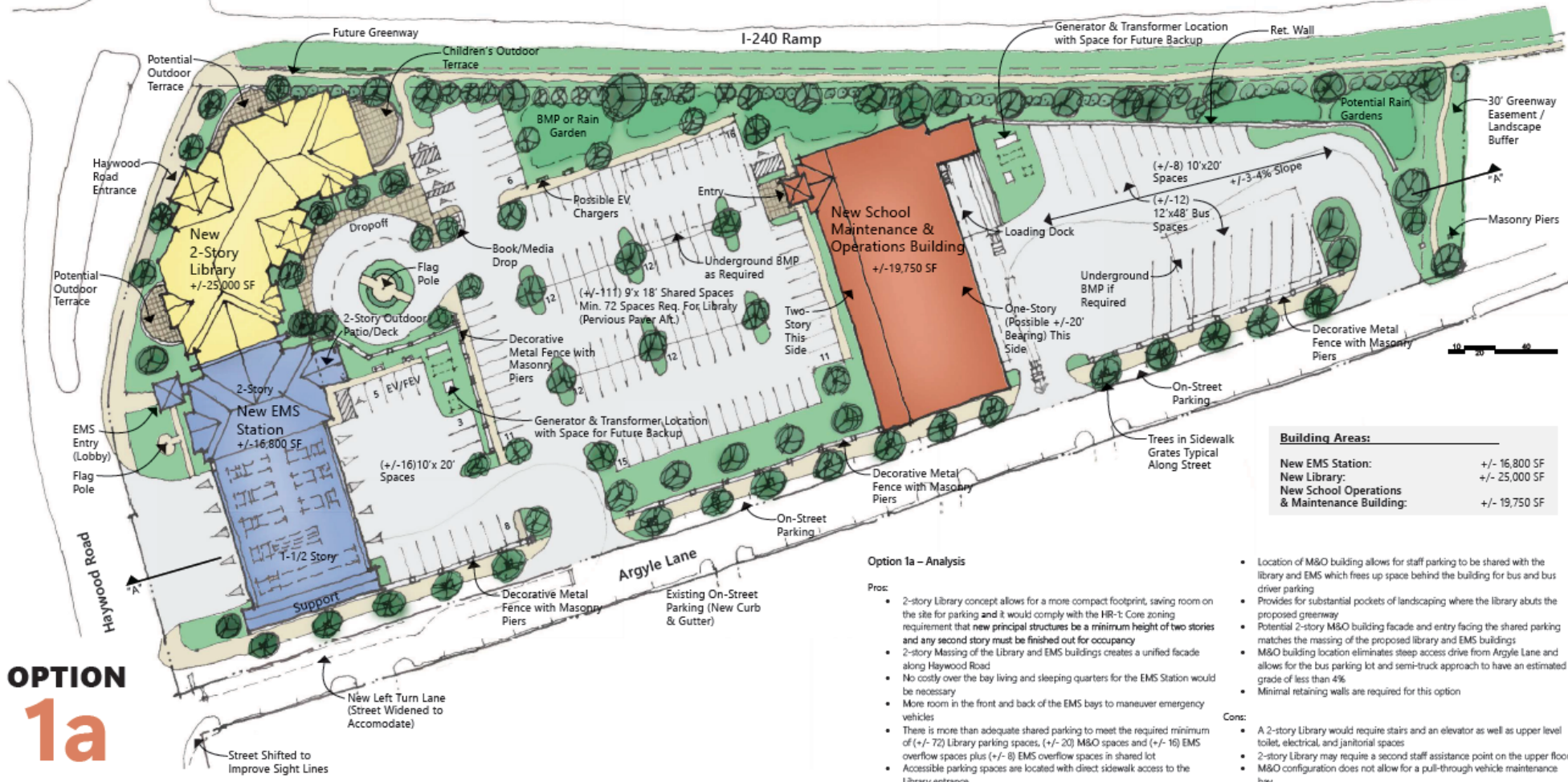
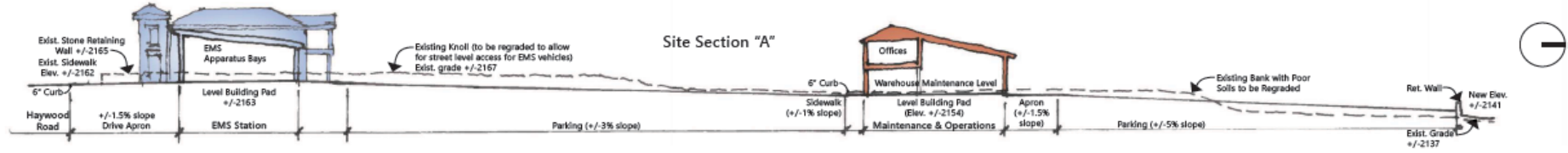
Asheville Primary School Site

441 Haywood Road – 4.77 Acres



Zoning and Dimensional Requirements for HR-1		Building height for INST:	Height subject to limitation in adjacent residential zone.
The site is zoned as both HR-1 and INST. There are two sets of dimensional requirements (set backs, building heights, etc.) for this site.		Buffers:	30' Abutting Residential
Setbacks for HR-1: CORE:	Primary Street: 0' min./5' max. Side Street: 0' min./5' max. Rear abutting alley: 5'	Programmatic Parking Requirements	
Building height for HR-1: CORE:	Maximum: 4 stories / 55' Minimum: 2 stories / 30' Stepback: 10' above 2 nd story min.	For the library, code requires a minimum of 1 space for every 350 square feet of gross floor area and a maximum of 1 space for every 250 square feet. This totals a minimum of 72 spaces and a maximum of 100 spaces.	
Zoning and Dimensional Requirements for INST		For the school operations building, the office portion requires 1 space for every 350 square feet, and the warehouse portion requires 1 space for every 2 employees at the largest shift plus 1 space for every 350 square feet of public space. This totals 20 spaces, in addition to the parking for the library and EMS building.	
Setbacks for INST:	Front: 15' – exceptions apply Side: 10' Rear: 10'	HR-1 zoning does not allow on-site parking between the primary street and the building. Some parallel parking can be added along the side street.	





Building Areas:

New EMS Station:	+/- 16,800 SF
New Library:	+/- 25,000 SF
New School Operations & Maintenance Building:	+/- 19,750 SF

OPTION 1a

Option 1a - Analysis

- Pros:**
- 2-story Library concept allows for a more compact footprint, saving room on the site for parking and it would comply with the HR-1 Core zoning requirement that new principal structures be a minimum height of two stories and any second story must be finished out for occupancy
 - 2-story Massing of the Library and EMS buildings creates a unified facade along Haywood Road
 - No costly over the bay living and sleeping quarters for the EMS Station would be necessary
 - More room in the front and back of the EMS bays to maneuver emergency vehicles
 - There is more than adequate shared parking to meet the required minimum of (+/- 72) Library parking spaces, (+/- 20) M&O spaces and (+/- 16) EMS overflow spaces plus (+/- 8) EMS overflow spaces in shared lot
 - Accessible parking spaces are located with direct sidewalk access to the Library entrance

- Cons:**
- Location of M&O building allows for staff parking to be shared with the library and EMS which frees up space behind the building for bus and bus driver parking
 - Provides for substantial pockets of landscaping where the library abuts the proposed greenway
 - Potential 2-story M&O building facade and entry facing the shared parking matches the massing of the proposed library and EMS buildings
 - M&O building location eliminates steep access drive from Argyle Lane and allows for the bus parking lot and semi-truck approach to have an estimated grade of less than 4%
 - Minimal retaining walls are required for this option
 - A 2-story Library would require stairs and an elevator as well as upper level toilet, electrical, and janitorial spaces
 - 2-story Library may require a second staff assistance point on the upper floor
 - M&O configuration does not allow for a pull-through vehicle maintenance bay



Hall Fletcher Elementary School Site

60 Ridgelawn Road – 11.95 Acres



Hall Fletcher Pre- K Concept Single Story 24,500 Sqft.



Hall Fletcher Pre- K and TBD Use Two Story 24,500 + 32,000 =56,500 Sqft



Hall Fletcher- Site Option 1 1"=40' 1



Montford North Star Academy

90 Montford Avenue – Existing Building Area Approx. 58,000 Sqft.










Alternative School Option

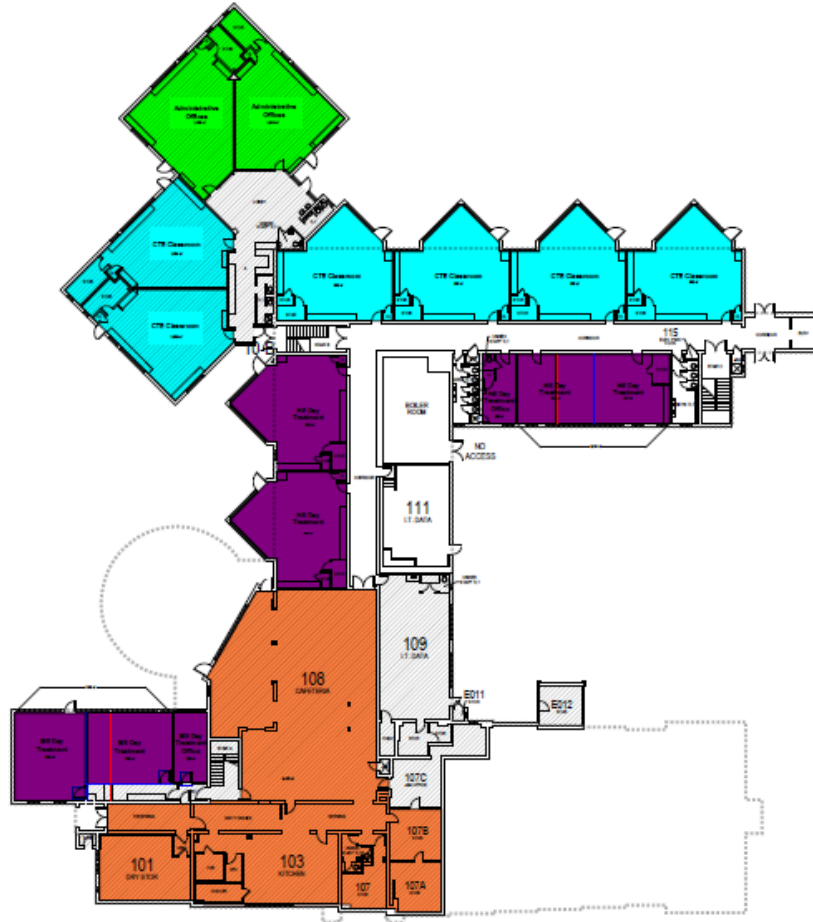
MONTFORD NORTH STAR ACADEMY

REUTILIZATION FLOOR PLAN

Total Combined Renovated Area: 19,537 sf

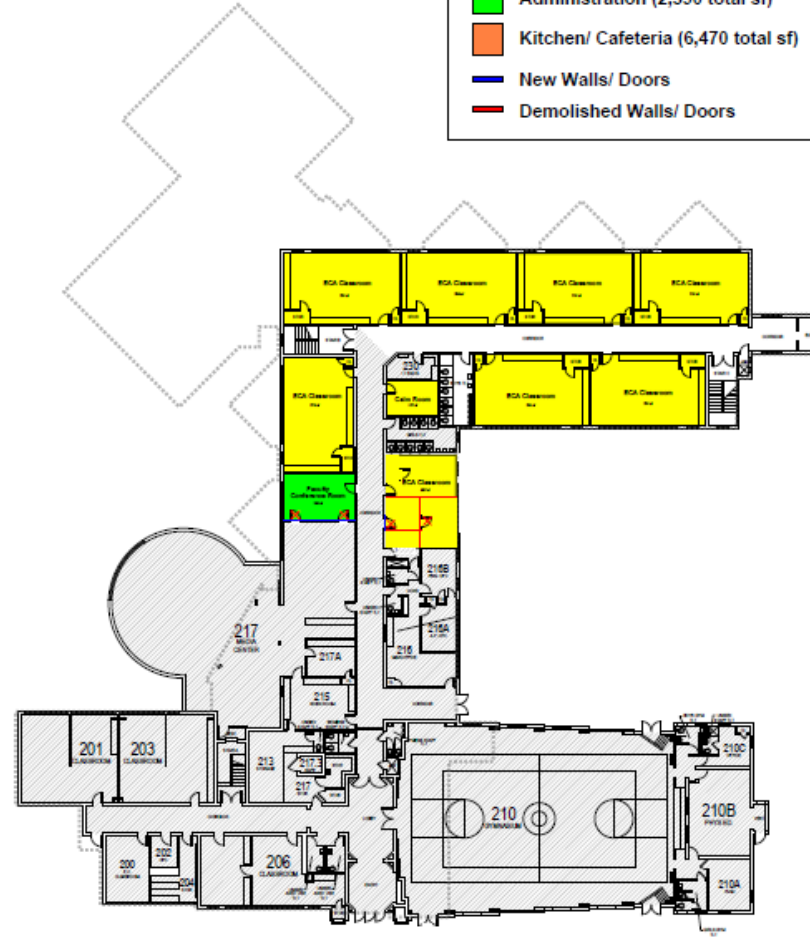
Graphic Legend

-  (8) ECA Classrooms (6,340 total sf)
-  (6) Day Treatment Classrooms (4,670 total sf)
-  (6) CTE Classrooms (6,080 total sf)
-  Administration (2,390 total sf)
-  Kitchen/ Cafeteria (6,470 total sf)
-  New Walls/ Doors
-  Demolished Walls/ Doors



LOWER LEVEL

Lower Level Renovation Area: 12,862 sf



UPPER LEVEL

Upper Level Renovation Area: 6,655 sf



Next Steps

- 1) Complete Cost Estimates for Concepts.
- 2) Complete Final Report with Appendices.
- 3) Make Final Presentation.

