

Update on Early Childhood Family Center Project



ECFC Update
Board Worksession
January 6, 2011

Ray Queener, Assistant Superintendent
Lori Brink, Director of Community Education

Tonight's Agenda

- Status update regarding negotiations
- Status update regarding Lake Elmo Partnership
- New concept at Stillwater Junior High School (SJHS)
- Recommendation, next steps, timelines



Negotiations

- Sent letters of intent on four properties
- One fully agreeable counter response
 - Concern about ability to successfully have property re-zoned and removed from tax base
- Have three other partially completed letters of intent on remaining properties



Lake Elmo Partnership

- Administration has responded with suggested edits to draft inter-governmental agreement
- Administration has informed City of Lake Elmo about desire for alternative to original proposed location for project



Stillwater Junior High – ECFC Concept

- Co-locating the ECFC on the SJHS campus
- Proposed location is the NE corner of property, east of South Holcombe Street





Option 1

1 Story Building
45,600 SF

Parking Analysis:

Existing: 396 Total Stalls

Req. for JR HS: 175
Req. for ECFC: 160

Delta Parking:
396-175-160= +61 Stalls

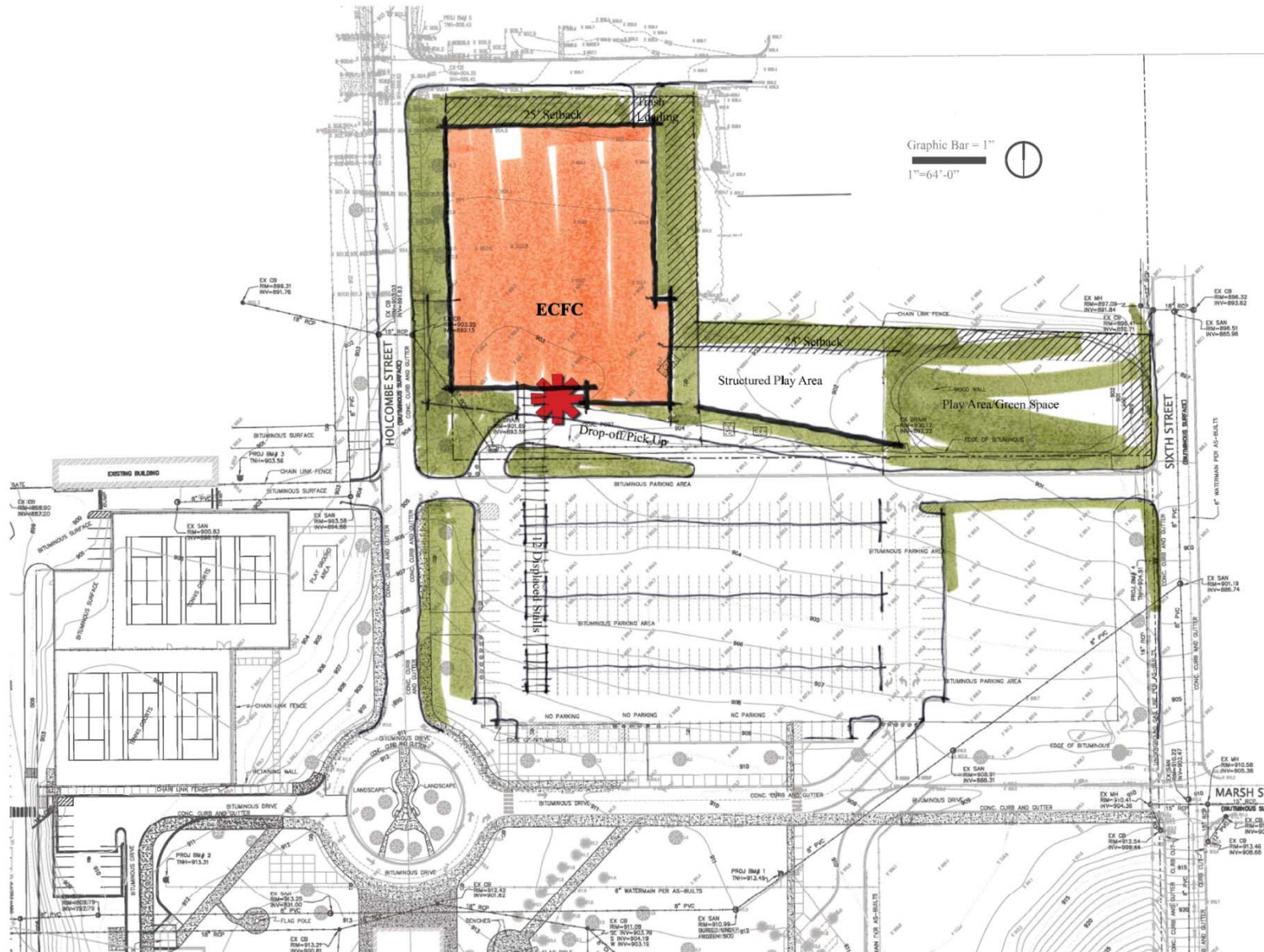
or, ONLY 396-61=335
Total Stalls Required for both
JR HS and ECFC

Actual Parking Count:
396-12= 384 Stalls

ECFC

Stillwater
Junior High
Site Studies

December 28, 2010



Stillwater Junior High – ECFC Concept

- Positives
 - District owns the property, savings to project could be \$1.5 to \$2 million
 - Existing parking lot would accommodate parking needs for ECFC with 61 additional spots
 - Site has three access points to main parking area
 - West Churchill Street and South Holcombe Street is a controlled intersection
 - Access from Osgood Avenue North and West Orleans Street



Stillwater Junior High – ECFC Concept

- Positives (continued)
 - Adequate space for play area and playground for ECFC
 - Close to elementary school for potential integration of auditory program students from 916 program
 - Hours of operation of SJHS and ECFC could have minimal overlap for traffic purposes
 - Initial support from partners (Courage Center St. Croix and NE Metro 916)



Stillwater Junior High – ECFC Concept

- Positives (continued)
 - All setback, height, lot coverage standards can be met per code for a RB zoning district
 - Construction process could begin immediately after Board approval (actual construction would begin Summer 2011 if all applications are approved)



Stillwater Junior High – ECFC Concept

- Questions/Concerns
 - Neighborhood feedback would be gathered potentially through a community meeting prior to formal Board action
 - Could require a zoning text amendment to include ECFC definition with primary and secondary schools and/or;
 - Would require an amended special use permit for this project
 - Both Planning Commission and City Council approval is required



Stillwater Junior High – ECFC Concept

- Questions/Concerns (continued)
 - A traffic study will most likely be needed
 - Complete an evaluation of septic needs for an additional building
 - Accommodation of existing school and community use on other athletic fields or green spaces
 - Ability to provide signage for ease of access from main streets into SJHS campus



Other Option – Oak-Land

- Locate entire ECFC project at Oak-Land Junior High
 - Would require a potential loss of tennis courts, ball field and one soccer field
 - 4 acres of space not readily available
 - Would require constructing a parking lot
 - Storm water ponding requirements are a significant use of space
 - Could require an expanded or relocated septic system and an additional well
 - Concern about traffic on Manning Avenue and only two access points to OLJHS campus



Other Option – Oak-Land

- Construct a North and South ECFC
 - Located at SJHS and OLJHS
 - Similar concerns as locating entire ECFC at OLJHS
 - Increased costs to project
 - Duplication of shared spaces such as utility rooms, rest rooms, hallways etc.
 - Total square feet of both buildings could increase to 60,000 to 70,000 or a significant change to proposed program
 - Potential loss of program integration with partners
 - Potential increase in operational costs



Recommendation

- Co-locate the proposed ECFC project at SJHS
- Hold a community meeting on project with residents of neighborhood surrounding SJHS
- Bring formal recommendation for action at January 27 Board Business meeting
 - Re-issue the “trigger” resolution funding project
 - Approve a Review and Comment letter to be submitted to MN Department of Education (MDE)



Time Line / Next Steps

- Community meeting with neighbors – January
 - Develop potential elevation drawings
- Continue feasibility analysis – January
 - Initiate traffic study
 - Continue conversations with City of Stillwater
- Continue conversations with partners – January
- Board action – January 27, 2011



Time Line / Next Steps

- If project is approved:
 - Initiate submittal of necessary zoning/SUP changes to City of Stillwater – February 2011
 - Pending approval of City on application and positive review and comment from MDE
 - Development of construction documents – May/June 2011
 - Construction – beginning July/August 2011
 - Project completion – May 2012

