

XIII. SITE EVALUATION

Salida Early Childhood Center

516 Teller Street
Salida, Colorado 81201

The ECC occupies approximately 0.4 acres in Salida on the corner of Teller Street and Illinois Avenue. It is located next to the school district's bus facility. The 10,000sf school takes up much of the site, but there is a fenced-in playground on the south side of the building which is sited to get a lot of sun. The playground was built by volunteers and appears to be in good shape, as would be expected of a facility that is less than two years old.

The lot is limited in size. There is very little room for the school to plan for expansion if required to in the future. However, the school does abut district-owned properties to the north and west, so opportunities exist if the ECC were to outgrow its current facility.

Longfellow Elementary School

350 West 8th Street
Salida, Colorado 81201

The 5.3 acre site on which the building currently sits supports the philosophy and principles of the school by being a link to the surrounding neighborhood and community. It is physically in the heart of the community. The location promotes easy access via walking or riding bikes.

The pathways for circulation on the site should recognize the various activities and separate different traffic patterns. As a small town school and with current concerns for child safety, many more parents are choosing to drop-off and pick-up their children. This requires a defined zone separate from school bus traffic. When developing pathways (sidewalks), they should follow the natural flow of pedestrian traffic, which may not be an orderly orthogonal design.



Service/delivery drives need to be designed to minimize traffic conflicts with other vehicles and pedestrians.

The outdoor fitness facilities should reflect the goals of the school to promote life-long skills as well as provide an opportunity to build healthy bodies. Providing a multi-purpose turf field would allow for maximum flexibility for such activities as soccer and softball. There is also need for a hard play surface that might include basketball goals and game lines. For the younger children, appropriate play apparatus should be installed and would include a variety of swings, climbing features, tunnels and slides. There could also be a sand pit which could be used for “archeological digs”.

The building should be oriented to utilize passive solar design elements, utilize day lighting, minimize north entrances, incorporate shading features into the building configuration and minimize concealed exterior building areas with limited public view for ease of visual security.

In this school, every opportunity should be explored to create strong connections between indoor spaces and outdoor vistas and learning terraces. As the curriculum embraces the natural world of this spectacular valley as often as possible, there is need to develop hard connections between the indoor learning environments and the outdoor learning environments. The site should be holistically integrated into the building. Easy access to natural areas which have been preserved during the development of the site would facilitate these connections.

The CDE’s School Assessment Report [see section VII] has identified numerous site deficiencies, none of which have been remedied since the assessment was made. Typical deficiencies include the crumbling infrastructure of adjacent roadways, sidewalks [both in public way and on site], and landscaping. All major utilities have outlived their expected life without needed upgrades or maintenance. Recent assessments for this Master Plan have confirmed the findings of the CDE. Below are noted those site issues for which remedy is deemed most problematic without new facility solutions:

- The school is not sited favorably relative to historic or actual drainage patterns;
- The school’s finish floor elevation is not substantially above critical grades;
- Utility infrastructure and distribution is past its expected life – continued maintenance and quick fixes will only prolong the inevitable and tax the district’s budgets;
- Parking is across 8th Street;
- Site circulation and building access requires holistic redesign to remedy ice build-up on walking surfaces below roof overhangs and on north and heavily shadowed exposures;
- Site circulation for vehicle pick-up and drop-off is inadequate;
- Orientation of the main entrance toward an area on site that could accommodate a safer vehicle pick-up and drop-off feature is lacking;
- The main entrance is within approximately 50ft of a public road [8th Street] ,and
- The school’s footprint divides the site into discreet outdoor areas that are not visible from a common vantage point and are therefore not easily supervised.

Salida Middle School

520 Milford Street
Salida, Colorado 81201

The middle school site was developed along with the middle school building in 1997. The current 6.5 acre site has two disadvantages in relation to site circulation:

- Parking and tennis courts are across Milford Street from the school
- The vehicle pick-up/drop-off loop is too small to accommodate peak traffic.

State Street separates the middle school from the high school to the west. This street is where school bus staging, loading & unloading occur. North of Illinois Avenue, State Street is one-way north, a fact that ameliorates traffic and the mingling of students and passenger vehicles.

Athletic fields are located on the north side of the school. Although use of high school facilities and fields across State Street occurs, the proximity of the middle school and the high school effectively create a contiguous campus.

Due to its location in the heart of Salida's gridded residential neighborhoods, the middle school is sited for convenient pedestrian and cycling use.



Salida High School

26 Jones Avenue [when complete]
Salida, Colorado 81201

The new high school is presently being constructed on the same property as the current high school, but on the south side of the site on what used to be the track. The site is 14.6 acres.

The site plan at right shows the LEED Gold project boundary. Outside the boundary but still on the site is the Kesner Memorial Building, which when fully renovated in 2012, will house the Horizons Exploratory Academy as well as the School District Administration offices.

When complete, the new Salida High School's public entrance will be off Jones Street to the south. Parent drop-off and pick-up will be via a pullover lane off Jones as well as a pull-through loop. Parking lots on the south side are dedicated for staff and visitor use, while student parking is accommodated with a lot north of the school off New Street. The open space north of this lot will be used as practice fields, while the site to the east is dominated by a new track and infield.

Building expansion is planned for at the southeast corner of the site as an extension of the classroom wing.

Internal circulation includes 8ft wide trails marked for bicycle use and pedestrians connecting to points in each cardinal direction.



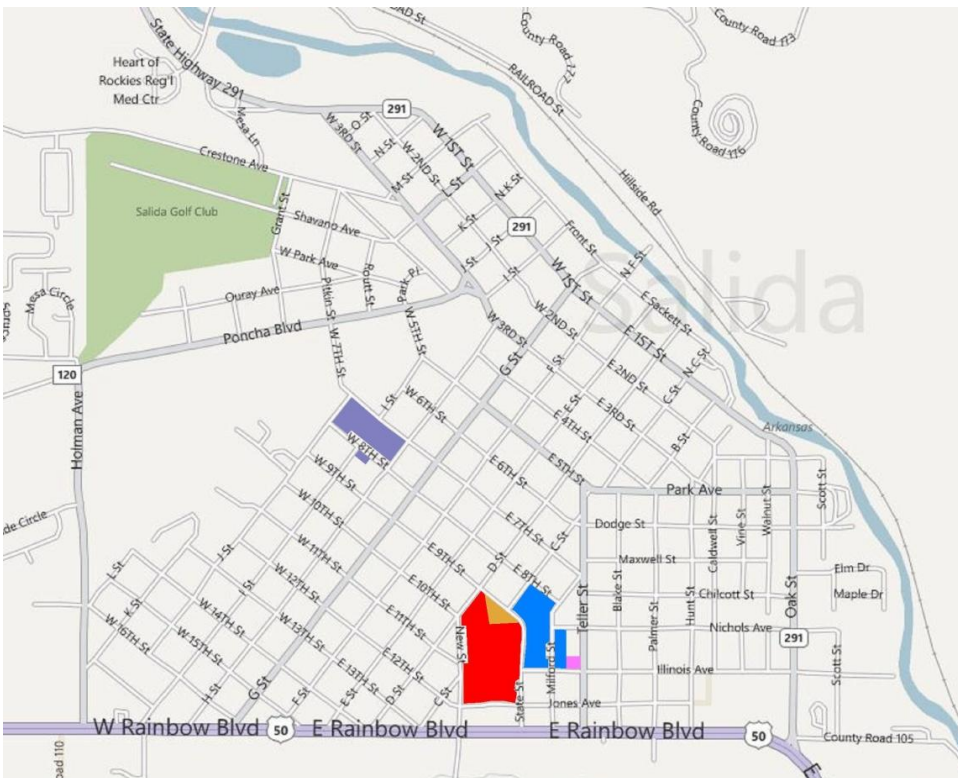
Kesner Memorial Building – Horizons Exploratory Academy

East 9th Street & C Street
 Salida, Colorado 81201

The Kesner building occupies the same site as the high school. See description above.

A parking lot off 9th Street is dedicated for HEA student and school district parking. The parking could expand to the west in the future if the extra capacity is demanded. Internal site paths connect to the high school and other points in the campus.

Deliveries occur on the west [back] side of the building.



- Salida High School
- Salida Early Childhood Center
- Salida Middle School
- Longfellow Elementary School
- Kesner Memorial Building - Horizons Exploratory Academy