

A group of diverse middle school students are walking on a sidewalk towards school buses. The students are dressed in casual attire, including t-shirts, shorts, and backpacks. Some are carrying folders and bags. In the background, there is a brick building and several yellow school buses. The word "WELCOME!" is overlaid in large, bold, white capital letters across the center of the image.

WELCOME!



The Future of Quaker Valley High School

January 22, 2018

1924

Average Income

\$2,196

New Car

\$265

New House

\$7,720

Gallon of Gas

11¢

**Films were
still silent**

**Television
was a year
away**

**IBM was
founded**



Telephones looked like this



And radios like this

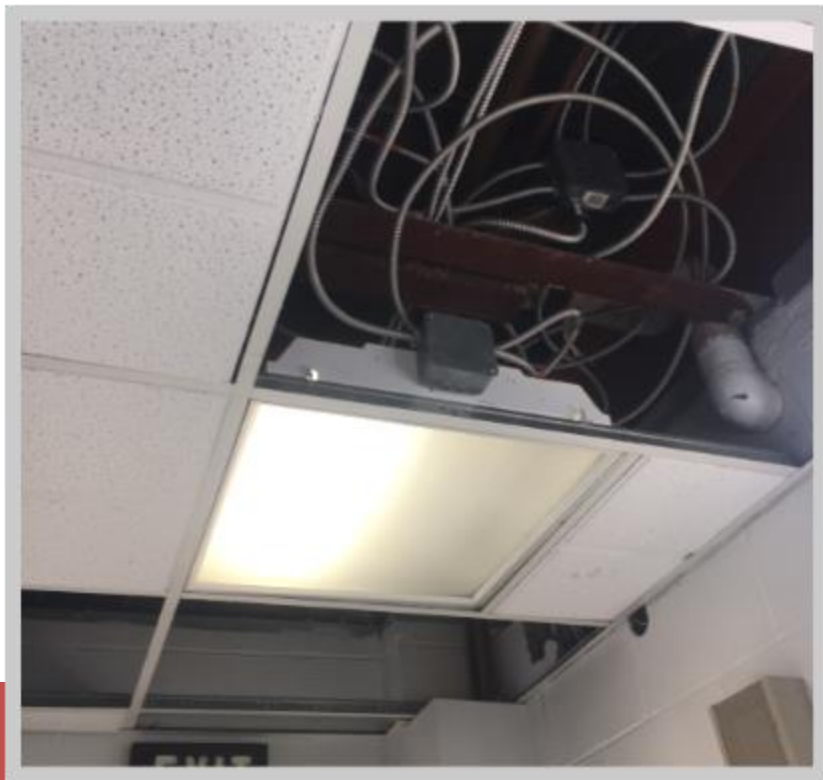


Also in 1924,

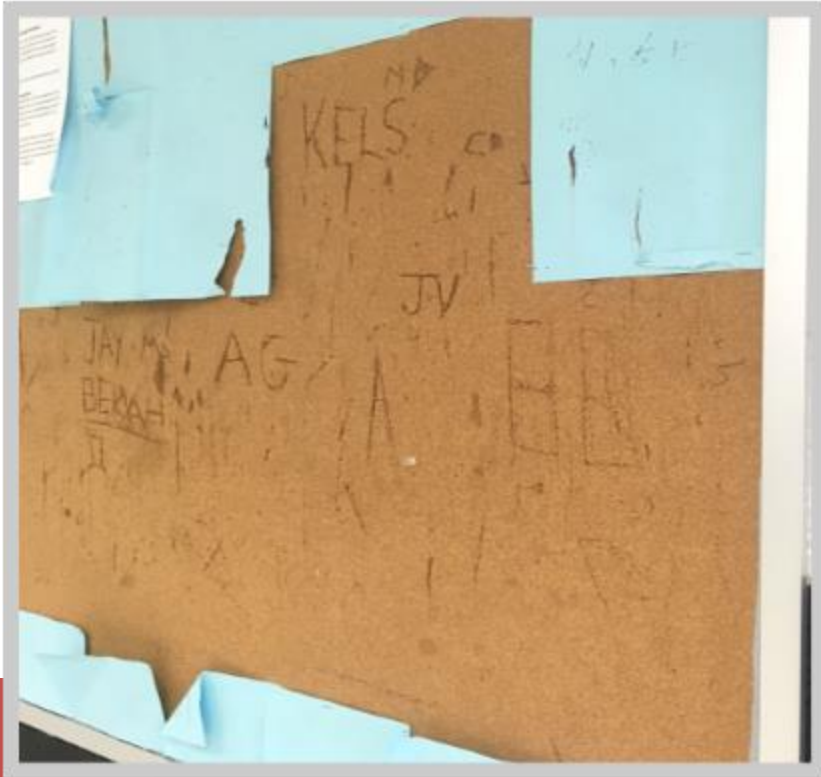
We Built a High School

**Ninety-four years
later...**

That High School is Falling Apart



It Interferes with Our Ability to Educate



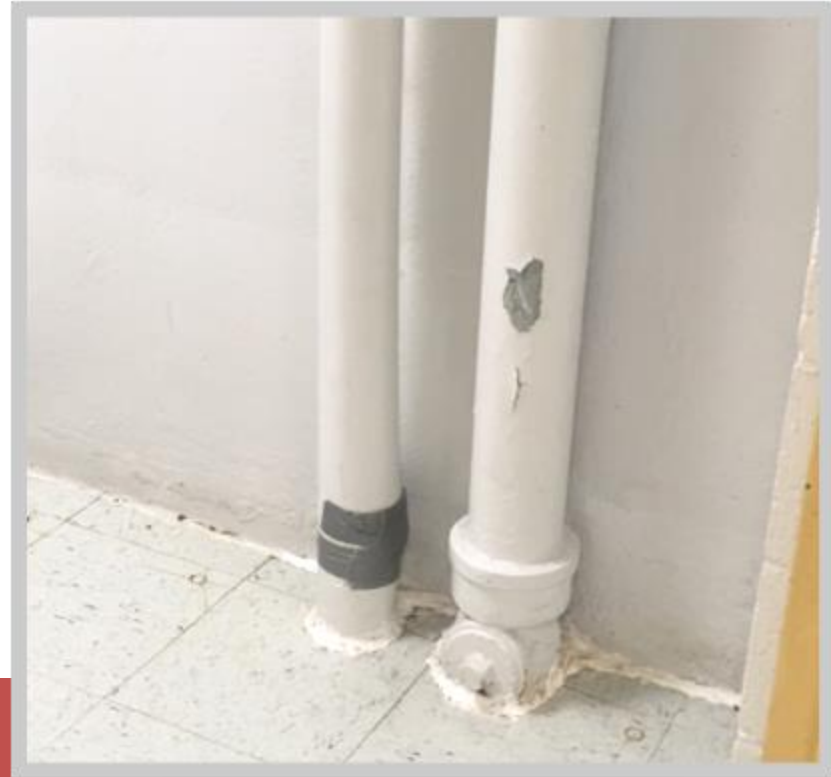
It Costs More and More Money to Repair



We Have Spaces We Can't Use



And Six Teachers Without Classrooms



It Poses a Health and Safety Hazard



And We Never Know What Will Fail Next



These Problems Keep Getting Worse



24

Classes of Students

It's time to

solve this problem.

Our Purposes Tonight...

- Explain Our **OPTIONS**
- Show You the Work We've **COMPLETED**
- Lay Out the **DECISION** Our Community Must Make
- Let You **SEE** the Problems for Yourselves
- **ANSWER** Your Questions and Get Your **FEEDBACK**

What is the **CHALLENGE**?

1

What **CAN** We Do?

2

What **SHOULD** We Do?

3

What Have We **DONE**?

4

What Does the Community Need to **DECIDE**?

5

What is **NEXT**?

6

There are **Three Basic Possibilities**

Renovate the Building

Try to fix what needs to be fixed and add more space, while figuring out how to keep educating students during the process.

Reuse the Property

Build a new building on the property we own.

Build a New Building at a New Location

Find a new location and build a new high school.

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What **HAVE** We Done?

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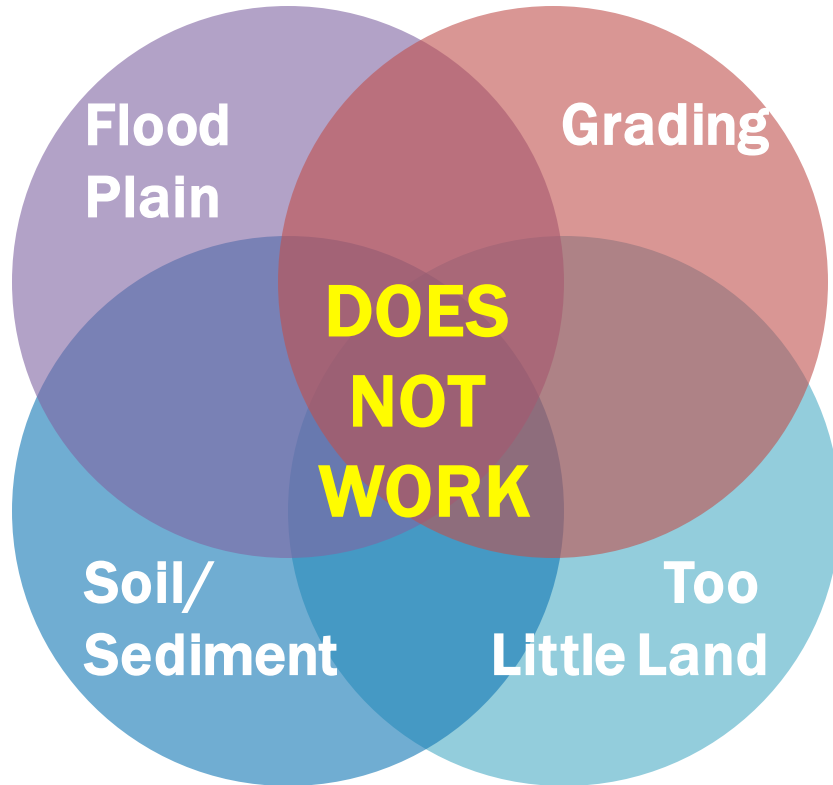
What Does the Community Need to **DECIDE**?

5

What is **NEXT**?

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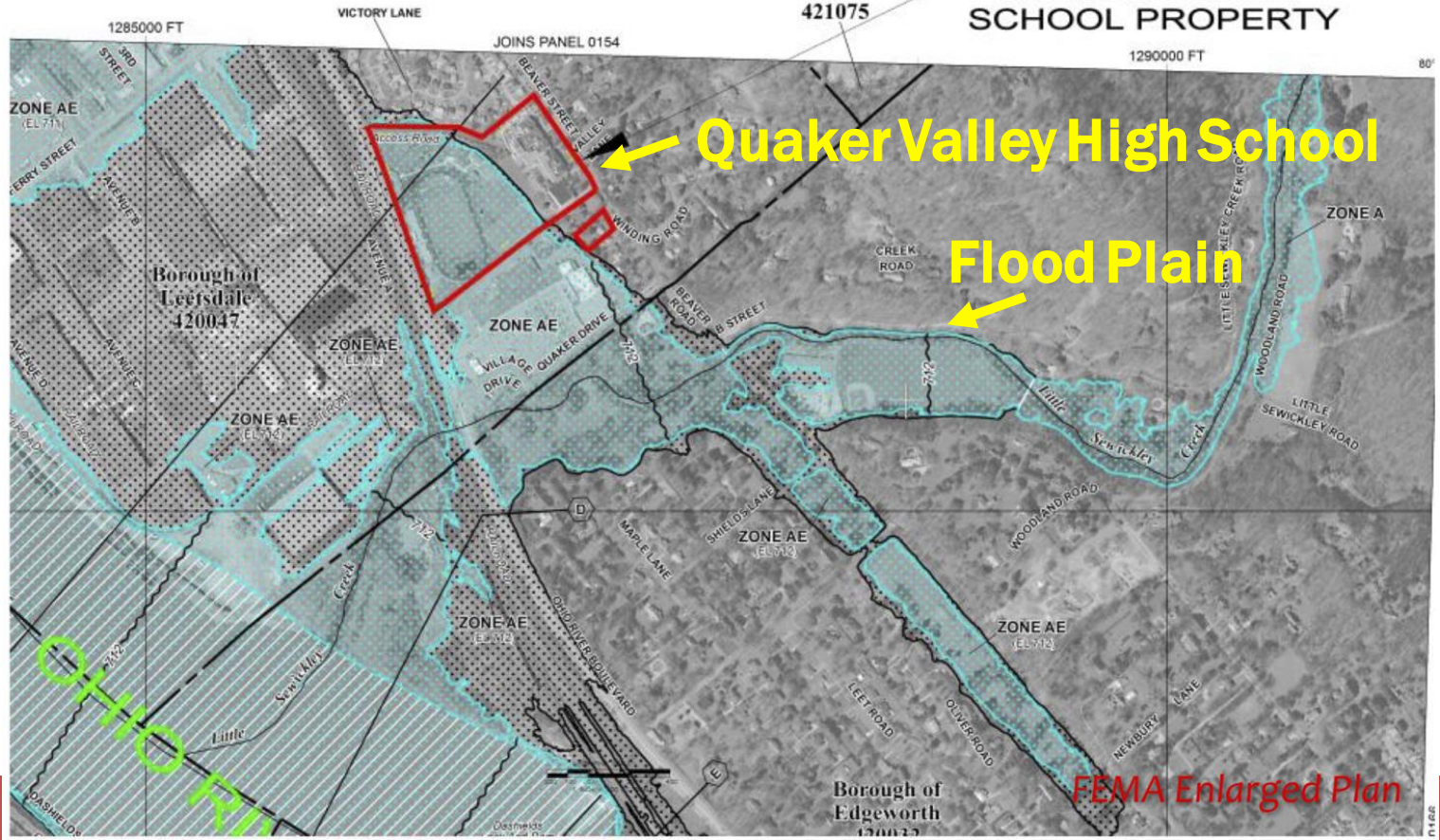
We Can't Fix the Problem On-Site



- ▶ Flood plain causes huge engineering, permitting, and timing issues
- ▶ Expensive grading necessary to deal with hill side.
- ▶ Sedimentary soil won't support building upward without a MAJOR investment
- ▶ Flood plain cuts amount of buildable land to 4.3 out of 14 acres at current site. The State of Pennsylvania recommends almost 10 TIMES that acreage for a high school our size.

Township of
Leet
421075

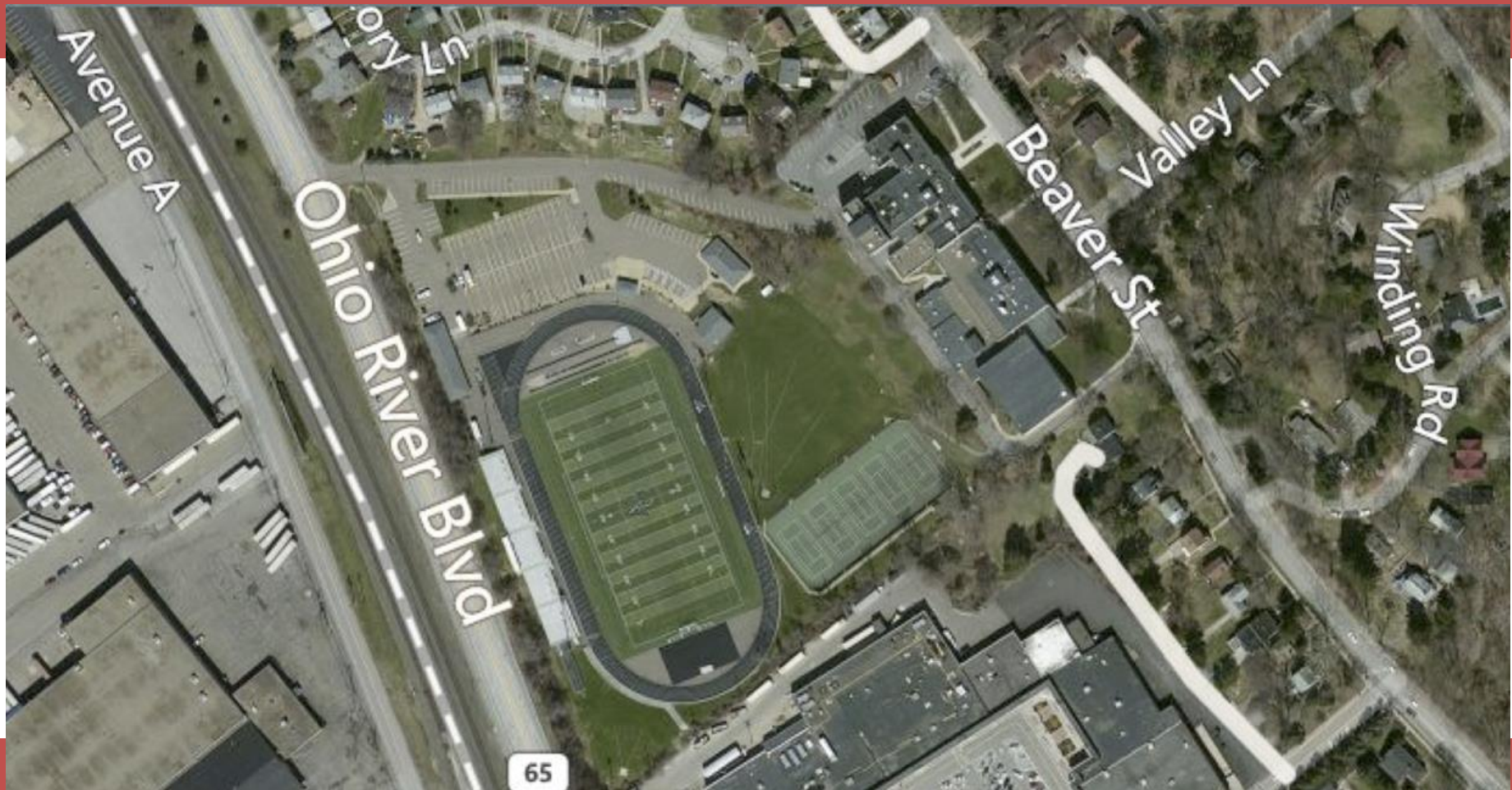
QUAKER VALLEY SCHOOL PROPERTY



**Quaker Valley High School
Flood Plain**

FEMA Enlarged Plan

FLOOD



Avenue A

Ohio River Blvd

Winding Ln

Beaver St

Valley Ln

Winding Rd

65



ZONING DATA

THE SUBJECT PROPERTY IS ZONED:

R-1 - SINGLE FAMILY RESIDENTIAL

SUBJECT REQUIREMENTS ARE AS FOLLOWS:

MINIMUM REQUIREMENTS ARE AS FOLLOWS:

MIN. LOT AREA	5,400 SQ. FT.
MIN. SIDEWALK COVERAGE	50%
FRONT YARD SETBACK	50'
REAR YARD SETBACK (OPTIONAL)	40'
LEFT SIDE SETBACK (OPTIONAL)	40'
MIN. LOT FRONTAGE	30'
MIN. BUILDING HEIGHT	40'

**VARIOUS VERSIONS OF LOTTERY ZONING ORDINANCE
CHAPTER NO. 35**



PLANNING COMMISSION
1000 MARKET STREET, SUITE 200
QUAKER VALLEY, PA 15086
PH: 724.765.3300
WWW.PLANCOMMISSION.COM



ISSUED BY: []
SCALE: []
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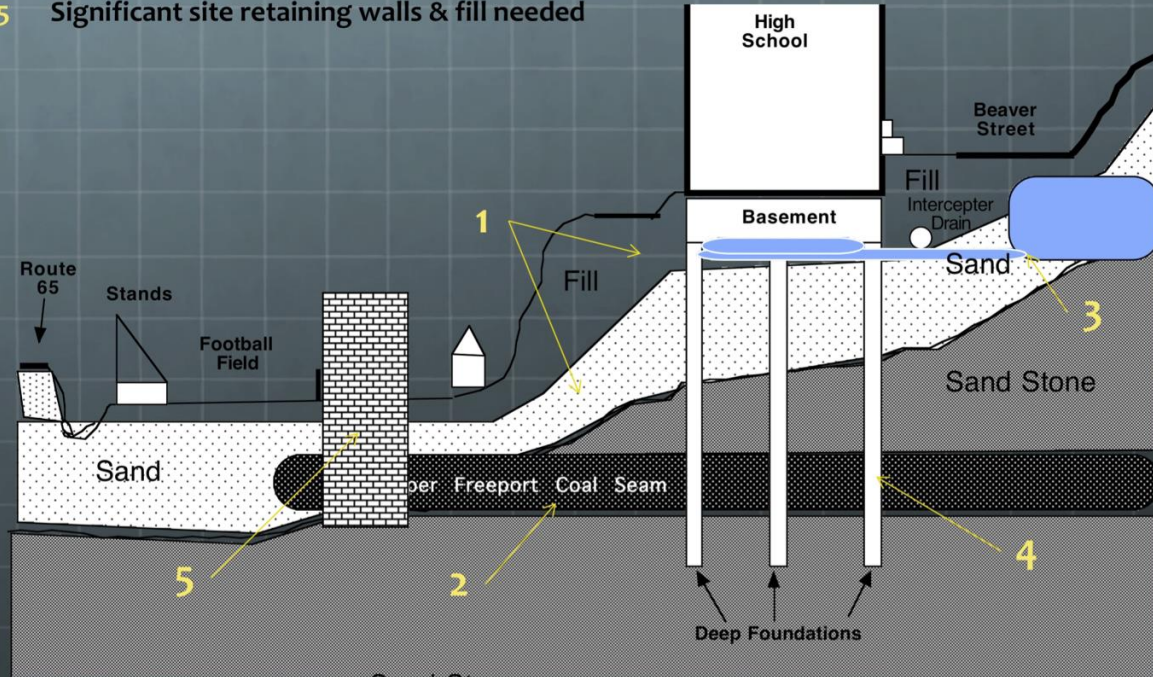
EXISTING CONDITIONS PLAN

QUAKER VALLEY HIGH SCHOOL

625 BEAVER STREET
LEITCHSIALE ALLEGANY COUNTY, PA

Diagrammatic Site Section (Existing HS Site):

- 1 Previous placed fill & sand soils underlying site
- 2 Upper Freeport Coal Seam
- 3 Ground water migration through sand
- 4 Deep foundations (existing & future development)
- 5 Significant site retaining walls & fill needed



Only One Option Makes Sense

~~Renovate the Building~~

Doesn't solve enough problems.

Would be throwing good money after bad.

~~Reuse the Property~~

Flood plain, grading issues, sediment, and insufficient space for construction make this almost impossible.

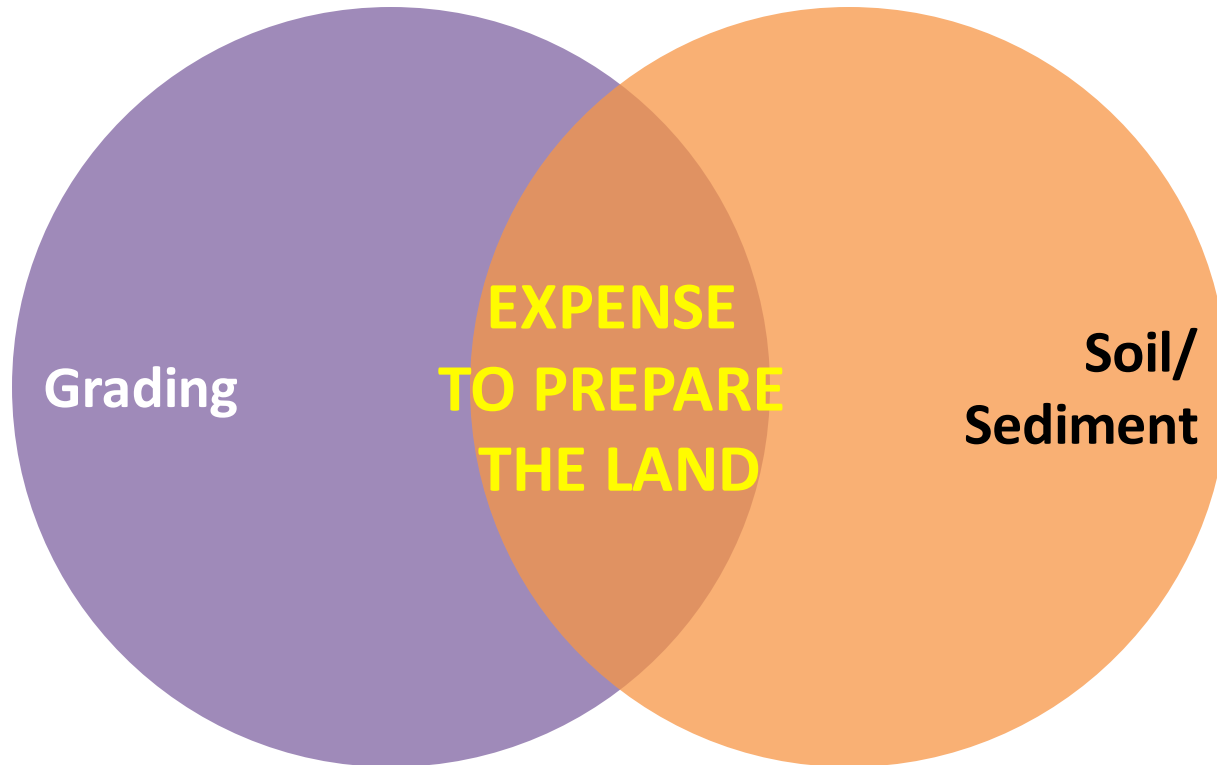
Build a New Building at a New Location

The only possible solution to this problem.

We are Committed to Keeping Costs Down

- **All of the Board and much of the staff lives in the District. It's in EVERYONE'S interest to keep the costs as low as possible.**
- **We learned there is NO inexpensive way to solve this problem.**

Even at a New Site, **Two Problems Persist**



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We Have Identified a **New Location**

- **A 128-acre parcel of land in Leet Township, and Edgeworth and Leetsdale Boroughs, that is located off of Camp Meeting Road.**
- **Should finalize purchase within the next two weeks.**
- **Purchasing the site now keeps the option of building in a new location open AND saves money in the long run.**
- **No matter what location we chose, we faced the expense of creating flat land out of a hillside.**

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We Know...

- You can't pay for a new high school through small annual tax increases and the district doesn't have the capacity to take on more debt on its own.
- ANY solution that involves building a new building will require a referendum of Quaker Valley District voters to allow the District to take on debt.
- Building a new high school on the property the District has identified will require us a vote to take on additional debt of at least \$70 million.
- We have to decide what we are willing to pay for at this stage, BEFORE we can decide what the new high school will look like and include. What residents are willing to pay will effect what we can build.

As a community, we will need
to decide **what we want** and
what we're willing to pay for.

Residents will Need to Make **Choices**

- **What kind of community do we want to be?**
- **What future do we want for our children?**
- **Are we willing to fix this problem and stop it from getting worse and more expensive?**

The School Board will need to
put a referendum before
voters **within the next year.**

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If Voters **Approve** the
Referendum, the District will
Work with Residents to Plan
the New High School.

How Long to Build a New High School?

1 YEAR TO PLAN

3 YEARS TO BUILD

YEAR 1

YEAR 2

YEAR 3

YEAR 4

YEAR 5

YEAR 6

2 YEARS TO MOVE DIRT

**Before this can move forward,
we have to agree it's worth it.**

What's Next Tonight...

- **Ask use questions and tell us what's on your mind.**
- **Use the form we'll give you to provide feedback.**

Let Us Answer Your Questions

