



Fairview Campus:

A Model for School Development

UNDER THE LEADERSHIP of former Superintendent Dr. Tony Marchio and current Superintendent Dr. Matthew Burrows, the Appoquinimink School District undertook the task of creating a vision of what will become the model for school development—not only in Delaware, but across the country.

Dr. Marchio had the vision in 2009 to create a public school, K-12 campus that would serve the growing school district comprising residents of the Middletown-Odessa-Townsend area. That vision was confirmed by the residents of the District in 2009 and reconfirmed by those same residents in 2016 under the leadership of Dr. Burrows and resulted in the construction of the Fairview Campus in Townsend.

Traditionally, most school development has been one school on one parcel of land, with associated bus routes. This type of development requires the expense of costly infrastructure improvements that only serve the one school, as well as adding redundant bus traffic in neighborhoods and on local roads.

Master planning began in 2010 with ABHA Architects and Landmark Science & Engineering working together with the owner to address the District's needs and to assess the site's development capacity. This effort grew into the development team of architectural joint venture ABHA/BSA+A, construction manager EDis Company, and civil engineer Landmark Science & Engineering, who were tasked with creating a school campus that could be designed and constructed in phases to meet the vision and needs of the District, while minimizing development costs.

The concept was to create individual buildings that are interconnected with all other facilities on the campus. The plan called for a central green with all classroom buildings having frontage on the green and an inner loop road for parent drop-off of students that is segregated from bus, staff, and student parking by directing those vehicles to an outer loop road. Vehicle access to the separated loop roads is via a single, dual lane entrance/exit. A sports complex with

“The Fairview Campus proves that with good land planning we can minimize our impact on the environment, realize cost savings for taxpayers, and provide cutting-edge solutions and superior facilities to our students, staff and the community.” — Dr. Matthew Burrows

shared athletic fields, tennis courts, and a stadium with LED lighting for night time events, with a 3,000-person seating capacity, is situated with direct access to the outer loop.

The plan has been realized. Dr. Burrows confirmed that “Instead of constructing two typical cafeterias, libraries, and auditoriums, we chose to situate our new middle school and high school side-by-side in an L-shaped configuration. Then we created an innovative design that shares these spaces. This enabled us to develop a performing arts center that resembles a professional theatre experience. We’ve created access for middle schoolers to pursue advanced-level studies in high school. We’ve designed specialized learning centers where teens will develop vocational skills and career-based linkages; and created a library that supports not just reading & research, but the development of cutting-edge technology skills, and creative spaces to talk, collaborate, invent and explore in a hands-on manner.”

When the campus is fully constructed in August 2020, it will serve approximately 4,000 students. The first two schools, Spring Meadow Early Childhood Center and Old State Elementary, were completed in August 2012.

Innovative Parking Plan

As individual schools, a total of 2,856 parking spaces would be required, but with a full campus facility—given the ability to share parking and by striping bus parking areas for personal parking areas during peak night time events—we were able to reduce the number of parking spaces by approximately 1,000 spaces...approximately 10 acres of parking! The reduction in paving, while reducing the overall site construction cost, also had a positive impact on the environment by reducing the amount of stormwater flowing through treatment facilities and allowing the rainfall to naturally recharge the groundwater via larger lawn areas. ■



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