

PROJECT DESCRIPTION

9707 MAGNOLIA: SCHOLARSHIP PREP PUBLIC SCHOOLS – RIVERSIDE

Scholarship Prep Public Schools proposes to establish a public charter school at 9707 Magnolia Avenue. The subject 1.58-acre site (APN’s 145-280-001 and 145-280-002) is located on the north side of Magnolia Avenue between Dykes Lane and Myers Street and is fully developed, consisting of three existing buildings, associated parking area, and landscaping. The site was most recently used as a career college and for professional offices (Riverside County Mental Health, Doctor’s Office, etc.). The site is in the Mixed Use – Urban (MU-U) zoning district, of which the proposed use is allowed via a conditional use permit.

The proposed public charter school will serve up to 500 transitional kindergarten (TK) through 8th grade students. Staffing will consist of up to 30 full-time employees.

Building improvements necessary to accommodate the public charter school include an interior remodel of the existing main two-story main building, including removal of a small 1,985SF addition off the north side for a total building area of 19,194 square feet. The existing 6,470 square foot two-story accessory building adjacent to Myers Street will also serve as part of the charter school and receive an interior remodel. The smaller existing single story third building (1,578 SF in size) will be removed and does not have any significant historical significance. The two buildings will provide 19 classrooms, administrative offices, and associated support space for school operations.

Site improvements include establishing a new 29 stall parking lot and associated landscaping, new wrought iron fencing and gates to provide secure recreation/play areas for students and a new monument sign in front of the main building along Magnolia Avenue. Vehicular access will be provided via two existing driveways on Myers Street (one-way in and one-way out) and re-establishing a two-way driveway on Dykes Lane. The parking lot design will accommodate stacking of up to 36 vehicles during student drop off and pick up periods.

School Operating Hours:

School hours will be from 8:00AM to 3:20PM Monday to Thursday, and from 8:00AM to 12:30PM Friday. An after-school program will be offered every school day until 6:00PM. The school hours were specifically chosen to provide a buffer window between operations at Scholarship Prep Public School and Liberty Elementary. During the morning drop-off there will be a 20-minute difference from Liberty Elementary. During Pick-Up in the afternoon, there will be a 40-minute difference from Liberty Elementary. See chart below for summary:

School	Start (M, T, W, Th)	End (M, T, W, Th)	Start (Friday)	End (Friday)
Scholarship Prep - Riverside	8:00 AM	3:20 PM	8:00 AM	12:30 PM
School	Start (M, T, Th, F)	End (M, T, Th, F)	Start (Wednesday)	End (Wednesday)
Liberty Elementary	8:20 AM	2:40 PM	8:20 AM	1:25 PM

Pick-Up and Drop-Off Procedures:

Parent drop-off will begin at 7:30AM and end at 8:00AM. Parent pick-up will begin at 3:20PM and operate until the end of the after-school program at 6:00PM Monday through Thursday. On Friday pick-up will begin at 12:30pm and operate until the end of the after-school program at 6:00pm.

Scholarship Prep has considerable experience in tailoring their Valet style Pick-Up and Drop-Off Procedures across their multiple campuses and will be implementing those protocols at this new Riverside Campus to ensure efficiency while protecting the safety of their students and staff.

As part of those procedures, school staff will be actively monitoring and assisting with traffic and student flow during peak drop-off and pick-up periods by stationing 8 monitors at the designated drop off points. These monitors will open doors and ensure students walk safely into the designated areas. During Pick-up the monitors use walkie talkies to call students by name as their parents enter with the student's name placard on the dashboard. Two additional monitors, one at the entrance driveway No. 2 on Meyers and one exit driveway No. 3 on Meyers will also serve as safety ambassadors for cars as they are entering the school campus and exiting the campus. The campus queuing is designed to allow for 36 cars to help minimize congestion or overflow into the street.

Student Population:

A majority of students are expected to come from the surrounding community. Similar to Scholarship Prep's other campuses with a very high percentage (ranging from 74% -81%) of students coming from the community within 5 miles, Scholarship Prep expects that a large majority of students will also come from within the local community.

Carpooling Program:

In order to encourage and facilitate the formation of carpools, Scholarship Prep will set up a carpooling registration program. The information for the carpooling program will be distributed and introduced in the new student/parent welcome packet. The school will host various events prior to the start of school of the year, such as "Meet Your Teacher Day" where families can sign up for carpooling in person at a designated booth on campus that will be specifically set up for this purpose. There will also be an ongoing digital carpooling registration via the school website. As with Scholarship Prep's four other campuses it is estimated that up to 50% of the students will come from families where there are 2 or more students riding in the same car. As of now, the school does not plan on providing bus service.

Promoting Walking/Biking/Public Transportation:

Scholarship Prep will actively promote alternative ways of getting to school to parents and staff by providing information on the available bike parking on campus for both students and staff, information about bus routes and the "Recommended Safe Routes to School Student Path of Travel". This information will be compiled into exhibits that will be shared at school events, included in Scholarship Prep's Welcome Packet for new students/parents, the monthly newsletters as well as being available on the school's website.