



Cornerstone Charter Academy Master Plan Community Meeting Summary

Meeting Date: January 12, 2023, 5:30 p.m. to 7 p.m.
Location: Cornerstone Charter Academy Auditorium
Attendees: More than 100 community members, CCA families, neighboring residents

Cornerstone Charter Academy held a community meeting regarding its master plan on Thursday, January 12, 2023. The open house format gave school families and the surrounding community an opportunity to learn about the master plan, including building and traffic plans from school leaders and the school's planning and design consultants. More than 100 people attended the meeting.



Meeting Format: The meeting was an open house to which people were invited to attend anytime between 5:30 p.m. and 7 p.m. to view project displays and speak with project team members.

Attendees were asked to sign in at a table set up outside the main auditorium. Each attendee was given a fact sheet and comment form and invited to view the displays set up around the auditorium. The displays included renderings of planned new buildings and the campus map, as well as the three proposed traffic plans for each of the three staggered lower, middle, and high school drop-off and dismissal times. Copies of the fact sheet, comment form and exhibits are attached.

Community Meeting
January 12, 2023

Cornerstone Charter Academy invites you to a Community Open House Meeting on Thursday, January 12, any time between 5:30 p.m. and 7 p.m. to learn about the school's master plan. Cornerstone Charter Academy's success and status as a High Performing School has led to its continued growth in popularity, prompting the need to expand its facilities to achieve its vision and mission to serve Belle Isle, Edgewater, and nearby Orange County families.

The \$35 million investment being made by the school (with no local tax revenue) proposes construction of four new educational buildings. The school development plan includes steps to provide enhanced traffic flow and parking operations on campus and in surrounding neighborhoods.

The school welcomes community feedback as it finalizes the development plan. The plan will be submitted to the City of Belle Isle Planning and Zoning Board for review in early 2023.

When: Community Open House Meeting
Where: January 12, 2023, 5:30 - 7 p.m.
Where: Cornerstone Charter Academy, 801 Fairlane Ave., Belle Isle, MI, 48220

Public participation is solicited without regard to race, color, national origin, age, sex, marital status, or family status. If you have any questions, please contact the school at 313.488.7272.

Community Notification: The school prepared a Save the Date notification that was sent in advance of the meeting to the City of Belle Isle and to school families. A meeting invitation flyer was then developed with additional information and distributed electronically by the school via email newsletter, social media and was shared with the City of Belle Isle staff as well, who then also distributed it to their contacts. Copies of the flyer were also hand-delivered by project team members to homes in the surrounding neighborhoods.

During the distribution, the project team was able to speak with several of the homeowners to encourage their attendance at the meeting. Many

said they appreciated the opportunity. Copies of the “save the date” and invitation flyer are attached.

Feedback: A total of 21 comment forms were received. A few individuals also submitted comments by email. Of the comments received, 12 expressed support for the project and four were opposed. The remaining comments contained questions or suggestions without expressing an opinion on the plan directly. The CCA Master Plan areas mentioned in the comments included:

- Questions about how drop-off and dismissal will work when a parent has children in different grades.
- Golf cart accommodation
- How traffic increase will be handled
- Questions re: school bus transportation
- Project schedule
- Requests for specific facilities, such as elementary school recess areas/playground
- Safety & security during construction.





SAVE THE DATE!

Community Open House

Cornerstone Charter Academy Master Plan

January 12, 2023, 5:30 - 7 p.m.

925 Fairlane Ave., Belle Isle, FL 32809

Community Meeting

January 12, 2023



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Cornerstone Charter Academy



Cornerstone Charter Academy opened in 2010 to serve students from kindergarten through 12th grade. The Academy's mission is to provide a college preparatory educational environment with a curricular emphasis on biotechnology and life sciences that furthers the philosophy of respect and high expectations for all, enabling students to become confident, self-directed, and responsible life-long learners.

By the second year of operation, the Academy achieved Orange County's only A+ rating as a K-12 charter school system with a 97% graduation rate.

Cornerstone Charter Academy's success and status as a High Performing School has led to its continued growth in popularity, with enrollment growing from 645 in its first year to nearly 1,500 students today. There is a waitlist of more than 1,700 prospective students.

To achieve its vision and mission to serve students and families in Belle Isle, Edgewood, and nearby Orange County communities, Cornerstone Charter Academy has developed the Master Plan Project. The \$35 million investment being made by the school (with no local tax revenue) proposes construction of four new educational buildings. The school development plan includes steps to provide enhanced traffic flow and parking operations on campus and in surrounding neighborhoods.

Cornerstone Charter Academy will seek approval of its master plan from the City of Belle Isle with a goal of beginning construction in summer 2023. Construction is expected to take place over two years.

Master Plan Project **FAQs**

What is the Master Plan Project?

The Project involves the construction, renovation, expansion and equipping school facilities, including the construction of four new educational buildings. The Project also includes the renovation and expansion of the campus parking and stormwater retention system.

Who is paying for the Project?

The \$35 million Project will be funded through bonds and will not use any public taxpayer funds.

How many students will the improvements accommodate?

The new educational facilities will allow Cornerstone to serve up to 2,500 students in grades K-12.

How will Cornerstone manage traffic in the morning and afternoon?

Currently, Cornerstone Charter Academy has two different start times and dismissal times. The Project includes changes to the traffic patterns and higher queue lane capacity on property to better accommodate traffic flow.

Additionally, the school will have three dismissal times, 30 minutes apart.

When is construction starting and how long will it take?

The goal is to begin construction by summer 2023. The next step seeking approval of the building plan from the City of Belle Isle. Construction will be completed in two years.



An aerial architectural rendering of a school campus. The scene shows several large, modern buildings with flat roofs and brick accents, interspersed with parking lots and landscaped green spaces with trees. In the upper right, there are sports fields, including a baseball field and a soccer field. The overall atmosphere is bright and clear, suggesting a sunny day. A solid orange horizontal bar is located in the top left corner of the image.

Cornerstone Charter Academy Master Plan

Fulfilling a Mission & Vision

The Cornerstone Mission

To provide a college preparatory educational environment with a curricular emphasis on biotechnology and life sciences that furthers the philosophy of respect and high expectations for all, enabling students to become confident, self-directed, and responsible life-long learners.





CORNERSTONE

THE CORNERSTONE
ACADEMY



CORNERSTONE
CHARTER ACADEMY



THE
CORNERSTONE
ACADEMY



CORNERSTONE

Master Plan Overview

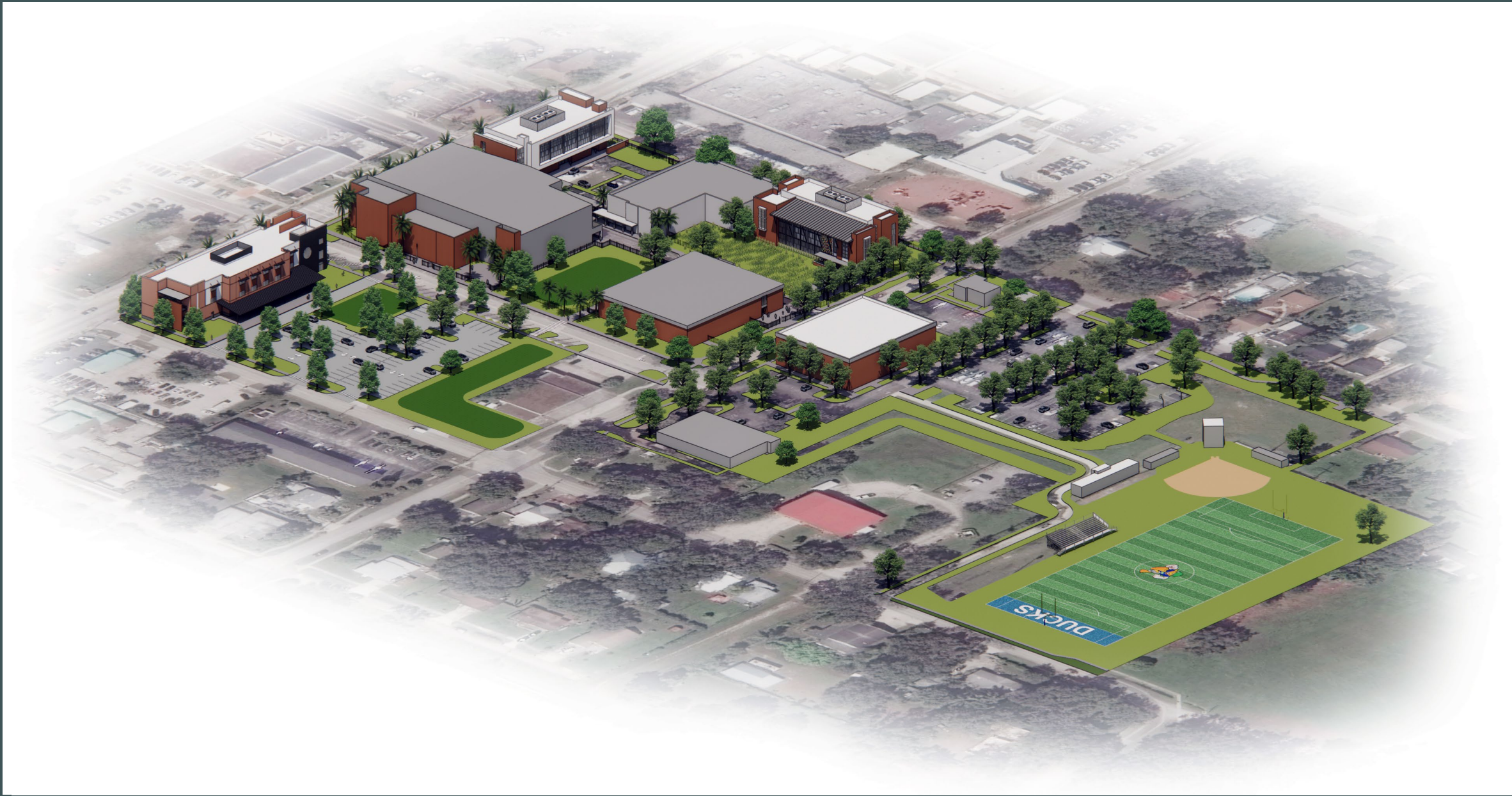
- *Four new educational buildings*
- *Improved traffic patterns and vehicle capacity on property to improve traffic flow*
- *Three dismissal times, 30 minutes apart*
- *Not funded by local taxpayer dollars*
- *The expansion is needed to serve the growing student demand*



















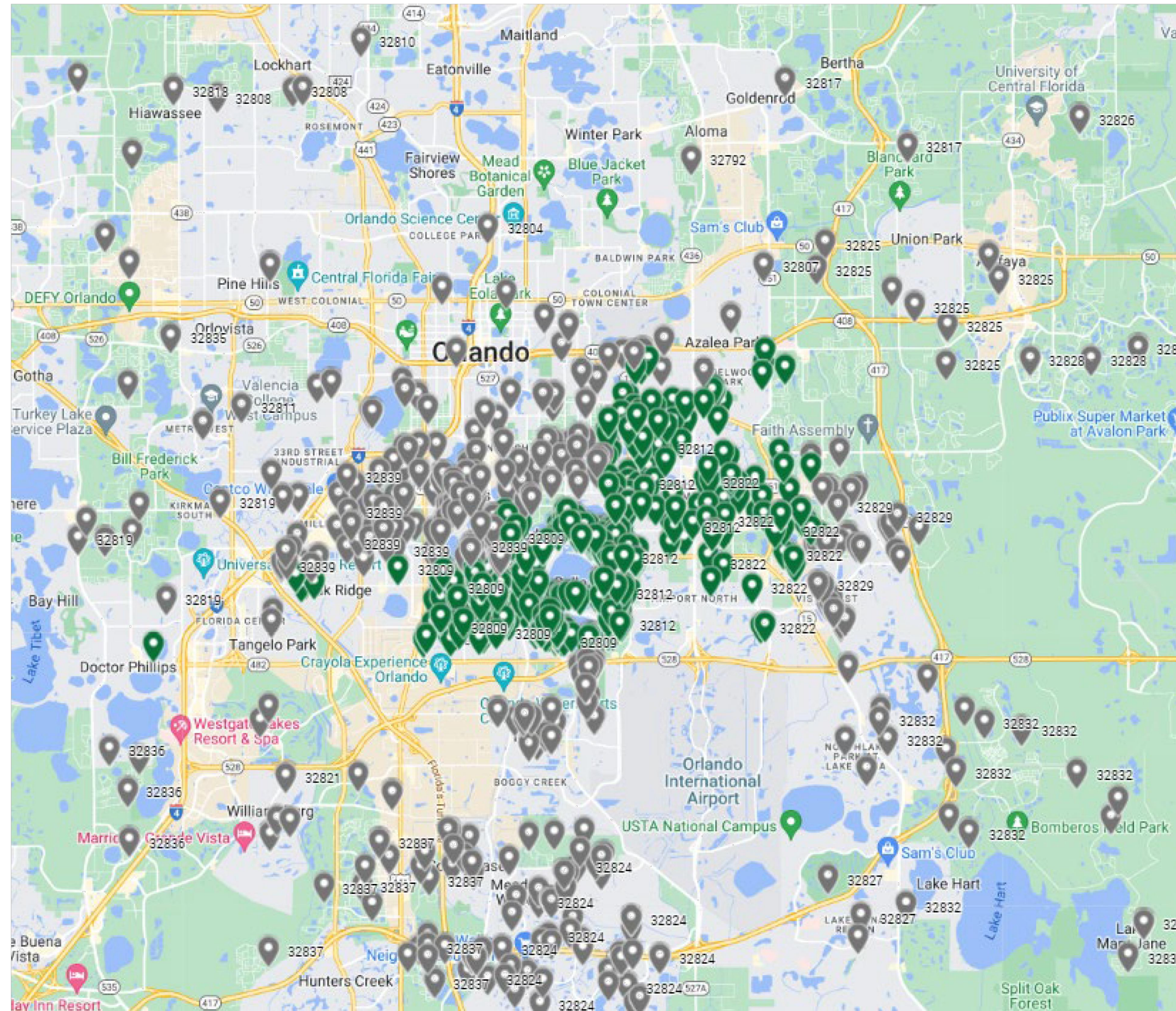


The Cornerstone Vision

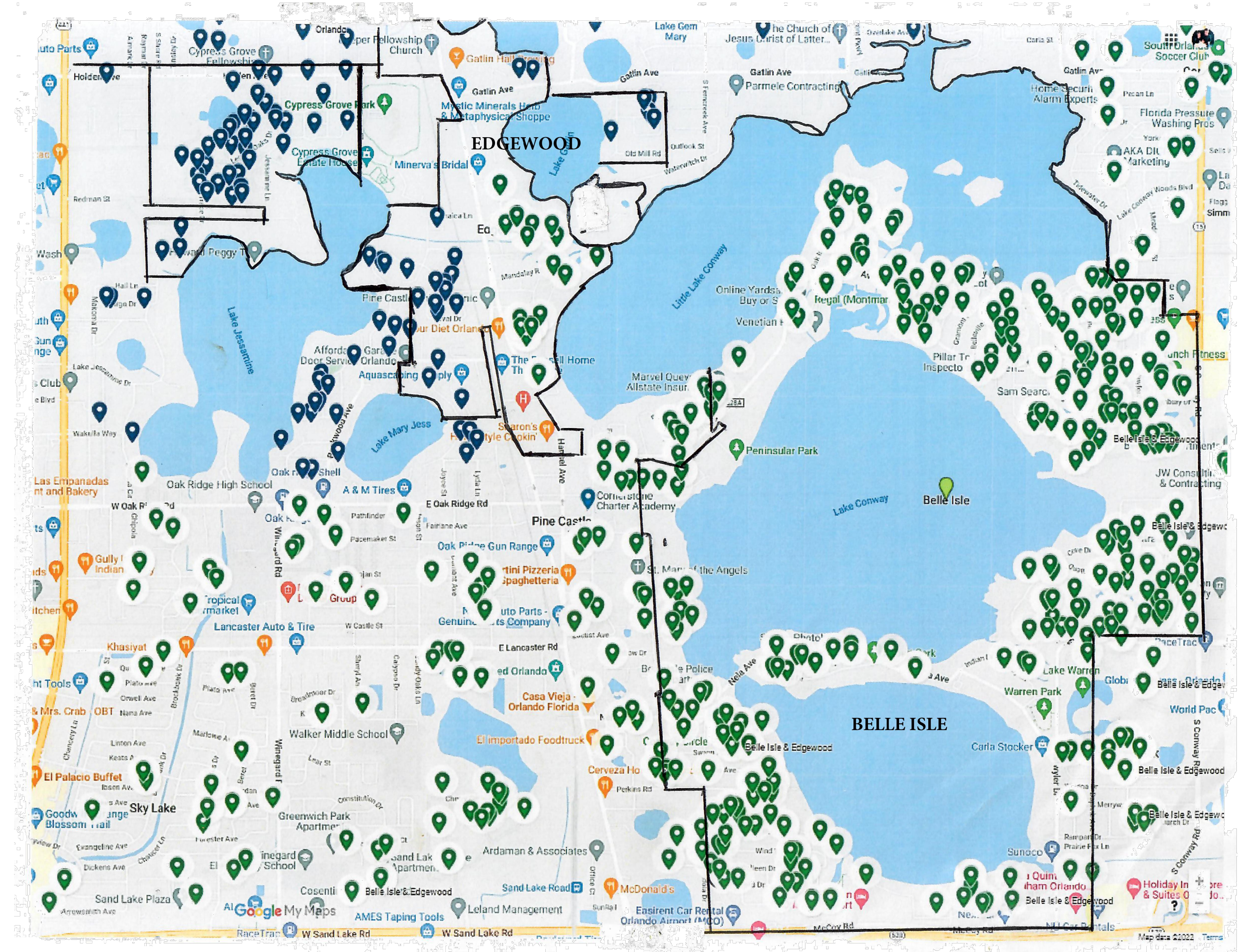
To provide a top shelf, innovative, public education opportunity of choice in a safe, sound environment which:

- Has as its foundation a solid, core academic curriculum;*
- Offers curricular emphasis on life sciences and biotechnology;*
- Attracts families to live in the community;*
- Employs talented and passionate teachers and administrators.*
- Utilizes technology tools conducive to advanced learning;*
- Substantially involves parents, community and corporate partners;*
- Provides a full spectrum of extracurricular activities;*
- Instills a sense of community service and pride; and*
- Prepares the students for college and a fulfilling, meaningful career.*





ALL STUDENTS



CITY LIMITS - BELLE ISLE & EDGEWATER



CORNERSTONE CHARTER ACADEMY

STUDENT ENROLLMENT - HEAT MAPS

01.12.2023

CIVICA
Architecture



KEY PLAN	
A	ELEMENTARY SCHOOL - EXISTING
A1	ELEMENTARY SCHOOL - NEW 3-STORY BLDG.
B	MIDDLE SCHOOL & GYM - EXISTING
C	HIGH SCHOOL & AUDITORIUM - EXISTING
D	HIGH SCHOOL - NEW 3-STORY BLDG.
E	STUDENT SERVICES - NEW 2-STORY BLDG.
F	FIELD HOUSE - EXISTING
G	GYMNASIUM - NEW 2-STORY BLDG.
H	HOUSE - EXISTING
J	PRESS BOX, CONCESSIONS & RESTROOMS



CORNERSTONE CHARTER ACADEMY

PROPOSED MASTER PLAN

01.12.2023

CIVICA
Architecture





VIEW LOOKING NORTH EAST



CORNERSTONE CHARTER ACADEMY

AERIAL VIEWS

01.12.2023

CIVICA
Architecture



VIEW LOOKING NORTH WEST



CORNERSTONE CHARTER ACADEMY

AERIAL VIEWS

01.12.2023

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Architecture



VIEW LOOKING SOUTH EAST



CORNERSTONE CHARTER ACADEMY

AERIAL VIEWS

01.12.2023

CIVICA
Architecture



VIEW LOOKING SOUTH WEST

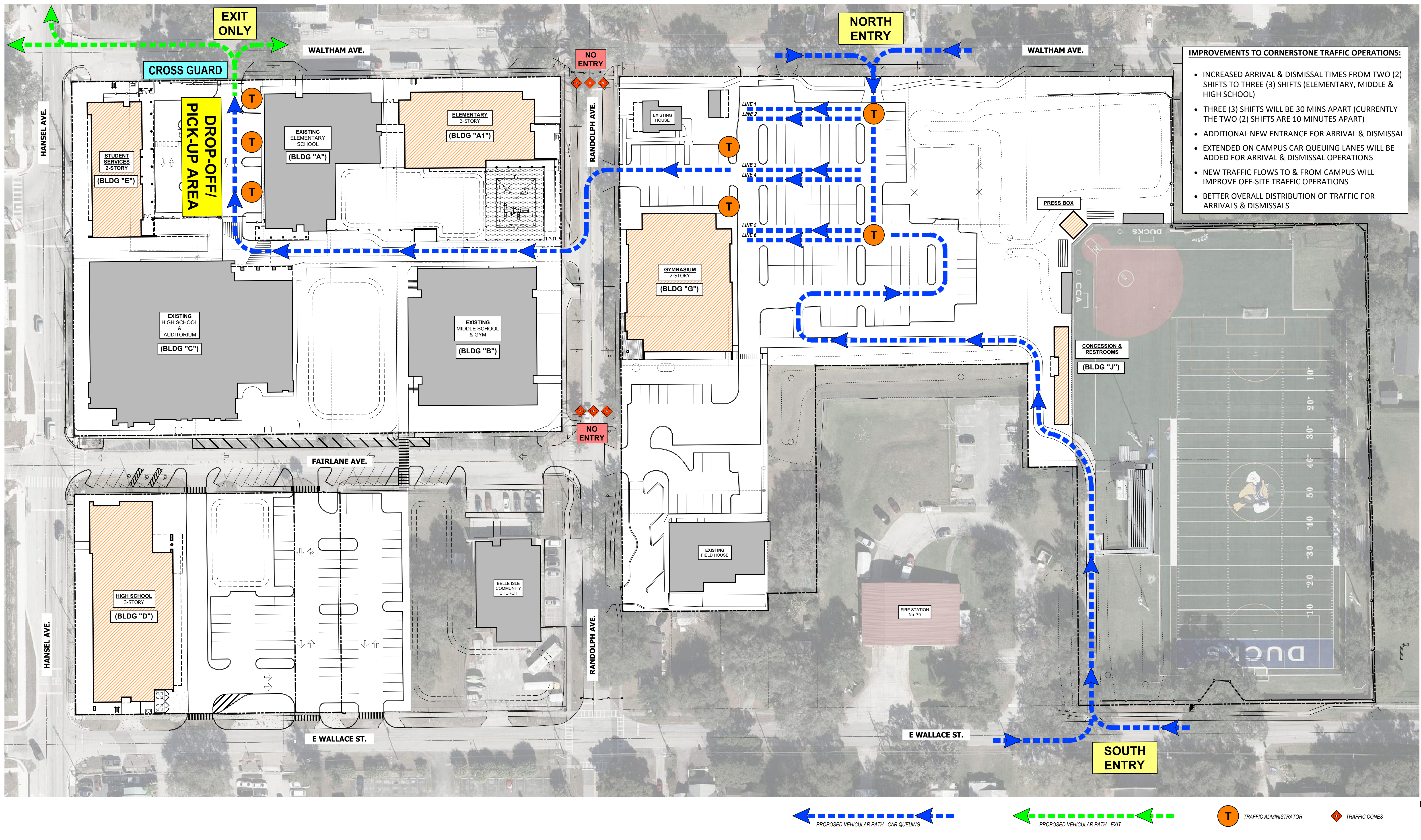


CORNERSTONE CHARTER ACADEMY

AERIAL VIEWS

01.12.2023

CIVICA
Architecture



- IMPROVEMENTS TO CORNERSTONE TRAFFIC OPERATIONS:**
- INCREASED ARRIVAL & DISMISSAL TIMES FROM TWO (2) SHIFTS TO THREE (3) SHIFTS (ELEMENTARY, MIDDLE & HIGH SCHOOL)
 - THREE (3) SHIFTS WILL BE 30 MINS APART (CURRENTLY THE TWO (2) SHIFTS ARE 10 MINUTES APART)
 - ADDITIONAL NEW ENTRANCE FOR ARRIVAL & DISMISSAL
 - EXTENDED ON CAMPUS CAR QUEUING LANES WILL BE ADDED FOR ARRIVAL & DISMISSAL OPERATIONS
 - NEW TRAFFIC FLOWS TO & FROM CAMPUS WILL IMPROVE OFF-SITE TRAFFIC OPERATIONS
 - BETTER OVERALL DISTRIBUTION OF TRAFFIC FOR ARRIVALS & DISMISSALS

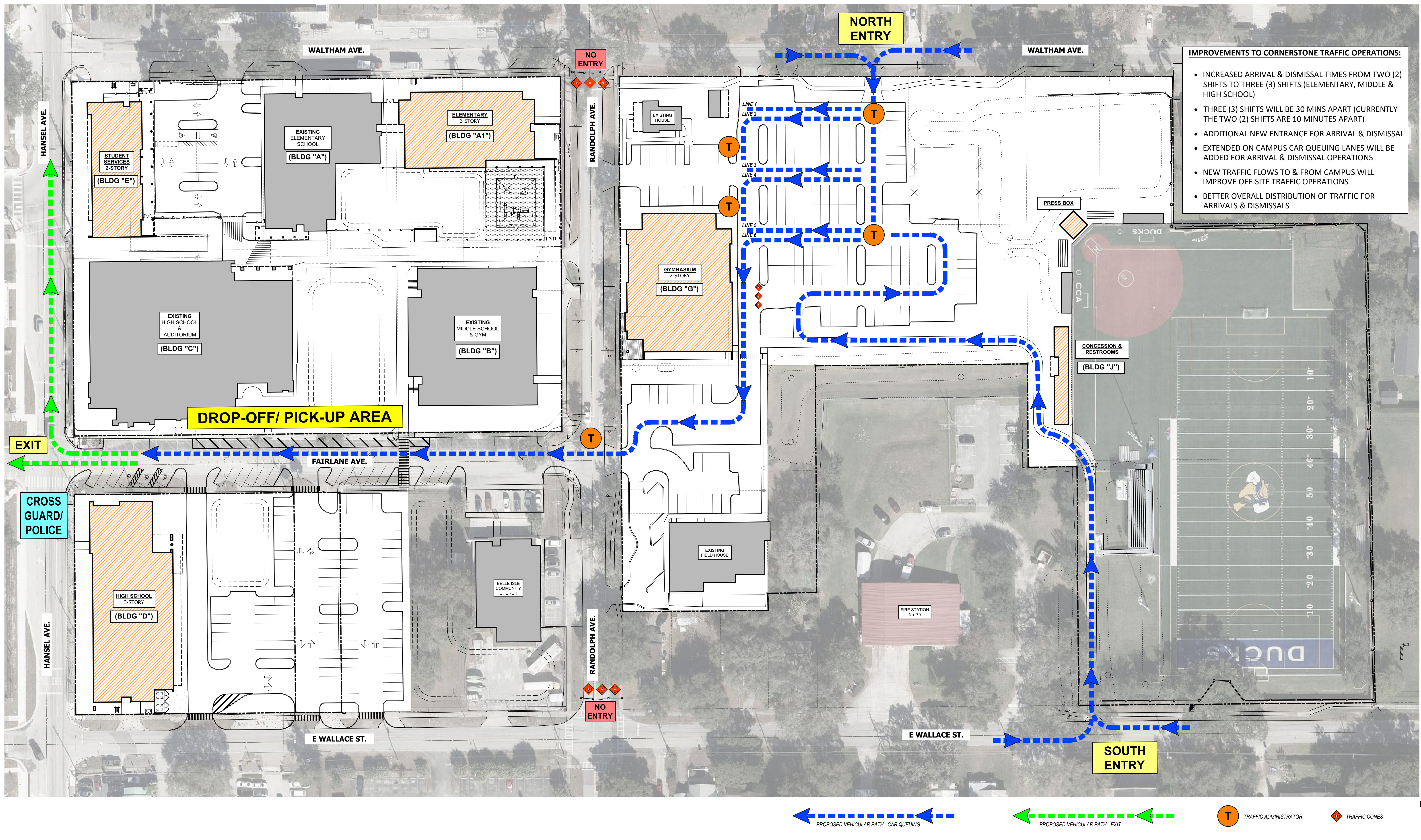
CORNERSTONE CHARTER ACADEMY

PROPOSED TRAFFIC MANAGEMENT PLAN - ELEMENTARY SCHOOL DROP-OFF & PICK-UP SHIFT

01.12.2023

CIVICA
Architecture



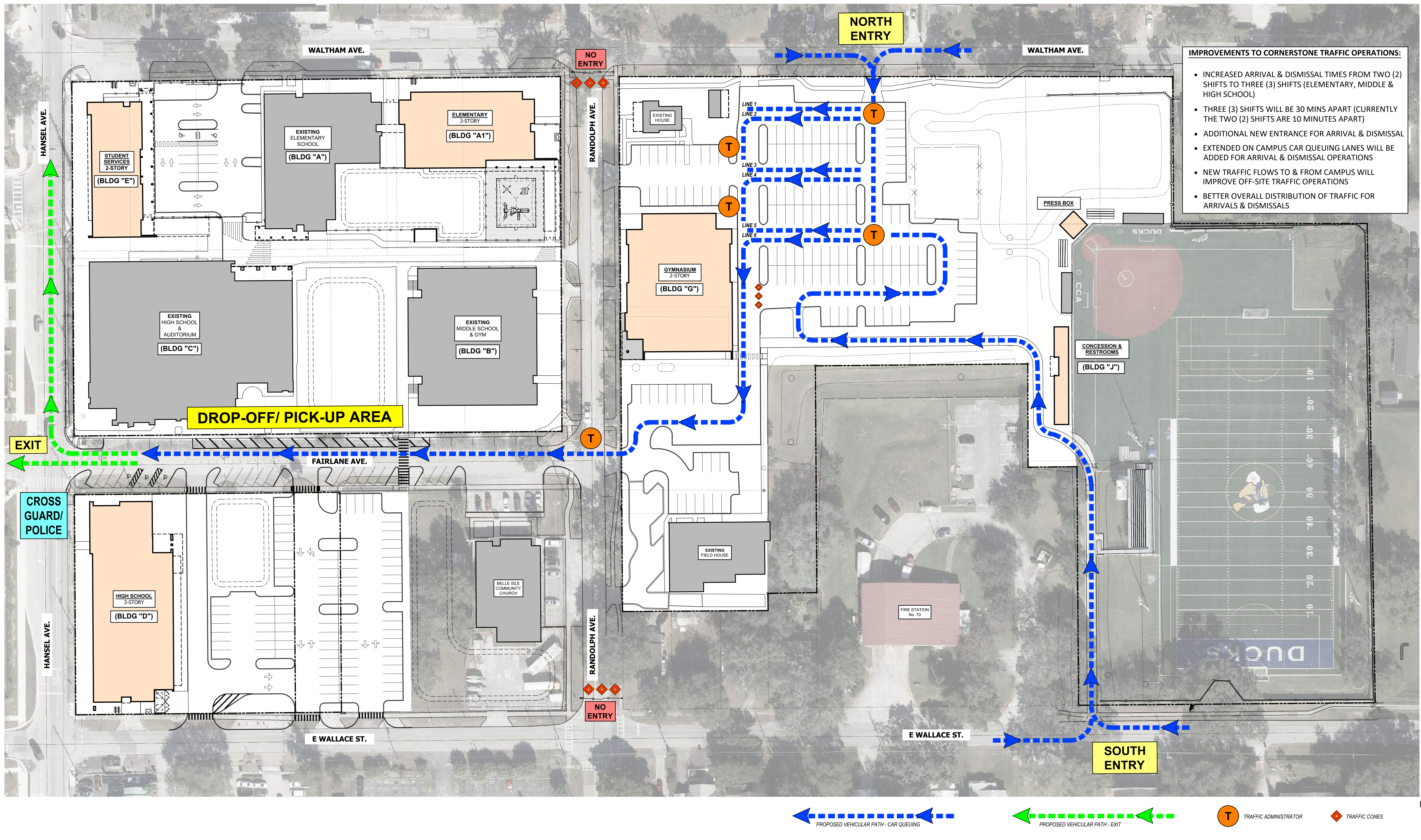


CORNERSTONE CHARTER ACADEMY

PROPOSED TRAFFIC MANAGEMENT PLAN - MIDDLE SCHOOL DROP-OFF & PICK-UP SHIFT

01.12.2023

CIVICA
Architecture

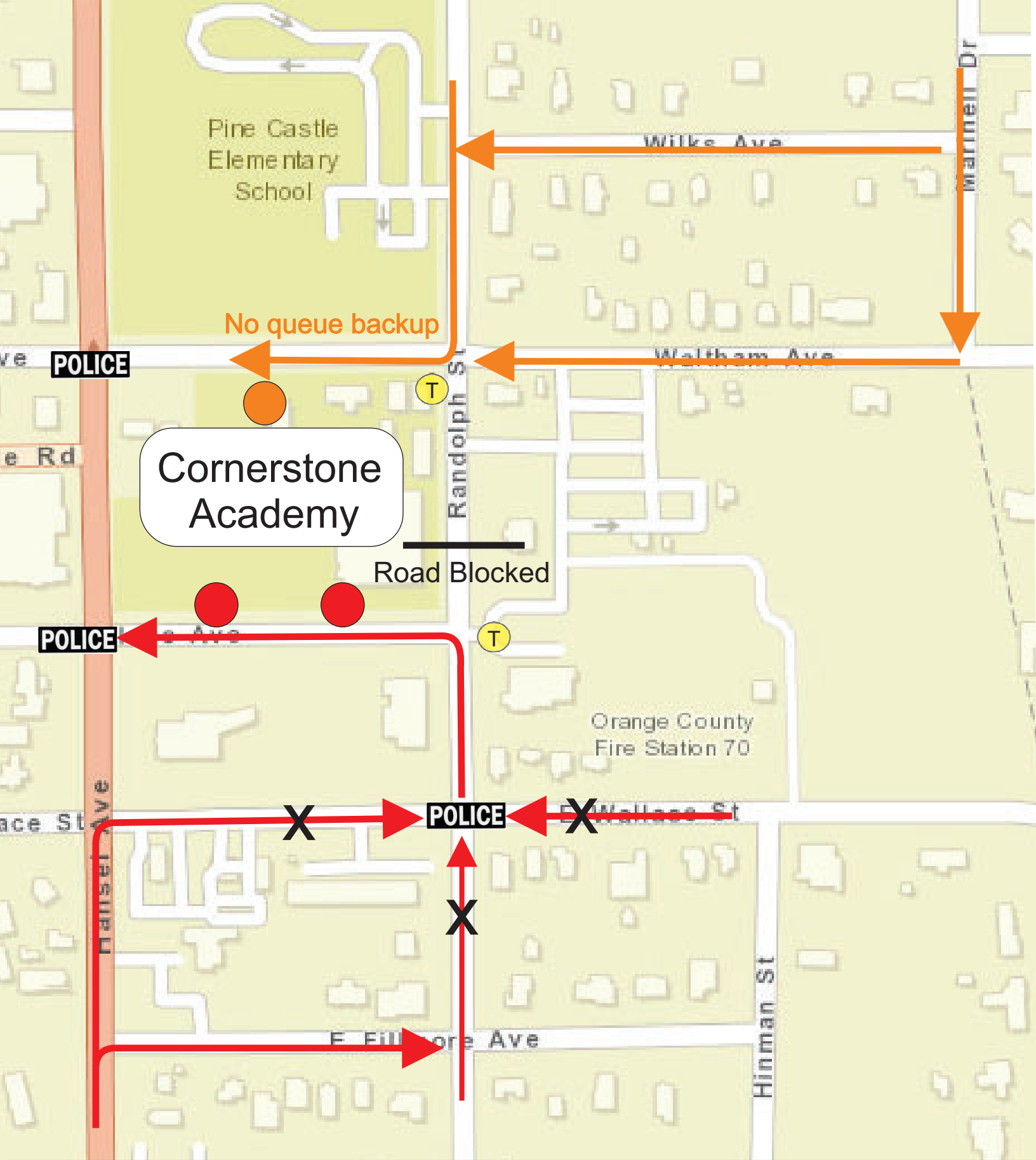


CORNERSTONE CHARTER ACADEMY

PROPOSED TRAFFIC MANAGEMENT PLAN - HIGH SCHOOL DROP-OFF & PICK-UP SHIFT

01.12.2023

CIVICA
Architecture



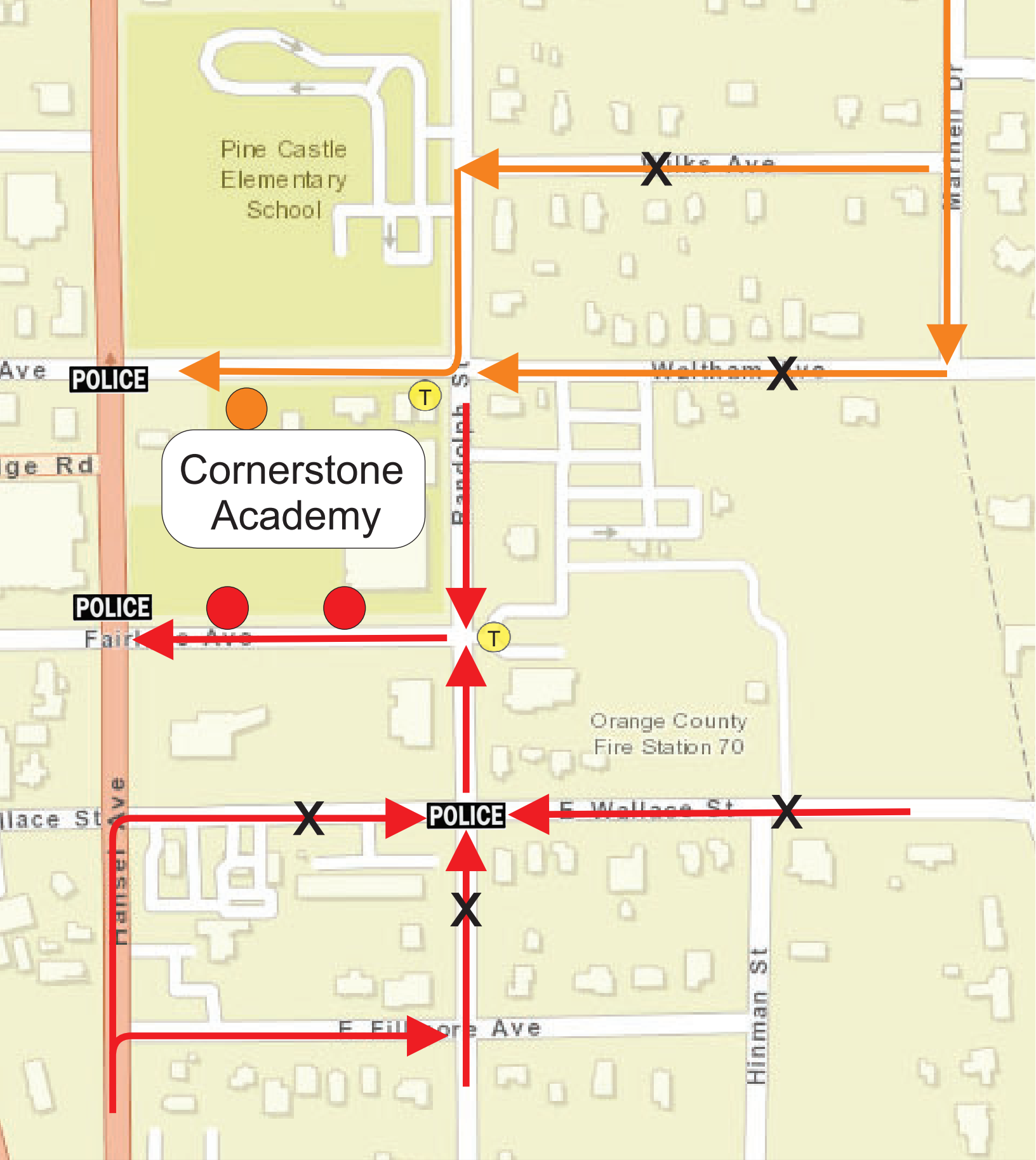
Cornerstone Academy Charter School

Existing Traffic Observations

Morning Drop-off

Legend:

- Elementary School Drop-off/Pick-up
- Upper School Drop-off/Pick-up
- Elementary School Traffic Pattern
- Upper School Traffic Pattern
- X** Maximum Observed Queue Backup
- POLICE** Police Directing Traffic
- T Traffic Administrator



Cornerstone Academy Charter School

Existing Traffic Observations

Afternoon Dismissal

Legend:

- Elementary School Drop-off/Pick-up
- Upper School Drop-off/Pick-up
- Elementary School Traffic Pattern
- Upper School Traffic Pattern
- X** Maximum Observed Queue Backup
- POLICE** Police Directing Traffic
- T** Traffic Administrator