

School Board Information Item

Community Engagement Process
Alternative Plans for Northview and 91st & College Sites

January 22, 2020

Master Planning Project Goals

Central Campus and Middle School Sites

Improve:

- Safety = Remove or sequester the transportation department and bus storages
- Traffic circulation = Separate vehicular and bus traffic
- Increase site utilization
 - Student program space
 - Parking
 - Zone/separate (Northview MS extra/co-curricular activities)
 - Improve district athletic facilities

Centralize District Services (Transportation, Operations, Technology, WT Police Department, Wellness Clinic)

Focus:

Nature preservation and environmentally conscious
Fiscally responsible

Community Engagement

Fall 2019 Community Forums

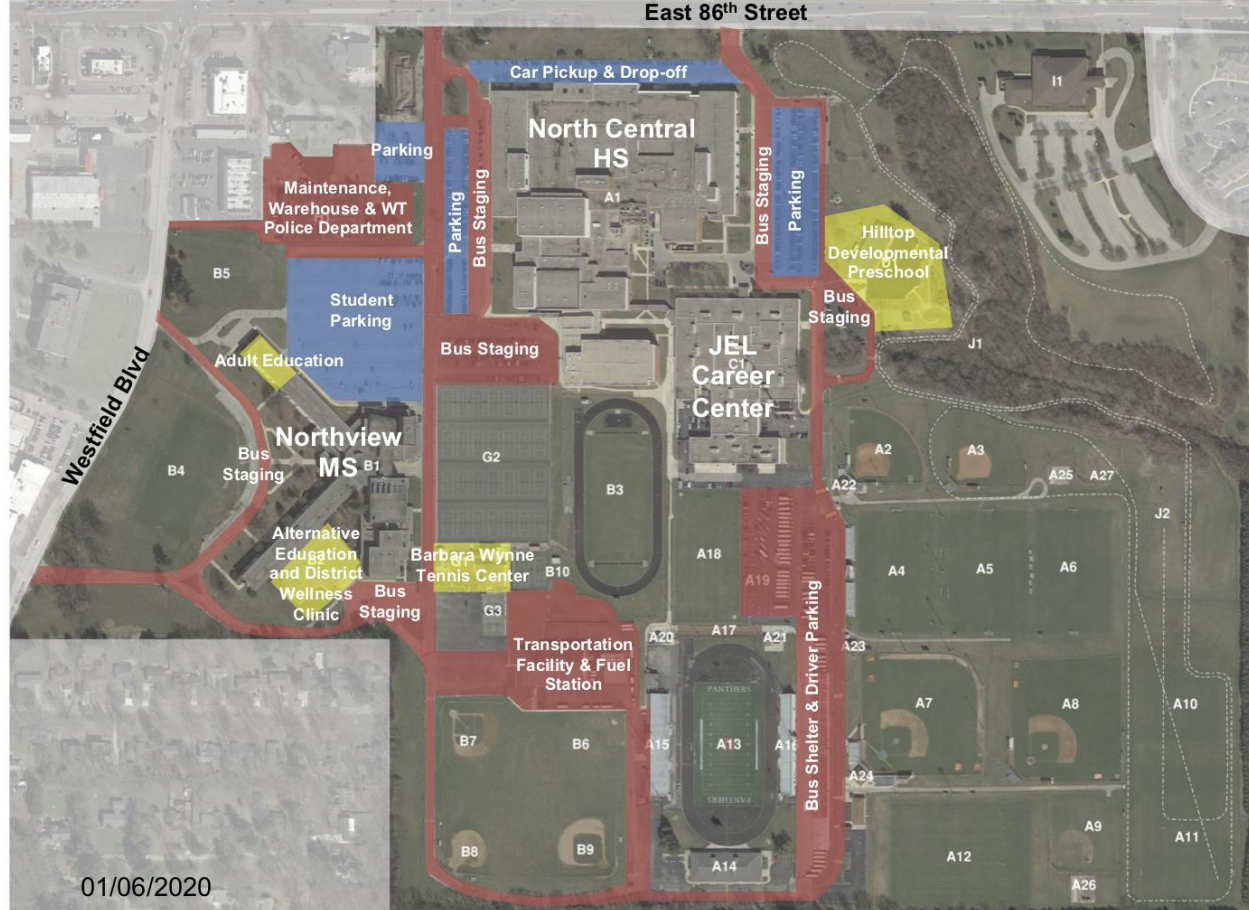
December 2019

- Meeting with Nora North-Side Community Council and Nora Alliance
 - Committed to continue community collaboration regarding future use of property

January 2020

- Planned a series of meetings with community stakeholders (approximately 50)
 - Meetings facilitated by MSDWT
 - Group is not a decision making group
 - Meetings have been inclusive:
 - District Staff
 - School Board Members
 - Parents
 - Community Organizations
 - Community Leaders
 - Professional Partners

EXISTING MSD WASHINGTON TOWNSHIP CENTRAL CAMPUS SITE PLAN



PLANNING for OUR FUTURE

- A1. North Central High School
- A2. Varsity Softball Field
- A3. Junior Varsity Softball Field
- A4. Junior Soccer Field - Field 1
- A5. Junior Varsity Soccer Field - Field 2
- A6. Freshmen Soccer Field - Field 3
- A7. Varsity Baseball Field- "Panther Park"
- A8. Junior Varsity Baseball Field
- A9. Baseball Practice Field
- A10. Soccer Practice Field - Field 4
- A11. Rugby/Soccer Field
- A12. Lacrosse Fields
- A13. High School Football Stadium/Lacrosse/Soccer Field/Running Track
- A14. End Zone Building
- A15. Bleachers- Home
- A16. Bleachers- Visitor
- A17. Hall of Fame Walk
- A18. Football Practice Field
- A19. Band Practice Area
- A20. Football Concession/Ticket Booth -Home
- A21. Football Concession/Ticket Booth- Visitor
- A22. Softball Concession/Ticket Booth
- A23. Soccer Concession/Ticket Booth
- A24. Baseball Concession/Ticket Booth
- A25. Batting Cages- Softball
- A26. Batting Cages-Baseball
- A27. Softball Practice Field
- B1. Northview Middle School
- B2. True North Clinic
- B3. Middle School Football Field/ Running Track
- B4. Middle School Soccer Field
- B5. Soccer Practice Field
- B6. Rugby/Lacrosse Field
- B7. Youth Softball Field
- B8. Middle School Softball Field
- B9. Middle School Baseball Field
- B10. Middle School Concession Stand
- C1. J. Everett Light Career Center
- D1. Hilltop Developmental Preschool
- E1. Bus Barn and Fuel Station
- F1. Bus Shelter
- G1. Barbara Wynne Tennis Center
- G2. Tennis Courts
- G3. Youth Tennis Courts
- H1. Maintenance Warehouse
- I1. H. Dean Evans Community and Education Center
- J1. Cross Country Course
- J2. Cross Country Finish Line

District Owned Property

Location	Size (usable acres)	Notes/Current Zoning	Estimated "Investment Value" Ranges (See Note 1)
8550 Woodfield Crossing Blvd	Approx. 4.75	Land south of CEC NC Cross Country Course Zoned SU2, Special Use, School	\$1,100,000 - \$1,300,000
8100 N. Ditch Road	Approx. 29	Zoned SU-2, Special Use, School	\$1,015,000 - \$1,160,000 (Single Family) \$2,030,000 (Multi-Family Assumption)
8900 N. Ditch Road	Approx. 14	Daubenspeck Nature Park Zoned SU-2, School/DP - Planned Development	\$675,000 (Single Family) \$340,000 - \$400,000 (Park)
5900 Lieber Road	Approx. 18	Zoned SU-2, School	\$810,000 - \$900,000
9100 N. College Ave	Approx. 38	Land currently used by Dynamo Soccer Zoned SU-2, Special Use, School D2, Dwelling	\$2,280,000 - \$2,470,000

Note 1: The Investment Value column as presented at the January 22, 2020 meeting did not have values properly aligned with the correct Location. It has since been corrected.

Provided to MSDWT - May 2015

Feedback Exercise

January 6, 2020

1. What do you want to make sure that the District is hearing and thinking about regarding the future use of 91st & College property?

Feedback we have already heard:

- a. Concern for loss of green space
 - b. Concern for increased traffic congestion and noise if transportation department is moved to this site
 - c. Concern if the District sells the property and high density housing is developed
 - d. Preferred use of this site as a future school
2. What other fiscally responsible ideas (without increasing the allocated budget) do you have for relieving the overcrowding on central campus due to overutilization and improving safety on secondary school sites by removing transportation?

Summary of Input - Community Suggestions & Responses

Community Suggestions	Response
<p>Sports Complex at 91st & College</p>	<p>Concerns outweigh benefits:</p> <ul style="list-style-type: none"> ● Athletics still needed on campus for PE ● Financial Implications by duplicating facilities ● Additional Transportation Cost - transporting students to and from ● Safety and Security Concerns - Isolated after hours without supervision ● No inclement weather shelter ● No other Marion County HS has removed/isolated athletic facilities ● Practice times would be impacted due to transportation ● Event management Constraints - additional staff costs - trainers/supervisors/etc. ● Lighting and music concerns with events (long hours)
<p>Split the District - Two High Schools</p>	<p>Concerns outweigh benefits:</p> <ul style="list-style-type: none"> ● Significant financial implications to staff ● Significant financial implications to operating costs (utilities, etc.) ● Securing land large enough for HS - District does not own land large enough ● Inefficient space utilization of NC by taking half of the students out
<p>Restrict Student Drivers to Create more Space</p>	<p>Yes, we have begun work on this suggestion</p> <ul style="list-style-type: none"> ● We have already starting restricting student drivers ● Even restricting drivers to seniors only will not create enough needed space to improve safety on central campus ● Additional transportation costs (extra and co-curricular activities)

Summary of Input - Community Suggestions & Responses Continued

Community Suggestions	Response
Restrict Non-Resident Students	Concerns outweigh benefits <ul style="list-style-type: none"> • They do not use our buses and are required to transport themselves • Out of 11,000 students apx. 800 are non-resident throughout K-12 (less than 8% of the district enrollment) • We receive the same state funds for non-resident students as we do resident students
Land Swap	Current exploration of available land options within WT
Divide up central services onto all of the property WT owns	Concerns outweigh benefits <ul style="list-style-type: none"> • We have done an extensive review of our properties and due to financial implications, space, location in the District, etc. we do not see any other sites viable for the central campus overcrowding issue • Duplicates spaces and creates additional costs
Use John Strange Property	Yes, suggestion included in master facilities plan <ul style="list-style-type: none"> • We are in current collaboration for use of this property • Property not large enough for center service center (approx. 12 acres)
Sell WT Properties Not Being Used	Concerns outweigh benefits <ul style="list-style-type: none"> • Proceeds of land sale would be insufficient to cover the costs of capital improvements and still would not relieve congestion on Central Campus

Summary of Input - Community Suggestions & Responses Continued

Community Suggestions	Response
Move Adult Education from Northview	Yes, suggestion included in master facilities plan <ul style="list-style-type: none"> • We are reviewing relocation of Adult Education
Parking Garage on Central Campus	Concerns outweigh benefits <ul style="list-style-type: none"> • Financial expense would be significant • Parking garage does not help bus storage issues • Increased safety concerns
Improve/Restrict Areas on Central Campus Where Cars Can Go	Yes, suggestion included in master facilities plan <ul style="list-style-type: none"> • We have implemented this idea starting this school year but without relieving overcrowding on the campus we are restricted as to how much of this we can do
Convert NC to LED Lighting	Yes, suggestion included in master facilities plan <ul style="list-style-type: none"> • Included in all schools with the passage of the 2020 Referendum
Put Warehouse on the CEC Property	Yes, suggestion of moving something off central campus to CEC property included in master facilities plan <ul style="list-style-type: none"> • Considered relocating Hilltop Developmental Preschool to Central Office in our Master Plan
Re-Route Traffic Flow on Central Campus	Yes, suggestion included in master facilities plan <ul style="list-style-type: none"> • Included in our Master Plan with the passage of the 2020 Referendum, however, only possible with relieving overcrowding on Central Campus

Summary of Input - Community Suggestions & Responses Continued

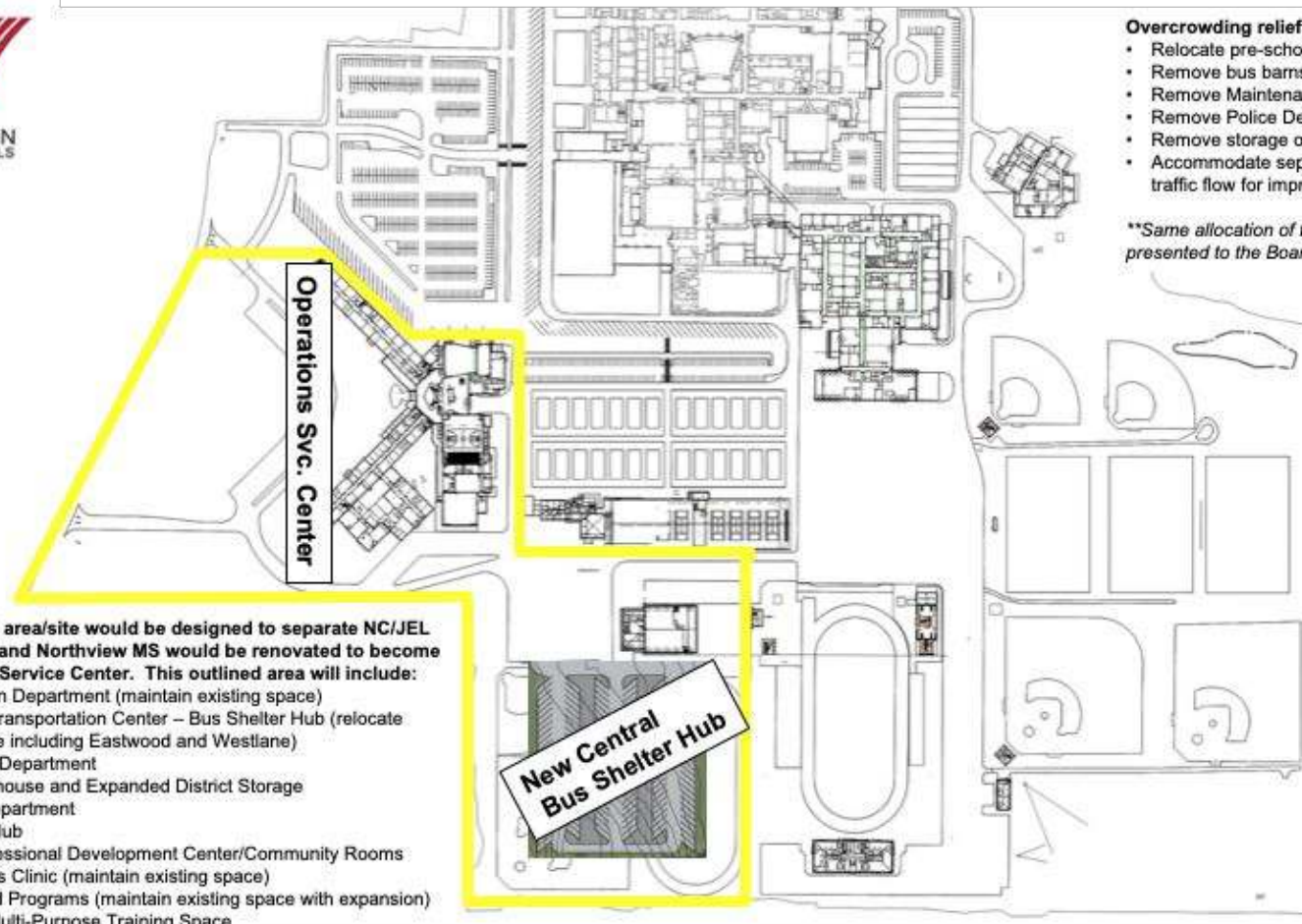
Community Suggestions	Response
Build Wellness Center at Old Credit Union site on Central Campus	Concerns outweigh benefits <ul style="list-style-type: none">• Not cost effective• Does not help with needed extra parking
Put a Library at 91st & College	Not our responsibility to determine library branches, however unlikely due to proximity of the current Nora Library Branch
Conduct Environmental Impact & Traffic Study	Yes, suggestion included in master facilities plan <ul style="list-style-type: none">• We have conducted a preliminary traffic study on central campus and plan to conduct a traffic study for any additional properties that will be incorporated in the master facility plan• Working with professional partners we will conduct all appropriate environmental impact studies for 91st & College at the appropriate time
Construct a School at 91st & College	Yes, suggestion is being acted upon <ul style="list-style-type: none">• Current Alternative Draft Option for 91st and College Property



New
Construction
of Northview
Middle School

MS Site Plan

91st & College Alternative DRAFT Plan – 01/22/2020



Overcrowding relief to NC Campus:

- Relocate pre-school
- Remove bus barns
- Remove Maintenance/Warehouse Dept.
- Remove Police Dept.
- Remove storage of equipment
- Accommodate separation of bus and vehicle traffic flow for improved safety

***Same allocation of funds for NC / JEL that was presented to the Board in Dec. ***

Yellow outlined area/site would be designed to separate NC/JEL Campus traffic and Northview MS would be renovated to become the Operations Service Center. This outlined area will include:

- Transportation Department (maintain existing space)
- Centralized Transportation Center – Bus Shelter Hub (relocate existing space including Eastwood and Westlane)
- Maintenance Department
- District Warehouse and Expanded District Storage
- WT Police Department
- Technology Hub
- Training/Professional Development Center/Community Rooms
- Staff Wellness Clinic (maintain existing space)
- Alternative Ed Programs (maintain existing space with expansion)
- NC Athletic Multi-Purpose Training Space
- Other possible centralized services

**Central Campus
Draft Site Plan
1/13/20**

Safety & Security Concerns - Central Campus

Arrival/Dismissal - Central Campus

- On average, 4-5 accidents per school year over the past three years on NC property
 - Most occur due to students trying to park at or near the transportation facility; others on Panther Dr. at both arrival and dismissal times because of congestion
 - Buses often stage in front of transportation prior to next movement; overflow student parking
- Bus driver arrival at 1:30 PM to NC bus barn prohibits effective use of post security; impossible to verify who is coming in due to the amount of drivers arriving & gates open
- Large amount of student pedestrians to/from Northview lot, mixed with school buses returning to transportation or bus barn at both arrival and dismissal
 - Near misses have occurred; Andy Frain officers help at arrival/dismissal times
 - Unfortunately, students do not all cross at the crosswalk due to numerous access points and can walk in front of bus traffic

Safety & Security Concerns - Central Campus

Special Events - Central Campus

- During special events (athletics, etc) incoming bus barn traffic causes congestion with arriving vehicular traffic to events
 - This causes difficulty with efficient and safe traffic control
 - This includes after school activities, such as athletic practices that occur on central campus where vehicles, pedestrians and returning buses are intermingling
- Bus barn security extremely difficult to provide after hours, and especially during events
 - Three occasions of incursions over the past four years resulting in vandalism to buses
- During high profile weekend special events at NC, buses sometimes precluded from getting to their assigned areas
 - Entrance gates are blocked and security has to intervene, removing officers from their assigned duties at the event

Benefits of Centralized Bus Parking

Accessibility/Efficiency - All Buses on One Site

- Mechanical Repairs
- Pulling Video
- Proximity to Fuel/Fluids

Operational Benefits

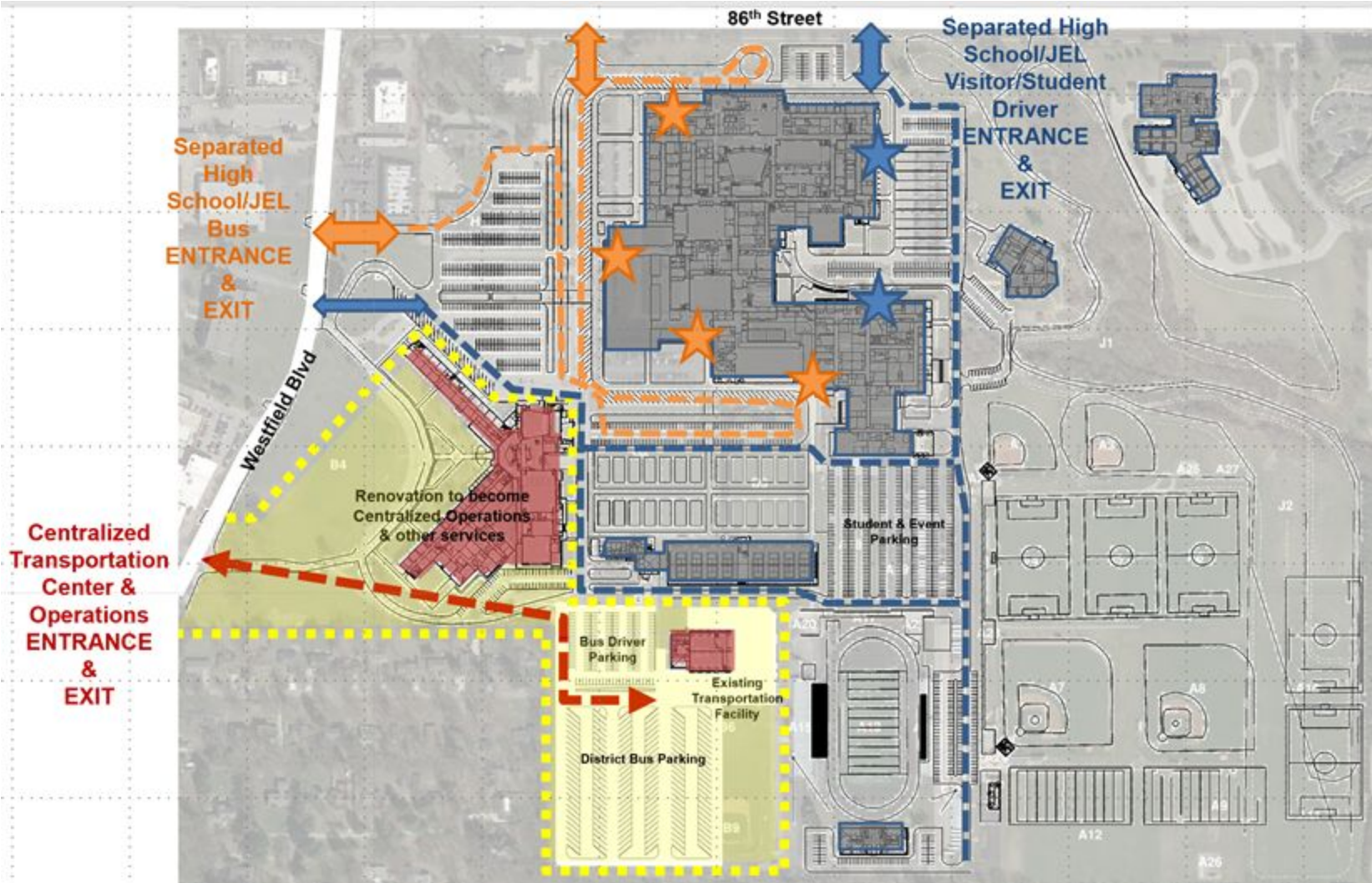
- Easier Monitoring of Buses (Security, Spot Checks, Timeliness, etc.)
- Decreased Shelter Staffing (Open/Close Gates, Start Buses in Cold, etc.)
- Proximity to Transportation Office (Route Updates, Work Orders, Payroll, etc.)

“Centralized bus parking allows for better utilization of resources and greater operational efficiency through centralization of services and elimination of redundancies.”

- Matt Miles - MSD Lawrence Township

“Housing all buses in a central location is beneficial from both a mechanical and operational perspective. Monitoring all buses in one location allows quicker reaction time and units can be serviced much faster with less downtime.”

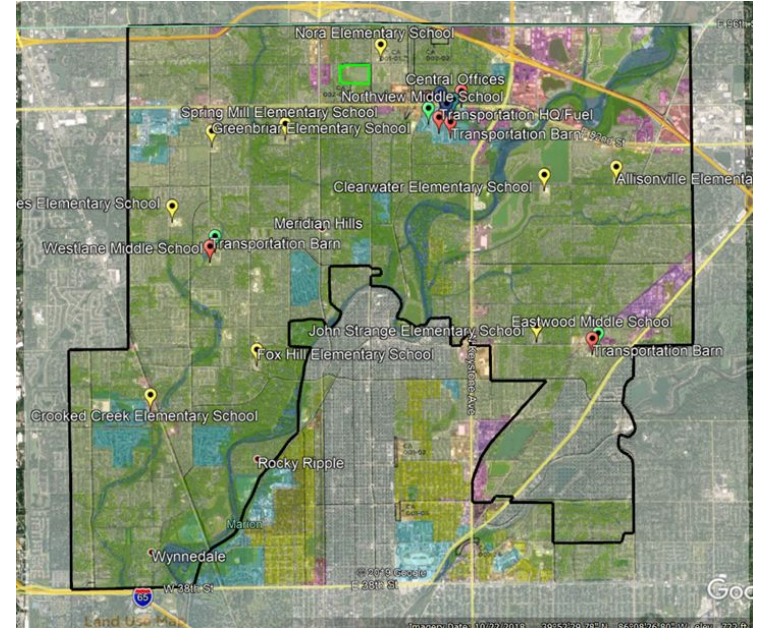
- Pat Murphy - Perry Township Schools



Site Development Process

Before Referendum - Current Site Investigation

- Review of available site information for general topography, existing vegetation, drainage patterns, land use patterns, utilities, roadway access
- Conceptual layout of property to confirm initial fit: comparable program to Eastwood and Westlane: 30 bus drop-off, 250 car parking, 6 tennis courts, baseball, softball, soccer, football field and running track
- Initial drainage and utility concept based on layout and site drainage patterns
- Conduct traffic study to support signal warrant (needed to install traffic signal)
- Evaluate option costs for project budget



Site Development Process

After Referendum

1. Order site topographical survey, soil borings to support detailed design drawings.
2. Design Development Phase which includes input & collaboration.
3. Upon review and approval of concept, project moves into engineering/construction documentation phase; prepare drawings based on interpretation of applicable ordinances/guidelines.
4. Submit architectural & engineering drawings for State Building release.
5. Submit complete site construction drawings for SU2 administrative approval.
6. Submit drainage/entrance plans for city approval
7. Construction contractor uses SU2 approval, drainage approvals to obtain an Improvement Location Permit and begins to process of building the project.



Site Development Process

Energy Savings

With each project, and as part of either the 2016 or/and the 2020 referendum, energy savings opportunities are implemented depending on the existing conditions and the level of renovation.

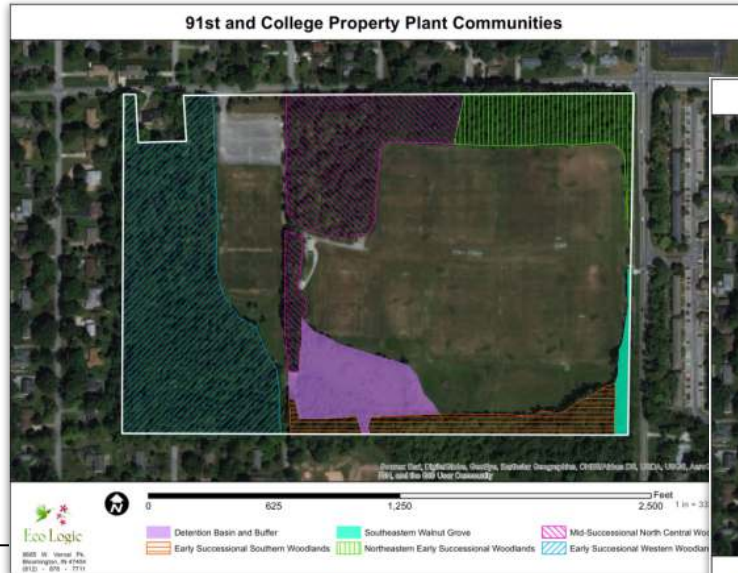
- Throughout the projects, the following items are included:
 - New LED lighting inside and out with occupancy sensors to automatically turn off lighting when not in use.
 - New and/or recommissioned HVAC Control systems which allow for proper monitoring, scheduling, and temperature setbacks.
 - New HVAC systems when required, energy recovery devices are utilized to reduce the cost of properly ventilating the buildings.
 - High efficiency heating and cooling plants
- In addition to the physical construction opportunities and as part of the projects, utility rebate incentives are received when installing high efficiency equipment.
- Solar opportunities will also be vetted, such as solar panels at bus canopy/shelters and heating water in locations such as locker rooms.



Site Development Process

Drainage & Flooding Concerns - Current Site Investigation

- Environmental Study - Completed - Plant Communities, Soils, Heritage Trees, Invasive Plants, Wetlands and Streams
 - Study allows for insight into eco-friendly design opportunities



Site Development Process

Drainage & Flooding Concerns - Amount of Parking/Hard Surface

Preliminary site parking & hard surface layout to be equitable to Eastwood and Westlane Middle Schools.

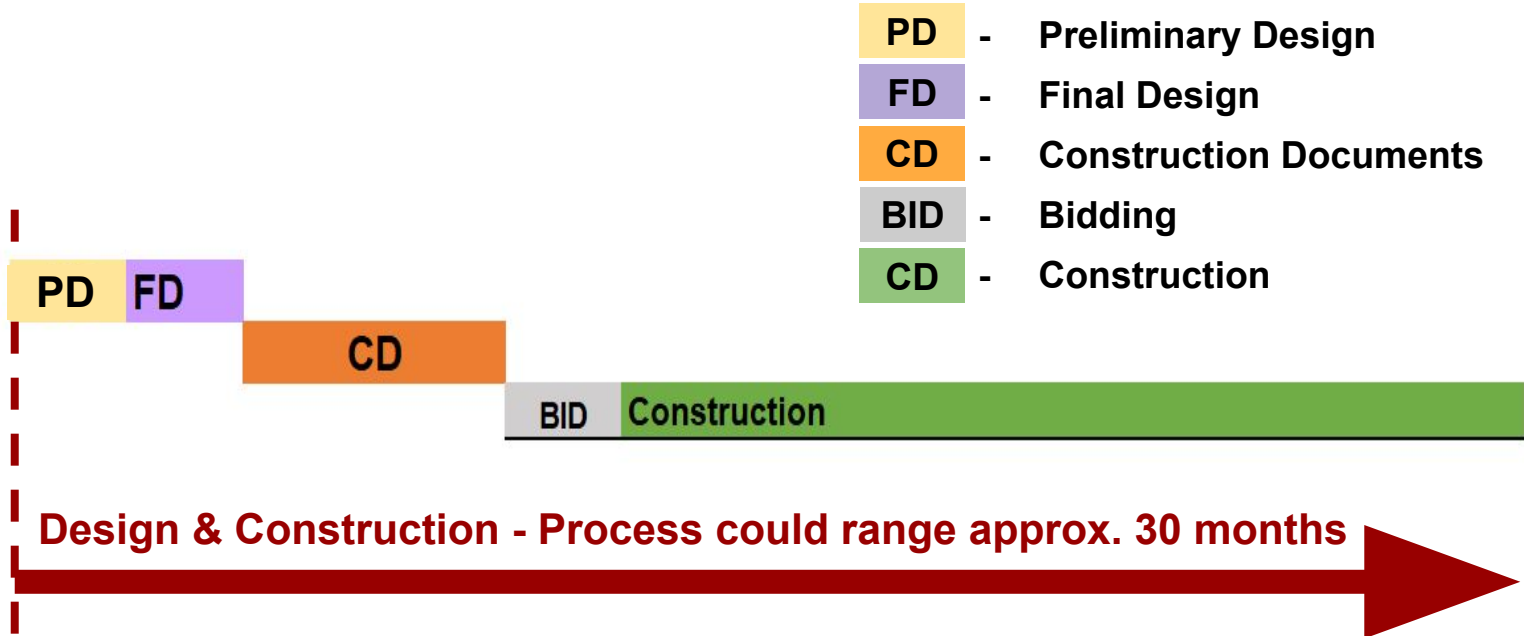
- 250 car parking and drives
- 30 bus drop-off/pick-up spaces and drives
- Use of existing site parking area for event parking
- Building perimeter circulation and fire lanes
- Site internal pedestrian pathways/sidewalks
- Site perimeter pedestrian pathways/sidewalks as required by code
- Surface associated with 6 tennis courts, baseball, softball, soccer, football field and running track access paths or pads.
- Surface associated with Middle School Building Pad

Above hard surface components could range between 25-30% of total site acreage. - Note that this includes the building in which a portion of it will be 2 stories for footprint efficiencies.



Site Development Process

Timeline for a New Middle School



Next Steps

- Continued Community Collaboration
- Upcoming Collaboration Meetings with Dynamo Soccer Leadership
- Upcoming Referendum Facts and Information Sessions
- Resolution for School Board approval
 - Commitment to Construction of Northview Middle School on the 91st & College Site