

School Board Information Item

**New Northview Middle School
(91st & College)**

and

**Centralized Transportation & Operations Service Center
(Central Campus - South End)**

April 22, 2020



**WASHINGTON
TOWNSHIP SCHOOLS**

New Northview Middle School

91st & College



Pre-Referendum Site Development Update

Update of Resolution for usage of 91st & College Site

Resolution approved by the MSD
Washington Township School Board -
February 26, 2020.

RESOLUTION OF THE BOARD OF EDUCATION
METROPOLITAN SCHOOL DISTRICT OF WASHINGTON TOWNSHIP

WHEREAS, the Metropolitan School District of Washington Township ("District") has reviewed a preliminary site plan for the proposed construction of additional school district facilities on District owned property at 91st Street and College Avenue (the "Property"); and

WHEREAS, the District has been discussing use of this Property with stakeholders and community members for many months, listening to concerns and attempting to address needs while being responsible to taxpayers and community members; and


WHEREAS, the District desires to be abundantly clear to community members, parents, neighbors, taxpayers and voters that its intent, if after examining alternatives, the District determines to develop the property, that the best use is to construct a new middle school building for classroom instruction using monies from the May 2020 construction referendum; and

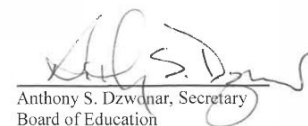
WHEREAS, the District believes that it is in the best interest of the students, families, and the school community to approve the construction of a new middle school building for classroom instruction on District property at 91st Street and College Avenue.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Board of Education supports the District's plan to construct a new middle school building for classroom instruction on District owned property at 91st Street and College Avenue using May 2020 construction referendum monies. The Superintendent or her designee is authorized to undertake necessary actions to implement the actions authorized by this Resolution, pending the outcome of the May 5, 2020 Construction Referendum vote.

THIS RESOLUTION adopted this 26th day of February 2020 by at least a majority vote


John P. Fencel, President
Board of Education


Anthony S. Dzwonar, Secretary
Board of Education

Middle School Task Force Development

Task Force Profile

- District Staff
- School Board Members
- Parents
- Community Organizations
- Community Leaders
- Professional Partners

Planned Meetings: Thursday, April 23, 2020 (Virtual Meeting)
Tuesday, May 19, 2020 (Virtual Meeting)

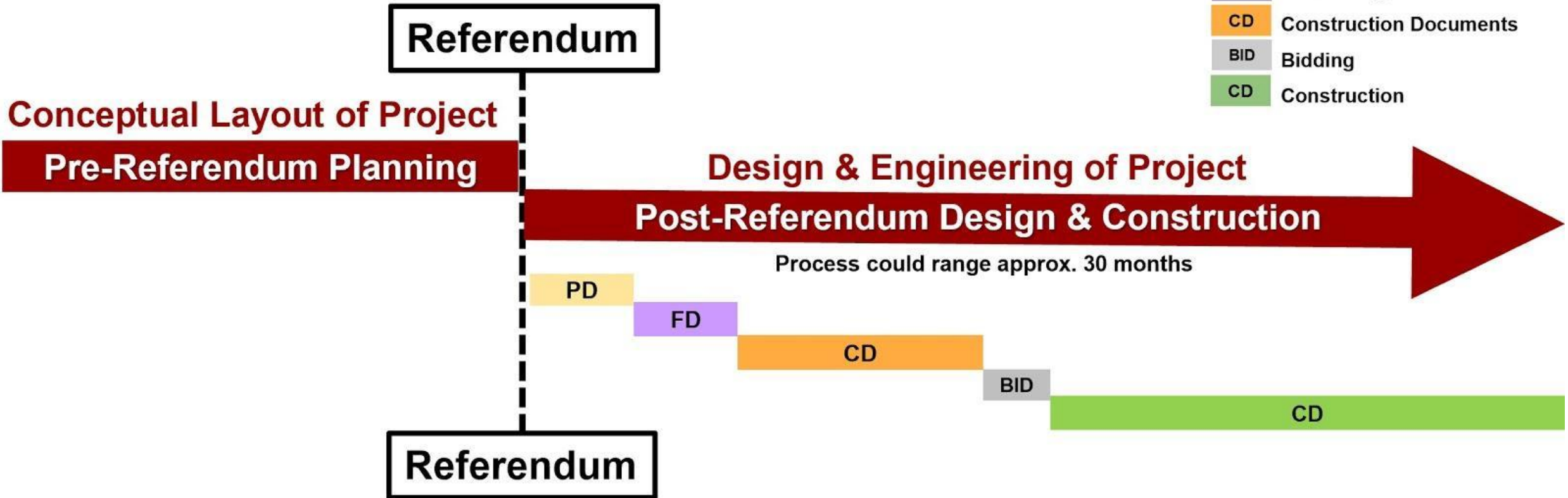
Project Planning Update

Ms. Burrell, Architect (Schmidt Associates)

Project Development Timeline (DRAFT)

Design & Approval timeline for Referendum Projects

- PD Preliminary Design
- FD Final Design
- CD Construction Documents
- BID Bidding
- CD Construction



91st & College Middle School DRAFT Plan

Overall Preliminary Site Plan



New Construction of Northview Middle School

MS Site Plan

91st & College Neighborhood Meetings Update

Nora Community Council Meeting Review (March 5, 2020)

- No proposed design plans for egress on or off Central Ave. & Washington Blvd. East Drive into the property.
- Recent meeting with Nora Council leadership to learn more regarding resident concerns.
- School district has plans to follow-up on process for requested legal recordings that would provide protection from egress on or off Central Ave. & Washington Blvd. East Drive into the property.



91st & College Neighborhood Meetings Update

Nora Community Council Meeting Review (March 5, 2020)

Preliminary Site Assessment Checklist

- ✓ Preliminary Site Analysis
- ✓ Review of Existing Site Documents
- ✓ Preliminary Planning & Zoning Review
- ✓ Preliminary City & County Regulatory Coordination & Review
- ✓ Preliminary Ecological Review
- ✓ Preliminary Utilities Review

Preliminary Site Assessment Checklist		91st and College Site MSD Washington Township		SCHMIDT ASSOCIATES		
Site Checklist Area of review	Task Started	Task	Comments			
Site Analysis	✓	Review acreage for intended use	60 total acres - Approximately 30 acres needed for Middle School			
	✓	Review site context, surrounding circulation, pedestrian paths and function				
Documents Review	✓	Receive hard and digital copies of any existing su	Map/indy parcel and topo data reviewed; survey n			
	✓	Site Visit - Verify Survey Accuracy	Site reconnaissance conducted July 2019			
	✓	Review property for existing easements: title commitment	Easement language for drainage easement obtained from School district			
Planning/Zoning Review	✓	Review comprehensive land use plan	Suburban Neighborhood (allows large school) with some areas of environmentally sensitive indicated (ES area restricts large school). Critical area 002-01 modifies some housing requirements.			
	✓	Establish current zoning classification; is rezoning necessary?	SUZ, approval			
	✓	Research zoning required for desired use	SUZ follows DMD admin			
	✓	Review applicable development standards: open space, setbacks, building height	Metro context requirements from RGV, Jr			
	✓	Review with owner local neighborhood or community groups, contracted to sit	Dynamo, Not			
	✓	Review any Planning/Zoning approval processes and associated dates	In process of			
City/County Regulatory Coordination & Review				Ecological Review		
	✓	Review Drainage Standards	City of Indians	✓	Conduct ecological review	Ecologic assessment of site by EcoLogic Complete
	✓	Meet with Fire Marshal to review initial design	Fire marshal	✓	Heritage trees	18" DBH, certain species per Indianapolis ordinance, mapped in Ecologic report
	✓	Review site lighting restrictions	City of Indians with light shad will allow site	✓	Invasive plants	Mapped in Ecologic report
	✓	Review sign ordinance	Sign ordinance	✓	Soils	Mapped in Ecologic report
	✓	Traffic study	ASF in process	✓	Potential wetland areas/delineation/Mitigation?	Mapped in Ecologic report
	✓	Traffic signal warrant	To be determine approximately	✓	Review Fish and Wildlife wetland mapper	No wetlands or surface waters indicated
	✓	Condition of surrounding road network and potential of upgrades required	Request for in DPW	✓	Determine if site is in a Wellhead Protection Area	Yes, per IDEM
	✓	Review any City/County approval processes and associated dates	In process of	✓	Review FEMA maps: floodplain/floodway/legal	Area of minimal flood hazard per FEMA
					Utilities Review	
			✓	Establish Electric, Gas, Water, Telephone, Cable providers	Indianapolis Power and Light, Citizens Energy Group, in process of review with Telephone & Cable providers	
			✓	Identify location of water mains and sizes with Water Co.	Water: 16" ductile iron main in College, 12" cast iron main in 91st; per citizens energy group; no current concerns/issues with existing infrastructure; utility will need load information to analyze when available	
			✓	Verify water pressure and volume with Water Co. (secondary)	Gas distribution in the area is strong, near regulating station, 8" main in College, 2" steel main in 91st - per citizens energy group; pressures should be good for additional feeds, will need load information to analyze	
			✓	Identify location of gas mains and sizes with Gas Co.	No reported capacity issues; final design to be reviewed by utility	
			✓	Verify gas load with Gas Co. (secondary)	Sanitary 15" gravity sewer main in 91st Street, per citizens energy group; no current concerns/issues with existing infrastructure	
			✓	Identify location of Sanitary Sewer and sizes with utility	No reported capacity issues; final design to be reviewed by utility	
			✓	Verify sanitary capacity with Utility	Overhead electrical on west side of college and north side of 91st	
			✓	Identify location of electrical infrastructure	Holly Creek regional basin (being redesigned) in SW portion of site; site drains to the SW and into the regional basin; regional flooding of Holly Creek acknowledged by DPW and statement that design was being prepared, Schmidt has corresponded with city engineers about coordinating efforts and has sent all know information to Commonwealth	
			✓	Identify Storm Sewer location and sizes & Drainage Patterns		

91st & College Traffic Study Update

- Traffic Study has been completed as of March 18, 2020
- Summary of Findings:



Given the traffic forecasts and the capacity calculations, it can be concluded that normal traffic patterns will not be negatively impacted outside of approximately a 30-minute morning window and a 30-minute afternoon window when school begins and ends. However, turn lane improvements, as well as the use of a traffic control officer or traffic signal at the access point(s) will allow traffic to flow efficiently into and out of the site as well as along the adjacent public roadway system.

- A & F Engineering

Next Steps - Middle School Task Force Meeting April 23rd

Gaining Stakeholder Input



Individual Digital Exercise - Kick-off Design Input

Task Force members were sent a digital input opportunity prior to the virtual meeting.

Purpose: To gather additional information and questions from the New Middle School Task Force on what they individually think the district and architects should be thinking about as the conceptual design begins for the New Northview Middle School at 91st & College.

Next Steps - Middle School Task Force Exercise (April 23rd)

The following questions were asked for Individual Stakeholder Input:

New Northview Middle School Input Form

SECTION 1

Individual Stakeholder - Design/Build-Only Comments

1. What is your personal connection to the NEW Middle School Project at 91st & College?

2. If applicable, describe how you currently utilize the EXISTING Northview Middle School Building and Site?

3. Describe how you, personally, would like to be able to utilize the NEW Northview Middle School Site at 91st & College when the building project is completed?

4. Describe how you would like to see others in the community to be able to utilize the NEW Northview Middle School Site at 91st & College when the building project is completed?

5. Is there anything else you would like for us to consider during the design/construction of a new Northview Middle School at the 91st & College site?

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2. If applicable, describe how you currently utilize the EXISTING Northview Middle School Building and Site?
3. Describe how you, personally, would like to be able to utilize the NEW Northview Middle School Site at 91st & College when the building project is completed?
4. Describe how you would like to see others in the community to be able to utilize the NEW Northview Middle School Site at 91st & College when the building project is completed?
5. Is there anything else you would like for us to consider during the design/construction of a new Northview Middle School at the 91st & College site?

Next Steps - Middle School Task Force Exercise

Goal for April 23rd Virtual Middle School Task Force Meeting:

- The team will report back to the Task Force the input received and talk about the consistencies found in the responses. This will help to formulate the priorities to be considered in the design of the New Middle School.
- During the Task Force Meeting the participants will have the opportunity to virtually ask questions.



Q & A

Centralized Transportation & Operations Service Center

(Central Campus - South End)



LOBER Neighborhood Virtual Meeting Agenda - April 28th



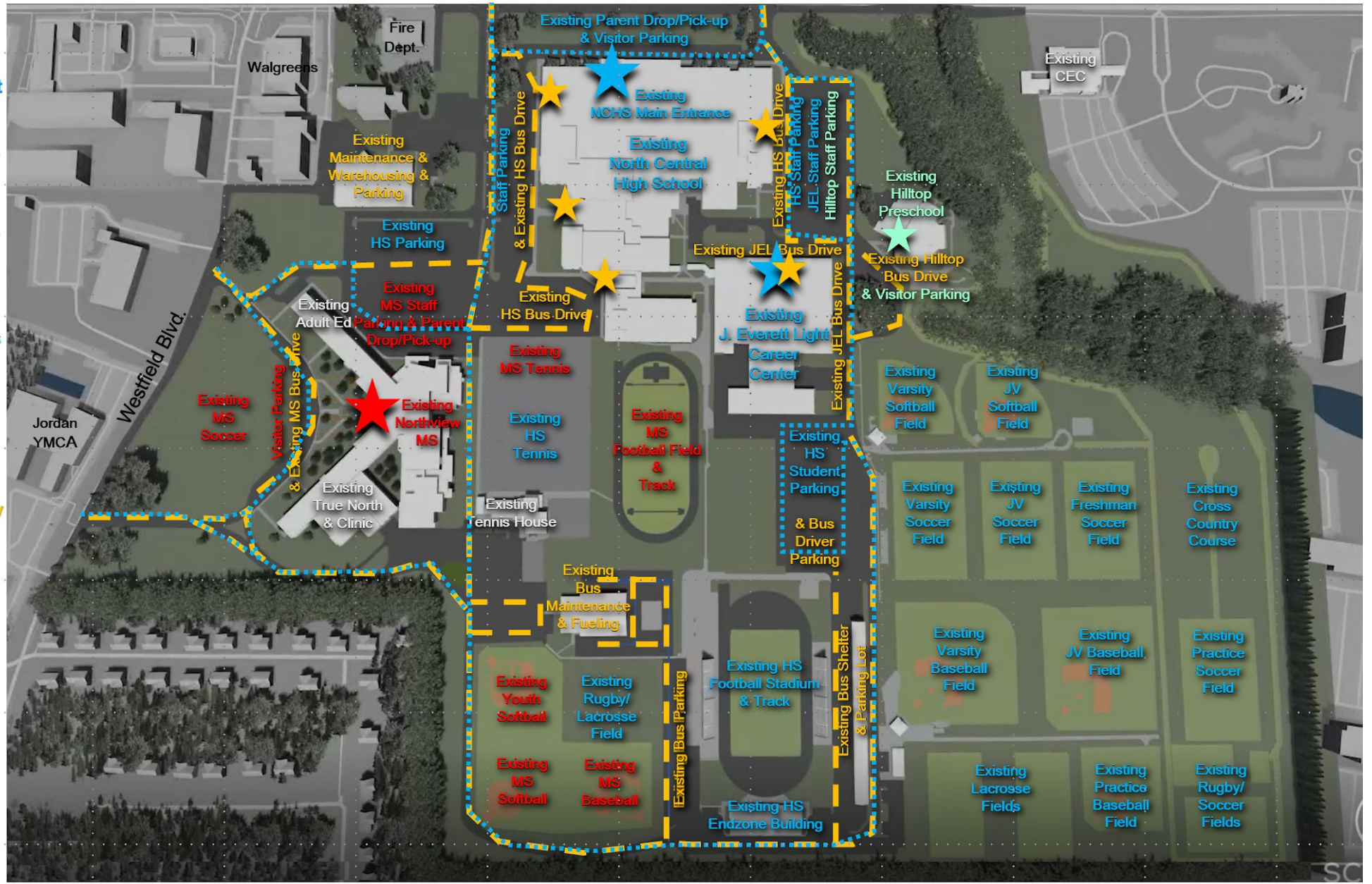
Information to Include:

- **Transportation Center & Bus Storage Draft Plans**
 - Relocation plans of the bus storage on central campus
 1. Rationale on why suggested options have been ruled out
 - Details on buses that would be added to the apx. 80 that are currently stored on the south end of the property
 - Acoustical data findings from sound engineers and noise barrier concepts
 - How proposed improvements create positive environmental impact
 - Traffic Impact Analysis
- **Operations Center Draft Plans**
 - Rationale for use of Northview
 1. Assessment & cost analysis findings
 - District services that would be a part of the operations center
 - Student & community programs that would remain at the existing Northview facility
- **Site Construction Draft Plans**
 - Site details from Schmidt Architects
 1. Draft preliminary renderings and site maps
 2. Bus, car, pedestrian traffic & activity zones
 3. How re-organization positively impacts safety
 4. How these improvements positively impact the future of North Central campus areas
 5. Draft phasing/construction schedules
- **Feedback**
 - Responses to frequently asked questions
 - Opportunity for additional questions and comments

86th Street

LEGEND

-  **High School & J. Everett Light Career Center Main Entrance & Components**
-  **Middle School Main Entrance & Components**
-  **Hilltop Preschool Main Entrance & Components**
-  **Bus Paths**
-  **Bus Rider Entry**
-  **Driver Paths**

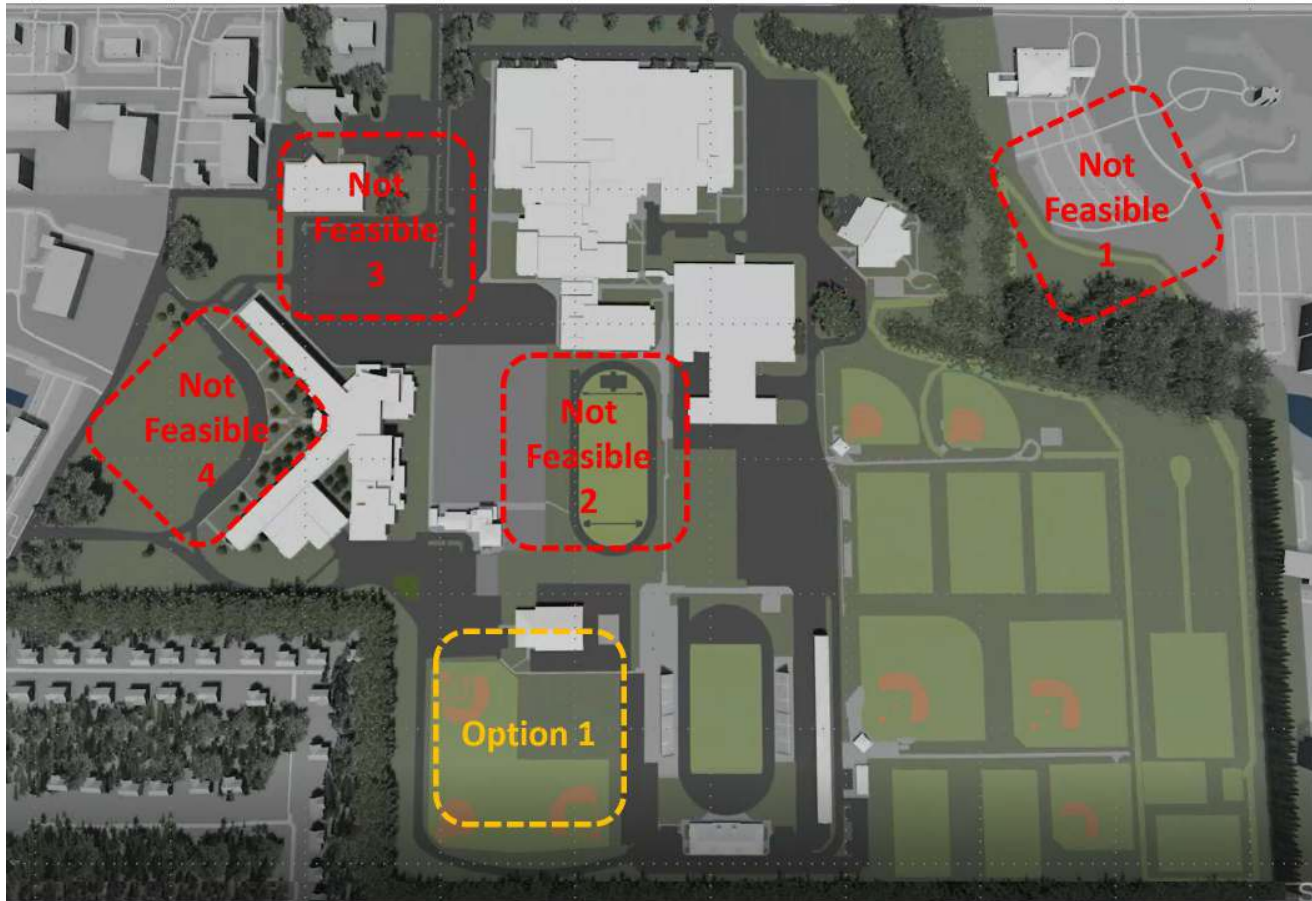


Existing Central Central Campus

Bus Storage Location Analysis

Option 1

- Appropriate Acreage
- Adjacent to existing bus maintenance, fueling and office
- Ability to sequester buses
- Depress bus parking lot for overall site drainage which helps with costs and acoustical barrier
- Location allows for successful acoustical & visual barrier to the neighborhoods



Not Feasible 1

- Takes away space for CEC and Preschool addition
- Does not fit in available space

Not Feasible 2

- Pushes HS circulation and parking too far from the school
- Does not allow for separation of traffic
- Does not fit in available space

Not Feasible 3

- Pushes HS circulation and parking too far from the school
- Does not allow for separation of traffic
- Impedes on future West Gym addition
- Impedes tennis facility future renovations
- Does not fit in available space

Not Feasible 4

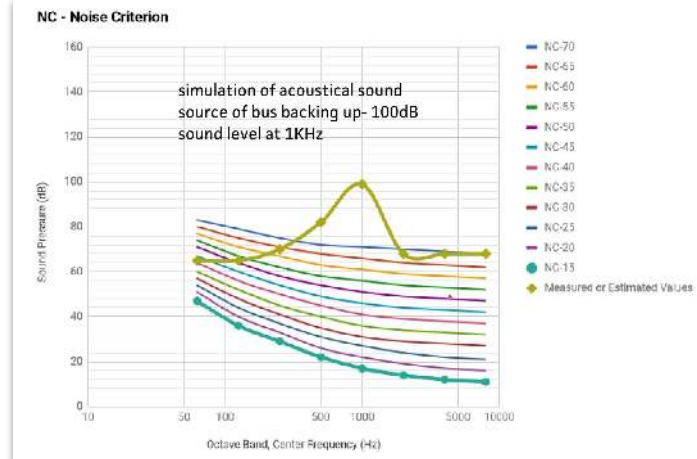
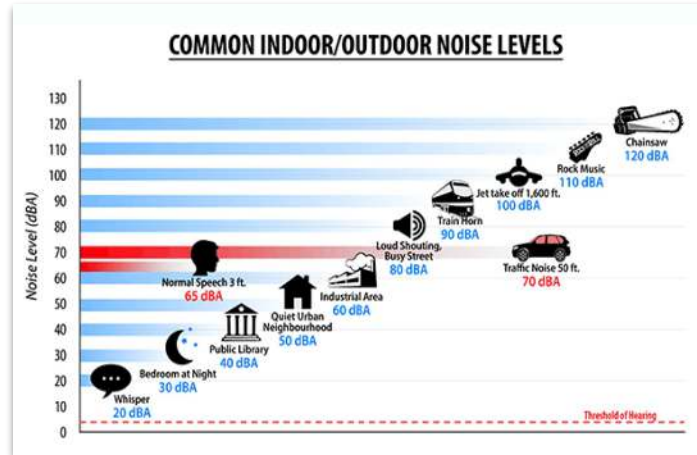
- Unable to provide Acoustical Barrier to neighborhoods
- Site work at this location is cost prohibitive

Acoustical Analysis

dBA - Design Group - Acoustics-Technology (Draft Analysis #4)

DRAFT Analysis Results

Projected noise level is a very minimal category = Noise levels of a quiet library or a bedroom at night



“LISTENER #1” WEST RESULTS WITH COMBINATION OF BERM, MASONRY PANELS, ABSORPTIVE FENCE AND CANOPY TREATMENT = -38dB

“LISTENER #2” SOUTH RESULTS WITH COMBINATION OF BERM, MASONRY PANELS, ABSORPTIVE FENCE AND CANOPY TREATMENT = -31dB



LEGEND:

- North Central High School
- Bus Parking and Drive Lanes
- Hilltop Preschool
- Other District Buildings

★ High School & J. Everett Light Career Center Main Entrance & Components

★ Middle School Main Entrance & Components

★ Hilltop Preschool Main Entrance & Components

- - - Bus Paths

★ Bus Rider Entry

- - - Driver Paths



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APRIL 22, 2020



Proposed Central Campus Site Plan - DRAFT



LEGEND:

- North Central High School
- Bus Parking and Drive Lanes
- Hilltop Preschool
- Other District Buildings

★ High School & J. Everett Light Career Center Main Entrance & Components

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Bus Paths

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Driver Paths



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Phasing VIDEO - See link on website - Site Layout and Construction Phasing Plan





Q & A