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**To:** Attendees  
**From:** Patrick Triggs   
**Date:** February 26, 2016  
**Comm. No:** 152251

**Subject:** Independent School District #879  
Campus Core Planning Group  
February 24, 2016 Meeting Minutes

**Attendees:**

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*The Core Planning Group for the Campus met with representatives from Wold to discuss Design Options related to relationships of large components of the campus plan, including new and refurbished game fields and changes to traffic flow and parking.*

**Discussion Topics:**

- A. Wold walked through three Design Options for the campus, highlighting advantages and challenges associated with each Option:
  - 1. Option A – New Intermediate School located at the northwest of the campus.
    - a. An existing water main runs through the site, which could limit space for the new building and require parking lot work any time the main needs to be accessed.
    - b. Relocating the water main is possible, but would incur significant cost with little advantage.
    - c. Bus loops between the existing Elementary School and the New Intermediate School are aligned across Tiger Drive.
    - d. Traffic congestion at the north end of Tiger Drive is increased.
  - 2. Option B – New Intermediate School located at the southeast of the campus with Tiger Drive rerouted to this corner of campus.
    - a. The traffic load across the site is dispersed and pulled off Tiger Drive.
    - b. Ample space facilitates future expansion of the New Intermediate School.

- c. Increased parking adjacent to the stadium is available because of the new bus loop and staff parking/parent drop-off at the new Intermediate School.
  - d. Wide-spread parent drop-offs provide ample queuing space.
  - e. The design could incorporate a roundabout southwest of the stadium to aid traffic flow through the site.
  - f. This Option may have a higher cost of road work, but decreases the amount of site work necessary in the northwest and addresses vital traffic concerns.
3. Option C – New Intermediate School located at the southeast of the campus with parent/bus loops directly off existing Tiger Drive
    - a. This Option avoids the water main concern in the northwest but does not address traffic problems on Tiger Drive, as the New Intermediate School traffic would now compete directly with the Secondary School.
  4. All options share some components.
    - a. Tiger Drive is currently owned by the City north of the water treatment plant and by the School District south of this point. The City could take ownership of the entire drive, which would require improvements to the road to meet City standards.
    - b. All Options provide replacements for the existing softball fields and baseball field along with two new soccer fields in addition to the two new tennis courts, stadium revisions, and artificial turf on the all-purpose field behind the existing Elementary School.
- B. General concerns and questions:
1. The Group agrees that Option B is the best to move forward with.
  2. Site work will need to be balanced to keep all moved earth on site. The use of retaining walls may be necessary and even advantageous to controlling pedestrian traffic.
  3. Any wetlands displaced by work can be offset through the purchase of wetland credits rather than restoration on-site.
  4. Stormwater must to be managed on-site through new or expanded ponds or integration with the City's stormwater management master plan. Neighbors are sensitive to runoff.
  5. Three schools with three bus loops will require three dismissal times for student pickup. Wold explored options in which two schools could share a bus loop, but the site does not provide suitable conditions for such a solution.
  6. The exact alignment of the new spur of Tiger Drive will be worked out later. An alignment with Oak Ridge Drive at the south is not necessarily important as this is not a through-street.
  7. Pedestrian traffic and safety throughout the site must be managed in two ways:
    - a. Attention to sidewalk design during the campus plan development, especially connecting the New Intermediate School to the existing schools, existing pedestrian infrastructure, and adjacent neighborhoods.
    - b. Reinforcement within the district of correct protocol related to drop-offs and pick-ups.
  8. The exact alignment of the new spur of Tiger Drive will be worked out later. An alignment with Oak Ridge Drive at the south is not necessarily important as this is not a through-street.
  9. All new fields are regulation size and oriented north-south.
  10. The new softball fields shown in Option B should be moved to the northeast corner of the site to allow the new soccer fields and new baseball field in the northwest to not overlap, to allow for simultaneous use.
  11. At this stage, relative location of components is most important; exact orientation of fields and other site elements will be further developed as the design progresses.
  12. The Group expressed concern about a roundabout as part of the design. This element will be studied and only included if it can improve traffic flow, not if it adds unnecessary complexity to the campus.
  13. The Secondary School parking lot will still be accessible from Tiger Drive because it is advantageous to keep traffic on campus once it is on campus.



14. The bus loop crossing point on Tiger Drive between the Intermediate and Secondary Schools will have bus priority to facilitate bus movement.
  15. The triangular intersection south of the Secondary School should be improved as it is currently unsafe and confusing, especially in winter.
  16. The parking lot at the Secondary School will be unified and restriped to simplify traffic flow.
  17. A potential parking lot at the east end of the Secondary School will continue to be evaluated for its appropriateness with the realignment of Tiger Drive and improvements to the Secondary School parking lot.
- C. Next Steps:
1. Option B will continue to be developed by Wold in conjunction with Anderson-Johnson.
  2. As the Intermediate School design progresses, it will help inform site specifics.
  3. Borings and analysis for corrective work necessary at the chosen Intermediate School site will be conducted.
  4. The next Campus Core Planning Group meeting will be Wednesday, April 6, 2016 at 5:30 p.m. in the High School media center.

Attachment

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CAMPUS PLAN - OPTION 8