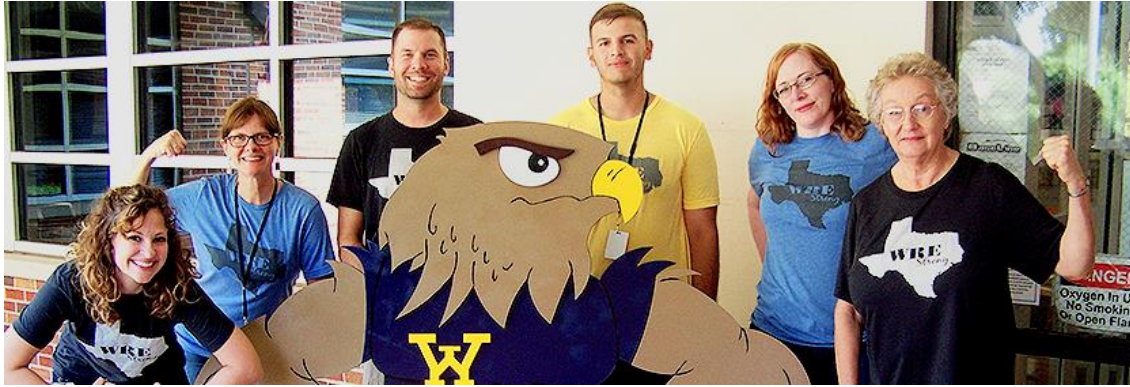


# WHITE ROCK ELEMENTARY CAMPUS MASTER PLAN

“WHERE ALL STUDENTS LEARN, GROW AND SUCCEED”



# WHITE ROCK ELEMENTARY SCHOOL PROJECT PROGRAMMING COMMITTEE (PPC)

## Schedule

<b>Arrival / Welcome</b>	<b>30 min</b>	<b>5:30pm</b>
<b>Introductions</b>	<b>25 min</b>	<b>5:55pm</b>
<b>Master Plan Process Overview</b>	<b>10 min</b>	<b>6:05pm</b>
<b>Large Group Discussion</b>	<b>30 min</b>	<b>6:35pm</b>
<b>Break</b>	<b>10 min</b>	<b>6:45pm</b>
<b>Small Group Activity</b>	<b>50 min</b>	<b>7:35pm</b>
<b>Parking and Traffic + Site Analysis</b>	<b>20 min</b>	<b>7:55pm</b>
<b>Questions / Comments</b>	<b>05 min</b>	<b>8:00pm</b>

# WHITE ROCK ELEMENTARY SCHOOL PROJECT PROGRAMMING COMMITTEE (PPC)

## Roles + Responsibilities

<b>Sandra Hayes</b>	Assistant Superintendent, District Operations	<b>Keely Smith</b>	Outgoing PTA President, parent
<b>Angela McClure</b>	Executive Director	<b>Stephani Walne</b>	Incoming PTA President, parent
<b>Michael Longanecker</b>	RISD Facilities	<b>Mark Gray</b>	Dads Club, parent
<b>Jerre Boling</b>	RISD Project Manager	<b>Scott Woodard</b>	Dads Club, parent
<b>Lee Walker</b>	Principal	<b>Robert Walne</b>	HOA, parent
<b>Jen Walker</b>	AP, Support Staff/Minutes	<b>Josh Northam</b>	HOA, parent
<b>Denise Newman</b>	AP, Support Staff/Minutes	<b>Jason Metcalf</b>	HOA, parent
<b>Joni Owen</b>	Kindergarten – First Grade	<b>Richard Duge</b>	WRVNA, future parent
<b>Gretchen Stewart</b>	Second – Third Grade		
<b>Miriam Osborne</b>	Fourth Grade		
<b>Amy Burger</b>	Fifth – Sixth Grade		
<b>Ron Crawford</b>	Specials		
<b>Brittany Code</b>	504, Sped & Dyslexia		
<b>Susan McGinnis</b>	Library/Lab		

## PERKINS + WILL'S EXPERIENCED TEAM

Over 50 Years of Combined Project Experience and Client Leadership



**PATRICK GLENN**  
K12 PRACTICE LEADER



**DANIEL DAY**  
PROJECT MANAGER



**DAVID McMILLIN**  
PROJECT ARCHITECT



**NICK NEPVEUX**  
PROJECT DESIGNER

# PROJECT PROGRAMMING COMMITTEE (PPC)

## Norms and Roles

### **NORMS:**

**Start on time and end on time.**

**Work together and as a team.**

**Communicate openly and honestly.**

**Respect the opinions of committee members.**

**Give others a chance to talk. Silence does not always mean agreement.**

**There are no bad ideas so every member should feel free to bring up any and all views.**

### **ROLES:**

**Committee members are required to attend all meetings.**

**Provide programming/design needs as required to ensure we design the best possible solution meeting the needs of WRE.**

**Provide critical information to the architects as a basis of their design work.**

**Meet with groups you represent to give them updates and receive feedback.**

**If committee members have questions or concerns, they agree to contact Lee Walker in advance of a meeting.**

**Committee members agree to thoughtfully seek and support solutions that they believe will provide the greatest benefit to students.**

**Once the PPC has taken action, committee members will not undermine the official position of the committee.**

# CAMPUS MASTER PLAN PROCESS

Proven Five Step Process leads to Success

**LISTEN**

**1**

**FEB 28, 2017**



OVERVIEW OF PROCESS +  
SCHEDULE, LARGE +  
SMALL GROUP DISCUSSION,  
SITE ANALYSIS + ZONING

**LISTEN**

**2**

**MAR 09, 2017**



BUILDING QUESTIONS,  
LARGE + SMALL GROUP  
DISCUSSION, FACILITY  
PROGRAMMING AND  
CAPACITY ANALYSIS

**ENGAGE+CREATE**

**3**

**MAR 21, 2017**



MASTER PLANNING AND  
PROGRAMMING  
ACTIVITIES

**DEVELOP**

**4**

**APR 11, 2017**



DEVELOP AND REFINE  
MASTERPLAN AND  
PROGRAMMING IDEAS

**FINALIZE**

**5**

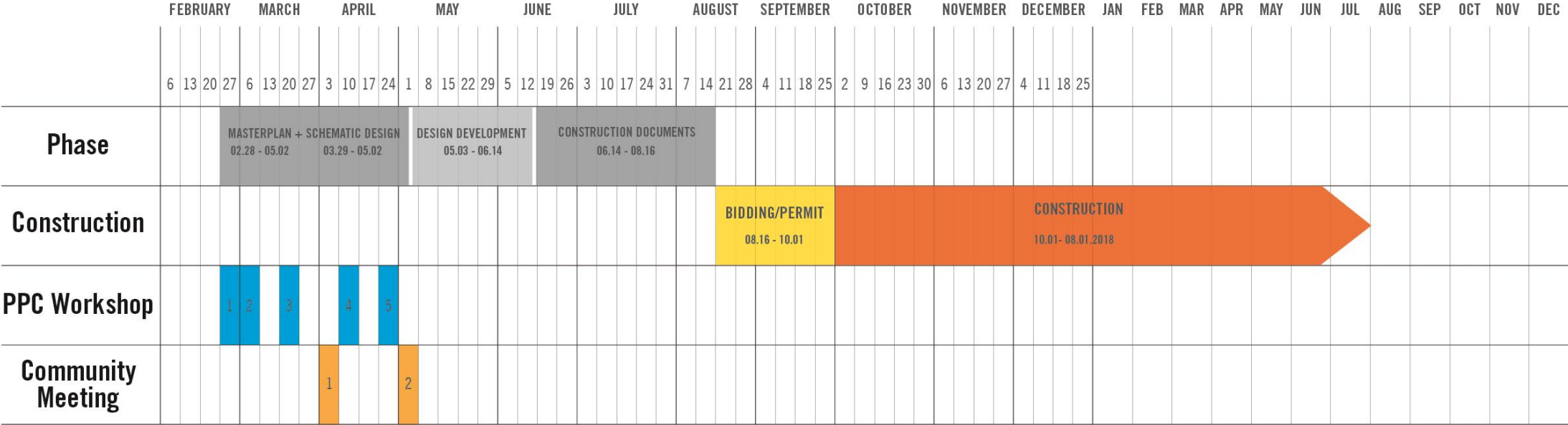
**APR 25, 2017**



PRESENT SCHEMATIC DESIGN  
PACKAGE AND VERIFY THAT  
DESIGN IS IN LINE WITH PPC  
GOALS AND VALUES

# PROJECT SCHEDULE

2018



**PPC MEETING 01/  
DISCUSSION +  
SITE AND ZONING ANALYSIS**



**VISION**  
**LARGE GROUP DISCUSSION**

What culture, traditions, and values do you love about this campus?

How will we define project success?

**BREAK**

# GROUP VISIONING

# SMALL GROUP ACTIVITY

# PROJECT PROGRAMMING COMMITTEE (PPC)

## Small Group Teams

### TEAM A

<b>Sandra Hayes</b>	Assistant Superintendent, District Operations
<b>Lee Walker</b>	Principal
<b>Amy Burger</b>	Fifth – Sixth Grade
<b>Richard Duge</b>	WRVNA, future parent
<b>Jason Metcalf</b>	HOA, parent
<b>Scott Woodard</b>	Dads Club, parent
<b>Josh Northam</b>	HOA, parent

### TEAM C

<b>Angela McClure</b>	Executive Director
<b>Jen Walker</b>	AP, Support Staff/Minutes
<b>Brittany Code</b>	504, Sped & Dyslexia
<b>Ron Crawford</b>	Specials
<b>Miriam Osborne</b>	Fourth Grade
<b>Keely Smith</b>	Outgoing PTA President, parent
<b>Robert Walne</b>	HOA, parent

### TEAM B

<b>Michael Longanecker</b>	RISD Facilities
<b>Denise Newman</b>	AP, Support Staff/Minutes
<b>Joni Owen</b>	Kindergarten – First Grade
<b>Gretchen Stewart</b>	Second – Third Grade
<b>Susan McGinnis</b>	Library/Lab
<b>Stephani Walne</b>	Incoming PTA President, parent
<b>Mark Gray</b>	Dads Club, parent

Team A - What currently works on site?

Team B - What currently does not work on site?

Team C - What would you like to see on the site in the future?

# CAMPUS OVERVIEW

# PARKING AND TRAFFIC



# CAMPUS OVERVIEW + SITE ANALYSIS / Campus and Site Parking

## REQUIRED ON SITE SPACES =

50 CLASSROOMS X 1.5 = 75 SPACES

**NORTH LOT** = 53 SPACES

**SOUTH LOT** = 26 SPACES

**TOTAL ON SITE PARKING** = 79 SPACES

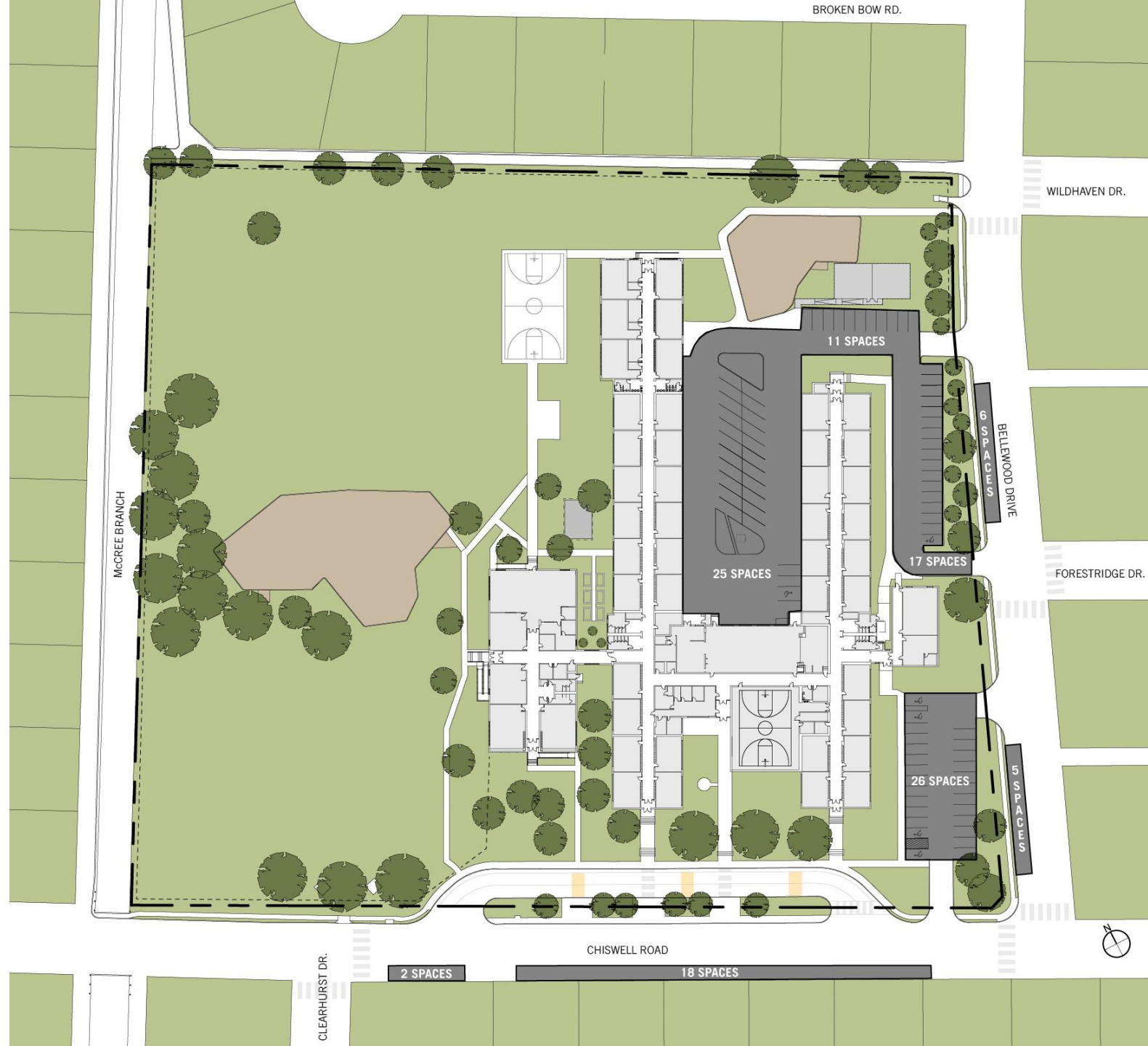
## FUTURE REQUIRED ON SITE SPACES =

62 CLASSROOMS X 1.5 = **93 SPACES** (14 MORE SPACES)

**STREET PARKING** = 31 SPACES

 EXISTING PARKING

PERKINS+WILL



# CAMPUS OVERVIEW + SITE ANALYSIS /

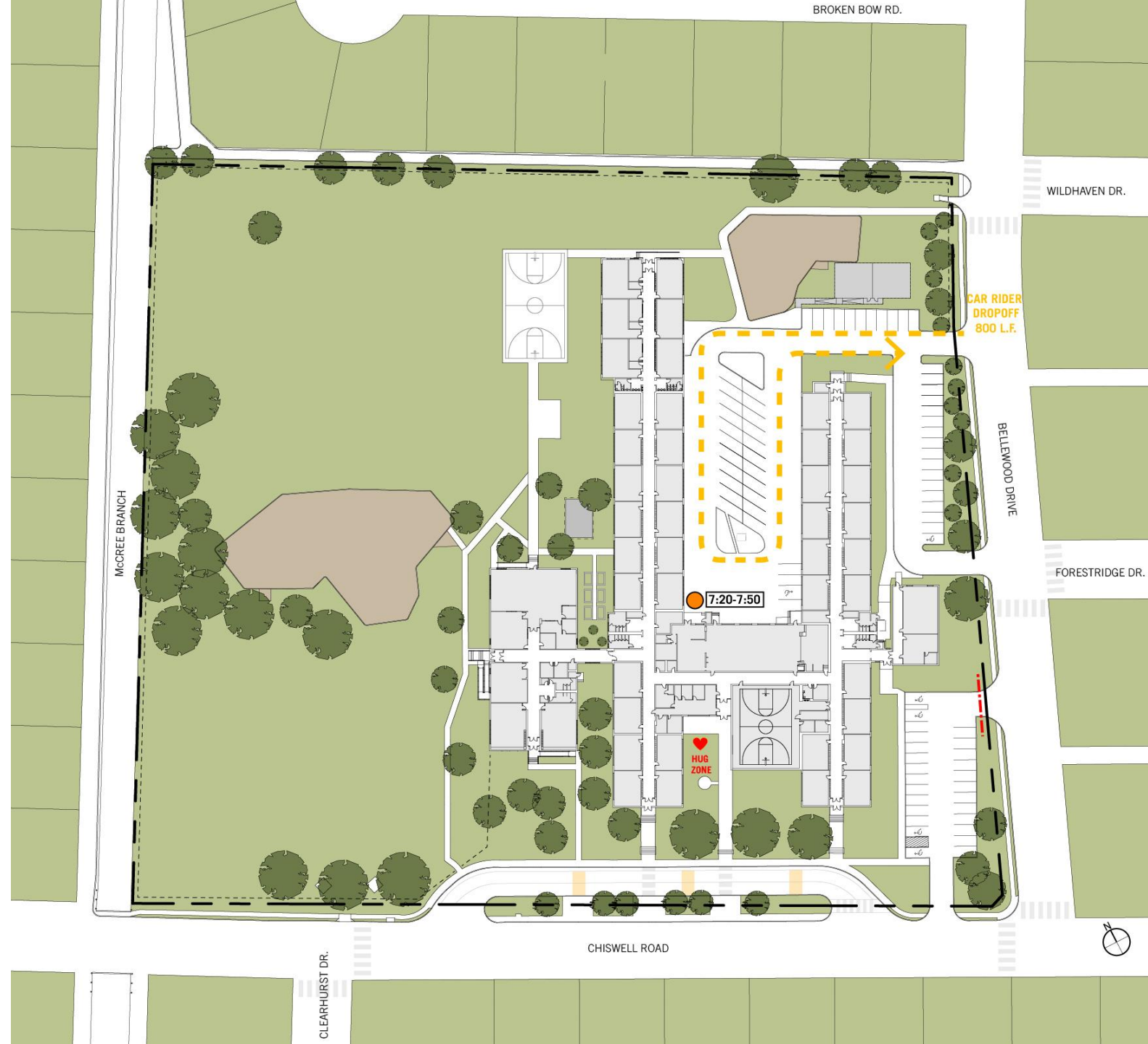
## Campus Drop Off Traffic - Morning

Drop Off Time: 7:20am – 8:00am.

Multiple Drop Off Locations / Can Drop Off at the Main Entry.

Dad's Club Manages Drop Off

- - - - NORTH CAR RIDER DROP OFF/PICKUP
- - - - DP/PPCD DROP OFF/PICKUP
- - - - SOUTH CAR RIDER DROP OFF/PICK UP
- · - · - · ROAD BLOCK
- DROP OFF / LOADING ZONE
- ♥ HUG ZONE



# CAMPUS OVERVIEW + SITE ANALYSIS /

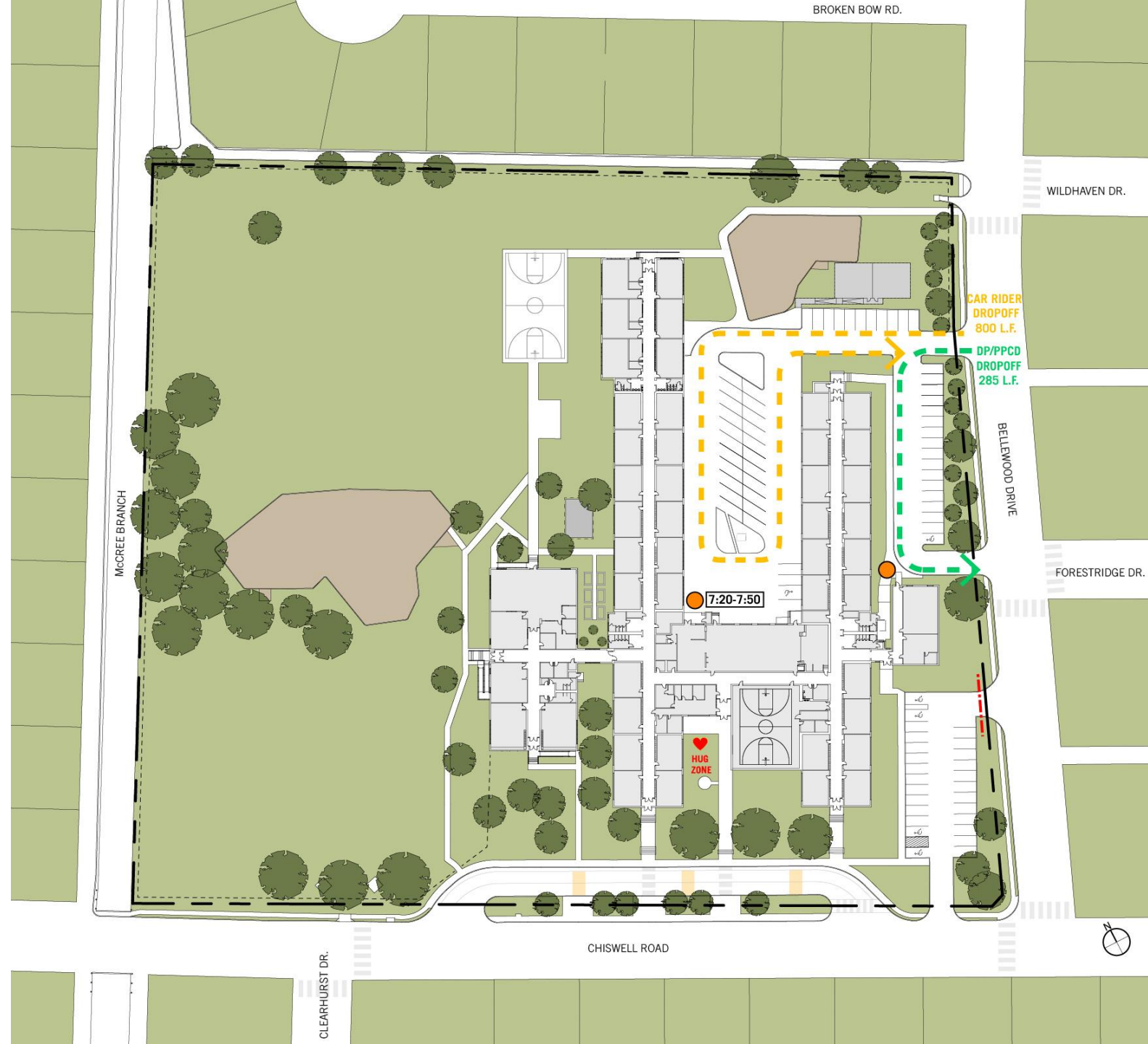
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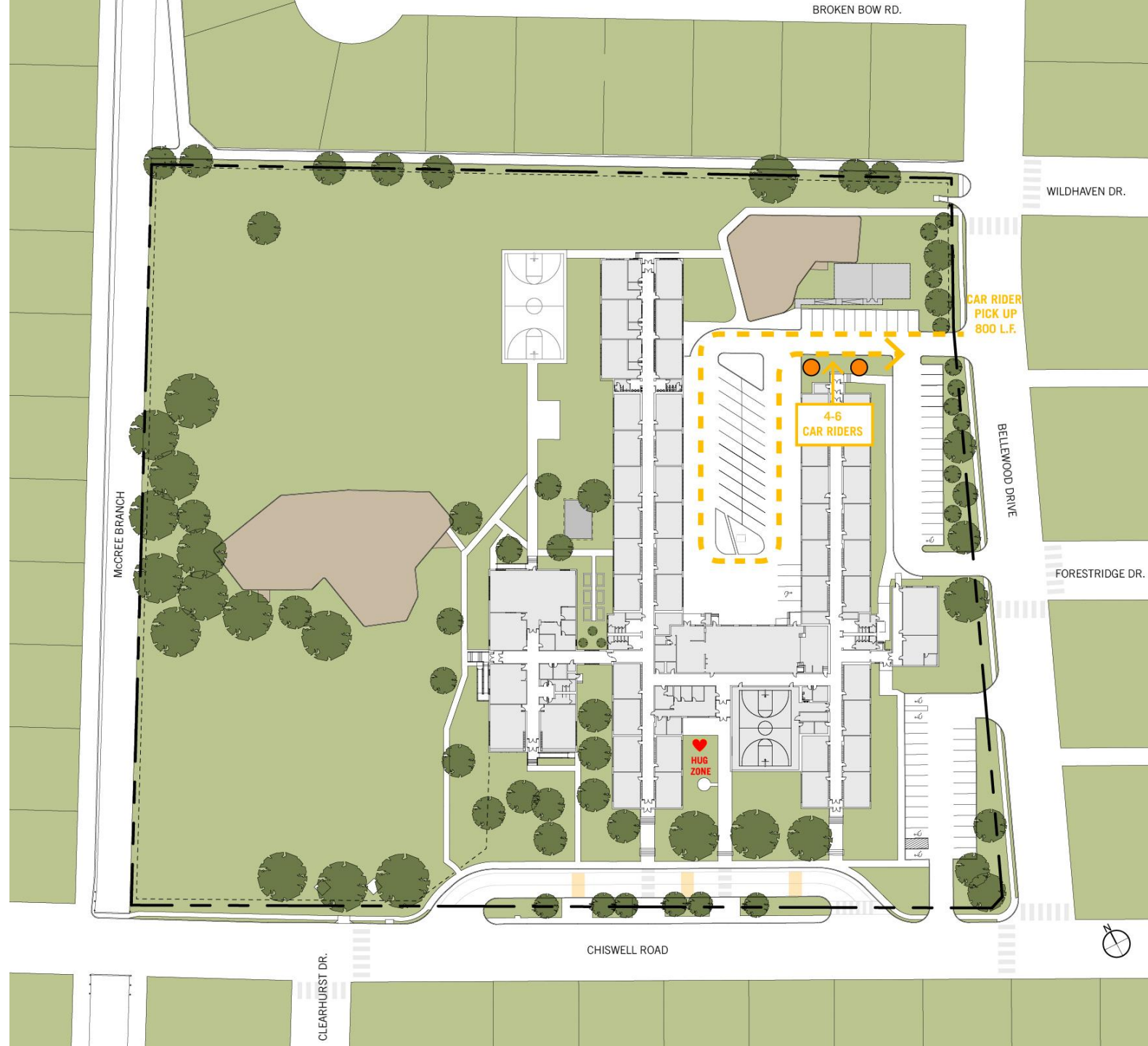


# CAMPUS OVERVIEW + SITE ANALYSIS /

## Campus Pick Up Traffic - Afternoon

4<sup>th</sup> - 6<sup>th</sup> Exit to the North

- - - - NORTH CAR RIDER DROP OFF/PICKUP
- - - - DP/PPCD DROP OFF/PICKUP
- - - - DAY CARE BUS PICK UP
- - - - SOUTH CAR RIDER DROP OFF/PICKUP
- · - · - · ROAD BLOCK
- DROP OFF / LOADING ZONE
- ♥ HUG ZONE
- ★ DAY CARE BUS LOADING ZONE
- 1-3  
CAR RIDERS  
↓  
DISMISSAL EXIT POINT

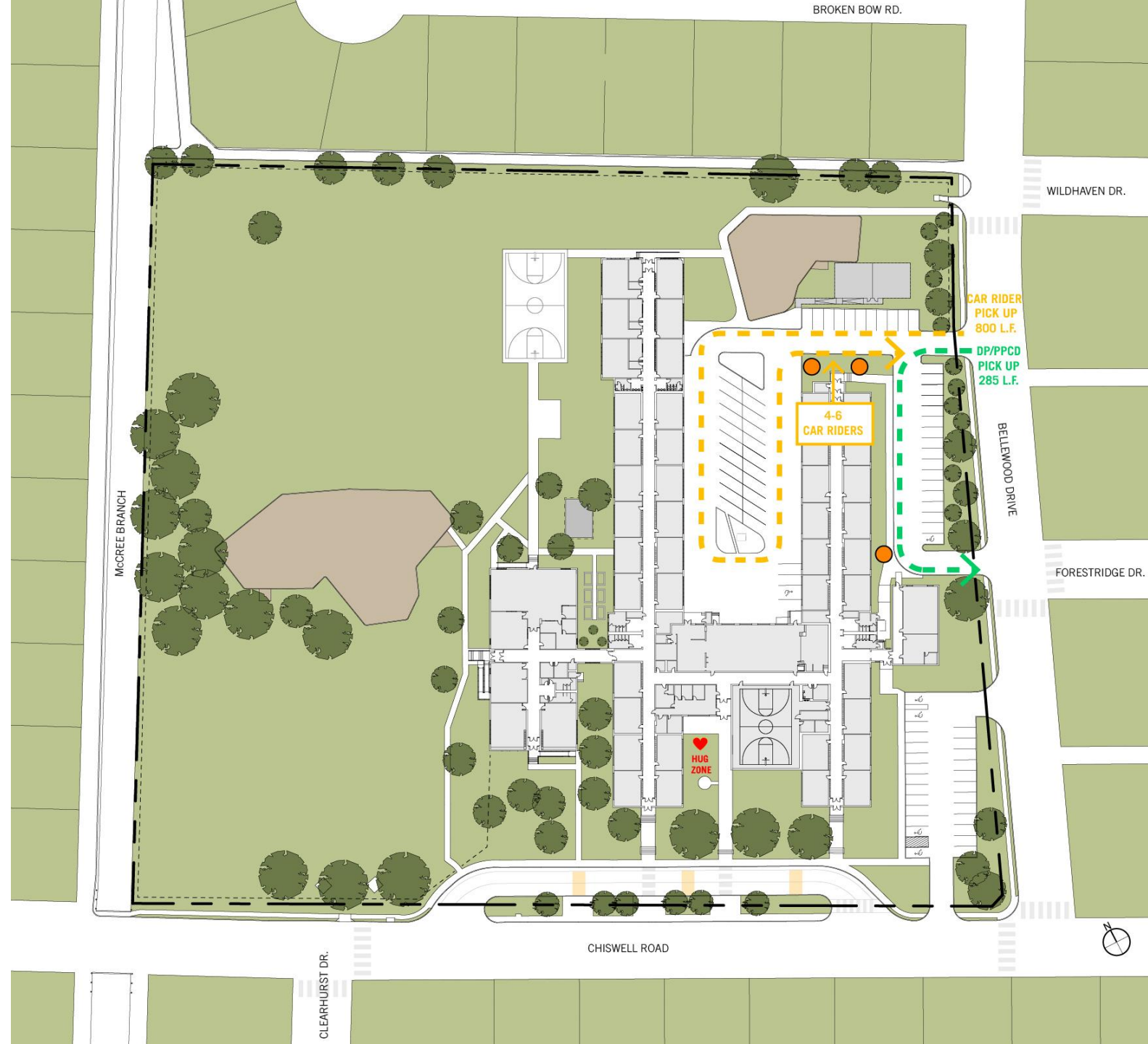


# CAMPUS OVERVIEW + SITE ANALYSIS / Campus Pick Up Traffic - Afternoon

4<sup>th</sup> - 6<sup>th</sup> Exit to the North

DP/PPCD Exit to the East

- - - - NORTH CAR RIDER DROP OFF/PICKUP
- - - - DP/PPCD DROP OFF/PICKUP
- - - - DAY CARE BUS PICK UP
- - - - SOUTH CAR RIDER DROP OFF/PICKUP
- · - · - ROAD BLOCK
- DROP OFF / LOADING ZONE
- ♥ HUG ZONE
- ★ DAY CARE BUS LOADING ZONE
- 1-3  
CAR RIDERS  
↓  
DISMISSAL EXIT POINT



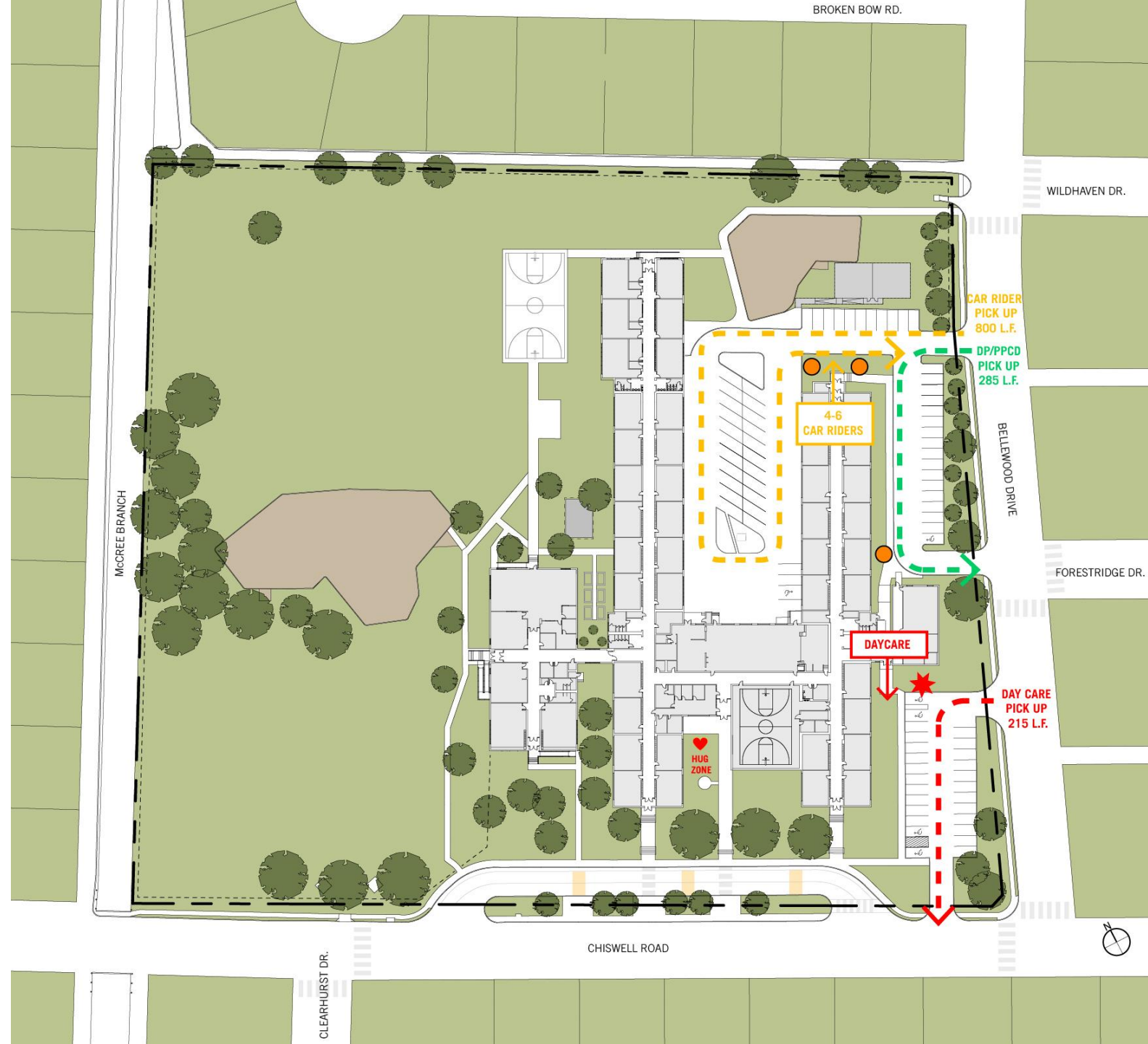
# CAMPUS OVERVIEW + SITE ANALYSIS / Campus Pick Up Traffic - Afternoon

4<sup>th</sup> - 6<sup>th</sup> Exit to the North

DP/PPCD Exit to the East

Day Care Exit to the Southeast

- - - - NORTH CAR RIDER DROP OFF/PICKUP
- - - - DP/PPCD DROP OFF/PICKUP
- - - - DAY CARE BUS PICK UP
- - - - SOUTH CAR RIDER DROP OFF/PICKUP
- · - · - · ROAD BLOCK
- DROP OFF / LOADING ZONE
- ♥ HUG ZONE
- ★ DAY CARE BUS LOADING ZONE
- 1-3  
CAR RIDERS  
↓  
DISMISSAL EXIT POINT



# CAMPUS OVERVIEW + SITE ANALYSIS /

## Campus Pick Up Traffic - Afternoon

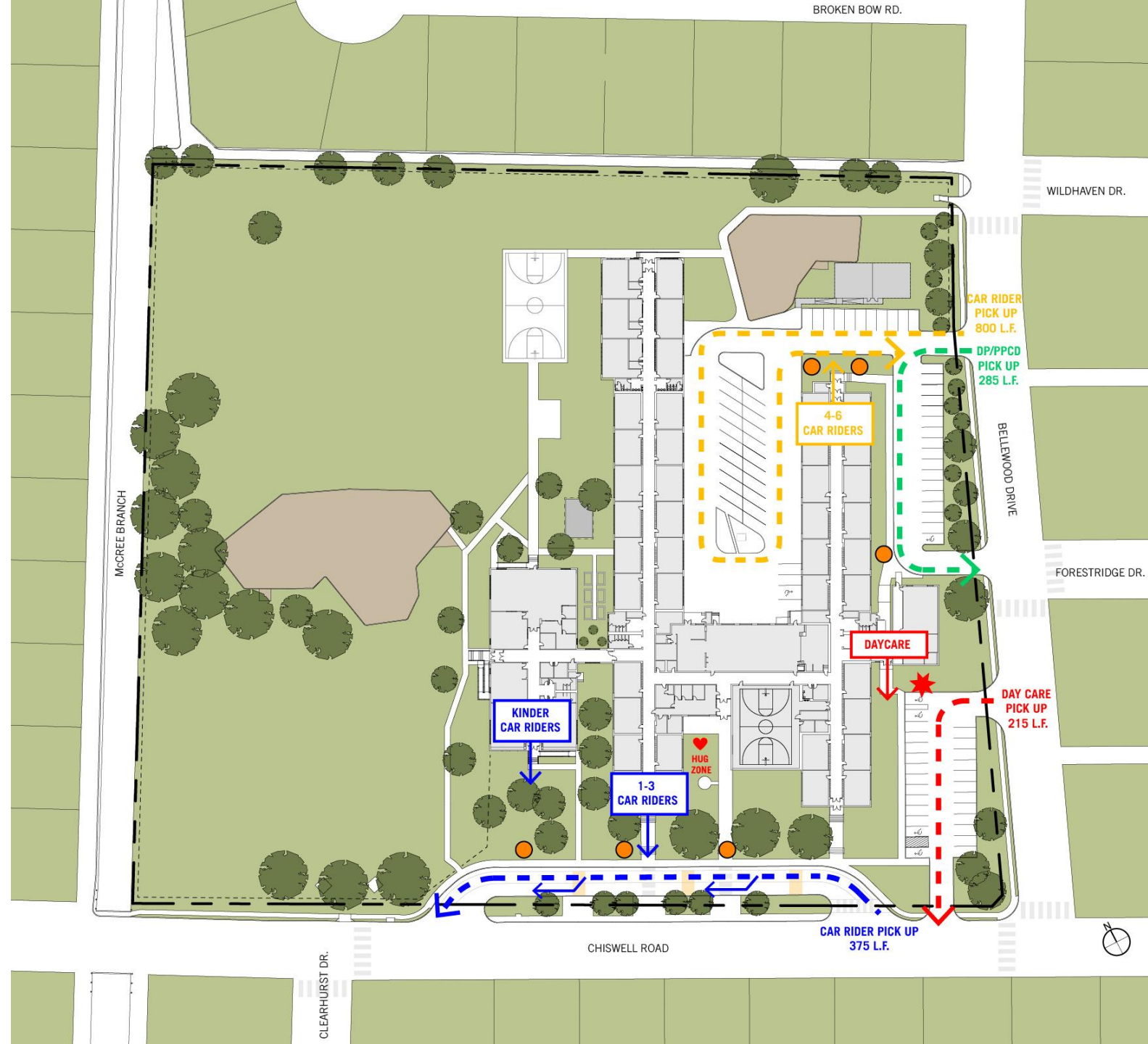
4<sup>th</sup> - 6<sup>th</sup> Exit to the North

DP/PPCD Exit to the East

Day Care Exit to the Southeast

Kindergarten - 3<sup>rd</sup> Exit to the South

- - - - NORTH CAR RIDER DROP OFF/PICKUP
- - - - DP/PPCD DROP OFF/PICKUP
- - - - DAY CARE BUS PICK UP
- - - - SOUTH CAR RIDER DROP OFF/PICKUP
- · - · - ROAD BLOCK
- DROP OFF / LOADING ZONE
- ♥ HUG ZONE
- ★ DAY CARE BUS LOADING ZONE
- 1-3  
CAR RIDERS  
↓  
DISMISSAL EXIT POINT





# CAMPUS OVERVIEW + SITE ANALYSIS /

## Campus Pick Up Traffic - Afternoon

4<sup>th</sup> - 6<sup>th</sup> Exit to the North

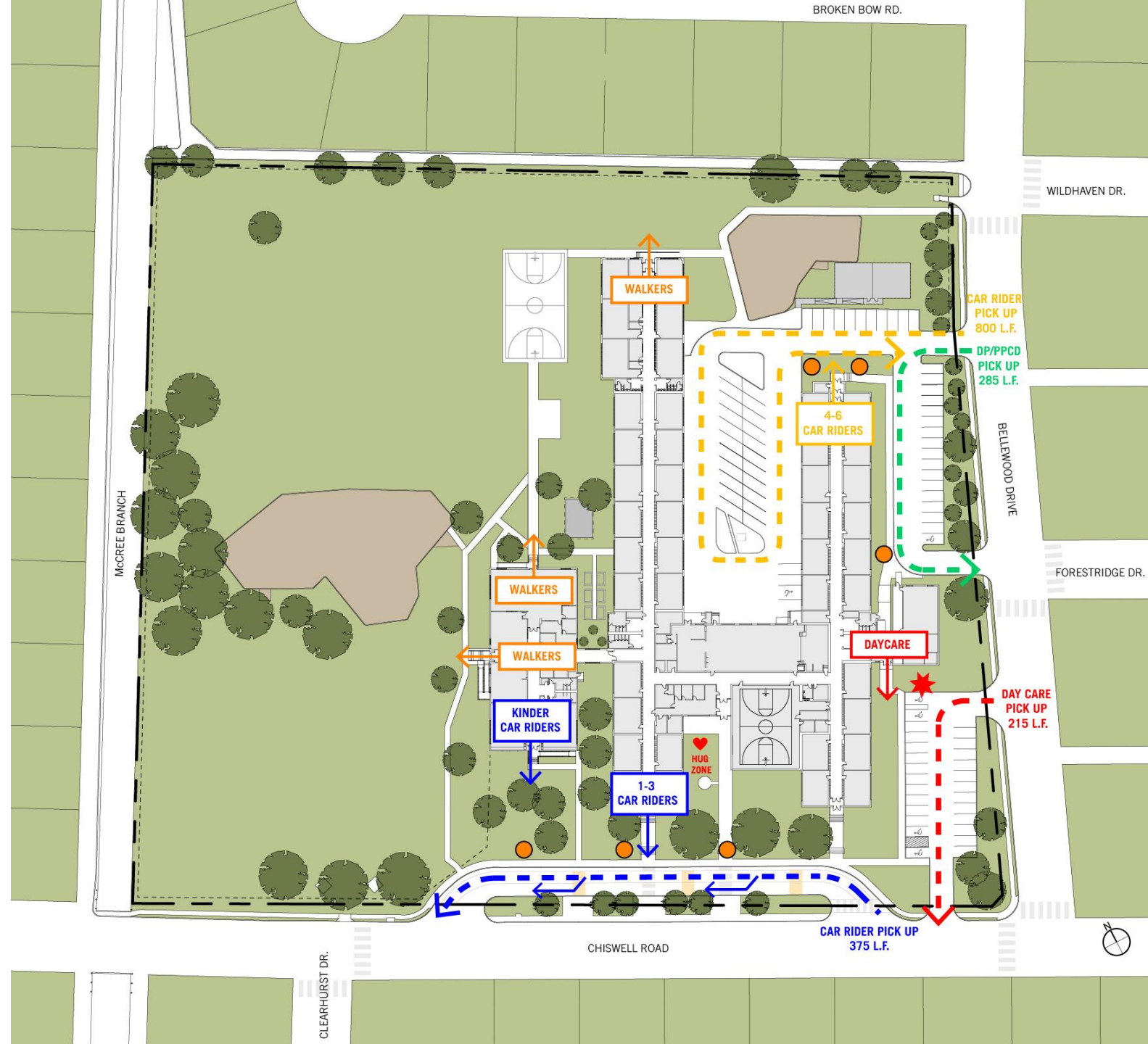
DP/PPCD Exit to the East

Day Care Exit to the Southeast

Kindergarten - 3<sup>rd</sup> Exit to the South

Walkers Exit to the North and West via the Playfields

- - - - NORTH CAR RIDER DROP OFF/PICKUP
- - - - DP/PPCD DROP OFF/PICKUP
- - - - DAY CARE BUS PICK UP
- - - - SOUTH CAR RIDER DROP OFF/PICKUP
- · - · - ROAD BLOCK
- DROP OFF / LOADING ZONE
- ♥ HUG ZONE
- ★ DAY CARE BUS LOADING ZONE
- 1-3 CAR RIDERS  
↓  
DISMISSAL EXIT POINT



# CAMPUS OVERVIEW

# SITE ANALYSIS

# CAMPUS OVERVIEW + SITE ANALYSIS

## Site Constraints and Easements

Preliminary PD Research (PD 581)

Total Site: 10.0639 acres (438,383 SF)

Maximum Lot Coverage of 60%

- Above Ground Parking Structures Included in Lot Coverage
- Surface Parking Lots not Included

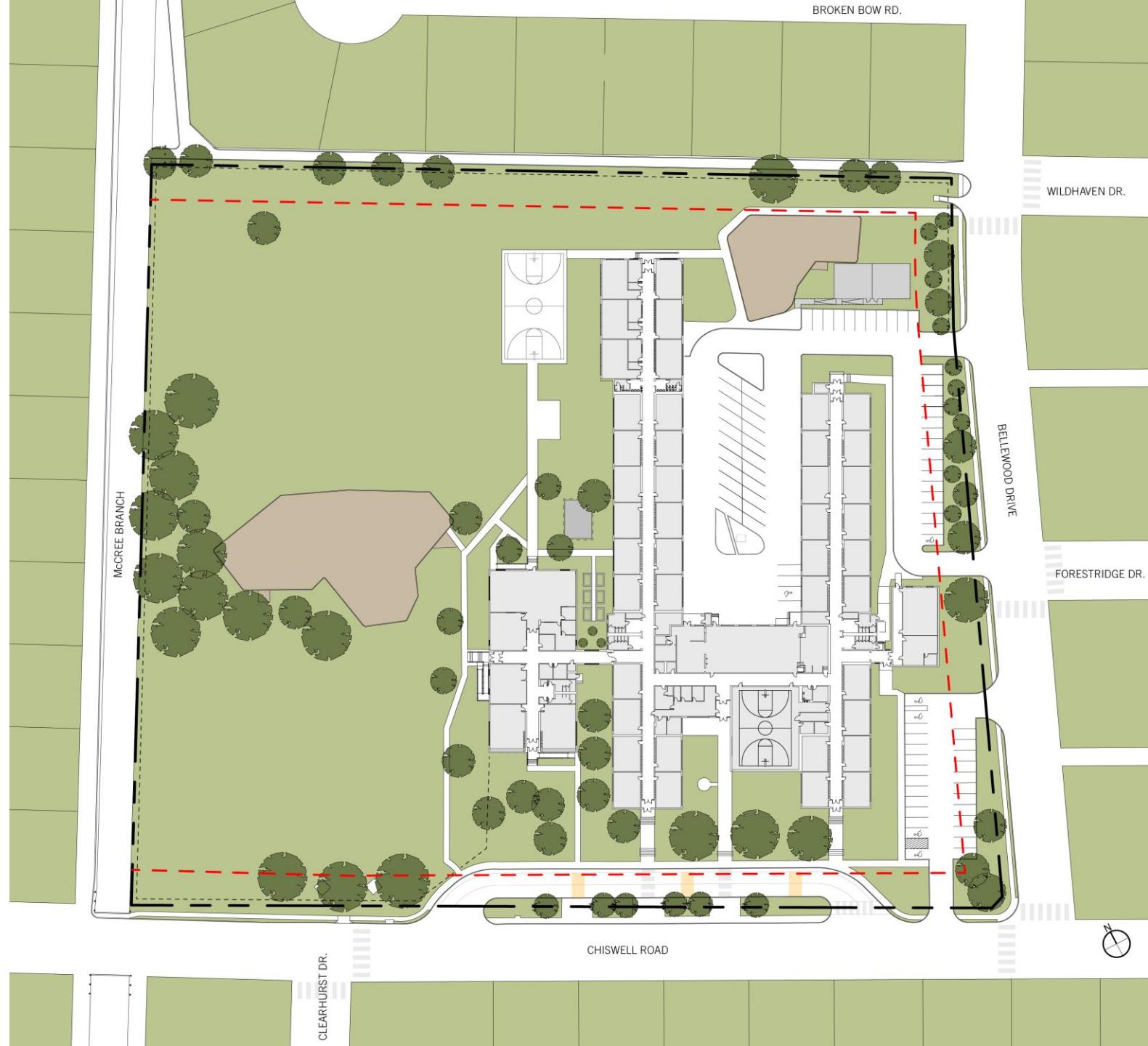
1 Story Maximum Above Grade

40 FT Maximum Structure Height

30 FT Front, Side & Rear Yard Setback

78,000 SF Maximum Floor Area

--- 30 FT FRONT, SIDE & REAR YARD SETBACK



# CAMPUS OVERVIEW + SITE ANALYSIS

## Site Constraints and Easements

Lot Size: 438,383 SF (10.0639 acres)

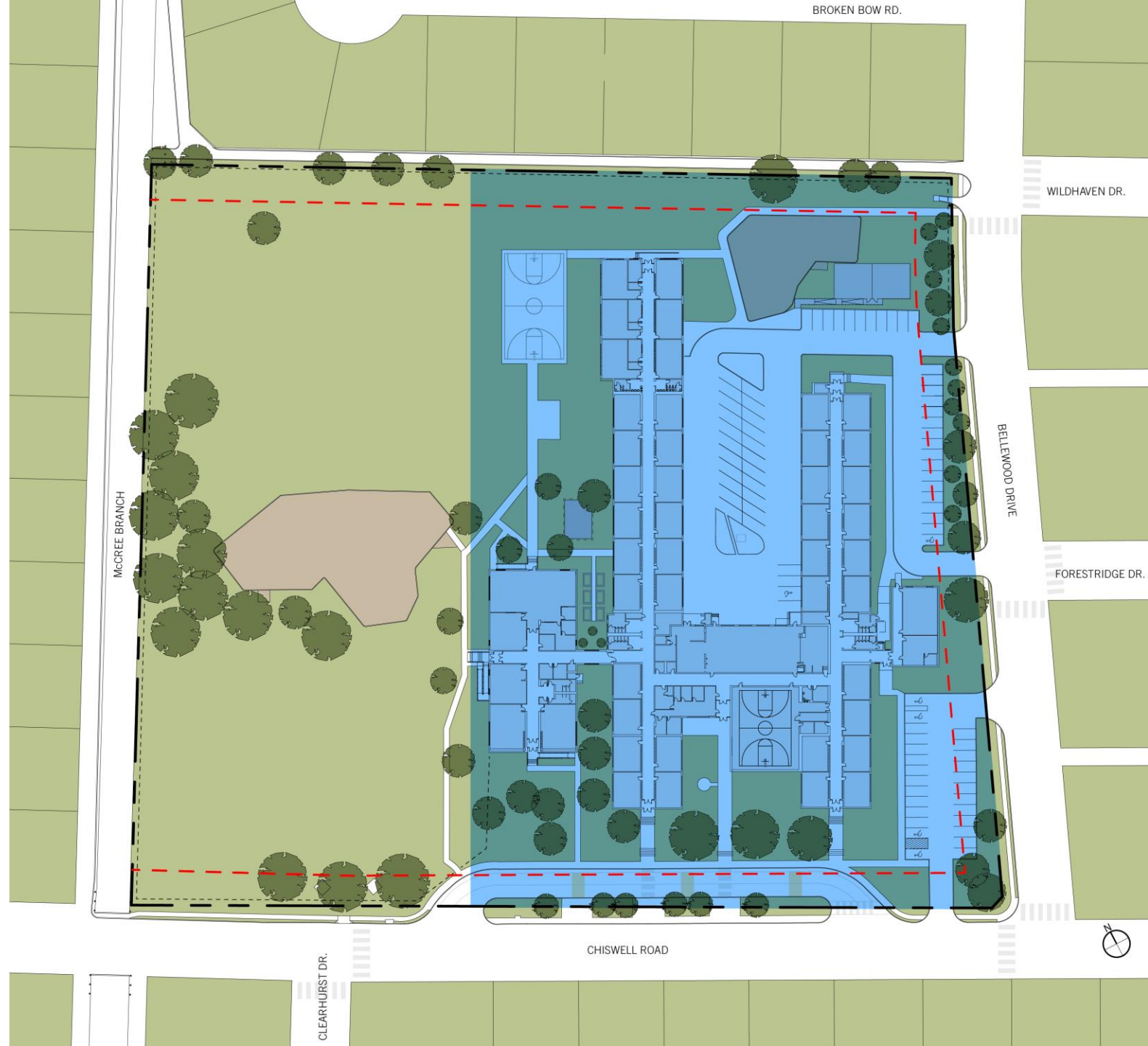
Allowable Lot Coverage: 263,030 SF (6.038 acres)

- $(438,383 \times .60 = 263,030 \text{ SF})$
- Actual Lot Coverage: 77,367 SF (1.776 acres)
- 185,663 SF of Additional Lot Coverage

Allowable Floor Area is 78,000 SF

- $78,000 \text{ SF} - 77,367 \text{ SF} = 633 \text{ SF}$

--- 30 FT FRONT, SIDE & REAR YARD SETBACK  
■ ALLOWABLE LOT COVERAGE



# CAMPUS OVERVIEW + SITE ANALYSIS

## Site Constraints and Easements

Lot Size: 438,383 SF (10.0639 acres)

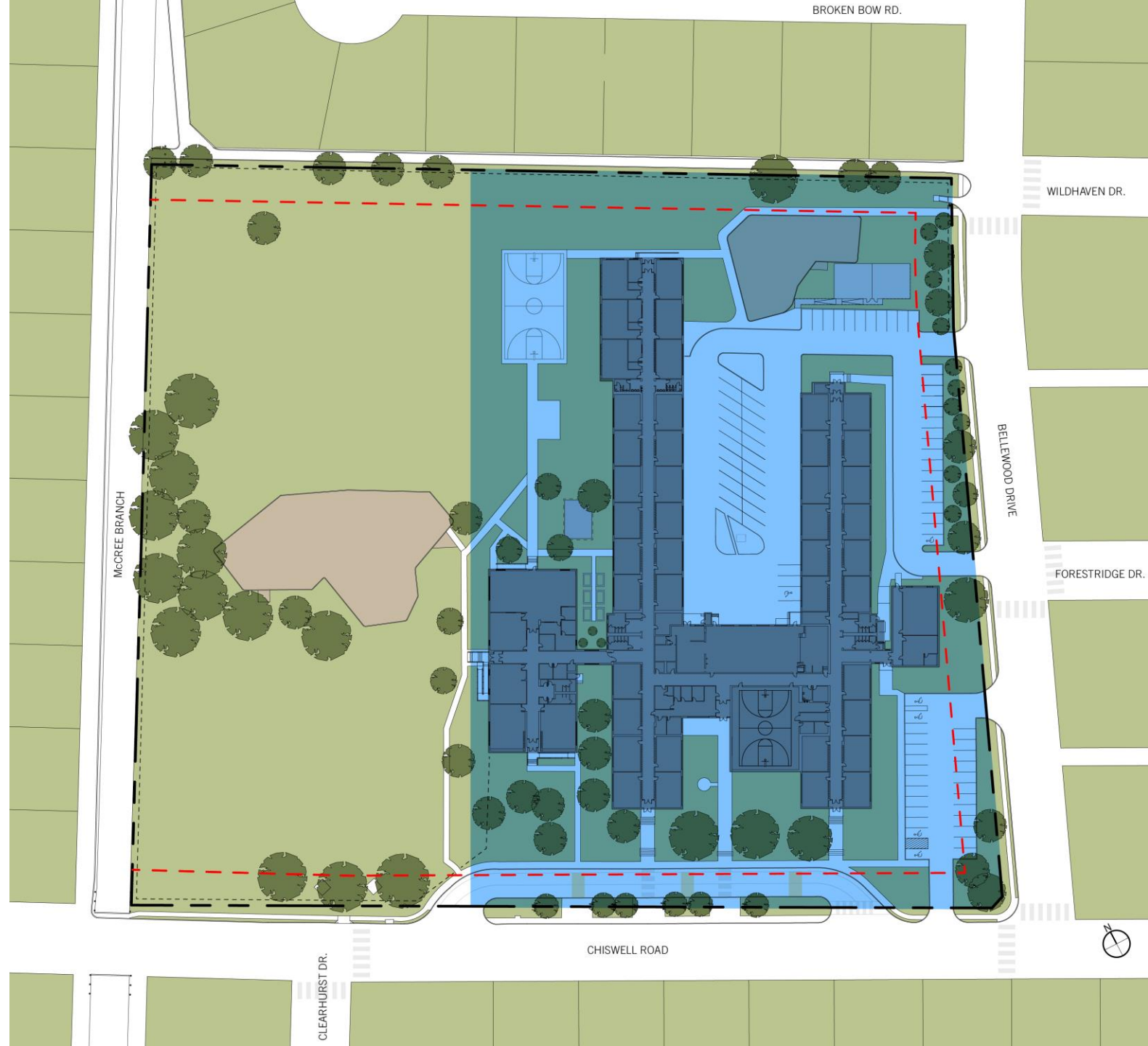
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# CAMPUS OVERVIEW + SITE ANALYSIS

## Site Constraints and Easements




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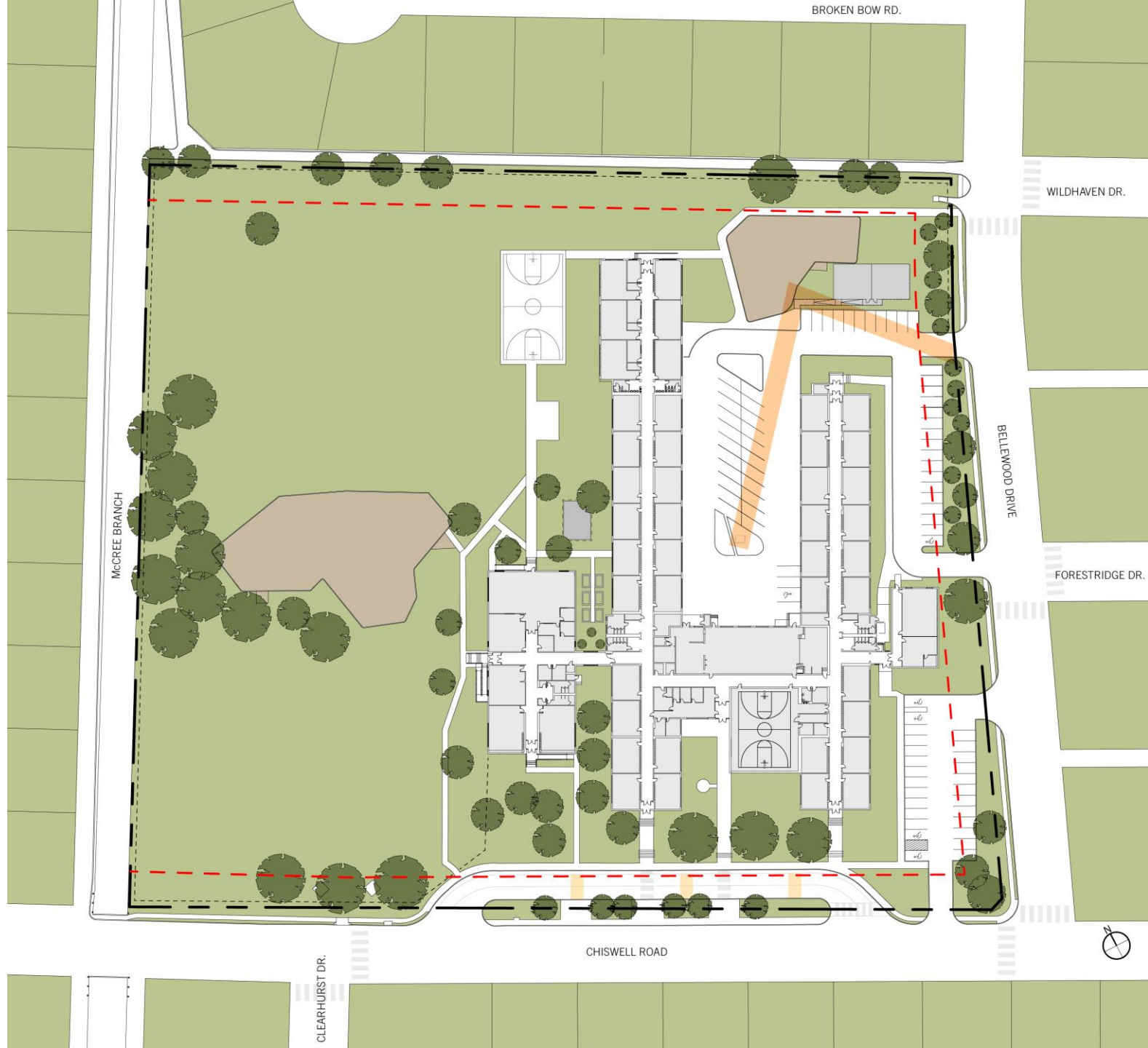
-  30 FT FRONT, SIDE & REAR YARD SETBACK
-  ALLOWABLE LOT COVERAGE
-  ADDITIONAL LOT COVERAGE



# CAMPUS OVERVIEW + SITE ANALYSIS




## Existing Site Utilities

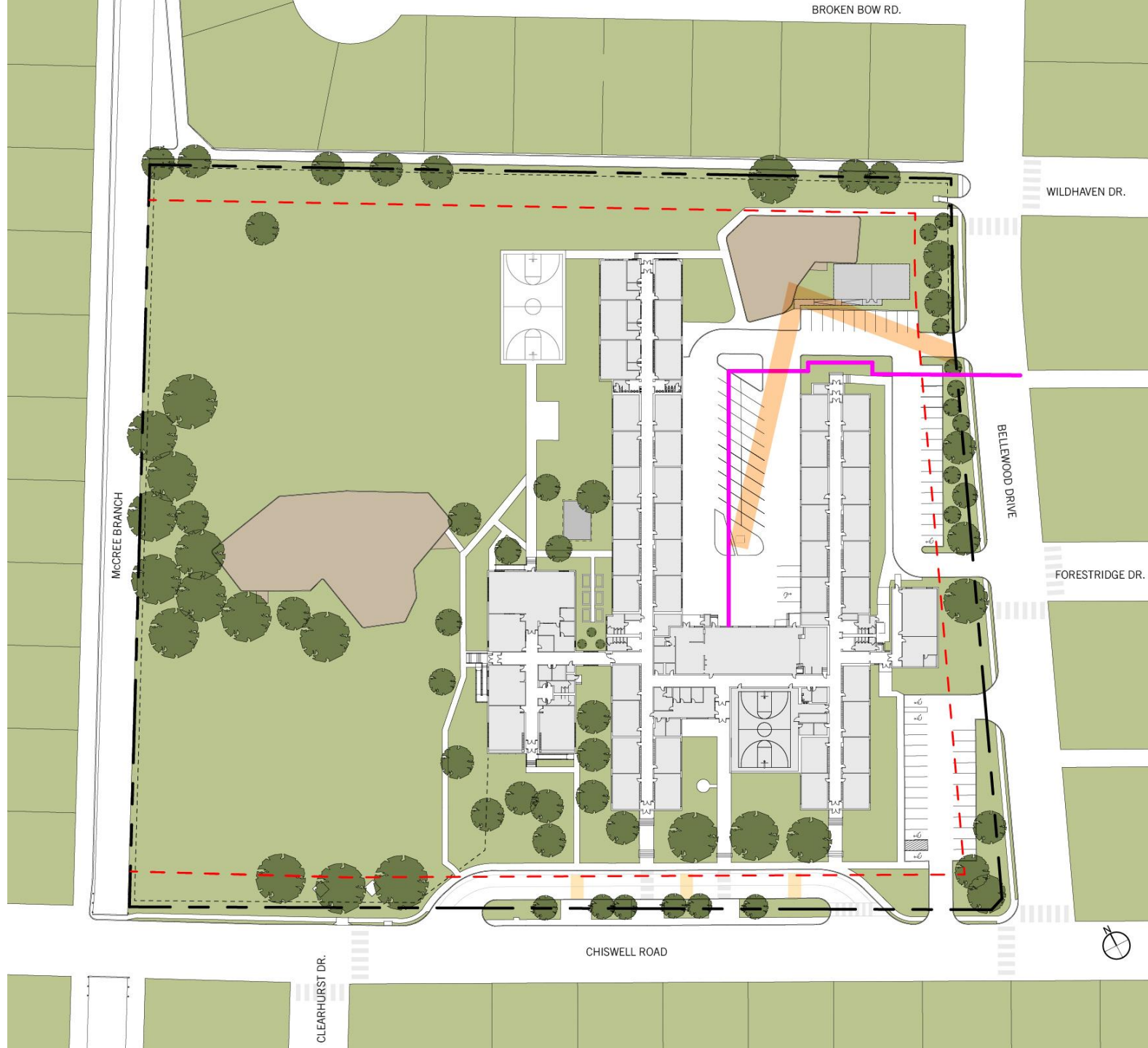
-  30 FT FRONT, SIDE & REAR YARD SETBACK
-  POWER UTILITY EASEMENT



# CAMPUS OVERVIEW + SITE ANALYSIS

## Existing Site Utilities





-  30 FT FRONT, SIDE & REAR YARD SETBACK
-  POWER UTILITY EASEMENT
-  EXISTING GAS UTILITY

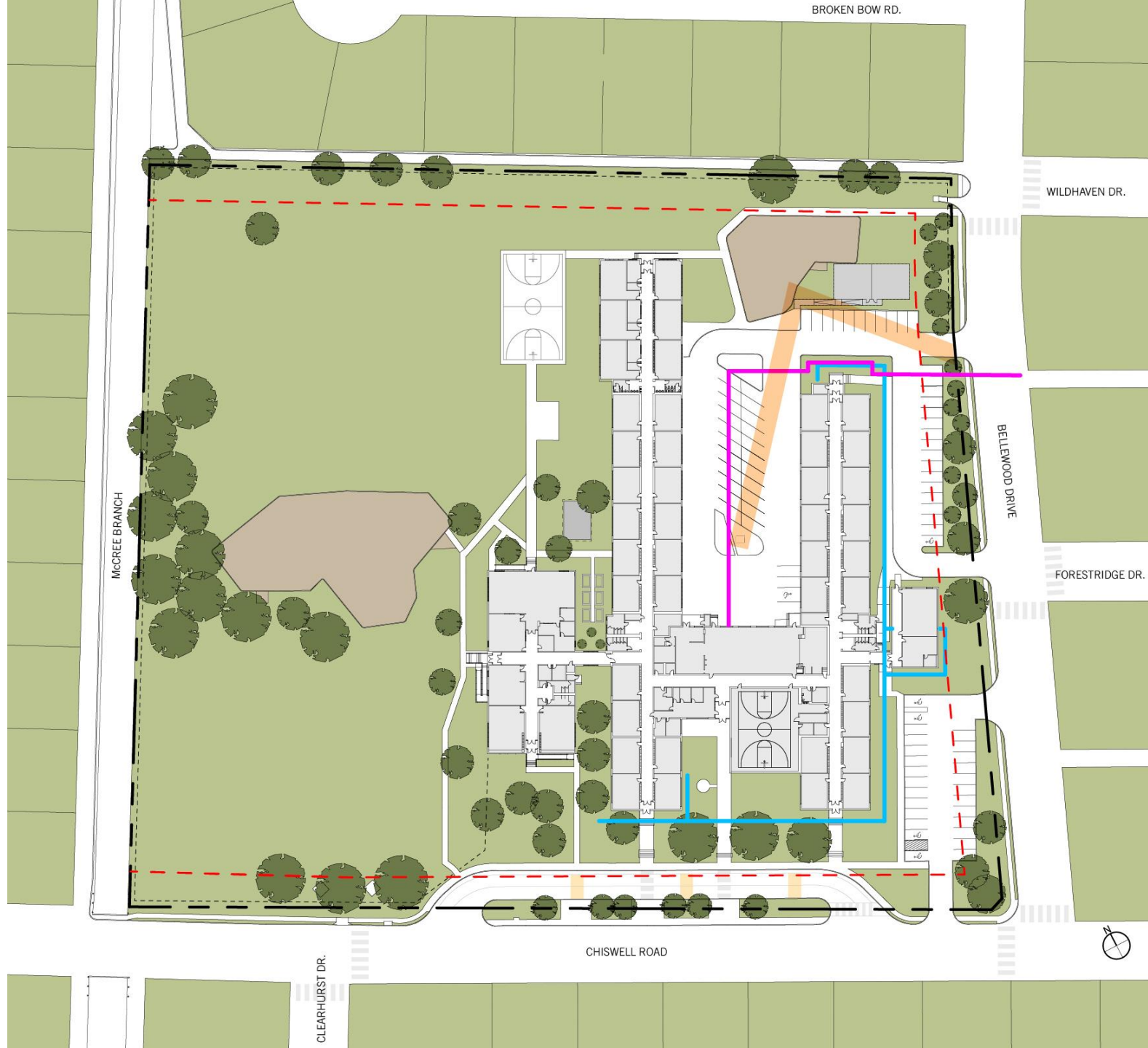




# CAMPUS OVERVIEW + SITE ANALYSIS






## Existing Site Utilities

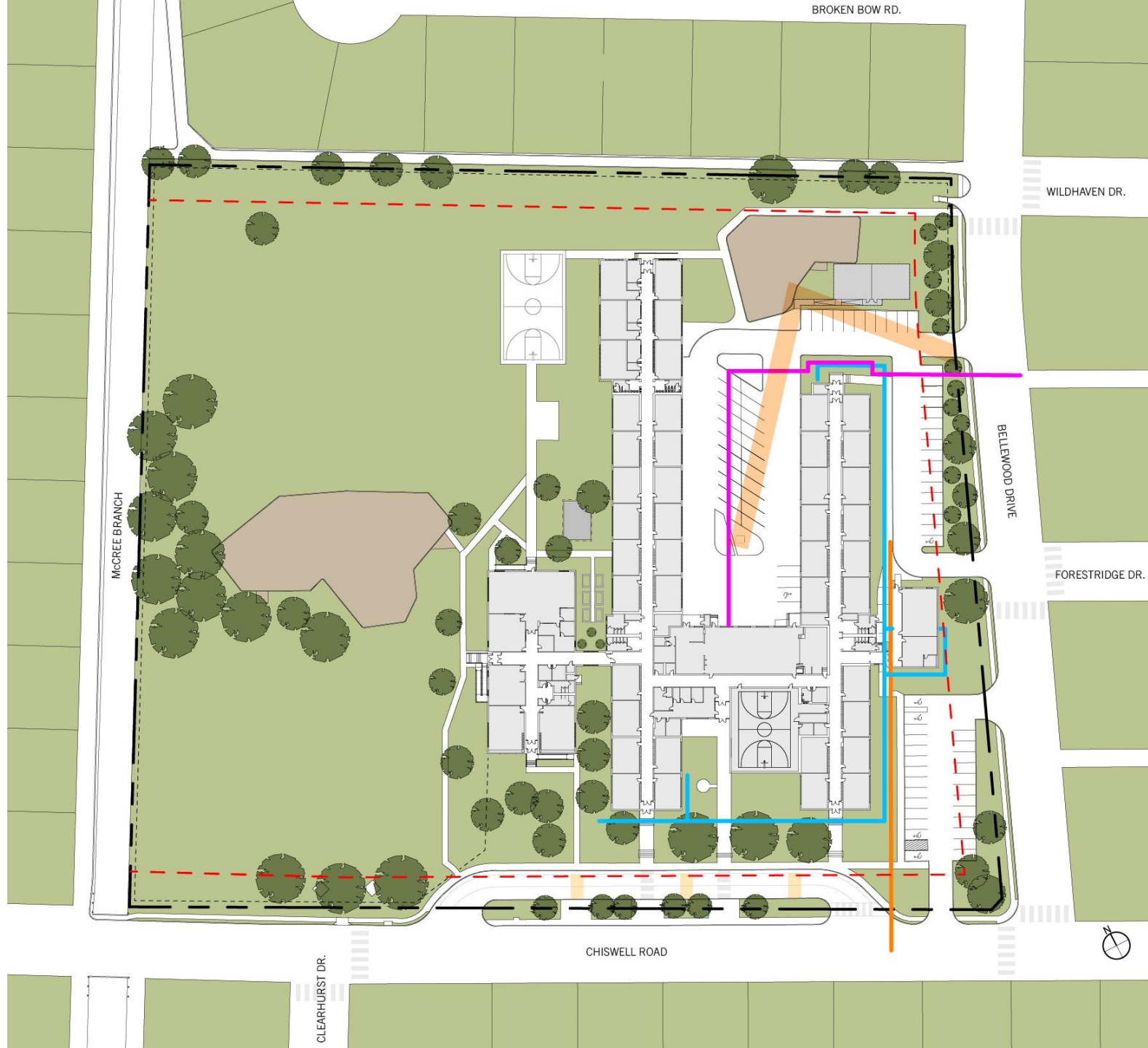
-  30 FT FRONT, SIDE & REAR YARD SETBACK
-  POWER UTILITY EASEMENT
-  EXISTING GAS UTILITY
-  EXISTING DOMESTIC WATER UTILITY



# CAMPUS OVERVIEW + SITE ANALYSIS

## Existing Site Utilities

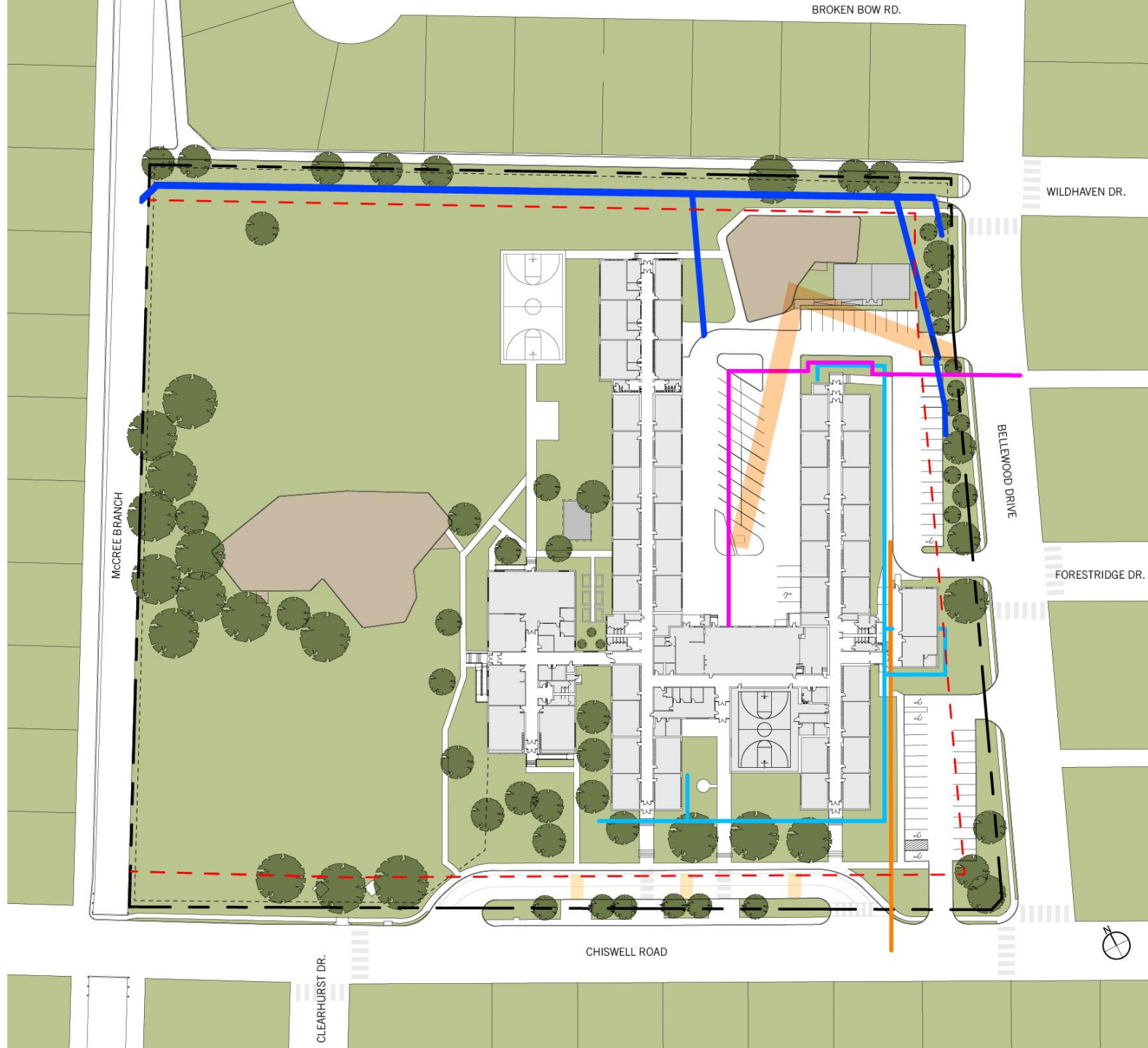
-  30 FT FRONT, SIDE & REAR YARD SETBACK
-  POWER UTILITY EASEMENT
-  EXISTING GAS UTILITY
-  EXISTING DOMESTIC WATER UTILITY
-  EXISTING SANITARY SEWER



# CAMPUS OVERVIEW + SITE ANALYSIS








## Existing Site Utilities

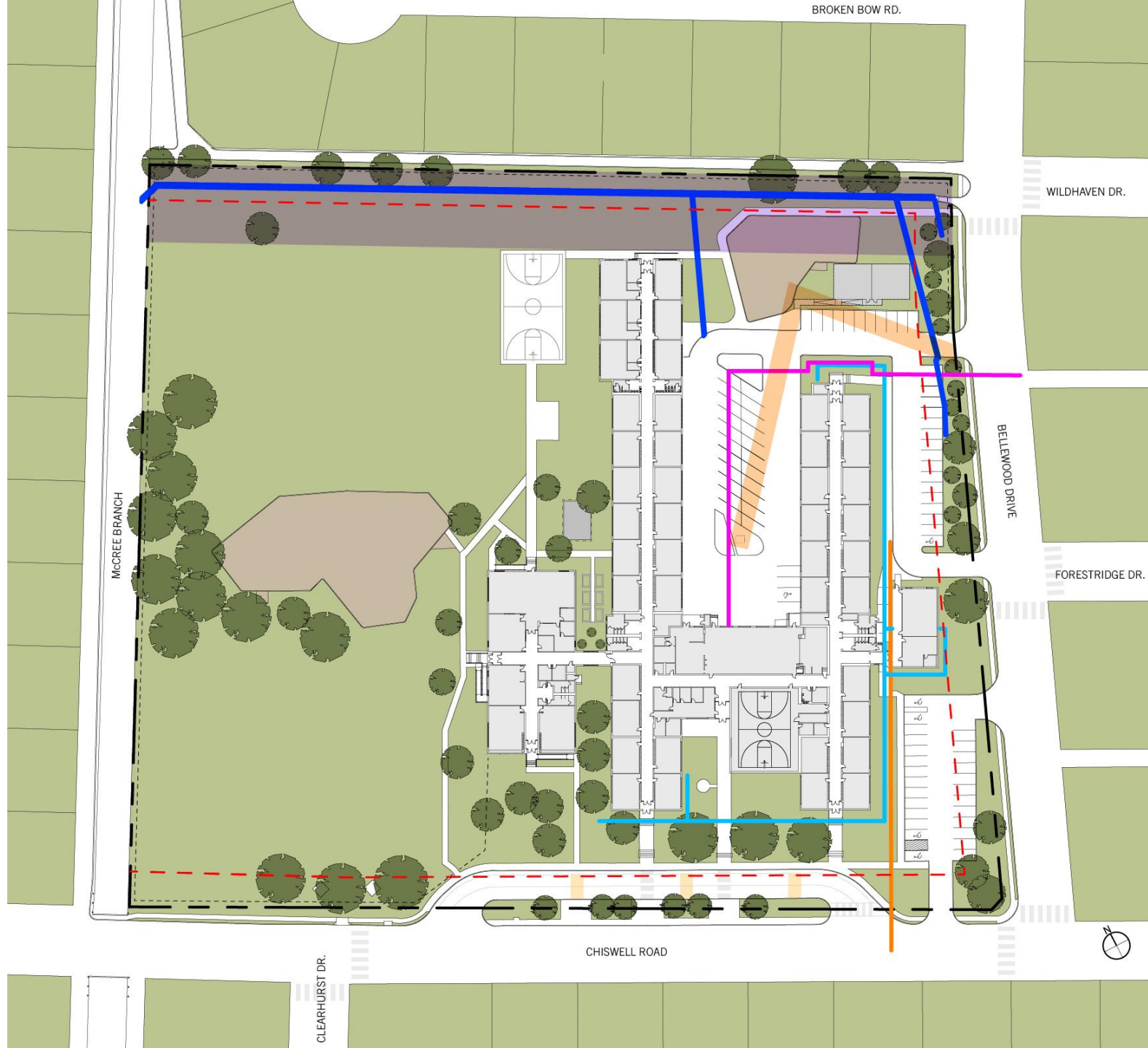
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- POWER UTILITY EASEMENT
- EXISTING GAS UTILITY
- EXISTING DOMESTIC WATER UTILITY
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER



# CAMPUS OVERVIEW + SITE ANALYSIS

## Site Constraints and Easements

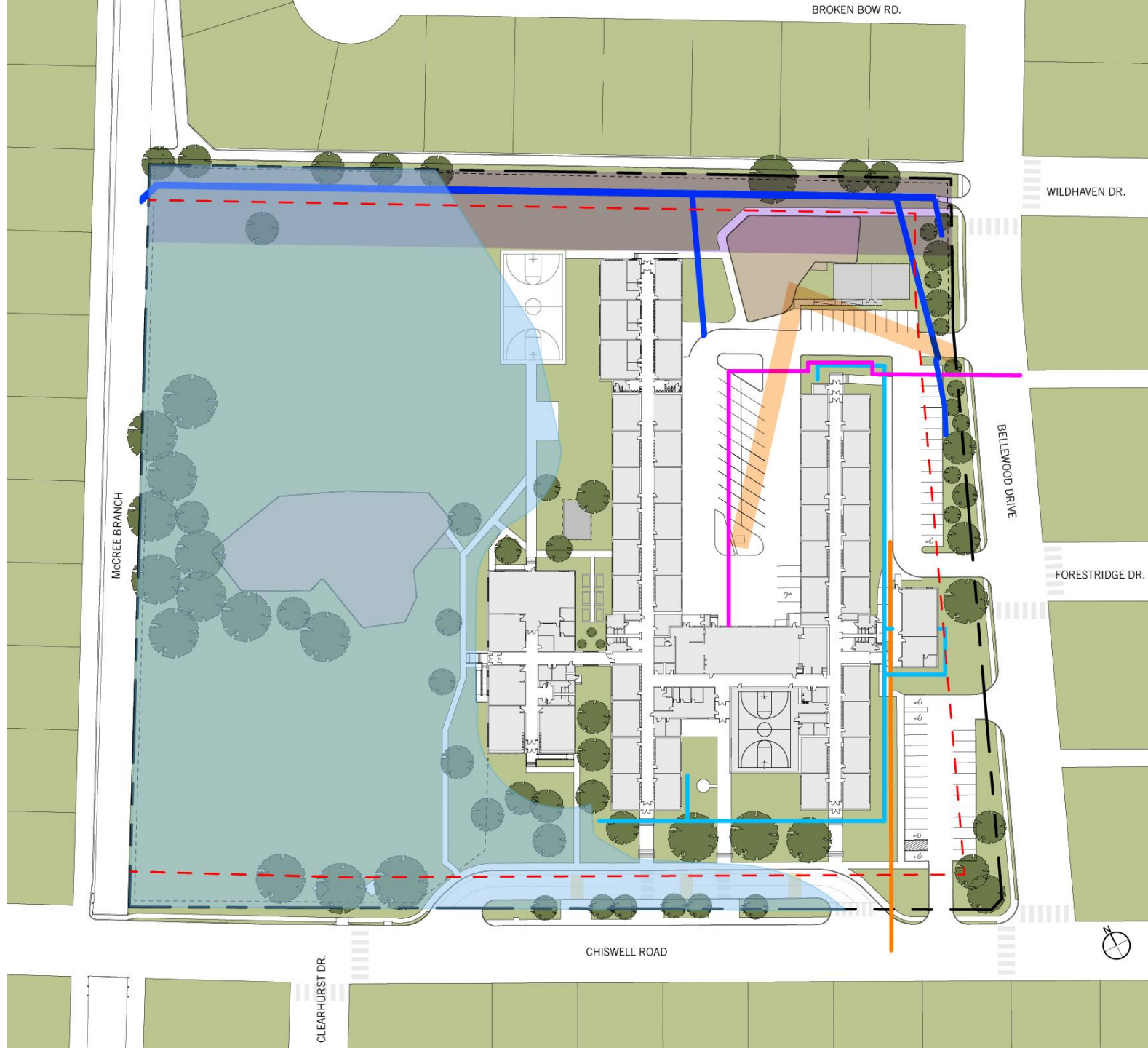
-  30 FT FRONT, SIDE & REAR YARD SETBACK
-  POWER UTILITY EASEMENT
-  EXISTING GAS UTILITY
-  EXISTING DOMESTIC WATER UTILITY
-  EXISTING SANITARY SEWER
-  EXISTING STORM SEWER
-  DRAINAGE EASEMENT



# CAMPUS OVERVIEW + SITE ANALYSIS

## Site Constraints and Easements

- - - 30 FT FRONT, SIDE & REAR YARD SETBACK
- POWER UTILITY EASEMENT
- EXISTING GAS UTILITY
- EXISTING DOMESTIC WATER UTILITY
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
  
- DRAINAGE EASEMENT
- FLOODWAY EASEMENT



# CAMPUS OVERVIEW + SITE ANALYSIS

## Site Constraints and Easements

Lot Size: 438,383 SF (10.0639 acres)

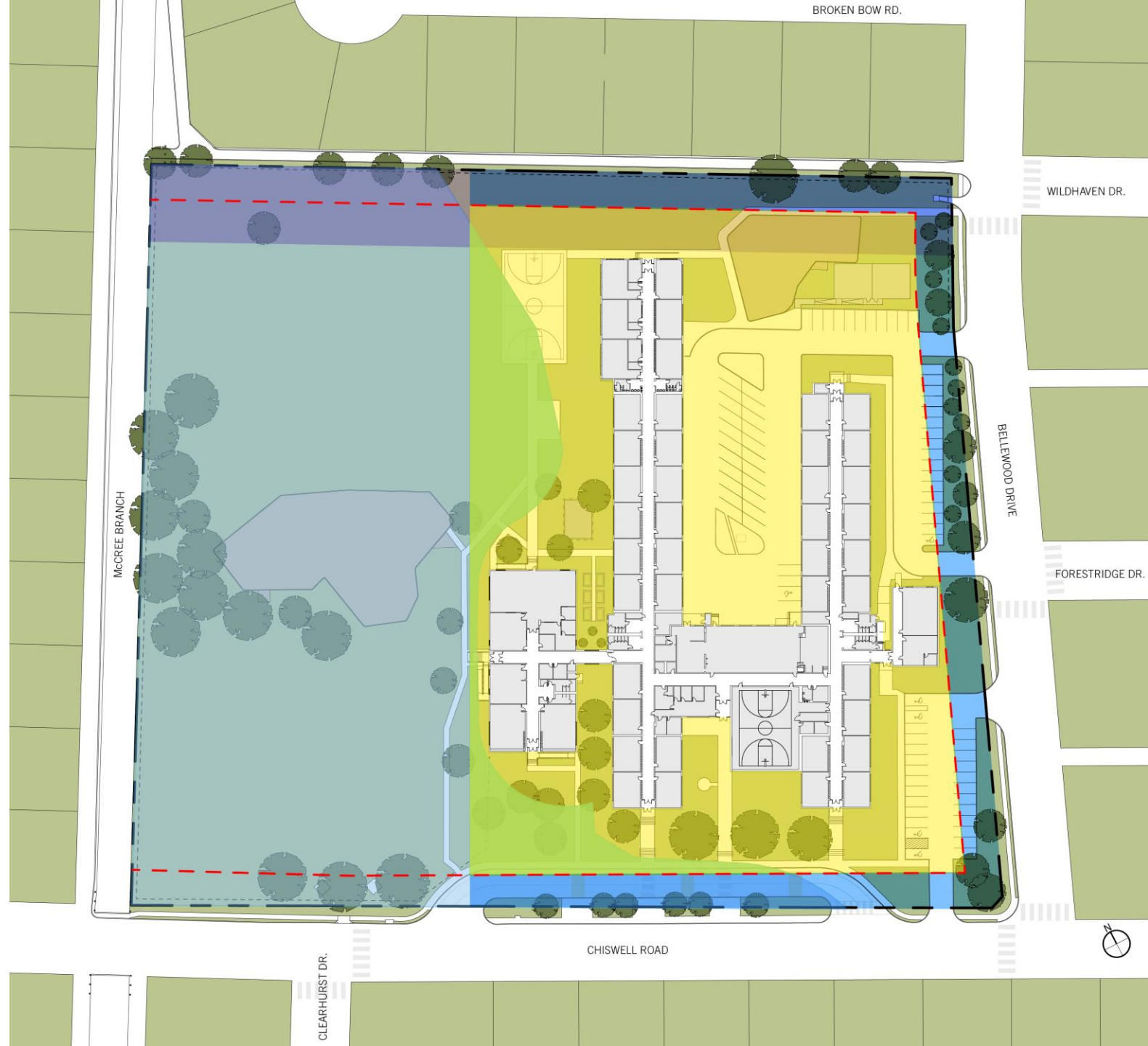
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- 30 FT FRONT, SIDE & REAR YARD SETBACK
- ALLOWABLE LOT COVERAGE
- ADDITIONAL LOT COVERAGE
- DRAINAGE EASEMENT
- FLOODWAY EASEMENT



# CAMPUS OVERVIEW + SITE ANALYSIS / Site Constraints and Easements

- - - 30 FT FRONT, SIDE & REAR YARD SETBACK
- DRAINAGE EASEMENT
- FLOODWAY EASEMENT
- - - PROBABLE ZONES FOR ADDITIONS



# **NEXT STEPS /** **QUESTIONS + ANSWERS**