

## **WRE Project Programming Committee**

August 1, 2017 Meeting

### Summary

#### **Committee Overview**

The purpose of the WRE Project Programming Committee is to work with project architects from Perkins + Will to provide information and direction regarding design elements for WRE's expansion project.

The expansion project will potentially include up to 12 additional classrooms, and more space for core/central functions, such as the gymnasium, cafeteria, library, kitchen and administrative/front office. Final elements will be determined through the committee's process.

Committee members include WRE teachers, current/future parents, members of the Perkins + Will design team and RISD operations/facilities staff. The committee is expected to meet five times over the next two months, in addition to two meetings to share the committee's work with the broader WRE community.

Committee members include:

- Lee Walker – Committee Lead
- Jen Walker – Support Staff
- Denise Newman – Support Staff
- Joni Owen – Kinder/1<sup>st</sup> Grade
- Gretchen Stewart – 2<sup>nd</sup>/3<sup>rd</sup> grade
- Miriam Osborne – 4<sup>th</sup> grade
- Amy Burger – 5<sup>th</sup>/6<sup>th</sup> grade
- Ron Crawford – Specials
- Brittany Code – 504, Special Ed, ELL & Dyslexia
- Susan McGinnis – Library & Computer Lab
- Angela McClure – RISD Exec. Director over WRE cluster
- Michael Longanecker – RISD Facilities
- Sandra Hayes – RISD Asst. Superintendent of Operations
- Perkins + Will Team – Architects
- Keely Smith – PTA President
- Stephani Walne – LH Early Childhood PTA
- Robert Walne – HOA, parent
- Josh Northam – HOA, parent
- Mark Gray – Dad's Club
- Scott Woodard – Dad's Club
- Richard Duge – WRVNA, future parent

The committee's work to provide programming information were the first steps of a process that also include preparation of the formal architectural plans by Perkins + Will, amending the planned

development for the WRE site through the City of Dallas, followed by construction. The initial overall goal is for the project to be completed by August of 2018, in advance of the 2018-2019 school year.

P+W team members on the WRE expansion project include:

Daniel Day, Senior Project Manager

David McMillin, Project Architect

Parents, residents or stakeholders interested in following the process are encouraged to review meeting recaps, presentations and plans on the White Rock Elementary website.

### **August 1, 2017 Meeting**

Committee Chair Lee Walker welcomed the committee and indicated the meeting was called to update members on the Planned Development amendment process with the City, and to share new information related to the flood plain (which is managed by Trinity Watershed Management, an agency of the City of Dallas) that is likely to impact the project's anticipated timeline.

### Planned Development Amendment

Perkins+Will staff provided a presentation, starting with a recap of the site plans developed with committee input in the spring. RISD's requested amendment to WRE's existing Planned Development for the site will be considered by the city Plan Commission on August 3. The committee was reminded that a Planned Development is a zoning ordinance for a specific piece of property that defines what can and cannot be built on the property. In July, RISD contacted residents in proximity to the property to provide information about the planned construction.

The presentation included an explanation of the anticipated post-project traffic patterns from the traffic engineer assigned to prepare a traffic impact study for the project.

The Plan Commission will consider the site plans from Perkins+Will to ensure compliance with City codes & ordinances and evaluate the traffic study with proposed traffic patterns and impact.

Issues relating to the flood plain are not within the purview of the Plan Commission and are not expected to be a consideration at the August 3 meeting. Residents are welcome to attend the Plan Commission meeting and speak if they wish. The Plan Commission is expected to vote whether to recommend approval of RISD's request to the Dallas City Council, which would formally consider the request at a future meeting.

### Updated Flood Plain Information

As part of the planning process for construction within a flood plain, an engineering firm conducted an updated flood plain review of the WRE property, including the adjacent McCree Branch creek. The updated review was received on July 21, and indicated that a more extensive flood plain exists in the area than the previous flood plain projection on file with the City, developed by FEMA in 2007, that architects had been using during project planning to that point.

The expanded flood plain will require RISD to take additional steps under Trinity Watershed Management requirements to remediate the property before parts of the construction could begin. RISD has begun working with engineers to determine the specific additional remediation that will be necessary, including the possibility of underground water storage solutions capable of mitigating flooding on the property and in the surrounding neighborhood during periods of extremely excessive rain.

The projected cost of the additional remediation to bring the property into compliance with FEMA flood plain requirements is expected to be available once a solution is identified.

#### Next Steps & Timeline

The additional remediation work due to the expanded flood plain is likely to impact the overall WRE expansion project timeline. RISD's initial goal for the project was to have the full expansion project completed by August of 2018, in time for the 2018-19 school year. While it's too early to know with certainty, the additional flood plain remediation could delay RISD's ability to start construction on parts of the expansion project (the portions located within the flood plain), which may delay full project completion until December of 2018, in time for the spring semester 2019.

While planning has occurred related to the construction impact on WRE operations during the 2017-18 school year, it's too early to know the potential impact on school operations for 2018-19. RISD will continue to work with the City of Dallas in efforts to expedite the permitting process so work can begin.

Immediate next steps include RISD working with engineers to determine the best solutions for the additional flood plain remediation to be in compliance with Trinity Watershed Management requirements. RISD is submitting a request to the City of Dallas for a Fill Permit to complete the flood plain remediation work. That approval process can take between 3-6 months, and a Fill Permit is required before a Building Permit can be issued. RISD is able to separately request a Building Permit for the elements of the project that do not lie in the flood plain, which could potentially allow portions of the project to begin sooner. Depending on the timing of how long the Fill Permit process takes, the portions of the project that lie in the flood plain would potentially be the elements that would not be ready in time for the 2018-19 school year.

Ms. Walker will continue to keep committee members and WRE parents informed as the process progresses and determinations can be made about the impact on school operations this year and next.

*The presentation provided at the meeting, including the updated flood plain map, is available for viewing through the WRE website.*

*Para asistencia en español, favor de llamar al: 469-593-0303*