CITY OF PINEY POINT VILLAGE
CITY COUNCIL

Mark Kobelan, Mayor
Michael Herminghaus, Council Position 1
Dale Dodds, Council Position 2
Joel Bender, Council Position 3, Mayor Pro Tem
Aliza Dutt, Council Position 4
Brian Thompson, Council Position 5

COUNCIL CHAMBERS
7676 WOODWAY, SUITE 300
HOUSTON, TEXAS 77063

Robert Pennington, City Administrator
David Olson, City Attorney

Phone (713) 782-0271
www.cityofpineypoint.com

THE CITY OF PINEY POINT VILLAGE
SPECIAL COUNCIL MEETING
MONDAY, NOVEMBER 28, 2022
6:00 PM

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE WILL HOLD A PUBLIC HEARING ON MONDAY, NOVEMBER 28, 2022, AT 6:00 P.M. AT CITY HALL, 7676 WOODWAY DR., SUITE 300, HOUSTON, TEXAS TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

DECLARATION OF QUORUM AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

CITIZENS WISHING TO ADDRESS COUNCIL - *At this time, any person with city-related business may speak to the Council. In compliance with the Texas Open Meetings Act, if a member of the public comments or inquiries about a subject that is not specifically identified on the agenda, a member of Council or a Staff Member may only respond by giving a statement of specific factual information or by reciting existing policy. The City Council may not deliberate or vote on the non-agenda matter.*

AGENDA

1. Public Hearing on the Spring Branch ISD Memorial Drive Elementary Specific Use Permit to allow for the rebuild of Memorial Drive Elementary School.
    a. Open Public Hearing on Memorial Drive Elementary Specific Use Permit.
    b. Close Public Hearing on Memorial Drive Elementary Specific Use Permit.
2. Discuss and take possible action on Spring Branch ISD Memorial Drive Elementary Specific Use Permit.
3. EXECUTIVE SESSION: The City Council will adjourn into closed executive session pursuant to Section 551.071 of the Texas Government Code (Consultation with Attorney), and pursuant to Section 551.074 of the Texas Government Code (Personnel), specifically to deliberate employee salary increases.
4. Discuss and consider possible action on items discussed in Executive Session.

5. Adjourn.

CERTIFICATION

I certify that a copy of the November 28, 2022, agenda of items to be considered by the Piney Point Village City Council was posted in a place convenient to the general public in compliance with Chapter 551 of the Texas Government Code on November 23, 2022.

Robert Pennington
City Administrator

In compliance with the Americans with Disabilities Act, the City of Piney Point Village will provide for reasonable accommodations for persons attending City Council meetings. This facility is wheelchair accessible and accessible parking spaces are available. To better serve you, your requests should be received 48 hours prior to the meeting. Please contact Robert Pennington, at 713-230-8703. The City Council reserves the right to adjourn into a Closed Executive Session at any time under the Texas Government Code, Section 551.071 to consult with an attorney.

MEMORANDUM CITY OF PINEY POINT VILLAGE

TO: The Honorable Mayor and Members of the City Council

FROM: Bobby Pennington

MEETING DATE: November 28, 2022

SUBJECT: Public Hearing on the Spring Branch ISD Memorial Drive Elementary Specific Use Permit to allow for the rebuild of Memorial Drive Elementary School.

Public Hearing Item: 1

The City of Piney Point Village is to hold a public hearing on Memorial Drive Elementary Specific Use Permit. The hearing is open to the public and everyone attending will have the opportunity to speak for or against these requests in accordance with the procedures of the city council.

Prior Action:

On October 27, 2022 The Planning and Zoning Board Opened a public hearing on the Spring Branch ISD Memorial Drive Elementary Specific Use Permit. P&Z held a second meeting on November 8, 2022 for further discussion and to make final edits on the draft ordinance.

Recommended Action:

Hear all citizen comments. It is recommended that City Council request speakers hold comments to a three-minute time limit for individual comments and a five-minute time limit for an individual speaking on behalf of a group. This is not a question-answer session; however, it is an opportunity for the public to voice their opinions with City Council.

Close this public hearing after providing the public adequate opportunity to voice their position.

MEMORANDUM CITY OF PINEY POINT VILLAGE

TO: The Honorable Mayor and Members of the City Council

FROM: Bobby Pennington

MEETING DATE: November 28, 2022

SUBJECT: Discuss and take possible action on Spring Branch ISD Memorial Drive Elementary Specific Use Permit.

Agenda Item: 2

Spring Branch ISD, Memorial Drive Elementary School, in the City of Piney Point Village is requesting approval from the City Council for a Specific Use Permit to rebuild the new Memorial Drive Elementary School. The proposed school is two stories, at a max height of 33 feet and 6 inches tall. It includes two new chillers along with a total of sixteen condenser units. The total square footage is 94,851.00 square feet. The building includes an elevator; 300 KW generator; two new campus playgrounds; earthen mound; driveway; decking; sidewalk; paving; underground drainage; and thirteen new single pole security lights. The project incorporates a proposed monument sign with digital marque. In addition, project accounts for 42 tree removals with 35 new tree replacements.

The Planning and Zoning Board held a public hearing on October 27, 2022, the Memorial Drive Elementary Specific Use Permit. In addition, the Planning and Zoning Board discussed this item on October 27, 2022, and November 8, 2022, making final edits on a recommended ordinance.

Recommended Action:

Take action on Spring Branch ISD Memorial Drive Elementary Specific Use Permit that is focused on sustainable land use and is beneficial to all community stakeholders.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PINEY POINT VILLAGE, TEXAS, IN ACCORDANCE WITH DIVISION 4 OF ARTICLE II OF CHAPTER 74 OF THE CITY'S CODE OF ORDINANCES, ESTABLISHING AND APPROVING ISSUANCE OF A SPECIFIC USE PERMIT FOR DEMOLITION OF CERTAIN IMPROVEMENTS, RE-PURPOSING OF CERTAINING EXISTING IMPROVEMENTS, CONSTRUCTION OF NEW REPLACEMENT FACILITY, AND INSTALLATION OF CERTAIN RELATED ACCESSORY STRUCTURES, AS WELL AS CERTAIN DRAINAGE IMPROVEMENTS, AND TREE REPLACEMENT AND PLANTING, ALL ON THE MEMORIAL DRIVE ELEMENTARY SCHOOL TRACT, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the City of Piney Point Village (the "City") finds it to be in the best interest of the health, safety, and welfare of its citizens to approve the following improvements on the Memorial Drive Elementary School tract subject to certain conditions; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct and are hereby adopted.

Section 2. The City hereby establishes and approves issuance of a specific use permit, as outlined by the terms of this Ordinance, to permit demolition of certain improvements, re-purposing of certain existing improvements, renovation of certain existing improvements, construction of a new replacement facility, and installation of certain related accessory structures, as well as certain drainage improvements, and tree replacement and planting, all on the Memorial Drive Elementary School tract (collectively called the "Improvements"). Such improvements are further described under the Project (Memorial Drive Elementary School – Replacement) description below, as well as identified in the Plans attached hereto as **Exhibit C - K,** described in the Detailed Scope of Work attached hereto as **Exhibit A**, and the timing of the project is further outlined in the Timeline of Work attached hereto as **Exhibit B**, all made a part of this Ordinance hereof. City Council approval of the proposed Improvements provided for in this Ordinance is subject to adherence to the specifications provided for in this Ordinance, obtaining applicable building permits, and other conditions provided for below:

In addition to the Improvements identified in the Plans attached hereto as **Exhibit C-K**, the Project (Memorial Drive Elementary School – Replacement) shall include:

1. The demolition portion of the Project will include removal of all existing flatwork, drives, parking areas and sidewalks, totaling approximately 82,020 square feet. Of the

10,262 square feet of existing impervious play areas on the site, approximately 6,603 square feet will be removed. All existing MEP equipment, both indoors and outdoors, will be removed. Abatement will be performed by Spring Branch ISD through an authorized agent of the State prior to the start of demolition. Mandatory notices will be filed 10 days in advance of the work commencing. All building components except the existing Library and Gymnasium will be demolished and removed from the site. Some trees will be removed. The project team engaged with an independent Urban Forestry team to evaluate the viability of every tree going forward and those deemed unhealthy now have been added to the list of removal. Specific and intentional criteria have been added to the Contract Documents to define requirements for the preservation of all trees tagged to remain in the project. Select existing playground equipment and its associated fall protection zones will be removed/replaced in kind during the reconfiguration of the play fields. Care will be given to those areas underneath the existing canopy/drip line of the legacy trees to the North and East of the playfields; it is intended that these areas will be hand excavated to minimize potential damage from heavy machinery.

2. The following sitework:

    a. There is approximately 54,306 square feet of new concrete drives and parking areas proposed as part of the project. The drives and parking areas will be located on the east and west sides of the property. There is approximately 34,537 square feet of proposed sidewalks and a total of approximately 10,049 square feet of impervious play area (existing to remain and proposed.)

    b. The existing site only allowed for 30 on-site parking spots with off-site, street accessed parking spots directly adjacent and in front of the school. The Project will provide additional parking stalls for a total of 60 spots on-site, while planning for 16 head-in street parking stalls accessed from Smithdale Road. Bus and Parent Drop off lanes have been modified per the Traffic Control Management Plan which is attached hereto as Exhibit K. The District agrees to revisit its traffic study six (6) months after occupancy by students and again when enrollment reaches 500 students. The District further agrees to use its best efforts to mitigate any significant impact that is attributable and roughly proportionate to the District's development..

    c. A covered play structure will be provisioned directly behind the gymnasium. This is an open-air structure above approximately 3,588 square feet of poured concrete play surface. Basketball goals and court markings will enhance this zone.

    d. An exercise track will meander around the new playfields and wind underneath some of the boundary trees. This will be used for both PE instruction, as well as serve the community using it for after-hour exercise. Benches and tables for

viewing will be co-located in strategic spots near the playfields. All will be installed on concrete pads and their respective square footages have been included in the impervious lot coverage calculations.

e. The building structures and connected canopies cover 68,696 square feet of the 7.973 acres site. This represents 19.78% of impervious lot coverage. The paving structures, driveways, and playground equipment cover 171,177 square feet of the 7.973 acres site. This represents an additional 29.51% of impervious coverage. For both combined items, the Project is under the maximum allowable total impervious lot calculation of 50%, with a total impervious cover calculation of 49.29%, with the remaining allowance reserved for any future modifications as may be required to meet educational public purposes.

3. The following utility scope:

a. Water Service: a new public 8" water line will be constructed on the west and north sides of the proposed building. The 8" public water line will connect to the existing public water line in Smithdale Road (on the southwest side) and to the existing public water line in Oak Lane (on the northeast side of the site). The new 8" public water line will be located within a new 10' wide easement dedicated toto the Memorial Villages Water Authority. The proposed building will be serviced by a 3" domestic water line connection to the new 8" public water line. The existing 3" domestic water meter will be re-used and a new reduced pressure backflow preventer will be provided. A new 6" fire water line will serve the new building. This line will also be connected to the new 8" public water line and will have a 6" double check backflow on the line.

b. Sanitary Sewer: the new building will have two new sanitary sewer service connections to the existing public 8" sanitary sewer line located in a 10' utility easement running north/south along the east side of the side (adjacent to the Oak Lane right-of-way). There will be one new 8" service connection near the southeast corner of the new building and one new 8" service connection near the northeast corner of the building.

c. Storm/Sewer Drainage/Detention: All proposed site drainage will be collected internally to the site into underground storm sewer lines. The new storm sewer lines will connect into the public City storm sewer system in three places.
    i. One system will connect on-site near the northeast corner of the new building to a public 36" City storm sewer line;
    ii. The second connection will be located at the southeast corner of the site into a public 42" storm line; and
    iii. The third location is at the southwest corner of the site and it will tie into a public 18" storm sewer system.

Per City criteria, detention is being provided for the increased impervious area of the Project. There is an increase of impervious area of 10,934 square feet which results in a detention requirement of 8,876 cubic feet. By using over-sized, underground storm sewer pipes, there is 9,853 cubic feet of detention provided in the new design, exceeding the current City requirements.

4. The following tree disposition and landscape plan:

    a. A third-party Urban Forestry team was engaged to perform an onsite field walk and assessment of every tree on the property, PPV City Arborist was invited and attended this survey. At this walk, it was determined that 41 of the existing trees will contribute towards the target plantings for this site.

    b. By City Ordinance, the property owner must achieve 1x tree / per 2,000 square feet of site. This site is 7.973 acres = 347,304 sf / 2,000 = 173.652 trees of qualifying species, health and caliper (3" minimum) must be present to satisfy criteria. For purposes of this tracking, the design team is rounding up to a target of 174 trees needed.

    c. This project is unique in that it is an educational facility and must provide a certain amount of open field space to facilitate its PE instruction curriculum. Additionally, some community teams and individuals utilize the playfields and playground equipment outside of school operational hours. The District is attempting to balance the tree density requirements with the very real need to create open play zones, to the benefit of all users.

    d. Care has been given to preserve existing trees by providing pre-construction preparation requirements, on-going protection, and watering regimes through the duration of construction.

    e. SBISD has engaged a licensed Landscape Architect team to design the new plantings and specific irrigation needs of the new site. In addition to the preserved trees, a total of 133 new trees are proposed to be integrated into a comprehensive design of the campus.

    f. Some of these plantings fall inside of an aerial easement governed by CenterPoint Energy, and will require review and acceptance by that outside jurisdiction, who has indicated that this approach is acceptable to such entity. Proposed planting details are provided further in the packet on the Tree Disposition Plan, which is attached hereto as Exhibit G.

    g. Our proposed planting strategy currently achieves the target tree plantings (174) on site. We are noting that the success of this strategy is contingent upon, discovery of any unknown field conditions (hidden utilities), and the survivorship of existing contributing stock during the construction phase duration. If during the construction phase, or the period up to one year following

substantial completion, there is a loss of existing trees that causes the site to fall under the minimum number of trees per the City's Tree Ordinance, such trees will be replaced at or near point of removal with a qualifying tree within a reasonable amount of time.

5. The following architecture:

    a. Approximately 84,507 square feet of new construction will be placed on the site integrated into the 10,344 square feet of existing space to remain, with a max building height of 32'- 2" above average grade line; satisfying the maximum allowable building height limit of 35' – 0" above average grade line.

    b. The existing campus was a series of single and double loaded classroom wings, much of which were connected and accessed by outdoor covered canopies. The new building will be fully conditioned and all corridors will be enclosed and weather protected.

    c. SBISD is looking to retain any portion of the campus that could meet current Educational Specification criteria. The new building will repurpose the existing gymnasium and library spaces, finish floors will be matched in elevation to the new slab through gradual incline accomplished over the horizontal length of corridors.

    d. The new building is centrally sited to allow front entry procession, and ample room on either side for separated parent and bus arrivals to use perimeter drives and turnarounds. The Library will be street forward and a prominent beacon of learning on display to the community. Also, near the front will be a multi-purpose room that can be accessed from a secured vestibule, allowing for independent use from the rest of the facility and lending itself to after hour meeting events.

    e. The new project has included, but is not limited to the following safety systems and provisions: Automatic Sprinkler System tied into Fire Alarm System, fire extinguishers, smoke detection systems, visual locks in each classroom, access control and intrusion detection systems, security cameras, life safety generator, emergency egress lighting system, controlled entry vestibule, impact resistant glazing at reception, numbered exterior doors, and emergency responder radio system (ERRS).

    f. The classroom wing will be a 2-story building with (12x) grade level classrooms double stacked. All classrooms have windows to the exterior along the perimeter, and views to interior Learning Courtyard across the circulating corridor. Built in storage, flexible teaching stations, student furniture and presentation technology round out the standard classroom provisioning.

g. The Cafeteria will offer dual service as an eating environment and as seating to the raised stage for student performances, and guest speakers. It is near the Gymnasium for spill over capacity at larger events. It has been strategically located and provisioned with large expanses of glass to take advantage of the connecting views to the outdoor Learning Courtyard, as well as out to the playfields. Based on its intentional placement near both drop offs, it can also support morning pre-school staging, as well as after school cuing.

h. The outdoor Learning Courtyard is meant to provide visual and physical connections for the entirety of the campus to the outdoors. In the classroom wing, special extended instruction zones, called FLEX spaces will open directly onto it for easy access from the classrooms. A portion of the overall space will be dedicated to the early learners and is nestled in a protective space near their classrooms. Art and Science Labs will have a shared, dedicated patio where outdoor instruction can be supported.

i. Special Education classrooms have been located near administrative support teams and the Clinic. They have views of the outdoor Learning Courtyard and a separate entry to ease in supporting specialized transportation needs.

j. Physical education spaces and amenities include indoor gymnasium with rock climbing wall and age-appropriate sports equipment, covered outdoor play, age separated play structures, PE programmed exercise berms, outdoor track, (2x) soccer fields, (2x) kickball / baseball fields with backstops. Additional tables, benches, and covered structures have also been planned and are itemized in the permit sets under current review by the City.

k. (1x) 2,500 lb. capacity hydraulic elevator by Otis will be installed and inspected by a third party.

6. Mechanical System: The cooling services for the building will be generated by two-air cooled chillers each rated for 175 tons. The chilled water will be pumped to all chilled water coils serving the conditioned spaces. The heating services for the building will be generated by two-condensing type boilers each rated for 1800 MBH output. The hot water will be pumped to all hot water coils serving the conditioned spaces. Air distribution to the occupied spaces will be provided by a combination of large central station air handling units, fan-coil units and VRF units. Outside air will be pre-treated before being delivered to the occupied spaces. Outside air quantities are sized to comply with code and to maintain appropriate pressures within the conditioned spaces. Separate exhaust systems are provided for Restrooms, dryers and for Kitchen equipment. Roof mounted equipment will consist of air-cooled condensing units (16x), Heat Recovery Unit (1x), Toilet Exhaust Fans (12x), Kitchen Exhaust Fans (3x), Dryer Exhaust Fans (3x), Air Intake Vents (6x) and Relief Vents (4x). Portions of this equipment will be concealed in a sunken equipment well with vertical surrounds that will restrict direct viewing from the ground. All Mechanical

equipment will be controlled by an electronic energy management system, and all Mechanical systems are specified to be air balanced and commissioned prior to occupancy.

7. Electrical System: CenterPoint (CNP) Power Service: a new power service will be brought to the site using the existing CNP power poles and new underground conductors to a new CNP pad- mounted transformer. The new CNP pad-mounted transformer will serve a new 3,000 Amp Main Switchboard (480/277v, 3ph, 4W). The new Main Switchboard will provide power for all lighting, equipment and miscellaneous power requirements in the new building and on the site. All lighting will be new and will be LED type fixtures. Indoor lighting will be controlled by daylighting and occupancy sensors as required by code and outdoor lighting will be controlled by energy management schedules. Emergency power for the emergency lighting, fire alarm, security, Information Systems, and other owner selected systems will be provided by one-300 KW natural gas generator. A new fully addressable fire alarm system will serve the new facility. All systems will be grounded as per the NEC.

8. Plumbing and Fire Protection: All piping, all fixtures and all equipment will be new for the building and for the site related plumbing and fire protection systems. Domestic Cold-Water services will be provided by an underground 3" water line that will serve all fixtures and equipment requiring water. Domestic Hot Water services will be provided by two-condensing low NOX water heaters each rated at 199 CFH and 95% thermal efficiency. Isolation valves and shock arrestors will be provided at all fixture groups and at each piece of equipment. Domestic Cold Water and Hot Water piping will be Type K copper below grade and Type L copper above grade. Sanitary waste and vent piping will be provided for all plumbing fixtures, floor drains and equipment requiring waste services. Floor drains will have a combination of trap primers and trap guards. Sanitary waste and vent piping will be Schedule 40 PVC piping where not located in a return air stream and CPVC when located in a return air stream. Storm drainage will be provided for all roofs through primary and overflow roof drains or scuppers. Storm drain piping will be Schedule 40 PVC piping where not located in a return air stream and CPVC when located in a return air stream. The elevator pit will have one-50 GPM submersible sump pump for water removal. A new medium pressure natural gas service will be routed underground to a new CenterPoint Energy gas meter and regulation station that will reduce the service to low pressure. The low-pressure gas piping will be routed in the building to all water heaters, all cooking equipment and to all dryers. The building will be fully sprinklered in accordance with NFPA.

9. Both new construction and connections into existing buildings to remain will be accomplished using steel framed structure and cold formed metal framed exterior walls with brick veneer. Foundations will be poured on site, with first level floor slab designed as slab on grade construction, with drilled and underreamed piers.

10. Safety of staff and all visitors drives the provisioning of adequate parking and paving lighting on the project – in particular, any areas where pedestrian and vehicular traffic may overlap. The nationally recognized benchmark of ANSI / IES RP-8-21 technical guidelines was used to set the lower limits for foot candles in these areas. All new site (parking) fixtures selected will have the latest energy efficient lamping types, be pole mounted, face into the property at the perimeter, and have downward directing light pollution shields. They will not exceed allowable limits for footcandles as measured at the property edges. There are no plans for landscaping or ambient site lighting.

    Building wall packs to provide safe navigation to and specific operational use of entry points have been provided. These lights follow the exterior outline of the building and generally are no closer to property edge lines than existing conditions. In most cases – they sit further away from neighbors than the previous campus design. The only portion of the project that is of 2-story height is the classroom wing facing the western property line. It has been strategically pulled further away from the property line than the existing building and sits approximately 100' away from the fence line, and on average over 200' away from neighboring residences.

    All new Interior lights were specifically selected reduced power draw to comply with current energy code watts/sqft and to meet 2018 IECC energy efficient criteria. They are controlled by occupancy sensors and will "time out" after 20 minutes of inactivity, causing the lights to turn off automatically if no motion is detected. Further, they can be controlled through the Building Automated System (BAS) remotely. Normal use of the Facility requires after hours custodial maintenance, cleaning and restocking to ensure it is fully operational for the following day. These hours can vary, but protocols are in place for lights to be turned off after the teams have completed their tasks. The District agrees to establish protocols for rooms that have windows facing outwards towards the property lines, to ensure that blinds in such rooms are closed by 9pm every night to help reduce the amount of light that escapes the facility. Additional information and proposed hours of operation are provided on EXHIBIT L.

11. SLR (Acoustical Engineer of Record) has modeled the expected sound level at the property line surrounding the MDE School due to the new mechanical equipment that is planned for the replacement project. Our model shows that the averaged predicted sound levels should be equal to or lower than the current mechanical equipment noise levels that we measured on September 8, 2022. Using this information as a basis, we recommend the following noise limits for the future equipment:

    The new mechanical equipment for the MDES campus will be designed to satisfy the criteria of the near peer jurisdiction of Spring Valley Village Noise Ordinance (cross dated to the time of the PPV building permit submission). The sound levels produced by the new MDES mechanical equipment when operating at normal steady state

conditions should not exceed 55 dBA at the fence line of the adjacent property when measured 5' above the ground. The ambient sound level shall be subtracted from the fence line measurement to derive only the mechanical noise contribution at the fence line. Sound measurements shall be made with a Type 1 or Type 2 calibrated sound level meter utilizing the A-weighting scale and the slow meter response as specified by the American National Standards Institute (A.N.S.I. S1.4-1984/85A). Measurements recorded shall be taken to provide a proper representation of the sound being measured. The microphone of the meter shall be shielded by use of a windscreen and positioned so as not to create any unnatural enhancement or diminution of the measured sound.

12. The following Space Program:

    a. The SBISD Elementary School Program was tailored to this specific application and in alignment with community needs and is planned to serve up to 550 students for the life of the building. The proposed design provides (2x) classrooms in addition to the (22x) currently used in the existing campus. These additional classrooms will provide flexibility to meet any population changes within the current elementary school feeder pattern. All departmental areas were reviewed with SBISD Academic Leadership prior to planning of the new facility.

    b. This facility was designed to support approved student to teacher ratios and the cascading square foot requirements, as set forth by Texas Educational Agency (TEA) Standards, have been satisfied.

    c. The Administration area includes the Main Entry, Reception, Admin offices, Records, Counseling and Diagnostic spaces, and support spaces needed to run the day-to-day operations of the campus. It will house the Faculty Lounge, Workroom, and Storage in a centralized area. It hosts the Clinic Area that has separate spaces for a Nurse's office, treatment, restroom, and storage.

    d. The Media Center (Library) is sized to seat up to (3x) classrooms at a time with additional spacing for drop ins. The circulation desk offers visual command of the area and provides an easy point of approach for students needing assistance. Off stage support rooms include a Librarian Work Room / Office, Technology Office, A/V Storage, separate Literacy Library, and a Virtual / Broadcast Room. In keeping with the District's commitment to digital integration into learning, the resource materials are also available online and the Media Center supports dedicated student computers specific to research and exploration.

    e. Music Instruction is facilitated in a dedicated classroom with specialized storage; students use this space on a rotational basis. Art Instruction is

facilitated in a dedicated classroom, with a kiln, specialized storage, and access to an outdoor patio; students use this space on a rotational basis. Science Instruction is facilitated though a dedicated classroom / lab space that also has access to an outdoor patio; students use this space on a rotational basis.

f. A new cafetorium will host meal service as well as provide gathering space for assemblies, special speakers, or live performances. The adjacent full-service kitchen will be used to prepare meals on site and is accessed directly from the service yard to receive food product deliveries that will be stored in built in refrigeration / freezer units.

g. The Gymnasium space is being refreshed from an equipment and interior finish out perspective. It will open internally to the Cafetorium, and externally out onto the play fields via the covered play court.

h. Grossing factors were allocated during the planning phase to ensure that MEP infrastructure, technology rooms, and circulating spaces were accommodated in the final footprint.

13. The following specific use permit requests:

a. **Site fencing:** In alignment with Spring Branch ISD Design and Construction standards, portions of the property will be secured by fencing. Any fence frontage line along Smithdale drive is proposed to be a black ornamental steel fence of 6'-0" height. Access controlled gate openings will allow pedestrian and equipment access. The remainder of the perimeter fencing will abut neighbors along portions of the west, east and north property lines. This project is proposing to enclose the entirety of the playfields with a 6'- 0" high black vinyl faced galvanized metal fabric fence. There are no gates proposed for this portion of the fence enclosure. Note, many of the adjacent properties already have existing 8' wood fences along shared property lines with the campus. The school fencing will be installed on the district property. A Fencing Diagram is attached hereto as Exhibit J.

b. **Monument Signage:** A new monument sign with a small inset electronic display board is proposed along Smithdale at the parent drop off drive / front entry corner of the site and will be set back a minimum of 10'-0" inside of all property lines. The new sign will be powered and can be controlled by a programmable timer with remote interface capabilities. The lighted portion of the sign will be static in formatting (not flashing) and will only operate between the hours of 6:30 am – 9:00 pm, 7 days a week. Materials to match the building exterior have been carefully selected to allow the sign to blend in. The sign will host the school's address in a prominent fashion for first responders, and be visible from both directions of approaching traffic. The proposed sign meets

PPV sign ordinance height limits but exceeds allowable square foot size by 17.5 square feet per face. Details are provided in attached Exhibit H.

c. **Generator:** Emergency power for the emergency lighting, fire alarm, security, Information Systems, and other owner selected systems will be provided by one-300 KW natural gas generator. The exterior grade generator is permanently located inside of the Service Yard and screened from view by a brick surround. The anticipated noise levels of the generator have been included in the projected equipment analysis provided by the Acoustical Engineer; it will be tested post installation and commissioning to ensure it falls within projected tolerances. Acoustical modeling shows that City of Piney Point Village Noise Ordinance criteria are met.

d. **Roof Top Equipment:** Roof mounted equipment will consist of air-cooled condensing units (16), Heat Recovery Unit (1), Toilet Exhaust Fans (12), Kitchen Exhaust Fans (3), Dryer Exhaust Fans (3), Air Intake Vents (6) and Relief Vents (4). Portions of this equipment will be concealed in a sunken equipment well with vertical surrounds that will restrict direct viewing from the ground. These units are typical of commercial grade design and placement and are appropriate selections based on project typology.

e. **Decking:** Pervious decking constructed within the outdoor learning courtyard, provided that any decking in the interior courtyard should be categorized as pervious cover.

f. **Outdoor Classroom:** Open air outdoor classroom structure located within the outdoor learning courtyard.

g. **Playground Equipment and Shade Structures:** Playground equipment and shade structures located within the playfield area, not to exceed 35 feet in height.

h. **Driveways/sidewalks:** All driveways and sidewalks, including paved walking paths, shall comply with the Plans and Detailed Scope of Work attached as exhibits to this Ordinance.

Section 3. Nonmaterial Amendments to the Specific Use Permit. City staff is authorized to consider a minor, nonmaterial change to the Memorial Drive Elementary School Plans, Improvements or other conditions provided herein if such proposed change is considered minor and non-substantive, and if such proposed change has no adverse effect or impact on any adjacent property owner. City staff will require an engineer, architect, or other qualified expert, on behalf of the Memorial Drive Elementary School, to provide written confirmation, with evidence if applicable, that the proposed change satisfies the two-part test provided for in this Section. If City staff determines that the proposed change does satisfy the aforementioned test, then a permit may be issued for such change; provided, however, if City staff determines that the

proposed change does not satisfy the test, then Memorial Drive Elementary School will be required to apply for another Specific Use Permit to obtain permission to proceed with the proposed change. Requested Administrative Changes must not:

- Violate any other current City Ordinance, except non-substantive changes to those ordinances granted specific waivers from in the original SUP;
- Exceed any maximum noise level requirements contained in the original SUP, as measured at the affected property line(s);
- Exceed drainage calculations, other than those approved by the City Engineer;
- Exceed the approved design square-footage by more than 2% of that approved in the original SUP, as long as additional square-footage does not exceed impervious coverage requirements;
- Make any changes to the stated height(s) of the approved building(s);
- Make any changes to the stated height and type of fencing approved in the original SUP;
- Violate the City's Tree Ordinance, or any tree allotments specified in the original SUP;
- Make any changes to signage specifically granted in the SUP that is within 100 feet of the front property line, or add any permanent signage that is within 100 feet of the front property line.

For purposes of this Section, City staff includes the City Administrator, Building Official, City Engineer, City Attorney, and the Mayor. Any administratively permitted changes will be placed on the next regular City Council agenda under City Administrator's report as an informational item so that the public is informed of such change.

Section 4. Any person who intentionally, knowingly, recklessly, or with criminal negligence violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed $2,000.00 per offense. No penalty shall be greater or less than the penalty provided for the same or similar offense under the laws of the State of Texas. Each day of any violation shall constitute a separate offense.

Section 5. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Piney Point Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 6. All ordinances or parts of ordinances inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2022.

Mark Kobelan
Mayor

ATTEST:

Karen Farris
City Secretary

Exhibit A

In support of this Special Use Permit request, the following written Scope of Work document is hereby incorporated by attachment.

Stantec Architecture Inc.
910 Louisiana Street, Suite 2600
Houston TX 77002-4916

EXHIBIT A

October 7, 2022 | ***updated Nov 3, 2022***

Project/File: Memorial Drive Elementary School - Replacement

Planning and Zoning Commission
City of Piney Point Village
7676 Woodway | Suite 300
Houston, Texas 77063

Reference: Detailed Scope of Work

Extending greetings to City of Piney Point Village Planning and Zoning Commission & PPV Community –

Stantec is excited to present this narrative and detailed Scope of Work (SOW) for the proposed **Memorial Drive Elementary School replacement project**. Existing portions of the current campus (Gymnasium and Library buildings) will be retained and adapted into new uses as they are integrated seamlessly into the new facility. Once constructed, the new campus will support its students, staff, parents, and the near City of PPV community with state-of-the-art facilities to include an Administrative Suite, Library (Media Center), Multi-purpose Room, Food service | Dining spaces, Special Education Resources, Classroom wings, Art and Science Labs, as well as indoor and outdoor Physical Education Spaces. ***Spring Branch ISD (SBISD) is vested in partnering with this community to provide the current and future Educational Instructional needs of its residents.***

SBISD has engaged Stantec Architects and their specialty consultants and engineers to design, document, and deliver specific expertise to identify and solve the complex programmatic needs of the new facility. Areas of focus include Elementary School Educational Specification Program, facilitation of Community Engagement (Project Advisory Team) during the design process, Building Code Analysis, Urban Forestry Preservation, Traffic Study analysis, Civil drainage and site utility design, Architecture, Interior Design, Mechanical | Electrical | Plumbing Engineering, Structural Engineering Design, Food Service Design, Acoustical Engineering, Playground infrastructure development and site-specific equipment design, Landscape Architecture, Fire protection, Low voltage System Design, Security systems, ADA compliant accessibility, as well as site specific signage and graphic coordination.

The thoughtful preparing of scope and budgets began several years ago and was validated through the passing of the SBISD 2017 Bond Campaign. Coordinated design of this project was begun in earnest in October of 2021 with due diligence fact gathering. Beginning in January 2022 the design development was shared in a series of seven (7x) Project Advisory Team meetings with an invited body of Stakeholders, Campus Administrators, Teachers, Parents, Community at large members, Local Business Owners, and Representatives of the HOA. The fully realized design was responsive to their collected consensus input and has evolved to be tailor fitted in service of this community. I am thrilled to be able to pull forward highlights of it for your understanding and consideration to move forward with construction.

Reference: Detailed Scope of Work

A. SCOPE OF WORK | GENERAL OVERVIEW

This elementary school will provide instruction for students ranging from Pre-Kindergarten up to 5th grade level. SBISD is adhering to their published Educational Specifications to generate the Space Program needs of this project. Provisions will include, Administrative Office Suite, Clinic, Library, Special Education spaces, Cafeteria and Food Service preparation zones, Performance Stage, destination Art, Music, and Science spaces, Academic Classrooms, Physical Education spaces, as well as Building Support Infrastructure to provide efficient operation of the school.

Site Improvements include new bus and parent drop off lanes with covered canopies, an increase to on-site vehicle cueing and parking to alleviate traffic congestion along Smithdale Road, enclosed Service Yard with chillers and life-safety generator, focused site lighting, provisioning of required fire truck lane access / turnaround, improved utility access and services, on-site storm water detention, playground | covered play reconfiguration, tree preservation and new landscaping plantings.

Demolition work will remove most of the existing building, as well as select site elements, and paving zones. The current library will be re-purposed and gymnasium area will be renovated to be connected into the new building as it occupies the site. Care is given to preserve and protect contributing trees through the construction cycle and will be supplemented with additional plantings before re-opening in the fall of 2024.

The new replacement facility will be a combination of single, extended volume, and two-story components. The enclosed building is a total of 94,851 square feet, being split out 71,789 on Level 1 (including attached covered play) and 23,062 sf of mechanical mezzanine and Level 2. The project was designed to align with current building codes and it is considered to be a Mixed Occupancy, designating Educational Group “E” as its primary type. This project is classified as Type 2B Construction Project.

1. DEMOLITION SCOPE HIGHLIGHTS

a. Flatwork – All existing flatwork, drives, parking areas and sidewalks, will be removed, totaling 82,020 square feet. There is 10,262 square feet of existing impervious play areas on the site; of that, 6,603 square feet of the existing impervious play area will be removed.
b. MEP - All existing MEP equipment, both indoors and outdoors, will be removed as part of the Demolition scope of the project. Re: Sound Measure Data document.
c. Abatement will be performed by the District through an authorized agent of the State prior to demolition starting. Mandatory notices will be filed 10 days in advance of this work commencing. All Building components excepting the existing Library and Gymnasium will be demolished and removed from site.
d. Some trees will be in direct conflict with the proposed new improvements and will be removed. The project team engaged with an independent Urban Forestry team to help evaluate the viability of every tree going forward and those deemed unhealthy now have been added to the list of removal. Specific and intentional criteria has been added to the Contract Documents to define requirements to the General Contractor for the preservation of all trees tagged to remain in the project. More information can be found in the submission chapter on Tree Disposition.

e. Select existing playground equipment and its associated fall protection zones will be removed / replaced in kind during the reconfiguration of the play fields. Care will be given to those areas underneath the existing canopy / drip line of the legacy trees to the North and East of the playfields; it is intended that these areas will be hand excavated to minimize potential damage from heavy machinery. Proposed replacements are addressed in more detail under the submission chapter on Accessory Buildings.

2. SITEWORK SCOPE HIGHLIGHTS

Flatwork

a. There is 54,306 square feet of new concrete drives and parking areas proposed as part of the project. The drives and parking areas will be located on the east and west sides of the property. There is 34,537, square feet of proposed sidewalks and a total of 10,049 square feet of impervious play area (existing to remain and proposed).

b. The existing site only allowed for 30 on-site parking spots with off-site, street accessed parking spots directly adjacent and in front of the school. New project will provide additional parking stalls for a total of 60 spots on-site, while maintaining 16 head-in street parking stalls accessed from Smithdale Road. ***Bus and Parent Drop off lanes have been modified per the Traffic Control Management Plan.***

c. A Covered Play Structure will be provisioned directly behind the gymnasium. This is an open-air structure above 3,548 square feet of poured concrete play surface. Basketball goals, court markings, and outdoor security lighting will enhance this zone.

d. An exercise track will meander around the new playfields and wind underneath some of the boundary trees. This will be used for both PE instruction, as well as serve the community using it for after-hour exercise.

e. Some benches and tables for viewing will be co-located in strategic spots near the playfields to facilitate teacher observation and game day watching. All will be installed on concrete pads and their respective square footages have been included in the impervious lot coverage calculations.

f. The building structures and connected canopies cover 68,696 square feet of the 7.973 acres site. This represents 19.78% of impervious lot coverage – under the 30% allowable by current City ordinances.

g. The paving structures, driveways, and playground equipment cover 171,177 square feet of the 7.973 acres site. This represents an additional 29.51% of impervious lot coverage – When combined with item above, the proposed project is 49.29% total impervious cover is under the maximum allowable total impervious lot calculation of 50%.

Reference: Detailed Scope of Work

3. UTILITY SCOPE HIGHLIGHTS

a. Water Service:
   i. A new public 8" water line will be constructed on the west and north sides of the proposed building. The 8" public water line will connect to the existing public water line in Smithdale Road (on the southwest side) and to the existing public water line in Oak Lane (on the northeast side of the site). The new 8" public water line will be located within a new 10' wide easement dedicated to the Memorial Villages Water Authority.
   ii. The proposed building will be served by a 3" domestic water line connection to the new 8" public water line. The existing 3" domestic water meter will be re-used and a new reduced pressure backflow preventer will be provided.
   iii. A new 6" fire water line will serve the new building. This line will also be connected to the new 8" public water line and will have a 6" double check backflow on the line.

b. Sanitary Sewer:
   i. The new building will have two new sanitary sewer service connections to the existing, public 8" sanitary sewer line located in a 10' utility easement running north/south along the east side of the site (adjacent to the Oak Lane right-of-way). There will be one new 8" service connection near the southeast corner of the new building and one new 8" service connection ear the northeast corner of the building.

c. Storm Sewer/Drainage/Detention:
   i. All proposed site drainage will be collected internally to the site into underground storm sewer lines. The new storm sewer lines will connect into the public City storm sewer system in three places.
      - One system will connect on-site near the northeast corner of the new building to a public 36" City storm sewer line.
      - The second connection will be located at the southeast corner of the site into a public 42" storm line.
      - The third location is at the southwest corner of the site and it will tie into a public 18" storm sewer system.
   ii. Per City criteria, detention is being provided for the increased impervious area of the project. There is an increase of impervious area of 10,934 square feet which results in a detention requirement of 8,876 cubic feet. By using over-sized, underground storm sewer pipes, there is 9,853 cubic feet of detention provided in the new design, exceeding the current City requirements.

Reference: Detailed Scope of Work

4. TREE DISPOSITION AND LANDSCAPE SCOPE HIGHLIGHTS

a. A third-party Urban Forestry team was engaged to perform an onsite field walk and assessment of every tree on the property, PPV City Arborist was invited and attended this survey. At this walk, it was determined that 41 of the existing trees will contribute towards the target plantings for this site. More information can be found in the submission chapter on Tree Disposition.

b. By City Ordinance, the property owner must achieve 1x tree / per 2,000 square feet of site. This site is 7.973 acres = 347,304 sf / 2,000 = 173.652 trees of qualifying species, health and caliper (3" minimum) must be present to satisfy criteria. For purposes of this tracking, the design team is rounding up to a target of 174 trees needed.

c. This project is unique in that it is an educational facility and must provide a certain amount of open field space to facilitate its PE instruction curriculum. Additionally some community teams and individuals utilize the playfields and playground equipment outside of school operational hours. The District is attempting to balance the tree density requirements with the very real need to create open play zones, to the benefit of all users.

d. Care has been given to preserve existing trees by providing pre-construction preparation requirements, on-going protection, and watering regimes through the duration of construction.

e. SBISD has engaged a licensed Landscape Architect team to design the new plantings and specific irrigation needs of the new site. In addition to the preserved trees, a total of 133 new trees are proposed to be integrated into a comprehensive design of the campus.

f. Some of these plantings fall inside of an aerial easement governed by CenterPoint Energy, and will require review and acceptance by that outside jurisdiction***, who has indicated that this approach is acceptable to such entity.*** Proposed planting details are provided further in the packet.

g. Our proposed planting strategy currently achieves the target tree plantings (174) on site. We are noting that the success of this strategy is contingent upon, discovery of any unknown field conditions (hidden utilities), and the survivorship of existing contributing stock during the construction phase duration. If during the construction phase, or the period up to one year following substantial completion, there is a loss of existing trees that causes the site to fall under the minimum number of trees per the City's Tree Ordinance, such trees will be replaced at or near point of removal with a qualifying tree within a reasonable amount of time.

Reference: **Detailed Scope of Work**

5. ARCHITECTURE SCOPE HIGHLIGHTS

a. Approximately 84,507 square feet of new construction will be placed on the site integrated into the 10,344 existing spaces to remain, with a max building height of 32'- 2" above average grade line; satisfying the maximum allowable building height limit of 35' – 0" above average grade line.

b. The existing campus was a series of single and double loaded classroom wings, much of which were connected and accessed by outdoor covered canopies. The new building will be fully conditioned and all corridors will be enclosed and weather protected.

c. As good stewards of the environment, and taxpayers' investments, SBISD is looking to retain some portions of the campus that could meet current Ed Spec criteria. The new building will repurpose the existing gymnasium and library spaces, finish floors will be matched in elevation to the new slab through gradual incline accomplished over the horizontal length of corridors.

d. The new building is centrally sited to allow front entry procession, and ample room on either side for separated parent and bus arrivals to use perimeter drives and turnarounds. The Library will be street forward and a prominent beacon of learning on display to the community. Also near the front will be a multi-purpose room that can be accessed from a secured vestibule, allowing for independent use from the rest of the facility and lending itself to after hour meeting events.

e. The new project has included, but is not limited to the following safety systems and provisions: Automatic Sprinkler System tied into Fire Alarm System, fire extinguishers, smoke detection systems, visual locks in each classroom, access control and intrusion detection systems, security cameras, life safety generator, emergency egress lighting system, controlled entry vestibule, impact resistant glazing at reception, numbered exterior doors, and emergency responder radio system (ERRS).

f. The classroom wing will be a 2-story building with (12x) grade level classrooms double stacked. All classrooms have windows to the exterior along the perimeter, and views to interior Learning Courtyard across the circulating corridor. Built in storage, flexible teaching stations, student furniture and presentation technology round out the standard classroom provisioning.

g. The Cafeteria will offer dual service as an eating environment and as seating to the raised stage for student performances, and guest speakers. It is near the Gymnasium for spill over capacity at larger events. It has been strategically located and provisioned with large expanses of glass to take advantage of the connecting views to the outdoor Learning Courtyard, as well as out to the playfields. Based on its intentional placement near both drop offs, it can also support morning pre-school staging, as well as after school cuing.

h. The outdoor Learning Courtyard is meant to provide visual and physical connections for the entirety of the campus to the outdoors. In the classroom wing, special extended instruction zones, called FLEX spaces will open directly onto it for easy access from the classrooms. A

portion of the overall space will be dedicated to the early learners and is nestled in a protective space near their classrooms. Art and Science Labs will have a shared, dedicated patio where outdoor instruction can be supported.

i. Special Education classrooms have been located near administrative support teams and the Clinic. They have views of the outdoor Learning Courtyard and a separate entry to ease in supporting specialized transportation needs.

j. Physical education spaces and amenities include indoor gymnasium with rock climbing wall and age-appropriate sports equipment, covered outdoor play, age separated play structures, PE programmed exercise berms, outdoor track, (2x) soccer fields, (2x) kickball / baseball fields with backstops. Additional tables, benches, and covered structures have also been planned and are itemized in the permit sets currently being reviewed.

k. (1x) 2,500 lb capacity hydraulic elevator by Otis will be installed and inspected by a third party.

6. MECHANICAL SYSTEM SCOPE HIGHLIGHTS

Mechanical:

a. The cooling services for the building will be generated by two-air cooled chillers each rated for 175 tons. The chilled water will be pumped to all chilled water coils serving the conditioned spaces.

b. The heating services for the building will be generated by two-condensing type boilers each rated for 1800 MBH output. The hot water will be pumped to all hot water coils serving the conditioned spaces.

c. Air distribution to the occupied spaces will be provided by a combination of large central station air handling units, fan-coil units and VRF units.

d. Outside air will be pre-treated before being delivered to the occupied spaces. Outside air quantities are sized to comply with code and to maintain appropriate pressures within the conditioned spaces.

e. Separate exhaust systems are provided for Restrooms, dryers and for Kitchen equipment.

f. Roof mounted equipment will consist of air-cooled condensing units (16), Heat Recovery Unit (1), Toilet Exhaust Fans (12), Kitchen Exhaust Fans (3), Dryer Exhaust Fans (3), Air Intake Vents (6) and Relief Vents (4). Portions of this equipment will be concealed in a sunken equipment well with vertical surrounds that will restrict direct viewing from the ground.

g. All Mechanical equipment will be controlled by an electronic energy management system.

h. All Mechanical systems are specified to be air balanced and commissioned prior to occupancy.

Reference: Detailed Scope of Work

7. ELECTRICAL SYSTEM SCOPE HIGHLIGHTS

Electrical:

a. CenterPoint (CNP) Power Service: a new power service will be brought to the site using the existing CNP power poles and new underground conductors to a new CNP pad-mounted transformer.

a. The new CNP pad-mounted transformer will serve a new 3,000 Amp Main Switchboard (480/277v, 3ph, 4W).

b. The new Main Switchboard will provide power for all lighting, equipment and miscellaneous power requirements in the new building and on the site.

c. All lighting will be new and will be LED type fixtures. Indoor lighting will be controlled by daylighting and occupancy sensors as required by code and outdoor lighting will be controlled by photocell and energy management schedules.

d. Emergency power for the emergency lighting, fire alarm, security, Information Systems, and other owner selected systems will be provided by one-300 KW natural gas generator.

e. A new fully addressable fire alarm system will serve the new facility.

f. All systems will be grounded as per the NEC.

8. PLUMBING & FIRE PROTECTION SYSTEM SCOPE HIGHLIGHTS

Plumbing and Fire Protection:

a. All piping, all fixtures and all equipment will be new for the building and for the site related plumbing and fire protection systems.

b. Domestic Cold Water services will be provided by an underground 3” water line that will serve all fixtures and equipment requiring water.

c. Domestic Hot Water services will be provided by two-condensing low NOX water heaters each rated at 199 CFH and 95% thermal efficiency.

d. Isolation valves and shock arrestors will be provided at all fixture groups and at each piece of equipment.

e. Domestic Cold Water and Hot Water piping will be Type K copper below grade and Type L copper above grade.

f. Sanitary waste and vent piping will be provided for all plumbing fixtures, floor drains and equipment requiring waste services.

g. Floor drains will have a combination of trap primers and trap guards.

h. Sanitary waste and vent piping will be Schedule 40 PVC piping where not located in a return air stream and CPVC when located in a return air stream.

i. Storm drainage will be provided for all roofs through primary and overflow roof drains or scuppers.

j. Storm drain piping will be Schedule 40 PVC piping where not located in a return air stream and CPVC when located in a return air stream.

Reference: Detailed Scope of Work

k. The elevator pit will have one-50 GPM submersible sump pump for water removal.

l. A new medium pressure natural gas service will be routed underground to a new CenterPoint Energy gas meter and regulation station that will reduce the service to low pressure. The low-pressure gas piping will be routed in the building to all water heaters, all cooking equipment and to all dryers.

m. The building will be fully sprinklered in accordance with NFPA.

9. STRUCTURAL SYSTEM SCOPE HIGHLIGHTS

a. Both new construction and connections into existing buildings to remain will be accomplished using steel framed structure and cold formed metal framed exterior walls with brick veneer.

b. Foundations will be poured on site, with first level floor slab designed as slab on grade construction, with drilled and underreamed piers.

10. SITE LIGHTING SCOPE HIGHLIGHTS

a. Safety of staff and all visitors drives the provisioning of adequate parking and paving lighting on the project – in particular, any areas where pedestrian and vehicular traffic may overlap. The nationally recognized benchmark of ANSI / IES RP-8-21 technical guidelines was used to set the lower limits for foot candles in these areas.

b. All new site (parking) fixtures selected will have the latest energy efficient lamping types, be pole mounted, face into the property at the perimeter, and have downward directing light pollution shields. They will not exceed allowable limits for footcandles as measured at the property edges. There are no plans for landscaping or ambient site lighting.

c. Building wall packs to provide safe navigation to and specific operational use of entry points have been provided. These lights follow the exterior outline of the building and generally are no closer to property edge lines than existing conditions. In most cases – they sit further away from neighbors than the previous campus design. The only portion of the project that is of 2-story height is the classroom wing facing the western property line. It has been strategically pulled further away from the property line than the existing building and sits approximately 100' away from the fence line, and on average over 200' away from neighboring residences.

d. All new Interior lights were specifically selected reduced power draw to comply with current energy code watts/sqft and to meet 2018 IECC energy efficient criteria. They are controlled by occupancy sensors and will "time out" after 20 minutes of inactivity, causing the lights to turn off automatically if no motion is detected. Further, they can be controlled through the Building Automated System (BAS) remotely. Normal use of the Facility requires after hours custodial maintenance, cleaning and restocking to ensure it is fully operational for the following day. These hours can vary, but protocols are in place for lights to be turned off after the teams have completed their tasks. The District agrees to establish protocols for rooms that have windows facing outwards towards the property lines, to ensure that blinds in such rooms are closed by 9pm every night to help reduce the amount of light that escapes the facility.

Reference: Detailed Scope of Work

11. ACOUSTICAL REPORT SCOPE HIGHLIGHTS

a. SLR (Acoustical Engineer of Record) has modeled the expected sound level at the property line surrounding the MDE School due to the new mechanical equipment that is planned for the replacement project. Our model shows that the averaged predicted sound levels should be equal to or lower than the current mechanical equipment noise levels that we measured on September 8, 2022. Using this information as a basis, we recommend the following noise limits for the future equipment:

b. The new mechanical equipment for the MDES campus will be designed to satisfy the criteria of the near peer jurisdiction of Spring Valley Village Noise Ordinance (cross dated to the time of the PPV building permit submission). The sound levels produced by the new MDES mechanical equipment when operating at normal steady state conditions should not exceed 55 dBA at the fence line of the adjacent property when measured 5' above the ground. The ambient sound level shall be subtracted from the fence line measurement to derive only the mechanical noise contribution at the fence line. Sound measurements shall be made with a Type 1 or Type 2 calibrated sound level meter utilizing the A-weighting scale and the slow meter response as specified by the American National Standards Institute (A.N.S.I. S1.4-1984/85A). Measurements recorded shall be taken to provide a proper representation of the sound being measured. The microphone of the meter shall be shielded by use of a windscreen and positioned so as not to create any unnatural enhancement or diminution of the measured sound.

12. SPACE PROGRAM HIGHLIGHTS

a. SBISD applies rigor in its approach to the design of each and every new school facility in the District. The Owner's philosophy is fundamentally and intentionally designed to provide 21st century learning environments to all of the communities served, and the adherence to the published SBISD Educational Specifications allows them to do this will quality control, and with equity of facilities.

b. The SBISD Elementary School Program was tailored to this specific application and in alignment with community needs and is planned to serve up to 550 students for the life of the building. The proposed design provides 2 classrooms in addition to the 22 currently used in the existing campus. These additional classrooms will provide flexibility to meet any population changes within the current elementary school feeder pattern. All departmental areas were reviewed with SBISD Academic Leadership prior to planning of the new facility.

c. This facility was designed to support approved student to teacher ratios and the cascading square foot requirements, as set forth by Texas Educational Agency (TEA) Standards, have been satisfied.

d. This facility will be equipped with (12 x) classrooms on the ground floor and (12x) classrooms on the second floor, and (3x) dedicated to delivering Special Education instruction for a combined (27x) classroom campus. This model builds in the flexibility of the campus to assign classrooms as needed to support its changing grade level alignments over time, and even year to year.

e. The Administration area includes the Main Entry, Reception, Admin offices, Records, Counseling and Diagnostic spaces, and support spaces needed to run the day-to-day

operations of the campus. It will house the Faculty Lounge, Workroom, and Storage in a centralized area. It hosts the Clinic Area that has separate spaces for a Nurse's office, treatment, restroom, and storage.

f. The Media Center (Library) is sized to seat up to (3x) classrooms at a time with additional spacing for drop ins. The circulation desk offers visual command of the area and provides an easy point of approach for students needing assistance. Off stage support rooms include a Librarian Work Room / Office, Technology Office, A/V Storage, separate Literacy Library, and a Virtual / Broadcast Room. In keeping with the District's commitment to digital integration into learning, the resource materials are also available on line and the Media Center supports dedicated student computers specific to research and exploration.

g. Music Instruction is facilitated in a dedicated classroom with specialized storage; students use this space on a rotational basis.

h. Art Instruction is facilitated in a dedicated classroom, with a kiln, specialized storage, and access to an outdoor patio; students use this space on a rotational basis.

i. Science Instruction is facilitated though a dedicated classroom / lab space that also has access to an outdoor patio; students use this space on a rotational basis.

j. A new cafetorium will host meal service as well as provide gathering space for assemblies, special speakers, or live performances. The adjacent full-service kitchen will be used to prepare meals on site and is accessed directly from the service yard to receive food product deliveries that will be stored in built in refrigeration / freezer units.

k. The Gymnasium space is being refreshed from an equipment and interior finish out perspective. It will open internally to the Cafetorium, and externally out onto the play fields via the covered play court.

l. Grossing factors were allocated during the planning phase to ensure that MEP infrastructure, technology rooms, and circulating spaces were accommodated in the final footprint.

B. SPECIFIC USE PERMIT REQUESTS

1. SITE FENCING

a. In alignment with Spring Branch ISD Design and Construction standards, portions of the property will be secured by fencing. Any fence frontage line along Smithdale drive is proposed to be a black ornamental steel fence of 6'-0" height. Access controlled gate openings will allow pedestrian and equipment access.

b. The remainder of the perimeter fencing will abut neighbors along portions of the west, east and north property lines. This project is proposing to enclose the entirety of the playfields with a 6'-0" high black vinyl faced galvanized metal fabric fence. There are no gates proposed for this portion of the fence enclosure.

c. Note, many of the adjacent properties already have existing 8' wood fences along shared property lines with the campus. The school fencing will be installed on the district property.

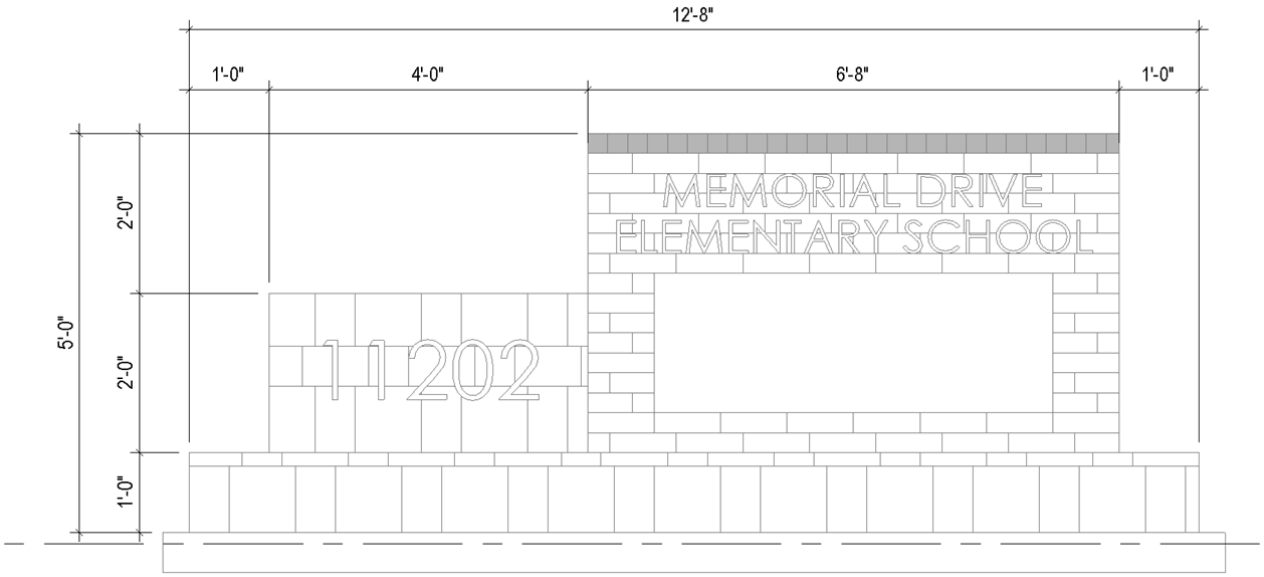
Reference: Detailed Scope of Work

3. MONUMENT SIGNAGE

a. A new monument sign with a small inset electronic display board is proposed along Smithdale at the parent drop off drive / front entry corner of the site and will be set back a minimum of 10'-0" inside of all property lines.

b. The new sign will be powered and can be controlled by a programmable timer with remote interface capabilities. ***The lighted portion of the sign will be static in formatting (not flashing) and will only operate between the hours of 6:30 am – 9:00 pm, 7 days a week.*** Materials to match the building exterior have been carefully selected to allow the sign to blend in.

c. ***The sign will host the school's address in a prominent fashion for first responders and be visible from both directions of approaching traffic. The proposed sign meets PPV sign ordinance height limits but exceeds allowable square foot size by 17.5 square feet per face.*** The new sign is ***5'-0"*** high 4'-8" wide at base, tapering to 1'-8" for most of the sign by ***12'-8"*** long. Fully detailed drawings ***are being updated &*** submitted to City of PPV as part of the building package approval process.



4. GENERATOR

a. Emergency power for the emergency lighting, fire alarm, security, Information Systems, and other owner selected systems will be provided by one-300 KW natural gas generator.

b. The exterior grade generator is permanently located inside of the Service Yard and screened from view by a brick surround.

Reference: Detailed Scope of Work

c. The anticipated noise levels of the generator have been included in the projected equipment analysis provided by the Acoustical Engineer; it will be tested post installation and commissioning to ensure it falls within projected tolerances.

5. ROOF TOP EQUIPMENT

a. Roof mounted equipment will consist of air-cooled condensing units (16), Heat Recovery Unit (1), Toilet Exhaust Fans (12), Kitchen Exhaust Fans (3), Dryer Exhaust Fans (3), Air Intake Vents (6) and Relief Vents (4).

b. Portions of this equipment will be concealed in a sunken equipment well with vertical surrounds that will restrict direct viewing from the ground.

6. ACCESSORY STRUCTURES

a. Decking: Pervious decking constructed within the outdoor learning courtyard, provided that any decking in the interior courtyard should be categorized as pervious cover.

b. Outdoor Classroom: Open air outdoor classroom structure located within the outdoor learning courtyard.

c. Playground Equipment and Shade Structures: Playground equipment and shade structures located within the playfield area, not to exceed 35 feet in height.

We are extremely proud to have worked with Spring Branch ISD in bringing this project into service of this community and the opportunity to work with you on this important approval process milestone. We remain available to you for follow up.

Respectfully Submitted,

STANTEC ARCHITECTURE INC.

Gin Kappler-Peeler AIA, RID, LEED AP
Senior Project Manager
Mobile: 832.654.8989
gin.kappler-peeler@stantec.com

Exhibit B

MEMORIAL DRIVE ELEMENTARY ESTIMATED PROJECT SCHEDULE

PROJECT ENGAGEMENT & DESIGN

• PROJECT KICK OFF	OCTOBER 2021
• FACT FINDING PHASE	3 MONTHS
• DESIGN PHASE WITH CONCURRENT PAT MEETINGS	6 MONTHS
• DOCUMENTATION PHASE	4 MONTHS
• PROCUREMENT WITH CONCURRENT PERMITTING	3 MONTHS

DEMOLITION & CONSTRUCTION

• CAMPUS MOVES OFF-SITE	JANUARY 2023
• CAMPUS MAKE READY + DEMOLITION	2-3 MONTHS
• CONSTRUCTION	18-20 MONTHS
• CAMPUS MOVE IN + ACTIVATION	2 MONTHS
• OPEN FOR CLASSES	AUGUST 2024

Exhibit C-K

In support of this Special Use Permit request, the following plans and diagrams are submitted for consideration:

- EXHIBIT C - SITE PLAN | Existing
- EXHIBIT D - SITE PLAN | Proposed
- EXHIBIT E - FLOOR PLAN | Level 1
- EXHIBIT F - FLOOR PLAN | Level 2
- EXHIBIT G - TREE DISPOSITION PLAN
- EXHIBIT H - MONUMENT SIGN | Plan and Details
- EXHIBIT I - ROOF TOP EQUIPMENT PLAN
- EXHIBIT J – FENCING DIAGRAM
- EXHIBIT K – TRAFFIC FLOW MANAGEMENT PLAN

Exhibit C

1-Story Building

Gym

Covered Play

1-Story Building

Parent Drop-off

Parking

Service

1-Story Building

Existing LIbrary

Parking

Service

Dining

Entry

1-Story Building

Bus Drop

Parking

Parking

Parking

SMITHDALE ROAD

OAK LANE

TRUE NORTH

EXISTING BUILDING FOOTPRINT

PEDESTRIAN ENTRY

STUDENT ENTRY

PARENT LOOP

BUS LOOP

Spring Branch Independent School District
Inspiring minds. Shaping lives.

Site Plan | Memorial Drive ES - Existing

Stantec

Exhibit D

Covered Play

Gym

Dining

Kitchen/ Serving

Music

Bus Drop

Art

Spec. Ed.

Science

Learning Communities

Admin

Parent Drop-off

Parking

Parking

2-Story Building

Parking

Bikes

Library

MPR

Entry Plaza

Parking

OAK LANE

TRUE NORTH

SMITHDALE ROAD

Parking

Parking

PROPOSED BUILDING FOOTPRINT

PEDESTRIAN ENTRY

STUDENT ENTRY

PARENT LOOP

BUS LOOP

Spring Branch Independent School District
Inspiring minds. Shaping lives.

Site Plan | Memorial Drive ES - Proposed

Stantec

Exhibit E

Play Fields
Covered Play
Gym
Service Yard
Stage
Kitchen & Serving
Dining
Music
Bus Drop
Classroom
Classroom
Classroom
Classroom
Classroom
Classroom
Flex
Planning
Intervention
Science
Art
Sped
Sped
Sped
Learning Courtyard
Flex
Storage
Intervention
Flex
SIS Reading
SIS Math
Resource
Administration
Clinic
Reception
Parent Drop-off
Class-rooom
Class-rooom
Class-rooom
Library
Multi Purpose Room
Visitor Entry
Bikes
Entry Plaza
SMITHDALE ROAD
OAK LANE

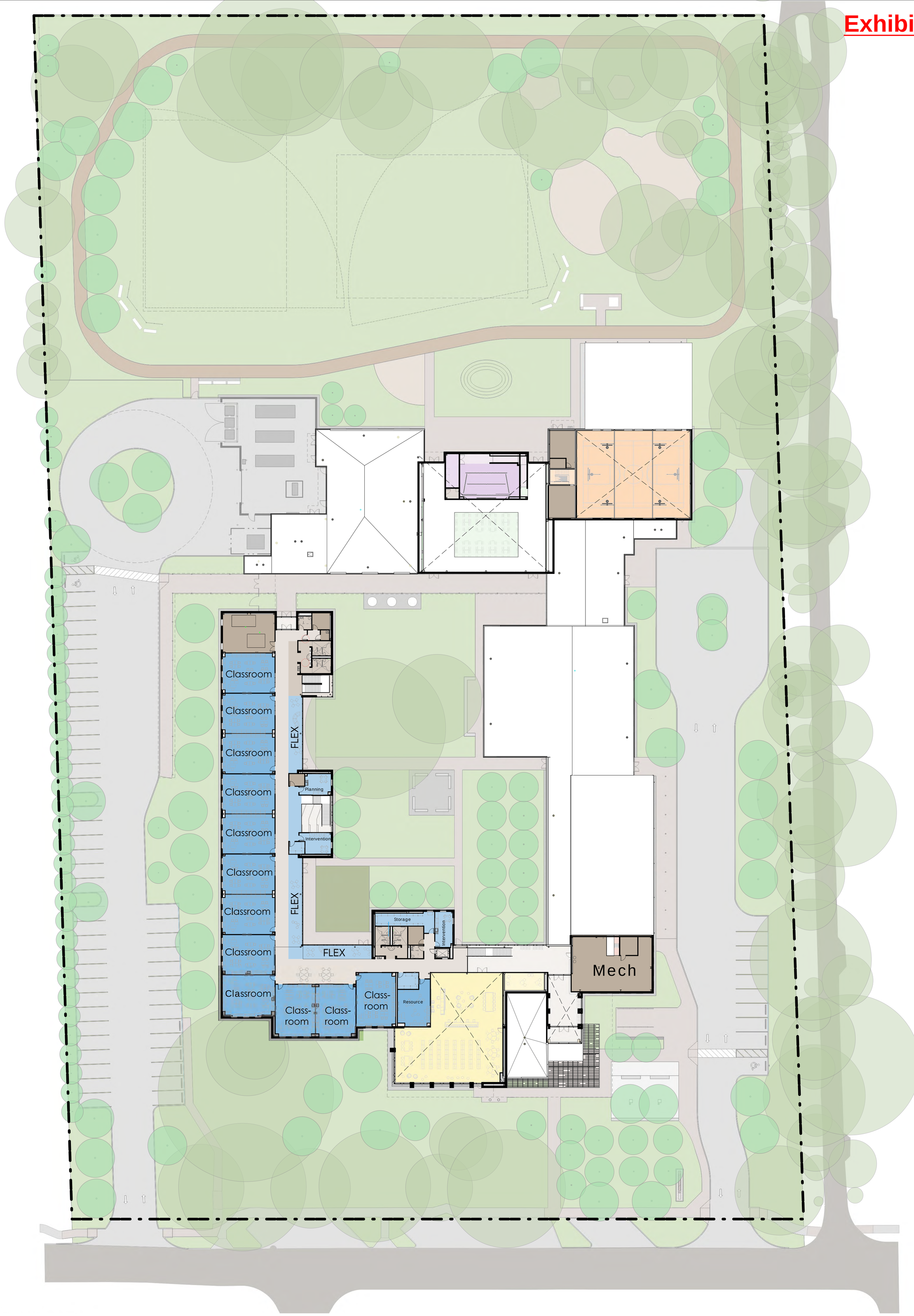
PEDESTRIAN ENTRY
STUDENT ENTRY
PARENT LOOP
BUS LOOP

Spring Branch Independent School District
Inspiring minds. Shaping lives.

Floor Plan | Memorial Drive ES - First Floor

Stantec

Exhibit F



Floor Plan | Memorial Drive ES - Second Floor

Spring Branch Independent School District
Inspiring minds. Shaping lives.

Stantec

Exhibit G

PROPOSED ATHLETIC FIELD

OUTDOOR PLAY BERM

PROPOSED BUILDING

LIMIT OF WORK

GRASS

RESERVED FOR FUTURE OUTDOOR CLASSROOM

EARLY LEARNER ACTIVITY ZONE

PROPOSED PARKING LOT

SMITHDALE ROAD

LEGEND

- PROPOSED UTILITIES
- PROPOSED 4" CALIPER TREE
- EXISTING TREE
- PROPOSED STRUCTURE
- PROPOSED HARDSAPE

SBISD MEMORIAL DRIVE ES TREE DISPOSITION SUMMARY	
EXISTING TREE SUMMARY	
EXISTING TREES ON SITE	88
TREES PROPOSED FOR REMOVAL	42
EXISTING NON-CONTRIBUTING TREES TO BE PRESERVED	5
EXISTING CONTRIBUTING TREES TO BE PRESERVED AND COUNTED TOWARDS TREE REQUIREMENTS	41
TREE REQUIREMENT SUMMARY	
TOTAL TREES REQUIRED TO MEET CODE COMPLIANCE	174
EXISTING CONTRIBUTING TREES TO BE PRESERVED AND COUNTED TOWARDS TREE REQUIREMENTS	41
PROPOSED NEW TREES (3" CALIPER OR LARGER)	133
DELTA TO MEET ORDINANCE	0

N

0 20 40 60

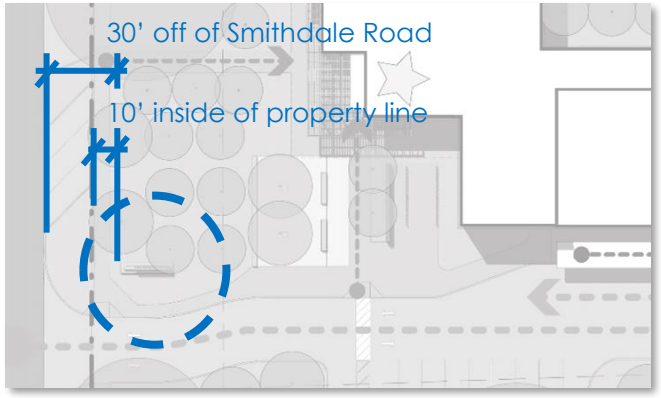
Spring Branch Independent School District
Inspiring minds. Shaping lives.

Tree Disposition | Memorial Drive ES - Proposed

Stantec

Accessory Structures: Monument Sign at Parent Drive Entry

EXHIBIT H

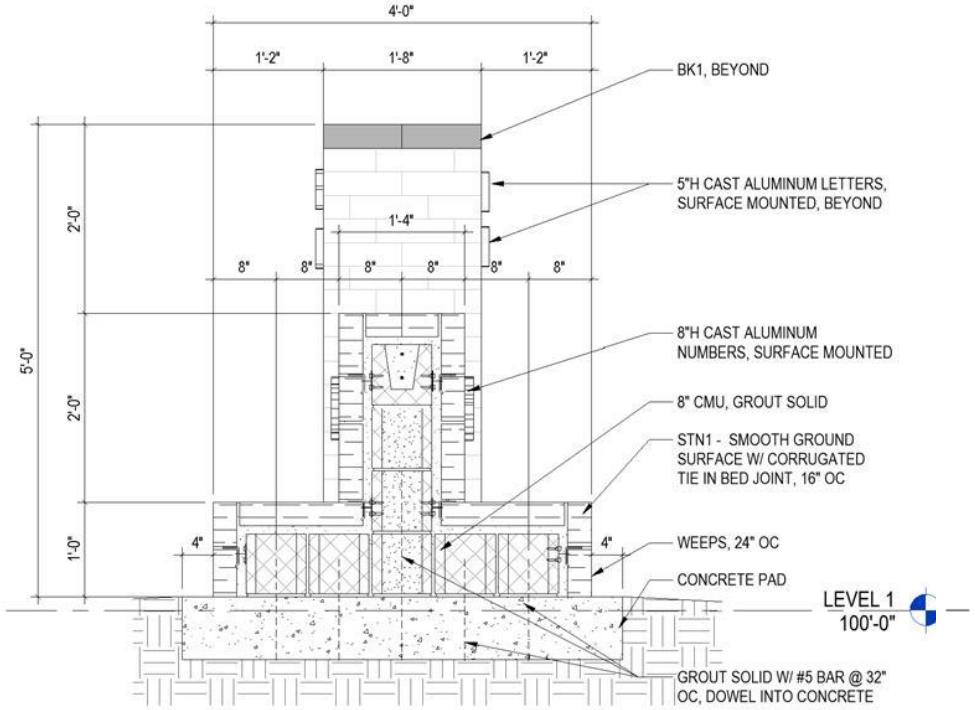


MINIMUM SETBACKS

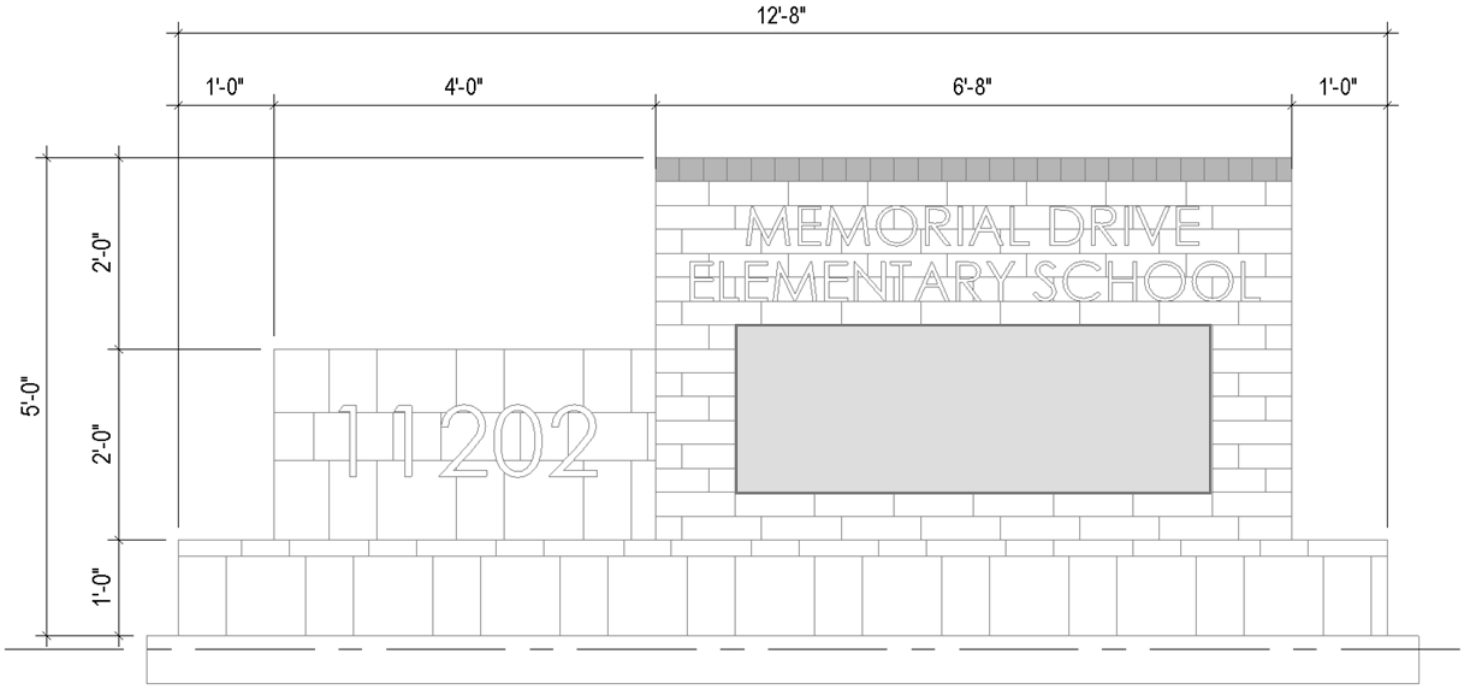
DESIGN NOTES

Masonry materials to match the building

- Base height is 1'-0"
- Highest point is 5'-0" above grade
- Base: 4'-8"W x 12'-8"L
- 47 SF per Sign Face = 95 SF total
- Less than 10 SF of digital surface
- Able to keep larger font size for ease of reading



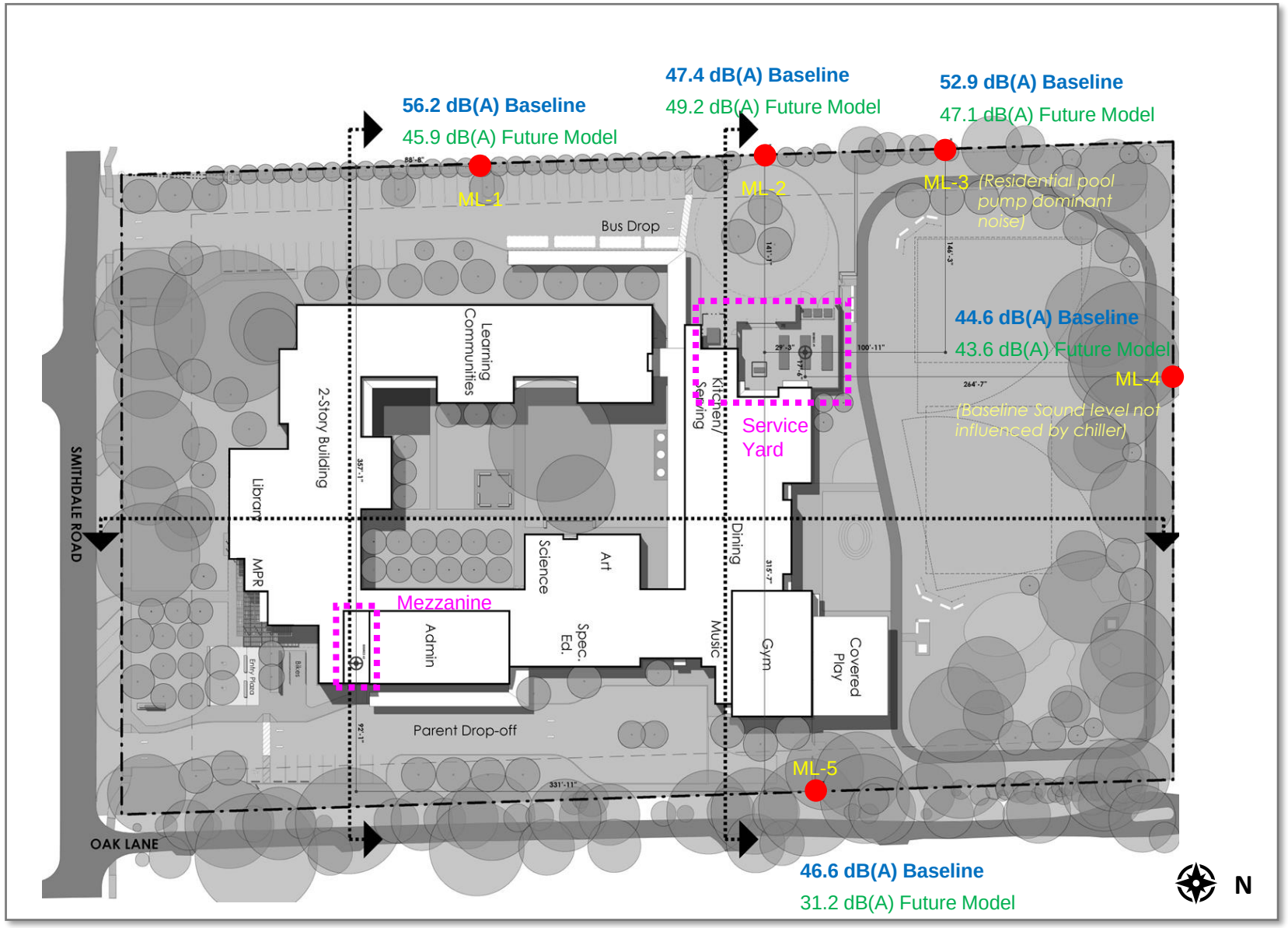
MONUMENT SIGN CROSS SECTION



MONUMENT SIGN ELEVATION

Acoustical Design Items: **Proposed** | MEP Equipment Sound Map

EXHIBIT I



Governing Acoustical Criteria

City of PPV Noise Ordinance

- **Section 26-1**
  Restrictions on Excessive Noise
- **Section 26-2**
  Generator Noise
  75 dB(A) 23ft away from unit
- **Section 26-3a**
  Restrictions for Certain Noise Activities
  Nuisance Levels are prohibited

Project Specific Criteria Per PPV SUP Process

- Noise & Sound Level Regulation
  55 dB(A) steady state conditions

MDE Proposed Design

Mechanical Equipment – Service Yard
- (2) Chillers
- (1) Generator
- (1) Condenser Unit
- (1) Transformer

Mechanical Equipment – Mezzanine
- (1) VRF Condenser Unit
- (1) Standard Condenser Unit
- (1) Exhaust Fan

Mechanical Equipment – Roof
- (14) Standard Condenser Units
- (17) Exhaust Fans

Findings – Proposed Noise Analysis

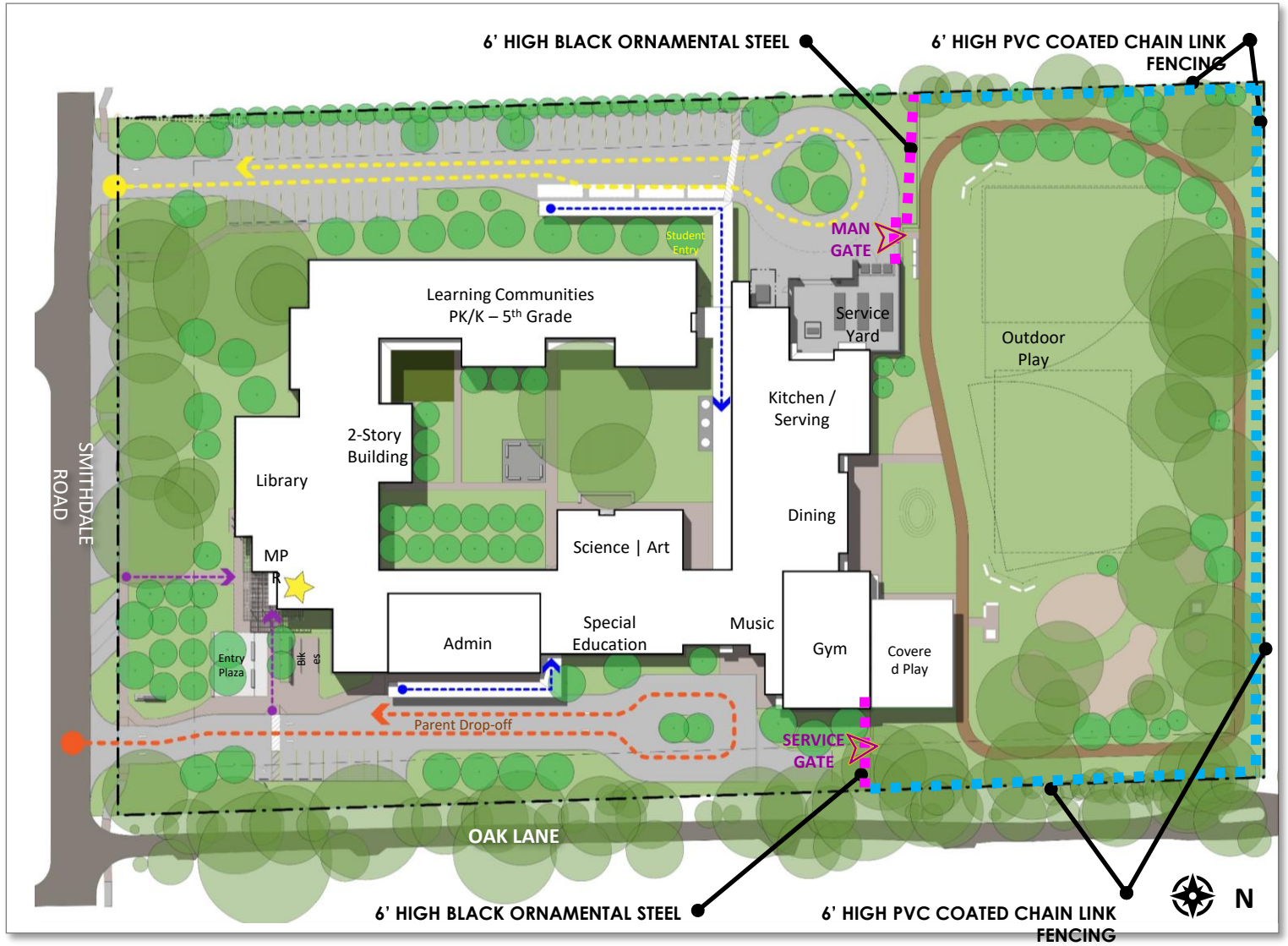
Proposed Mechanical Equipment:
- PPV Ordinance = **Compliant**
- Project Specific Criteria= **Under dB(A)**

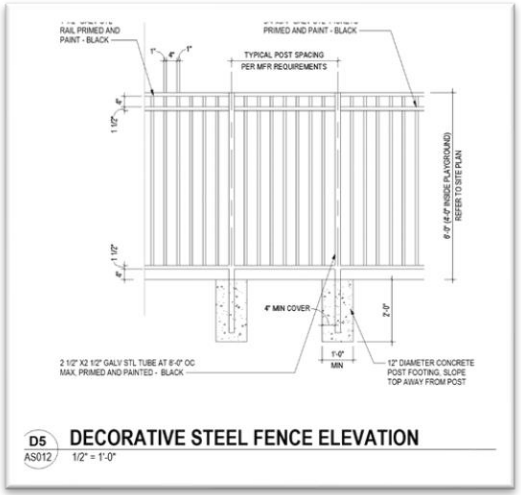
Proposed Generator:
- PPV Ordinance (26-2) = **Compliant**
- Not a Steady State Condition

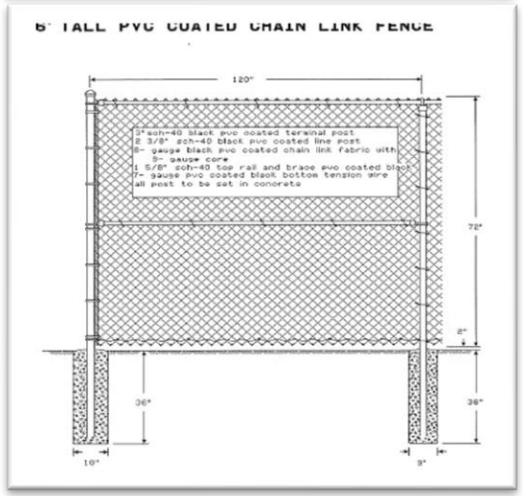
The Mechanical Mezzanine and Roof Mechanical Equipment will not cause a noticeable sound level increase at the MDE property line.

Fencing Exhibit: Proposed Secured Area

EXHIBIT J







Fencing Boundaries

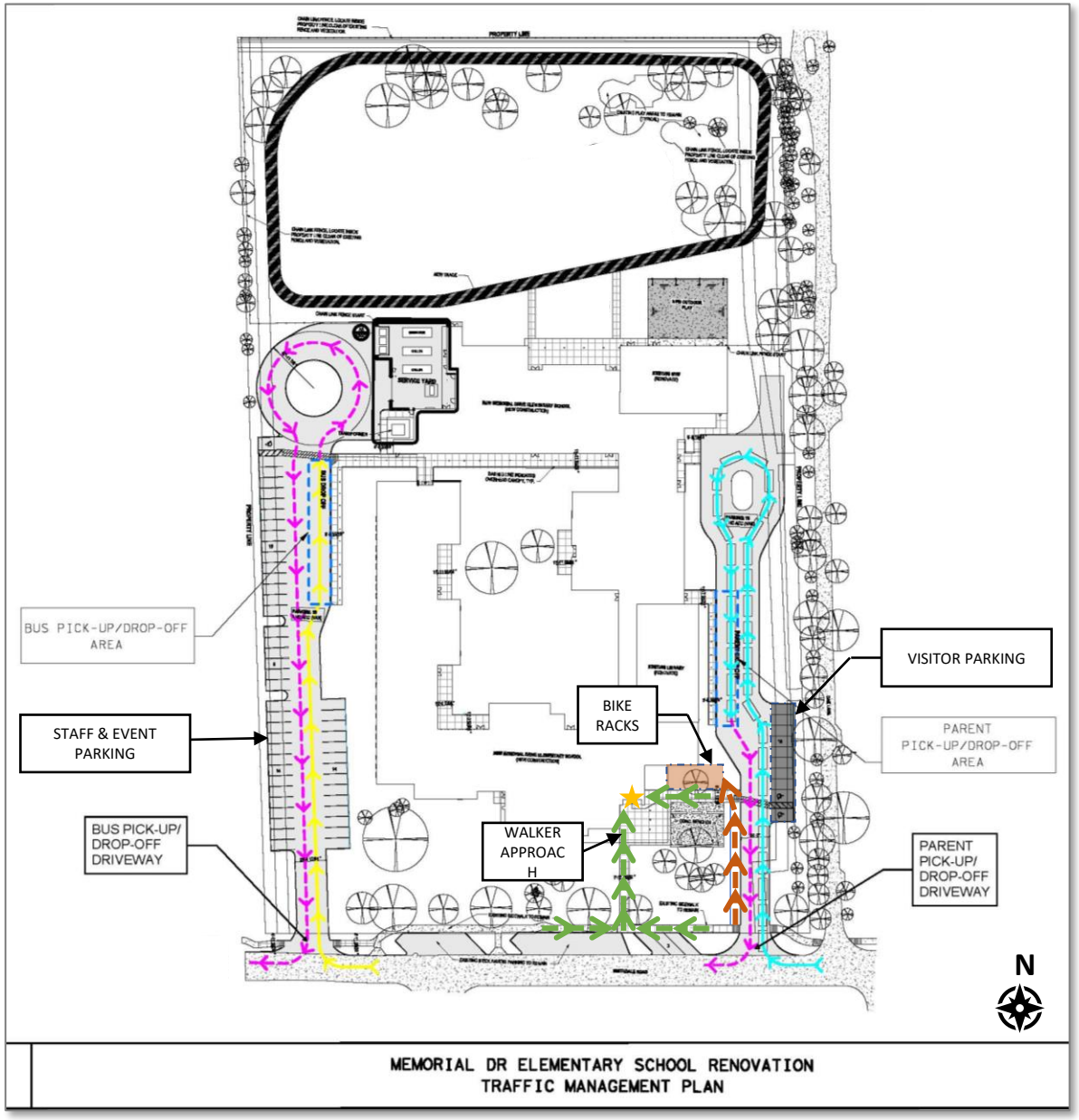
- Site Fencing at Playground only
- Service access at Fire Lane
- After-hour access to Playground

Materials

- 6' high Black Ornamental Steel facing Smithdale Road
- 6' high Black PVC coated chain link all others

Traffic Control Management Plan

EXHIBIT K



MDE Proposed Traffic Patterns

Recommendations:

Based on observations of conflicts between buses, on-street parking, and vehicle ques, the optimal location for:

- Parent pick-up/drop-off is at the **east** driveway
- Bus pick-up/drop-off is at the **west** driveway
- The driveways will remain in approximately the same locations on Smithdale Rd, but **they will exchange designations.**
- Approach / Exit from each drive is two-way and not restricted.

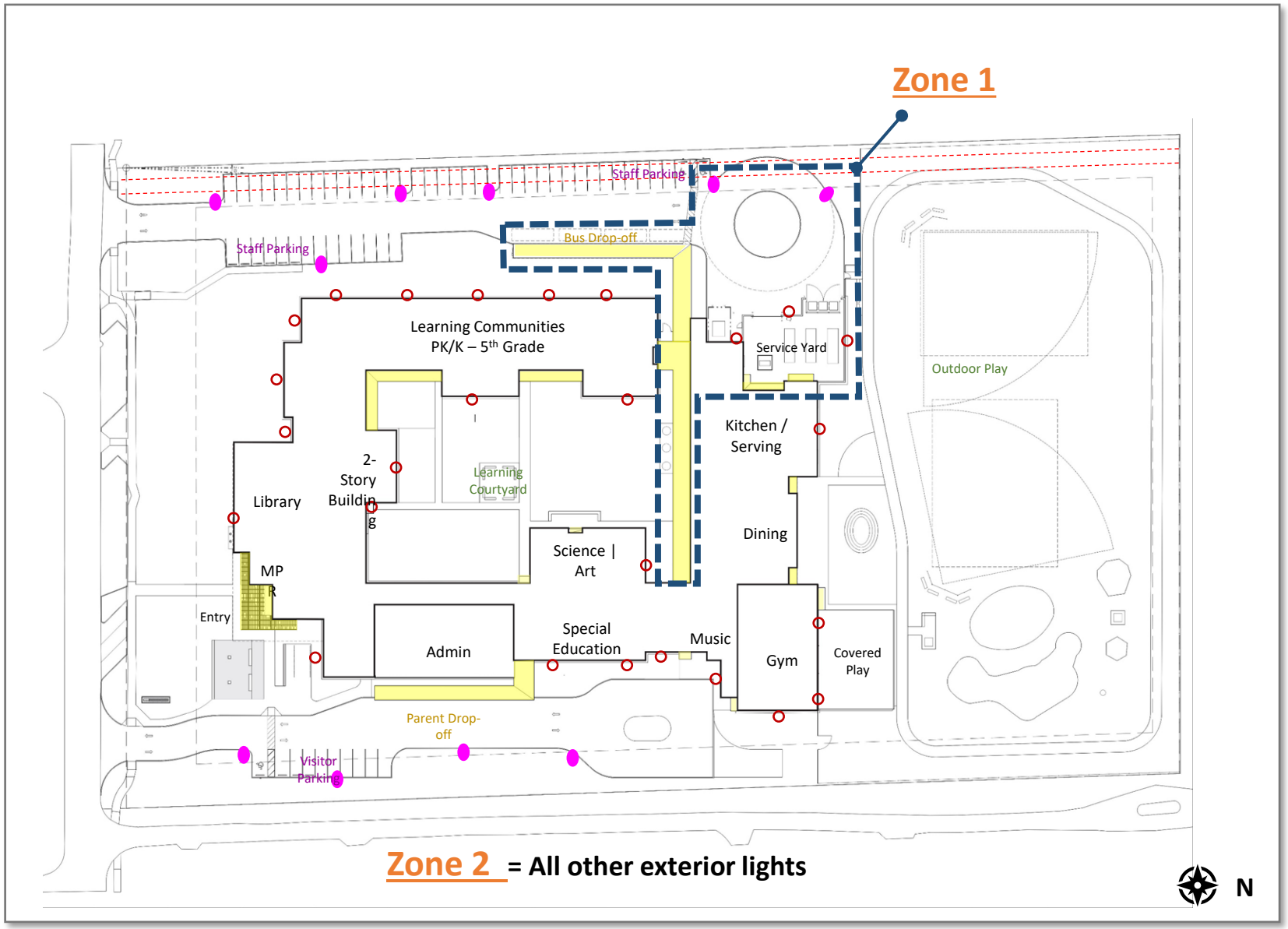
Accommodates:

- Walkers, bike riders, and vehicles will all have **separated approaches** to the main entry.
- **Parking**: 60 spaces + 16 head-in street parking.
- **Parent Drop-off:** 700 LF at 20 LF/Vehicle = 35 vehicles
- **Bus / Service Drive:** 4 Regular Buses + 1 Special Education Bus

LEGEND

- Walker Approach
- Bike Riders
- Parent Drop Off
- Bus Drop Off / Service Drive
- Exiting Vehicles

Lighting Design Exhibit



MDE Proposed Design

EXHIBIT L

Site Lighting | Parking Lot Light Poles

- Single Light Poles (Parking / Drives)
- 24'-6" = Height of Parking Lot Pole
- Automated Timing Control
  (Turned off at night / overnight)
- Single headed lamps are shielded for light pollution and directed back into property at perimeter
- **Does not exceed allowable foot candle at property line**
- **Meets minimum IES 2018**
  Safety lighting levels for parking and areas where pedestrian + vehicle traffic overlap
- Reduces proposed fixture count at Smithdale Road frontage

Building Lighting | Locations

- Front Entry (Ceiling + Wall Sconces)
- Bldg. Secondary Entry Doors
- Bldg. Wall Lights (12 Ft Height)
- Bus + Parent Drive Canopy Ceiling
- Service Yard Wall Lights

Proposed Hours of Operation

- Zone 1 | 5:45 am – 11:30 pm
- Zone 2 | 6:15 am – 10:00 pm
- Interior Lights | 6:00am – 11:30 pm
- Interior lights are controlled by occupancy sensors and will turn off after set time of non-activity
- Special Events and Emergency may generate need to operate outside of these limits

Legend

- Building Wall Lights
- Canopy / Soffit Down Lights
- Sidewalk Pole Lights

Memorial Drive Elementary

Special Use Permit

Presentation to City Council
City of Piney Point Village

November 28, 2022

Agenda: City Council Presentation

1. MDE Project Planning Context:

Introductions | SBISD + Stantec A/E Design Team + Consultants
Project Planning Context | MDE Project Scope Overview
Project Process Overview | Spring Branch ISD + City of PPV Planning & Zoning
Schedule Overview | Proposed Construction Timeline

2. MDE Replacement Design Overview:

Site Plan Overview | Building Footprint + Traffic Patterns + Fencing
Floor Plan Overview | Program Space Use Diagrams
Accessory Structures | Monument Sign + Covered Play + Shade Structures

3. Specific Use Permit Summary:

Code Compliant Items:
Drainage & Detention | Lot Coverage | Building Setbacks & Heights | Tree Disposition

Specific Use Permit Requests:

a) Site Fencing
b) Building Monument Signage
c) Generator
d) Roof Top Equipment
e) Decking
f) Outdoor Classroom
g) Playground Equipment and Shade Structures
h) Driveways/Sidewalks

4. City of PPV City Council – Q&A + Discussion

Item 1

MDE PROJECT PLANNING CONTEXT

Introductions: Spring Branch ISD + Stantec A/E Team & Consultants

Spring Branch ISD

• **Jennifer Blaine, Ed.D.**	Superintendent of Schools
• **Travis Stanford**	Associate Superintendent for Operations
• **David Valerius**	Project Manager – Planning & Construction
• **Thayer Hutcheson**	Memorial Drive ES Principal

Stantec A/E Design Team + Consultants

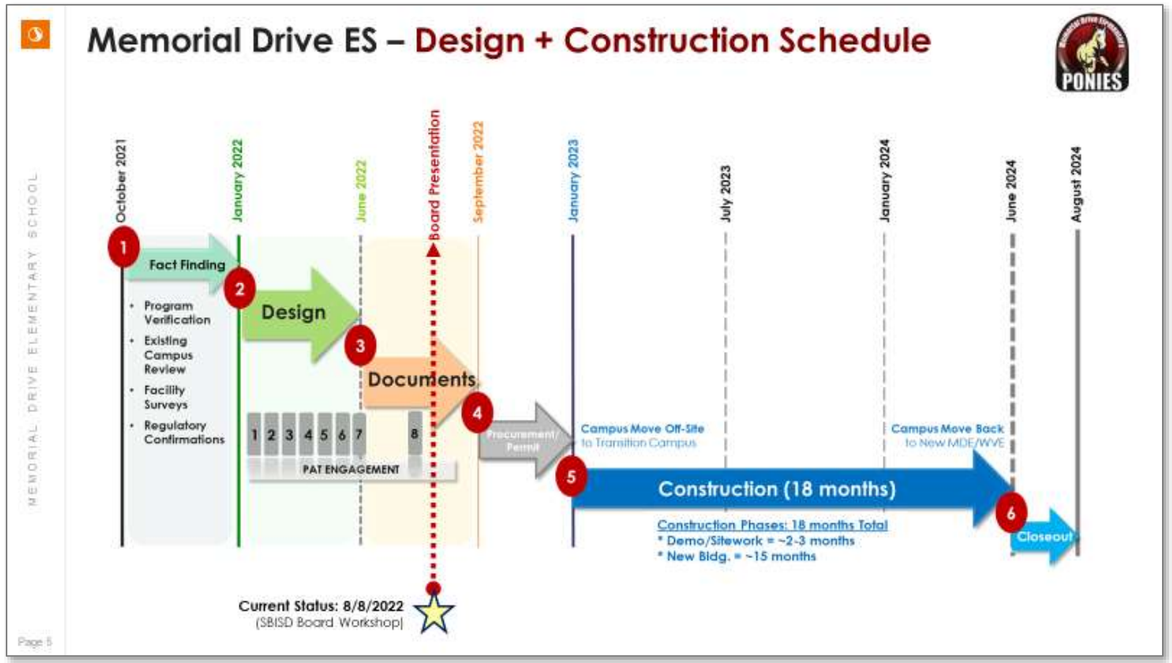
• **Architecture**	Building Core, Shell + Interiors
• **Structural Engineering**	Foundation + Structural Frame
• **MEP Engineering**	Mechanical, Electrical and Plumbing
• **Civil Engineering**	S&G Engineering
• **Landscape Architects**	Clark Condon
• **Food Service**	Foodservice Design Professionals
• **Traffic Engineer**	Kimley + Horn
• **Urban Forester**	SL Anderson Company
• **Acoustical Engineer**	SLR International Corporation

Project Planning Context: MDE Project Scope Overview

2017 Bond | Memorial Drive Elementary

- **Existing Memorial Drive Elementary School** was built in 1949.
- **Replacement of Memorial Drive Elementary School** with new building and site elements planned in SBISD 2017 Bond.
- **Approximately 94,800 SF building** based on SBISD Educational Specifications to serve future natural growth over the next 50 years **up to approximately 550 student capacity** .
- **MDE Current Attendance Boundary** will remain unchanged.
- **24 Grade Level Classrooms planned in MDE Replacement School.** Current condition is utilizing 22 of the available classrooms on campus today.
- **Off Site Transition:** Campus will relocate to South Transition Campus from January 2023 thru May 2024.
- **Approximately 18-20 months** anticipated for Total Construction Timeline.
- **August 2024:** New Memorial Drive ES opens.

Process Overview: Spring Branch ISD + City of Piney Point Village



Spring Branch ISD

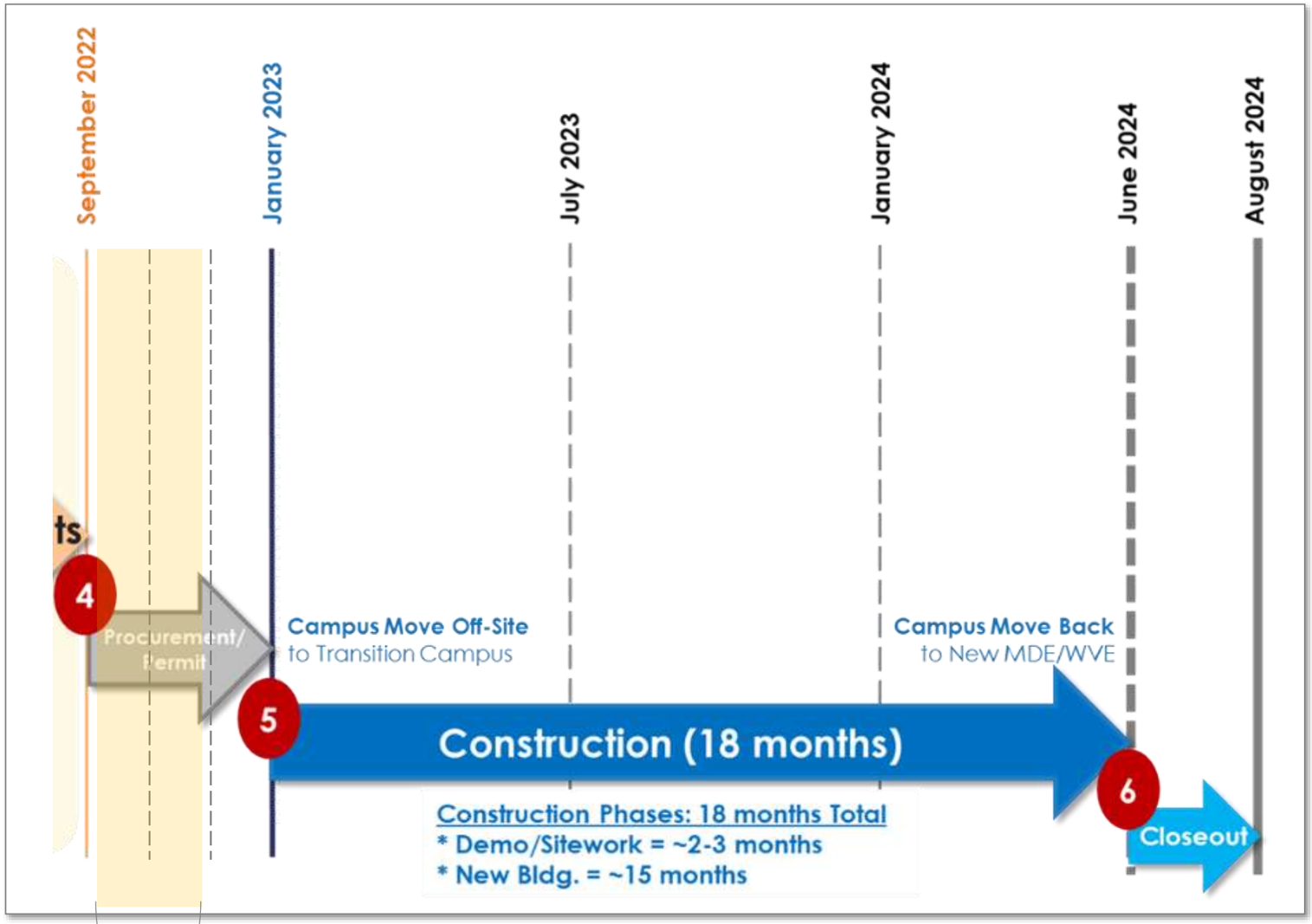
- **<u>Project Stakeholders</u>:**
  MDE Campus: Campus Leadership + Content Experts
  MDE Design Input: Project Advisory Team Committee
  MDE Partners: PTA / Dad's Club Opportunities
  District Departments: Library Services, SPED, CNS, Transportation, Police/Security Planning & Construction Building Facilities Services
- **<u>Current Project Delivery Phase</u>:**
  Bid/Negotiate: Develop GMP for MDE Project
  Procurement: Present GMP to SBISD Board Dec 9th

City of Piney Point Village

- **<u>Permit Review Status:</u>**
  Passed: Drainage, Water Authority, Health Dept
  Pending: Round 2 Fire Marshall is submitted
  Final Building Dept: Round 2 is submitted

- **<u>Specific Use Permit Process:</u>**
  SUP Submittal: Notebook + Community Meetings
  Presentation 1: October 27th → Follow-up Items
  Presentation 2: November 8th → Recommendation

Schedule Overview: Proposed Construction Timeline



- **MDE Permit Process Begins** (Sept 12)
- **MDE SUP Submittal Notebook** (Oct 11)
- **PPV P&Z Presentations** (Oct 27 + Nov 8)
- **PPV City Council Presentation** (Nov 28)

MDE Construction Milestones

Year 2022 | Construction Milestones

- **Nov:** SBISD Approve GMP + NTP
- **Dec:** MDE Campus Move-out

Year 2023 | Construction Milestones (Est.)

- **Jan:** SBISD Abatement
- **Feb:** Demolition
- **Mar:** Underground Utilities
- **May:** Building Foundation
- **July:** Structural Steel Erection
- **Oct:** Exterior Building Skin
- **Dec:** Roofing Complete

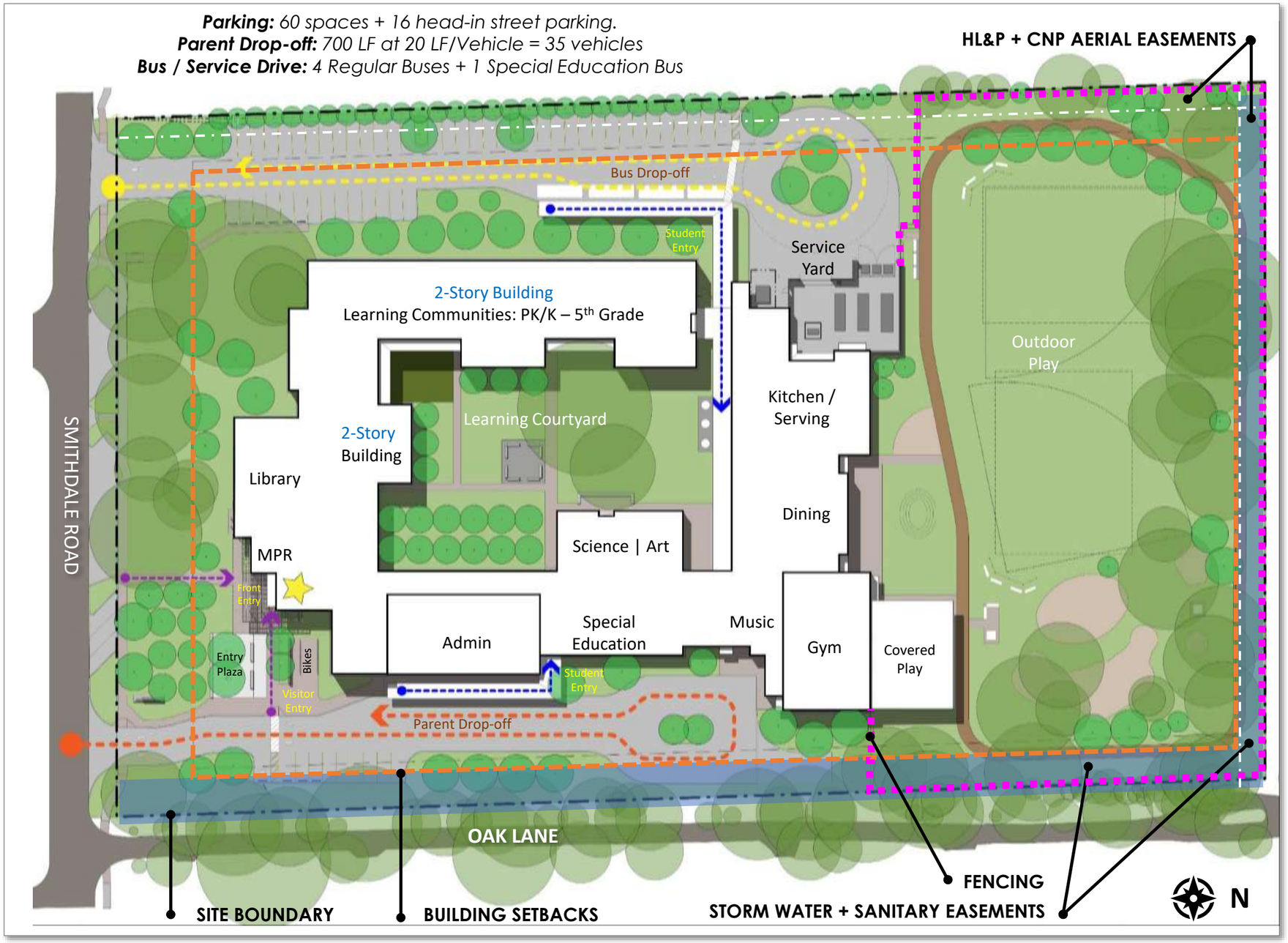
Year 2024 | Construction Milestones (Est.)

- **Jan:** MEP Rough-In
- **Feb:** Building Enclosure Complete
- **Mar:** Interior Finishes + Millwork
- **Jun:** Substantial Completion
- **Aug:** MDE Campus Move-in

Item 2

MDE REPLACEMENT DESIGN OVERVIEW

Site Plan Overview: Building Footprint + Traffic Patterns + Fencing



Memorial Drive Elementary

Existing Conditions / Constraints

- Preserve Existing Trees
- Site Boundary + Building Setbacks
- Storm + Sanitary Water Easements
- HL&P + CNP Aerial Easements

Building Footprint

- 2-Story Learning Communities
- 1-Story Building Spaces (New + Renovate/Repurpose).

Traffic Patterns

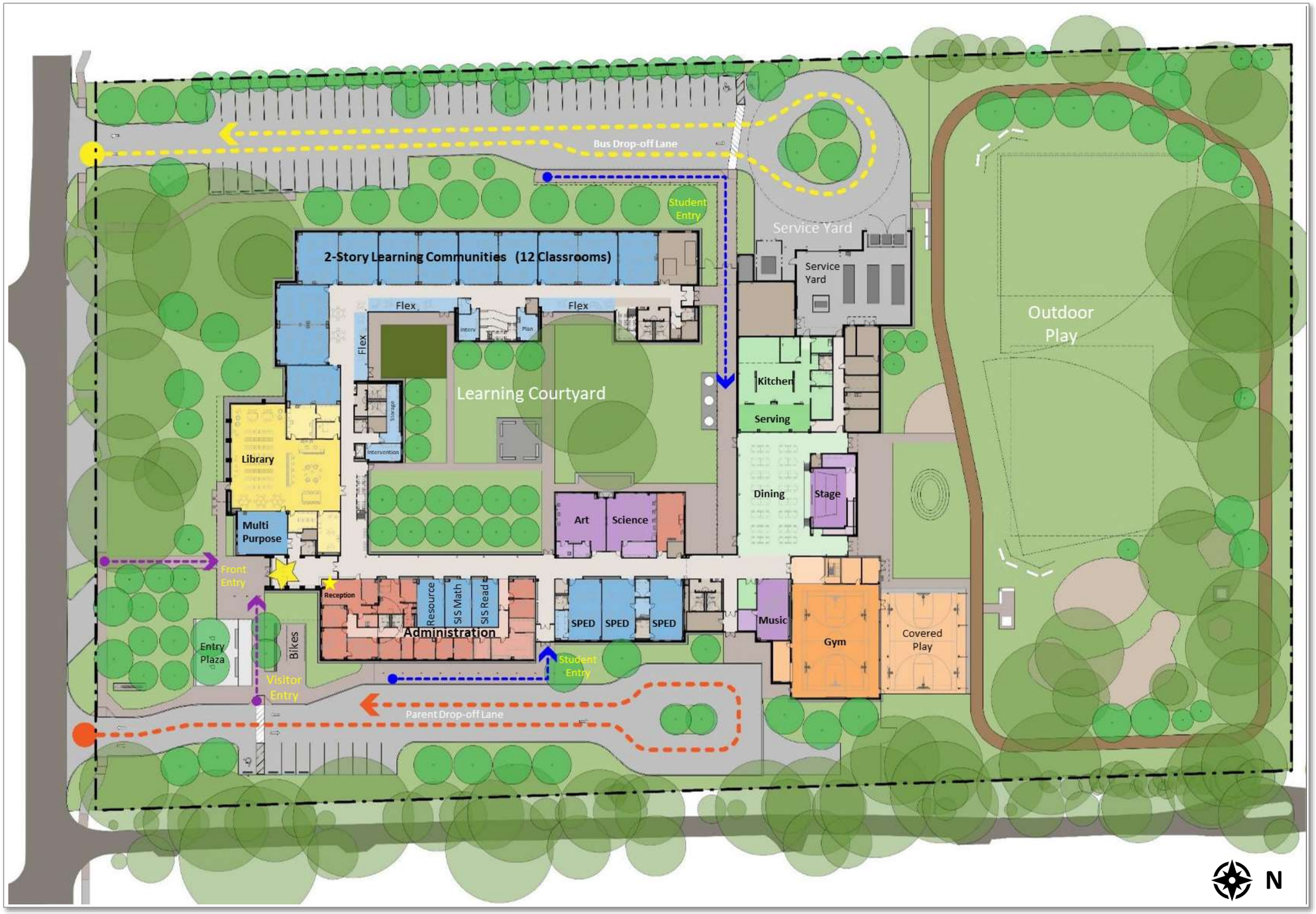
- Front Entry Plaza | Visitor Entry
- Parent Drop-off | Student Entry
- Bus Drop-off | Student Entry
- Building Service Yard
- Fire Lane Access

Fencing

- Site Fencing at Playground
- Service access at Fire Lane
- After-hour access to Playground

.

Floor Plan Overview: Program Space Use Diagram – Floor 1

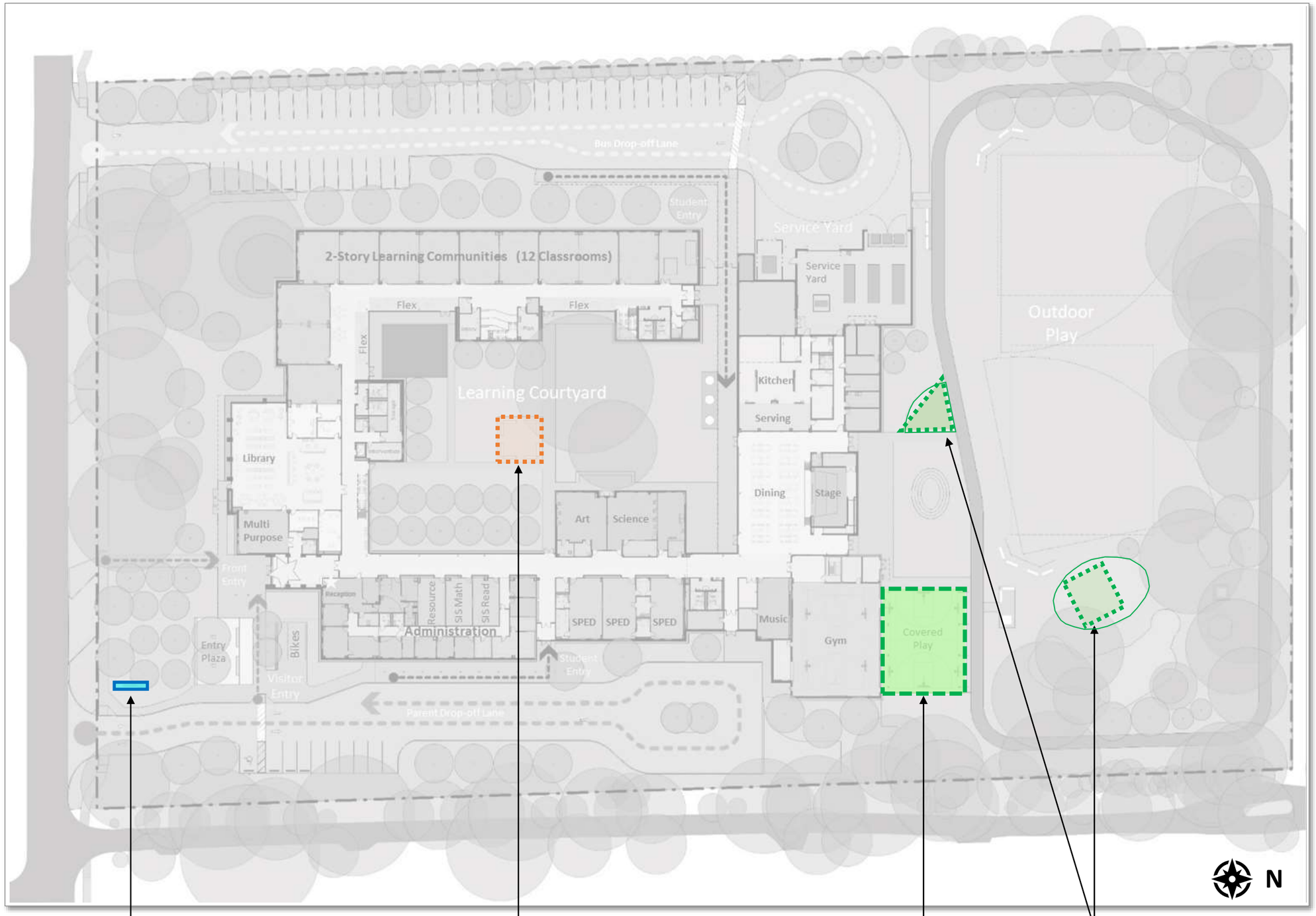


Administration + Clinic | MPR | Library | Instruction + Flex | Special Programs | Gym | Dining + Kitchen | Building Support

Floor Plan Overview: Program Space Use Diagram – Floor 2

Instruction + Flex | Building Support | High Volume Spaces

Accessory Structures: City of PPV Criteria (Signage + Bldg. Height)



Front Street:
Monument Signage

Learning Courtyard:
Outdoor Classroom Shade Structure

Back Play Area:
Covered Play + Playground Equipment Shade Structures

Item 3

SPECIFIC USE PERMIT SUMMARY

Specific Use Permit Summary: Memorial Drive Elementary School

MDE Specific Use Permit – Code Compliant Items

Category	City of PPV Criteria	MDE Proposed Design (Meets Criteria)
BUILDING ELEMENTS:		
Building Setbacks	50’ Front + 30’ Side + 20’ Rear Yard	Meets Criteria
Building Heights	35’-0” Max above Natural Grade	32’-2” Max above Natural Grade
Life Safety Generator	75 dB(A) 23ft away from unit	68.6 dB(A) North | 68.2 dB(A) West
SITE ELEMENTS:		
Drainage + Detention	8,876 Cubic Feet	9,853 Cubic Feet
Lot Coverage	30% Building | 50% Total Impervious	19.78% Building | 49.29% Total Impervious
Tree Disposition	174 Trees Required	174 Trees Planned *(SUP Submittal differs from current permit review set)*

Tree Disposition: **Proposed** | Trees Remaining + New Trees

MEMORIAL DRIVE ELEMENTARY SCHOOL

Proposed MDE <u>meets</u> City of PPV Criteria.

MDE Tree Disposition Criteria

<u>MDE Site Total Area</u>
Total Site = 347,304 SF

<u>MDE Site City of PPV Trees Required</u>
1 Tree / 2,000 SF of Total Site
347,304 ÷ 2,000 SF = 174 Trees

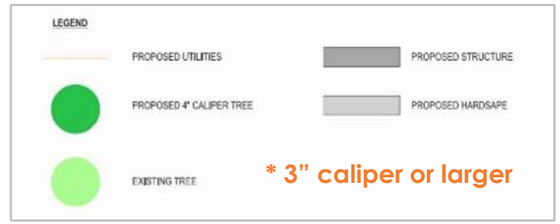
MDE Proposed Design

<u>Tree Quantity Summary</u>

41 = **Existing** Contributing Trees* to be Preserved

98 = Proposed **New** Trees (Permit Set)
35 = Proposed **New** Trees (SUP Book)

174 = Total Trees Proposed Design



Tree Disposition

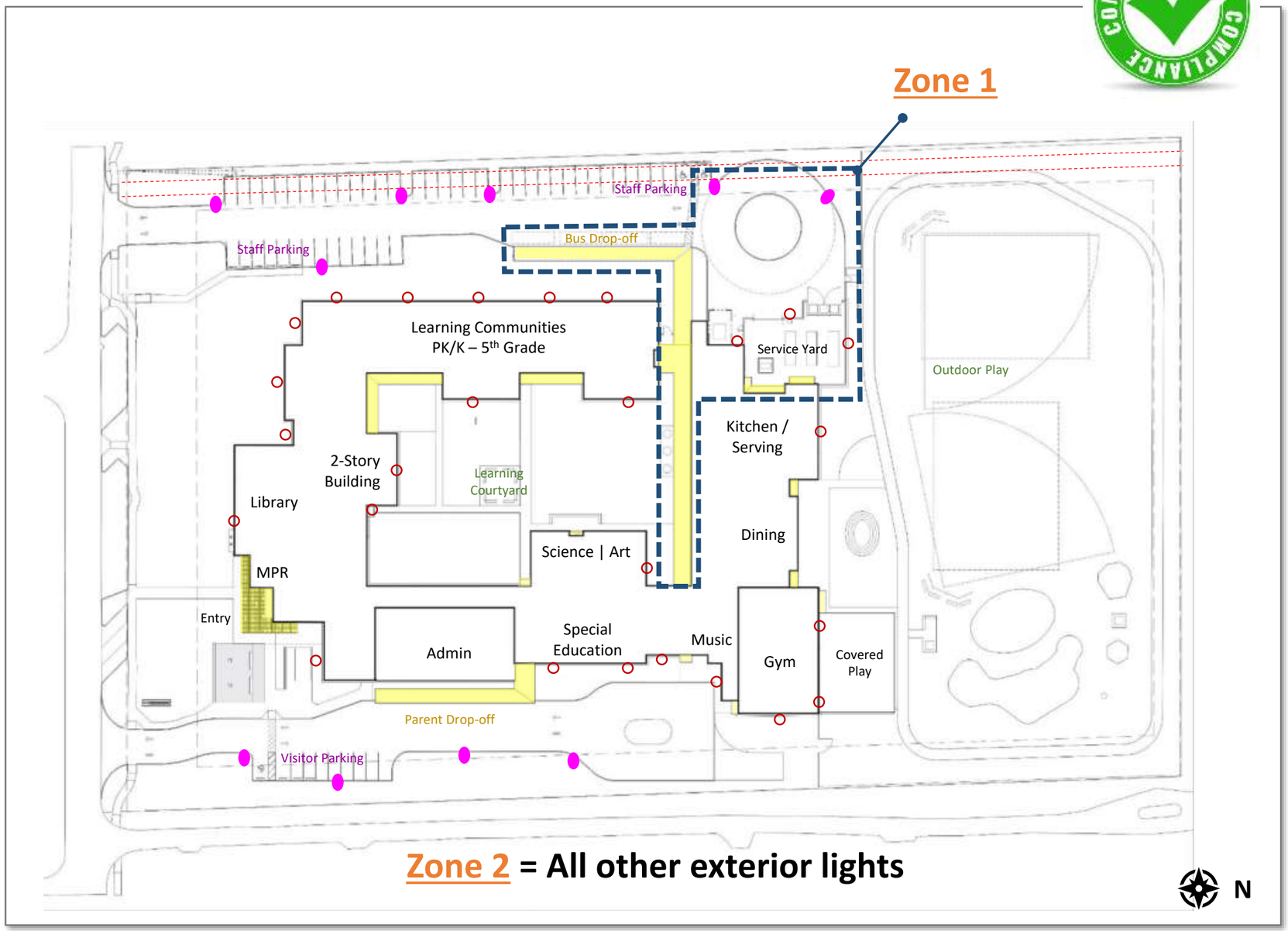
MDE SUP Ordinance Text

Section 2 (4) g:

Our proposed planting strategy currently achieves the target tree plantings (174) on site. We are noting that the success of this strategy is contingent upon, discovery of any unknown field conditions (hidden utilities), and the survivorship of existing contributing stock during the construction phase duration.

If during the construction phase, or the period up to one year following substantial completion, there is a loss of existing trees that causes the site to fall under the minimum number of trees per the City's Tree Ordinance, such trees will be replaced at or near point of removal with a qualifying tree within a reasonable amount of time.

Lighting Design Exhibit



MDE Proposed Design

Site Lighting | Parking Lot Light Poles

- Single Light Poles (Parking / Drives)
- 24'-6" = Height of Parking Lot Pole
- Automated Timing Control
  (Turned off at night / overnight)
- Single headed lamps are shielded for light pollution and directed back into property at perimeter
- **Does not exceed allowable foot candle at property line**
- **Meets minimum IES 2018**
  Safety lighting levels for parking and areas where pedestrian + vehicle traffic overlap
- Reduces proposed fixture count at Smithdale Road frontage

Building Lighting | Locations

- Front Entry (Ceiling + Wall Sconces)
- Bldg. Secondary Entry Doors
- Bldg. Wall Lights (12 Ft Height)
- Bus + Parent Drive Canopy Ceiling
- Service Yard Wall Lights
- Covered Play Safety Lights (wall only)

Proposed Hours of Operation

- Zone 1 | 5:45 am – 11:30 pm
- Zone 2 | 6:15 am – 10:00 pm
- Interior Lights | 6:00am – 11:30 pm
- Interior lights are controlled by occupancy sensors and will turn off after set time of non-activity
- Special Events and Emergency may generate need to operate outside of these limits

Legend

- Building Wall Lights
- Canopy / Soffit Down Lights
- Sidewalk Pole Lights

Exterior + Interior Lighting

MDE SUP Ordinance Text

Section 2 (10):

Safety of staff and all visitors drives the provisioning of adequate parking and paving lighting on the project – in particular, any areas where pedestrian and vehicular traffic may overlap. The nationally recognized benchmark of ANSI / IES RP-8-21 technical guidelines was used to set the lower limits for foot candles in these areas.

All new site (parking) fixtures selected will have the latest energy efficient lamping types, be pole mounted, face into the property, and have downward directing light pollution shields. ***They will not exceed allowable limits for footcandles as measured at the property edges.*** *There are no plans for landscaping or ambient site lighting.*

Building wall packs to provide safe navigation to and specific operational use of entry points have been provided. These lights follow the exterior outline of the building and generally are no closer to property edge lines than existing conditions. In most cases – they sit further away from neighbors than the previous campus design. The only portion of the project that is of 2-story height is the classroom wing facing the western property line. It has been strategically pulled further away from the property line than the existing building and sits approximately 100' away from the fence line, and on average over 200' away from neighboring residences.

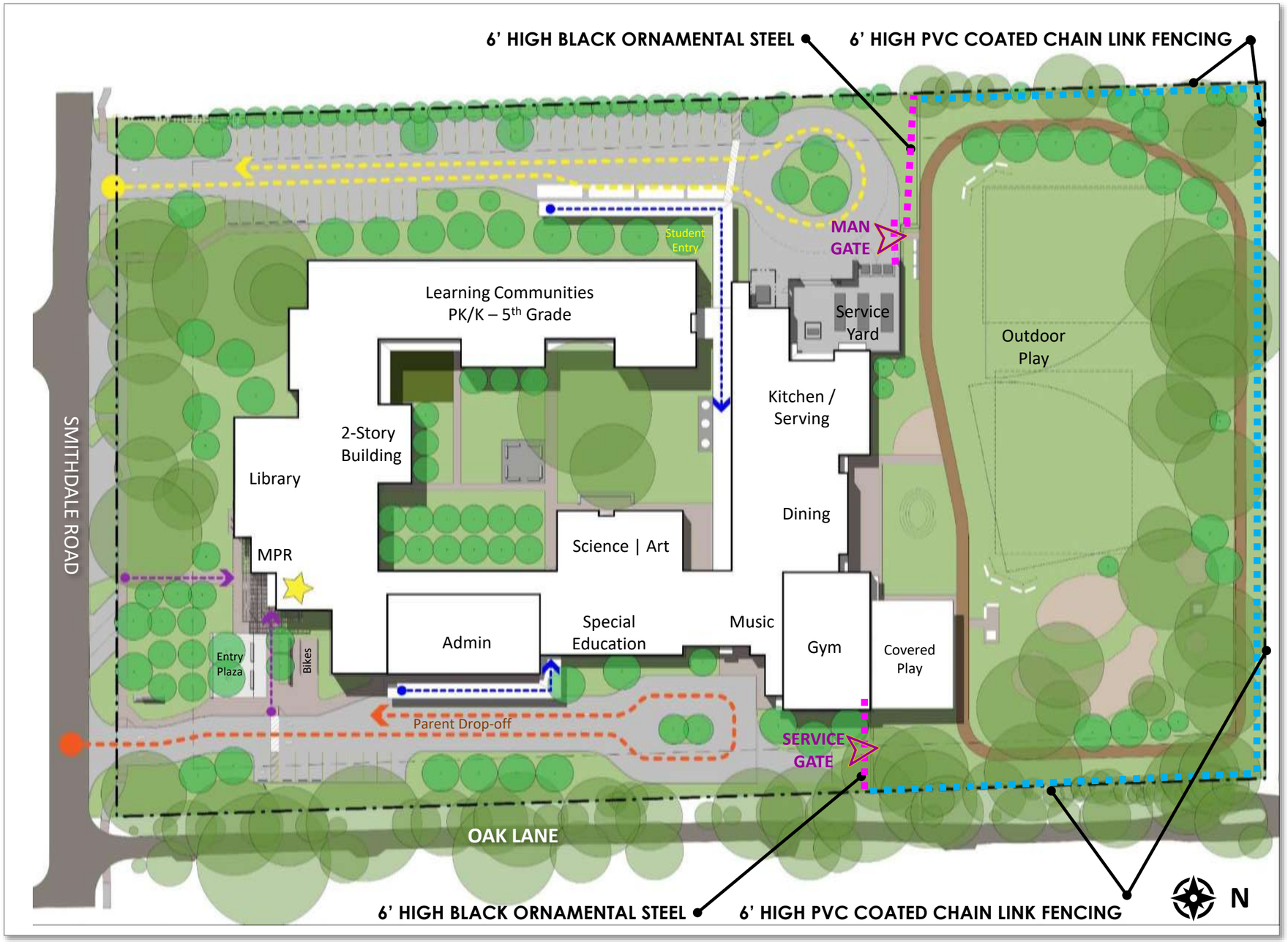
All new Interior lights were specifically selected reduced power draw to comply with current energy code watts/sqft and to meet 2018 IECC energy efficient criteria. They can be controlled through the Building Automated System (BAS) remotely. Normal use of the Facility requires after hours custodial maintenance, cleaning and restocking to ensure it is fully operational for the following day. These hours can vary, but protocols are in place for lights to be turned off after the teams have completed their tasks. The District agrees to establish protocols for rooms that have windows facing outwards towards the property lines, to ensure that blinds in such rooms are closed by 9pm every night to help reduce the amount of light that escapes the facility.

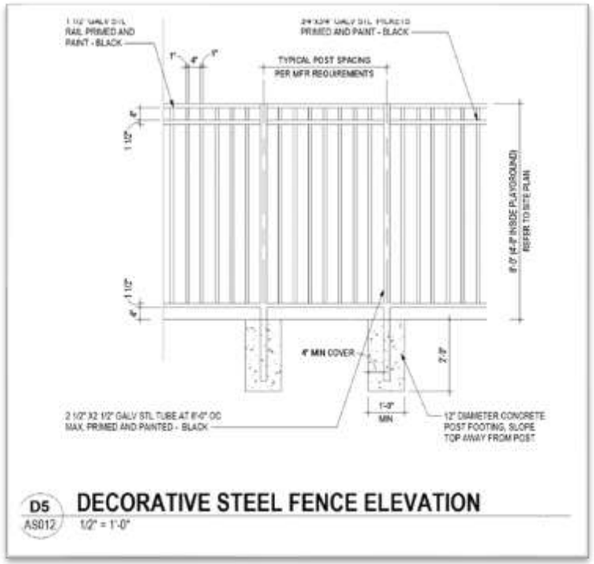
Specific Use Permit Summary: Memorial Drive Elementary School

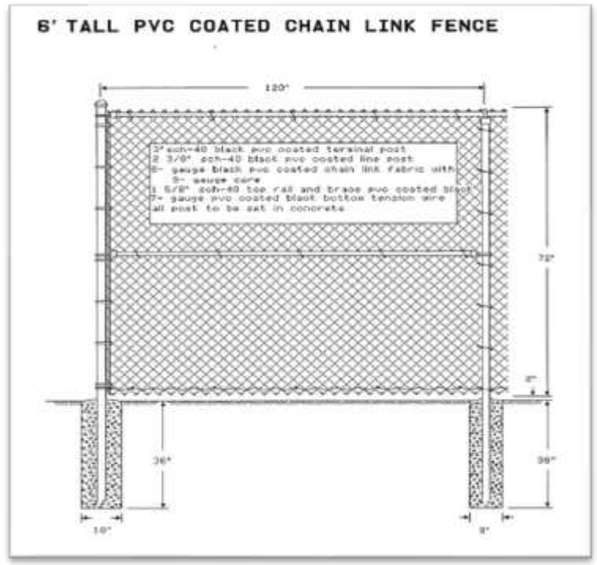
MDE Specific Use Permit – Itemized Requests

Category	City of PPV Criteria	MDE Request (Proposed Information)
Site Fencing Material	Wood Fencing	6’ Ornamental Steel + Vinyl Coated Chain Link
Building Monument Sign	60 SF of total sign face 5’ height limitation	Sign is two sided (47 SF each = 95 SF total) 5’0” highest point above grade
Roof Top Equipment	Residential Equipment	Commercial Grade Equipment with Screens
Decking	Impervious Cover	Pervious Cover at Learning Courtyard
Accessory Structures	35’-0 Max above Natural Grade	Outdoor Classroom + Playground Equip / Shade
Driveways / Sidewalks	Plans + Detailed Scope of Work	Comply with SUP Ordinance

Site Fencing: Enclose Playground / Play Fields







Fencing Boundaries

- Site Fencing at Playground only
- Service access at Fire Lane
- After-hour access to Playground

Materials

- 6' high Black Ornamental Steel facing Smithdale Road
- 6' high Black PVC coated chain link all others

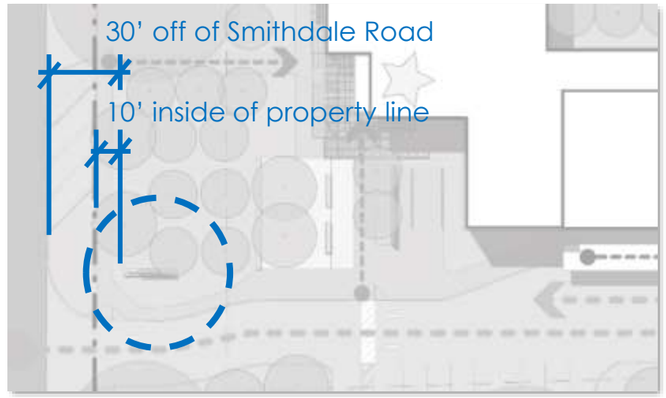
Site Fencing

MDE SUP Ordinance Text

Section 13 (a):

Site Fencing: In alignment with Spring Branch ISD Design and Construction standards, portions of the property will be secured by fencing. *Any fence frontage line along Smithdale drive is proposed to be a black ornamental steel fence of 6’-0” height.* Access controlled gate openings will allow pedestrian and equipment access. The remainder of the perimeter fencing will abut neighbors along portions of the west, east and north property lines. *This project is proposing to enclose the entirety of the playfields with a 6’- 0” high black vinyl faced galvanized metal fabric fence.* There are no gates proposed for this portion of the fence enclosure. Note, many of the adjacent properties already have existing 8’ wood fences along shared property lines with the campus. The school fencing will be installed on the district property. A Fencing Diagram is attached hereto as Exhibit J.

Monument Signage: Accessory Structure at Parent Entry Drive

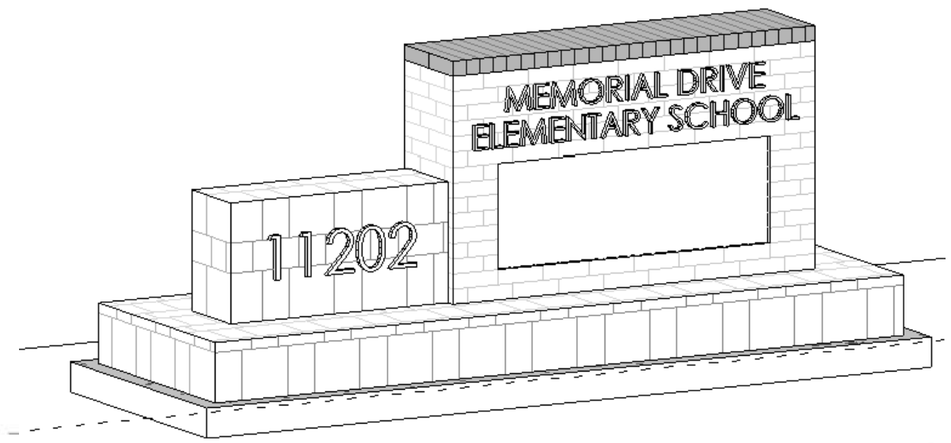


MINIMUM SETBACKS

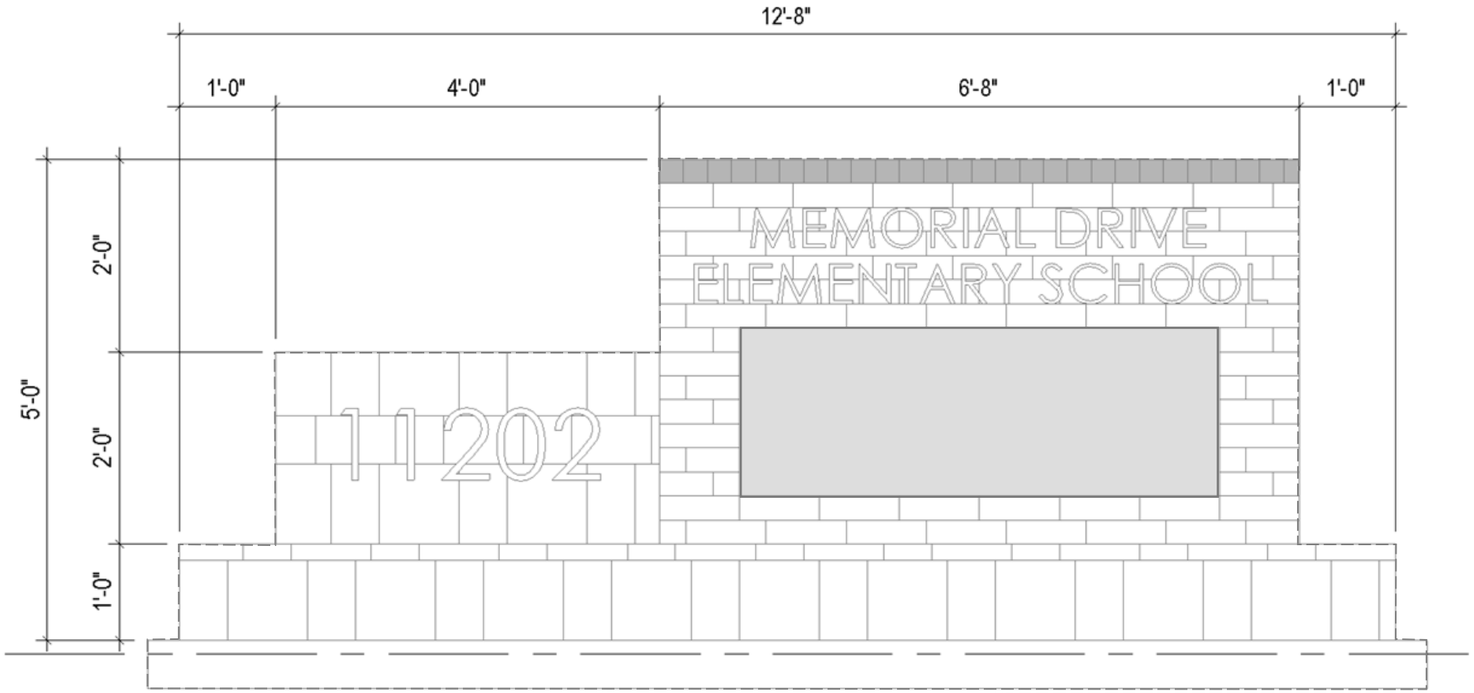
DESIGN NOTES

Masonry materials to match the building

- Base height is 1'-0"
- Highest point is 5'-0" above grade
- Base: 4'-8"W x 12'-8"L
- 47 SF per Sign Face = 95 SF total
- Less than 10 SF of digital surface
- Able to keep larger font size for ease of reading



MONUMENT SIGN - 3D IMAGE



MONUMENT SIGN - ELEVATION

Monument Signage

MDE SUP Ordinance Text

Section 13 (b):

Monument Signage: A new monument sign with a small inset electronic display board is proposed along Smithdale at the parent drop off drive / front entry corner of the site ***and will be set back a minimum of 10'-0" inside of all property lines.*** The new sign will be powered and can be controlled by a programmable timer with remote interface capabilities. ***The lighted portion of the sign will be static in formatting (not flashing) and will only operate between the hours of 6:30 am – 9:00 pm, 7 days a week.*** Materials to match the building exterior have been carefully selected to allow the sign to blend in. ***The sign will host the school's address in a prominent fashion for first responders and be visible from both directions of approaching traffic. The proposed sign meets PPV sign ordinance height limits but exceeds allowable square foot size by 17.5 square feet per face. Details are provided in attached Exhibit H.***

Generator + Rooftop Equipment

City of PPV Noise Ordinance
Governing Criteria:

- **Section 26-1**
  Restrictions on Excessive Noise
- **Section 26-2**
  Generator Noise
  75 dB(A) 23ft away from unit
- **Section 26-3a**
  Restrictions for Certain Noise Activities
  Nuisance Levels are prohibited

City of PPV Ordinance
Does not have specific numerical values
when describing maximum permissible noise levels

Peer Jurisdiction Target Decibel Limits:
Spring Valley Village Noise Ordinance

- **Chapter 7.202**
  Noise Level Prohibition
  55 dB(A) Normal Noise (7am – 9pm) M-F
  (9am – 9pm) S/S

The project currently is designed using newer and more efficient chiller units.
Acoustical modeling projects the Replacement School mechanical noise contribution at the property line, during steady state operations, ***will not noticeably exceed the existing sound levels*** at the property line when the existing chillers are in full operation.

The project has already invested in these noise mitigation measures:

- Major rooftop condensing units are housed in a sunken mezzanine with surround panels to mitigate noise and viewing from the ground
- The generator is specified with a sound damping enclosure.
- The chillers and generator are located inside an enclosed equipment yard (10'-8" high).
- ***Added post P&Z Meeting (Oct 27th): The CMU wall surround at the equipment yard will be specialized noise absorbing product per SLR optional recommendations.***

Generator + Rooftop Equipment

MDE SUP Ordinance Text

Section 2 (11):

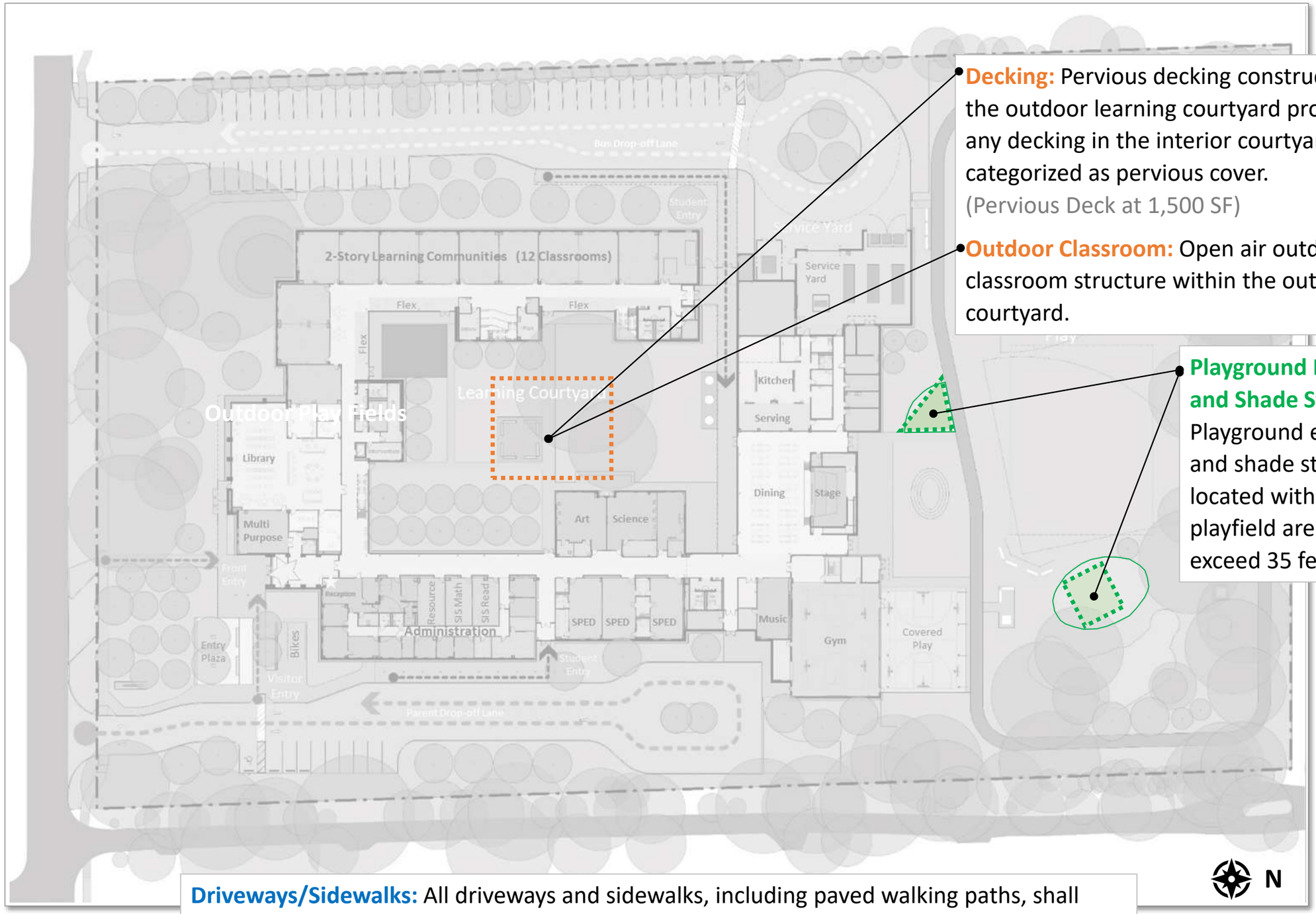
SLR, (Acoustical Engineer of Record), has modeled the expected sound level at the property line surrounding the MDE School due to the new mechanical equipment that is planned for the replacement project. Our model shows that the averaged predicted sound levels should be equal to or lower than the mechanical equipment noise levels that we measured on September 8, 2022.

Using this information as a basis, we recommend the following noise limits for the future equipment:

The new mechanical equipment for the MDES campus will be designed to satisfy the criteria of the near peer jurisdiction of Spring Valley Village Noise Ordinance (cross dated to the time of the PPV building permit submission).

*The sound levels produced by the MDES mechanical equipment when operating at normal steady state conditions should not exceed **55 dBA** at the fence line of the adjacent property when measured 5' above the ground. The ambient sound level shall be subtracted from the fence line measurement to derive only the mechanical noise contribution at the fence line. Sound measurements shall be made with a Type 1 or Type 2 calibrated sound level meter utilizing the A-weighting scale and the slow meter response as specified by the American National Standards Institute (A.N.S.I. S1.4-1984/85A). Measurements recorded shall be taken to provide a proper representation of the sound being measured. The microphone of the meter shall be shielded by use of a windscreen and positioned so as not to create any unnatural enhancement or diminution of the measured sound.*

Nonmaterial Amendments to the SUP: Potential Future Scope

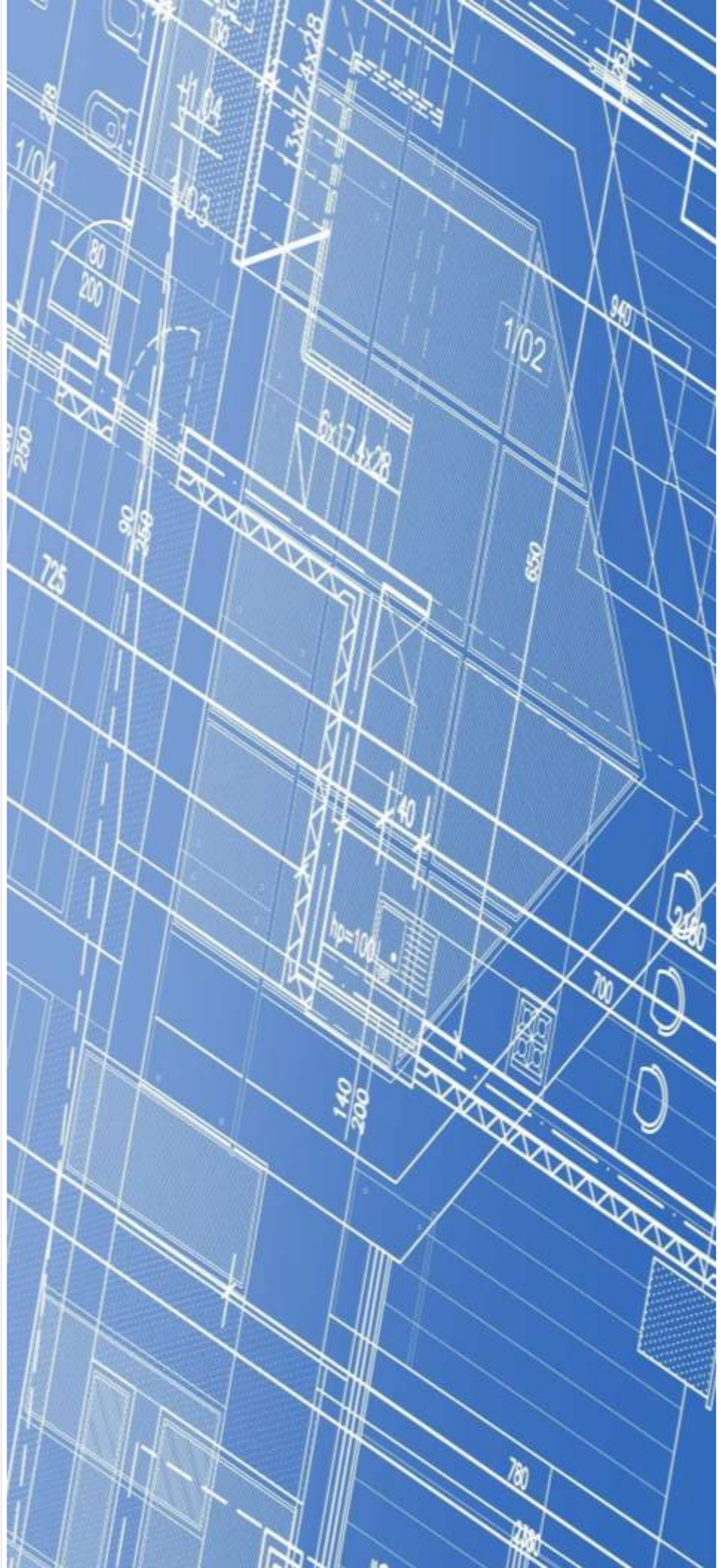


Decking: Pervious decking constructed within the outdoor learning courtyard provided that any decking in the interior courtyard should be categorized as pervious cover.
(Pervious Deck at 1,500 SF)

Outdoor Classroom: Open air outdoor classroom structure within the outdoor learning courtyard.

Playground Equipment and Shade Structures: Playground equipment and shade structures located within the playfield area, not to exceed 35 feet in height.

Driveways/Sidewalks: All driveways and sidewalks, including paved walking paths, shall comply with the Plans and Detailed Scope of Work attached as exhibits to the Ordinance.



Nonmaterial Amendments to the SUP

MDE SUP Ordinance Text

Section 3:

Nonmaterial Amendments to the Specific Use Permit.

City staff is authorized to consider a minor, nonmaterial change to the Memorial Drive Elementary School Plans, Improvements or other conditions provided herein if such proposed change is considered minor and non-substantive, and if such proposed change has no adverse effect or impact on any adjacent property owner. City staff will require an engineer, architect, or other qualified expert, on behalf of the Memorial Drive Elementary School, to provide written confirmation, with evidence if applicable, that the proposed change satisfies the two-part test provided for in this Section. If City staff determines that the proposed change does satisfy the aforementioned test, then a permit may be issued for such change; provided, however, if City staff determines that the proposed change does not satisfy the test, then Memorial Drive Elementary School will be required to apply for another Specific Use Permit to obtain permission to proceed with the proposed change. Requested Administrative Changes must not:

- Violate any other current City Ordinance, except non-substantive changes to those ordinances granted specific waivers from in the original SUP;
- Exceed any maximum noise level requirements contained in the original SUP, as measured at the affected property line(s);
- Exceed drainage calculations, other than those approved by the City Engineer;
- Exceed the approved design square-footage by more than 2% of that approved in the original SUP, as long as additional square-footage does not exceed impervious coverage requirements;
- Make any changes to the stated height(s) of the approved building(s);
- Make any changes to the stated height and type of fencing approved in the original SUP;
- Violate the City's Tree Ordinance, or any tree allotments specified in the original SUP;
- Make any changes to signage specifically granted in the SUP that is within 100 feet of the front property line, or add any permanent signage that is within 100 feet of the front property line.

For purposes of this Section, City staff includes the City Administrator, Building Official, City Engineer, City Attorney, and the Mayor. Any administratively permitted changes will be placed on the next regular City Council agenda under City Administrator's report as an informational item so that the public is informed of such change.

Thank You....

....Questions?