



**Minutes**  
**2012 Bond Project Advisory Team (PAT) Meeting**  
**Wharton Dual Language Academy**

**MEETING #:** 14

**LOCATION:** Wharton Dual Language Academy K-8 Library

**DATE / TIME:** October 8, 2015; 3:45 pm

**ATTENDEES:** (those marked with a check were present)

<input checked="" type="checkbox"/>	Jennifer Day	Principal	<input checked="" type="checkbox"/>	Martha Rangel	Teacher
<input checked="" type="checkbox"/>	Patricia Selin	IB/GT Coordinator	<input checked="" type="checkbox"/>	Raul Ramos	PTO President
<input checked="" type="checkbox"/>	Cynthia Rangel	Teacher	<input checked="" type="checkbox"/>	Marna Marsh	Parent
<input checked="" type="checkbox"/>	Diana Gibson Johnson	HISD	<input checked="" type="checkbox"/>	Carolyn Foug	Parent- Neartown
<input checked="" type="checkbox"/>	Victor Badillo	Munoz Arch	<input checked="" type="checkbox"/>	Chris Fields	Heery
<input checked="" type="checkbox"/>	Sue Robertson	HISD	<input checked="" type="checkbox"/>	Albert Wong	Heery/HISD
<input type="checkbox"/>	Casey Annunzio	Munoz Arch.	<input checked="" type="checkbox"/>	Geof Edwards	Munoz Arch.
<input checked="" type="checkbox"/>	Gail Baxter	Parent- Neartown LL	<input checked="" type="checkbox"/>	Billy Marlin	Parent- Neartown LL
<input checked="" type="checkbox"/>	Michael Stravato	Parent	<input checked="" type="checkbox"/>	Amelia Bravo	Parent
<input checked="" type="checkbox"/>	Kris Taylor	Parent	<input checked="" type="checkbox"/>	Adam Harris	Parent
<input checked="" type="checkbox"/>	Lewis Worthy	Parent	<input checked="" type="checkbox"/>	Anne Geyer	Parent
<input checked="" type="checkbox"/>	Taryn Kinney	Parent	<input checked="" type="checkbox"/>	Jennifer Pugh	Parent

**PURPOSE:** Present and review updated design concepts based upon the previous PAT work session.

**AGENDA:**

- Review & discuss current and new conceptual site designs without existing baseball field.
- What to expect at the next PAT Meeting



## DISCUSSION:

### A. PRESENTATION OF THE CURRENT SITE PLAN

1. The current site plan showing the baseball field unmoved and intact was shown.
2. The PAT stated that the current scheme only shows 76 parking spaces. An initial site plan in Conceptual Design showed 93 parking spaces which would still have required a parking variance, if accepted by the City of Houston Planning Department.
3. Parents asked if the area around the baseball field can be developed. Specifically, they wanted to know if more parking or playground spaces could fit near the dugouts on the west and north sides.
4. The PAT is concerned about the views on the north side of the school. They were concerned that the fly ball netting will obscure views from the classroom windows.
5. Based on similarly sized schools, Principal Day estimated a need for 120-140 parking spaces.
6. The fences will need to be designed to allow for more permeability between the existing baseball field and the school campus while maintaining security.
7. A parent asked what would happen if the parking variance is denied. This site scheme shown would not be possible without the parking variance.
8. A representative from HISD Facilities Planning said that the parking issue isn't only a matter of a parking variance approval; if the school needs the necessary parking, then, they would need these parking spaces.
9. Parents asked if the design team has considered other options, including a parking garage option or an option cutting off pieces of the existing buildings. The budget and program from HISD does not support these options.
10. A parent made the comment that the Crocker St. residents had previously hired an attorney, due to parking issues. A PAT member stated that's why they have double fencing in some areas.
11. The PAT requested quantifiable sizes of the existing and proposed playground areas. HISD Planning will look into this information.
12. A concern was expressed by one of the parents about who would be responsible for maintaining the field and field accessories. Currently, the Neartown Little League organization has been doing a very good job of maintaining the field. HISD Maintenance would take care of this area if the baseball field area becomes part of the Wharton DLA campus.

### B. PRESENTATION OF SITE PLAN STUDY- 'OPTION A'

1. The site plan study 'Option A', with no baseball field on the site, was shown.
2. This scheme shows a flex field in place of the baseball field and the new school construction shifted north approximately 12 feet to allow for a larger central courtyard area for gathering and other activities.
3. A parent was concerned that the option does not show a running track. It does not seem to accommodate some of Wharton's athletic program.
4. Parents asked what the tradeoff, in terms of parking, would be for accommodating a full sized Flex Field. This would, once again, require a parking variance application, if proven viable.
5. The PAT stated that a significant increase in playground space is absolutely necessary with the increased enrollment.



#### C. PRESENTATION OF SITE PLAN STUDY- 'OPTION B'

1. The site plan study 'Option B', with no baseball field, was also shown.
2. This scheme shows a portion of the previously shown eastside driveway connecting W. Clay St. and W. Gray St. removed and a flex field in place of the baseball field. The bus drop off lane will be routed from W. Clay to Columbus St. instead.
3. One of the PAT members suggested flipping the bus and parent drop offs, which would allow more parents to queue up. The design team will consider this option.
4. A parent asked if there is some way for the drive to not cut off the flex field from the school. The Architects responded that a gate could be installed to limit vehicular traffic during regular school hours. Fencing and security will have to be studied to allow access to the appropriate groups at appropriate times.

#### D. FLEX FIELD PRECEDENT

1. Example photos of the flex field/detention area at St. Mary's University in San Antonio were shown.
2. A parent expressed concern over practicality in rainy Houston weather. However, similar to any outdoor playing area, this field would need to be allowed to dry before any activities are scheduled on it.
3. A parent expressed concern over the remaining usable area with the slope/seating around the field. However, the PM responded that the slopes on this playing field/detention area would need to be a gentle slope of at least 1 in 5 to make it safe for kids to play in these areas. The MCLIMS/St. George Place ES new storm water detention area was mentioned as an example of a similar situation being designed in this manner.

#### E. NEXT STEPS

1. **The Wharton DLA PAT members, for the record, wanted to be noted as recommending that HISD and the Architects proceed with the proposed relocation of the existing Little League field and incorporating this existing area to be used as part of the new Wharton DLA Campus Program.**
2. Munoz|AutoArch will look at further developing 'Option B' plan. The design team will pay particular attention to parking and vehicular circulation.
3. Munoz|AutoArch will work with the traffic consultant to address the PAT concerns.
4. The design team will look at HISD Wilson Montessori and other HISD schools as a precedent study for playground areas and parking counts.
5. The Design Team will come to the next PAT with revised site plans and the PAT comments incorporated. This will include quantifiable playground areas.

#### QUESTIONS/ANSWERS:

- A. There were no additional questions from the PAT.

#### ACTION ITEMS:

- 2-1 HISD to determine whether there are any other options for the Neartown Little League, if needed to relocate. The PM has looked into several possibilities with the HISD Real Estate General Manager, but it appears that the options are somewhat limited.**



- 2-2 Confirm the date of the next Wharton DLA PAT meeting. This was set for November 16, 2015.
- 2-3 Prepare for the upcoming Wharton PAT Meeting on November 16, 2015.

**WHAT TO EXPECT AT THE NEXT PAT MEETING:**

- 1. Discuss and review further development of the WDLA site plan design concepts from Munoz/AutoArch.

**NEXT PAT MEETING:** Monday, November 16, 2015; 3:45 pm, Wharton Dual Language Academy

Please review the meeting minutes and submit any changes or corrections to the author. After five (5) calendar days, the minutes will be assumed to be accurate.

Sincerely,

**Albert Wong, AIA**  
Project Manager  
HISD – Construction & Facility Services  
3200 Center Street, Houston, TX 77007  
Phone: (713) 556-9271  
Email: awong@houstonisd.org