Minutes
2012 Bond Project Advisory Team (PAT) Meeting
Bellaire High School

MEETING #: 33
LOCATION: Bellaire High School Library
DATE / TIME: August 3, 2017 4:00pm

ATTENDEES: (those marked with a check were present)

- Michael McDonough  Principal
- Sandi Johnson  Parent
- Nick Ozuna  Coach
- Diana Leeson  Staff
- Gary Tunstall  Asst. Principal
- Allen Scar row  Teacher
- Mike Lunceford  HISD Trustee
- John McDonald  COB
- Jay Stubbs  Teacher
- Any McIntyre  Teacher
- Swati Narayan  Parent
- Carl Casteel  Librarian
- Lenny Schad  HISD
- Derrick Sanders  HISD
- Judy Long  Community
- Todd Blitzer  Community
- Leisa Lovy  Parent
- Dan Wilkes  Teacher
- Debra Campbell  Communications
- Mike Shook  Turner
- Steven Gee  HISD
- Gary Whittle  HISD
- Tracy Christie  Parent
- Ashley Heng  Teacher
- Kent Cantrell  Parent
- Elizabeth Tyska  Student
- Ashley Moody  Student
- Rachel Crochet  Community
- Sylvia Wood  HISD
- Todd Hanger  PBK Architects
- Sam Savage  PBK Architects
- Dan Bankhead  HISD

PURPOSE: Discussion focused on updating the PAT on the status of the Bellaire High School project and next steps.

AGENDA:

- Opening Remarks
- Project Update
- Question and Answer
- What to expect at the next PAT Meeting

DISCUSSION:

I. Principal Michael McDonough welcomed the PAT to the August 2017 meeting.
II. **Samuel Savage (PBK Architects) – Project Update presentation**

01. Presented previously submitted SUP Master Plan drawing for Bellaire High School and the Gordon site plan for Baseball and Softball.

02. Summarized Public Hearing Comments  
    a. Resident concerns with so much access to the High School Site coming off Maple St.  
    b. Resident concerns with removal of existing trees for Gordon Site redevelopment.

03. Summarized Variance requests  
    a. 60’ height allowance for a portion of the new building for a 4-story classroom wing  
    b. 50’ height allowance for a portion of the new building for a theatrical fly loft  
    c. Increase of impervious lot coverage allowance for new High School Master Plan

04. Presented amended SUP HS Master Plan drawing that addresses Public Hearing comments  
    a. Parking garage was lengthened to accommodate additional parking previously located in a surface level lot in front of the parking garage off S Rice Ave.  
    b. Presented vehicular site circulation  
       i. Northbound, dedicated left turn only lane from S Rice Ave into parent drop-off/pick-up drive  
       ii. Southbound, dedicated right turn only lane from parent drop-off/pick-up drive on S Right Ave  
       iii. Dedicated ingress lane into parking garage, Southbound from S Rice Ave & Westbound from S Rice Ave & Maple Ave  
       iv. Busses will enter drop-off/pick-up lane from Maple Ave and exit onto S Rice Ave

III. **PAT Member/ Public Comments and Questions:**

01. Clarify what the N-S bar is (indicated on the Master Plan) which sits in front of the parking garage.  
    a. Two story building including Admin/Guidance and CTE spaces, to be built in the 2nd phase of the project along with the parking garage.

02. Concern that the current Master Plan will encourage cars to exit out of drop-off drive and head east down Holly Street instead of Northbound on S Rice Ave, therefore causing heavy traffic flow on Holly Street. It was discussed that the current plan keeping most of the traffic flow on S Rice was directed by the City’s preference.

03. Have there been any further discussions regarding Maple Ave continuing to be one-way during school hours?  
    a. No one is aware of any discussion on this topic.

04. Will busses be able to double stack for student pick-up?  
    a. The bus drive will be sized for double stacking.

05. Clarify right-turn only lane coming out of drop-off/pick-up area – concerns that there will be confusion and unruly behavior from car drivers.  
    a. Curbing, signage, and staff monitoring will help keep traffic flow moving as designed.
06. Will pedestrians and bicycle riders have a clear and safe path to/from the school? 
   a. Appropriate, dedicated access will be provided for pedestrians and bicycle riders; metro bus stop has also been moved.

07. Clarify that the Gordon Site baseball/softball facility will not have team lockers. 
   a. At this time, direction has been given to only provide offices, storage, and restrooms on-site.

08. Concern that not providing locker facility on-site is not a workable option for proper student use.

09. Will the batting cages have artificial lighting for practice at night? 
   a. No direction has been given at this time; but, there will be some light onsite for safety.

10. HISD is working with the City of Bellaire for joint use of the field on the Feld Park site.

11. Best option is Option A for the Gordon site which would be a shared agreement with the City of Bellaire to improve the softball field at Feld Park and use that field for dedicated softball use; the Gordon ball field would be for dedicated baseball use. Option A would include shared parking and support facilities for both sports on-site.

12. Option A is only viable if HISD can work out a long-term deal with the City of Bellaire; for example, Lovett Park (City of Houston) – will only provide a one-year lease agreement.

13. Second option, Option B, would be to organize the Gordon site to best fit baseball and softball with minimal overlapping.

14. Trying to maximize the number of trees left on site. This emphasis is due to comments from the Planning & Zoning Commission hearing.

15. Will there be any remaining staff/students/visitors left that will need to park on the street? 
   a. The parking count provided in the garage and on-site lots should fulfill the parking demand per the Traffic Impact Analysis study.

WHAT TO EXPECT AT THE NEXT PAT MEETING:
  1. Design update for the new Bellaire High School.

NEXT PAT MEETING:  TBD
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,

Steven Gee
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HISD – Construction & Facility Services
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