



O'CONNELL ROBERTSON



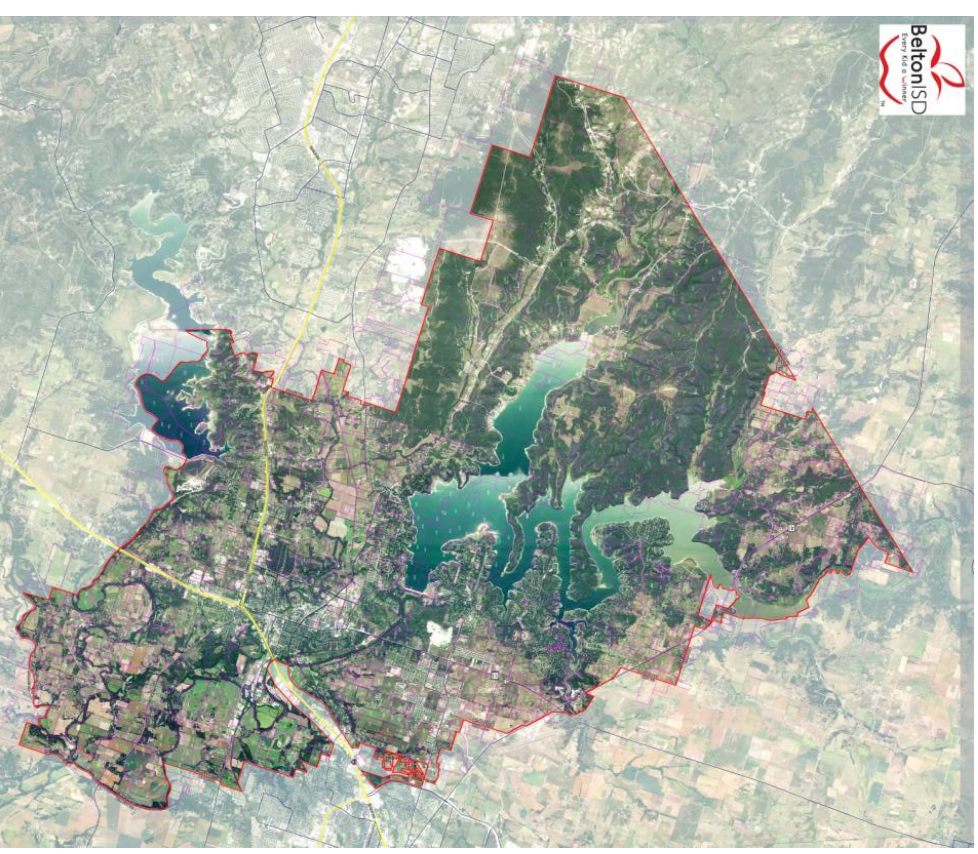
January Board Workshop

January 11, 2017

Elementary School #11 Site Evaluations

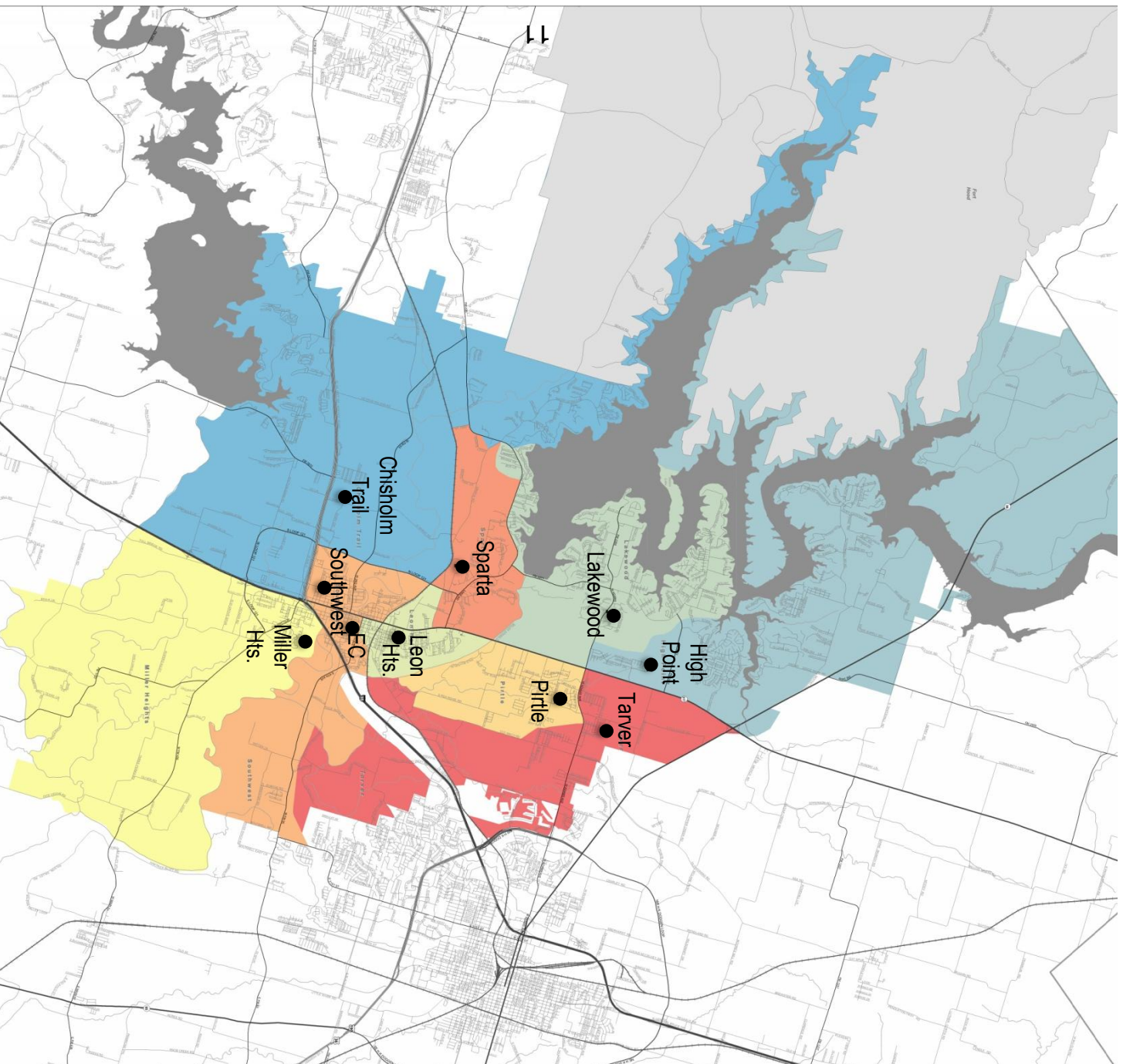
- Site Locations / Overview
- North Gate Site
- Poison Oak Site
- 2nd Avenue Site
- Hubbard Branch Site
- Shanklin Road Site
- Leon Heights Site
- Existing Site Condition Ratings

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ES#11 Site Locations

Belton ISD District Map Existing Elementary Schools



Belton ISD Elementary School Enrollment Projections*

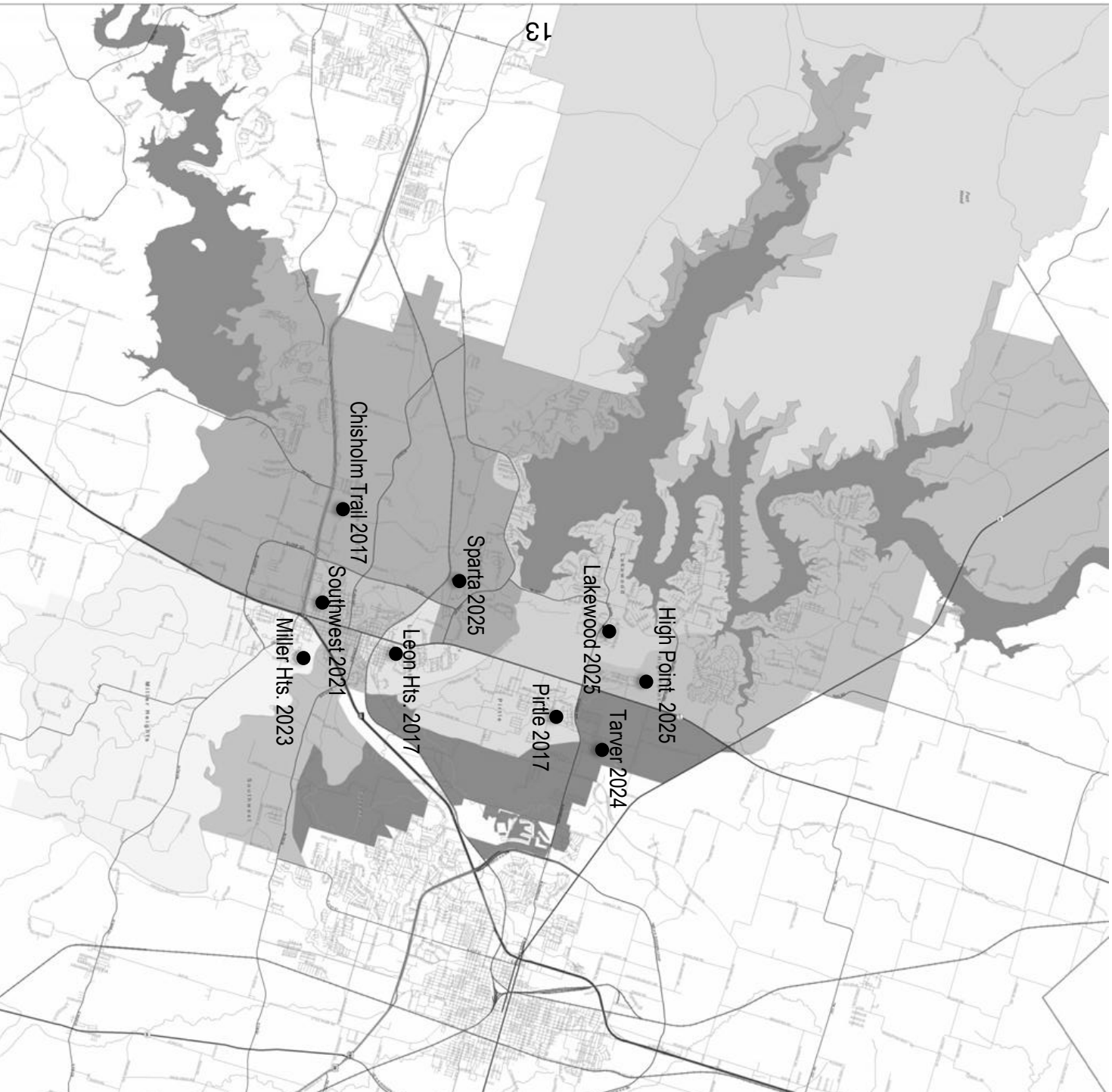
		Current	ENROLLMENT PROJECTIONS									
Campus	Capacity	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
BELTON EARLY CHILDHOOD	628	421	421	421	421	421	421	421	421	421	421	421
CHISHOLM TRAIL ELEMENTARY	792	735	766	817	865	913	959	992	1,019	1,050	1,080	1,109
HIGH POINT ELEMENTARY	792	690	692	698	706	715	714	713	710	710	706	698
JOE PIRTLIE ELEMENTARY	792	743	757	772	811	857	890	923	944	964	987	1,011
LAKWOOD ELEMENTARY	792	645	652	666	643	633	666	665	668	666	674	678
LEON HEIGHTS ELEMENTARY	265	273	282	292	298	300	301	305	305	306	308	313
MILLER HEIGHTS ELEMENTARY	450	328	323	336	361	379	399	418	438	456	479	502
SOUTHWEST ELEMENTARY	440	350	362	374	387	415	436	450	463	473	483	485
SPARTA ELEMENTARY	685	596	578	546	543	551	535	552	564	575	581	598
TARVER ELEMENTARY	792	552	605	631	628	651	679	717	744	781	810	828
ELEMENTARY TOTALS	5,800	5,333	5,438	5,553	5,663	5,835	6,000	6,156	6,276	6,402	6,529	6,643
Elementary Absolute Change		120	105	115	110	172	165	156	120	126	127	114
Elementary Percent Change		2.30%	1.97%	2.11%	1.98%	3.04%	2.83%	2.60%	1.95%	2.01%	1.98%	1.75%

*Yellow box = within 5% or over stated campus capacity

- Chisholm Trail Elementary may reach 800 students by the fall of 2018
- Leon Heights Elementary is now over stated capacity
- Tarver Elementary may reach 600 students by next fall, and 700 by 2022

*Templeton Demographics Update December 2016

Belton ISD District Map Existing Elementary Schools

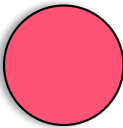
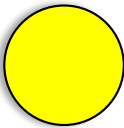
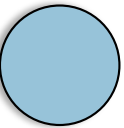
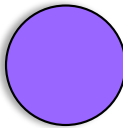



Belton ISD District Map Existing Elementary Schools and ES#11 Possible Sites



Sites

Overview of Sites

	North Gate	City of Temple	14.4 acres
	Poison Oak	City of Temple	16.4 acres
	2 nd Avenue	City of Belton	25.9 acres (13 usable)
	Hubbard Branch	City of Belton	16.6 acres
	Shanklin Road	City of Belton	108 acres

Considerations for Site Selection

DEMO/LOC

Location goal - relieve schools at capacity or near capacity

ON-SITE

Size/shape, topography, geology, vegetation, flood plains, stormwater management, easements

OFF-SITE

Utilities (water, wastewater, gas, fire-flow, electrical)

ACCESS

Road access, road conditions, current and future, TxDot

ADJACENCIES

Neighbors

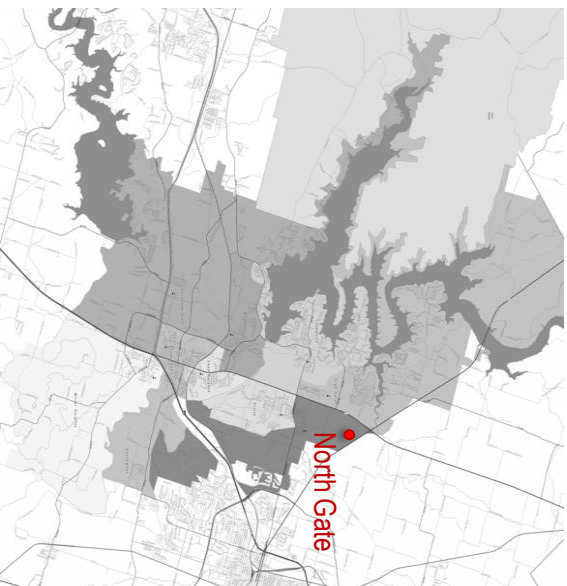
COST

Below average, average, above average



North Gate

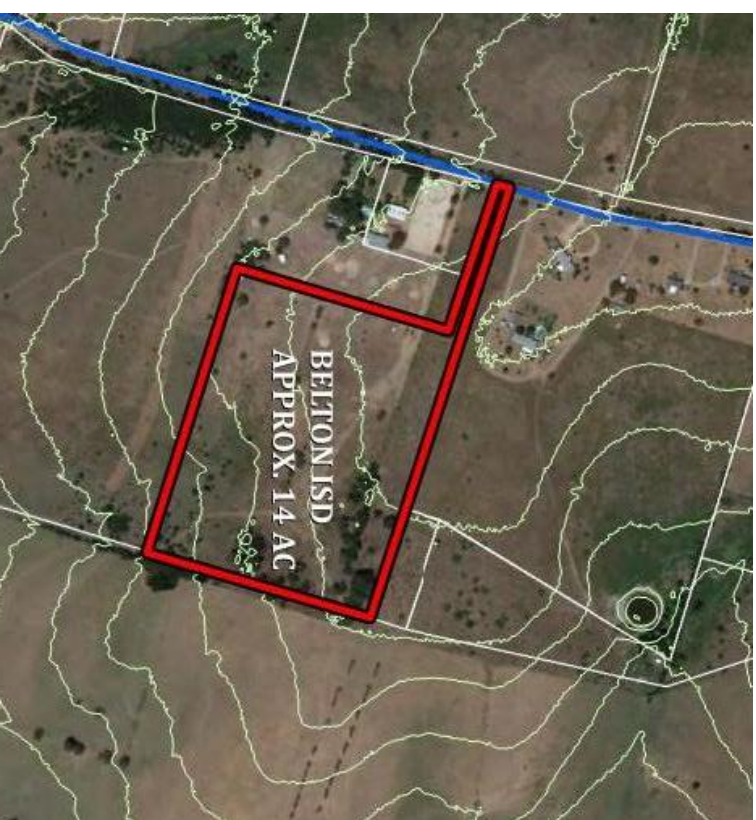
LOCATION



18

ON-SITE

- 14.4 acres (parcel 461567)
- City of Temple, Zoning SF-2, PD
- Current site use: pastureland
- Nolan Creek-Leon River Watershed
 - Sub Watershed: Pepper Creek-Leon River
- Not within TCEQ Edwards Aquifer zones
- Detention will be required on site



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North Gate

OFF-SITE

WATER

- City of Temple
- No water service onsite or directly offsite.
- 8" water line along North Pea Ridge Road, west of site.
- Water line along Airport Road, east of site.
- SER may be required

WASTEWATER

- City of Temple
- No wastewater service onsite or directly offsite.
- Wastewater line along Airport Road, east of site.
- Wastewater line along Northgate Loop and Old Gate Rd, south of site.
- SER may be required.

ELECTRIC

- ONCOR

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ACCESS

North Pea Ridge Road, Airport Road (driveway permit required by TxDOT), future collector road

ADJACENCIES

Single family, stables, undeveloped, firing range

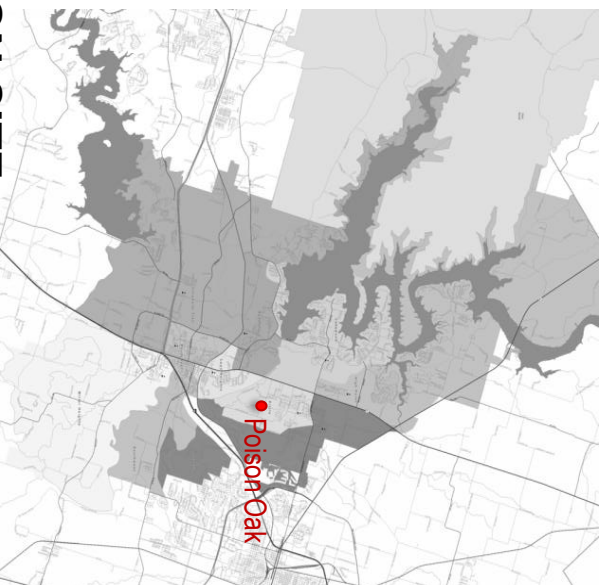
COST

Water and Wastewater to the site, road access and road improvements



Poison Oak

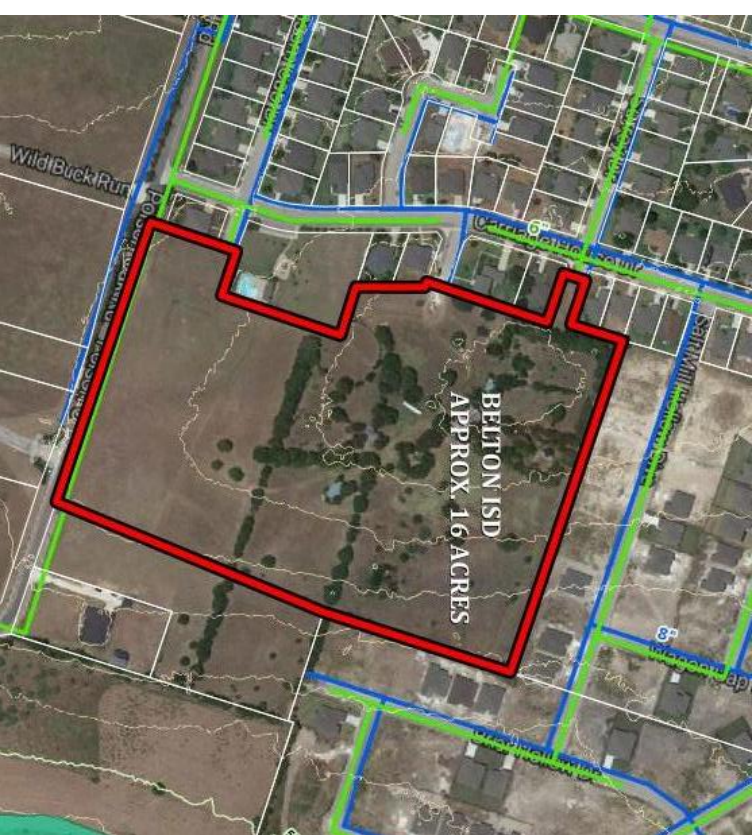
LOCATION



20

ON-SITE

- 16.4 acres (parcel 446457)
- City of Temple, Zoning SF-2
- Current site use: vacant pastureland
- Nolan Creek-Leon River Watershed
 - Sub Watershed: Pepper Creek-Leon River
- Not within TCEQ Edwards Aquifer zones
- Detention will be required on site



Poison Oak

OFF-SITE

WATER

- City of Temple
- 8" water line west of Briar Hollow Drive, NE boundary
- 8" water line south of Salt Mill Hollow Drive, north boundary
- 8" water line west of Carriage House Drive, west boundary
- 12" water line south of Poison Oak Road, southern boundary
- No SER required

WASTEWATER

- City of Temple
- 6" wastewater line east of Briar Hollow Drive, NE boundary
- 6" wastewater line north of Salt Mill Hollow Drive, northern boundary
- 6" wastewater line east of Carriage House Drive, western boundary
- SER may be required.

ELECTRIC

- ONCOR

ACCESS

Poison Oak Rd, Salt Mill Rd, Carriage House Rd,
Surrey Drive

ADJACENCIES

Single family, agriculture

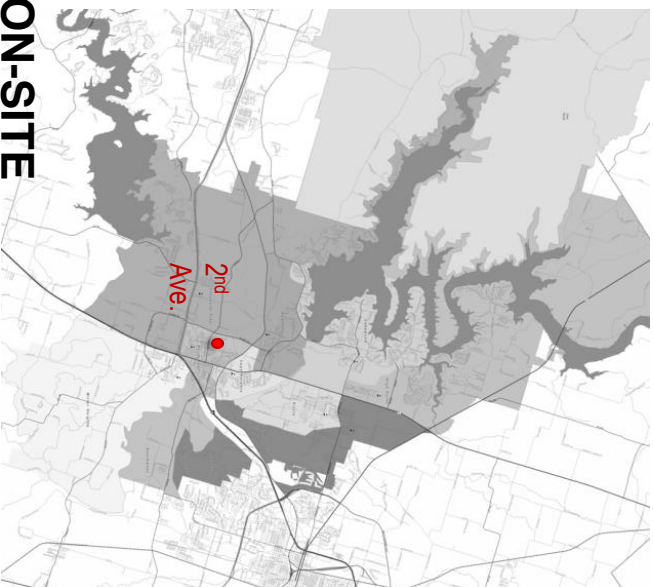
COST

Average



2nd Avenue

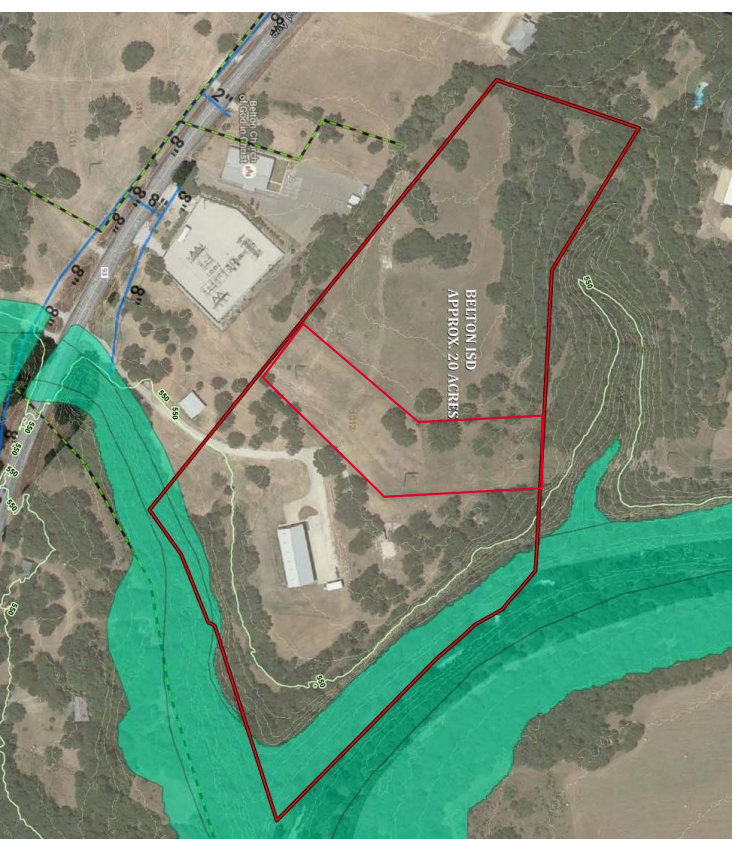
LOCATION



22

ON-SITE

- 25.9 acres on 2 parcels of land (parcels 12917 and 94219)
- City of Belton, Zoning – Agricultural, Neighborhood Service, Retail
- Current site use: single family, pasture, woodland
- Nolan Creek-Leon River Watershed
 - Sub Watershed: Nolan Creek
- Not within TCEQ Edwards Aquifer zones
- Detention will be required on site
- Easement divides site, Floodplain



2nd Avenue

OFF-SITE

WATER

- City of Belton
- 8" water line along southern boundary.
- 6" water line along eastern boundary – connects to 8" waterline along southern boundary.
- 8" water line along NE boundary – connects to 6" waterline along eastern boundary.
- SER may be required

WASTEWATER

- City of Belton
- 8" wastewater line along southern boundary. 8" service line crosses W 2nd Avenue just south of site. SER may be required.

ELECTRIC

- ONCOR

23

ACCESS

West 2nd Avenue, Loop 121

ADJACENCIES

Single family, duplexes, church, electrical substation, undeveloped woodland

COST

Cut and fill, lift station, possible decel / turning lanes

- Driveway permit from TxDOT will be required for West 2nd Avenue.
- Driveway permit from TxDOT will be required for North Loop 121.

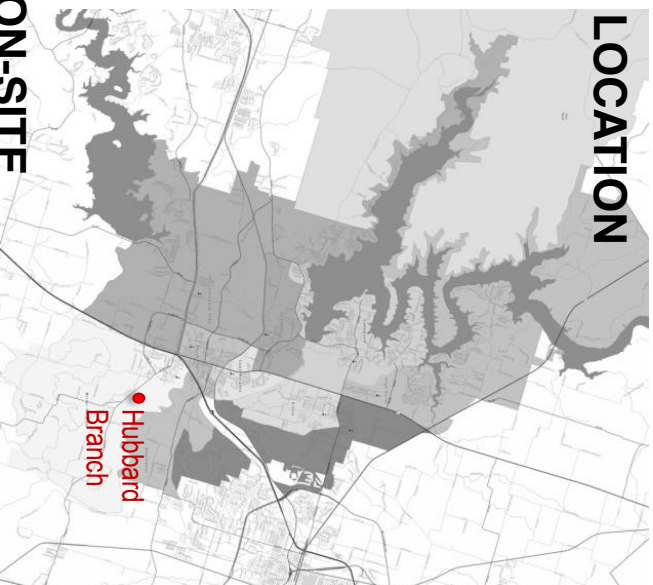




Hubbard Branch

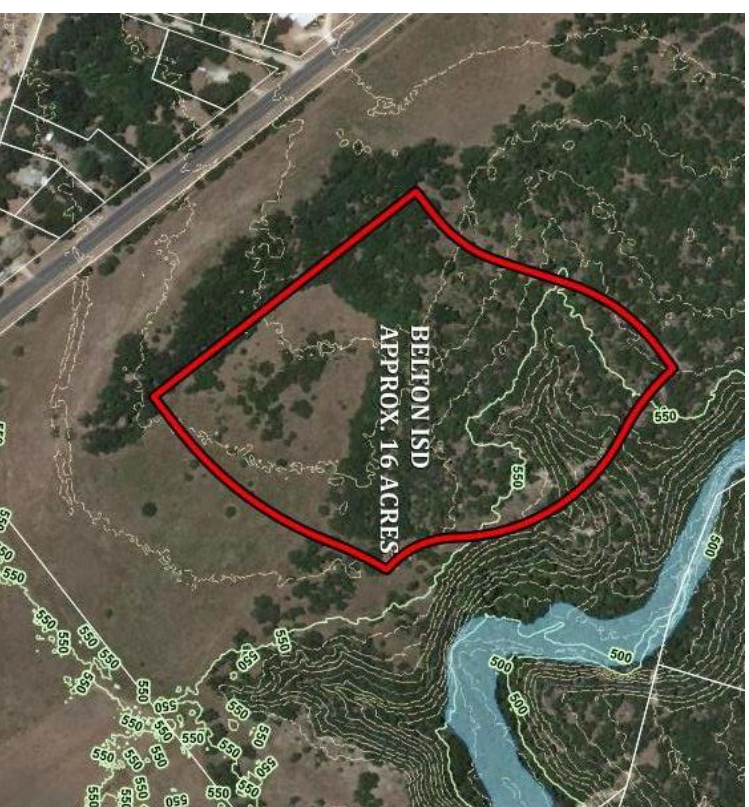
24

LOCATION



ON-SITE

- 16.6 acres (parcel 414160)
- City of Belton, Zoning - Agricultural
- Current site use: vacant pastureland
- The site is split by two watersheds
 - Nolan Creek-Leon River Watershed
 - Sub Watershed: Fryers Creek-Leon River
- Stillhouse Hollow Lake-Lampasas River Watershed
- Sub Watershed: Mitchell Branch-Lampasas River
- Not within TCEQ Edwards Aquifer contributing zones
- Detention will be required on site



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Hubbard Branch

OFF-SITE

WATER

- City of Belton
- No waterlines onsite or directly offsite.
- 12" waterline along Loop 121.
- 6" waterline along Shady Lane.
- SER required

WASTEWATER

- City of Belton
- No wastewater lines onsite or directly offsite.
- 4" wastewater line along Shady Lane.
- SER required.

ELECTRIC

- ONCOR

25

ACCESS

FM 436 (Holland Road)

ADJACENCIES

Church, woodland

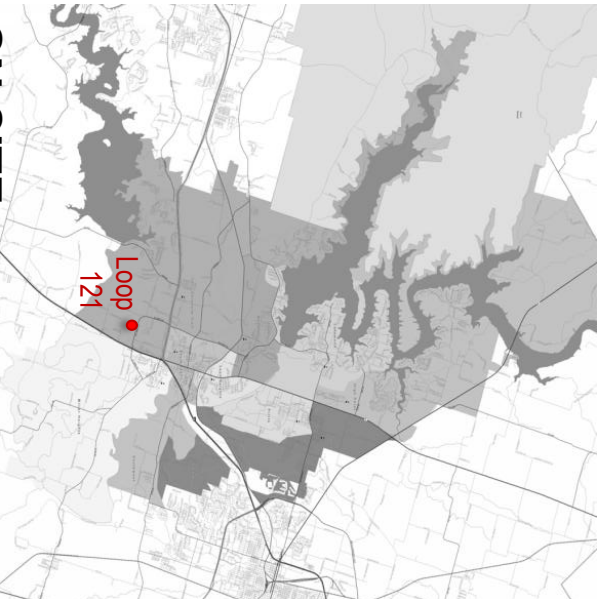
COST

Water and wastewater lines to site, cut and fill, lift station, possible decel / turning lanes
(future sub-division may provide water and wastewater lines)



Shanklin Road

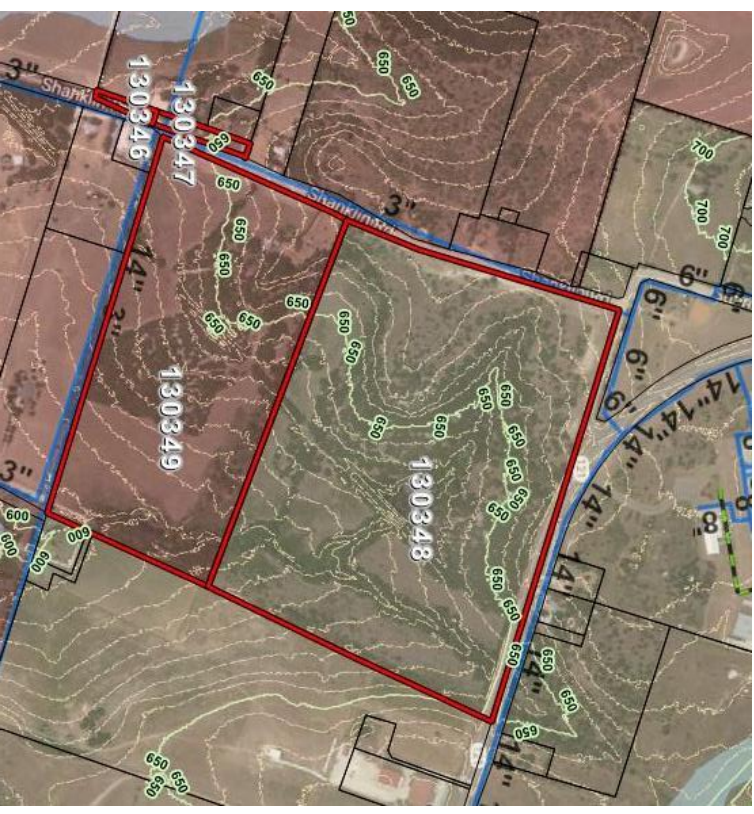
LOCATION



26

ON-SITE

- 108 acres on 3 parcels of land
(1 acre - parcel 130347, 66.9 acres - parcel 130348, 41.1 acres - parcel 130349)
- City of Belton, City of Belton ETJ
- Current site use: pasture and woodland
- Stillhouse Hollow Lake-Lampasas River Watershed
 - Sub Watershed: Mitchell Branch-Lampasas River
- Not within TCEQ Edwards Aquifer contributing, recharge or transition zones
- Detention will be required on site



Shanklin Road

OFF-SITE

WATER

- City of Belton
- 14" water line within the ROW of Loop 121 north of site.
- 6" water line within the ROW of Shanklin Rd NW of site.
- 3" water line within the ROW of Shanklin Rd, west of site.
- 14" and 3" water lines along the southern property boundary.
- No SER required

WASTEWATER

- City of Belton
- 12" wastewater line ~600 feet east of site serving vet center.
- 8" wastewater line ~800 feet north of the site serving justice center.
- Per City of Belton, new 8" wastewater in area with capacity for a school.
- SER may be required.

27 ELECTRIC

- ONCOR

ACCESS

Loop 121, Shanklin Road

ADJACENCIES


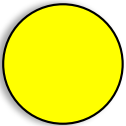
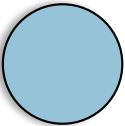
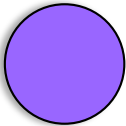

Single family, vet clinic, justice center, woodland

COST

Wastewater near, but off-site



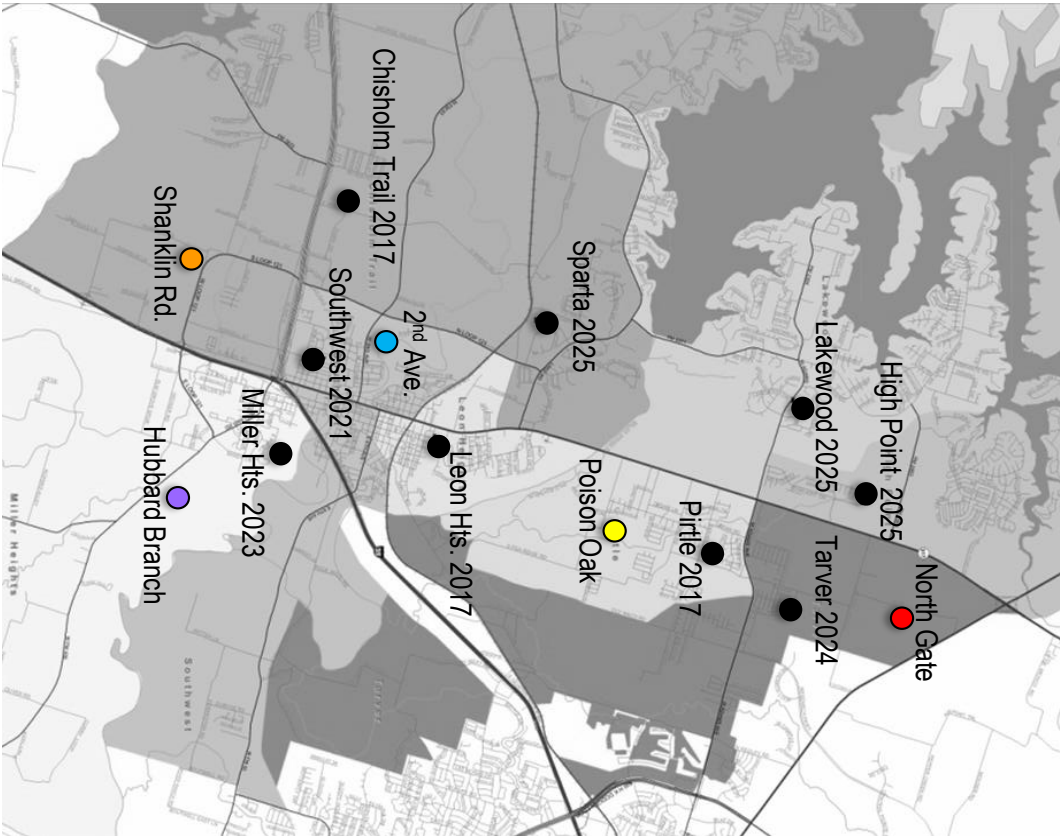
Existing Site Condition Ratings

SITE	DEM/LOC	ON-SITE	OFF-SITE	ACC.	ADJ.	COST	OVERALL
 North Gate	1	1	1	1	2	1	7
 Poison Oak	3	3	3	3	3	3	18
 2 nd Avenue	3	1	2	2	2	1	11
 Hubbard Branch	1	3	1	2	2	1	10
 Shanklin Road	3	3	2	2	1	2	13

Ratings: 1=below average, 2=average, 3=above average

Elementary School Site Selection Considerations

DEMO/LOC	Location goal - relieve schools at capacity or near capacity
ON-SITE	Size/shape, topography, geology, vegetation, flood plains, stormwater management, easements
OFF-SITE	Utilities (water, wastewater, gas, fire-flow, electrical)
ACCESS	Road access, road conditions, current and future, TxDot
ADJACENCIES	Neighbors
COST	Below average, average, above average



Look ahead – January Board Meeting

ES#11 – Selection of an Elementary School Site

HS#2 - Approval of Comprehensive High School Program
Which of option A, B, C, and D should be design direction?

HS#2 - Approval of a High School Budget
Which option for first cost / life cycle costs?

HS#2 - Approval of Contracting Method
What is the desired method – CSP or CMR?

HS#2 - Approval of Project Schedule
Should the project plan for a 2020 or 2021 opening – option 1, 2 or 3?

HS#2 - Authorization to move into Schematic Design
Design will proceed based on the direction above.