

GREENVILLE ISD

NEW MIDDLE SCHOOL & LP WATERS EARLY CHILDHOOD CENTER

Community Design Session #2
July 12th, 2022



GREENVILLE ISD
LESSONS FOR WHEREVER LIFE LEADS

CORGAN 



Agenda

1

PROJECT OVERVIEWS AND UPDATED TAX DATA

2

LP WATERS EARLY CHILDHOOD CENTER

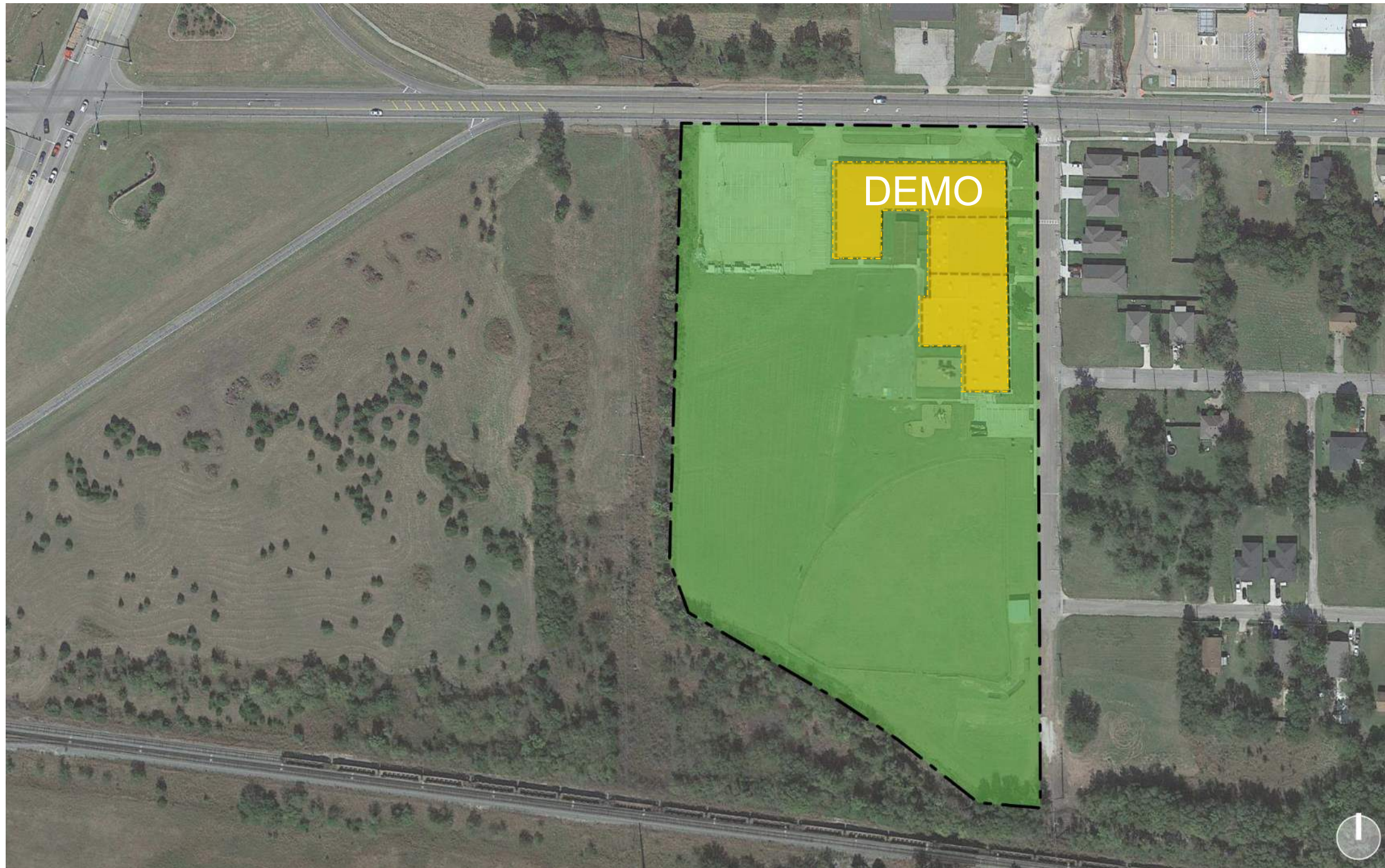
- Overview of previous Staff / Student and Community Meetings
- Design Priorities
- Design Building Massing and Layout Options
- Classroom Layout Options

3

NEW MIDDLE SCHOOL

- Overview Of Previous Staff / Student and Community Meetings
- Design Priorities
- Design Building Massing And Layout Options
- Classroom Layout Options

Scope Overview- New LP Waters Early Childhood



Existing

- LP waters early childhood school
- The ORIGINAL LP Waters CAMPUS IS 72 YEARS OLD (Carver HS)
- Current enrollment 425

New Proposed Early Childhood Center

- Demo Existing Building
- New 500 Student Capacity Early Childhood Center

Scope Overview- New Middle School



CURRENT GISD SET-UP:

- Travis 6th Grade Center
- Existing Middle School 7th And 8th Grade

NEW PROPOSED MIDDLE SCHOOL:

- 1400 Students
- 6th-8th Grades
- New Site

Tax Rate Update Based Upon 7/12/2022

\$136.2 million – \$0.03 tax increase per Samco Capital

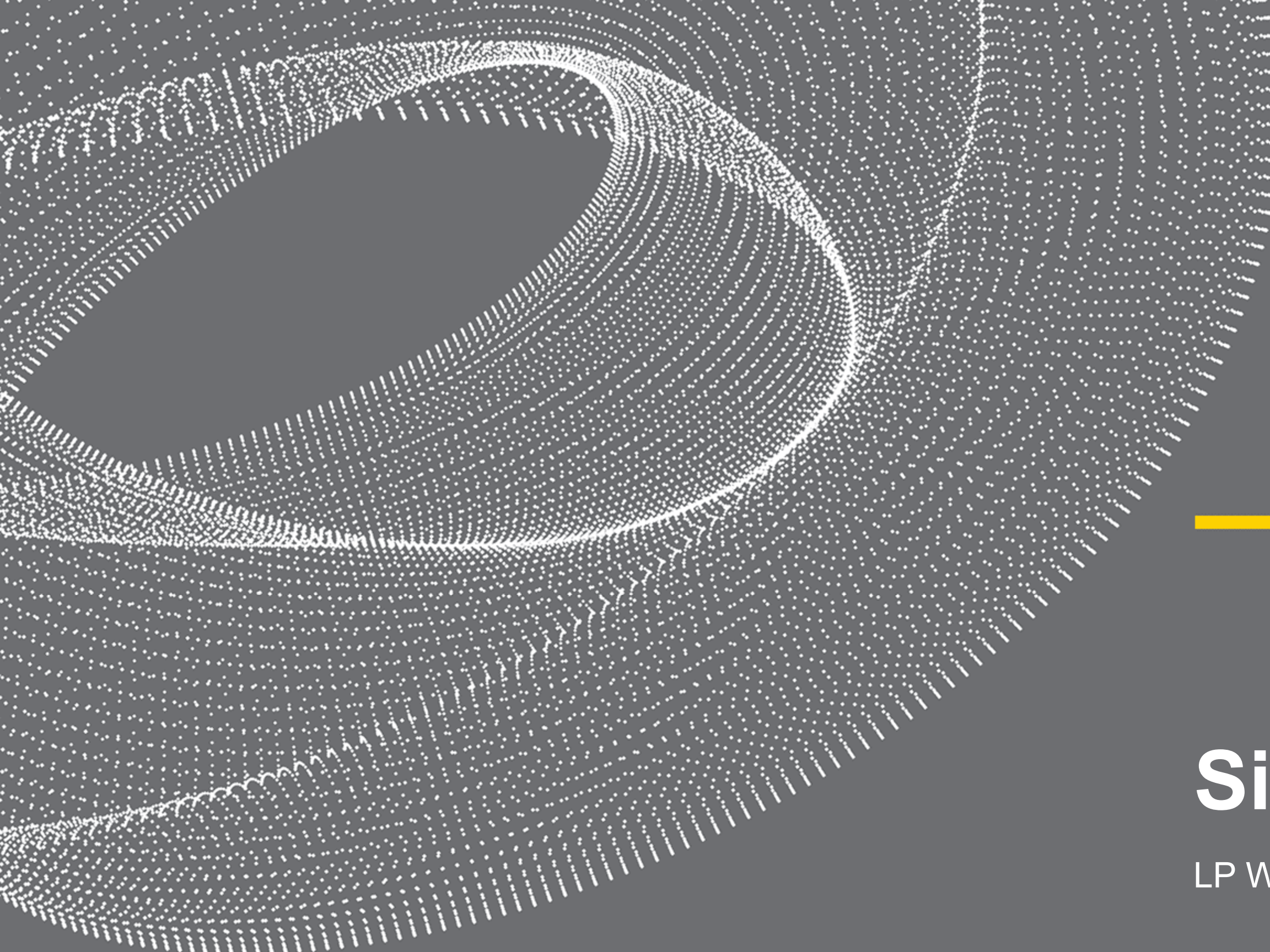
- \$105.1M – New 1400 Middle School**
- \$ 31.1M – LP Waters Early Childhood Replacement**

Previous May 2022 Bond

Tax Rate increase \$0.1115 For \$169.4 Million



LP Waters Early Childhood Center



Site Analysis

LP Waters Early Childhood Center

Neighborhood Adjacencies - Proposed New LP Waters Childhood Center



LP Waters Early Childhood



Recent Residential Construction



Churches



Multi-family Complex



City Of Greenville Facilities

- Greenville Fire Station
- Boys & Girls Club Of Northeast Tx

Site Streets - Proposed New LP Waters Childhood Center



JOE RAMSEY BLVD.

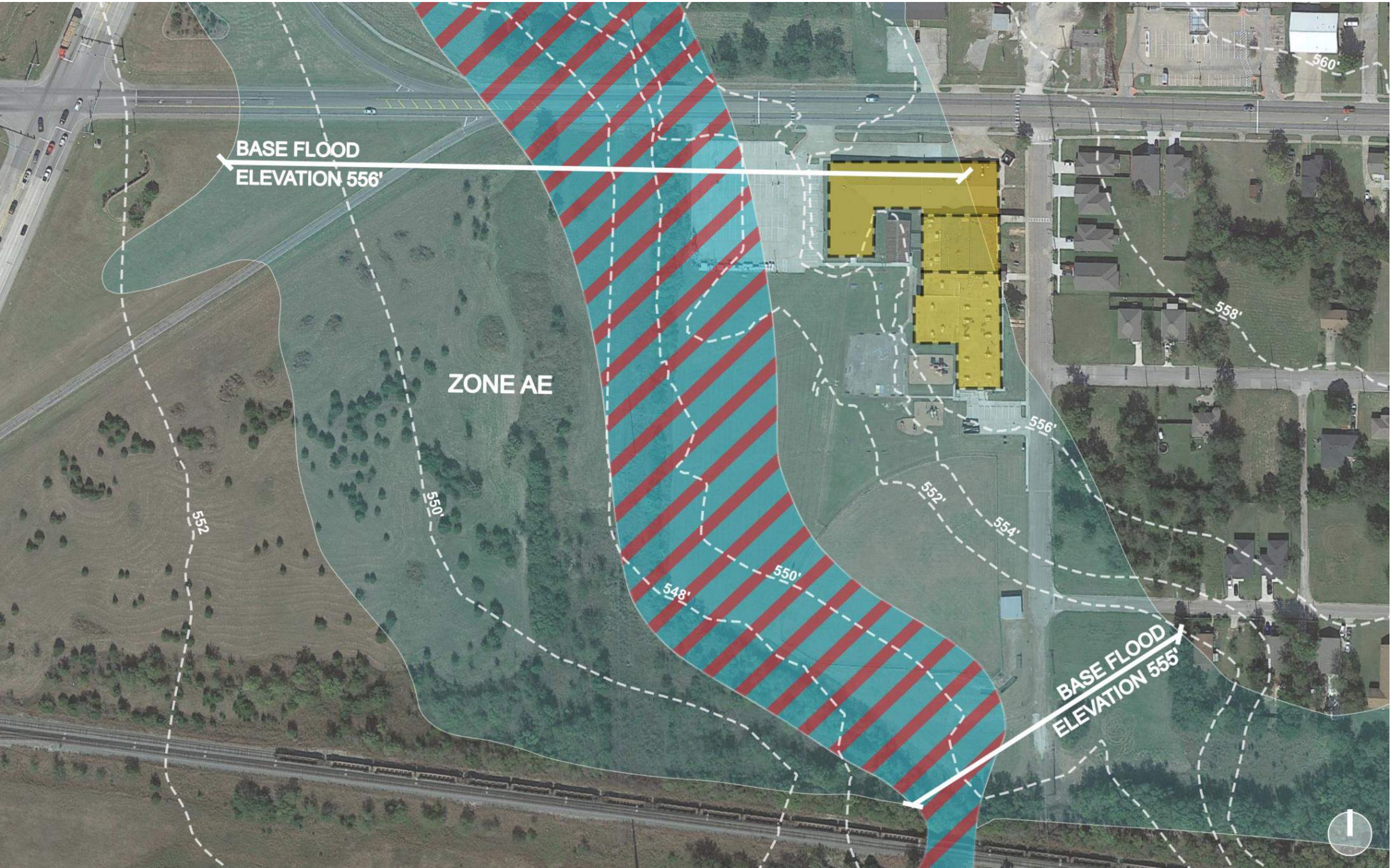



LEE ST.



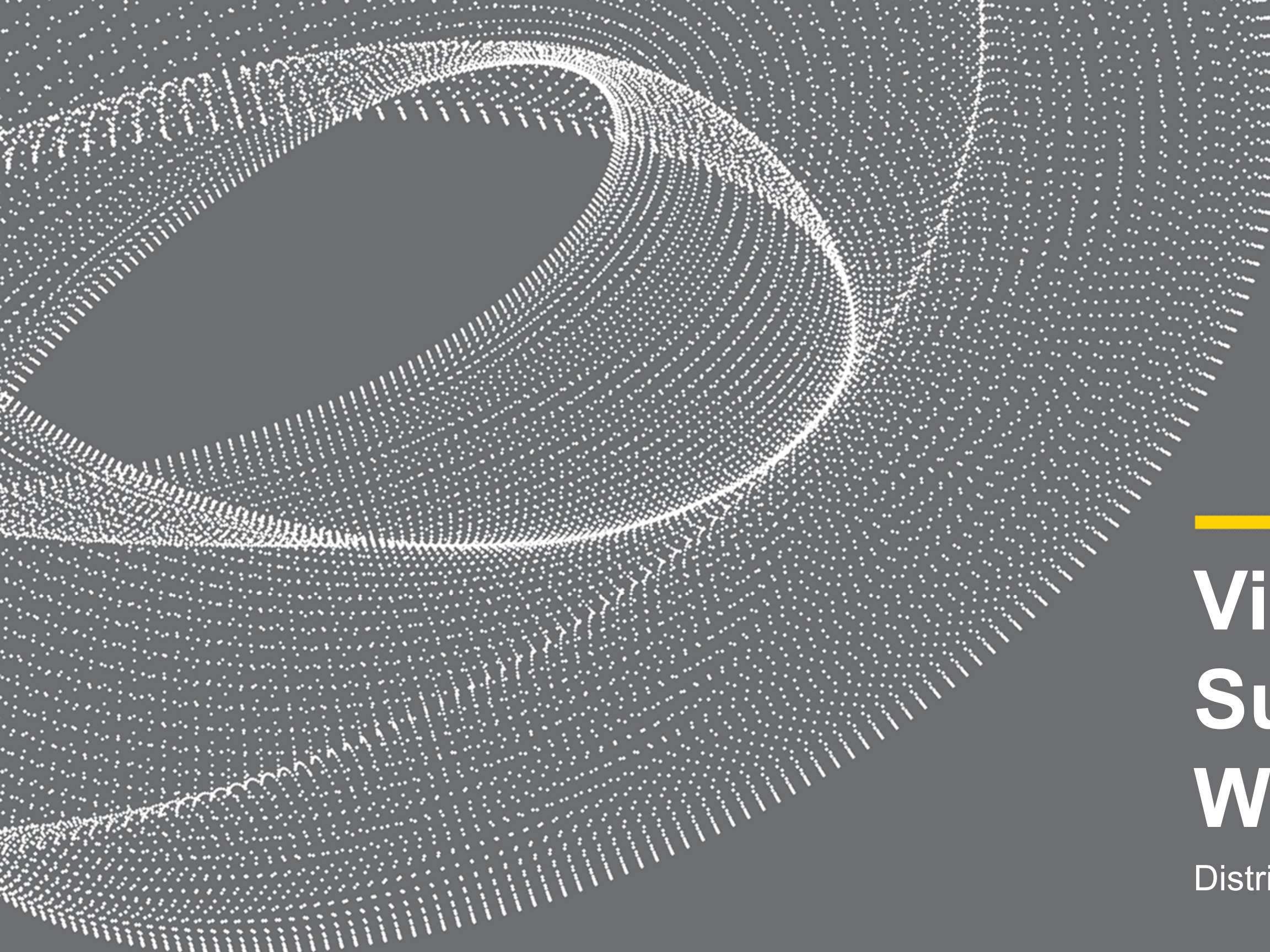
CARVER ST.

Flood Plain- Proposed New LP Waters Childhood Center



-  LP Waters (Demo)
-  Regulatory Floodway Zone (100-yr Flood)
-  Flood Without Base Flood Elevation
-  Topography Levels

*The existing building floor elevation for IP waters is ~559.3'



Visioning Session Summary For LP Waters

District Students, Staff, And Community

Visioning Session #1 – Staff and Community



DESIGN PRIORITIES

1

SAFE AND SECURE

Physical and emotional safety are prerequisites of a successful design.

2

PLAY AND EXPLORATION

Intentional places for multiple types of play enhances the learning environment.

3

NATURAL LIGHT

All instructional spaces should have daylight, preferably direct to the exterior, while minimizing glare and direct heat gain.

4

CONNECTION TO OUTDOORS

Outdoor learning and gathering spaces are valued but need to be clearly defined and secure.

5

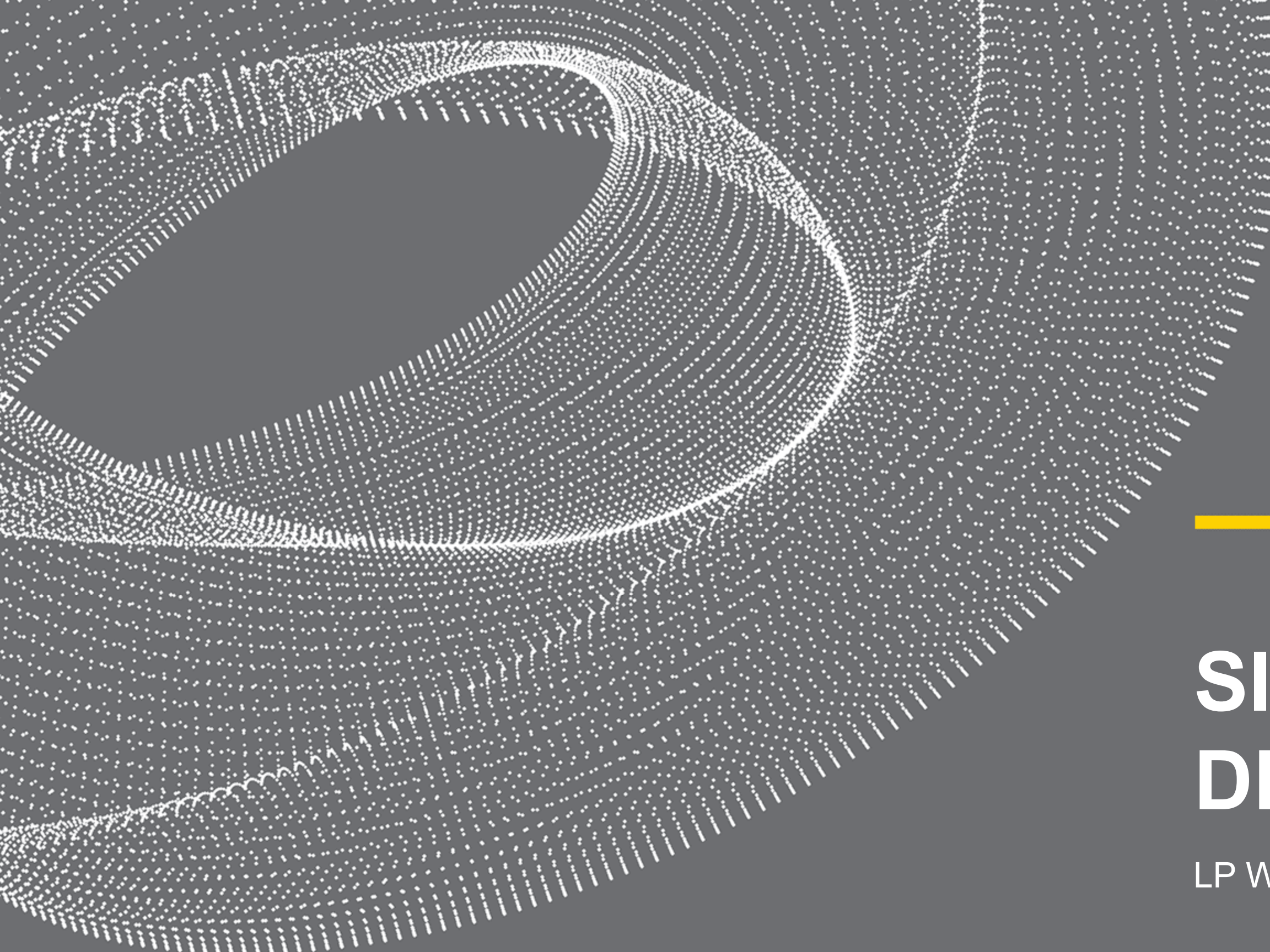
APPROPRIATE SCALE

Consideration for the perspective of young children should lead to an appropriate scale that relates to home.

6

ACCESSIBILITY

Indoor and outdoor spaces should be designed for all physical abilities and developmental needs.



SITE AND BUILDING DESIGN

LP WATERS EARLY CHILDHOOD CENTER

Site Diagramming Activity



STAFF LAYOUTS

COMMUNITY LAYOUTS

Strong presence with clear entry

Integrate nature and play

Secure and safe

Welcoming for community

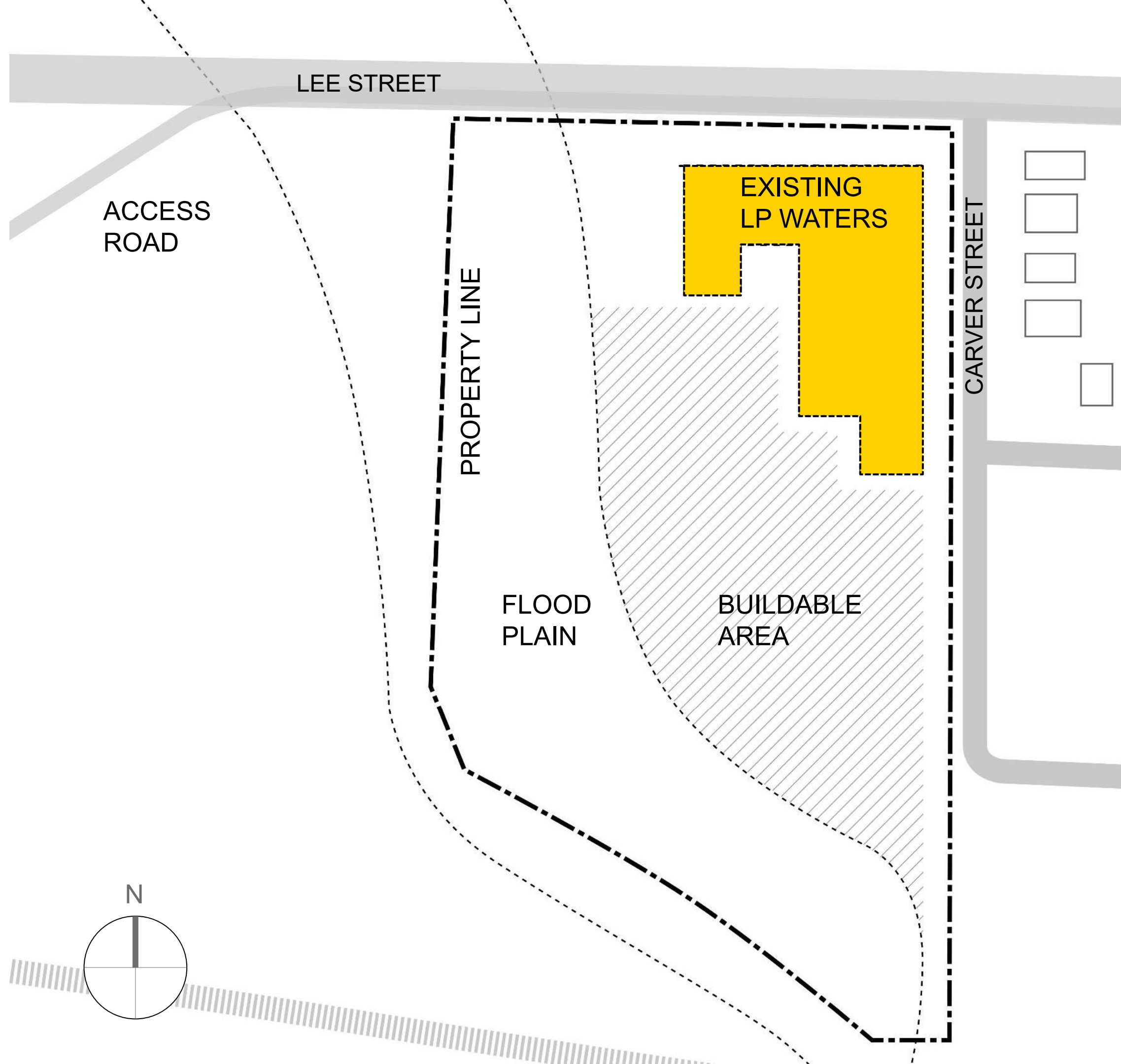
Clear and adequate site circulation

Efficient footprint

EXISTING SITE

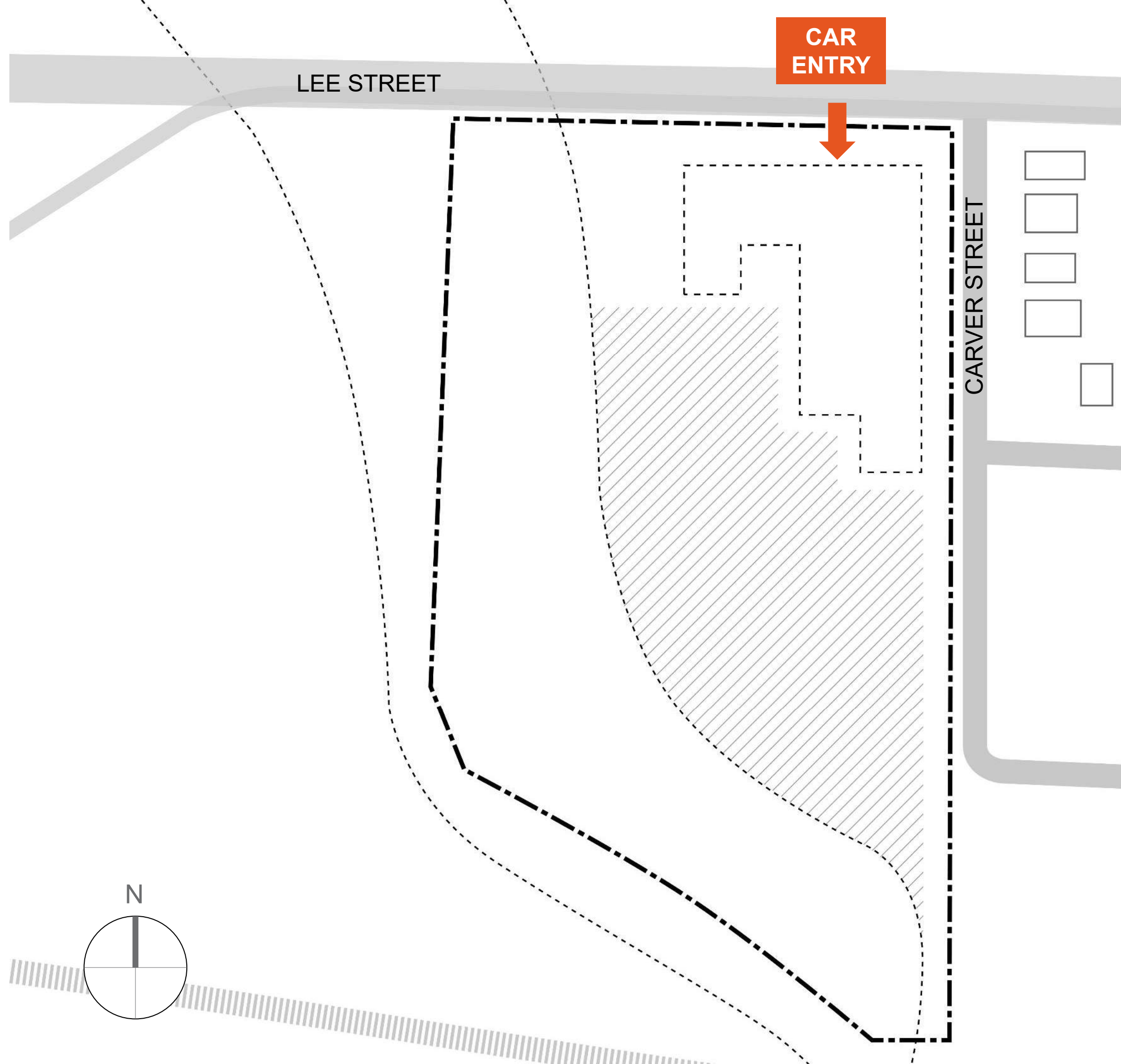


EXISTING SITE



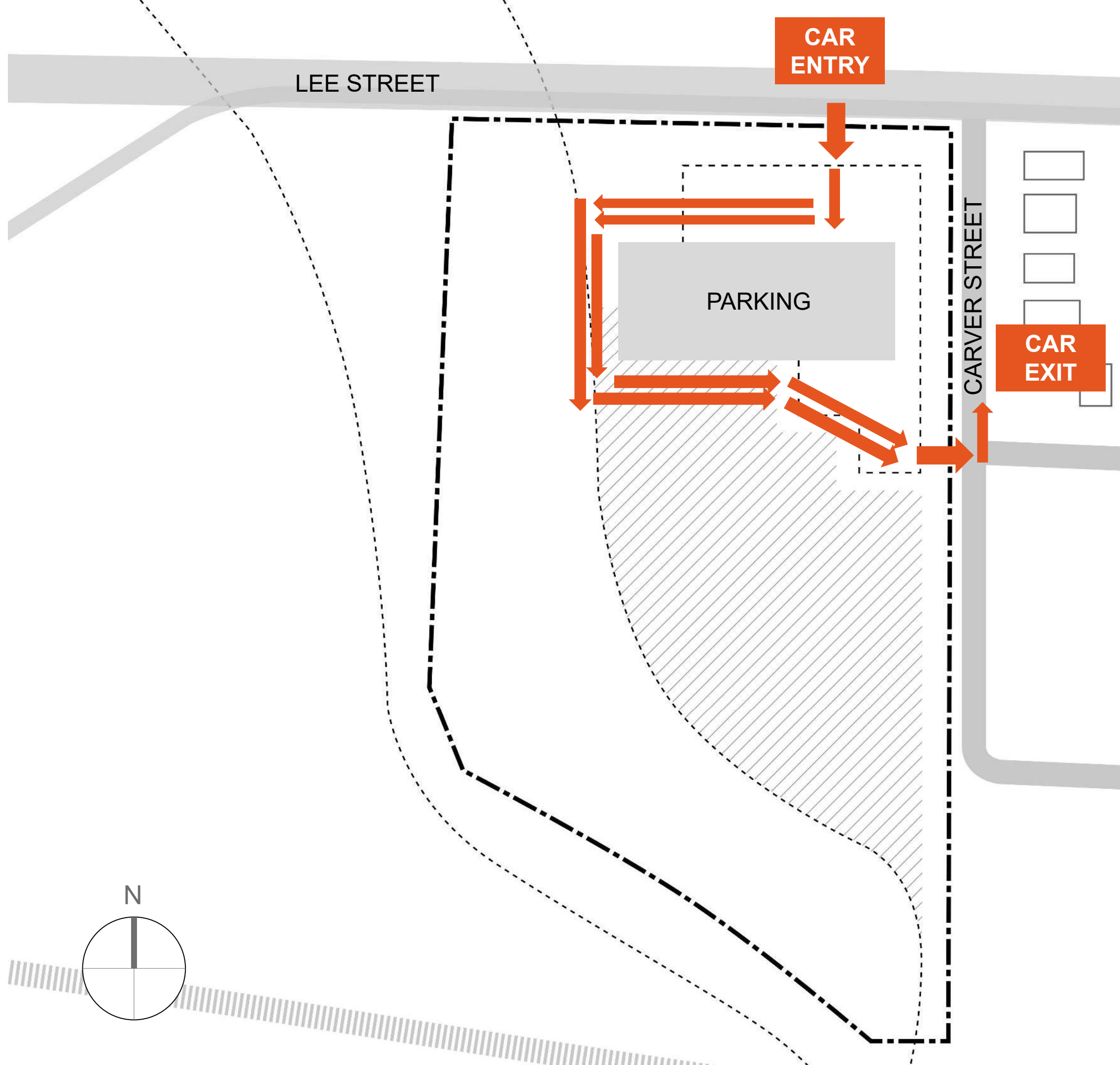
DESIGN GOALS

Clear and adequate site circulation



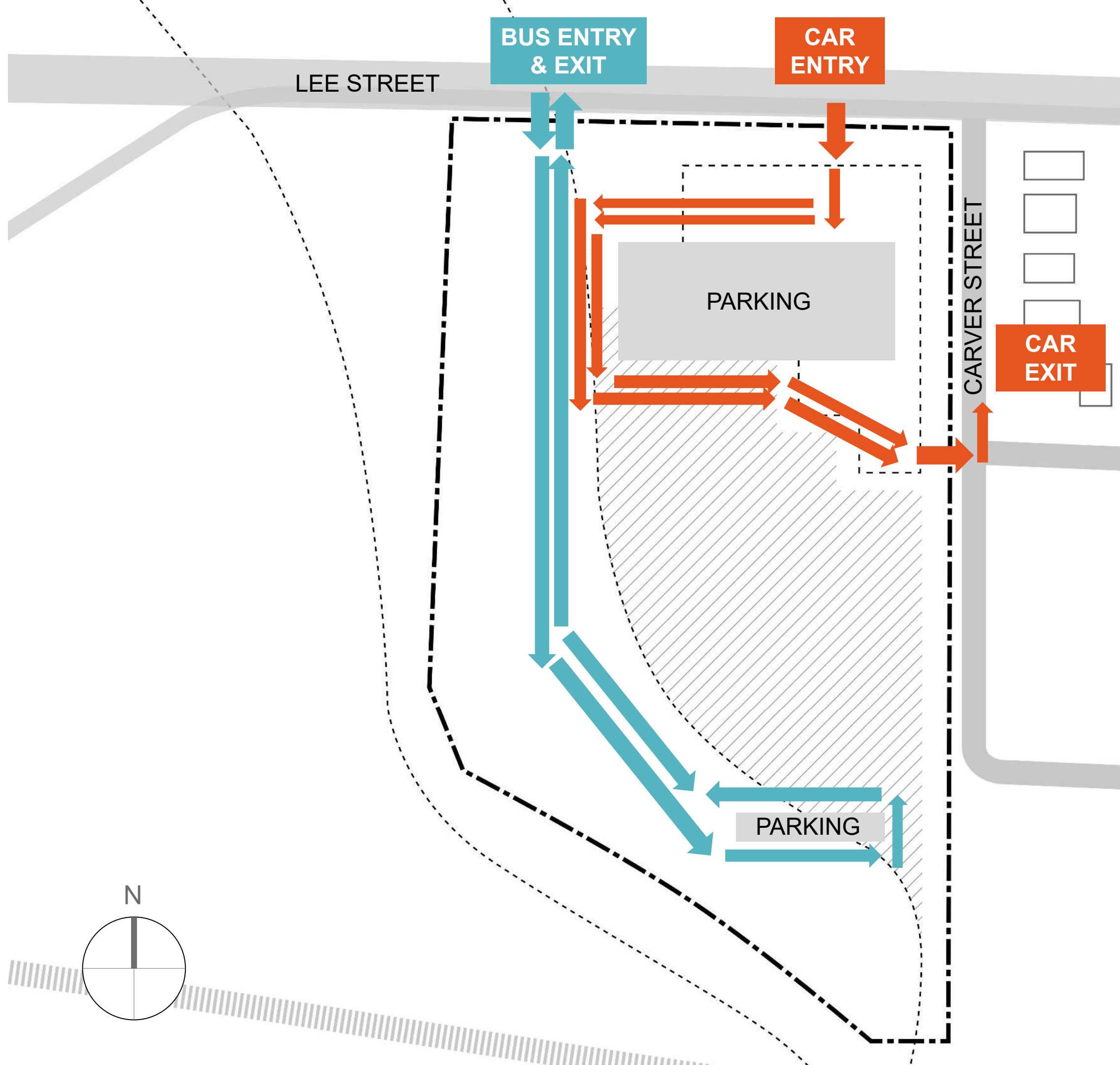
DESIGN GOALS

Clear and adequate site circulation



DESIGN GOALS

Clear and adequate site circulation



DESIGN GOALS

- Clear and adequate site circulation
- Secure and safe
- Efficient footprint
- Strong presence with clear entry
- Respond to site constraints
- Integrate nature and play

LEGEND

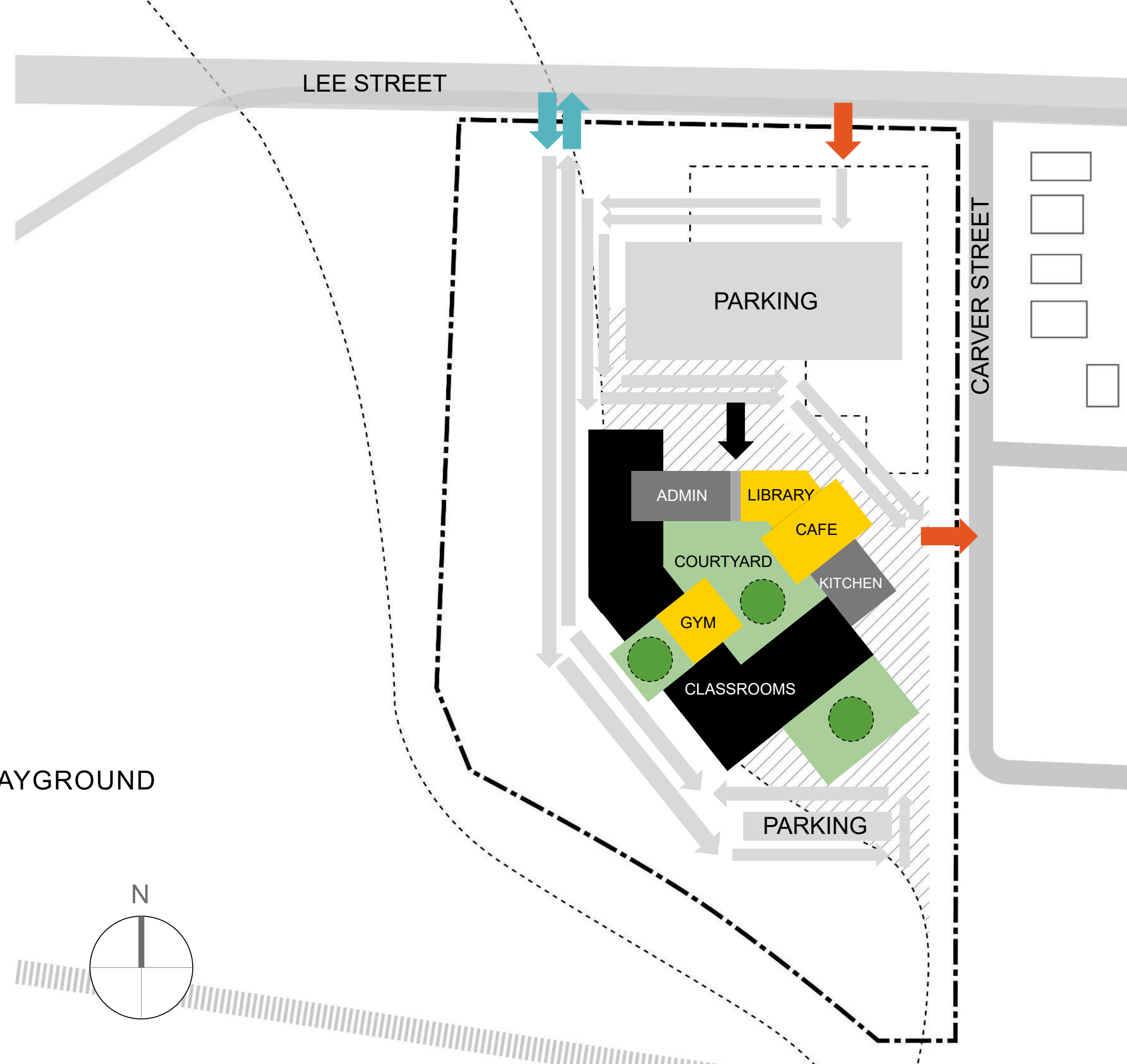
ACADEMIC ZONE

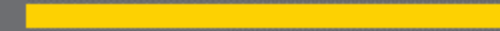
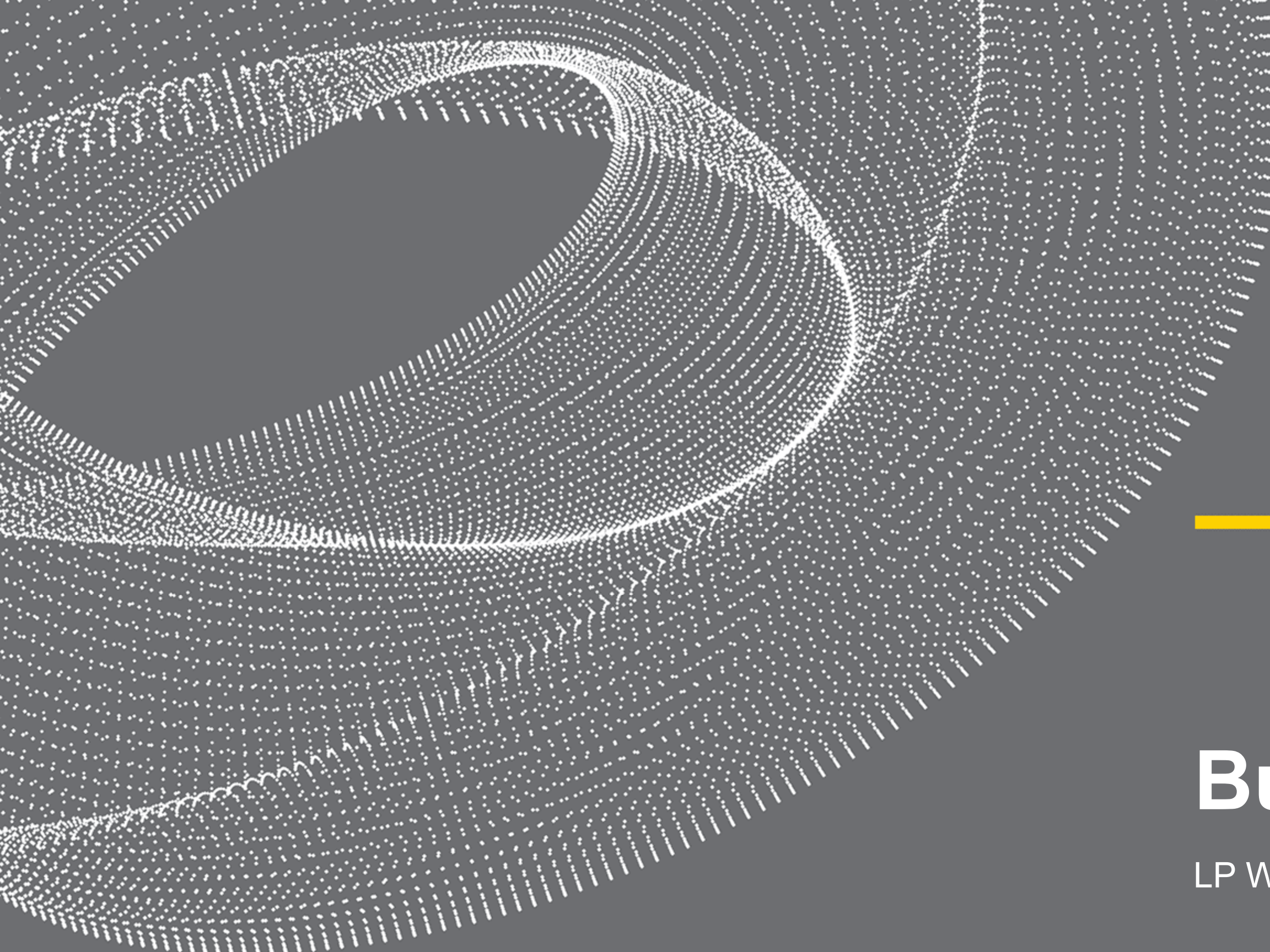
SHARED PROGRAM

SUPPORT

COURTYARD

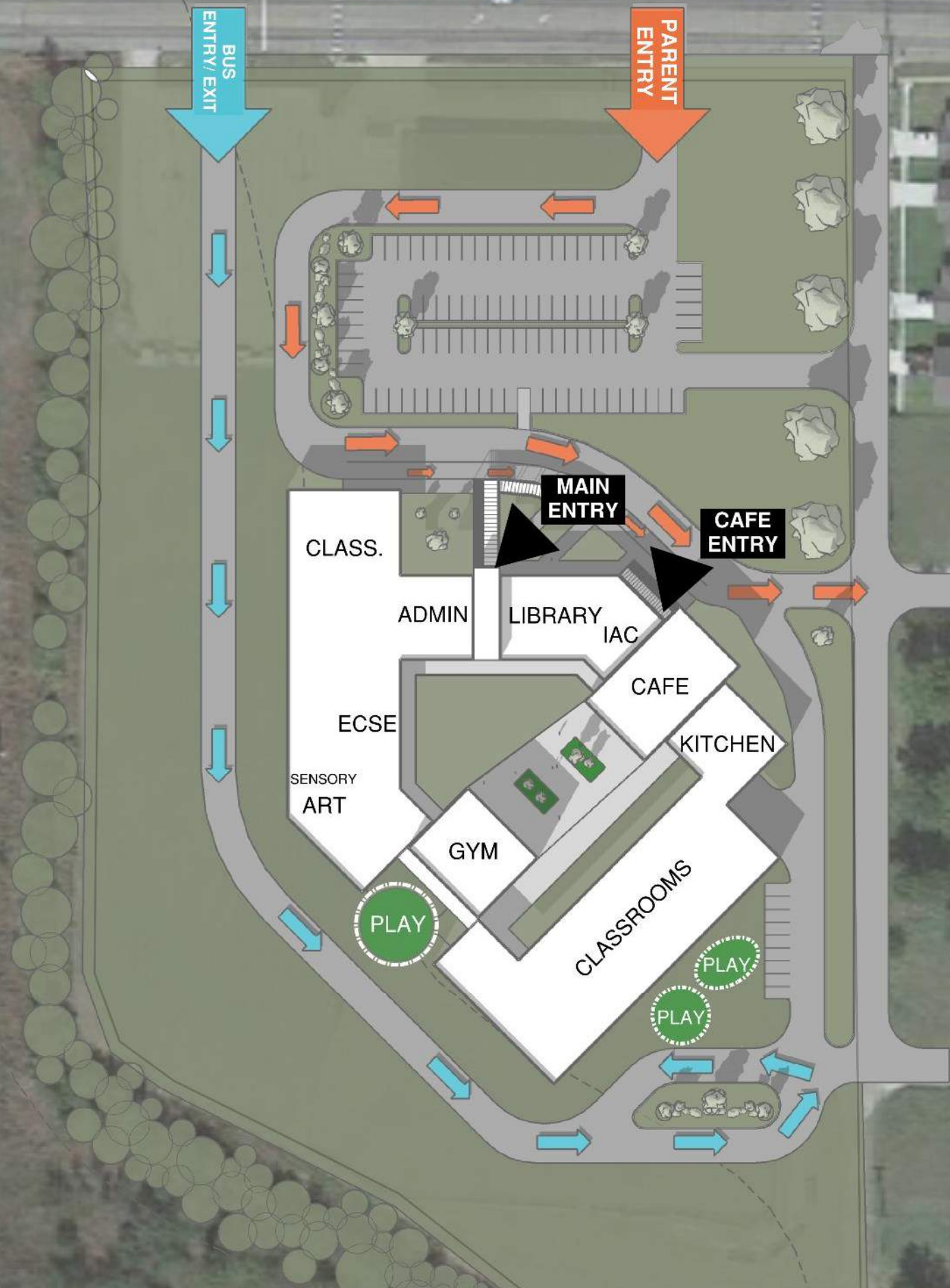
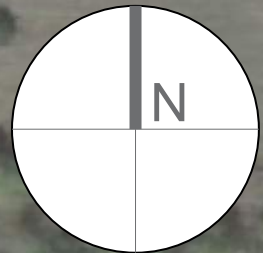
PLAYGROUND

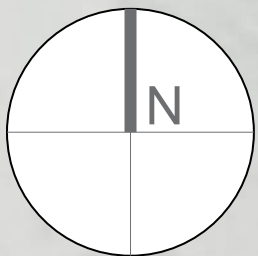




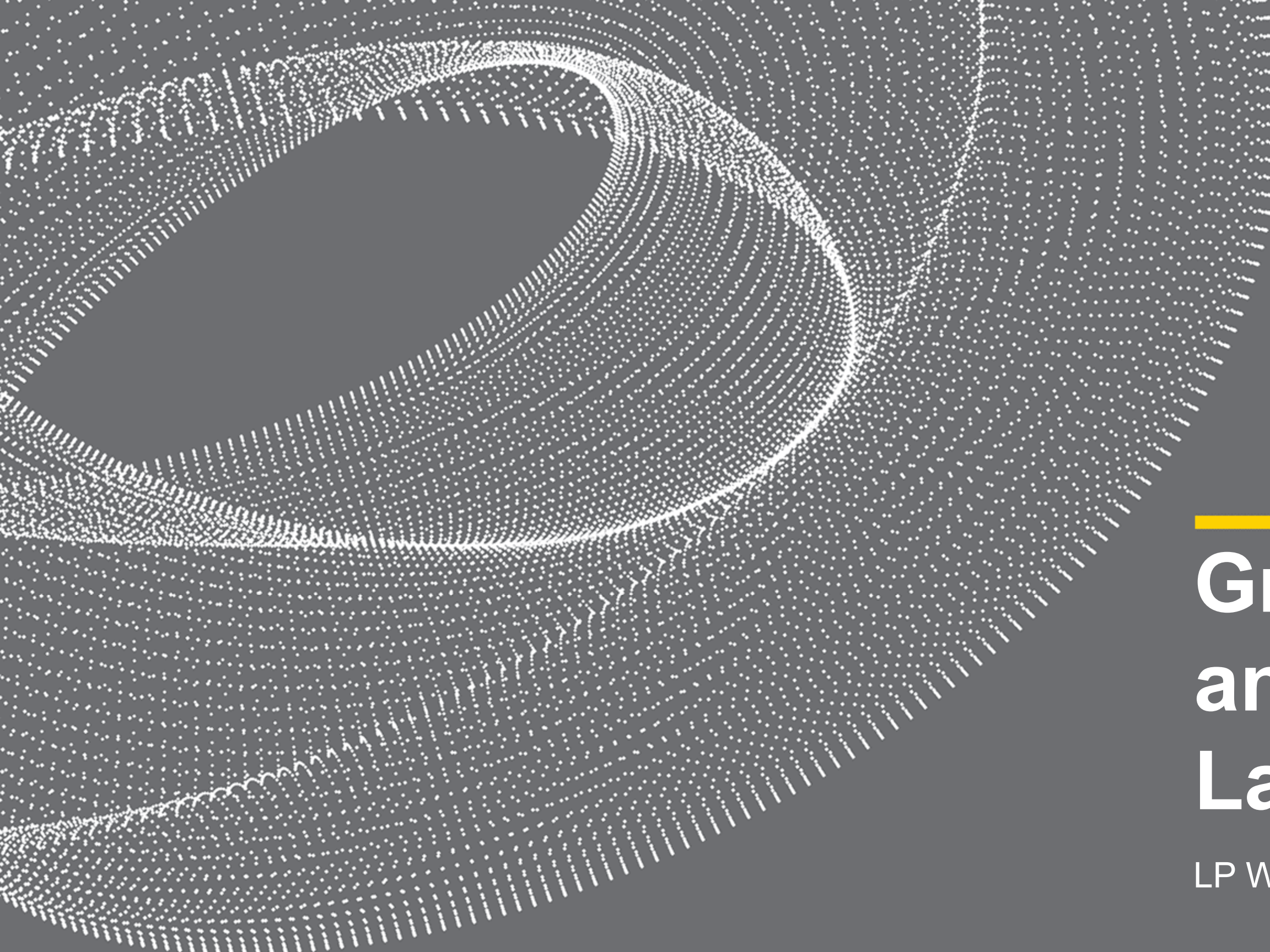
Building Layout

LP WATERS EARLY CHILDHOOD CENTER





- ADMINISTRATIVE
- ECSE
- IAC
- LIBRARY
- GYM
- ART
- SENSORY
- CAFETORIUM
- KITCHEN
- CLASSROOMS
- SUPPORT

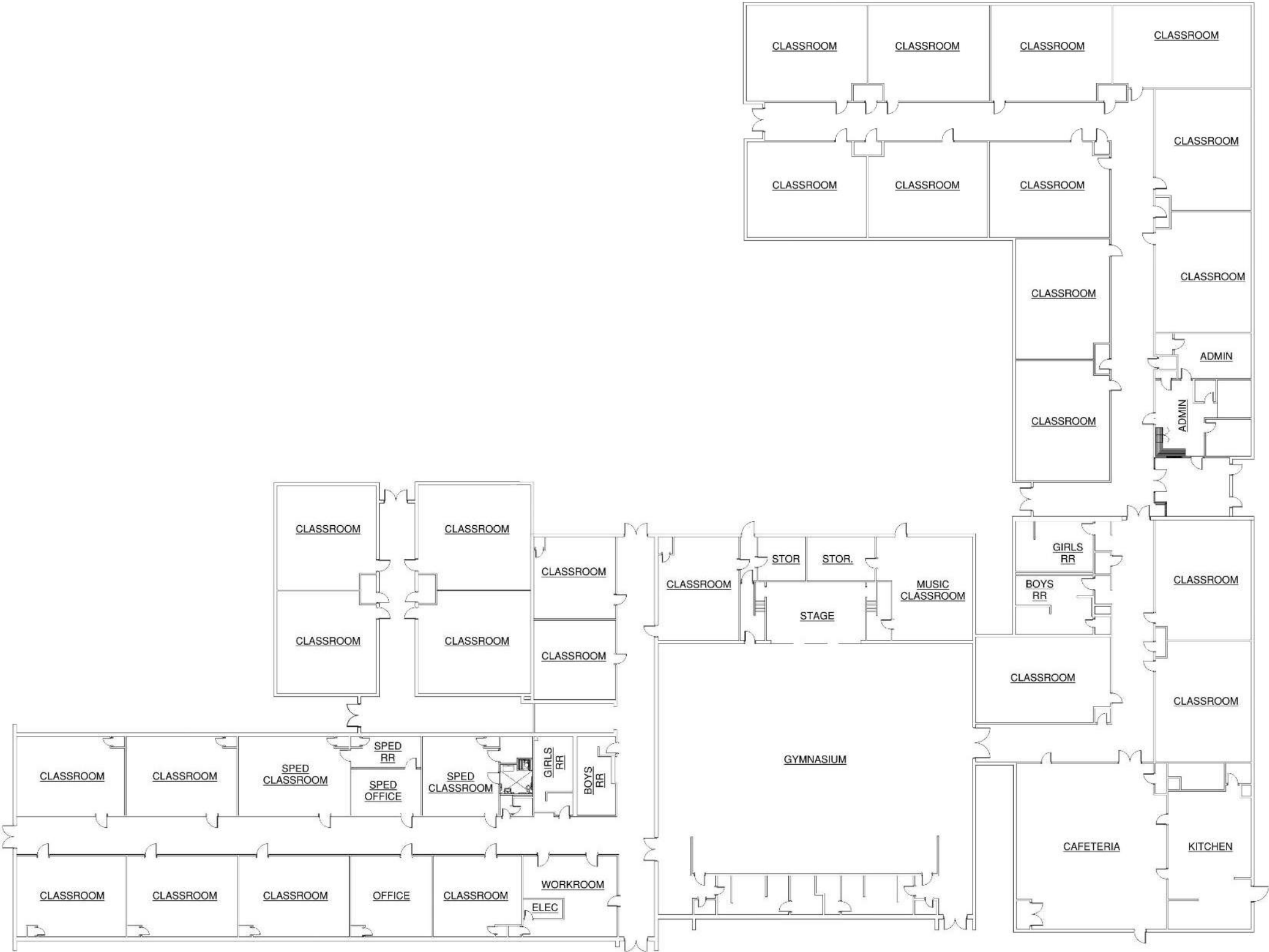


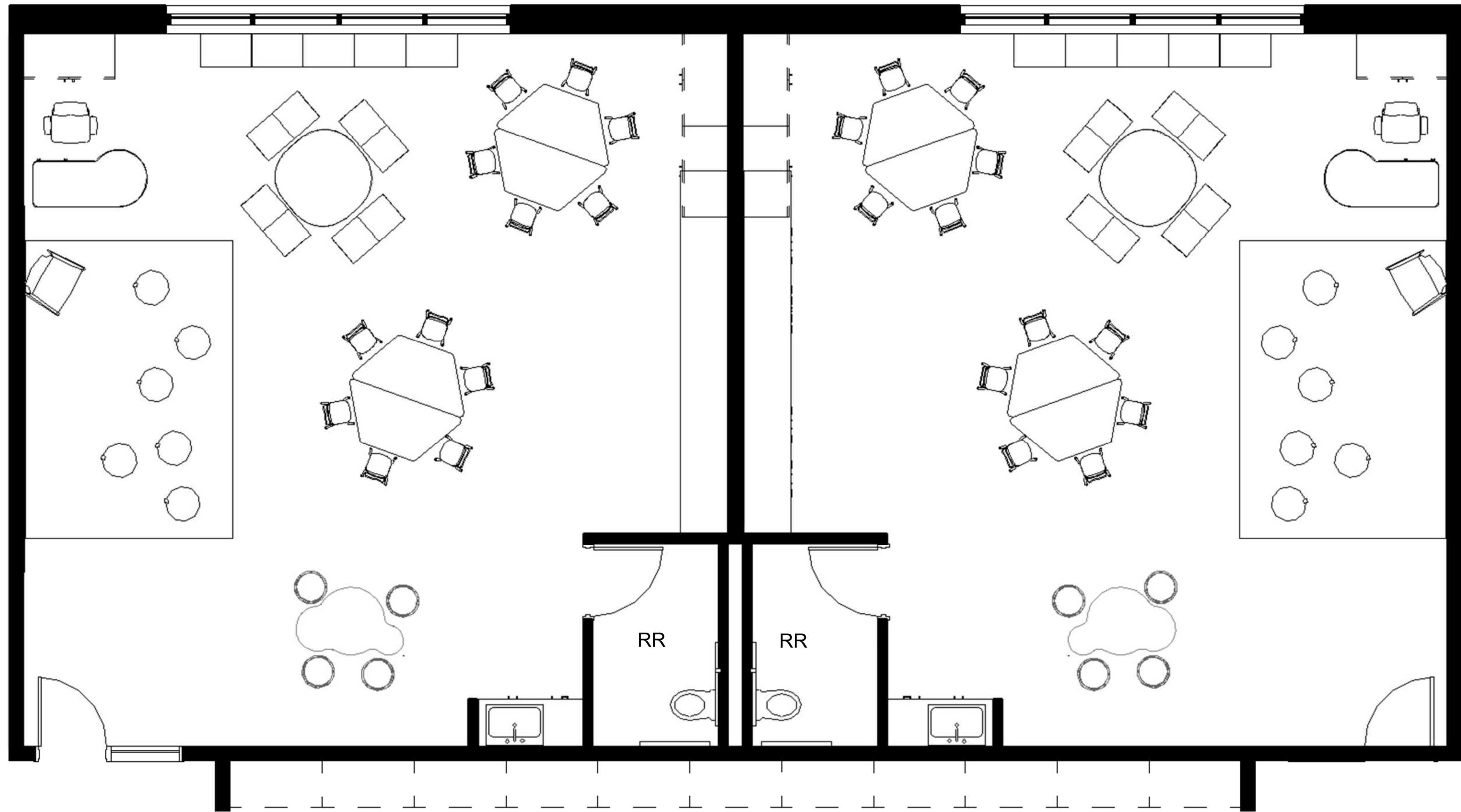
Grade Level House and Classroom Layout Options

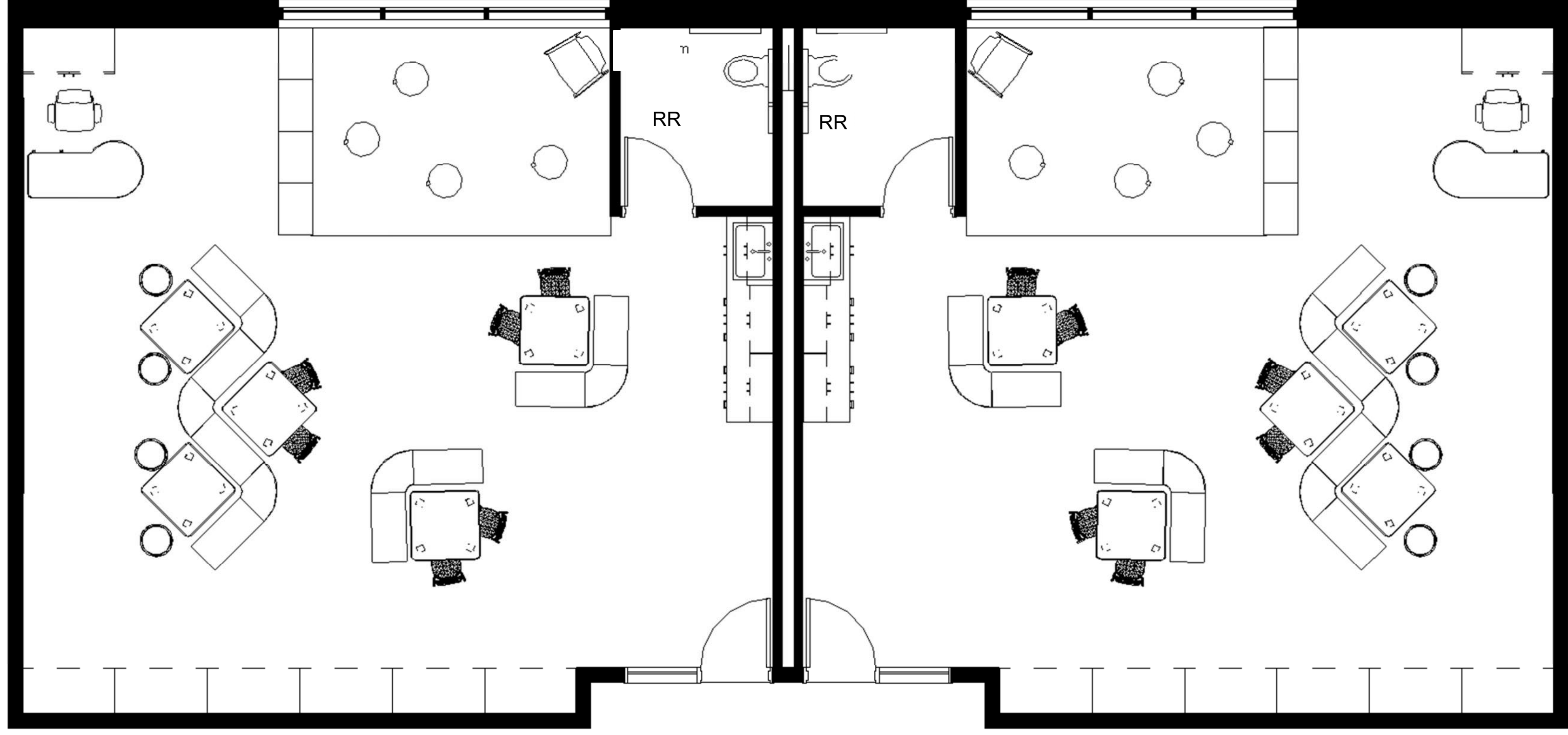
LP Waters Childhood Center

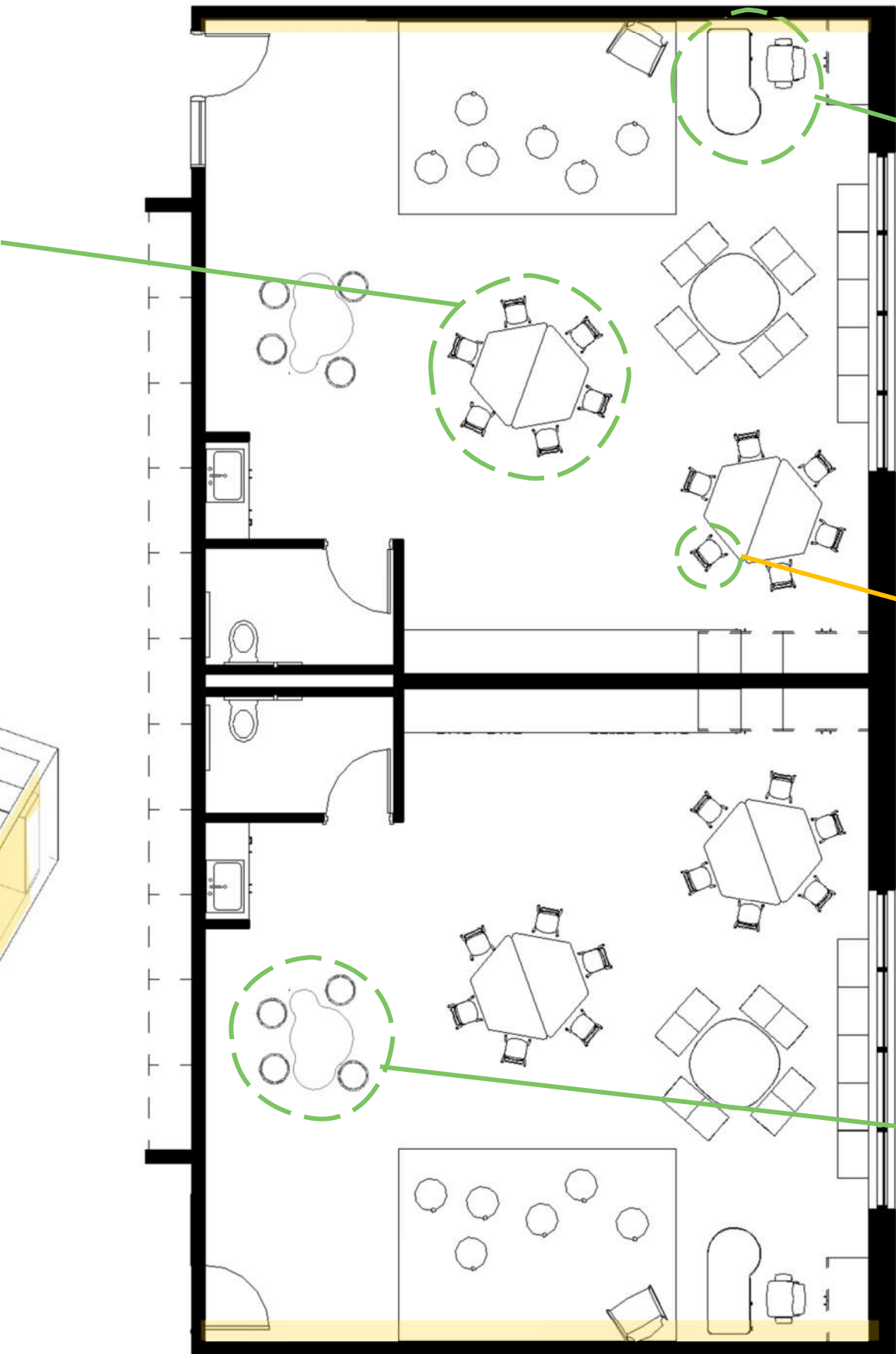
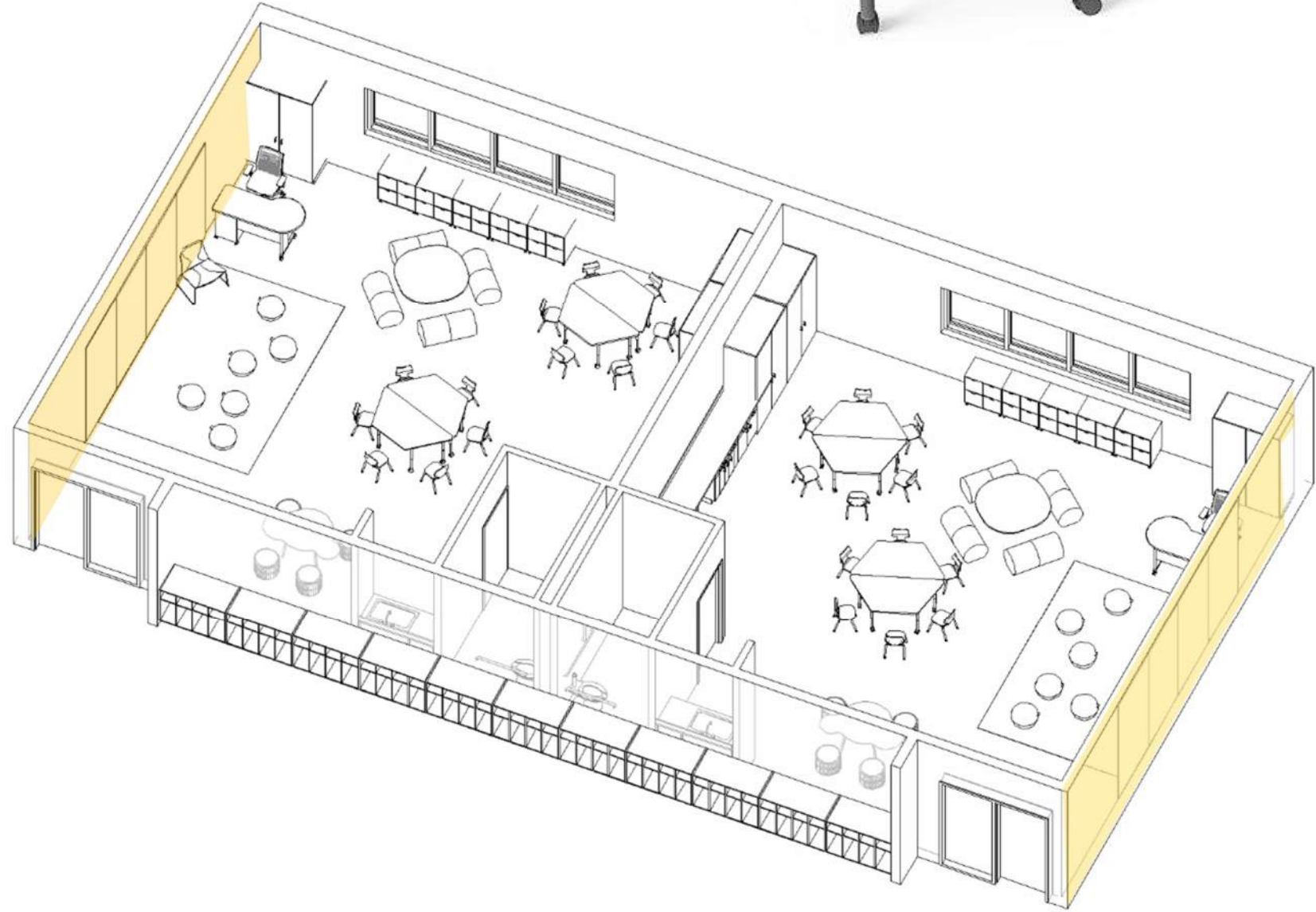


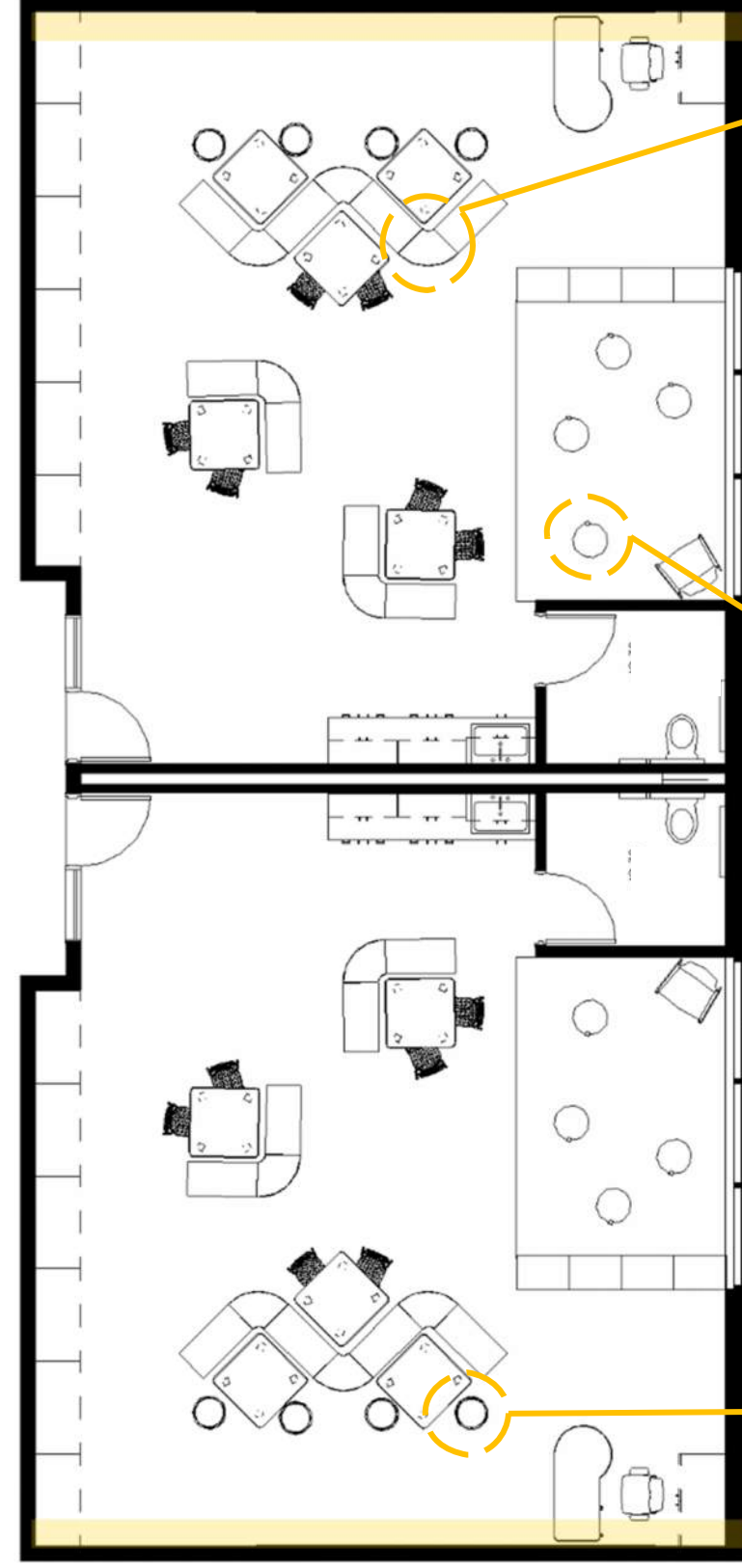
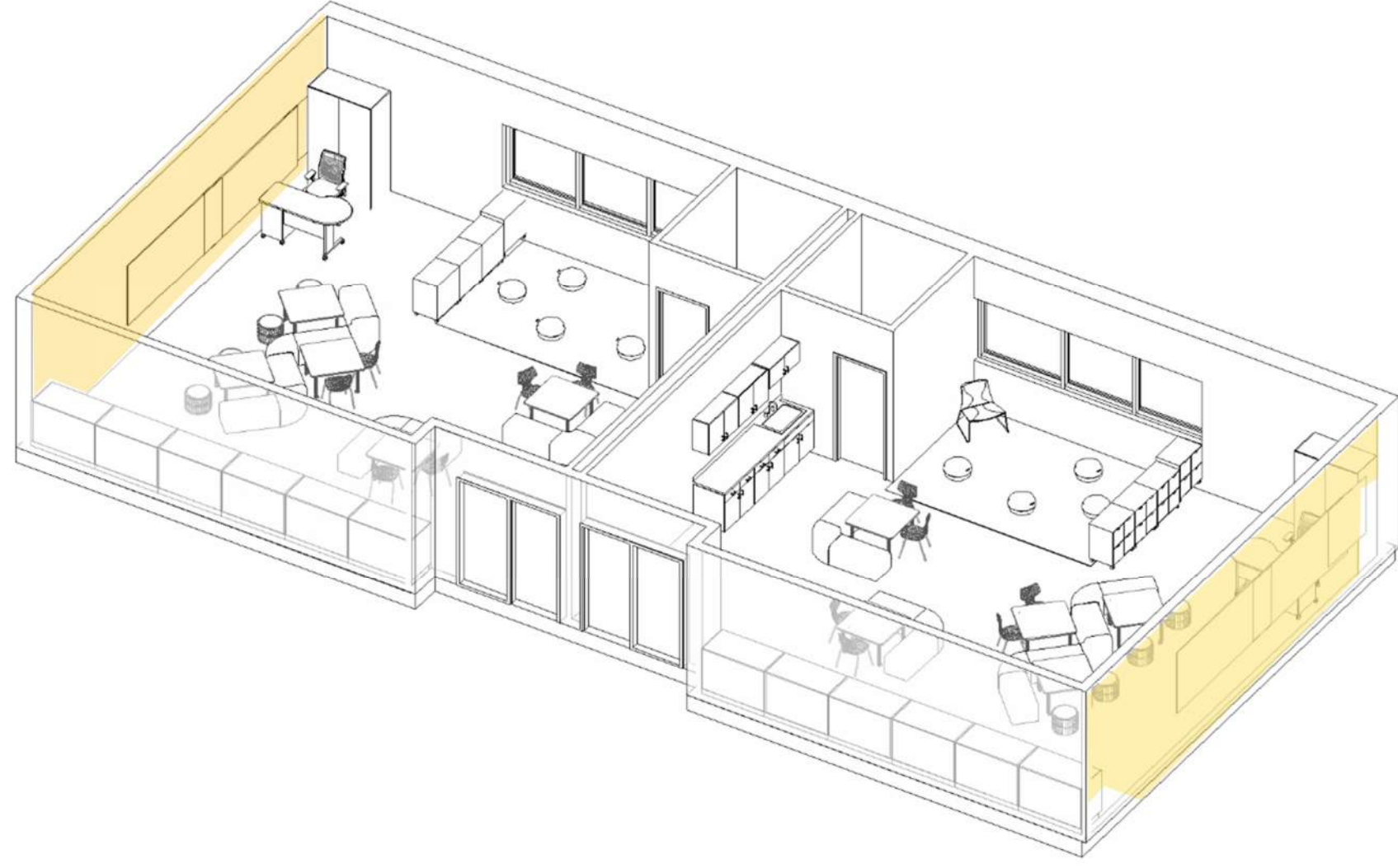
EXISTING CLASSROOM





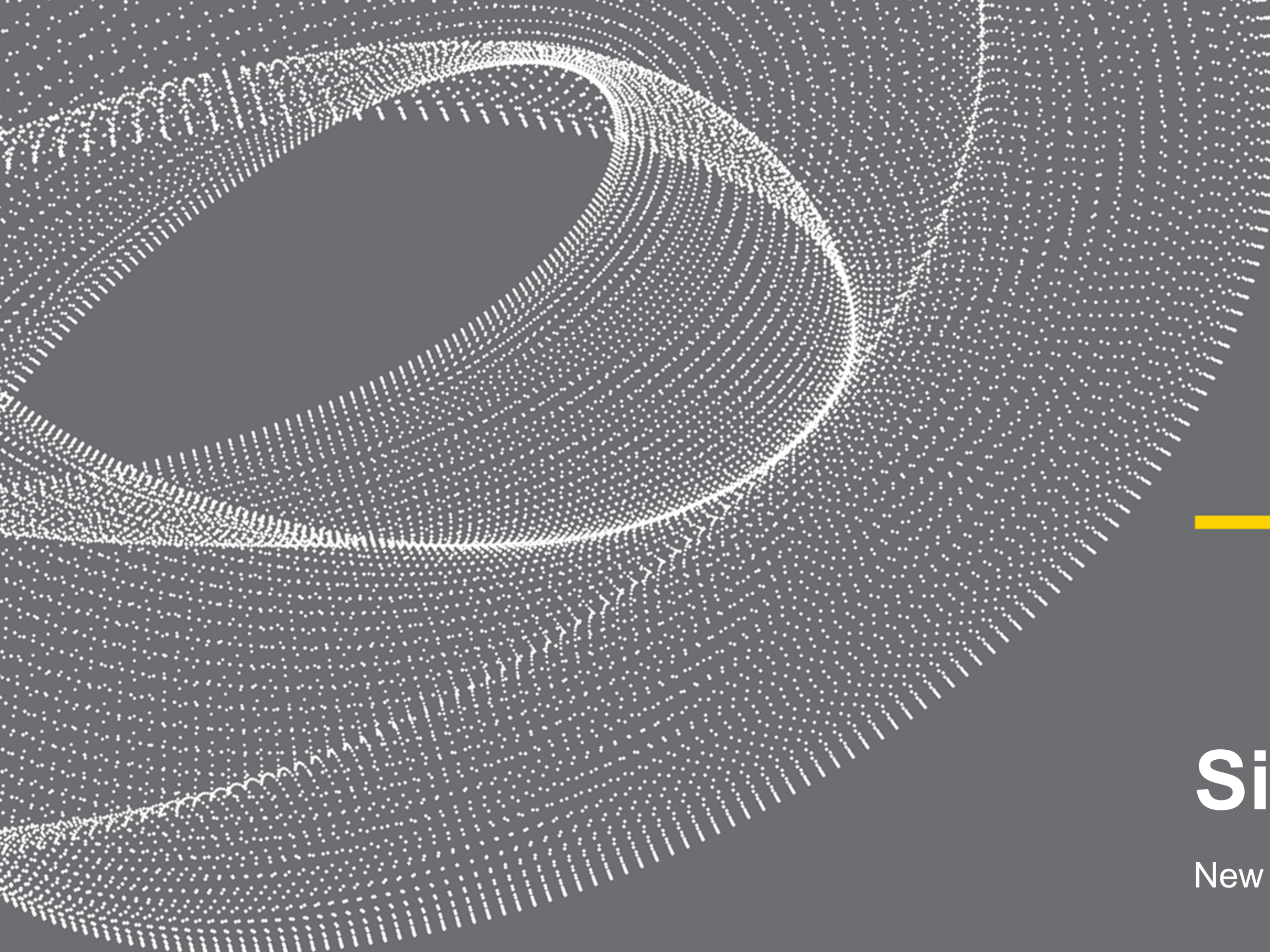








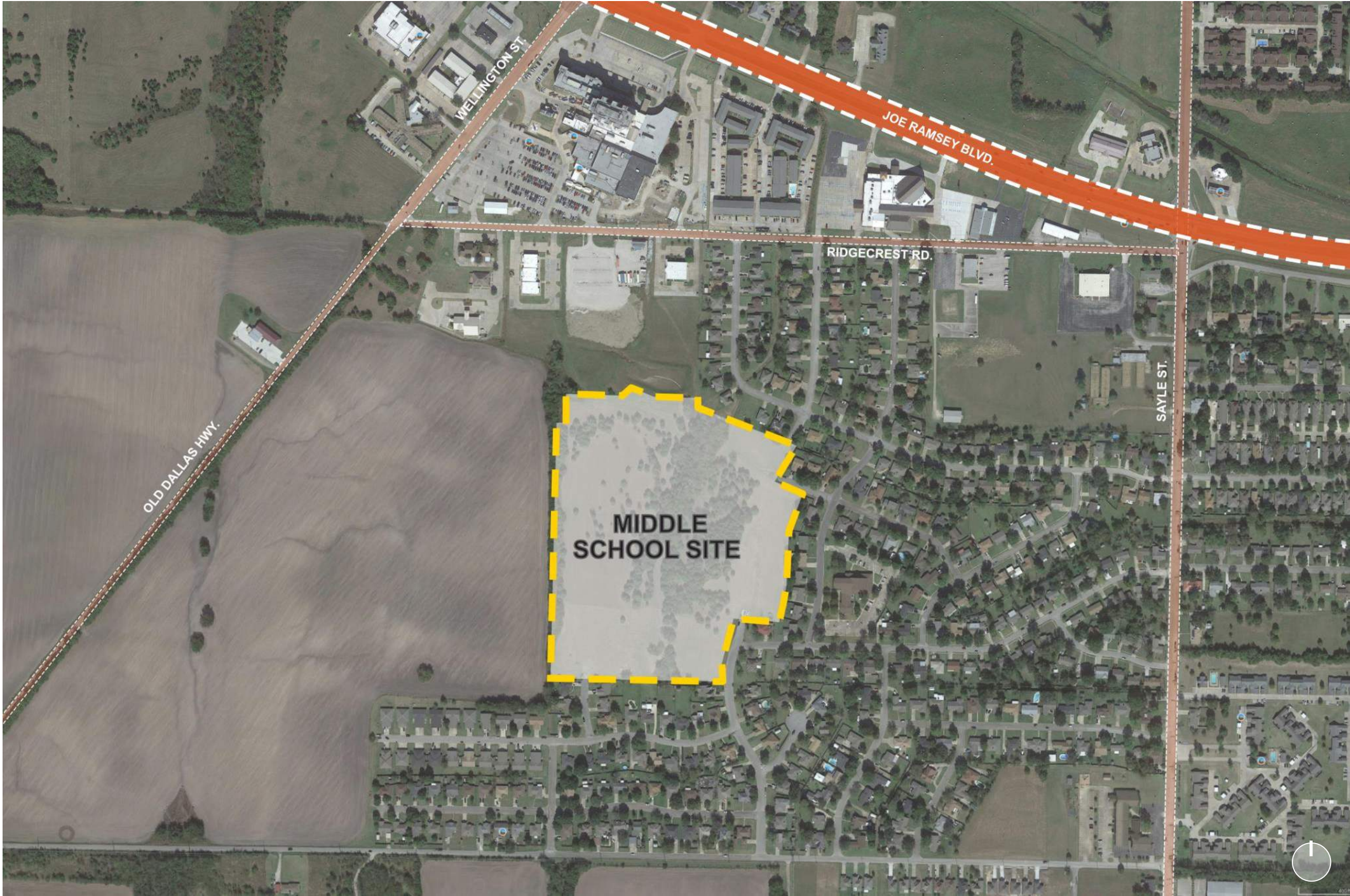
NEW MIDDLE SCHOOL



Site Analysis

New Middle School

SITE STREETS



JOE RAMSEY BLVD.








RIDGECREST RD.

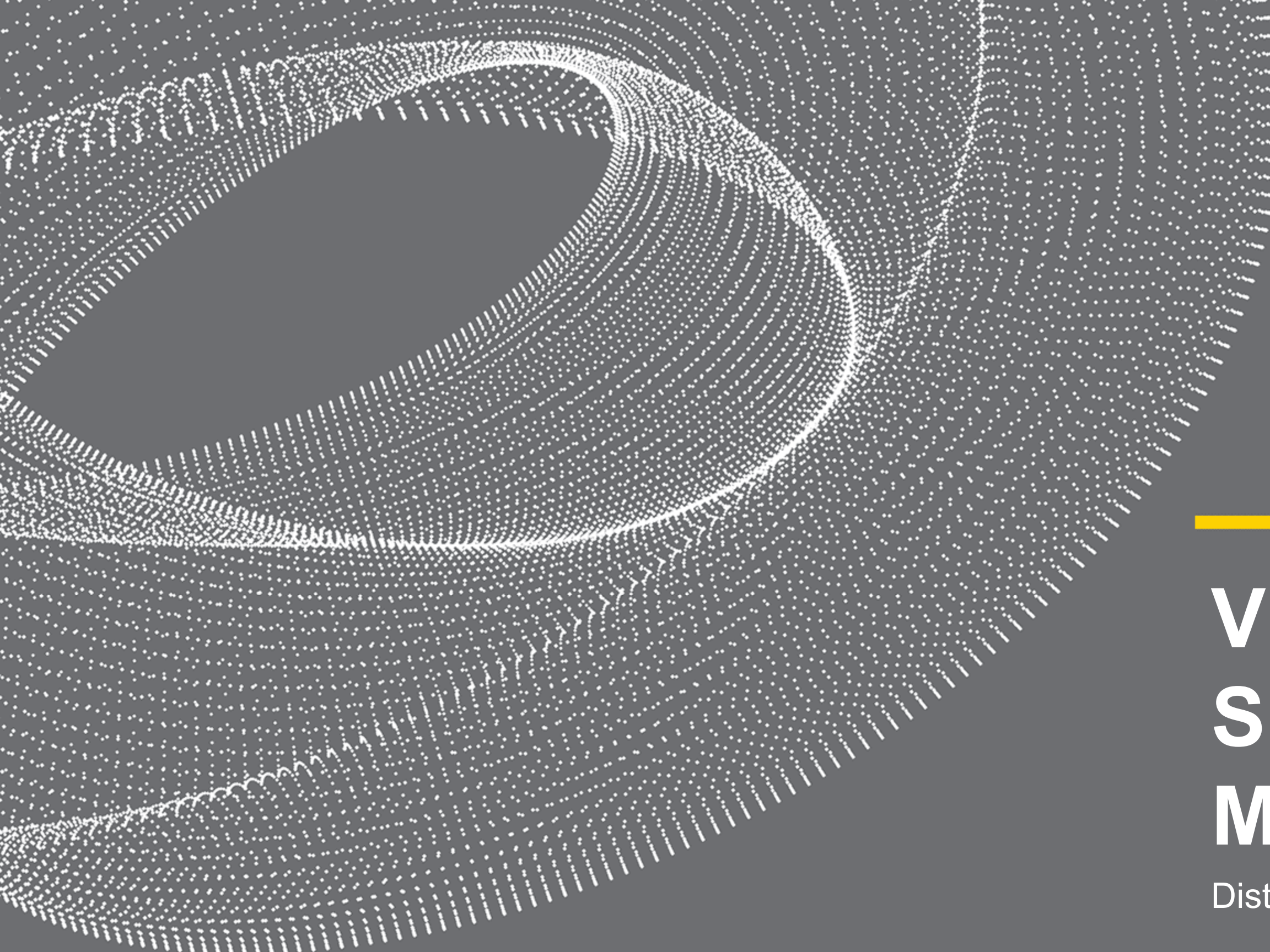


SAYLE ST.

NEIGHBORHOOD ADJACENCIES



-  **PROPOSED MIDDLE SCHOOL**
-  **APARTMENTS**
-  **CHURCHES**
-  **MEDICAL PRACTICE**
-  **POTENTIAL SITE VEHICULAR ACCESS POINTS**



Visioning Session Summary For New Middle School

District Students, Staff, And Community

Greenville ISD – Proposed New Middle School

Visioning Session #1 – Staff, Students, and Community



DESIGN PRIORITIES

1

DAYLIGHT

All instructional spaces should have daylight, preferably direct to the exterior, while minimizing glare and direct heat gain.

2

SEPARATION OF GRADE LEVELS

Each grade level (6-8) to have “house” concept.

3

OPEN BUT SECURE

Allow students and teachers to connect beyond the classroom, within secure academic clusters.

4

OUTDOOR EXPERIENCE

Outdoor learning and gathering spaces are valued but need to be clearly defined and secure.

5

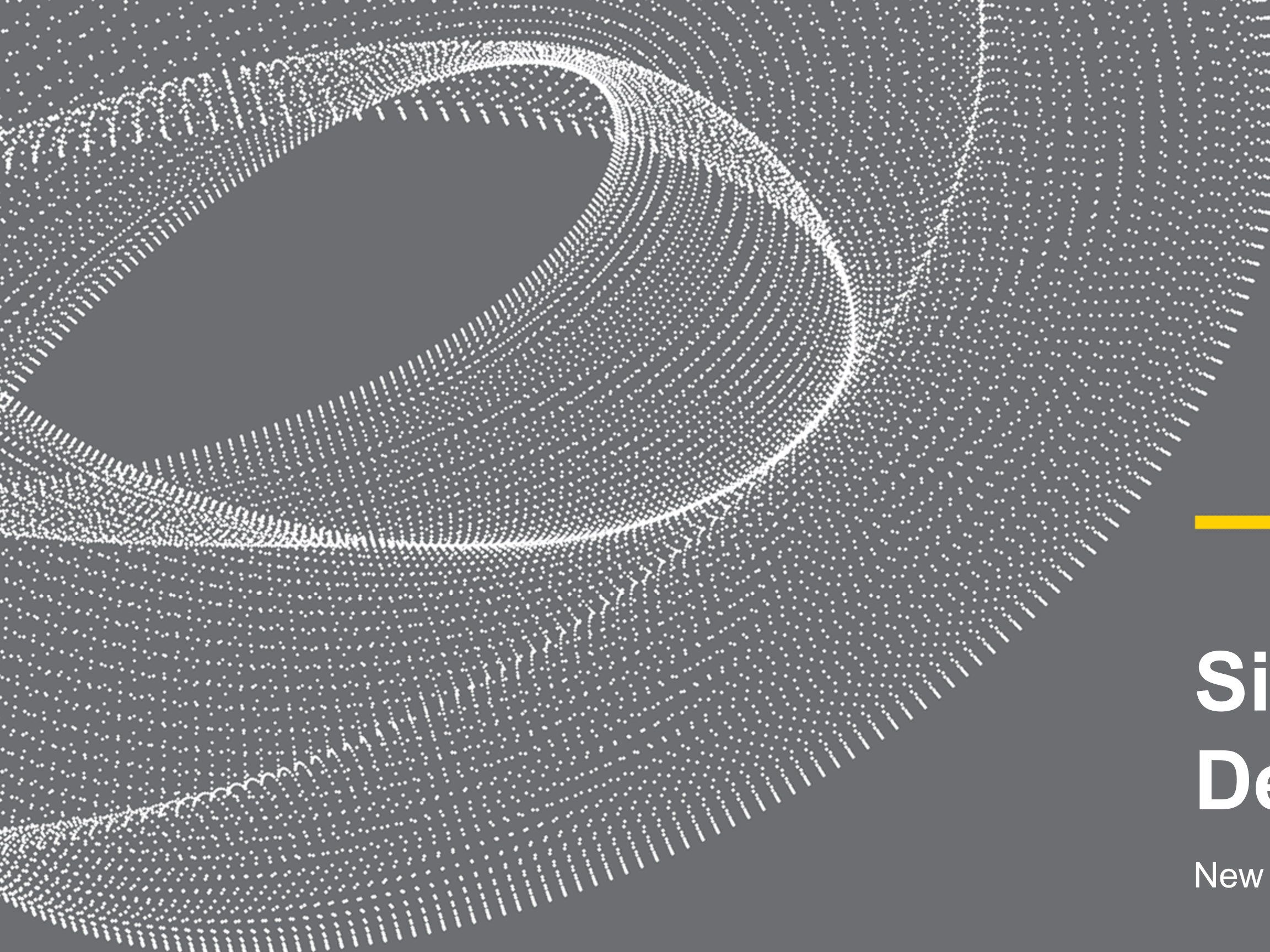
CLARITY OF CIRCULATION

Circulation paths should be clear, straight, wide, and easy to supervise.

6

EMPHASIS ON CTE PROGRAM

New middle school building to be able adapt and grow with possible expansion of future district CTE programs.



Site and Building Design

New Middle School

Site Diagramming Activity



STAFF LAYOUTS



STUDENT LAYOUT

Natural daylight into all classrooms

Clear and adequate site/building circulation

Outdoor experience w/ public spaces opening up into courtyard

Secure and safe

Welcoming to community

Create grade level houses

Site Diagramming Activity



COMMUNITY LAYOUTS



Clear and adequate site circulation/parking

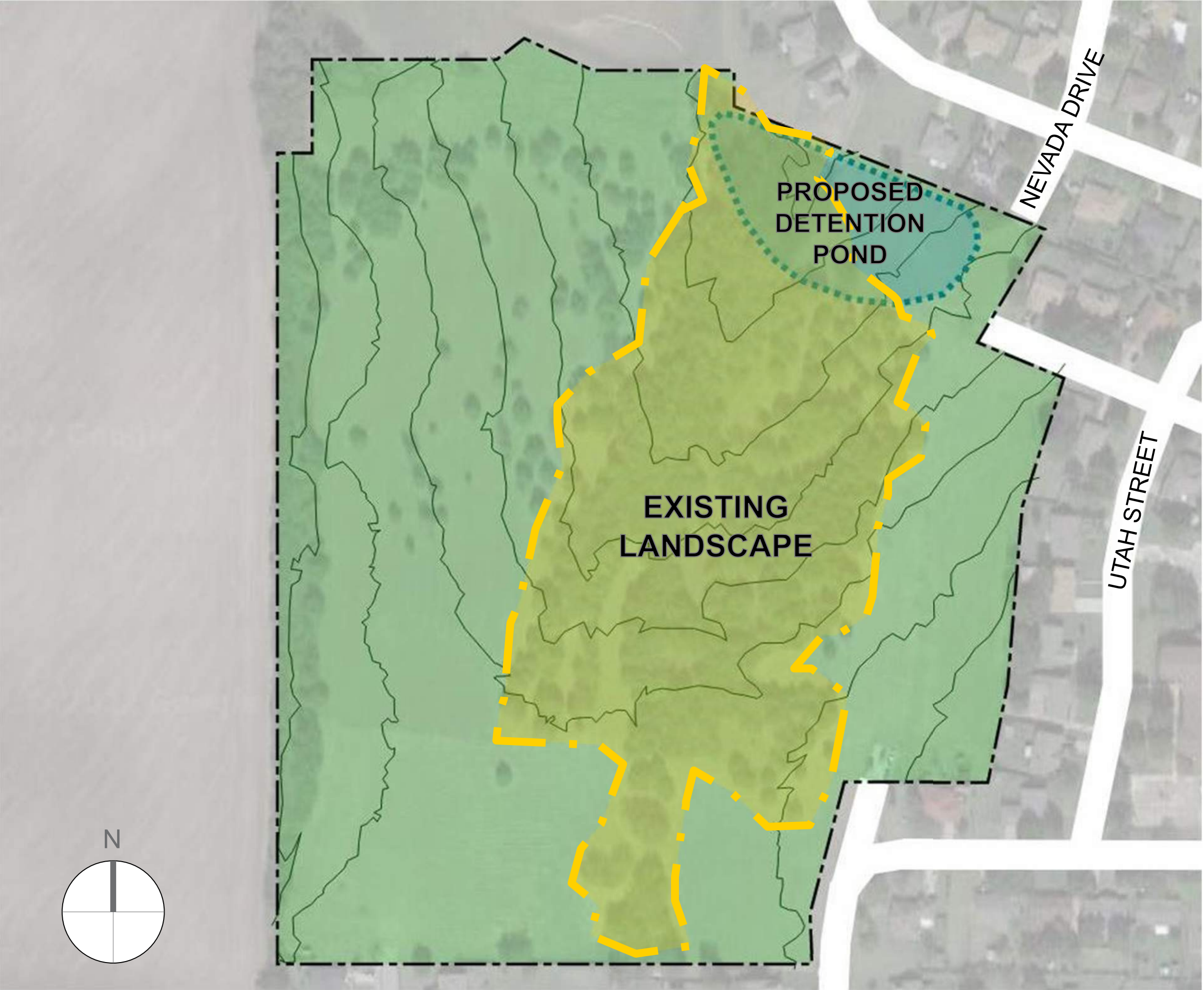
Athletic field located near existing neighborhood on east part of site

Clear main building entry

Stacked (two-story) classroom wings

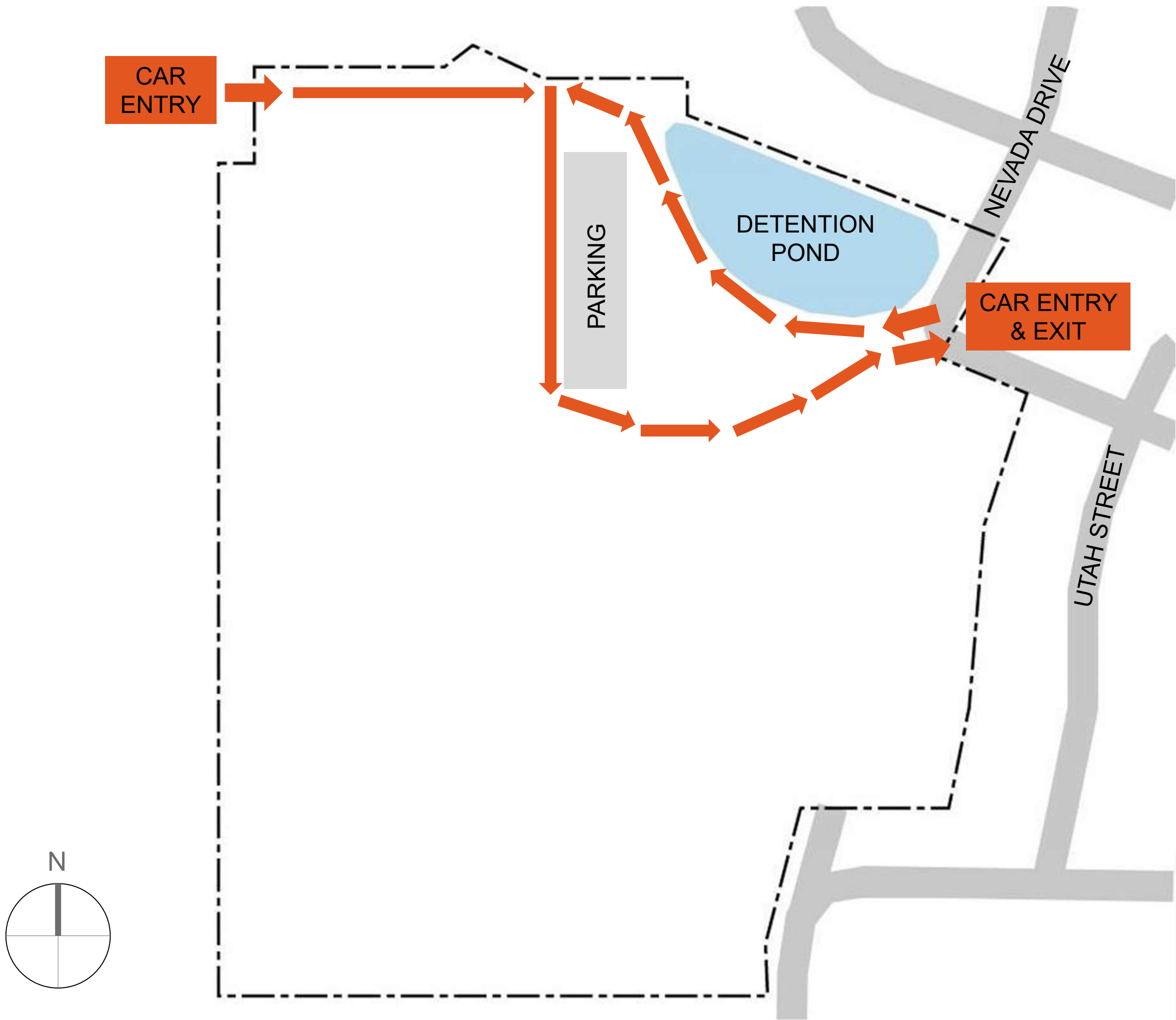
Views towards courtyard

EXISTING SITE



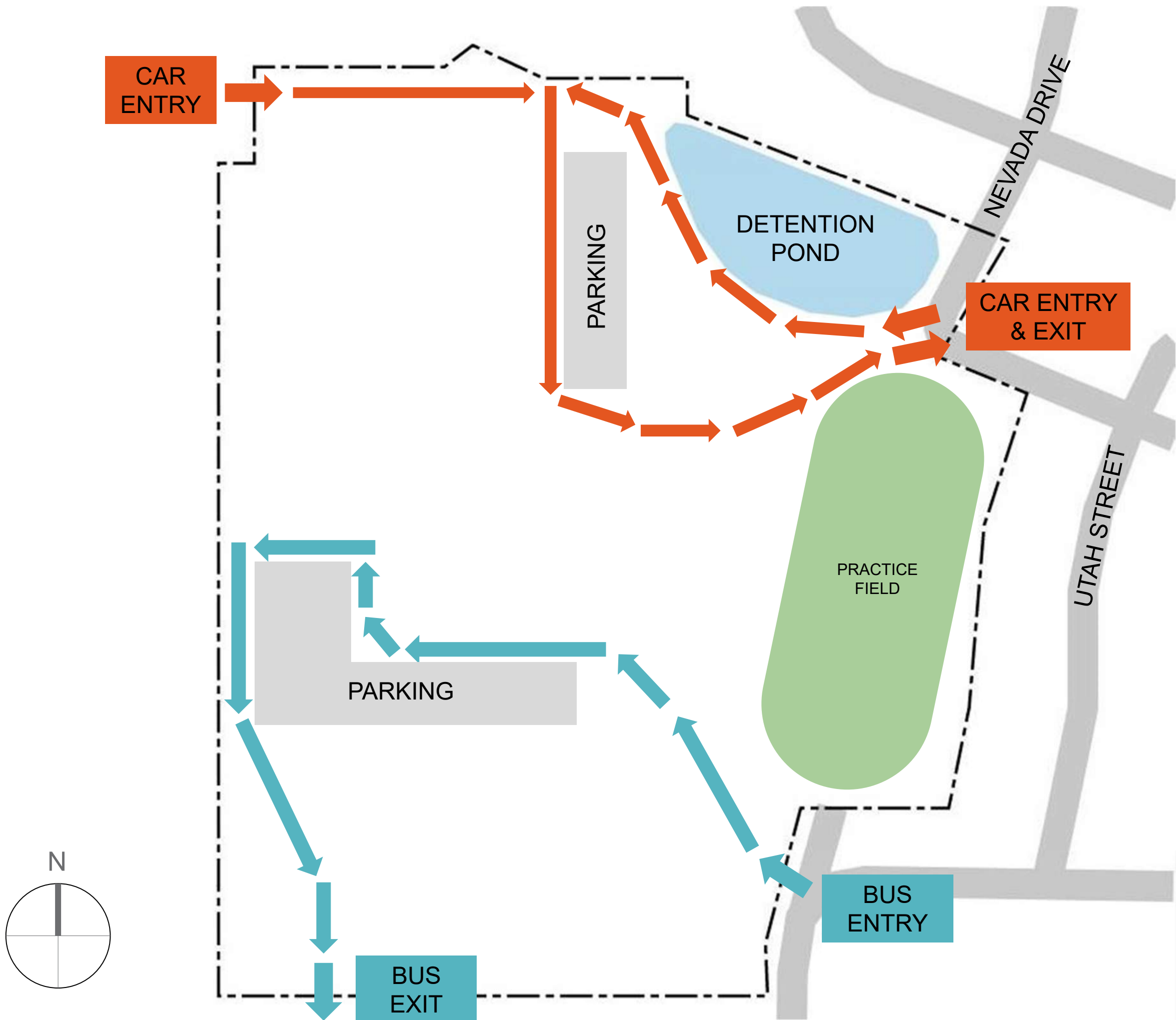
DESIGN GOALS

- Daylight
- Separation of grade levels
- Open but secure
- Outdoor experience
- Clarity of site circulation
- Emphasis on CTE program



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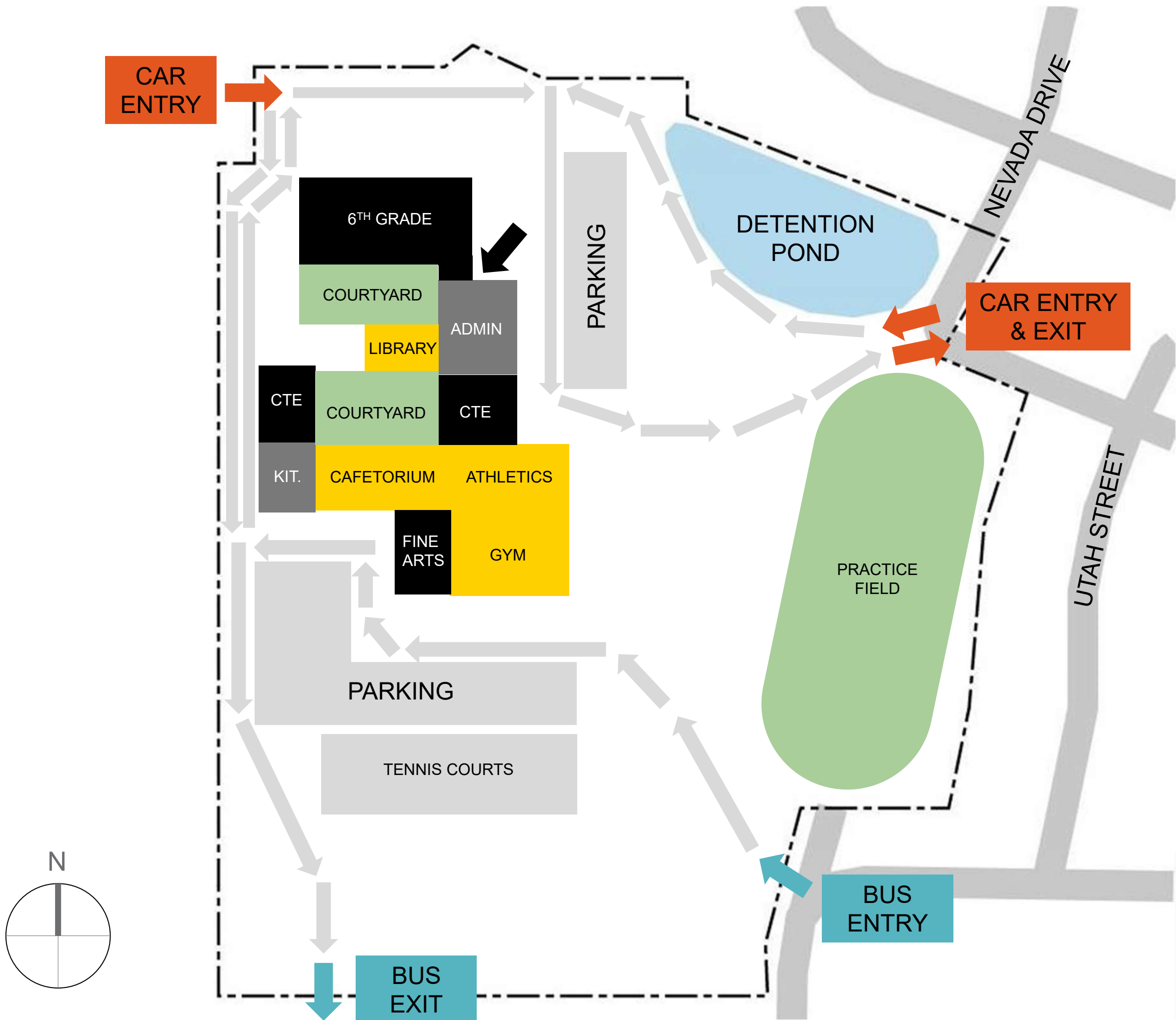


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LEGEND

- ACADEMIC ZONE
- SHARED PROGRAM
- SUPPORT
- COURTYARD

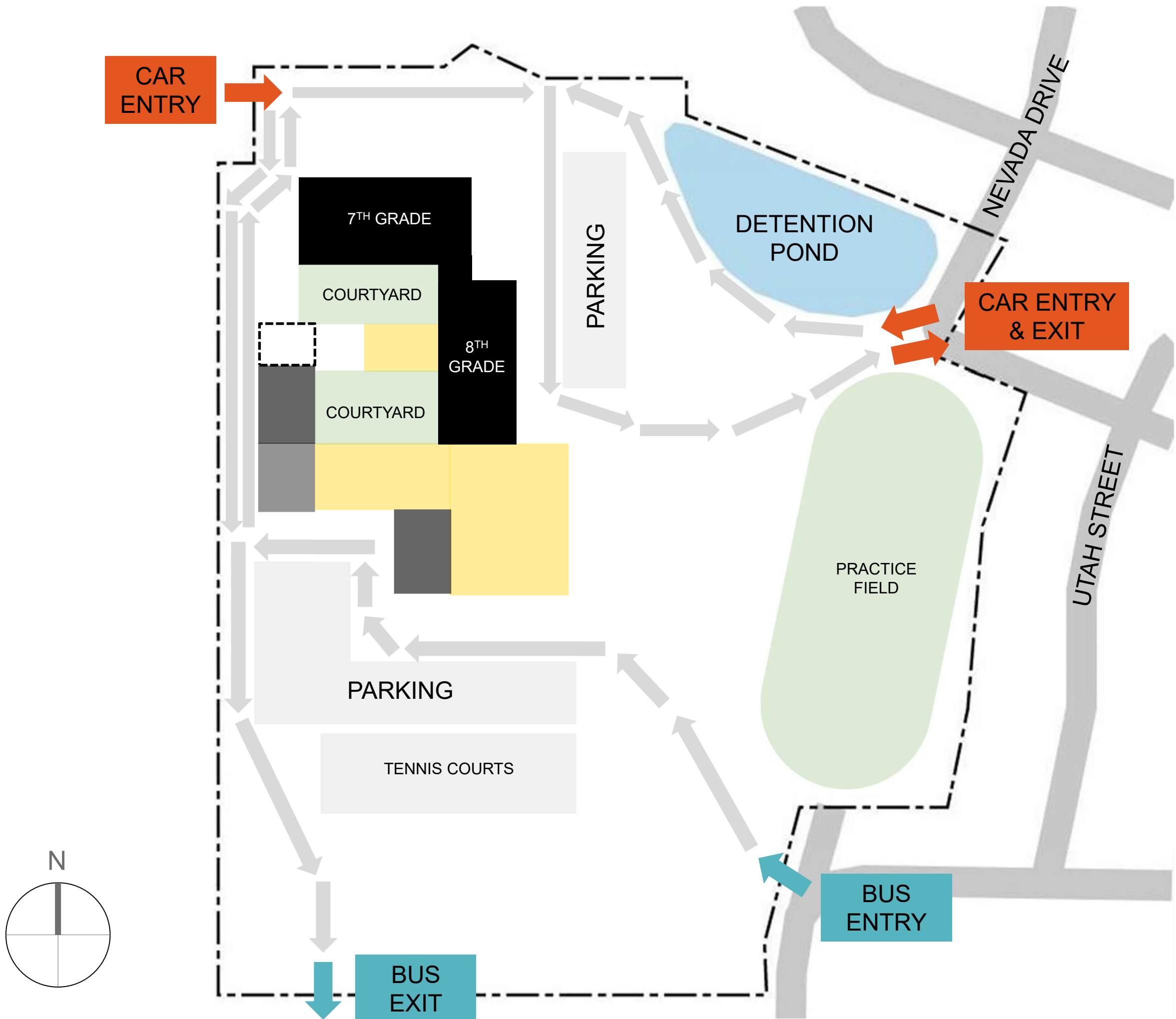


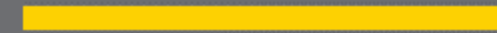
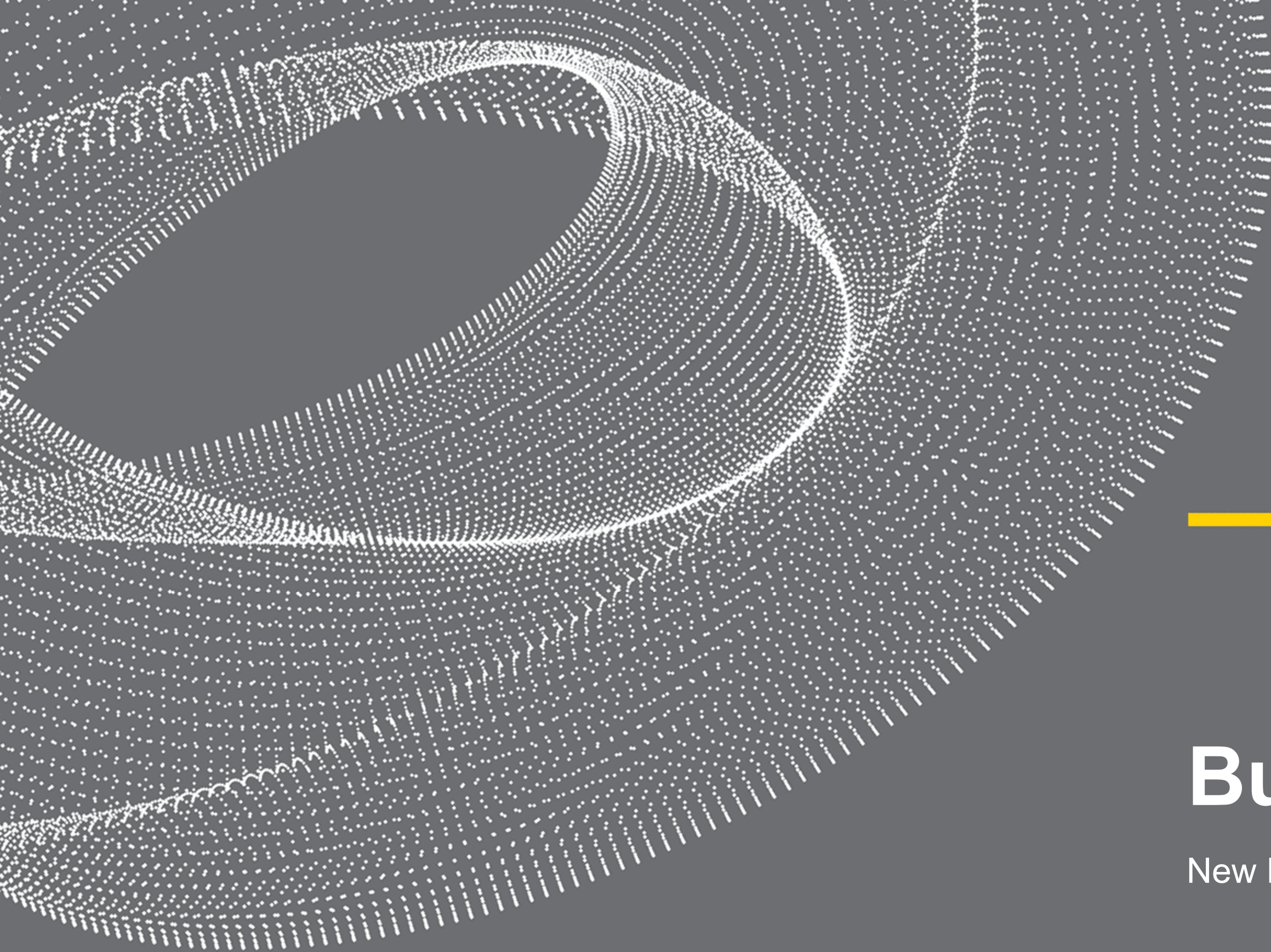
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Building Layout

New Middle School

FUTURE PARENT ENTRY

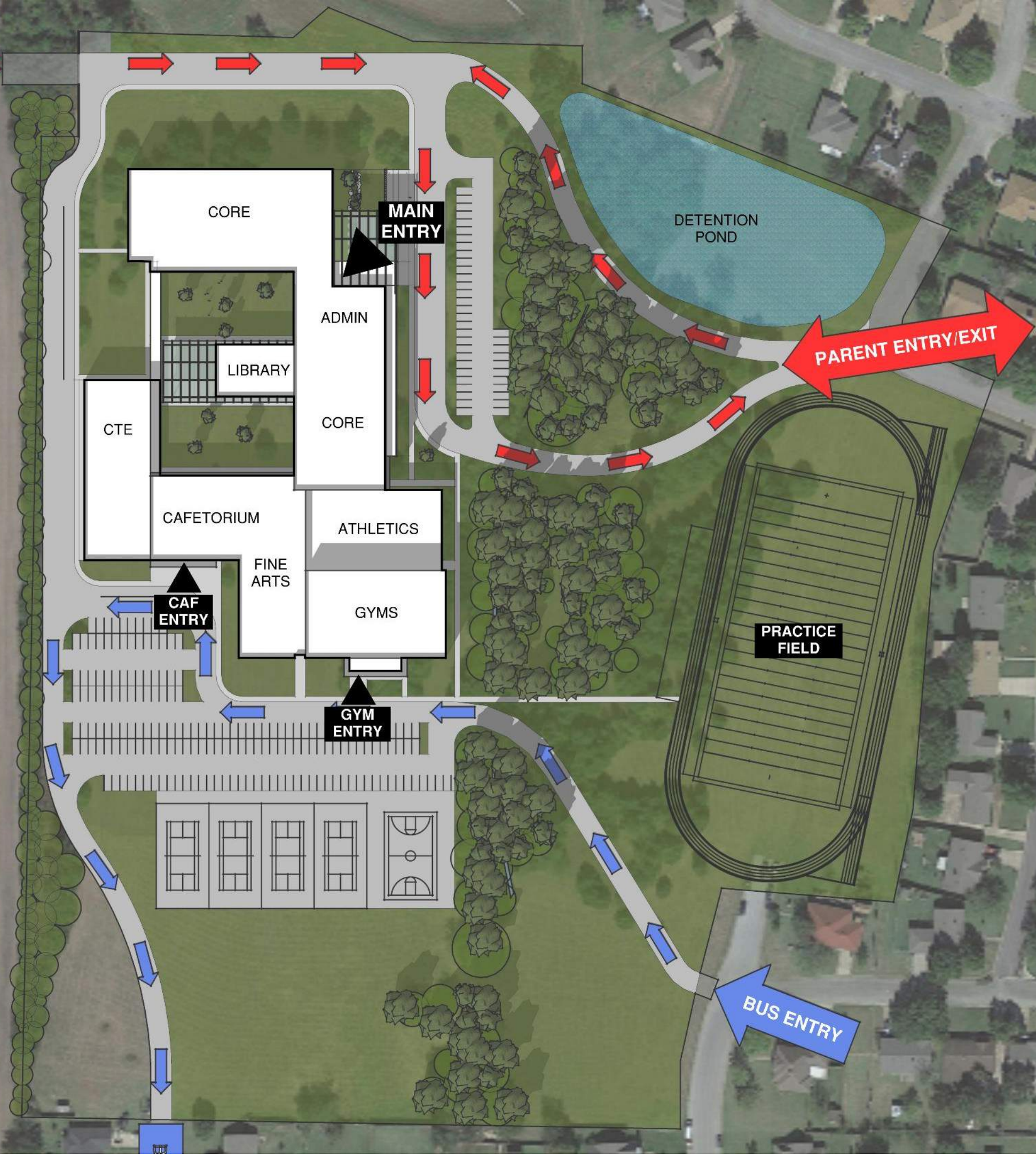
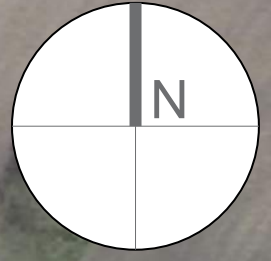
MAIN ENTRY

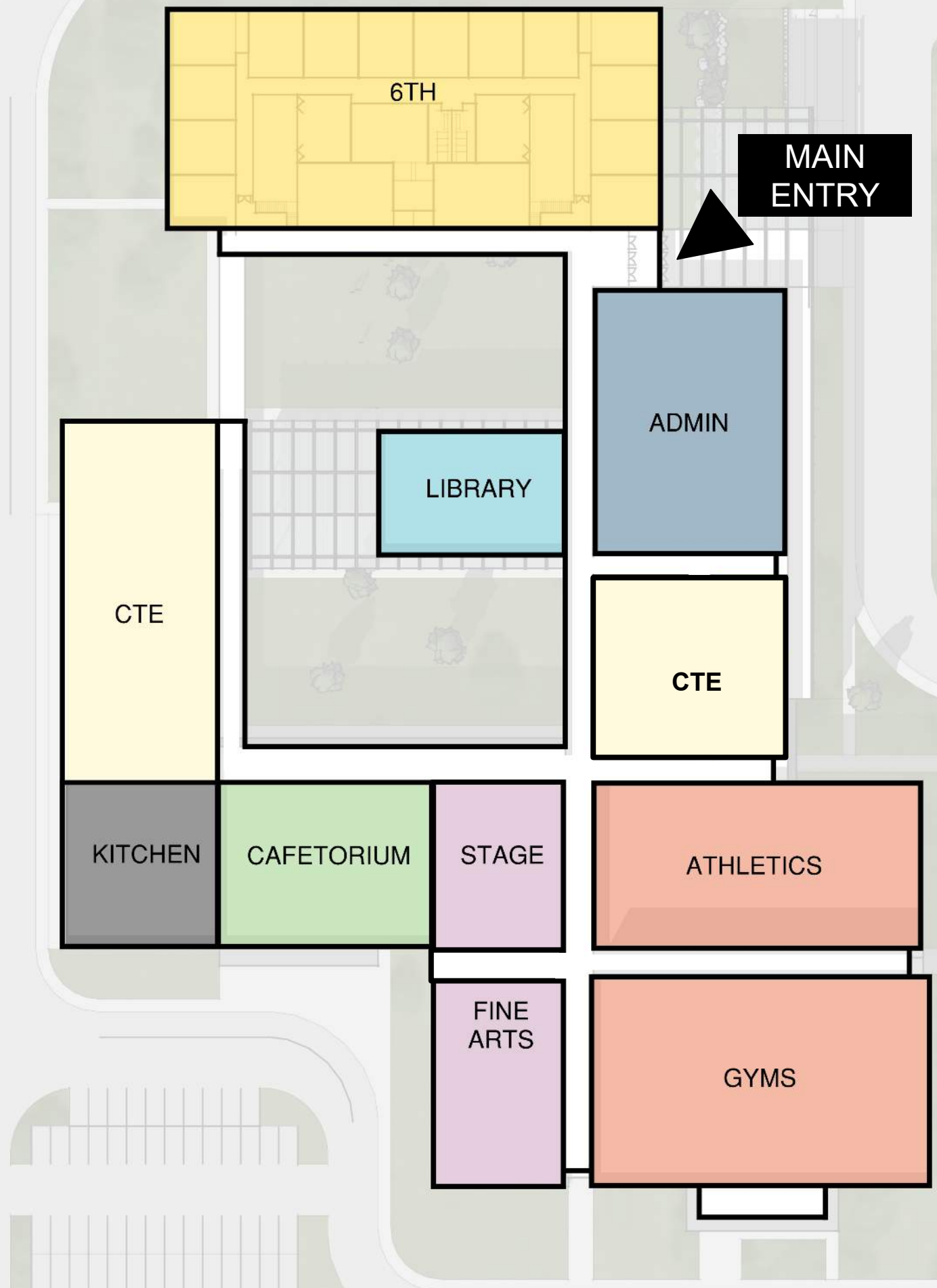
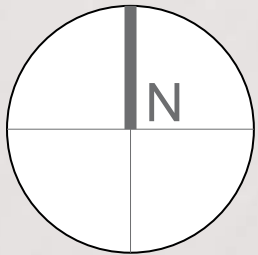
PARENT ENTRY/EXIT



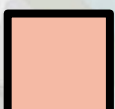



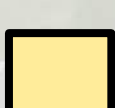

CAF ENTRY

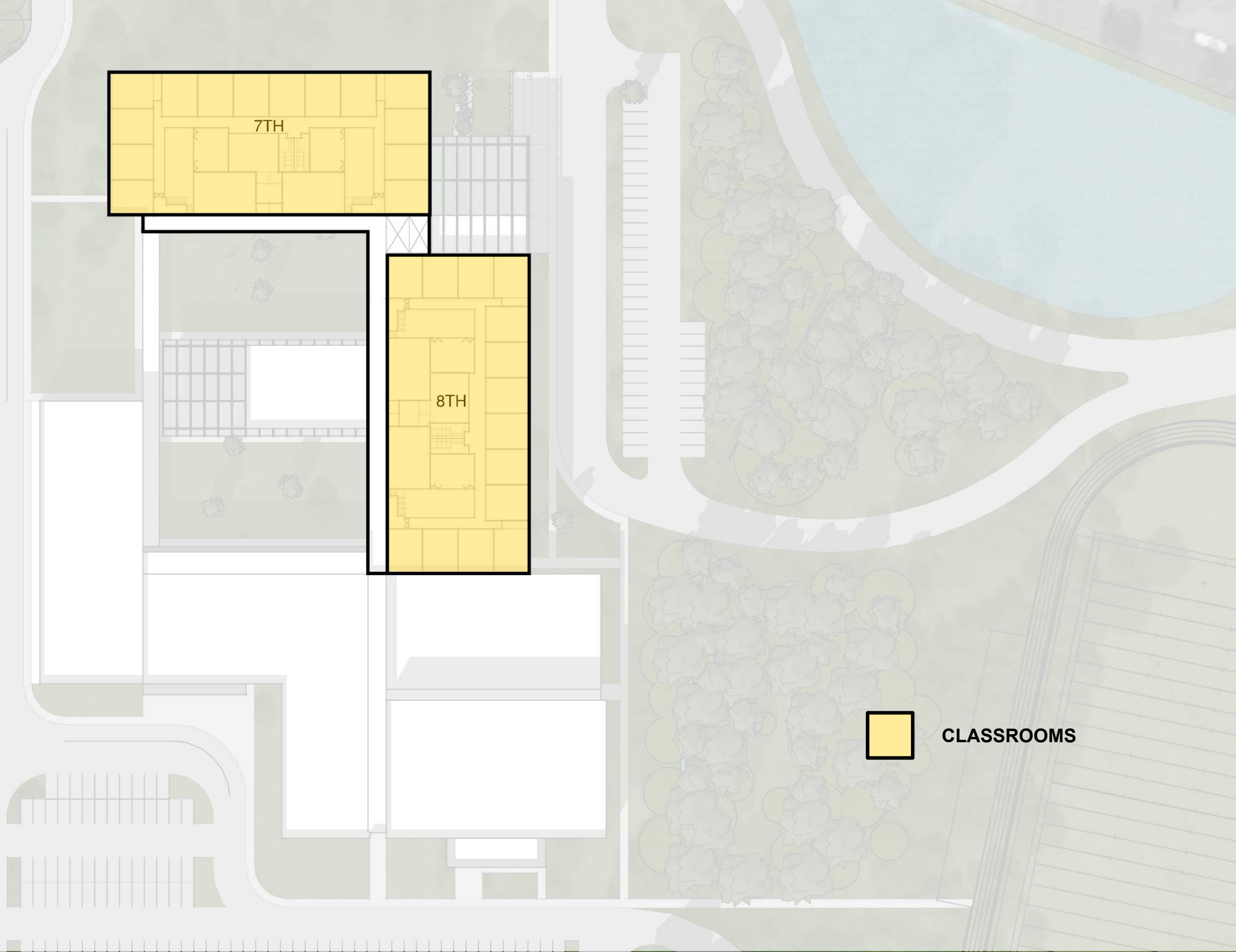
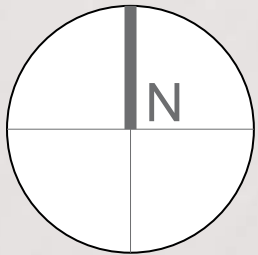
GYM ENTRY

BUS ENTRY

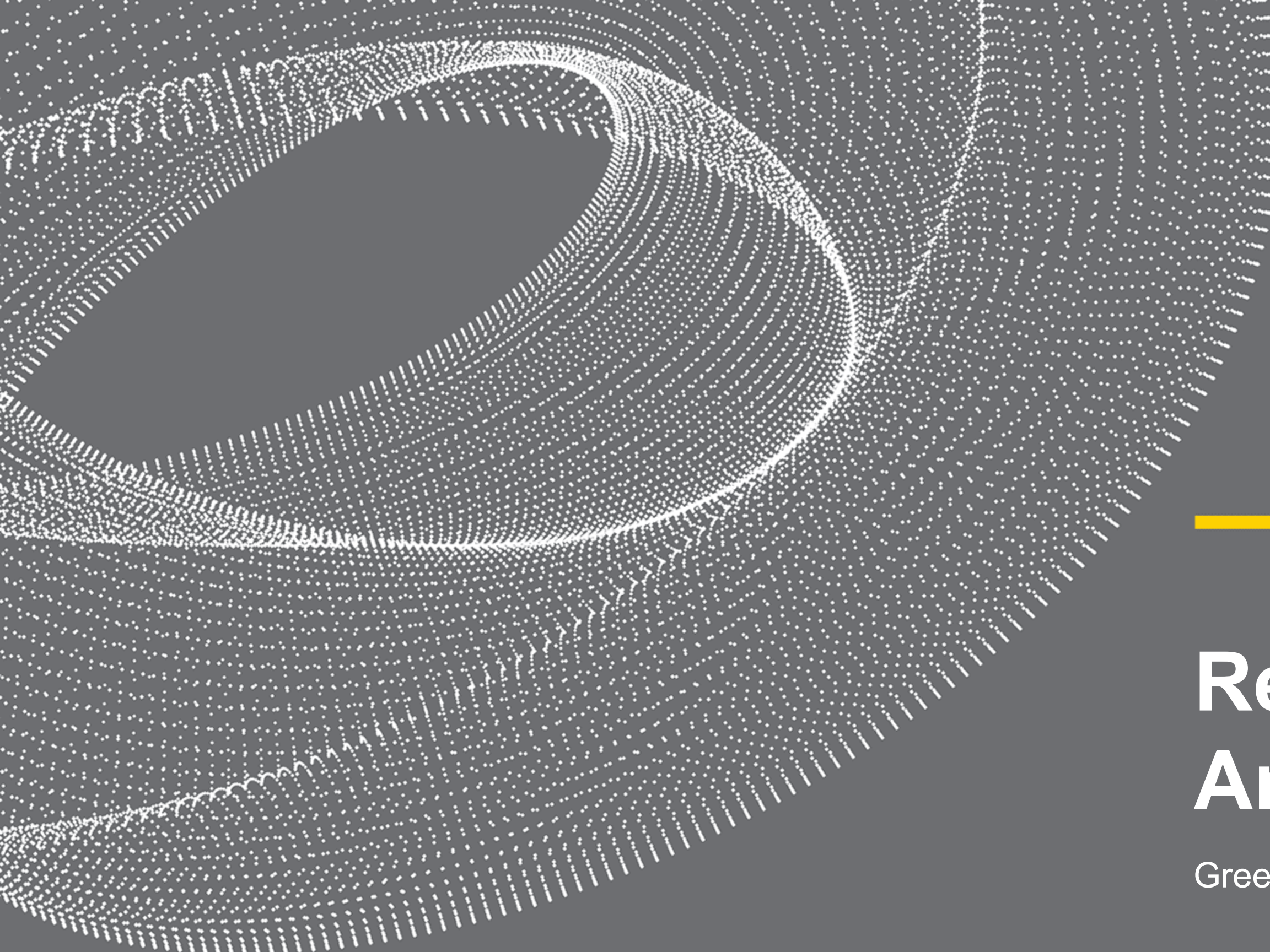




-  ADMINISTRATIVE
-  LIBRARY
-  ATHLETICS
-  PERFORMING ARTS
-  CAFETORIUM
-  KITCHEN
-  CLASSROOMS
-  CTE



CLASSROOMS



Regional Context Analysis

Greenville, Texas

GREENVILLE SITE ANALYSIS – EXTERIOR MATERIALS



MASONRY

WINDOW

BASE

MASONRY

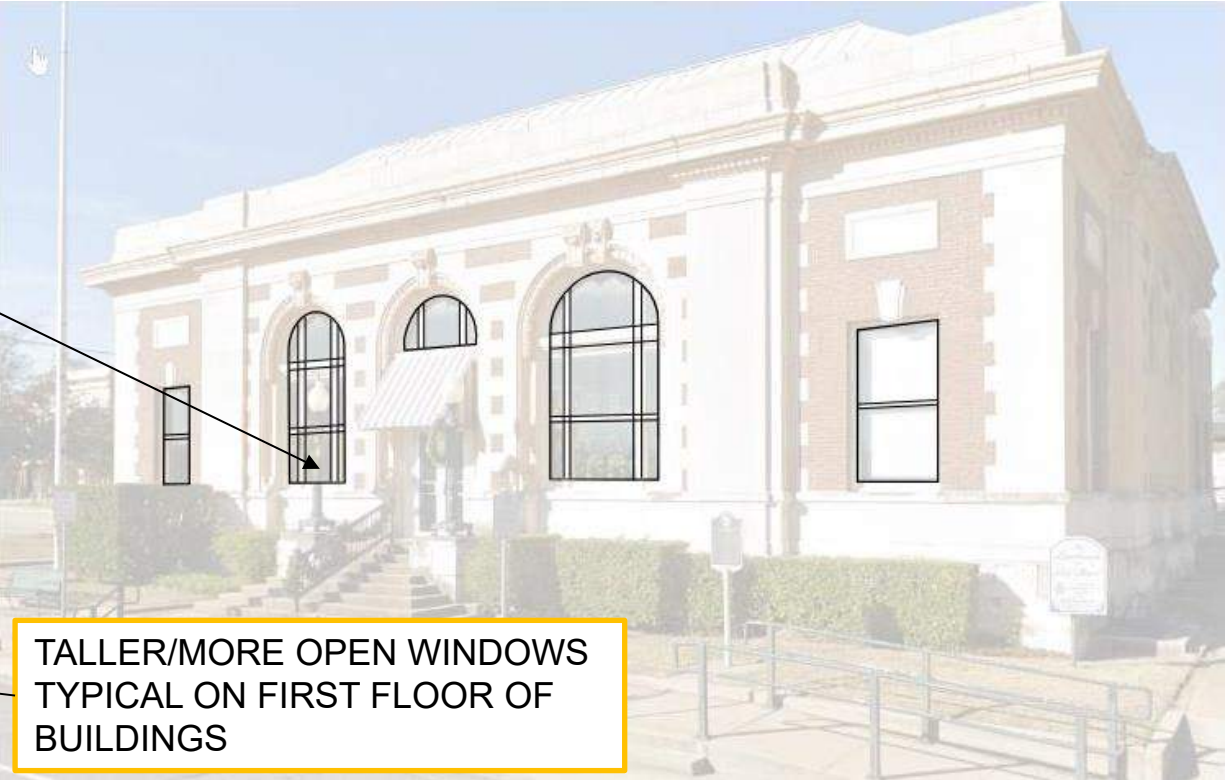


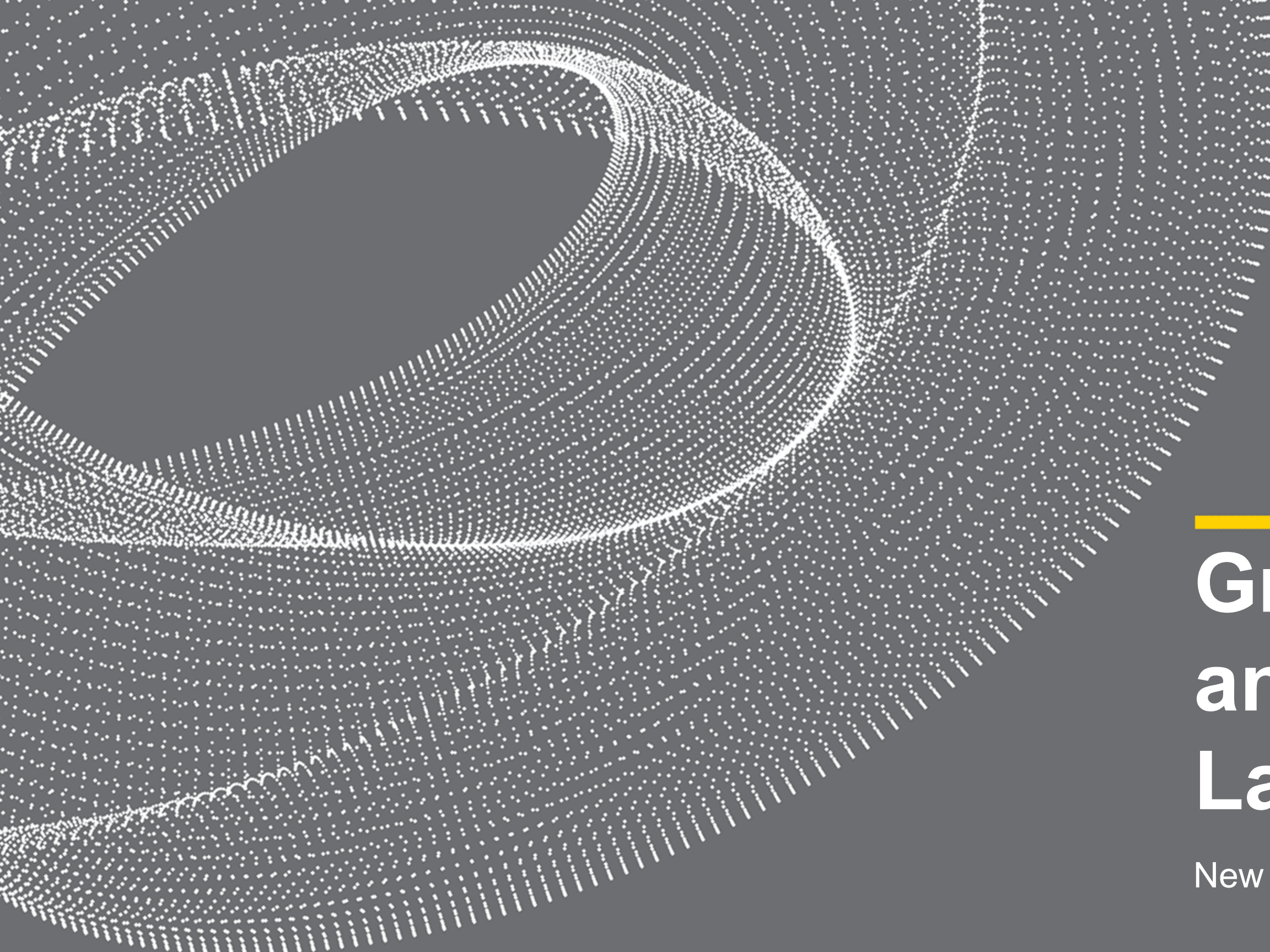
METAL



-metal use for flashing and canopy trim

GREENVILLE SITE ANALYSIS – LIGHTING



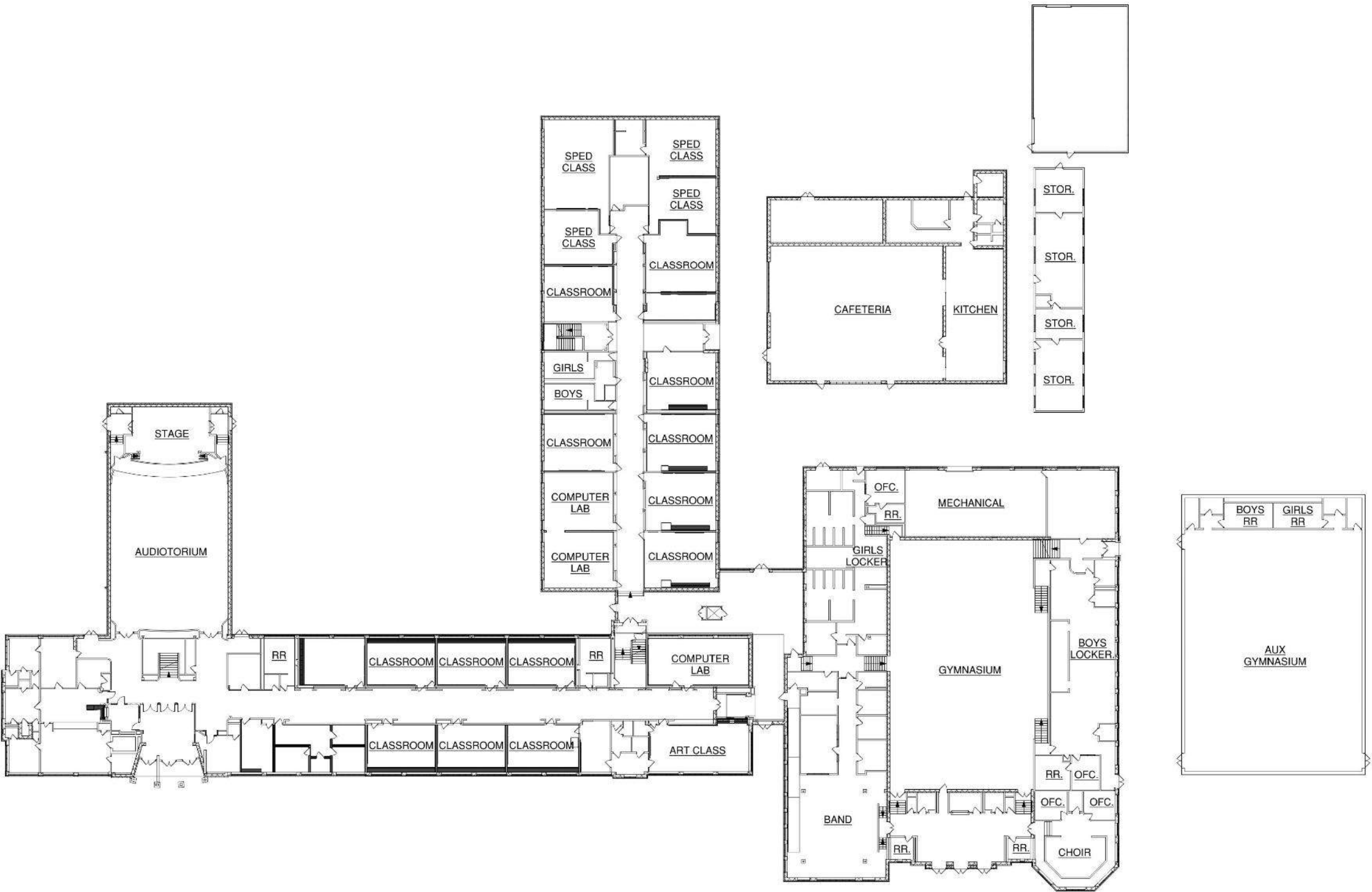


Grade Level House and Classroom Layout Options

New Middle School



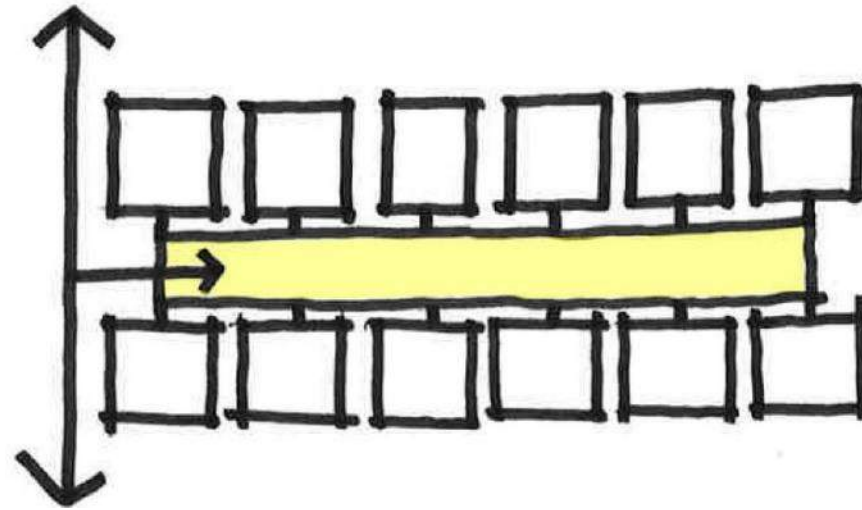
EXISTING CLASSROOM



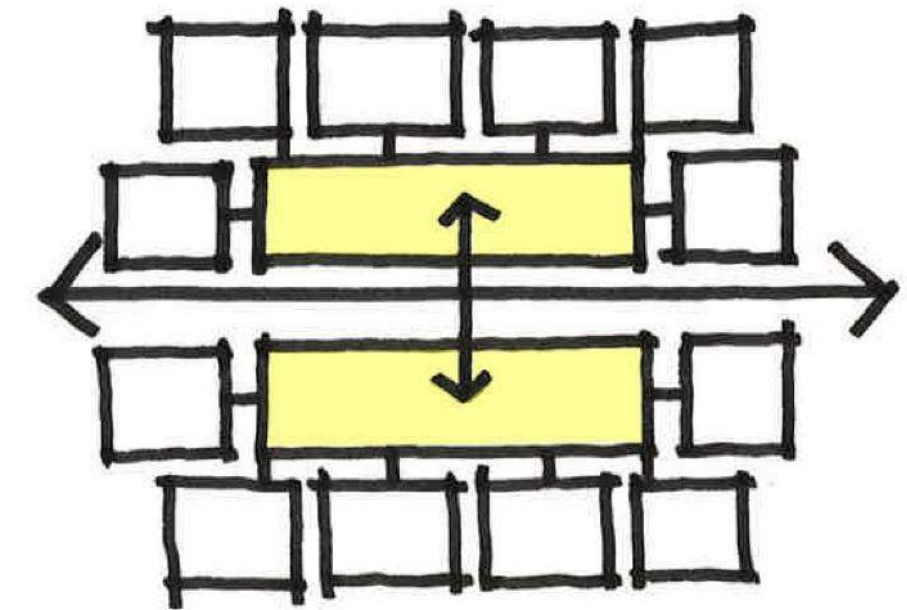
TYPE I: ENDCAP
Layout Diagram



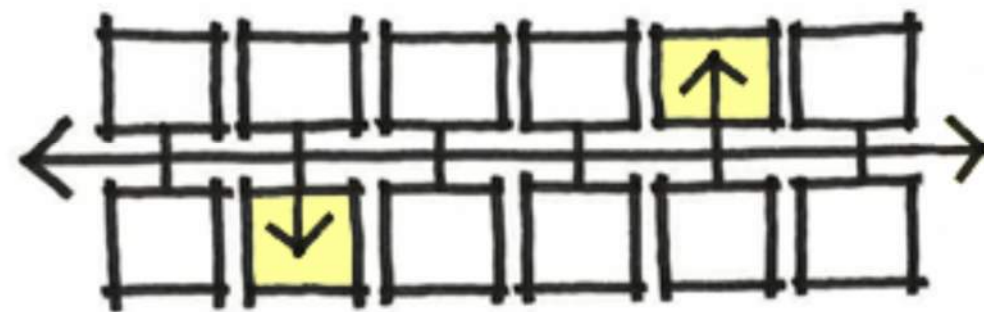
TYPE II: LINEAR
Layout Diagram



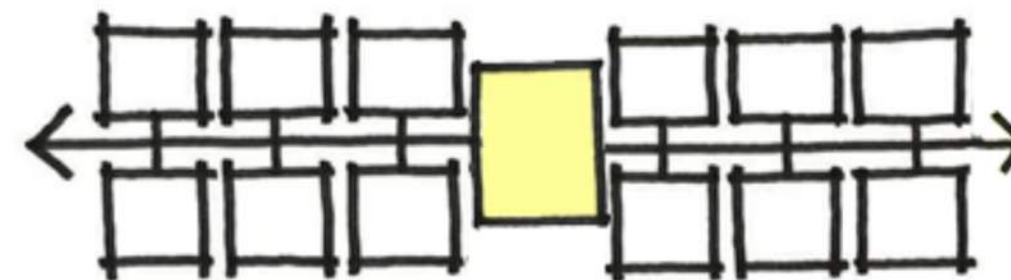
TYPE III: ENCLOSED
Layout Diagram



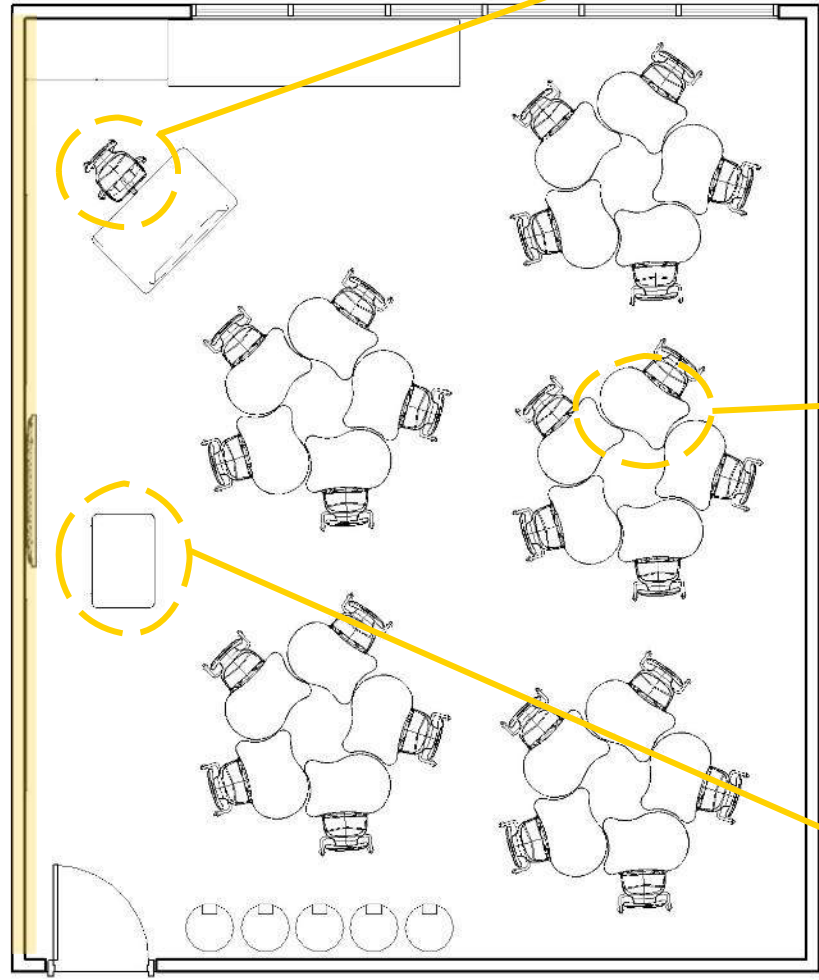
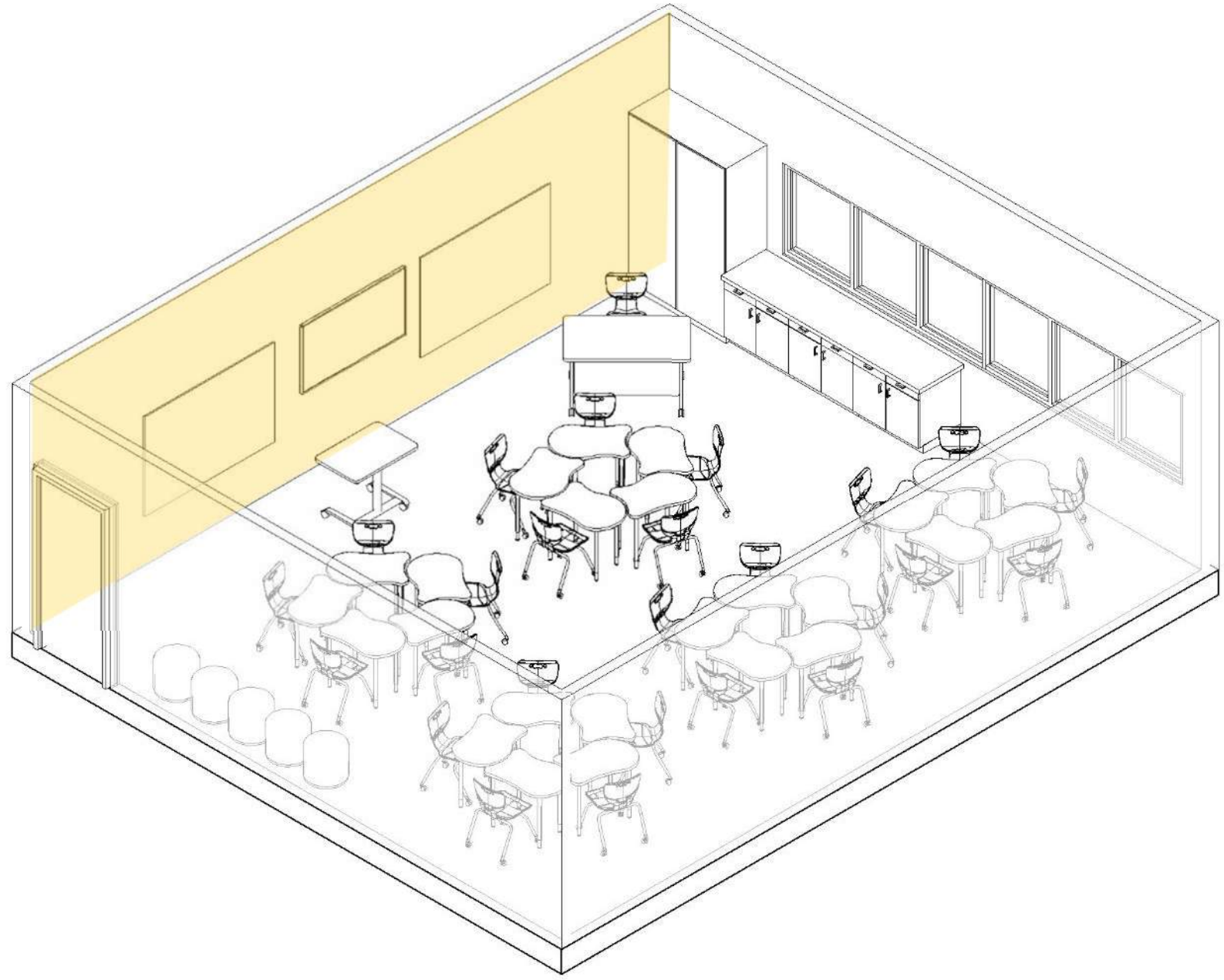
TYPE IV: POCKET
Layout Diagram

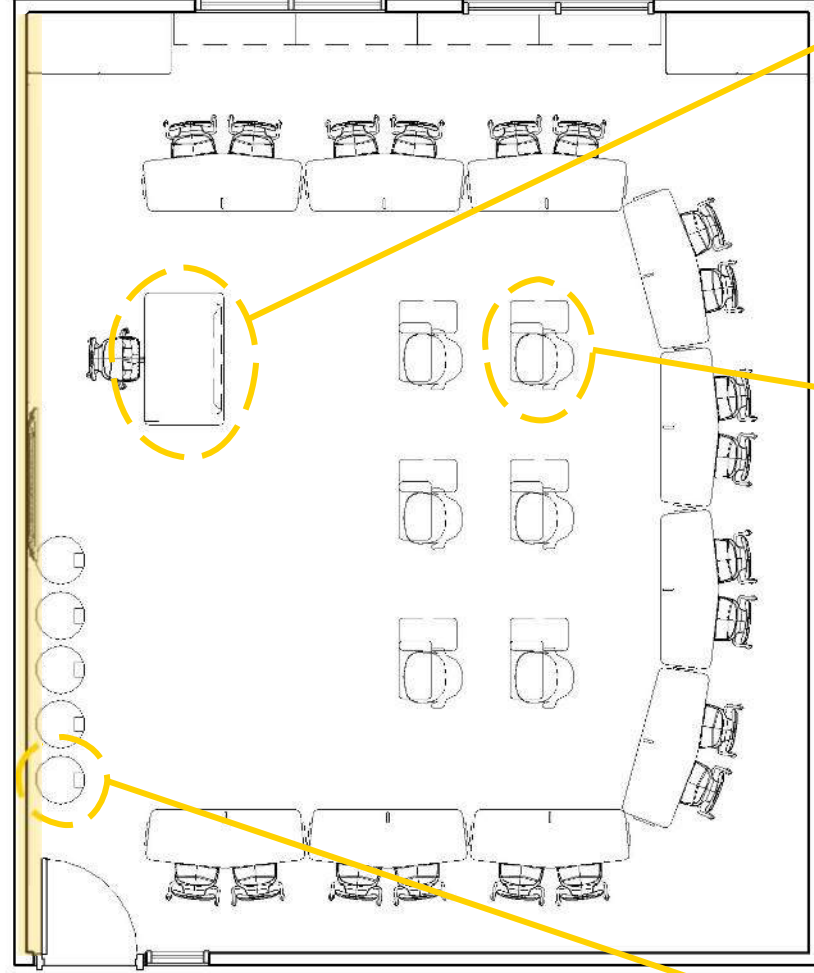
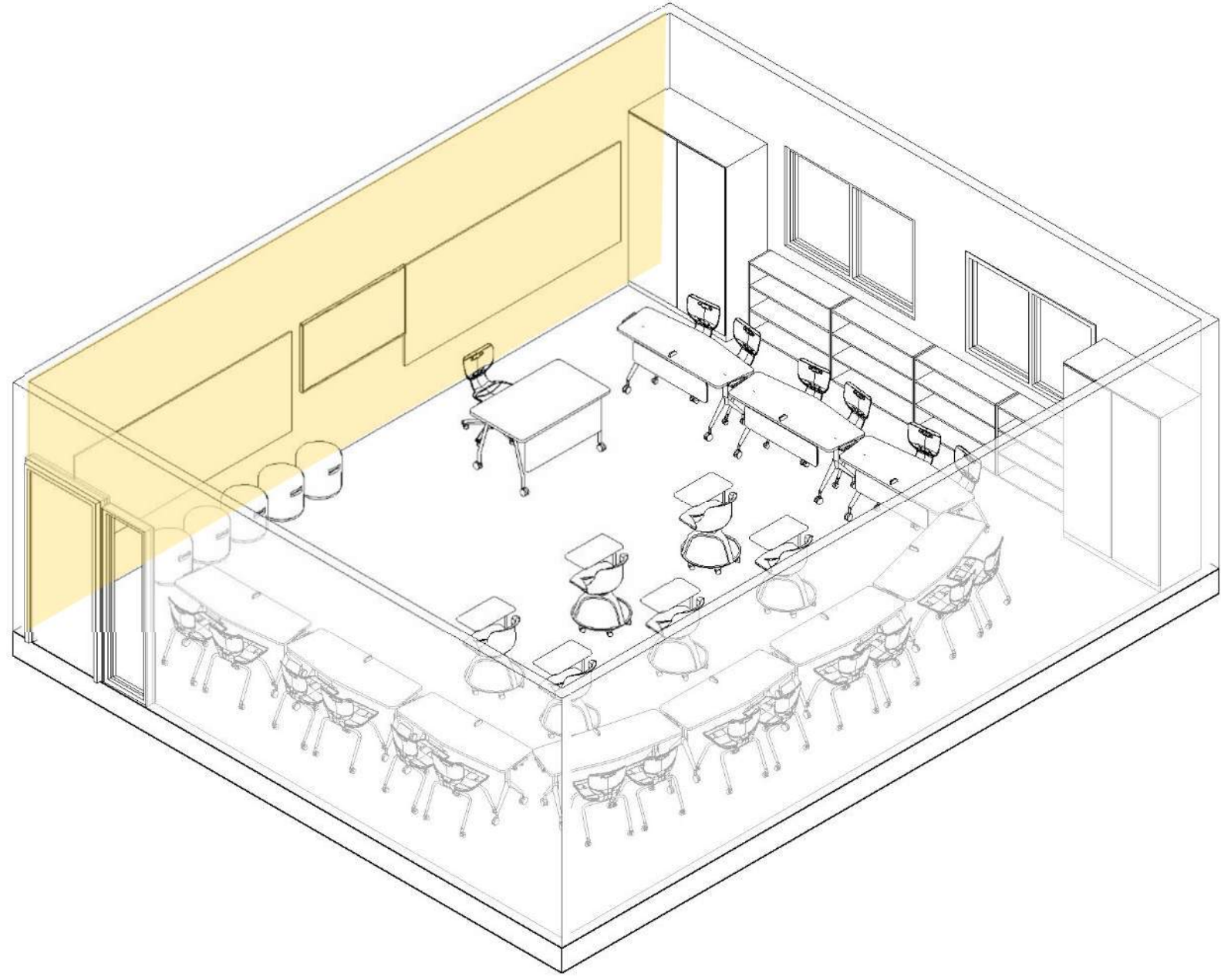


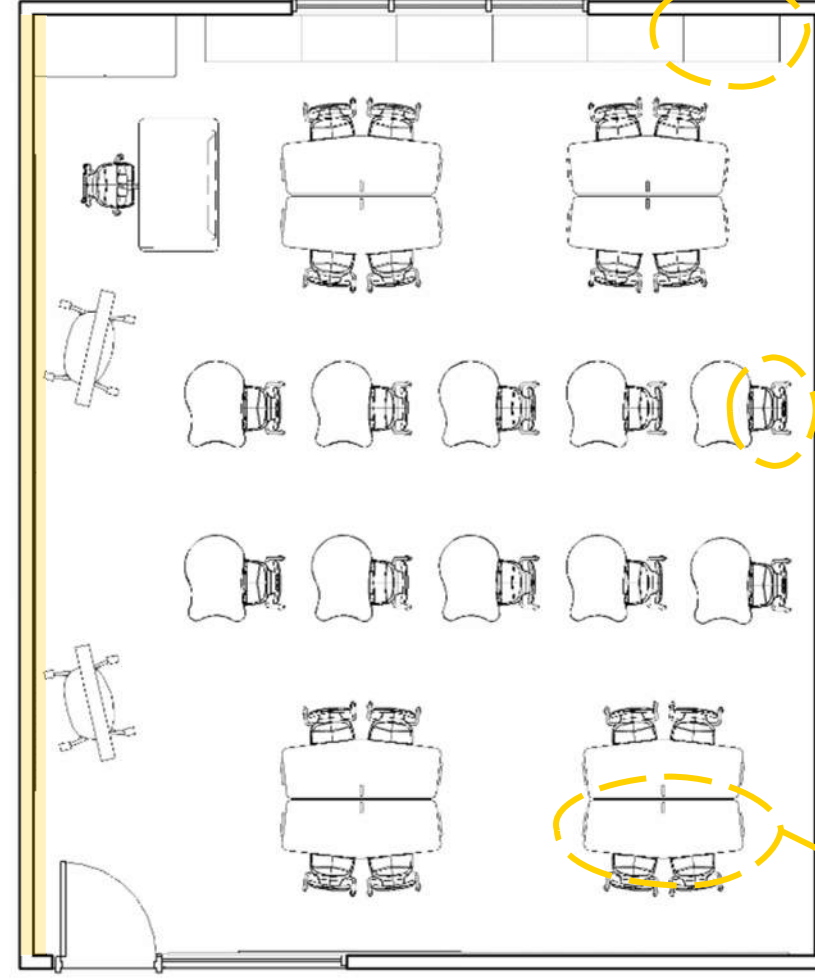
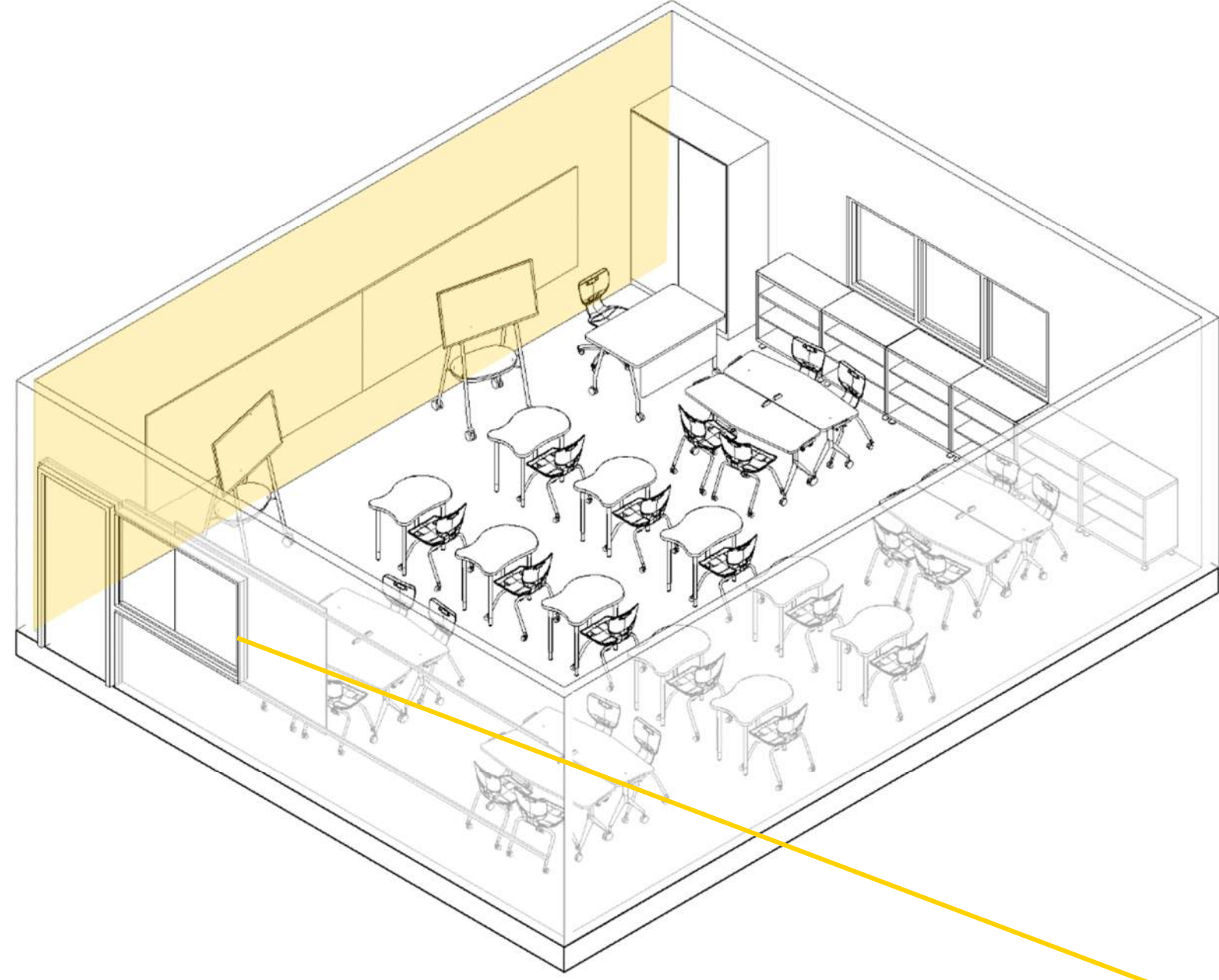
TYPE V: CENTRAL
Layout Diagram













CHALK BOARDS



WALL MOUNTED INTERACTIVE
DISPLAY



CHROME BOOKS



PROJECTOR AND SCREEN



MOBILE INTERACTIVE DISPLAY



DISPLAY CONNECTIVITY



INTERACTIVE DISPLAY – Gives teachers the flexibility they need to create innovative lessons



THANK YOU!