

# **Design Committee**

## **New Jonesborough School K-8**

### ***AGENDA PRESENTATION***

**DATE:** December 9, 2020

**AGENDA ITEM #:** 3

**SUBJECT:** Site Planning Update

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#### **BACKGROUND:**

The site plan of the school has been modified slightly and I am providing you with the latest revision. The school was shifted down and turned slightly so that instead of motorists in the traffic circle looking at the ends of two wings, the view would be along the upper exterior and school entrance of the north wing. The area of the traffic circle will be the best view of the school, and the slight change in orientation/location creates a much better view of the building.

In the area around the school building itself, there have been a couple of changes. The K-2 playground area that was in the courtyard has been moved to the east side of the school near the other playground. This is not shown yet on the overall site plan, but there is enough room to move it next to the 3-5 playground. It is shown on the building schematic sheet AS101. In addition, we will show an outdoor basketball court, four-square area, tether ball area, and sitting social area in that same vicinity for older students. The change out of the courtyard was because of the negative response from school staff to active recreational activities in the courtyard being a distraction to students inside, the need for community accessibility, the benefit of having multiage playground facilities near each other when used by families with children of different ages, and better funding opportunities.

The Pre-school playground needs to remain where it is, and the CDC (special need children) playground also needs to be adjacent or very close to the CDC classrooms. Town staff are working on plans for the playgrounds, including the CDC playground in order to factor in community use after school hours, and to project costs. School playgrounds have not historically been funded by the School System, so funding has to be raised through donations, grants, fundraisers, etc. That effort needs to be undertaken while the school is under construction so the playgrounds are in place when the school opens. We also need to be able to allocate the appropriate space for the different playground areas which impacts fencing. With the CDC playground, we are likely to want to expand the area but will need to be careful how we do that so we do not restrict the capability of expanding the school building by adding to the ends of the wings. The Jonesborough area would benefit by having a quality playground oriented towards children with special needs, including those in wheelchairs. It makes sense to combine the needs of the school and community with one really nice playground for those children at the school.

# MEMO

To: Todd Wood

From: Bob Browning BB

Date: November 5, 2020

Re: Revised School Site Plan

In looking over the most up-to-date site plan, I have the following comments/questions:

## Around School Building:

1. Would it make sense to have an acceleration lane, at least a little longer than a bus, to allow buses turning right out of the bus drop-off loop to more easily make that turn onto N. Cherokee Street?
2. Should the sidewalk along the eastside of the school building from the bus loop be wide enough to handle an emergency vehicle, especially an ambulance? Also, should it be a driveway entrance for vehicles at both ends?
3. When factoring in utilities, there should be a couple of yard hydrants within the courtyard area between building wings.
4. Rachel Conger is doing some "homework" on what a CDC playground and pre-school playground should look like. What features should be in either one? Also, the question should be addressed related to possible community use of any playground associated with the school. It really does not make sense to have a CDC playground associated with the school, and then develop a separate one somewhere else for community use. It seems more logical to me to develop a really nice CDC playground that could be used by both the school and the community. It is possible to go after grant funding when there is community use. That raises the question about location. Is there a better location than the one on the site plan? Would the location impact the final grading plan?

While the pre-k playground is probably okay, the same questions above apply to the K-2 playground. We have been told from multiple sources that a playground within a u-shaped building layout is a distraction to students within the 1<sup>st</sup> floor classrooms. I do not see how we can screen out a significant playground set up within the courtyard area. In addition, the question about possible community use is raised. Is there a better location if the intent is to have community and school use? Can we develop a much better playground area if we have access to grant funding? When looking at community use, would it make sense to have a larger playground area that was designed in two sections that were adjacent or closely associated. One for K-2 age children and one for grade 3 and above. Many young families have more than one child, and to split playground area up where it requires



We intend to add four or five angled parking spaces near the CDC playground along the one way exit coming out the westside of the parking lot toward N. Cherokee Street and the traffic circle.

Also around the school near the cafeteria is a loading dock and a wide sidewalk access to the eastside entrance into the kitchen. This area is shown on the building layout sheet A-113. The dock is created by a truck well which is a sloped down access to a dock which is level with the access door to the kitchen. A truck can back down the sloped "truck well" where goods can be easily unloaded on the dock. The wide sidewalk along the truck well also allows same level access to the kitchen, but can also be used by emergency vehicles to get to the playground areas and other facilities on the eastside of the school.

There is a dumpster area at the end of the bus loop, and we are trying to save space for a fixture commodity storage area at the end of the bus loop separate from the school building. The location of the possible Agriculture Learning Center remains on the site plan.

The area of the athletic facilities is still considered in preliminary design. We do intend to focus the concession area and bathrooms in one building between the football/soccer field and the baseball/softball fields. We also need a maintenance building, probably out near the end of the ballfield closest to the school, which could be a shared space with one end of the building being the school system equipment (hurdles, bats, balls, etc.) and the other end being Town equipment and supplies.

We will want a walkway down near the detention ponds that is not currently shown in the revised plan that could be grass (for cross-country) or asphalt or a combination of both. We will bring to the Design Committee design plans that get developed for playgrounds.

#### **RECOMMENATION:**

None - Just an update

there to be more adult supervision for one family is not helpful. Would there be a better location for a combination playground area that is close enough for school use but fairly easy accessibility to the public? It would seem to be helpful that we make the decision about how the spaces around the school building are actually used and at least determine how they might impact grading and utilities.

5. If a larger playground area for K – above were planned for the eastside of the school building, how much of a problem would it be to have a unisex restroom associated with the school building that opened from the outside? If community use was expected, could access to at least a single restroom be possible without a large additional cost?

### Vehicular Access

Does it make sense for us to assume the worst case scenario when it comes to vehicle stacking? We have talked about the capability of having a northern access drive above the long parking area that expands into two inbound lanes at the east end. In addition, grading of the northern access lane would allow a shoulder area that could be expanded into an additional inbound lane if needed in the future. I realize there is cost involved, but would it make more sense to plan initially for two inbound lanes from the traffic circle? If we are grading and rocking for it anyway, why not at least plan to pave two lanes? I assume at least some of the paving will not be in the building contract (the grading would be). We might need to work towards a commitment with Washington County (Highway Dept.) on paving assistance with the project.

### Athletic Area

1. I would have two or three additional access walkways from the parking area north of the fields into the athletic area. There is only one shown, and there is no sidewalk along the parking area itself. I do not think we want parents and kids having to walk within the parking area a good distance to get to a suitable access point to the field area. If we add two or three additional access points to the fairly close walkway and track area shown on the plan, then I do not see the need to add a sidewalk along that northern parking area.
2. I am assuming that we will need to have a workshop/storage area that is separate for school use and Town use. They could be in the same building but still be separate. I do not think it makes sense for that maintenance area to necessarily be in the same building as the concession and restrooms. It would seem to me that we would want to separate the maintenance building area away from the hub of public activity. On the other hand, we would want the restrooms/concession building to be in the center of the heavily public use area. Would it make sense to have a separate “shared” maintenance building located down the right field line of the westerly ballfield?
3. Is the idea that deliveries by truck or other vehicles to the concession/restroom building and/or maintenance area be from the parking area down the widened walkway, around the practice track to the widened walkway between the football



field and ballfields? If the maintenance building is separated, the widened walkway would need to be extended to that building location, if it is necessary.

4. There needs to be a little homework on what water access is needed in the athletic field area. If there is a separate maintenance building for school and Town use, there will need to be at least a utility sink and drain within both sections. Would there need to be a concrete slab area with drain that could be used by both the school and the Town to wash off equipment?

#### Remaining, Undefined Area

I assume the area above Thompson Meadow Lane is left out of the site plan because there is not necessarily a firmly established direction for its development. The question is raised regarding how this area is impacted by the grading of the designed area of the schematic? Does dirt need to be graded into this undefined area? We know from feedback from one of the cross-country coaches that the trail around the entire 48-acres is great for practice. It is also great just as a walking trail. If we are keeping the Agriculture Learning Center building in the plan, then it makes sense to also keep the needed outside components to the agriculture education program. The detention ponds are necessary, so it would seem those contours are needed in the grading plan. If there is an equipment shed off of Thompson Meadow Lane for agriculture equipment, does there need to be water to that building. Both access and water is easily accessible from Thompson Meadow Lane. Whether any structures are shown or even any agriculture-based use areas are defined, it would seem to make sense that the grading plan contours reflect that possible use. Even if the use changes, most other uses would likely benefit from the agriculture-based layout scheme.

That's it for me.

Thanks.

cc: Glenn Rosenoff  
Ken Ross  
Jay McCusker  
Aaron Brumo

## Donna Freeman

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**From:** Bob Browning  
**Sent:** Monday, November 02, 2020 1:30 PM  
**To:** Donna Freeman  
**Cc:** Sheila Watson  
**Subject:** FW: Jboro school for markup  
**Attachments:** Jboro K-8 School Schematic Design 10-26-2020 Site-preliminary.pdf

Please print the attachment `11x17

**From:** D. Todd Wood <todd@dtwoodengineering.com>  
**Sent:** Monday, November 2, 2020 11:55 AM  
**To:** Jay.McCusker@clarknexsen.com; 'Aaron Brumo' <ABrumo@ClarkNexsen.com>  
**Cc:** Bob Browning <BobB@jonesboroughtn.org>  
**Subject:** RE: Jboro school for markup

To meet your schedule, we need to get back into this drawing in the next few days. Please let us know if anything needs to change before we start adding utilities and grading. Thanks.

**From:** D. Todd Wood <todd@dtwoodengineering.com>  
**Sent:** Monday, October 26, 2020 10:36 AM  
**To:** 'Jay.McCusker@clarknexsen.com' <Jay.McCusker@clarknexsen.com>; 'Aaron Brumo' <ABrumo@ClarkNexsen.com>  
**Cc:** Bob Browning <bobb@jonesboroughtn.org>  
**Subject:** Jboro school for markup

See attached preliminary site plan for you to markup with any changes you want before we start labeling, dimensioning, adding utilities, and add grading contours.

For the grading, we won't have time to add a lot of spot elevations or take into account curbing so we plan to just use grading contours across the site with enough information to see where we stand with cut/fill balancing and cost.

The changes:

1. New bldg. footprint shifted to south slightly.
2. Sidewalks added to/from doorways
3. Entry peninsula shifted and parking lot reconfigured
4. Dropoff lanes at front widened to 20' per fire marshal
5. CDC drop-off reconfigured
6. Playground and trails adjusted.
7. Agricultural bldg. moved and crosswalks adjusted
8. Trail below general grass play area/practice field not shifted yet. When I do the grading, I'll shift as far south as I can.
9. I looked at "rounding" the bus entry drive as they turn left toward the school but it makes the turn too tight. As I grade it, I might add a slight outside curve if needed to make grading work better.

Also, update your title sheet to reflect "North Cherokee Street" not "road".

D. Todd Wood, P.E.

PO Box 4373

OWNER  
JONESBOROUGH  
K-8 SCHOOL  
North Cherokee Street  
Jonesborough, TN 37659

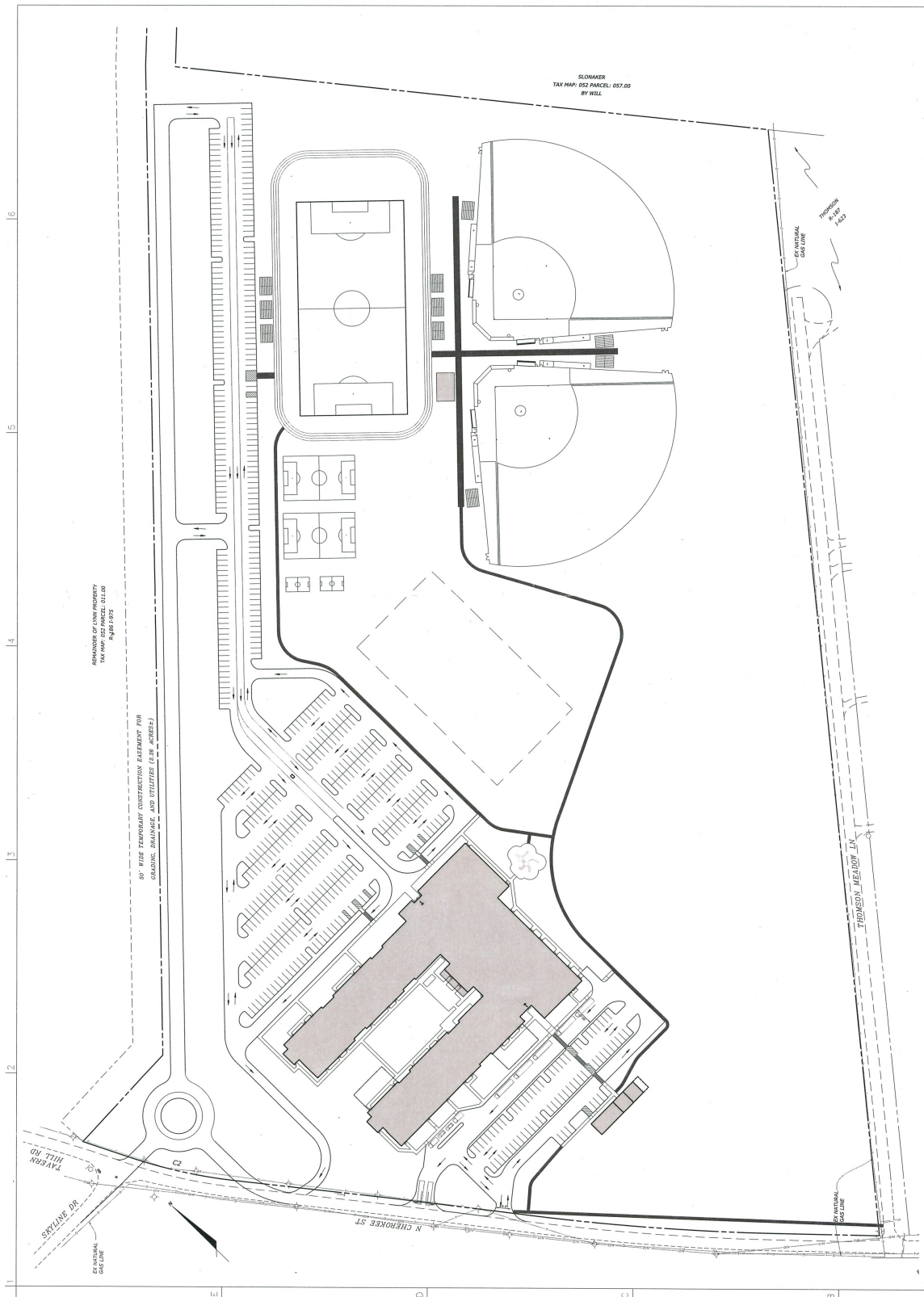
210 E. WATKINS AVE  
JONESBOROUGH, TENNESSEE 37601  
423-939-3351

NOT FOR CONSTRUCTION

SCHEMATIC  
DESIGN

SITE PLAN  
C1

CN  
9/28



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1. I am a duly licensed Professional Engineer in the State of Tennessee.  
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