

Statement of Operations

International Leadership of Texas Grand Prairie High School
Site Plan Case Number S141001

School

The mission of International Leadership of Texas (ILTexas) is to prepare students for exceptional leadership roles in the international community by emphasizing servant leadership, mastering the English, Spanish and Chinese languages, and strengthening the body, mind and character. The school accomplishes this mission by offering some unique programs and facilities to its students.

One unique educational offering of ILTexas that extends through their education model for grades 6-12 is the integration of three languages; English, Spanish, and Mandarin Chinese. Each student is taught all three languages, and each class subject integrates all three languages into their teaching. A critical component to integrating Mandarin Chinese into the everyday learning is the integration of the foreign Chinese students. At a ratio of approximately 1:4, Both the Chinese student and the American student benefits by spending time with each other outside of the formal classroom setting, and experiencing the application of their language skills in everyday circumstances. This integration provides an opportunity for the students to not only learn each other's language but also to learn each other's culture and to develop long term professional relationships. The goal is for each graduating student to be fluent in all three languages.

Another example of the academic excellence at ILTexas is the Dual-Credit partnership with local colleges. Their goal is for every student to earn college credit by taking courses at a local college their Junior and Senior year. Students who excel academically will have the opportunity to complete an Associate Degree concurrent with their high school graduation. Under this Dual-Credit partnership, students will attend classes at both campuses as scheduled during the week.

International Leadership of Texas uses the Athlos Academy model. The vision of Athlos Academy is to help students and graduates personify the Three Pillars of Excellence: Prepared Mind, Healthy Body and Strong Character. Athlos promotes youth fitness, works to combat childhood obesity, and makes the link between physical health and activity and succeeding the classroom. Components of the facility help to implement the Athlos model; specifically the full size gymnasium and the indoor turf area, which is comprised of 35 yards of artificial turf within the building, which allows trained "Turf Instructors" to teach the students the importance of proper physical and nutritional activity and effort tied to value characteristics.

International Leadership of Texas uses the TEKS (Texas Essential Knowledge and Skills) as the curriculum standards. All state assessments are administered as required by the State of Texas.

The high school will offer grades 9-12. The school building is approximately 75,705 square feet. This application is seeking approval for a total enrollment of 816 students, which is comprised of up to 624 local students, and 192 foreign students. The classroom instruction will be 8:00-4:00. It is estimated that the school will hire approximately 70 faculty/staff.

Boarding School Housing (Dormitory)

A component of the State Charter for ILTexas is the enrollment and integration of foreign Chinese students. These students come from the countries that speak Chinese with the primary focus on China. The school will be certified by USCIS and then the students will be under the appropriate F-1 visa and spend a year in this high school. At this time, the visa is restricted to one year in public high schools. The students generally arrive by the beginning of August and would return to China in June.

The school program is designed to accommodate 192 Chinese students. One half female and one half male. In order to accommodate this many foreign students, the school provides onsite housing. Since the Chinese students will not have personal transportation, it is critical that the dormitory facility be located adjacent to the school. The dormitory is 57,863 square feet, three stories, with a total of 44 units. 32 of the units will each occupy six students. The remaining 12 units will occupy adults that will serve as chaperones (Resident Advisors). These Resident Advisors will consist of either teachers from China who will also teach in the ILTexas and/or other ILTexas employees, and/or local individuals that are hired to manage the facility.

The dormitory is segregated into two sections; one for females and one for males. Security of the premises is of utmost importance for the protection of these students. Their movement in and out of the dormitory facility is closely monitored and controlled. All routine access in and out of the living units will be through a central lobby referred to as the greeting center. A chaperone or security guard will be positioned in the greeting center 24 hours a day to ensure only student and school personnel are allowed in the living space, and that the females and males are kept separate. Additional emergency egresses are available to the living space, which are monitored by alarm, but all movement should go through the greeting center. Fencing is provided around the dormitory to secure the premises.

Each student unit consists of three bedrooms, two bathrooms, a living room, and a kitchen. Two students will occupy each bedroom. The kitchen will contain a refrigerator, sink and microwave, but no stove is provided at this time for actual cooking. All meals for the foreign students will be coordinated by the school, and will be served in the school cafeteria. The laundry facilities are located in the greeting center. Each chaperone unit consists of two bedrooms, two baths, a living room, and a full kitchen. Only two adults will occupy each of these units, for a total of 24 adult chaperones/RAs.

The school provides specific activities and opportunities to expose these Chinese students to various cultural experiences in the community. Arrangements are made to transport these students via buses or shuttle vans to these activities under the supervision of the chaperones and staff.

Other Activities

The school does sponsor multiple athletic teams; however, there will not be any lighting for the outdoor fields, so there will not be any night time games. Students are also encourage to participate in clubs and organizations which may include student government, academic competitions and honor societies, cultural explorations, fine arts performances and productions, student publications, and community service projects. The school facilities allow for these opportunities by the inclusion of the necessary classrooms for science, art, dance, music, etc.

Site Plan

The site has approximately 4,200 lineal feet of vehicle queuing onsite. During the AM drop off and PM pick up peak hours, once vehicles enter the property from Ragland Road they will split into one of two one-way lanes that proceed along the east edge of the property following the perimeter drive aisle in a counter-clockwise direction. For those students or faculty that will be parking their vehicles, they will maneuver into the inside lane where they will be able to directly access the parking fields on the east and north side of the school building. For those vehicles that will be dropping off or picking up a student can maneuver into either the inside or outside lane, but will continue to proceed around the perimeter of the property until they reach the loading area on the west side of the building to unload/load the student. Vehicles will then continue in a single file along the perimeter drive aisles in a counter-clockwise direction around the ball fields until they reach the main drive aisle, at which time they will turn right to head towards the exit to Ragland Road. A traffic circulation map with directions will be provided to each student and family prior to the start of school that will explain the onsite traffic pattern. For the remainder of the day, the drive aisles will function as two-way circulation.

Transportation

The applicant has provided the city with the estimated trip generation rates for their review. The trip generation rate provided is conservatively higher than what is expected as it includes the foreign students in the calculation, but in reality, they will not generate any vehicle trips as they will walk to school. The city is in the process of collecting counts for the existing vehicles on Ragland Road. Based on the results of the vehicle counts, further discussion will occur to identify capacity of Ragland Road.

School Operations

Students will enter and exit the building through the side doors on the east and west sides before and after school hours. Access to the school during any other time of the day will be directed through the front entrance, and the side doors will be locked to prevent further entry. Staff will monitor the side doors during the time leading up to the start of school and immediately after school. Students are issued a Student ID badge which they must always have in their possession. Students at ILTexas also wear uniforms to distinguish themselves from non-students.

Lunch and meal services for the school are provided through a regional fresh meal provider that caters meals to multiple schools. The pre-prepared meals are delivered on a small delivery trailer to the loading area adjacent to the school kitchen. The truck will utilize the same drive aisles and access points that have been deemed adequate for fire truck maneuverability. This service is being utilized at the other existing four ILTexas campuses, serving over 4,500 students.

ILTexas also provides on-campus daycare for staff and faculty members only.

Exceptions

This application requests the following exceptions:

School

1. Approval to exceed 25 feet in building height (Agricultural Zone Standard, Appx. F-2.A.4&5)

The architectural theme of the building is intended to contribute to the learning environment of the students. The traditional colonial style, with its grand entrance, contributes to the impression of an institution of higher learning. Values of discipline, tradition, and excellence are conveyed through the use of the building materials, the large columns, elongated wall space, and the old style cupola over the entrance.

To achieve this desired impression of excellence in learning, along with constraints of the internal use of certain spaces, the walls of the main structure exceed 25' in two locations. One is a result of the inclusion of a full size gymnasium and turf area with high ceilings to accommodate the use of these spaces by the athletic activities. The internal clear height required is approximately 25', and with the addition of the roof trusses and decking, and adequate parapet walls, the height of the exterior wall around the gymnasium and turf area is 33'-3". The second location is the wall height surrounding the stage. The stage floor is also elevated in relation to the gymnasium floor, and also has a high ceiling requirement in comparison to a normal classroom. The result of the necessary clear height for the stage space, including the necessary roof structure and adequate parapet walls

to screen the roof top units, results in the height of the exterior wall around the stage area to be 25'-8". The remaining walls of the main structure do not exceed 25'-0".

While the height of this building exceeds the parameters of the zoning standard, it is consistent with the size and mass of the adjacent structure of the Crossroad Christian Church, which also exceeds 25' in height. The size is also consistent with the general guidelines of Appendix F of the Corridor Overlay District Standards as those standards permit heights of Articulated Public Entrances to extend above 25'. The applicant understands that this exception is a request to exceed the height within the base zoning standard, but believes the proposed heights are consistent with the types of existing and intended retail and commercial use destinations that is desired within the corridor of the SH-360 Overlay District.

2. Approval to exceed the Horizontal Articulation (Appx. F-2.A.4)

The school building is deficient in meeting this standard. The majority of the deficiencies are attributable to the perimeter of the gymnasium space located at the rear of the building. However, taking into consideration the multiple gable and column elements and the changes in the material accents around the building, the applicant feels that the intent of the horizontal articulation is met and requests approval of this exception.

3. Approval to exceed Vertical Flat Wall Articulation (Appx. F-2.A.5)

The school building is deficient in meeting this standard. The majority of the deficiencies are attributable to the perimeter of the gymnasium space located at the rear of the building. However, taking into consideration the multiple gable elements and the multiple variations in the roof line across each elevation, the applicant feels that the intent of the vertical articulation is met and requests approval of this exception.

4. Approval for of cornice element extension from wall surface. (Appx. F-2.D.1)

The cornice element is formed to create a distinguishable shape, but it does not extend 18" from the wall surface. The applicant believes that the proposed cornice shape is comparable in size and proportion to the other wall projections elements.

5. Approval for less than 50% covered walkways, awnings, canopies or porticos. (Appx. F-2.D.1)

Covered awnings are provided at each of the main entrance doors entering the facility as required. However, being a school, the approach to the facility is typically directly to the entrance doors from the parking field, and does not create a pedestrian movement from one door to the next that might be expected in an office or retail use. The applicant feels that the benefit and purpose of

providing the covered elements for pedestrian protection are provided at the appropriate locations.

6. Approval for less than 25% of windows along the length of three façades. (Appx. F-2.D.1)

The front elevation meets this requirement. The rear and side elevations are deficient in meeting this standard. Windows are provided within all of the standard classrooms, as available, however, adequate wall surface must be retained within each classroom for instruction purposes. Some classrooms prevent a second window from being placed because it would reduce the wall space for instructional necessities. In addition, there are fewer windows located along the gymnasium walls due to the specific activities that are conducted internally to those walls. The applicant feels that the elimination of windows in this area reduces the risks of injury and damage.

7. Approval to allow less than 100% Principal Masonry Material (Appx. F-2.B.1)

Based on the desired character of the building, and trying to remain somewhat consistent with the image and unity of the ILTexas district, the principal masonry material does not lend itself to achieving the same theme and design. The applicant would prefer to utilize the standard building design for the ILTexas district which incorporates the combination of both the principal masonry material and EIFS. At the recommendation of staff, the building design has been modified to more closely achieve these standards. The majority of the normal EIFS elements that have been used on other ILTexas facilities have herewith been replaced with the principal masonry materials.

8. Approval to exceed 20% of Substitution Material (Appx. F-2.B.1)

The north elevation is deficient in meeting this standard. The applicant believes that the use of some EIFS for horizontal banding helps to provide both horizontal and vertical relief on the upper portions of the taller wall parapets, and to provide some consistency with the main entrance feature. The applicant requests your approval of the proposed substitution allowance.

9. Approval for reduced parking (Article 16)

Based on the various components of the proposed use, the total required parking is calculated to be 530 spaces. The propose design provides 499. Although this results in a shortage of 31 spaces, 35 of the required spaces is calculated for the dormitory use, which occupies 192 students who do not drive, and therefore do not have the need for parking spaces. The applicant requests approval of the reduced parking in consideration of the calculated required parking for the dormitory use, when in actuality the dormitory use will not generate the calculated demand for parking.

Dormitory

1. Approval to exceed 25 feet in building height (Agricultural Zone Standard, Appx. F-2.A.4&5)

The dormitory is designed to facility security and supervision for these students. A vertical placement of the living units enhances the ability to better supervise 192 students. In order to maintain maximum security through the use of the greeting center as the central connection, and separation, of the gender designated units, the three story complex provides the physical control to administer the supervision. The architectural design and use of similar materials and themes to the school building, is to compliment the design established for the overall campus. The height of the dormitory is approximately 29'-4".

While the height of this building exceeds the parameters of the zoning standard, it is consistent with the size of the adjacent structure of the Crossroad Christian Church, which also exceeds 25' in height, and the school facility. The size is also consistent with the general guidelines of Appendix F of the Corridor Overlay District Standards as those standards permit heights of Articulated Public Entrances to extend above 25'. The applicant understands that this exception is a request to exceed the height within the base zoning standard, but believes the proposed heights are consistent with the types of intended retail and commercial use destinations that is desired within the corridor of the SH-360 Overlay District.

2. Approval to exceed the Horizontal Articulation (Appx. F-2.A.4)

There are a few instances on the narrow sides of the building that is deficient of this standard. Due to the limited opportunity for more offset along this narrow end without impacting the layout of the units on the end, the applicant feels that the intent of the horizontal articulation is met throughout the building and requests approval of this exception.

3. Approval for less than 50% covered walkways, awnings, canopies or porticos. (Appx. F-2.D.1)

The dormitory building is deficient in meeting this standard. However, due to the front door of each unit being located internally, the situation does not exist in which a pedestrian would need protection provided by such coverings when going from one unit to the next. In addition, canopies are provided for each unit by way of the external covered patio. The applicant believes that the protection is provided as applicable and covered patios are provided for each dorm, achieving the intent of this standard.

4. Approval for less than 25% of windows along the length of three façades. (Appx. F-2.D.1)

The dormitory building is deficient in meeting this standard. The narrow ends of the dormitory are not able to achieve this standard without impacts to the living space arrangement of the end units. The long sides of the building far exceed the standard.

5. Approval to allow less than 100% Principal Masonry Material (Appx. F-2.B.1)

The intent of this application is to develop a unified campus for the school and dormitory. The dormitory mirrors much of the same materials of the school. The majority of the deficiency derives from the use of materials with the recessed patio that is not a principal masonry material, but it is a durable yet more appealing material as part of the living space.

6. Approval to exceed 20% of Substitution Material (Appx. F-2.B.1)

With the combination of EIFS elements and cementitious panels within the patio areas, the west and east elevations are deficient as to this requirement. The applicant believes that the use of the materials more resembles typical living space materials within the patio area than other masonry materials would, and asks for approval of the substituted materials as proposed.