

**WACO INDEPENDENT SCHOOL DISTRICT  
INTERGOVERNMENTAL RELATIONS COMMITTEE MEETING  
WISD Conference Center  
115 S 5th Street  
Waco, Texas 76701**

**Monday, November 18, 2024 - 11:45 AM**

**A meeting of the City of Waco and the Waco Independent School District Intergovernmental Relations Committee or the Waco Independent School District Board of Trustees and/or a meeting of the Waco City Council will be held on Monday, November 18, 2024 at 11:45 A.M. in WISD Conference Center, 115 S 5th Street, Waco, Texas.**

**AGENDA**

- 1. Call to Order**
- 2. Consider and Approve Meeting Summary Notes for February 21, 2024**
- 3. Introductions, Welcome to Dr. Spicer and Entry Plan Overview**
- 4. Discussion and Updates on the Following City Projects:**
  - 4.A. Downtown Redevelopment Project Update**
  - 4.B. Bledsoe-Miller STEM Center Update**
- 5. Requests for Future Agenda Items and Next Meeting Date**
- 6. Adjournment**

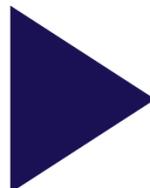
Wisdom works wonders.

Intergovernmental Meeting  
Entry Plan Overview

NOVEMBER 18, 2024

# COMMUNITY ENTRY PLAN

ROOTED IN WACO'S SPIRIT, GROWING TOGETHER  
FOR OUR FUTURE

  
Campus  
Visits

  
1:1  
Meetings

  
Attending  
Events

*Amplifying Our Message  
Building Strong Partnerships  
Championing Equity & Inclusion  
Ensuring Transparent Governance & Accountability  
Celebrating Achievements & Fostering Pride*



As I step into the role of Superintendent of Waco Independent School District (Waco ISD), I am excited to bring a vision that is deeply rooted in collaboration, transparency, and a commitment to equity. My approach to leadership focuses on strengthening relationships, engaging meaningfully with all stakeholders, and ensuring that every voice is heard.

Here's how I plan to work with our community as part of my entry into Waco ISD and my ongoing commitment to our schools and the larger community.



## ESTABLISHING A STRONG FOUNDATION THROUGH LISTENING AND LEARNING

Understanding Our Community to Serve Better

To lead effectively, I believe it's essential to first listen and learn. During my initial 90 days, I will conduct a comprehensive "Listening and Learning Tour" across Waco ISD, engaging with students, parents, teachers, staff, and community leaders to understand their experiences and insights.



### Goals:

- ✓ **Foster Open Communication:** Build strong, transparent relationships with all community members to foster a culture of openness and mutual respect.
- ✓ **Identify Key Needs and Priorities:** Gain a deep understanding of the district's strengths and challenges from multiple perspectives to inform future strategies.
- ✓ **Celebrate Community Diversity:** Acknowledge and honor the rich diversity of our community, ensuring every voice is heard and valued.
- ✓ **Form a Student Advisory Council:** Establish a Student Advisory Council to provide a platform for student voices and perspectives. This council will meet regularly to discuss important issues, share feedback on district initiatives, and contribute to decision-making processes that impact student life and learning.



## Establishing Strong Foundation Through Listening & Learning

### CAMPUS VISITS

- 14 Elementary Schools
- 3 Middle Schools
- 2 Comprehensive High Schools
- 1 Montessori Magnet School Pre-K to 8
- 1 Regional Health Care Academy
- 1 Regional Manufacturing Academy
- 2 Alternative Disciplinary Campuses

### BOND PROJECT WALKTHROUGHS

Tennyson, Waco High, Kendrick & South Waco

### OTHER FACILITIES

- Transportation
- Warehouse
- Child Nutrition
- Facilities & Maintenance
- former Brazos High
- Police Department
- Administration Building

ENTRY PLAN  
BY THE NUMBERS:  
5 WEEKS  
32 BUILDINGS  
2M+ SQ FT  
30+ TEAM MEMBER 1:1's

### 1:1 MEETINGS

- Board Members
- Leadership Team
- Principals *IN PROGRESS*
- Community Leaders *IN PROGRESS*
- Key Partners & Organizations *IN PROGRESS*

### EVENT HIGHLIGHTS

- Marching Band Competitions
- Pep Rallies & Football Games
- Parades - Cedar Ridge, Hillcrest & City
- Thanksgiving Meals

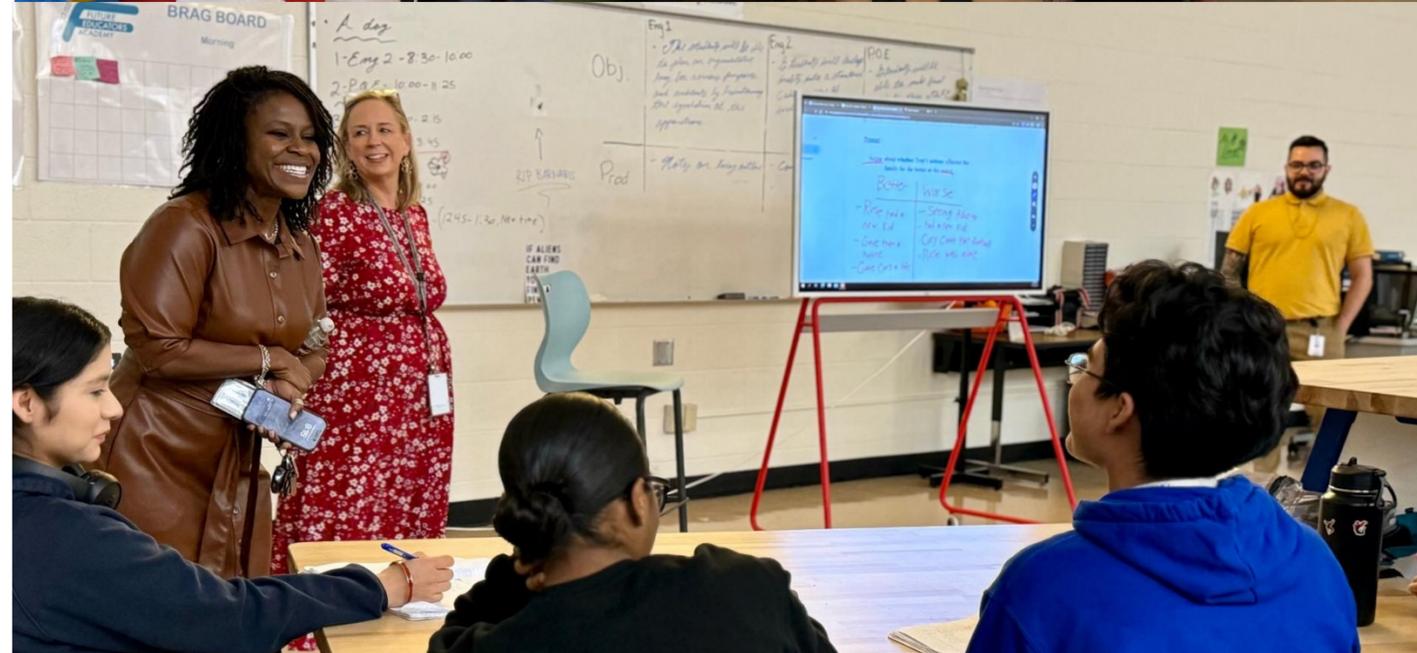
# STILL AHEAD IN COMMUNITY ENTRY PLAN

▶ Continued Listening & Learning

▶ Financial Audit

▶ Strategic Planning

▶ Establishing Advisory Councils





**#WISDomWorksWonders**

**#InspireExcellence**

*@DrTiffanySpicer*

A large, stylized star graphic composed of several overlapping, semi-transparent blue shapes, centered on the right side of the slide. The star is the primary visual element of the background.

# City of Waco

## Downtown Redevelopment Project Update

11.18.2024

Tom Balk, Director of Strategic Initiatives

# Downtown Redevelopment Project

## Purpose

- Project recap and update, concerning proposed collaboration on the Downtown Redevelopment Project, including
  - Land Exchange
  - Co-Development
  - Partnering Process
- Look ahead at needs, next steps, and timeline

# CONVERSATION ORIGINS (circa 2021)

## PARALLEL INITIATIVES



Asked to explore 3 Things:

1. Would the City be an interested buyer in WISD's Downtown Properties?
2. Is there a benefit to co-located/co-developed administrative facilities?
3. What form would a partnership model like that take?

# SUBSEQUENT TIMELINE

● 2022

## CITY'S EFFORT BEGAN IN 2022 WITH GENSLER

- To study coordinated approach for a new municipal campus that can help advance a shift from persistent vacancy to generational prosperity and vibrancy.
- The process identified key partnerships, additional land, potential anchor facilities, and the need for placemaking as a core strategy, to deliver a City Hall as part of a wider solution, and presented in 2023.

● 2023

● OCTOBER 2023

- ISSUANCE OF RFQ TO RECRUIT TOP-TIER MASTER DEVELOPERS
- INITIATED MARKET RESEARCH AND LAND SURVEY

● 2024

● MARCH 2024

- SELECTED HUNT DEVELOPMENT GROUP AS MASTER DEVELOPER

● JUNE/JULY 2024

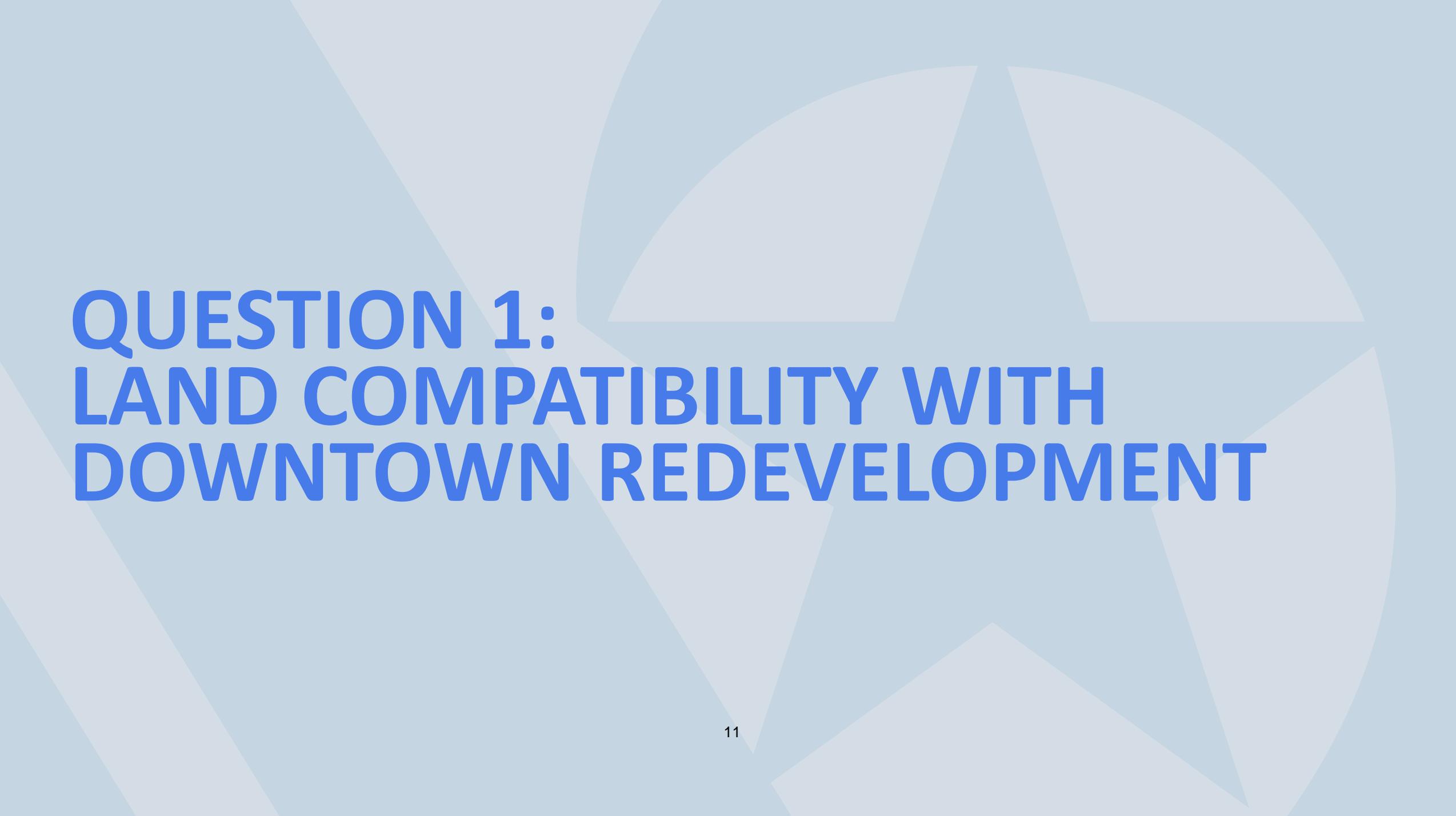
- ADOPTED STRATEGIC ROADMAP
- INITIATED PHASE 1A DESIGN AND PERMITTING

CITY STAKEHOLDER OUTREACH



10





# **QUESTION 1: LAND COMPATIBILITY WITH DOWNTOWN REDEVELOPMENT**

# 1. LAND EXCHANGE BENEFIT



24 parcel acres  
(~25% addition to total  
Downtown Redevelopment  
Area)



# MEANINGFUL RESONANCE



# 5 DEFINING DISTRICTS

## Barron's Branch

**ST FRANCIS ON THE BRAZOS**  
La Pia Fountain  
St. Francis Plaza  
St. Francis Church

**CALLIE GOLF PLAZA**  
Public Plaza  
Shade Pavilion

**BARRON'S BRANCH CREEK**  
Creek restoration  
Creekside trail

**WEST MIXED-USE DEVELOPMENT**  
Restaurants & Bars  
Retail  
Commercial Office  
Structured Garage

**CENTRAL MIXED-USE DEVELOPMENT**  
Restaurants & Bars  
Retail  
Commercial Office

**MUTUALISTA HALL & DANCE PLATFORM**

**SOUTH MIXED-USE DEVELOPMENT**  
Restaurants & Bars  
Retail  
Residential  
Structured Garage

**CALLIE GOLF**

**PEARL PARK** San Antonio, TX

**KYLDE WARREN PAVILION** Dallas, TX

**WATERLOO GREENWAY** Austin, TX

**LA PILA FOUNTAIN**

**ST. FRANCIS ON THE BRAZOS**

*Master plan elements in italics represent new development*

## Waco Square

**SOUTHLAKE TOWN SQUARE** Dallas, TX

**FREEDOM FOUNTAIN**

**HISTORIC CITY HALL**

**BRIDGE ST. PLAZA**

**WACO COURT HOUSE** Bridge

**BRIDGE STREET PLAZA**

**GEORGETOWN SQUARE** Georgetown, TX

**WEST MIXED-USE DEVELOPMENT**  
Affordable Housing  
Retail  
Structured Garage

**WEST MIXED-USE DEVELOPMENT**  
Restaurants & Bars  
Retail  
Commercial Office  
Residential

**SOUTH MIXED-USE DEVELOPMENT**  
Restaurants & Bars  
Retail  
Residential

**WEST MIXED-USE DEVELOPMENT**  
Residential  
Mixed-Use  
Retail  
Structured Garage

*Master plan elements in italics represent new development*

## Ballpark

**BALLPARK AREA**  
Event Lawn  
Restaurants & Bars  
Retail  
Residential  
Structured Garage

**WINDFIELD DEVELOPMENT**  
Restaurants & Bars  
Retail  
Commercial Office  
Residential  
Structured Garage

**HONOR LEAGUE BASEBALL STADIUM**  
4,000 Seats  
Historic Waco Teams  
The Waco Pirates  
Navigators  
Taborians  
The Yellow Jackets  
Cardinals

**HISTORIC WACO PLAYERS**  
Crutch Hallway  
Andrew Lewis Cooper  
Andrew Rubie Foster

**SOFTFIELD DEVELOPMENT**  
Trapezoid  
Bistro/Bar & Bars  
Retail  
Ballpark Hotel  
Premier Residential  
Premier Office

**ONEOK FIELD** Tulsa, OK

**PEARL PARKITD** San Antonio, TX

**TEXAS 1971** Arlington, TX

**VIEW RESIDENCES** Tulsa, OK

*Master plan elements in italics represent new development*

## Riverfront

**VIETNAM VETERANS MEMORIAL**

**BRANDING THE BRAZOS SCULPTURE**

**INDIAN SPRING PARK**

**STEAM CENTER**

**DORIS MILLER MEMORIAL**

**WASHINGTON TRUSS BRIDGE**

**M.L.K. JR. PARK**

**WASHINGTON TRUSS BRIDGE**

**M.L.K. JR. PARK**

**M.L.K. JR. PARK**

*Master plan elements in italics represent new development*

## Mary Ave

**AUSTIN CITY LIMITS** Austin, TX

**WACO PERFORMING ARTS CENTER**

**CONVENTION CENTER HOTEL**

**COTTON BELT BRIDGE PARK**

**COTTON BELT PEDESTRIAN BRIDGE**  
Pedestrian bridge

**FESTIVAL PLAZA**

**WACO CONVENTION CENTER**

**MARY AVE FESTIVAL STREET**

**SPOKANE CC** Spokane, WA

**VANCOUVER CC** Vancouver, BC

**WINSPEAR PLAZA** Dallas, TX

**COTTON BELT BRIDGE**

**TOWIN CENTER** San Antonio, TX

*Master plan elements in italics represent new development*



# PHASE 1A BENEFITS

## \$167M total city investment for phase

- 40% directly ties to DIP recommendations
- \$68M is funded by the associated enterprise funds
- \$99M is developer financing offset by TIF1 funds already forecasted for 2028

## New revenues unlocked by this investment

- TIRZ: \$368M (NPV) over 50 years in taxes (2.3x return)
  - 63% (\$230M) contributed by City of Waco
- School district: \$312M (NPV) over 50 years in taxes

## PHASE 1A

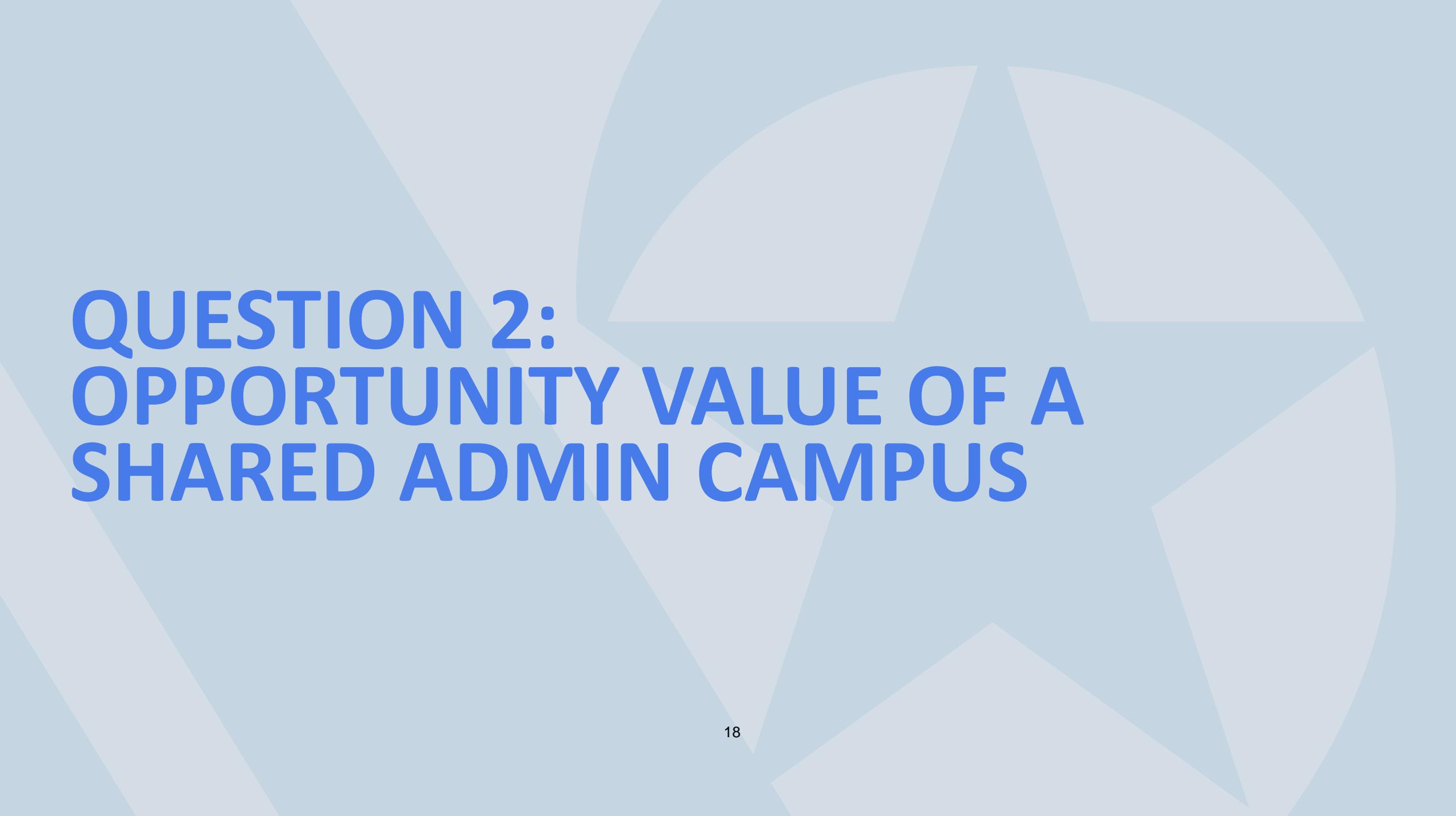
**\$167M**

DESIGN START  
July 2024

CONSTRUCTION START  
July 2025

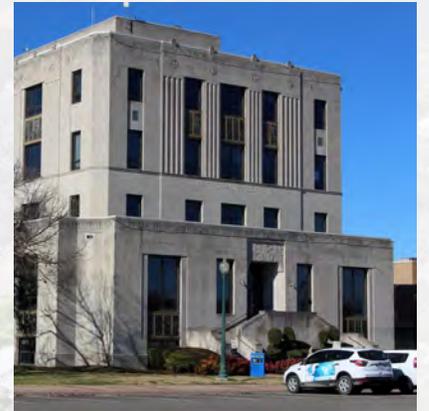
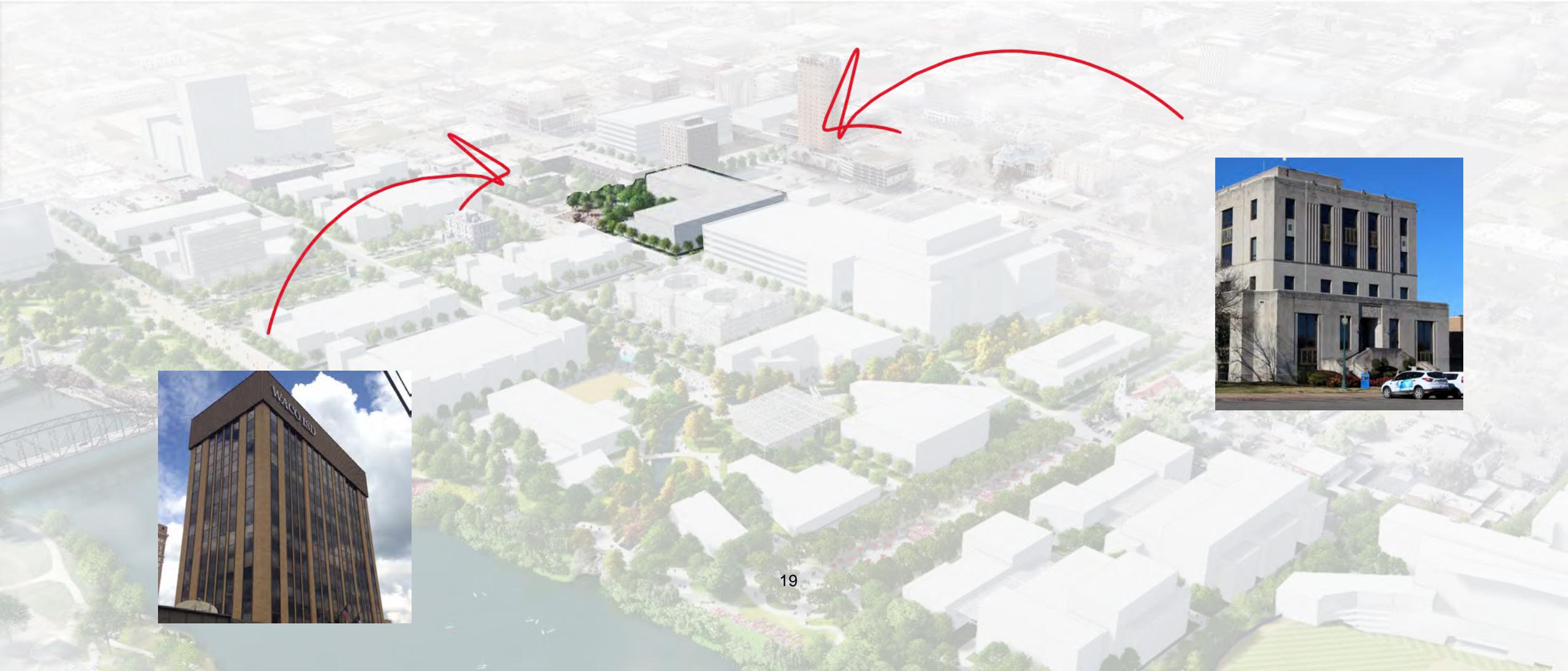
TARGET OPEN  
Early 2028





# **QUESTION 2: OPPORTUNITY VALUE OF A SHARED ADMIN CAMPUS**

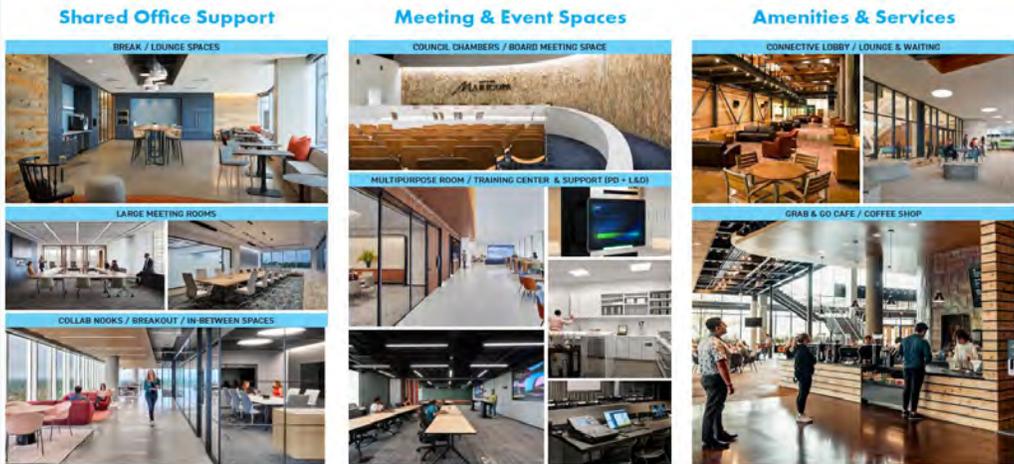
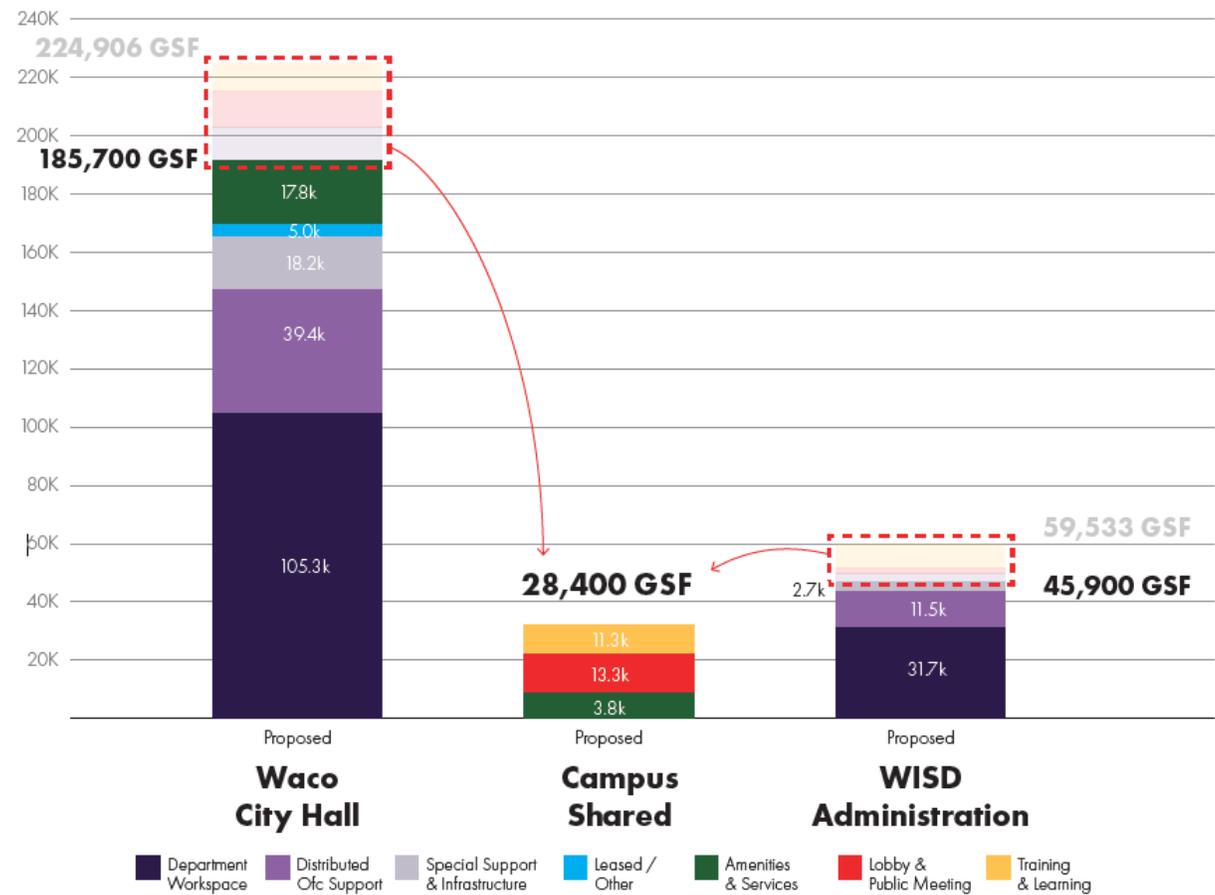
# 2. CO-LOCATION / COORDINATED DEVELOPMENT BENEFIT



# INITIAL FINDINGS WITH WISD TEAM



Program with Increased Sharing



Gensler will present more detail for discussion at the end

# JOINT FACILITY BENEFITS



## Funding Benefits (\$35M)

- Property exchange, rather than cash or bond, enables the delivery of a new WISD Administration facility

Allows WISD to keep bond campaigns focused on schools

## Co-Location Benefits

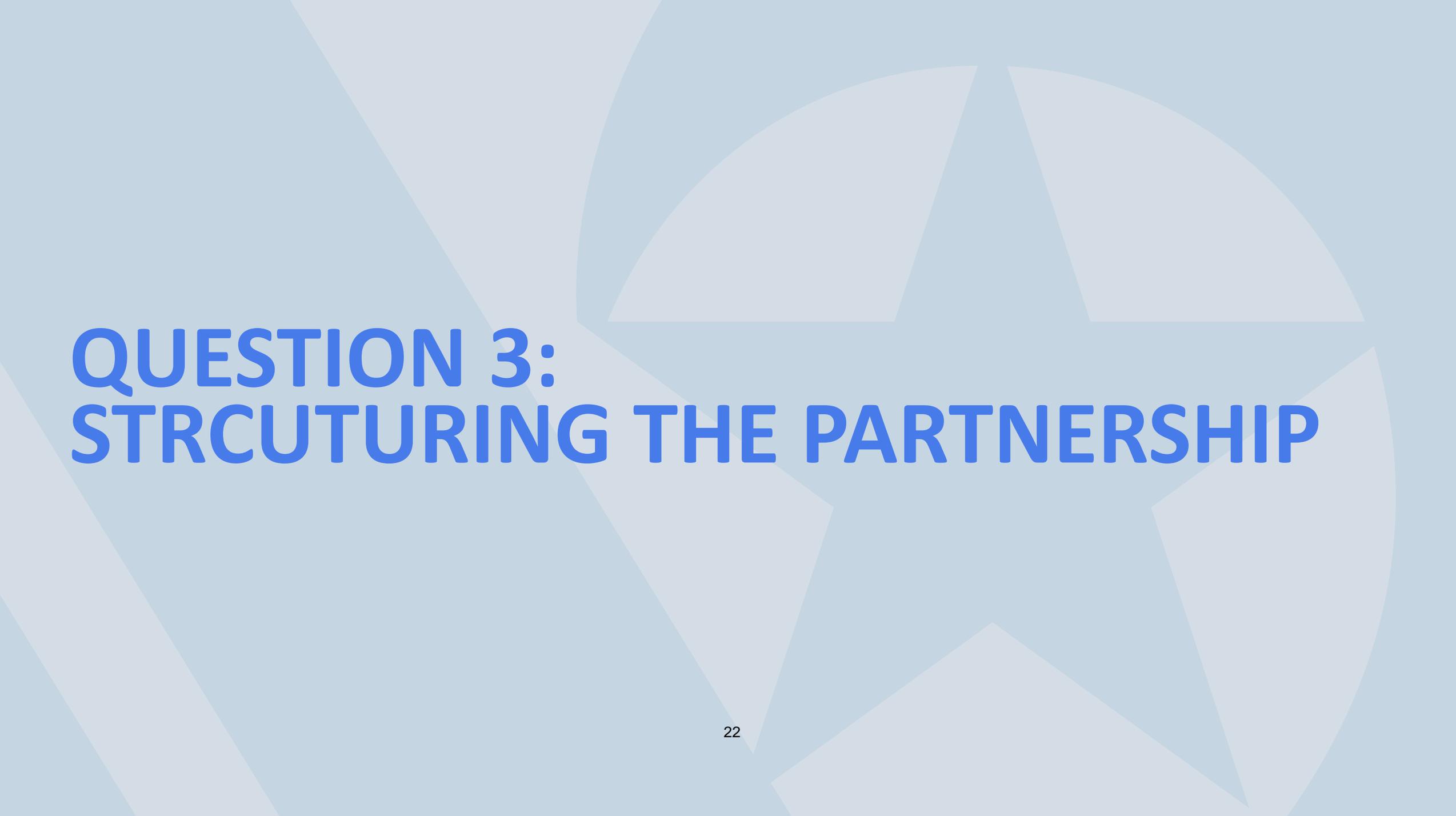
- Development space on City site is included
- Parking is included
- Optimization can enable shared use

Each allows WISD to get more for less

## Co-Development Benefits

- Development together with COW as single facility, in a single phase delivers economy-of-scale savings

Allows WISD to get more for less



# **QUESTION 3: STRCUTURING THE PARTNERSHIP**

# PUBLIC PRIVATE PARTNERSHIP (P3)

- City Engages Hunt as P3 developer to develop WISD facility on City property
- Ensures WISD remain engaged in the development process
- Hunt is an industry leader in P3 with a number of notable successes, including Travis County Courts Complex

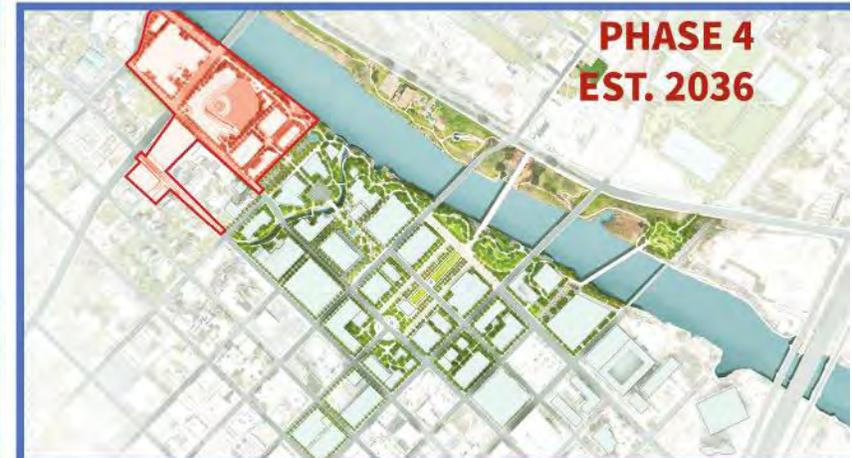
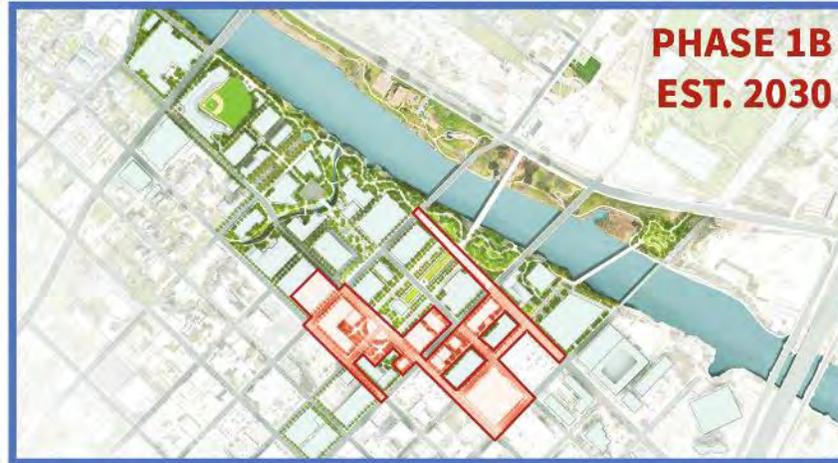
# OVERARCHING CITY/WISD AGREEMENT

## **Memorandum of Agreement (MOA) between COW/WISD spelling out land transaction and facility delivery process, terms, contingencies**

- Down Payment and Closing Timeframe – City is the Purchaser, WISD enters nominal lease to continue using Admin Tower until new facility is delivered
- Balance of land value funds design and construction of WISD’s facility, with defined buffers on escalation
  - Defined trigger point to deliver new facility within a 5-year timeframe
  - Defined process around how condo-ized ownership of facility is conveyed to City and WISD respectively
  - Context for when and how supplemental agreements will be added concerning management and maintenance of common spaces
- Contingencies are defined to assure each party is made whole in the event that co-development becomes untenable to either party.

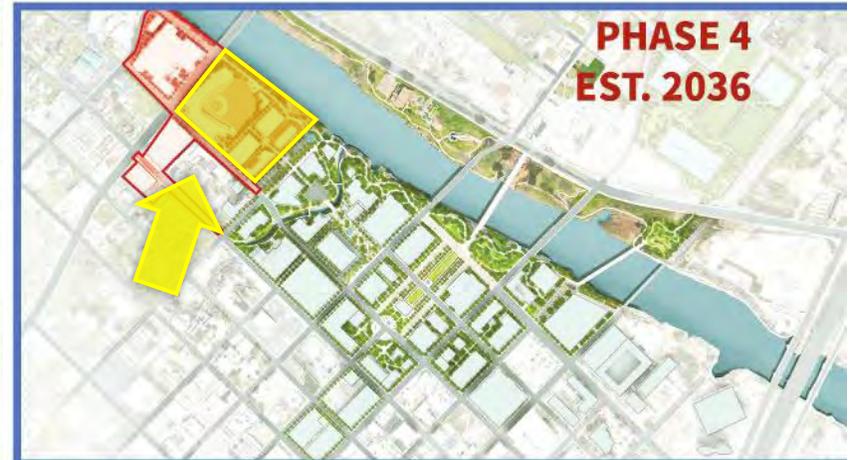
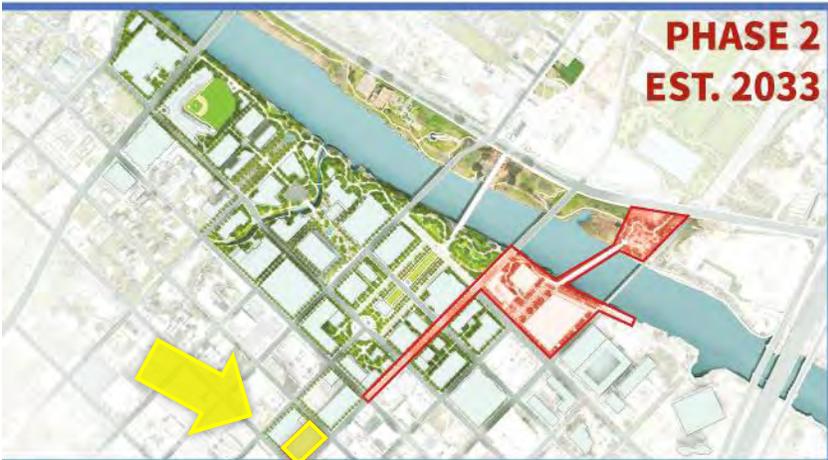
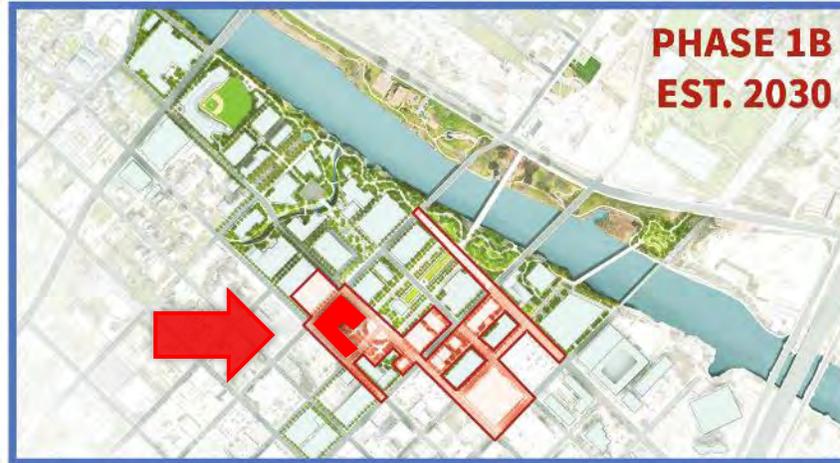
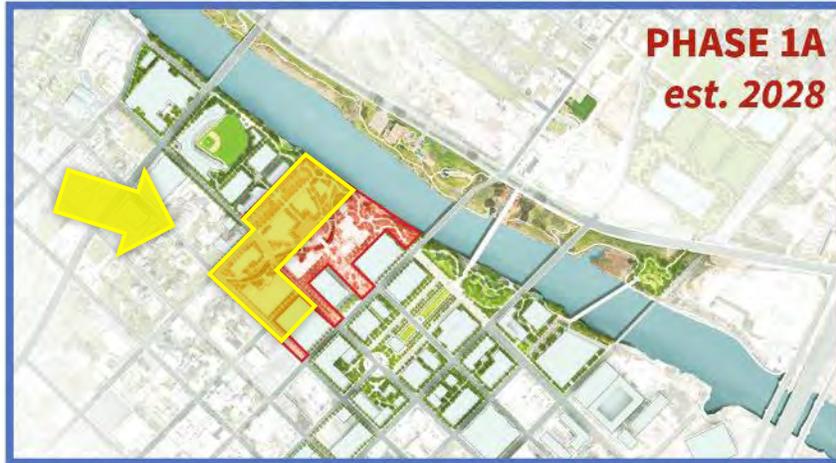
# PHASING STRATEGY

## SEQUENCE OF DELIVERY OVER 12-20 YEARS



# PHASING STRATEGY

## SEQUENCE OF DELIVERY OVER 12-20 YEARS





# **COLLABORATION NEEDED FOR NEXT STEPS**

# PREPARING THE FRAMEWORK AND CONSENSUS

- Define the Teams and points of contact to coordinate on Heads of Terms for each organization
- Coordinate to define the master schedule that reflects both organization's process to build consensus and achieve the effective timeframe

# SCHEDULE AHEAD





# PAUSING FOR QUESTIONS

Questions: Tom Balk, Director of Strategic Initiatives  
[tomb@wacotx.gov](mailto:tomb@wacotx.gov)

[www.WacoDowntownRedevelopment.com](http://www.WacoDowntownRedevelopment.com)



# City of Waco City Hall & WISD Planning

Waco, Texas

November 8 2024

CONFIDENTIAL DRAFT

Gensler

# 01

## Project Introduction

---

**Downtown Waco Vision****UPDATED VISION****MEASURED AGAINST  
PURPOSE & PRINCIPLES*****Downtown Waco...***

1. Activates the Brazos River as the heart of the City
2. Makes visible the City's unique stories
3. Invites and connects the entire community
4. Generates purposeful economic growth
5. Enriches the public realm through creative expression and exchange
6. Demonstrates environmental stewardship
7. Has an activated ground plane that is walkable and consistent with existing downtown scale and character
8. Is inspired by the intrinsic character of each downtown neighborhood
9. Is a place to gather for generations of residents

“

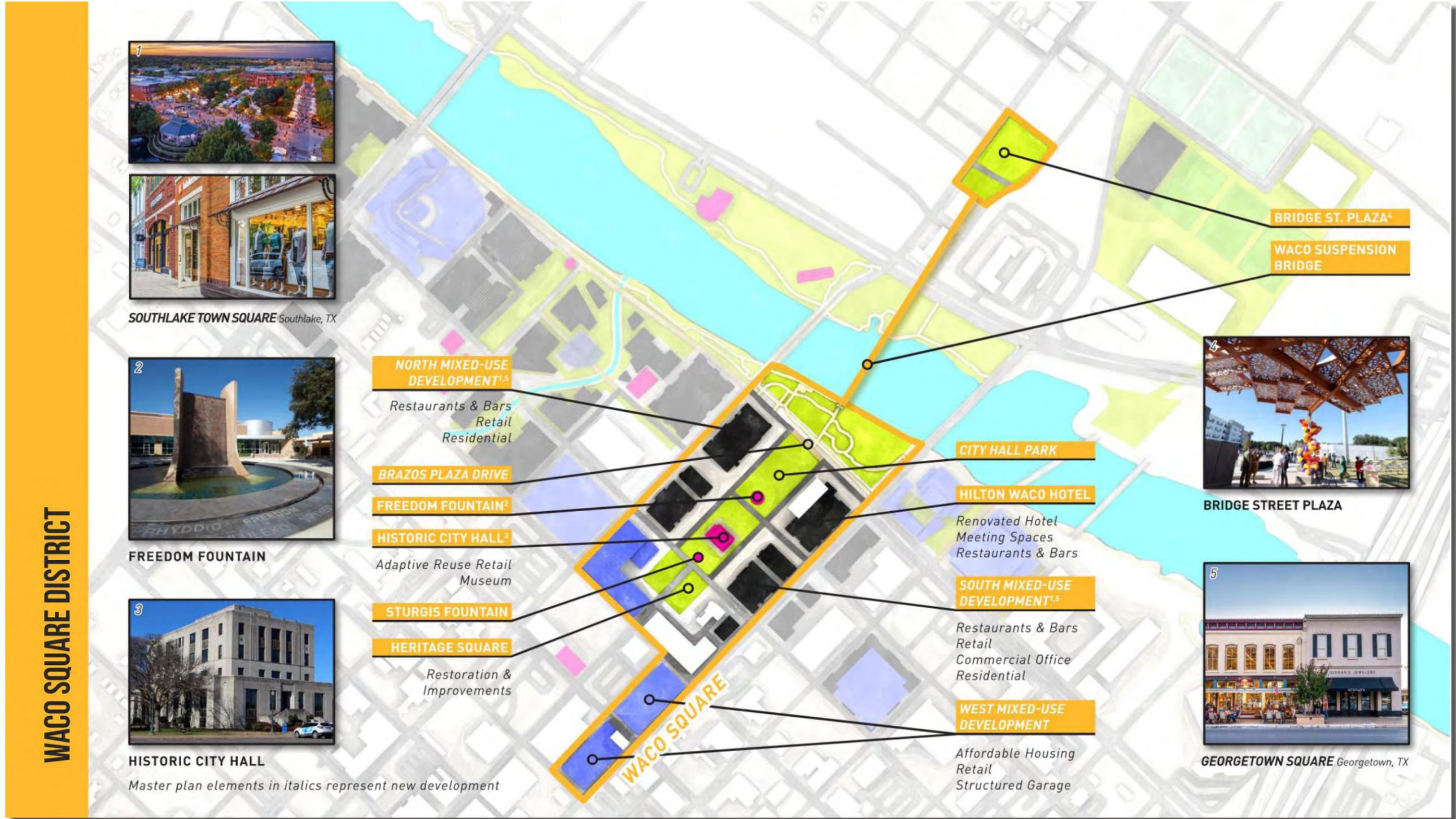
Downtown Waco is the City's **gravitational center** with the **Brazos River at its heart.**

It reveals and **celebrates Waco's distinct identity** to create an **abundant future for generations to come.**”

## Downtown Waco Vision



**Strategic Roadmap - Master Plan**



# 02

## Programming

---

# Process

## Intentional & Inclusive Process

City of Waco & Waco ISD engaged a cross-section of stakeholders to establish a collective vision, understand employee and public needs, and explore design opportunities for a future campus.



### PROJECT KICKOFF

Goals & Objectives  
Project Timeline  
Key Assumptions



### LEADERSHIP VISION WORKSHOP

Vision & Purpose  
Culture & Identity  
Amenities



### DEPARTMENT QUESTIONNAIRES

Headcount & Growth  
Space Needs  
Adjacencies & Workflow



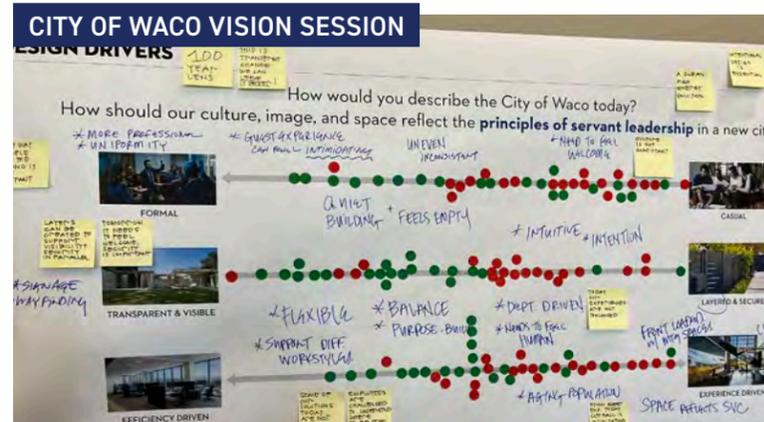
### EMPLOYEE FOCUS GROUPS

User Experience  
Operations & Services  
Enablers & Challenges



### PROGRAM DEVELOPMENT

Workplace Standards  
Adjacencies & Stacking  
Trends & Benchmarks



# Program Summary

## City of Waco City Hall

### Department Workspaces

City Manager Office & Interns	Information Technology
City Secretary Office	Legal
Communications & Marketing	Neighborhood Engagement
Development Services	Parks & Recreation
Economic Development & CVB	Public Works
Facilities	Water Utilities
Fiscal Management Services	Non Profit & Other
Housing & Community Dev	Collaboration & Shared Support
Human Resources	

### Health Services & Clinic

### One Stop Shop Customer Svc Center

### Municipal Court

### EOC / Emergency Mgmt

### Other Support

IT Server Room  
 Receiving / Mail / Reprographics  
 Community Innovation Space  
 Entry & Public Lobby

## Potential for Shared Use

### Amenities & Services

Food Amenity / Lounge Area  
 Ground Floor Connective Lobby

### Meeting & Event Spaces

Council Chambers & Executive Session  
 WISD School Board Meetings  
 County/City/District Boards & Commissions  
 Non-profit / Community Meetings

### Training & Learning

City - Learning & Development Training Center  
 WISD - Professional Development Center

### Shared Office Support

Large Conference Rooms  
 Breakout & Collaboration Spaces  
 Break Room / Work Cafe  
 Loading Dock /Receiving

## Waco ISD Administration

### Department Workspaces

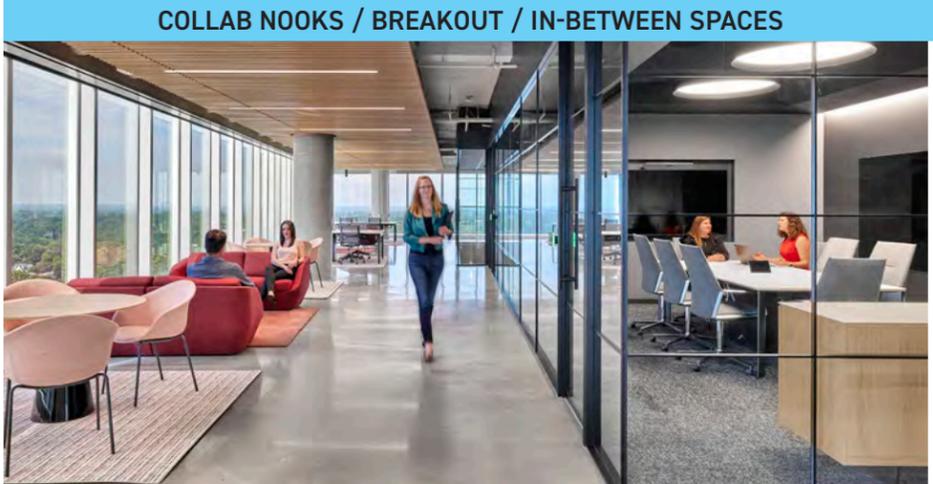
Superintendent Office	Special Education
Financial & Business Services	Student Services
Technology	Curriculum & Instruction
Human Resources	Collaboration & Shared Support
Communications	

### Other Support

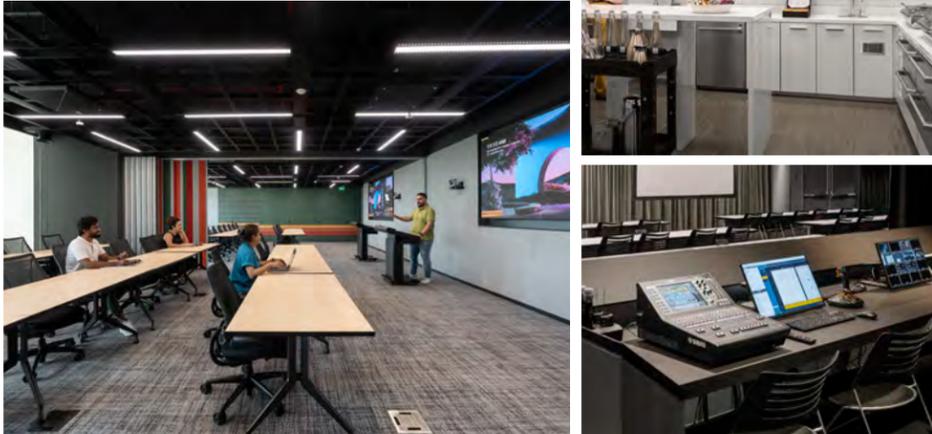
IT Server Room / NOC  
 Receiving / Mail / Reprographics  
 Entry & Public Lobby

# Potential for Shared Use

## Shared Office Support



## Meeting & Event Spaces



## Amenities & Services

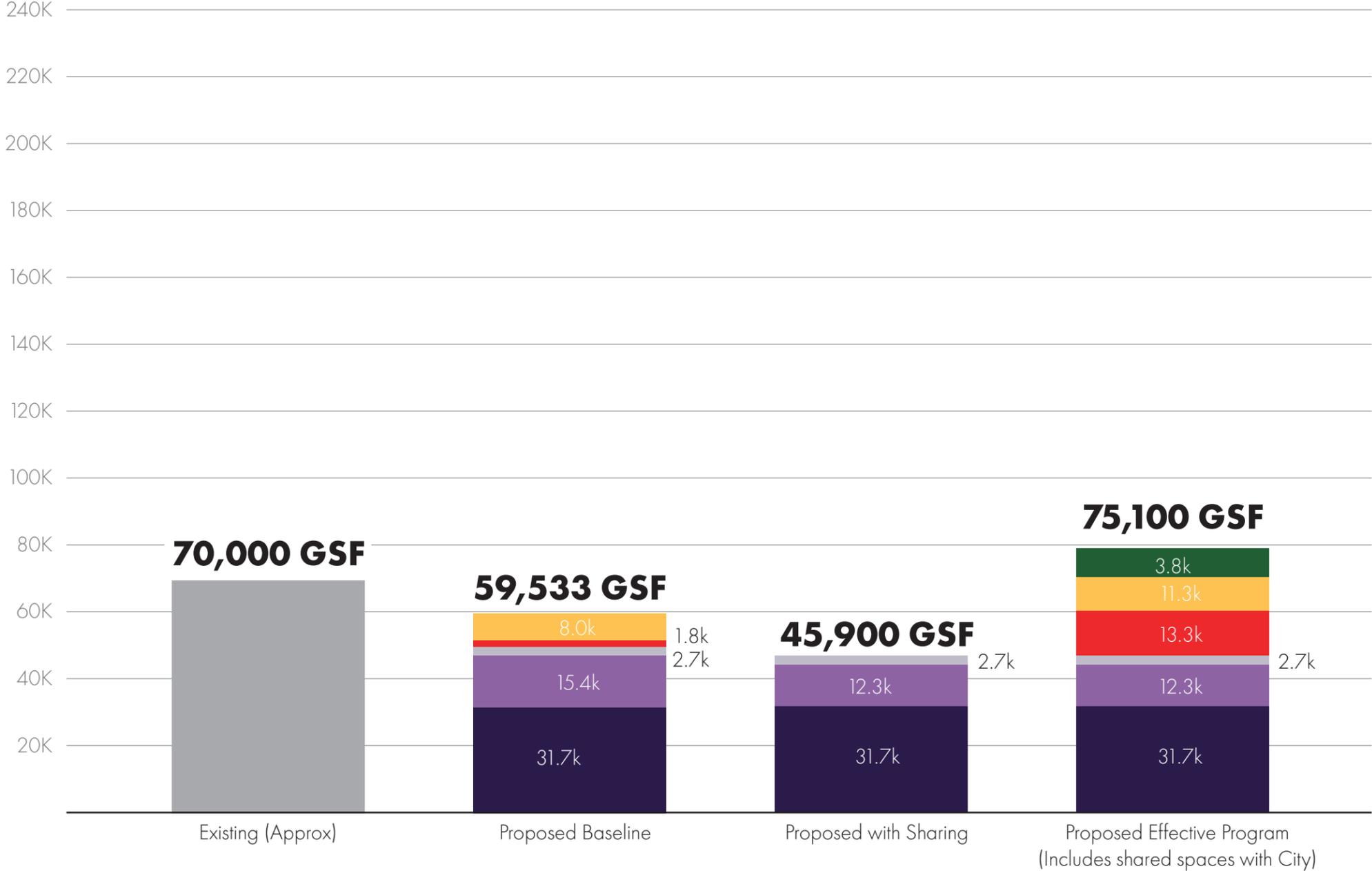


# WISD Program Summary

## Notes

- Existing ~70,000 SF footprint includes Admin Building and Tech Outbuilding (does not include lower level storage/archives)
- Existing building has a small floor plate, with much of the floor area dedicated to building core space

## WISD Program



## WISD Administration

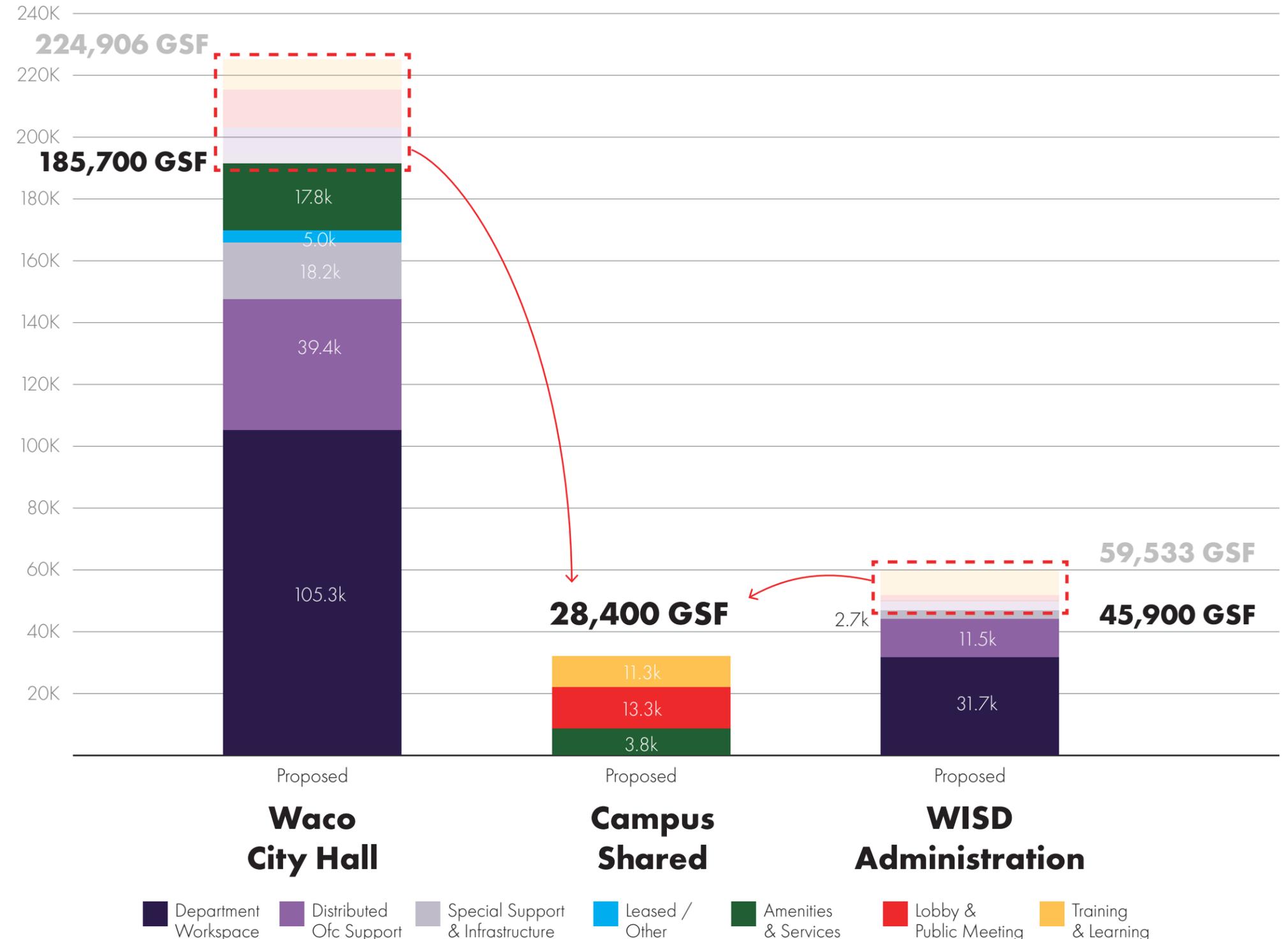
- Department Workspace
- Distributed Ofc Support
- Special Support & Infrastructure
- Leased / Other
- Amenities & Services
- Lobby & Public Meeting
- Training & Learning

# Shared Program Summary

## Notes

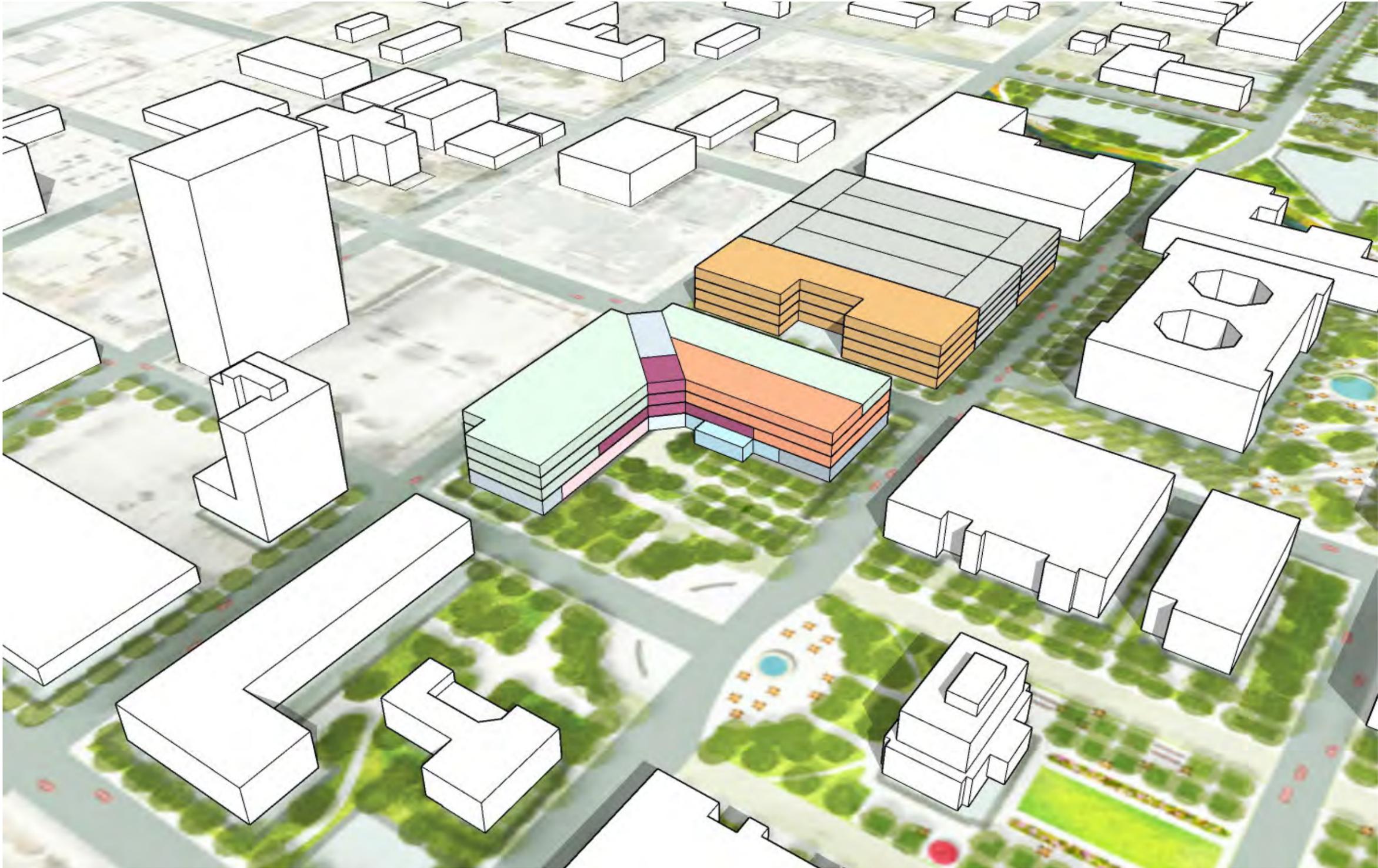
- 260,021 Gross SF Total (Building Size w/ Sharing)
- Estimated 24,418 Square Feet reduced Building Size through increased sharing (8.6% reduction)
- Program GSF reduction equates to construction cost savings
- Shared Lobby & Public Meeting Space (including "Executive Chambers")
- Shared Internal Training/Learning Center
- Shared access to F&B Amenity
- Assume 20-25% reduction of distributed

## Program with Increased Sharing



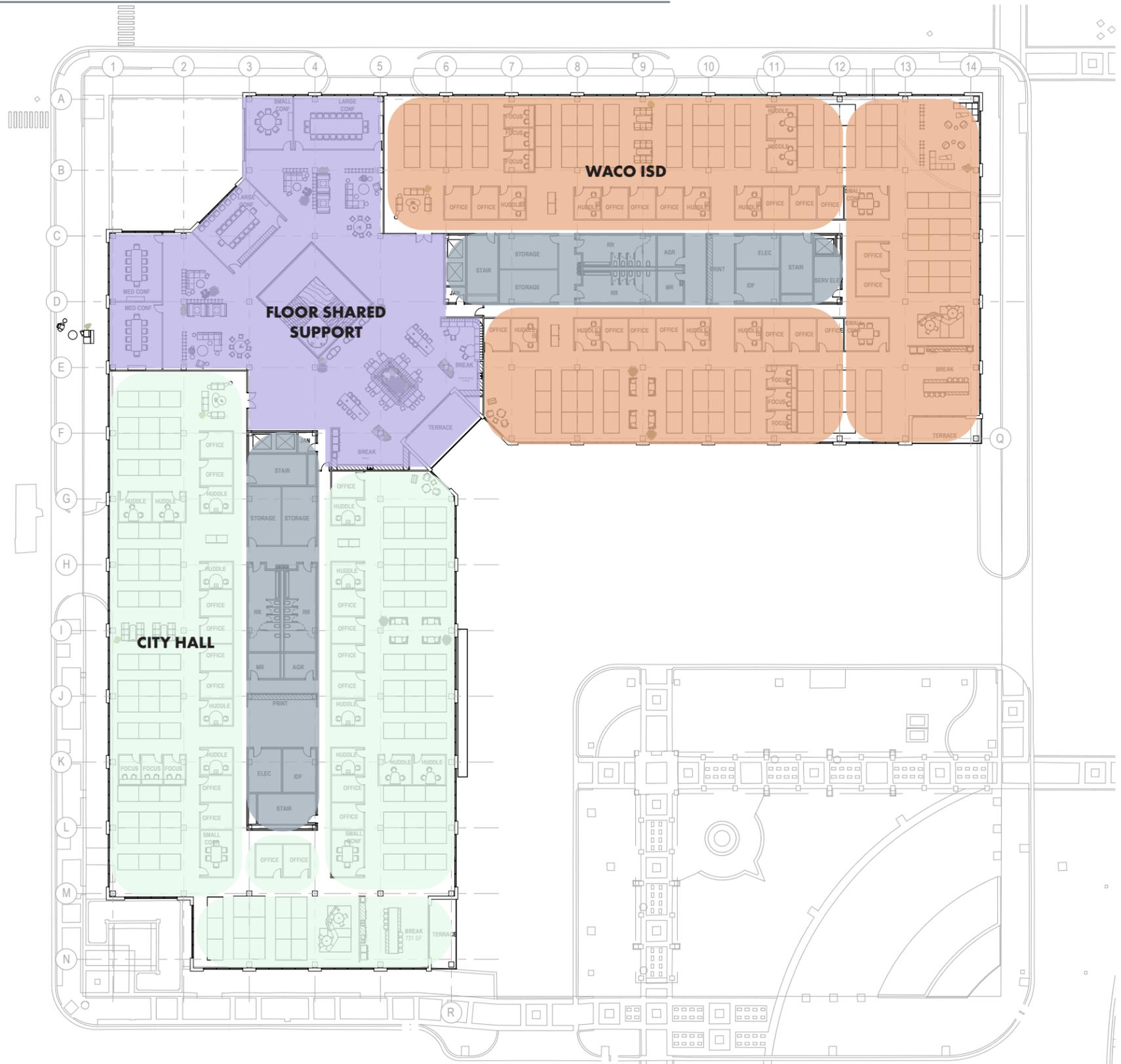
# City Hall & WISD Planning

## Massing Study



# City Hall & WISD Planning

## Plan Diagram



# City Hall & WISD Planning

---

## **Benefits**

- A new & modern workplace tailored specifically to WISD
- Expanded meeting and training spaces
- New facility will be the cornerstone of the Downtown Waco plan
- Existing building has a small floor plate, with much of the floor area dedicated to building core space
- Attract and retain top talent
- Increased operational efficiency

# The City of Waco

## STEAM Center Update

11.18.2024



Sphero octastudio  
passcode  
8675423





# AGENDA

Benefits of a STEAM Center

Project Site

Development Process

Design Vision & Strategy

Opportunities for Collaboration

Project Timeline

Next Steps

← Existing Bledsoe - Miller building

# Benefits of a STEAM Center

## Enhance Educational Outcomes

- Waco has lower rate of higher education attainment (26.8% with a bachelor's degree or higher) and faces challenges with graduation rates, especially among underserved communities

## Workforce Alignment and Skills Gaps

- Growing sectors like advanced manufacturing, healthcare, and technology in Waco require skilled STEAM professionals

# Projected Growth in STEM Jobs

## Over 19 million workers are employed in STEM occupations

*Current employment and projected growth in each category*

	Employment (millions)	Projected % change, 2019-29
All employed	137.4	+3.7
STEM employed	19.1	+9.2
Healthcare practitioners and technicians	9.8	+10.1
Computer workers	5.0	+11.4
Engineers/architects	3.0	+2.8
Physical scientists	0.7	+4.8
Life scientists	0.3	+4.8
Mathematical workers	0.3	+26.6
Non-STEM employed	118.3	+3.0

Note: Figures do not add to totals indicated due to rounding. STEM stands for science, technology, engineering and math. Employment figures are for employed adults ages 25 and older, in millions. Projected % change is the projected growth from 2019-2029 for each occupation category.

Source: Employment figures from Pew Research Center analysis of 2017-19 American Community Survey (IPUMS). Projected change from Pew Research Center analysis of 2019-29 Bureau of Labor Statistics occupational employment projections.

"STEM Jobs See Uneven Progress in Increasing Gender, Racial and Ethnic Diversity"

# Benefits of a STEAM Center

## Address Socioeconomic Disparities

- Poverty Rate: 21.5% (above state average)
- Supports pathways to high-paying careers

## Community Engagement and Lifelong Learning

- Programming for all Ages
  - Youth After- School workshops
  - Adult education: Digital Literacy, certifications and career readiness workshops
  - Intergenerational Learning: opportunities for families to engage together and be edutained while promoting lifelong learning and community bonds



# PROJECTSITE

- 1 Primary parking
- 2 Existing Bledsoe-Miller building
- 3 Primary entry
- 4 Walking trail
- 5 Secondary entry
- 6 Secondary parking

PROJECT BOUNDARY

FUTURE PLAYGROUND & PARKING UPGRADES



53

BRAZOS RIVER

# THE VISION

A SCIENCE & TECHNOLOGY **RESOURCE** FOR THE COMMUNITY TO LEARN, GROW AND EXPERIENCE.

A SPACE FOR **"EDUTAINMENT"** FOR ALL AGES.

A CENTER THAT REPRESENTS GENERATIONAL WEALTH FOR **COMMUNITY**

TO HARNESS THE BEST **TECHNOLOGY** TO INVITE CURIOSITY, LEARNING & EXPLORATION

# THE PATH

## ESTABLISH

Identified Core Objectives: What are the primary functions and purposes of the center?

- Needs Assessment
- Design Preferences
- Operational Considerations

## ENGAGE

Stakeholder Input: Gathered input from potential users, community members, and other stakeholders to ensure the goals align with their needs and expectations.

## MITIGATE

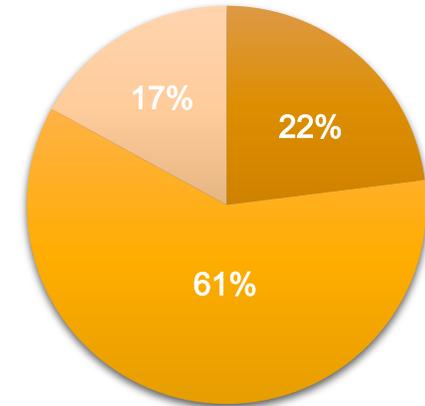
- Comprehensive floodproofing and remediation studies

# ENVISIONING POSSIBILITIES WITH THE LOCAL COMMUNITY

- In-person engagement session
- Online survey



Age Distribution of Responses



- Youth (under 18)
- Adult (18-65)
- Senior (65 and over)

310 total votes

Community engagement event was held on 12.07.23 at the existing Bledsoe - Miller Center

# COMMUNITY ENGAGEMENT TAKEAWAYS

## Most desirable spaces:

Computer/Gaming Lab  
Recording Studio  
Teaching Kitchen

## Most desirable classes:

Financial literacy  
SAT/ACT Prep  
Basic Computer  
Culinary/Nutrition  
Arts

## Most desirable events:

STEM Festival  
Art Fair  
Career Fairs

## Selected Responses:

“Bring the community together  
and something different for  
Waco”  
“Become a treasured  
resource..”

## Selected Responses:

“Would provide a location for  
families to explore and learn in  
together”  
“Motivate to pursue STEM”

# DESIGN VISION & STRATEGY

## AREAS OF FOCUS:



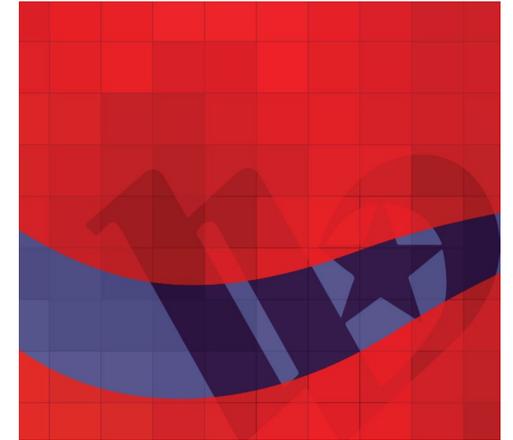
### COMMUNITY

Creating a space that builds a sense of ownership and promotes involvement



### FLEXIBILITY

Supporting different uses and adapting easily



### IDENTITY

Capturing community spirit, telling cultural stories and honoring namesakes

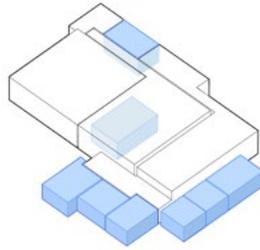
# DESIGN VISION & STRATEGY

CONCEPT:

**FOCUS**

**UNDERSTAND**

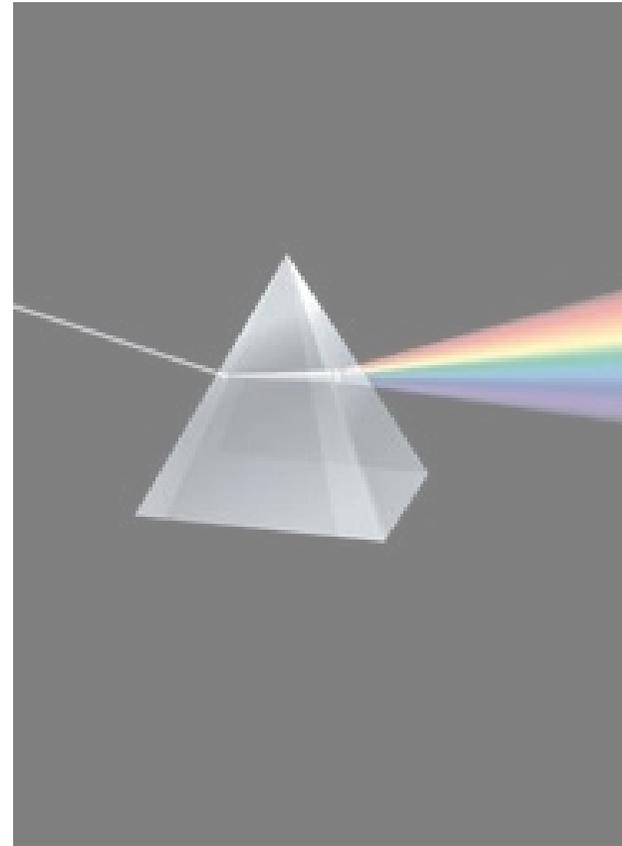
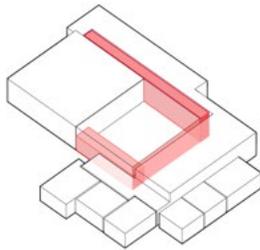
**LEARN**



**TRAVERSE**

**REFLECT**

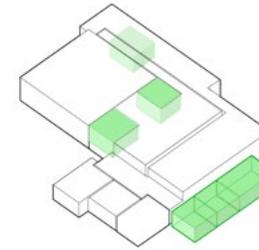
**EXPLORE**



**DISCOVER**

**CREATE**

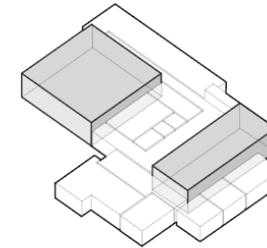
**INNOVATE**



**EXPAND**

**INTERACT**

**ENGAGE**



EMPLOYING RGB COLOR MODEL TO ILLUSTRATE THE FUNCTIONALITY OF SPACES

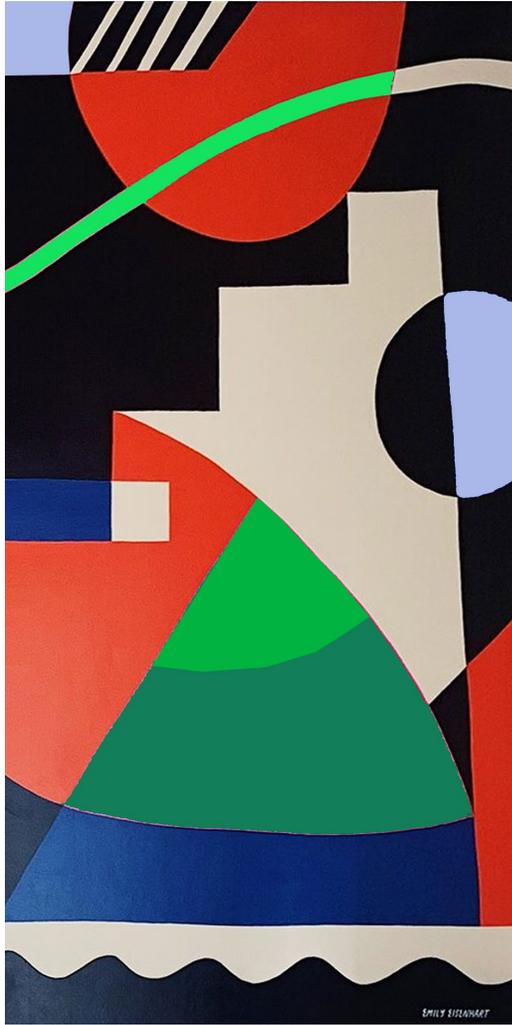
AND 58

PAY TRIBUTE TO SCIENCE AND TECHNOLOGY

# A MATERIAL PALLETTE THAT CARRIES THE CONCEPT



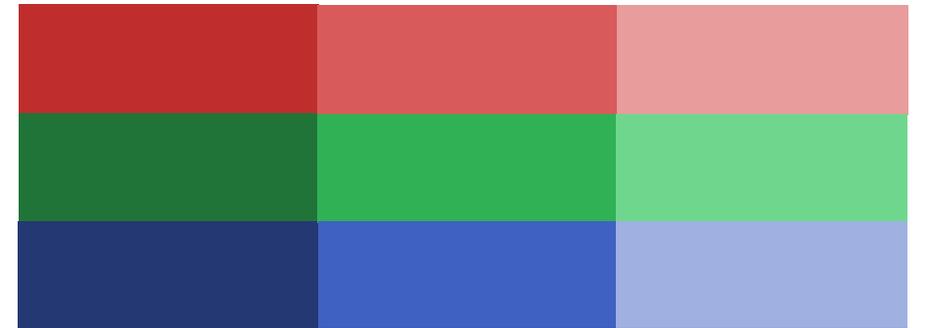
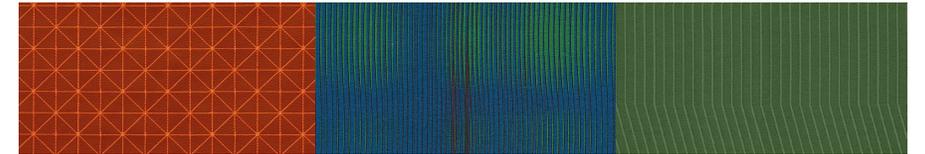
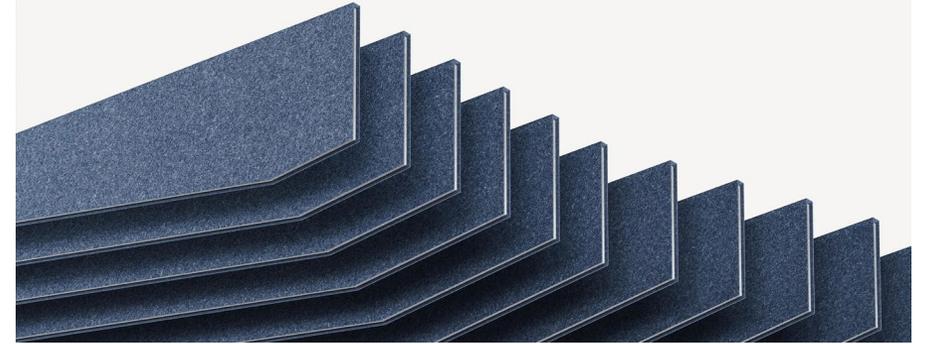
CONCEPT



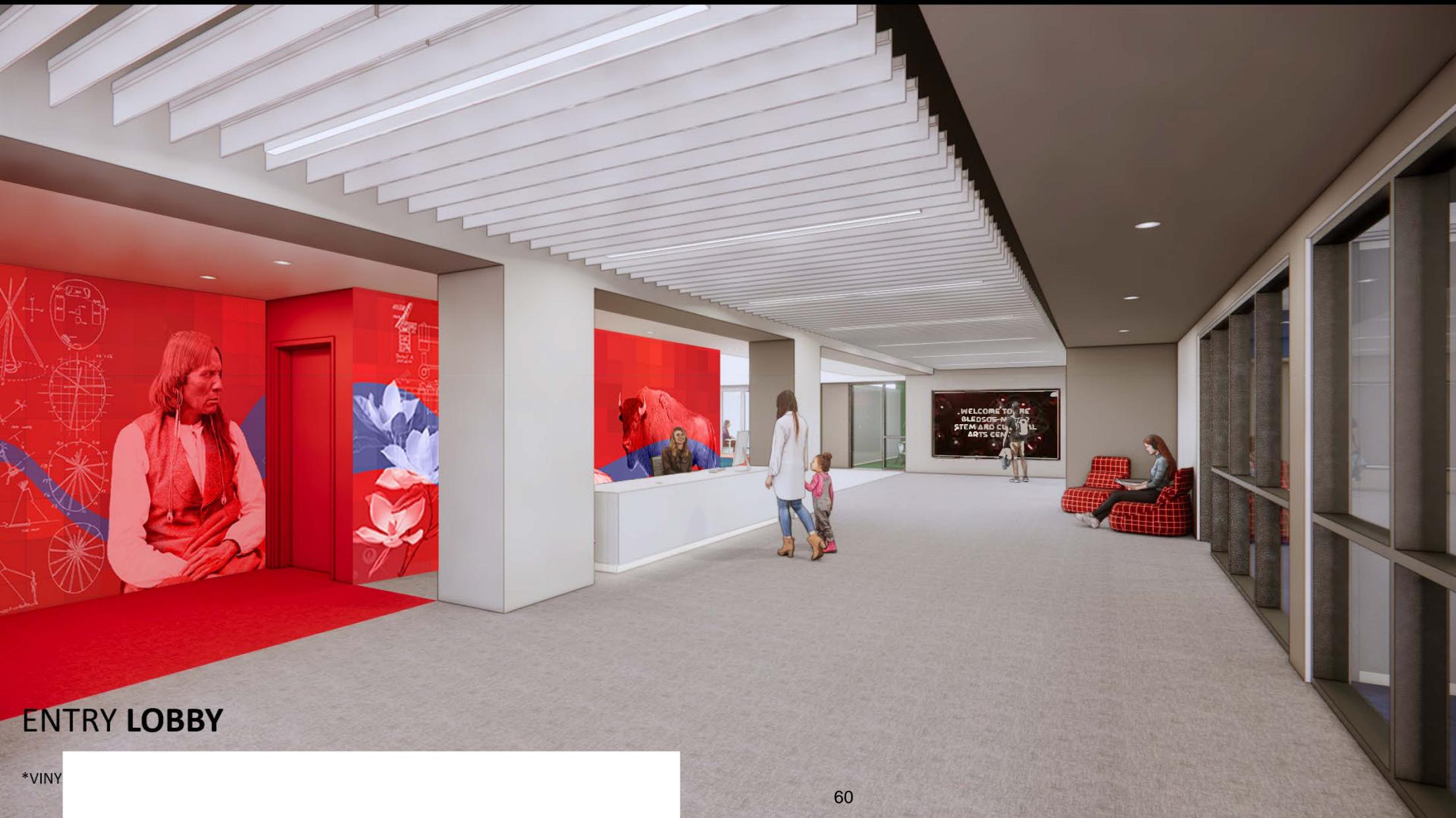
INTERIOR FACADES



FLOORING



ACCENTS



**ENTRY LOBBY**

\*VINYL

**RECORDING  
STUDIO**

- CONCAVE GREEN WALL
- SPECIALITY LIGHTING
- CUSTOM CONTROL  
DESK
- AV CAPABILITIES
- PREVIEW MONITORS
- SCHEDULING DISPLAY  
PANELS

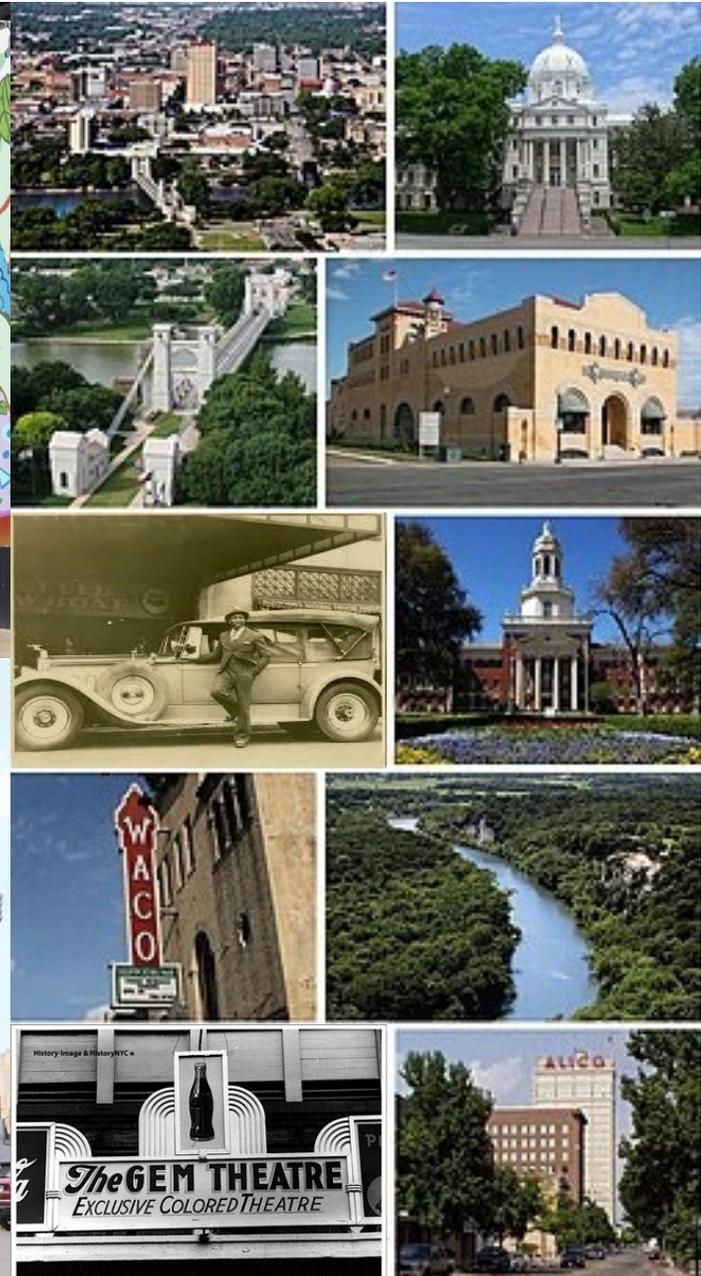
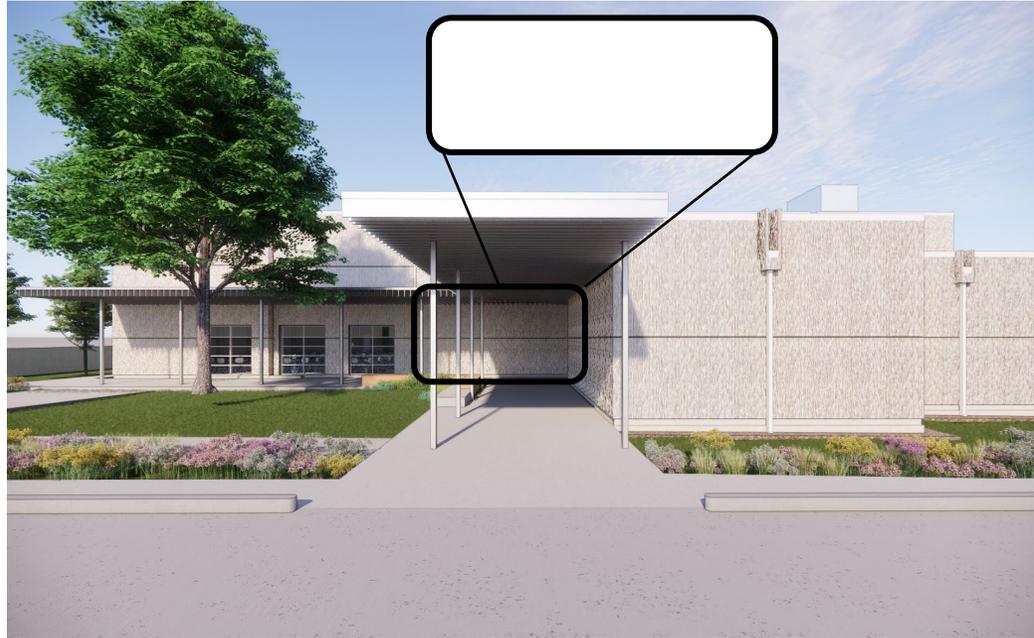
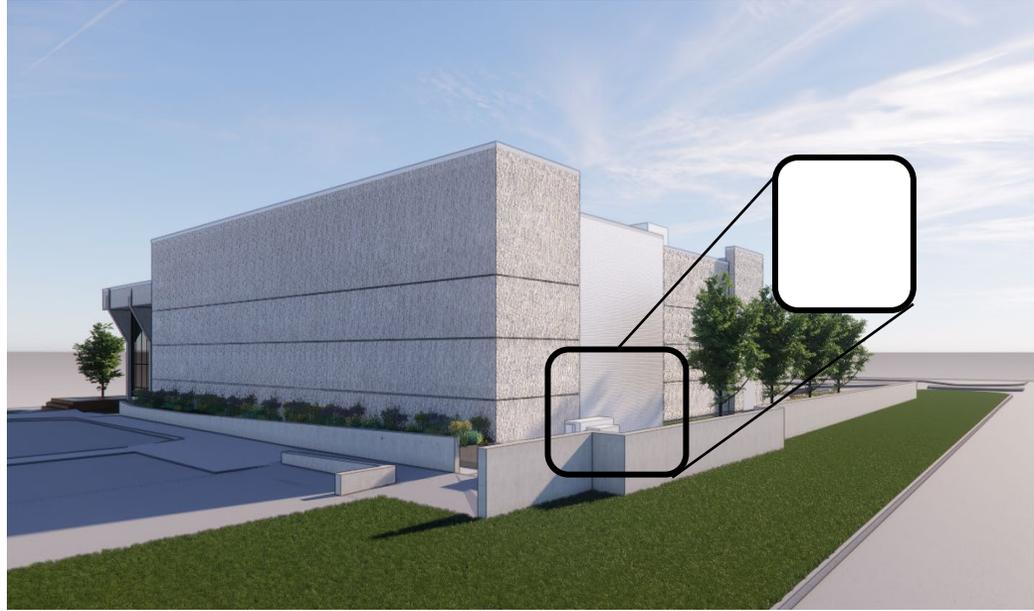


# AN IMMERSIVE EXPERIENCE

- A VERSATILE SPACE
- WITH STATE-OF-THE-ART TECHNOLOGY FOR:
- 360 SIMULATION
- COLLABORATION
- PRESENTATION
- VISUALISATION
- INTERACTION



# CREATE SENSE OF OWNERSHIP OF LOCAL COMMUNITY AND HONOR HISTORY OF PLACE AND NAMESAKE



# VIEW FROM PRIMARY PARKING ENTRY



# VIEW FROM ACROSS THE RIVER



WALL AREA TO BE  
PREPPED FOR  
FUTURE PUBLIC ART

VIEW FROM ENTRY SIDEWALK





# RECEPTION & LOBBY

\*VINYL GRAPHICS DEPICTED FOR RENDERING PURPOSES ONLY



# GALLERY

\*VINYL GRAPHICS DEPICTED FOR RENDERING PURPOSES ONLY



# GALLERY

\*VINYL GRAPHICS DEPICTED FOR RENDERING PURPOSES ONLY



70

MULTIPURPOSE ROOM

# Opportunities for Collaboration

## Joint Program Development

- Tailored programming to support the District learning plan
- Tailored STEAM Workshops
- Project- based Learning through Family and Community Events  
(e.g., STEAM Nights, community science fairs, showcases)



# NEXT STEPS



- Seek Council Approval for STEAM Center Construction contract
- Identify Consultant to Shepherd the Program Design and Implementation
- Adjacent Playground Review - \$1M
- Finalize Operational Model
- Explore Mural Opportunities



Thank you!