

**Southern Miss Cross Creek Master Planning Committee
Work Session IV Executive Summary
January 21st, 2009**

Present: Bryan Billings, Sid Gonsoulin, Pat Joachim, Joe Morgan, Bob Lyman, Chad Driskell, Larry Lee, Russ Willis, Dale Ledford, Steve Jackson, Faye Mitchell, Gaylynn Parker, Tom Lansford, Rusty Postlewaite, Lynn Estes, David Sliman, Edward McCormack, David Taylor, Ann Billings, Mary Funk, Suzy Hebert, Steven Lohrenz, David Marchman, Skeeter Dixon, Tim Rehner, Ray Scurfield, John Hayman, Christy Elias, Robert Bass, Jim Eley, Elizabeth Alley, Greg Havens, Nicole Gaenzler, Chet Allred, Hoppy Allred, Georgina Burt, Joe Swaykos, Rachel Carpenter, William Martin, Carole Kiehl, Rob Turner

January 21st 2009

8:30 – 10:00 a.m.

Collaborative's Presentation to the Committee

Greg Havens, lead member of the Collaborative, presented a PowerPoint of the proposed plan. He went over the illustrative plan, town center, campus layout, and possible technical issues. Landscape strategy was presented by Nicole Gaenzler of Sasaki along with a phasing strategy. The presentation was as follows:

Illustrative Plan

- Mr. Havens pointed out that the many streams/forests located on the Cross Creek property need consideration in the design due to restraints these create regarding wet lands and sustainability issues
- As discussed in the last meeting the Northwest area was the choice location of the campus
- The central green areas will help link the campus and town center
- Future phasing locates playfields on the west side of the land. These include:
 - Soccer/flag football fields
 - Softball fields
 - Tennis courts
- The power lines and easement run east to west therefore this area cannot be used for vertical structures. However, surface parking can be designed throughout this acreage.
- Sasaki recommended that Main Street become a boulevard rather than a street
 - Boulevard is a large feature with more trees
 - The boulevard would be approximately 140 feet across vs. a street that is approximately 86 feet across
- The southern end of campus will support research buildings during future phasing

Town Center

- Sasaki recommended a support buffer be created on the southern most area of campus. This should provide a generous buffer to other development while enlarging the University's acreage to the east.
- Several lateral connections or pedestrian connections will be designed throughout the campus providing ease of access for the University and community to Town Center.

Campus Layout

- During early phasing all buildings will be designed to function as multi use spaces.
- Service areas have been incorporated into the layout of the campus and town center to give easy access to emergency/service vehicles
- The building connections should be designed to take into consideration the weather conditions of south Mississippi. Use of awnings, covered walkways, and parking with tree lined paths should be designed into the site.
- Court yards should function as gathering places and storm water reserves

Technical Issues

- The buildings will be strategically placed east to west allowing for the best possible heating and cooling strategy. Natural elements will help to heat and cool the buildings
- Shading products will be used to help reduce cooling costs. Shading can reduce the cooling load by 65%
- There should be flexibility in the design of the academic buildings as depicted in the Planning Principles

Landscape Strategy

- A trail system will be designed along the edges of the property
- Orientation of buildings should take advantage of optimal solar exposure
- Working landscapes shall be designed throughout the entire site
- There are many conditions to working within this landscape
 - Dry detention area instead of water pockets for storm water management
 - Storm water piping should be strategically located that will allow for gradual water release over a period of time
 - Bike paths will be designed along the main street and throughout site plan
 - There is an expectation that trail systems will be developed along Turkey Creek

Future Phasing

Although enrollment projections are forthcoming, the entire 200 acre development (acreage assigned to The University of Southern Mississippi) will be depicted in a manner that demonstrates phasing opportunities should student enrollment increase beyond 5,000 students.

- Phase 1 – capacity for up to 5,000 students
- Phase 2 – capacity for up to 7,000 students
- Phase 3 – capacity for up to 12,000 students

Follow up discussion with the committee:

Questions and comments were taken from the committee and were as follows:

- There was a question as to whether or not USM could stop at phase 2 with the continued growth of students without more academic buildings
 - Sasaki answered that would depend on the flexibility of the academic buildings and spaces
- Dr. Joachim commented that the University would consider a partner such as the YMCA that would accommodate the recreational and wellness needs of the students as well as the community.

10:15 – 12:00 p.m.

Break-Out discussion

Planning Principles

A final draft of the planning Principles was recommended by the committee. With the exception of a few minor changes the Planning Principles were adopted (see web site for official document).

General Discussion

Due to a variety of pending items a committee of the whole was convened to offer suggestions for improvements.

- Design should consider ingress/egress traffic to and from campus relative to the construction of the new High School located on County Farm Road
- Committee members have concerns about Main street being enlarged from 2 lanes to 4 lanes
 - A possible compromise is to have the 4 lane boulevard at the entrance but move to 2 lane traffic through the town center

- Another possible solution is to combine the boulevard and street to make a mini-boulevard
- All are in agreement that part of the town center could be on campus
- From a safety point of view, the committee envisions limiting pedestrians to certain areas where crossing signals would protect walkers and bicycle riders
- The committee suggested angled parking instead of parallel parking on campus and in the town center
- Partnership ventures where leased University space is involved should take into consideration the impact on the mission of the University
- Common spaces should be designed large enough to support gatherings prior to and after classes and meetings.