

**Cross Creek Master Planning
Pre-Planning Session
July 1, 2008**

Attendees:

The University of Southern Mississippi Leadership Team, State Bureau of Buildings, Sasaki Associates, Eley & Associates and Allred Architectural Group.

Focus Group 1 at 12:30 p.m.

Harrison County Development Commission, Hancock County Port and Harbor Commission, and Jackson County Economic Development Foundation

Focus Group 2 at 1:30 p.m.

Harrison County Planning and Zoning and Harrison County Utility District

Focus Group 3 at 2:30 p.m.

Coast Electric Power Association and CenterPoint Energy

Cross-Creek Planning Leadership Team – 9:00 a.m.

Pat Joachim recapped the organizational meeting in June and introduced the members of the Leadership Team. Dale Ledford was introduced as the new faculty representative to the Leadership Team. Rusty Postlewait was appointed to the leadership team representing facilities and Physical Plant.

Bob Lyman suggested a focus on planning for a multiple campus vision. Cross Creek is part of a multiple campus University and all designs on the new campus should have similarities to the other campuses. Additionally he stated all five colleges will have a presence on the new campus.

Greg Havens asked what kind of space should be included at Cross Creek. Should the space include labs (writing, speech, and history), conference centers, health and wellness centers, study spaces, and research space?

Robert Bass reported developers are reviewing housing in the Cross Creek community. There is potential for offsite housing with the growth of the area. Current law prohibits on-campus housing for students on the Gulf Coast.

An economic development report is essential in determining potential growth for the Gulf Coast.

- The College Board prepared a report in 1997 identifying the educational needs of the Gulf Coast.
- 62% of students come from Community Colleges for both Hattiesburg and Gulf Coast. Greg Havens would like to see if we could separate the numbers between the campuses.
- Current Gulf Coast enrollment can be provided by student demographics (age, major, classification, etc.).

Sid Gonsoulin asked Greg Havens if the collaborative could assist the planning committee in developing a needs assessment instrument where data can be gathered regarding the higher education needs of the coast communities. Greg responded in the affirmative.

Class scheduling is critical in planning the new campus. Multiple campus locations can cause problems in creating a class schedule. Greg Havens asked for a copy of the current class schedule.

The following items were discussed to begin the next phase of planning:

- Sid Gonsoulin mentioned there is an updated version of the areas of strategic focus (update provided by Dr. Saunders to the University Community 8/1/08).
- Timelines and milestones must be prepared.
- All six coastal counties should be included in reviewing private sector collaboration.
- Bob Lyman stated that the new campus must have the ability to expand for the growth of the Gulf Coast community and meet the demand for student and employer expectations.
- A preliminary site analysis must be prepared.

When creating the planning principles that will guide the planning and implementation process, factors defining the University should be considered. Examples are:

- Collaboration with business and industry
- Increasing student population
- New patterns of teaching and learning
- Growth of interdisciplinary fields of knowledge
- Openness to the community
- Financial challenges
- Public funding and other funding sources
- Virtual resources may lessen the necessity of physical space

Focus Group 1

11:45 a.m. – 12:30 p.m.

Discussion Points:

- The port is very important, it is the second or third busiest in the Gulf of Mexico and is designated as a shallow port, restricted to containers only
- There are opportunities to recruit international business
- Workforce training, polymer science, and engineers are areas of potential growth
- Other growth opportunities include geospatial and aerospace
- Educational opportunities need to be close to development
- Development has been limited since Katrina. Cost of construction and insurance are key factors
- Military active duty and retirees need to continue their education
- Stennis is a high tech space center and will need technical education to operate the facilities
- Consideration must be given to Tourism, a growing business on the coast. Harrison County plans to be a Tier One Tourist Destination. To accomplish this status, a minimum of 30,000 area hotel rooms are required and plans are underway to accomplish this goal.
- Convention Services are growing rapidly on the coast. There is a need for this type of service, not only the service amenities provided by the casinos

Focus Group 2

1:30 p.m. – 2:30 p.m.

Discussion Points:

- The intersection adjacent to the Cross Creek property is a priority area for the utility district due to the location of the new Harrison County school now under construction. The new school is scheduled to open in fall, 2008.
- The area will be zoned "Special Use – Education." If all future construction follows an approved master facilities plan, planning and zoning requirements should be fulfilled.
- Other pending developments include:
 - Hawks Landing, a development of residential homes.

- Hotels
- A new water treatment plant north of Interstate 10 slated for 2010.
- A new electrical substation on the western portion of the property.
- There are gas pipeline easements located next to the SportsPlex.
- Future widening of Landon Road
- New Harrison County high school.

Focus Group 3

2:30 p.m. – 3:30 p.m.

Discussion Points:

- Coast Electric Power Association will service the Cross Creek property.
- The University would like to explore use of solar power and Coast Electric is open to this suggestion.
- Mississippi does not have a mandatory margin of renewable energy resources. Sid Gonsoulin stated the University plans to obtain at least 15% of its power from renewable energy sources mandated by the President's Climate Commitment Pact.
- The Cross Creek campus as well as future construction on all Southern Miss campuses will be required to achieve Leadership in Energy and Environmental Design (LEED) Silver certification. This status is a mandate of the President's Climate Commitment pact.
- Any ground level improvements, including walking tracks and landscaping, in the easements must be approved by the easement holder. Mississippi Power Company and CenterPoint Energy control the easements that bisect the property.

Leadership Team

4:00 p.m. – 5:00 p.m.

Items for review for the vision of the Cross Creek Campus:

- The University must collaborate with the private sector
- Campus ingress and egress must be considered
- Architectural design must be addressed to meet the overall objective of a comprehensive development
- Partnership and community interface must occur
- Academic and research requirements must be explored through the needs assessment studies being completed
- New Harrison County high school and collaboration with community colleges should be considered
- Infrastructure is on hold until the University sites the campus
- Planning Principles must be created that will withstand the test of time
- An open and safe campus that interfaces and overlays with the Cross Creek community
- Opportunities must be explored for students with spare time before, in between and after classes
- Investigate transportation opportunities in and around campus and possibly from the Gulf Park campus to the Cross Creek campus.

Bob Lyman requested the team prepare time lines for planning to avoid spending additional resources on duplication on the Gulf Park and Cross Creek campuses.

Dr. Joachim reported the University is waiting on FEMA to begin restoration of the front three buildings on the Gulf Park Campus. Dates and times are forthcoming

**Cross Creek Master Planning
Pre-Planning Session
July 2, 2008**

Attendees:

Hancock Bank, JBHM Architects, Eley Associates, Allred Architectural Group, Sasaki Associates and Leadership Team.

Summary

Concept:

- High Technology Park connected to Stennis, located directly north of Gulf Park: Twin campuses connected by a new road (Gulf Park and Cross Creek)
- IHL originally asked for 50 acres; developer offered 100. It was subsequently increased to 200.
- Hancock did not delineate where the 200 acres would be. Determination of the 200 acres will be delineated by The University of Southern Mississippi.

Drivers for Development:

- Technology – Driven workforce training
- Southern Miss first, then bring in other partners
- Rail – important future link for regional connections
- Environment essential

Short Term Considerations:

- Hancock Bank is currently operating the Data Center at less than capacity; available for USM to share. 30,000 sf facility; expandable to 60,000 sf.
- Hancock will move 500 people to Cross Creek by Dec 31, 2010 into a planned 100,000 sf facility. The specific site has not been chosen – Hancock is waiting for USM to make the first move.
- Educational space at Stennis Space Center is tight. Four institutions are currently operating on the Stennis site (Southern Miss, Jackson State, Ms State, Ole Miss). Cannot currently accommodate students outside of Stennis. Need shared space.
- Good time to build infrastructure because of poor real estate market. Would like to set roads, infrastructure, etc. as soon as possible.

JBHM Presentation:

- Want to provide a legacy project & a model form of development.
- Site is solid wetlands – design does not invade any wetlands.
- Town Center: roughly 2.5 million sf
- Don't want to see cars; moderate through use of berms.
- Most parcels in the potential Cross Creek campus site are 40-45% wetland.
- This parcel is the last large parcel in the region.
- Want to create a "place" for USM and bank employees and their families.
- University requested high visibility.
- Want town-gown relationship but do not want to preclude commercial development.
- Goal is to wrap covenants of commercial development to meet USM design guidelines.

USM's Vision:

- Integration of campus and community

- Consistent & high quality image
- Respect environment

Preliminary Program as envisioned by the Developer:

- Small convention center
- Flagship hotel
- Estate housing & high-end homes – will be able to support residential
- Multi-family housing – will be able to support residential
- Commercial study is difficult to pin down post Katrina.
- Golf would be a nice amenity but is by no means a requirement.
- Would like to lease land in "village" for retail development, etc
- Envision 6-10-story buildings in the Town Center
- Would like to start building by 2010

Three Short Term Imperatives:

- Favorable tax treatment for next 2 yrs
- Hancock Bank is planning to move 500 employees to the site, want amenities and housing
- Struggling to retain young people in the area & education

Other Comments:

- No preconceived ideas: as long as it works for the University & for commercial development
- Highway interchange can happen quickly because the developer already owns land. Developer foresees a privately funded interchange
- Plan to ask everyone with contiguous land to join covenants
- A timing constraint exists: water & sewage must be delivered soon
- Retail – not looking for big box (land north of 1-10 & east of 49 dedicated for Big Box)
- San Destin - Bay Town Village is seen as a precedent
- New highway being planned will provide a new important north/south connection to Chicago
- Center of population has moved 9.5 miles north, post Katrina
- 16th Section Property – may pursue ownership – don't need this property but may be advantageous to own
- Small traffic study has been completed: Landon Road & Beatline Road
- 4 lanes up to high school being planned - County Farm Road is already in the works

Timeline for infrastructure: within next two years

- \$27 million in funding is available, doesn't provide all, but basic infrastructure is included
- Have presented the plan to Harrison County publicly
- Have not visited the Corps of Engineers. They are gate keepers, so it's important to get them on board soon
- Brown & Mitchell Engineering – have keen understanding of the environmental issues

Program:

- Everyone supports the idea of an integrated place; may be difficult economically. Phasing – campus will develop more slowly than the private sector – potential of land swap can be considered over time.
- Gulf Coast Community College and Pearl River Community College should be considered as partners. They can provide Centers for workforce training – metal fabrication – shipbuilding

According to reports, Tom Meredith envisions 10,000 students at Cross Creek
Roughly 17% of people in Harrison City have college degree. 26% in surrounding communities

WRAP-UP Meeting

Work Sessions:

- The first work session will occur August 27-28 – an agenda will be circulated soon involving the comprehensive Planning Committee
- During the October work session concept plans should be presented by the Collaborative

Action items:

1. Provide homework items for the Planning Team to consider prior to the August 27-28 work session
2. Develop agenda for August during conference call with Pat Joachim, Bryan Billings, Robert Bass and Sid Gonsoulin
3. Collaborative will develop a framing & issues paper
4. Collaborative will send Planning Principles language to be evolved by the Planning Team
5. The Collaborative will develop a Website
6. The Planning Committee will develop Cross Creek program information
7. Collaborative will send PPT Presentation
8. Assist University, if required, in developing questions for a needs assessment survey

August Sessions:

- Need some redundancy in sharing with the entire Planning Committee
- What we've learned to date

Science building on Gulf Park campus:

- Dr. Joachim pointed out that the mission of the science building can change as long as it is academic & at Gulf Park
- Options for nursing can be explored

Gulfport Facilities: 78,000 sf

Gulf Park Buildings: 120,000 sf (4 damaged bldgs represent an additional 120,000 sf)

Planning Committee's Role:

- Program development
- Planning Principles development
- Reaction to site concepts –Collaborative to develop ideas & share

Next Steps:

- The Collaborative will establish a Web-ex with the Leadership Team prior to the August 27-28 meeting
- May want to schedule a focus group with mayors or mayor's designates of 5 cities
- Higher Education Needs Assessment Survey relative to business community & community at large. The 1997 College Board Report and 2007 Update should be studied by the Planning Team
- Need to schedule focus group session with Gulf Coast Business Council between the Aug.27-28 Work Session and the one scheduled for October.
- Need to understand the comprehensive needs of surrounding counties in Mississippi, Louisiana, and Alabama