



SCHOOL BUILDING COMMITTEE

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MAY 26, 2016



**PMA Consultants**



**newvistadesign**

Envisioning 21<sup>st</sup> Century Schools © 2015

**Perkins Eastman | *DPC***

# PLAN OPTIONS (K5-775)

WINTHROP

NEW PHASED OVER EXISTING



ADD/RENO PLAN



DOYON

FLEXIBLE PLAN, EXISTING SITE



FLEXIBLE PLAN, EXPANDED SITE



BIALEK

FLEXIBLE PLAN, FRONT FIELDS



**BLUE** = LATEST OF EACH VARIATION

# W2A



## BUILDING:

- 3 Story, 123k gsf Building
- Community Wing (in-back)
- Ideal Classroom Orientation

## VEHICULAR:

- 8 Buses (stacked), 14 Cars
- 52 Car Parking
- Separate PreK Access
- Separate Service (but in-back)
- Potential Perimeter Access

## OUTDOOR SPACE:

- 60k sf Playground/Fields (matches exists w/o front lawn)
- .2 Mile Trail
- 3 Outdoor Classrooms
- Natural Amphitheater
- Greenhouse/Gardens



Winthrop School Site  
65 Central Street

Existing



OPEN GREEN SPACE



PARKING/  
VEHICULAR  
CIRCULATION



PLAYGROUND



WETLANDS



RIVER/STREAM



PEDESTRIAN  
CIRCULATION



RAINWATER FLOW

# W3B ADD/ RENO



## BUILDING:

- 3 Story, 123k gsf Building
- Community Use Side, 2-Levels
- Orientation Not Ideal
- Complex/Disruptive Phasing
- Educ Objectives Compromised

## VEHICULAR:

- 10 Buses, 50 Car Queue  
(Using Perimeter Access)
- Only 90 Car Parking
- 30 PreK Queue (Bus Loop)
- Traffic Concerns

## OUTDOOR SPACE:

- Only 45k sf Playground/Fields  
(60k exists w/o front lawn)
- Outdoor Learning/Gardens



Winthrop School Site  
65 Central Street

Existing



RAINWATER FLOW

# B3A

INTERMITTENT STREAMS/  
HYDRAULIC CONNECTION  
(TYP)



## BUILDING:

- 3 Story, 123k gsf Building
- Community Use Wing
- Orientation Not Ideal

## VEHICULAR:

- 10 Buses, 50+ Car Queue
- 160 Car Parking
- 30 PreK Queue (Bus Loop)
- Perimeter Access Potential

## OUTDOOR SPACE:

- 76k sf Playground/Fields  
(incl. 2 Little League)
- Outdoor Learning/Gardens
- Replication of Fields Required;  
(baseball, softball, soccer  
overlay, basketball, facilities)

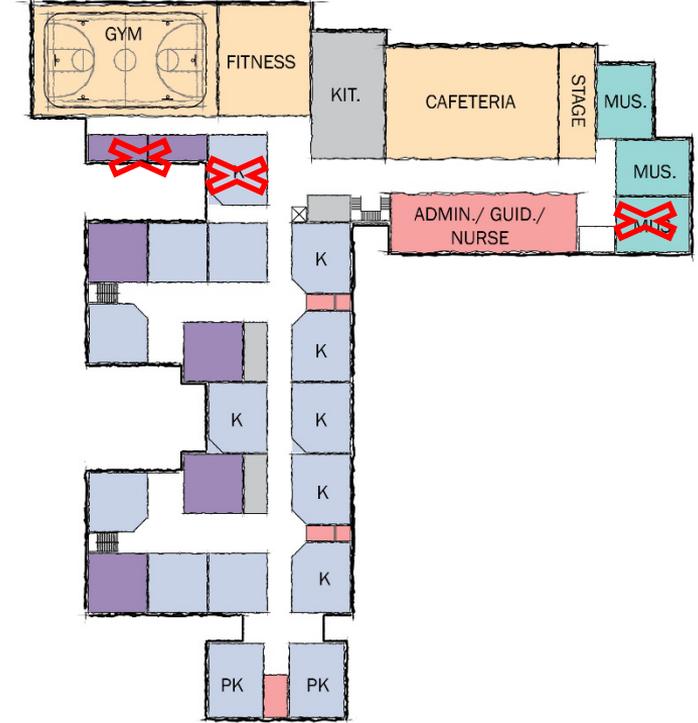
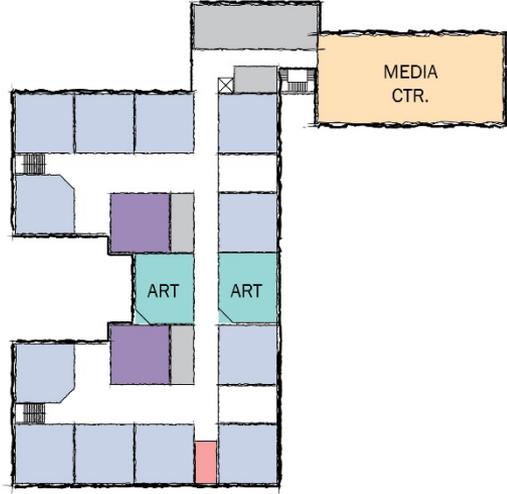
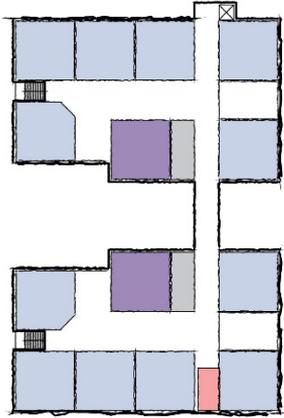


Bialek Park Site  
17 Linebrook Road

Existing



# W2A



## PLAN OPTION



PROGRAM ADJUSTMENTS  
SINCE PLAN DEVELOPED

- CLASSROOMS
- SPECIAL EDUCATION

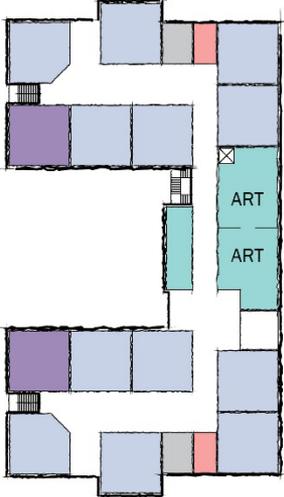
- GYM/ CAFETERIA/ MEDIA
- ART/ MUSIC/ TECHNOLOGY

- ADMINISTRATION
- UTILITY/ SUPPORT

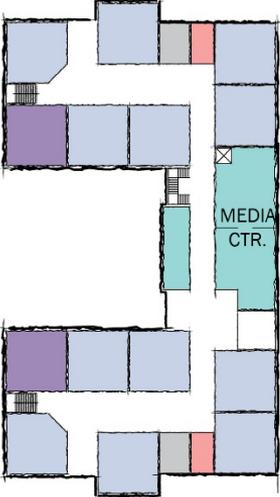




# D3A & B3A



3rd FLOOR



2nd FLOOR



## PLAN OPTION

ALTERNATIVE TO D1A DUE TO OVER-SIZE & LACK OF COMMUNITY CORE

- CLASSROOMS
- GYM/ CAFETERIA/ MEDIA
- ADMINISTRATION
- SPECIAL EDUCATION
- ART/ MUSIC/ TECHNOLOGY
- UTILITY/ SUPPORT



## MSBA AGREED GRADE CONFIGURATIONS

### (2) K-5 Schools

Winthrop K-5 420 + PK

Doyon K-5 355

### K-2 + 3-5 Schools

Winthrop K-2 355 + PK

Doyon 3-5 420

### K-3 + 4-5 Schools

Winthrop K-3 490 + PK

Doyon 4-5 285

### (1) K-5 School

New K-5 775 + PK

#### Mile Lane

27.3 acres

- Removed from consideration
- Proximity to Doyon
- (Doyon preferred)
- Significant field replication and site restriction

#### Winthrop School

6.8 acres

#### Bialek park

14.2 acres

#### Doyon School

17.2 Acres

#### Green Street (Town Hall)

9.9 acres

- Removed from consideration
- 1 of 3 downtown locations (Bialek/Winthrop preferred)
- Significant Soil concerns and some restrictions

