PLAN OPTIONS (K5-775)

WINTHROP

NEW PHASED OVER EXISTING

ADD/RENO PLAN

FLEXIBLE PLAN, EXISTING SITE

FLEXIBLE PLAN, EXPANDED SITE

DOYON

FLEXIBLE PLAN, FRONT FIELDS

BLUE = LATEST OF EACH VARIATION
Winthrop School Site
65 Central Street

**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
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
Bialek Park Site
17 Linebrook Road

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)
ADD/RENO

PLAN OPTION
ALTERNATIVE TO B3A DUE TO OVER-SIZE, INCLUDING PROGRAM CHANGE

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

W3B
PLAN OPTION
ALTERNATIVE TO D1A DUE TO OVER-SIZE & LACK OF COMMUNITY CORE

CLASSROOMS
SPECIAL EDUCATION
ART/ MUSIC/ TECHNOLOGY
GYM/ CAFETERIA/ MEDIA
ADMINISTRATION
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