Town of Ipswich | Character/Vernacular

PLANNING DEPT. – 2004 CHARACTER STATEMENT (resident’s perspective)
CRANE ESTATE – GREAT MARSH (Bill Oconner)

SANDY POINT RESERVATION (Meghan Lortie)

LITTLE NECK (William Payne)
HISTORIC IPSWICH RIVERWALK
GREEN STREET BRIDGE
PUBLIC LIBRARY
MILLS
DOWN TOWN
MERCURY/IPSWICH ALE BREWERY

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Perkins Eastman | DPC
CONSIDERATIONS

• HISTORY & EVOLUTION OF TOWN
  – NATIVE TO FARMING/AGRICULTURE
  – FISHING/SHIP BUILDING & TRADE
  – TEXTILES & STORE HOUSES
  – COUNTRY TOWN

• LOCATION/CHARACTER ZONE
  – 1ST-PERIOD HOMES
  – SHOPS/STOREFRONTS
  – MILLS, BRIDGES

• NEARBY ARCHITECTURAL FORMS
  – SMALL MULTI-BOX STRUCTURES
  – MOSTLY 2 & 3 STORY SCALE
  – GABLE OR FLAT/CORNICED ROOFS
  – MASS WALLS/SMALL OPENINGS

• BUILDING MATERIALS
  – STONE & (RED) BRICK
  – WOOD (BD/BATTEN, CLAPBOARD)

• PLANTINGS/VEGETATION
  – DIVERSE (FOREST/MARSH/BEACH)
  – RIVER/WATER DEFINING FEATURE

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Since its inception water has been integral to the character of Ipswich. The Ipswich River winds its way through the upland Willowdale State Forest, through the Town Center of Ipswich and then turning tidal before out letting into Plum Island Sound. These varied habitats are rich in natural resources and a critical part of the overall ecosystems, geology and history of Ipswich.
Outdoor Learning Concept Ipswich, MA

‘Experiential Pathway’
This sustainable learning concept mimics the flow of the Ipswich River, creating an immersive journey through nature. The path winds through upland forest, lowland wetlands and meadows, branches off into smaller tributaries (expressed as sustainable learning nodes) and finally transitions into tidal estuary at the entrance of the school.

The river metaphor extends past the courtyard bounds, into parking lot medians and open space, complementing the existing playgrounds and creating areas of wildlife habitat and water conservation.
**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
**W2A**

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

**VEHICULAR:**
- 10 Buses (stacked), 33 Cars
- 70 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
B3B

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
- Additional Replication of Fields: baseball, softball, soccer overlay
Add-Reno Plan

- CLASSROOMS
- SPECIAL EDUCATION
- GYM/ CAFETERIA/ MEDIA
- ART/ MUSIC/ TECHNOLOGY
- ADMINISTRATION
- UTILITY/ SUPPORT
New 3-Story

MUD ROOM
SMALL GROUP
FITNESS ALCOVE
OPER WALL
PARTITIONS TO MANAGE LUNCH SIZE
MK LAB
KITCHEN LAB
MUSIC/STAGE CONNECTION
PK ENTRY (PATH)
PK
GALLERY
2nd FLOOR
3rd FLOOR
TCHR WORK
FLEX-LRNG
MAKER SPACE
MAKER SPACE
MAKER SPACE
MUD ROOM
UTILITY/ SUPPORT
ADMINISTRATION
ART/MUSIC/ TECHNOLOGY
GYM/ CAFETERIA/ MEDIA
CLASSROOMS
SPECIAL EDUCATION