



ONE COMMUNITY SCHOOL
MEETING FOR WINTHROP SITE

AUGUST 10, 2016



PMA Consultants



**BIRCHWOOD
DESIGN GROUP**

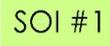
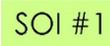
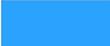
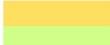


newvistadesign

Perkins Eastman | DPC

WINTHROP SITE MEETING

- **INTRODUCTION – SBC CHAIR**
- **EXISTING SITE – BIRCHWOOD DESIGN**
- **PRELIMINARY OPTIONS – PE/DPC**
- **QUESTIONS / SUGGESTIONS – ALL**
- **TABLE EXERCISES – ALL (SMALL GROUPS)**
 - **YOUR SITE ANALYSIS &**
 - **THOUGHTS ON OPTIONS**
- **NEXT STEPS – SBC CHAIR & OPM**

| | | | |
|--|---|---|---|
| <p>Spring 2014 Statements of Interest (SOI) Massachusetts School Building Authority (MSBA)</p> <p> SOI #1 Winthrop School</p> <p> SOI #2 Doyon School</p> <p>Two Seperate Submissions - Share Similar Deficiencies: 1. Building Condition/Age 2. Classroom Sizes 3. SPED Breakout Space 4. Gym Space 5. Accessibility/ADA 6. Storage</p> | <p>Summer 2014 Winthrop SOI Accepted</p> <p> SOI #1 Winthrop School</p> <p> School Building Committee</p> <p>Selectman Form School Building Committee (SBC) -SBC Begins work with MSBA</p> | <p>Winter 2014/2015 Feasibility Study Acceptance</p> <p>October 2014 Town Vote Authorizes Feasibility Study Funds</p> <p>November 2014 First MSBA Meeting: MSBA Instructs Ipswich to study (4) building options</p> <p>K-5 (420) - New Winthrop K-3 (490) - New Winthrop K-2 (355) - New Winthrop K-5 (775) - New Combined</p> | <p>Spring/Winter 2015 Form Project Team</p> <p>SBC Interviews and hires Owners Project Manager - PMA Associates</p> <p>SBC Interview and hires Architect - Perkins Eastman</p> |
| <p>Winter 2016 Design Begins</p> <p>Educational Programming - Teacher, Administration, Public Input</p> <p>Site Development 5 Sites - All Town Owned</p> <ul style="list-style-type: none"> - Winthrop - Bialek - Doyon - Mile Lane <p>*Removed due to Doyon Proximity, Wetlands and Fields</p> <ul style="list-style-type: none"> - Town Hall <p>*Removed due to potential remediation, traffic issues and wetlands</p> | <p>Spring 2016 Educational Model</p> <p> K-5 (775)  School Committee Votes This Model Twice</p> <p>Site Development 3 Sites -</p> <ul style="list-style-type: none"> - Winthrop - - Bialek - Doyon <p>*Doyon removed after School Committee voted to have: "In town and walkable" be site criteria</p> | <p>Spring/Summer 2016 Prefered Design Plan</p> <p>Site Development SBC investigates alternate "In Town and Walkable Sites" privately held: - Defines (3) Possible Sites - Conversations with owners show no interest in selling</p> <p>Bialek Park Status - - Article 97 Doesn't Apply *Town Council - In control of Selectman *Requires Selecman Vote to release and vote at Fall Town Meeting</p> | <p>Summer/Fall 2016 Prefered Schematic Plan</p> <p>School Committee Must Choose Site</p> <p>Town Votes: - If Bialek Park</p> <ol style="list-style-type: none"> 1. Selectman Vote to Release to Schools 2. Town Vote 2/3rd's to Release to Schools <p>Design Team begins Sche- matic Design</p> |



GENERAL SITE:

- 6.8 Acres, (incl. Half-Acre Fire)
- Zone IR (In-town Res), 37' h, 20' front/rear, 10' side setback

BUILDING:

- 2 Story, 50.5k gsf Building
- 1956 + '89 Addition
- Not Ideal Orientation

VEHICULAR:

- 4 Buses
- 20 Car Queue (incl. entry lot)
- 92 Car Parking (85% used)
- Semi-Separate Service
- Potential Perimeter Access

OUTDOOR SPACE:

- 65k sf Total Playground/Fields (35k Playgd +2k hard +28k grn)
- Additional 64k Front Lawn
- Natural Amphitheater
- Greenhouse/Gardens



Winthrop Existing



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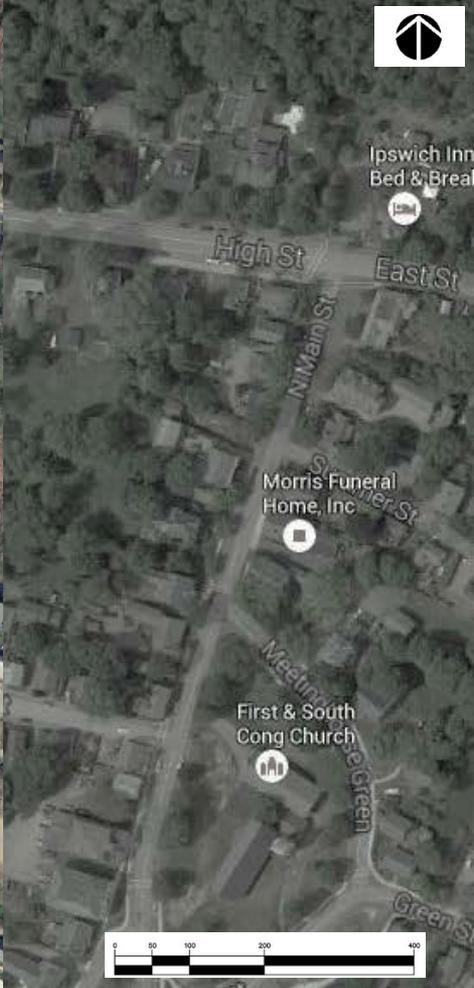
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Winthrop Existing



VISION / GOALS

- VIBRANT AND JOYFUL
- FLEXIBLE / ADAPTABLE / COLLABORATIVE
- SMALL LEARNING
- OUTDOOR CONNECTIONS
- COMMUNITY RESOURCE
- UNIVERSAL ACCESS

EDUC. PROGRAM EXCERPTS

- PREK-5 GRADE SPAN / CONTINUITY
- SMALL SCHOOL QUALITIES / FEEL (CLASSROOM CLUSTERS/NEIGHBORHOODS)
- PROVIDE ORGANIZATIONAL FLEXIBILITY (GRADE-LEVEL, HOUSE, MIXED/GRADE-LESS)
- ROBUST ARTS, STEAM / INTEGRATION (MAKER SPACES, GALLERY/DISPLAY STORAGE)
- SUPPORT CO-TEACHING MODEL (LARGE CLASSROOMS, PULL-OUT, SM. GRP)
- SUSTAINABLE EDUCATION & COMMUNITY (OUTDOOR LEARNING, GARDENS, MUD RM) (COMM. RECYCLING/COMPOST, NUTRITION) (FOODS LAB & FITNESS)
- PROFESSIONAL LEARNING COMMUNITIES (DISPERSED TEACHER PLANNING ROOMS)
- SPECIALIZED / SUPPORT SPACES (SOCIAL/EMOTIONAL/SENSORY/MOVEMENT)
- TECHNOLOGY RICH / FULLY INTEGRATED

SPACE NEEDS

CORE ACADEMIC SPACES

| | |
|----------------------------|----------|
| PRE-KINDERGARTEN + TOILET | 2 |
| KINDERGARTEN + TOILET | 6 |
| GRADE 1-5 CLASSROOMS | 30 |
| SPECIAL EDUC (CR EQUIV.) | 6 |
| SM. GRP/RESOURCE (300SF) | 3 |
| OFFICE/STORAGE (120-150SF) | 8 |
| ART/STORAGE | 2/2 |
| MUSIC/ENSEMBLE | 2/5 |
| MEDIA CENTER | 4,158 SF |
| GYM/STORAGE | 9,400 SF |
| CAFETERIA/STAGE | 6,813 SF |
| KITCHEN/STAFF | 2,826 SF |
| ADMIN/GUIDANCE | 2,670 SF |
| NURSE'S SUITE | 710 SF |
| CUSTODIAL/STORAGE | 2,375 SF |

W1A

BUILDING:

- 3 Story, 129k Sq. Ft. Building (Based on Early Program +3k SF)
- Orientation for Natural Daylight
- Organized w/ Small Lrng Clusters
- Community Use Zoned Up Front
- Gym/Caf. Not Near Play Space

VEHICULAR:

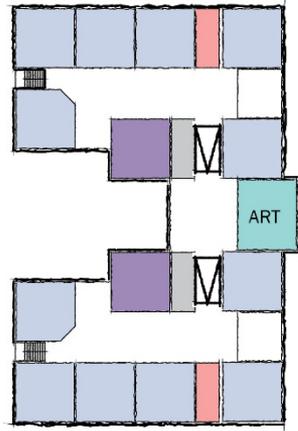
- 8 Buses Stacked (10 Target)
- 30 Car Queue (50+ Targeted)
- 62 Car Parking (160 Targeted), Off-Site Parking Required
- Potential Perimeter Access Drive

OUTDOOR SPACE:

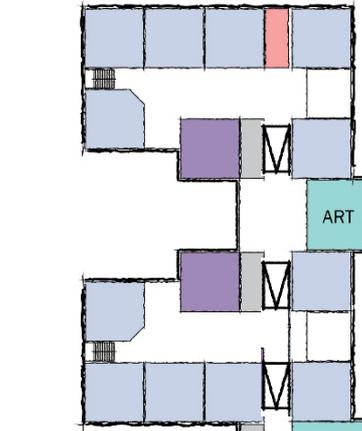
- Only 65k Sq. Ft. Playground/Field (Goal: 46k Play, 6k Hard, 57k Grn)
- Fitness Path/Outdoor Stations
- Outdoor Learning + Amphitheater
- Gardens/Greenhouse Area



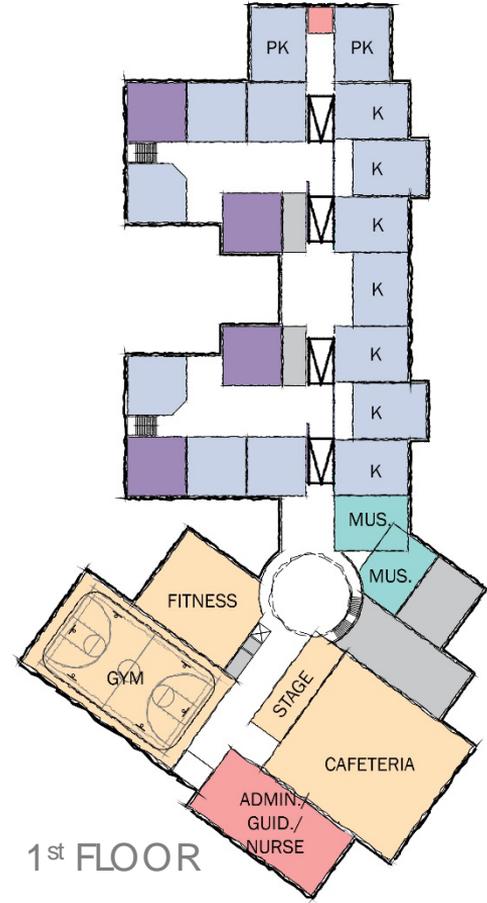
W1A



3rd FLOOR



2nd FLOOR



1st FLOOR

W2A

BUILDING:

- 3 Story, 123k Sq. Ft. Building
- Orientation for Natural Daylight
- Organized w/ Small Lrng Clusters
- Zoned for Community Use

VEHICULAR:

- 10 Buses, but Double Stacked
- 33 Car Queue (50+ Targeted)
- 70 Car Parking (160 Targeted), Off-Site Parking Required
- Potential Perimeter Access Drive

OUTDOOR SPACE:

- Only 65k Sq. Ft. Playground/Field (Goal: 46k Play, 6k Hard, 57k Grn)
- Fitness Path/Outdoor Stations
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PLAY
FIELDS



PLAY
GROUND



OUTDOOR
LEARNING

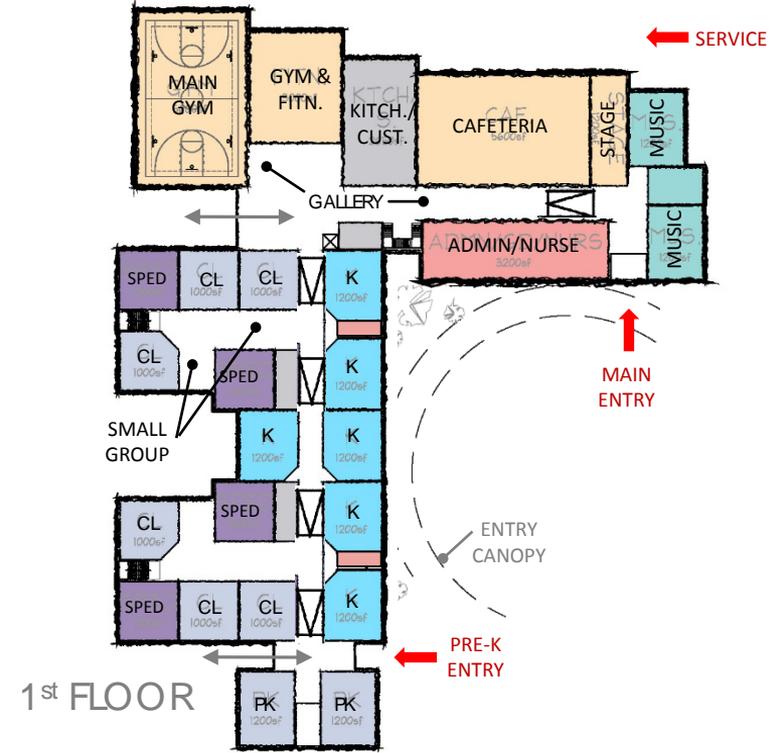
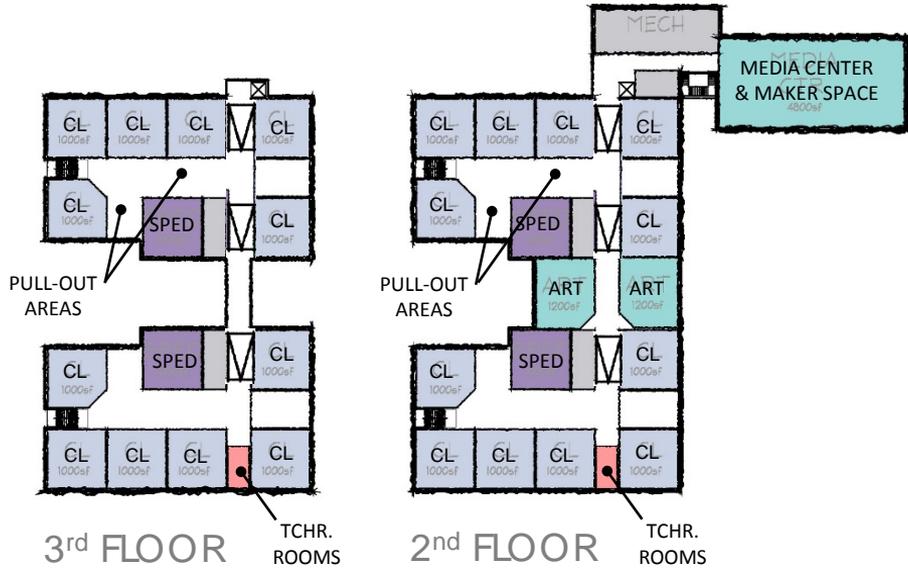


PLAZA OR
WALKWAY



PAVED
AREAS

W2A



Winthrop New Plan

- CLASSROOM (CL)
- GYMNASIUM/ CAFETERIA
- SPECIAL EDUCATION
- LIBRARY / ART/ MUSIC
- ADMINISTRATION
- UTILITY/ SUPPORT

W3B ADD/RENO

BUILDING:

- 3 Story, 123k Sq.Ft. Building
- Orientation Not Ideal For Daylight
- Zoned For Community Use
- Gym Stacked Over Cafeteria
- Very Disruptive Construction
- Not Ideal Educational Layout

VEHICULAR:

- 10 Buses
- 50+ Car Queue if Using Perimeter
- 90 Car Parking (160 Targeted), Off-Site Parking Required

OUTDOOR SPACE:

- Only 45k sf Playground/Fields (Goal: 46k Play, 6k Hard, 37k Grn)
- Fitness Path/Outdoor Stations
- Outdoor Learning + Amphiteater
- Gardens/Greenhouse Area



PLAY FIELDS



PLAY GROUND



OUTDOOR LEARNING

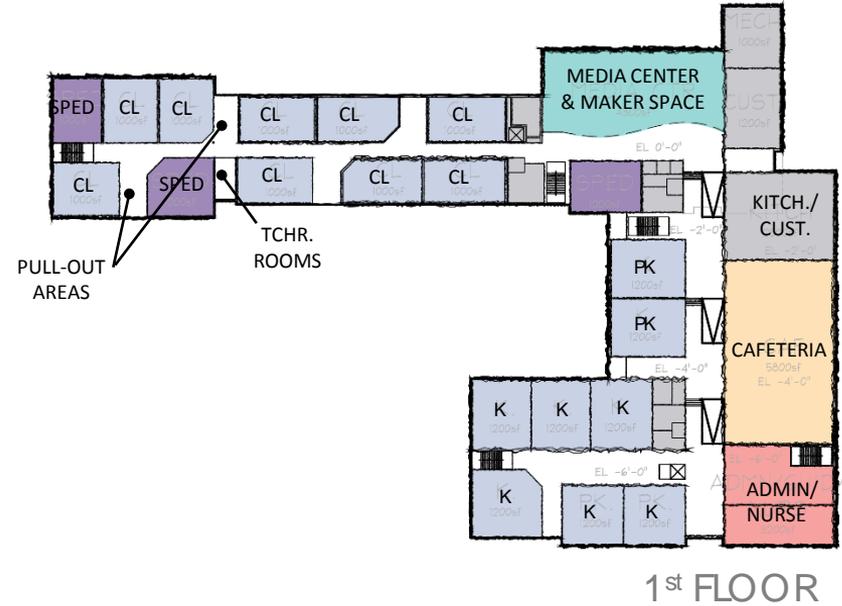
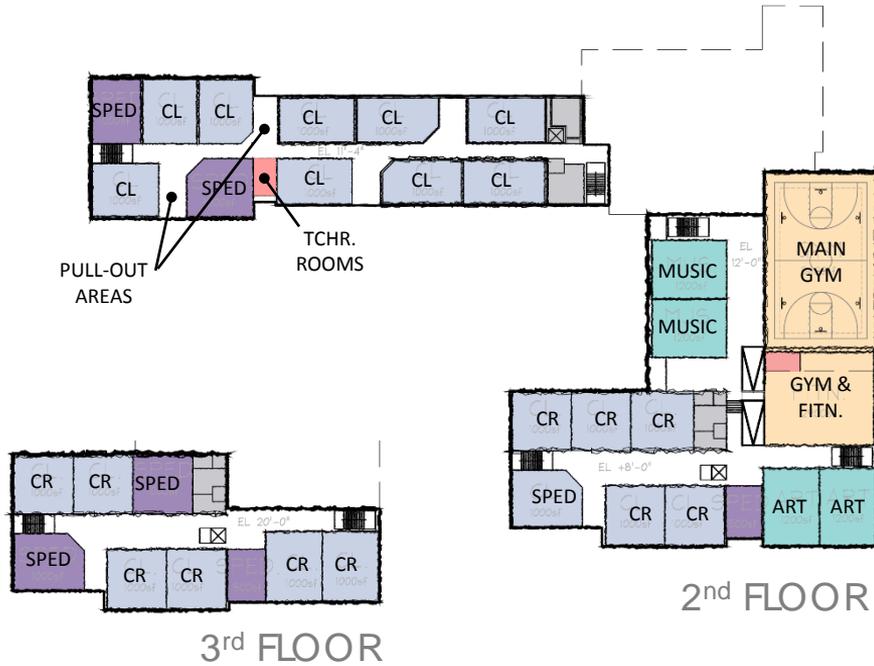


PLAZA OR WALKWAY



PAVED AREAS

W3B



W2A.1

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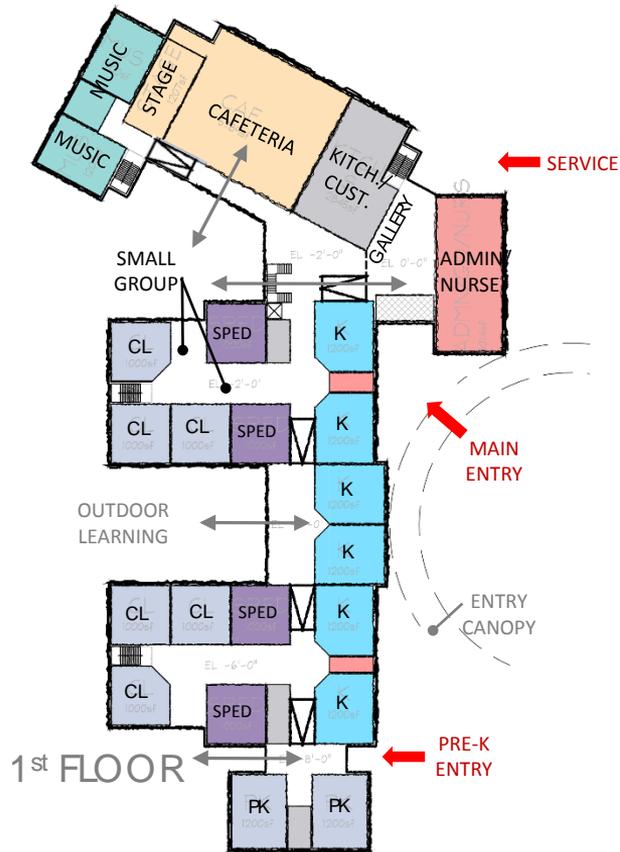
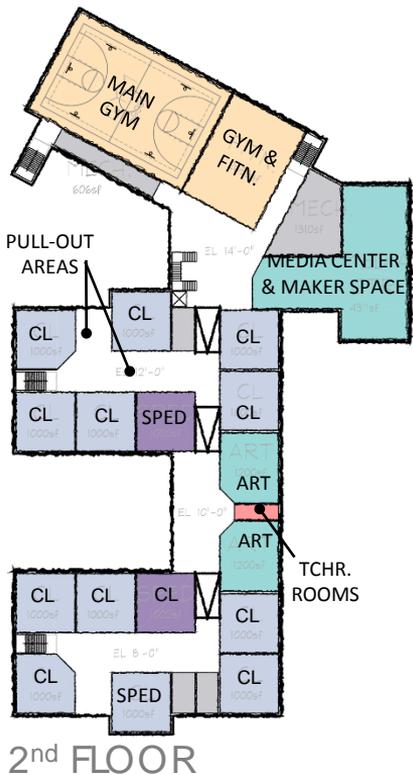
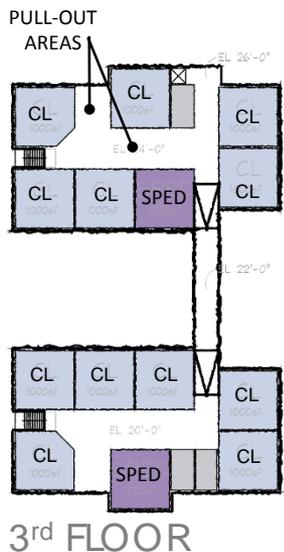
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OUTDOOR SPACE:

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(Goal: 46k Play, 6k Hard, 57k Grn)
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W2A.1 (& B3A.3)





Massing/Shadows

Studies at Bialek & Winthrop Sites

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