



ONE COMMUNITY SCHOOL
SCHOOL BUILDING COMMITTEE

AUGUST 3, 2016



PMA Consultants



**BIRCHWOOD
DESIGN GROUP**



newvistadesign

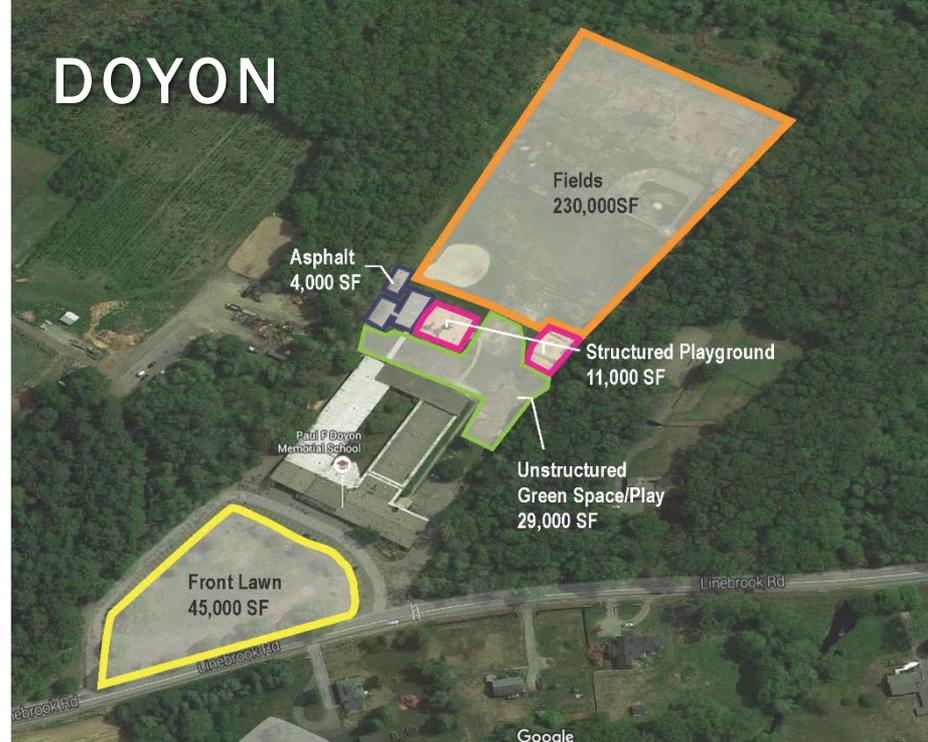
Perkins Eastman | DPC

WINTHROP



- Structured Playground = 35k SF
- Hard-Surface Play = 2k SF
- Unstructured Green = 28k SF
- Front/Lawn Areas = 64.3k SF
- Sports Fields = none

DOYON



- Structured Playground = 11k SF
- Hard-Surface Play = 4k SF
- Unstructured Green = 29k SF
- Front/Lawn Areas = 45k SF
- Sports Fields = 230k SF

Existing Play Areas | Combined = 46k struct. +6k hard +57k green



W2A

BUILDING:

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

VEHICULAR:

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

OUTDOOR SPACE:

- 60k Sq. Ft. Playground/Fields (matches existing w/o front lawn)
- 3 Outdoor Learning Zones
- Natural Amphitheater
- Greenhouse/Gardens



Winthrop New Plan



PLAY
FIELDS



PLAY
GROUND



OUTDOOR
LEARNING



PLAZA OR
WALKWAY



PAVED
AREAS



W2A.1

BUILDING:

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

VEHICULAR:

- 10 Buses
- 33 Car Queue (50+ Targeted)
- 65 Car Parking (160 Targeted), Off-Site Parking Required
- Separate PreK Access

OUTDOOR SPACE:

- 46k PlayGrnd, 6k Hard, 37k Green (67k Green is targeted)
- Fitness Path/Outdoor Stations
- Outdoor Learning +Amphitheater
- Gardens/Greenhouse Area



Ipswich Ale
Brewer's Table

Winthrop New Plan



PLAY
FIELDS



PLAY
GROUND



OUTDOOR
LEARNING



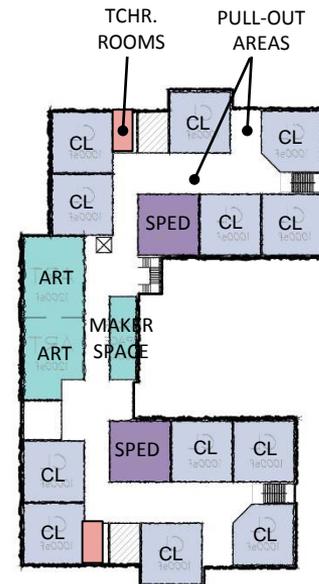
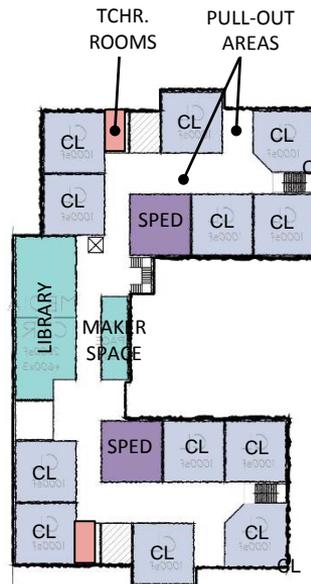
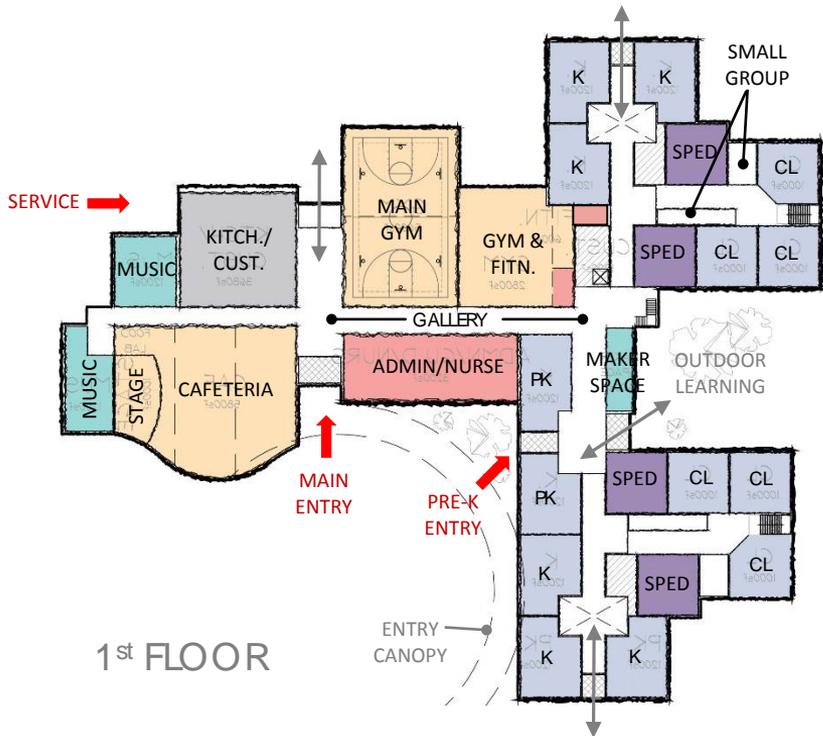
PLAZA OR
WALKWAY



PAVED
AREAS



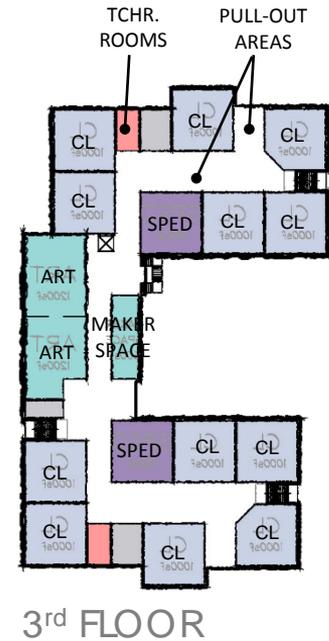
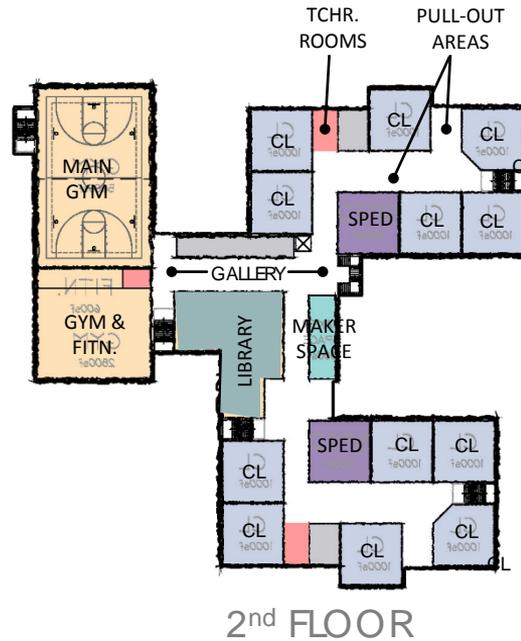
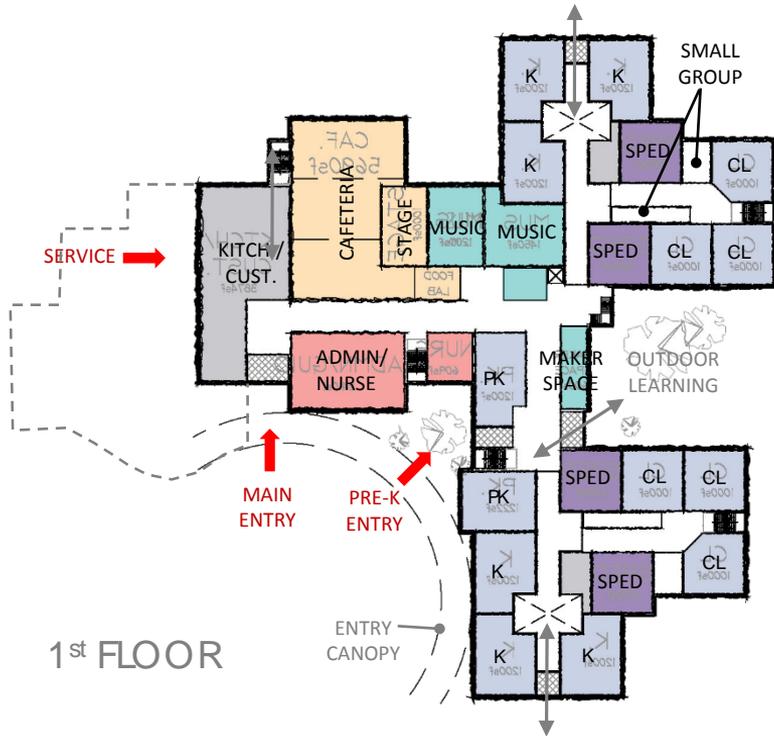
B3A



Preliminary Plan

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

B3A.1 & .2



Consolidated Plan

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

B3A

BUILDING:

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

VEHICULAR:

- 10+ Buses
- 50+ Car Queue
- 160+ Car Parking
- Separate PreK Access

OUTDOOR SPACE:

- 76k Sq. Ft. Playground/Fields (incl. 2 little league & Basketball)
- 3 Outdoor Learning Zones
- Greenhouse/Gardens
- Existing Gazebo, Playground & Concessions

Additional Replication of Fields;
baseball, softball, soccer overlay



New Plan at Bialek

 PLAY FIELDS	 PLAY GROUND	 OUTDOOR LEARNING	 PLAZA OR WALKWAY	 PAVED AREAS
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B3A.1 REV

BUILDING:

- 3 Story, 123k Sq. Ft. Building (Consolidated w/ Gym Over Caf)
- Zoned for Community Use
- Organized w/ Small Lrng Clusters

Additional Replication of Fields;
baseball, softball, soccer overlay

VEHICULAR:

- 10+ Buses
- 50+ Car Queue
- 160+ Car Parking
- Separate PreK Access

OUTDOOR SPACE:

- 46k PlayGrnd, 6k Hard, 67k Green
- Existing PlayGrnd, (2) L.League, + Basketball, Gazebo, Concession
- Fitness Path/Outdoor Stations
- Outdoor Learning +Amphitheater
- Gardens/Greenhouse Area

1640 Har



Our Lady of Hope



New Plan at Bialek



PLAY FIELDS



PLAY GROUND



OUTDOOR LEARNING



PLAZA OR WALKWAY



PAVED AREAS





B3A.2

BUILDING:

- 3 Story, 123k Sq. Ft. Building (Consolidated w/ Gym Over Caf)
- Zoned for Community Use
- Organized w/ Small Lrng Clusters

Additional Replication of Fields;
baseball, softball, soccer overlay

VEHICULAR:

- 10+ Buses
- 50+ Car Queue
- 160+ Car Parking
- Separate PreK Access

OUTDOOR SPACE:

- 46k PlayGrnd, 6k Hard, 67k Green
- Existing PlayGrnd, (2) L.League, + Basketball, Gazebo, Concession
- Fitness Path/Outdoor Stations
- Outdoor Learning +Amphitheater
- Gardens/Greenhouse Area



New Plan at Bialek



PLAY FIELDS



PLAY GROUND



OUTDOOR LEARNING



PLAZA OR WALKWAY



PAVED AREAS



B3A.3

BUILDING:

- 3 Story, 123k Sq. Ft. Building (Consolidated w/ Gym Over Caf)
- Zoned for Community Use
- Organized w/ Small Lrng Clusters

Additional Replication of Fields;
baseball, softball, soccer overlay

VEHICULAR:

- 10+ Buses
- 50+ Car Queue
- 160+ Car Parking
- Separate PreK Access

OUTDOOR SPACE:

- 46k PlayGrnd, 6k Hard, 67k Green
- Existing PlayGrnd, (2) L.League, + Basketball, Gazebo, Concession
- Fitness Path/Outdoor Stations
- Outdoor Learning +Amphitheater
- Gardens/Greenhouse Area



New Plan at Bialek



PLAY FIELDS



PLAY GROUND



OUTDOOR LEARNING



PLAZA OR WALKWAY



PAVED AREAS



BIRCHWOOD DESIGN GROUP



Massing/Shadows

Studies at Bialek & Winthrop Sites

Perkins Eastman | DPC