

**City of Cambridge
King Open/Cambridge St Upper Schools &
Community Complex**

**Community Meeting
Schematic Design Meeting**

WILLIAM RAWN ASSOCIATES | Architects, Inc. + **ARROWSTREET**

CMaR - Rich-KBE King School Joint Venture

March 31, 2016

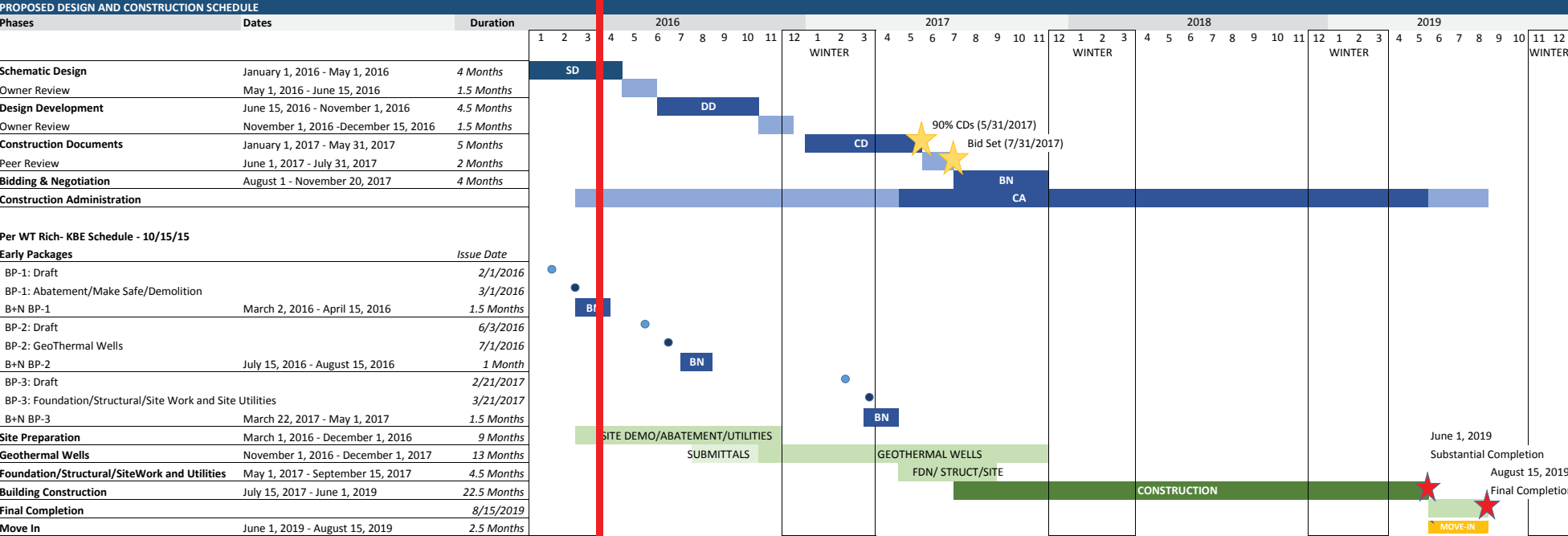
Today's Agenda

- 1. Project Status Update**
- 2. Building Organization - How Design Has Evolved**
- 3. Site Development**
- 4. Traffic and Parking**
- 5. Net Zero Update**
- 6. Exterior Design - Materials and Fenestration**



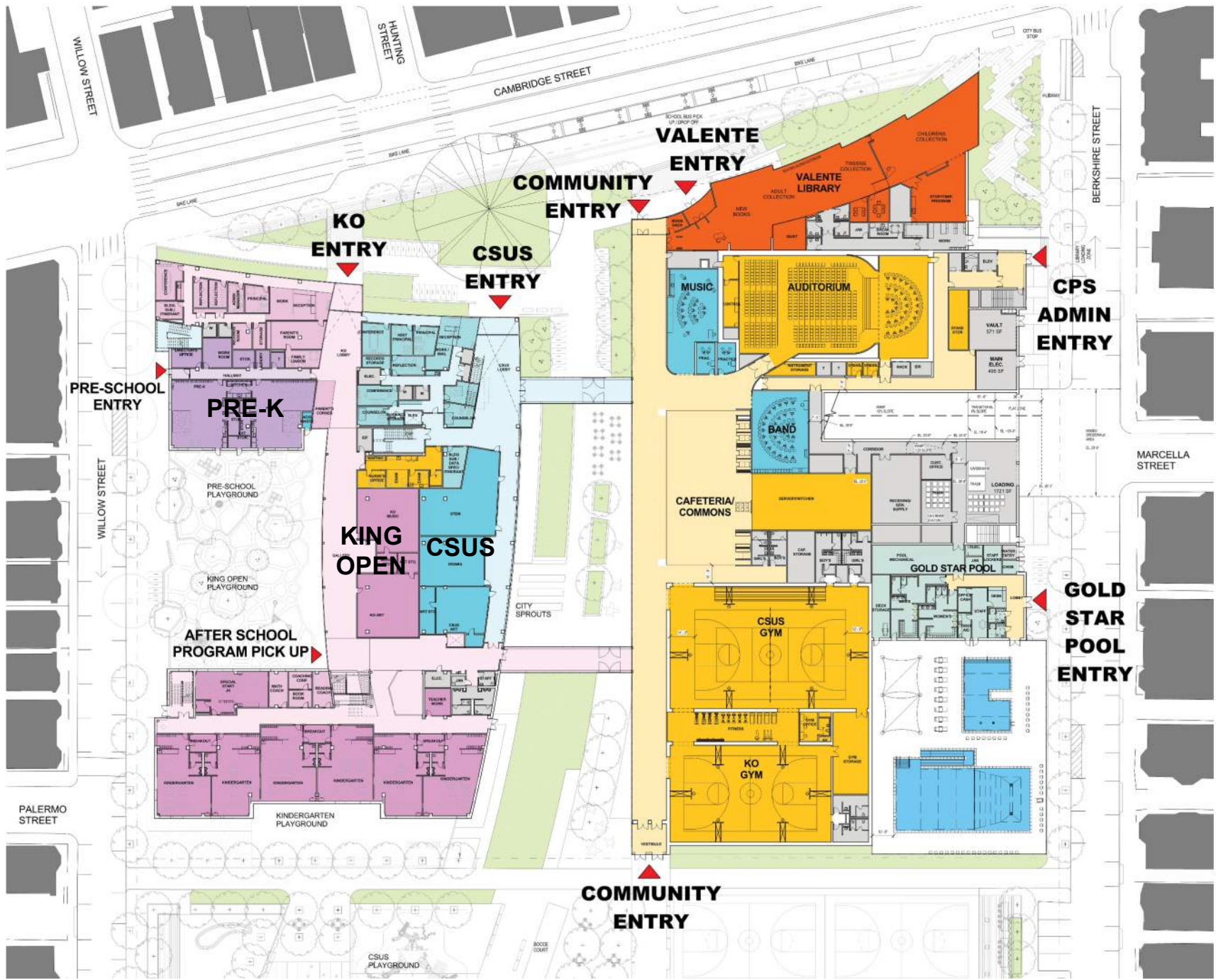
Schedule

King Open/Cambridge Street Upper School and Community Complex
 Design and Construction Schedule
 Issued: 1/11/2016



- Notes:
- Draft Schedule to be reviewed with CM at Risk and City of Cambridge.
 - Rich - KBE has been retained as the CM at Risk
 - Regulatory Review Schedule TBD

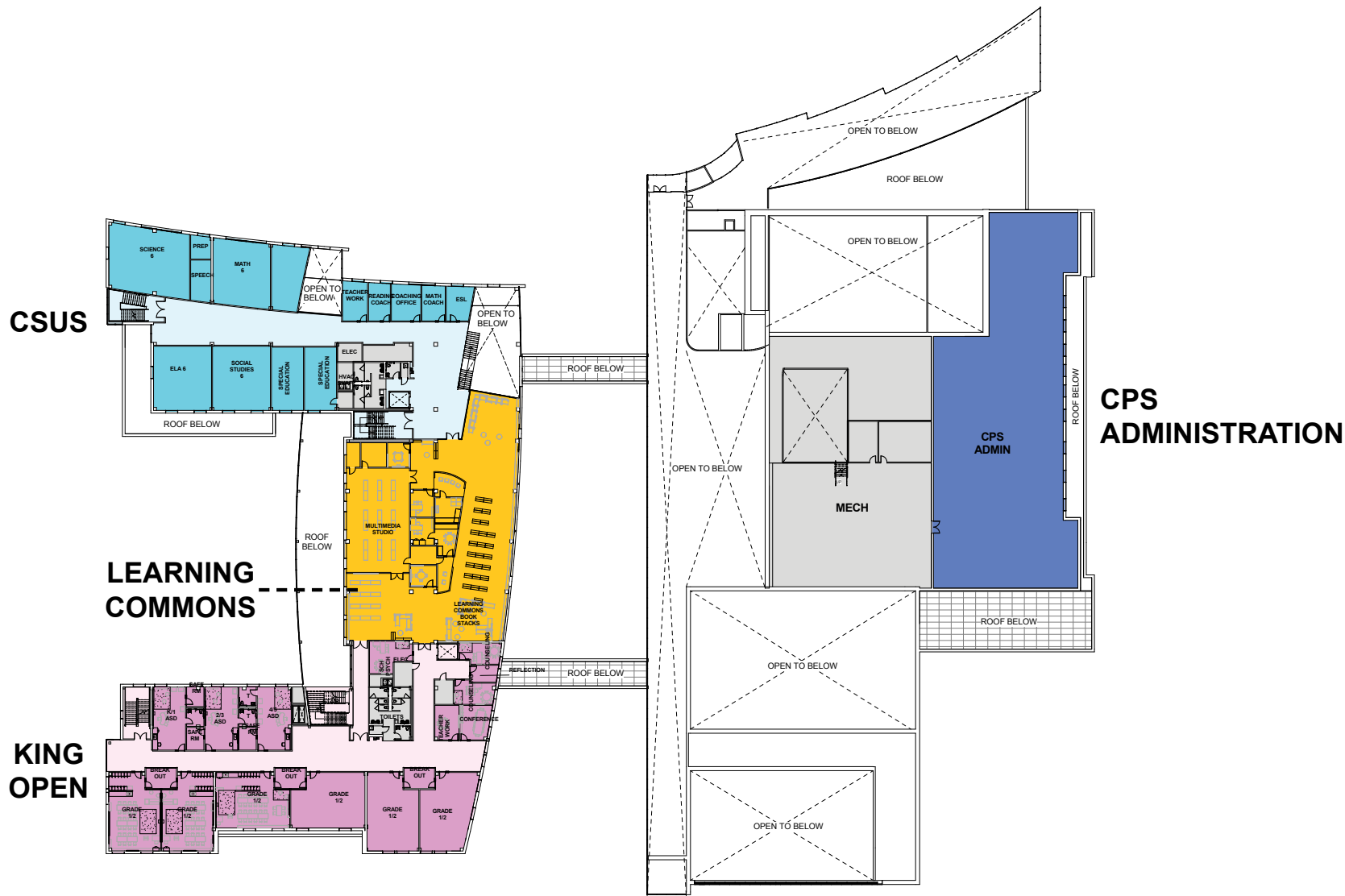




KING OPEN/CAMBRIDGE STREET UPPER SCHOOL COMMUNITY COMPLEX

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GROUND FLOOR PLAN



CSUS

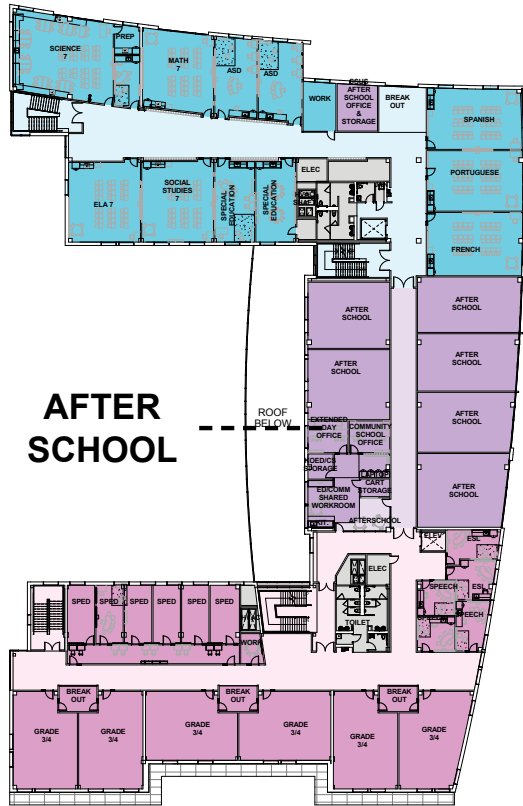
LEARNING COMMONS

KING OPEN

CPS ADMINISTRATION

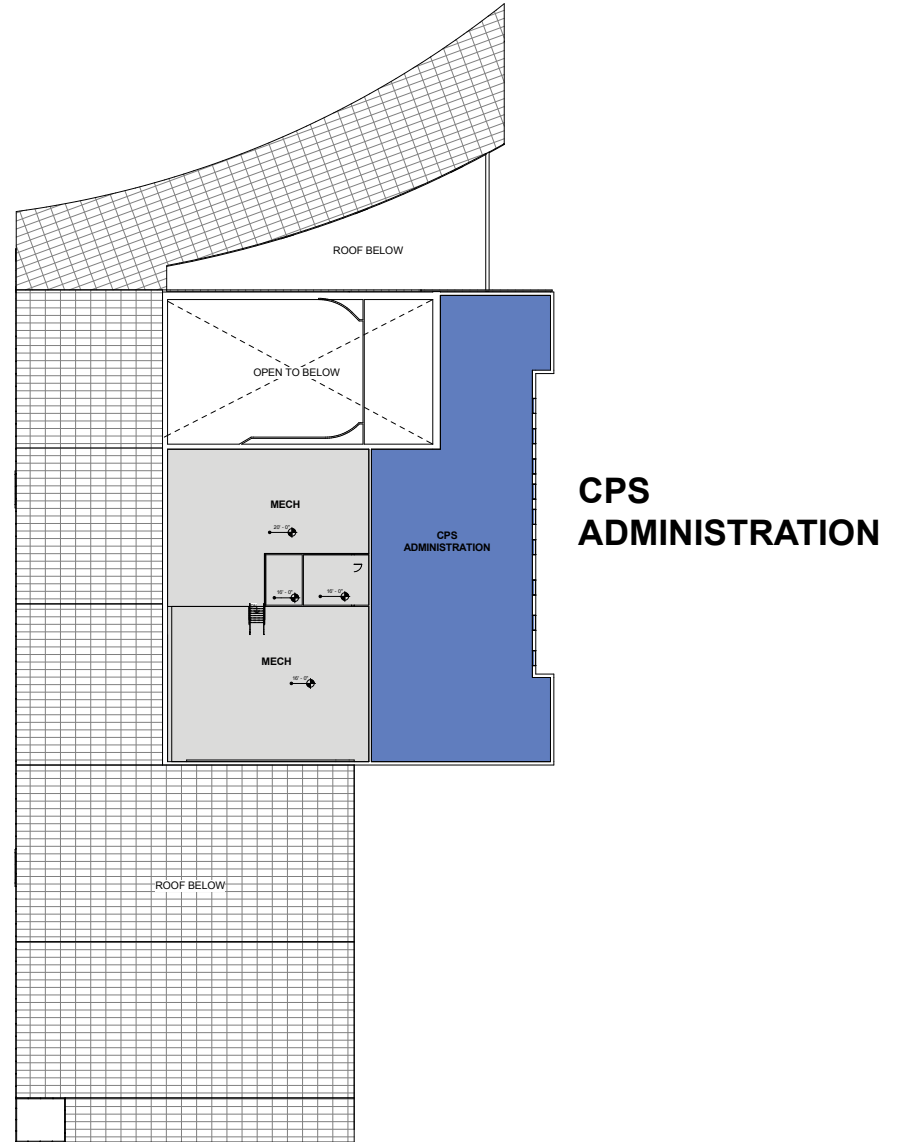


CSUS



AFTER SCHOOL

KING OPEN



CPS ADMINISTRATION

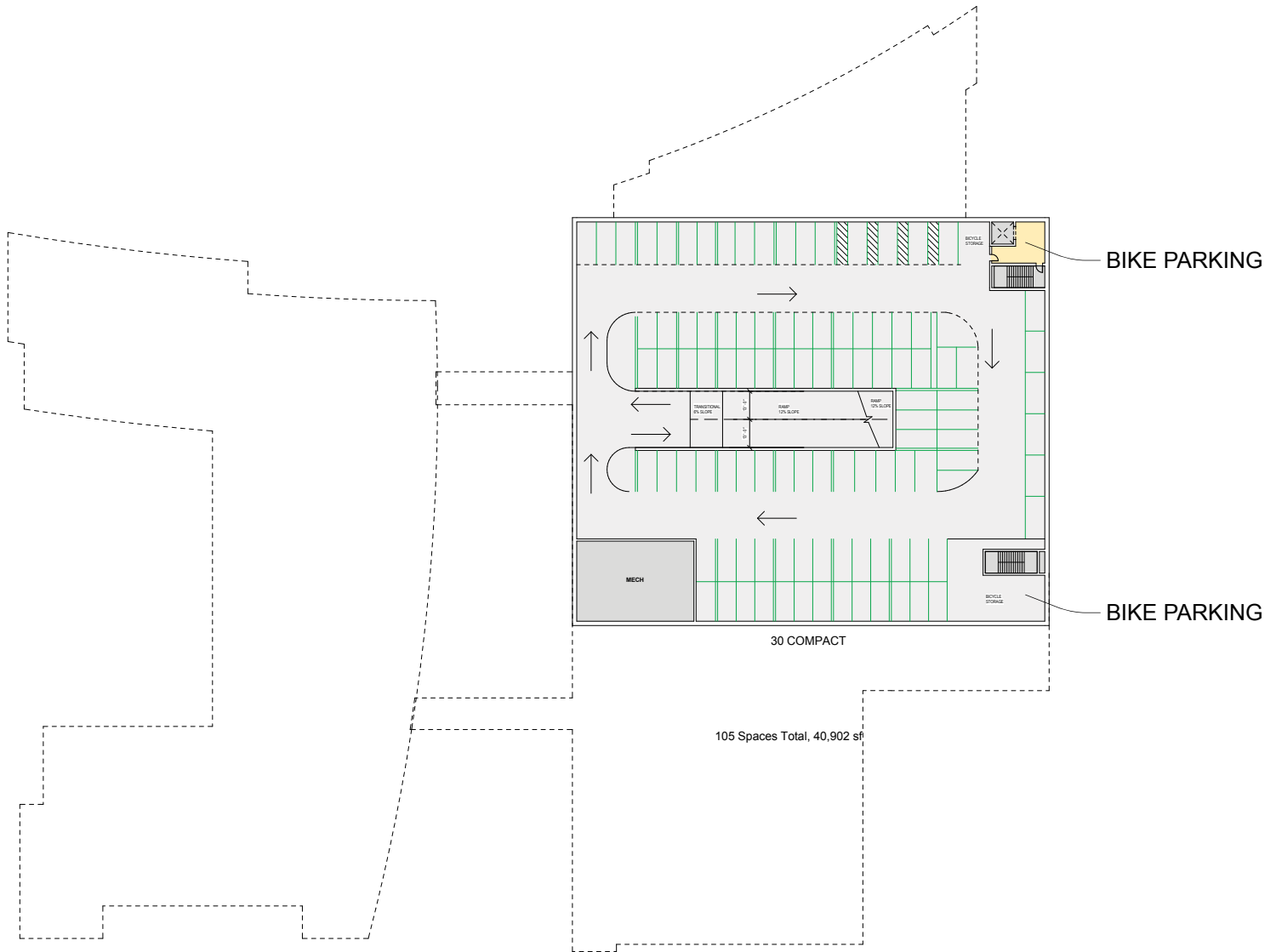




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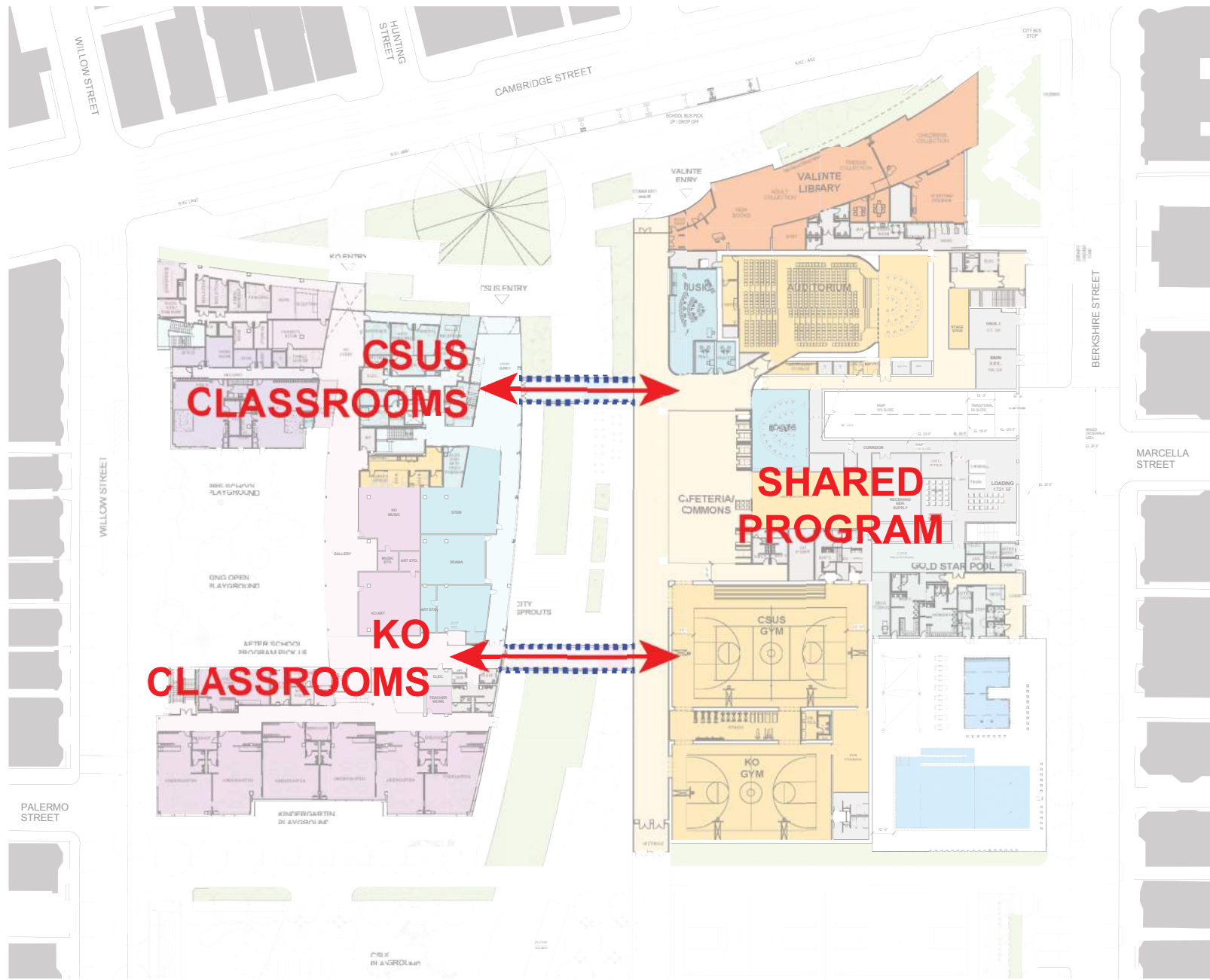
FOURTH FLOOR PLAN



105 Car Spaces + Bike Parking



DURING SCHOOL DAY:

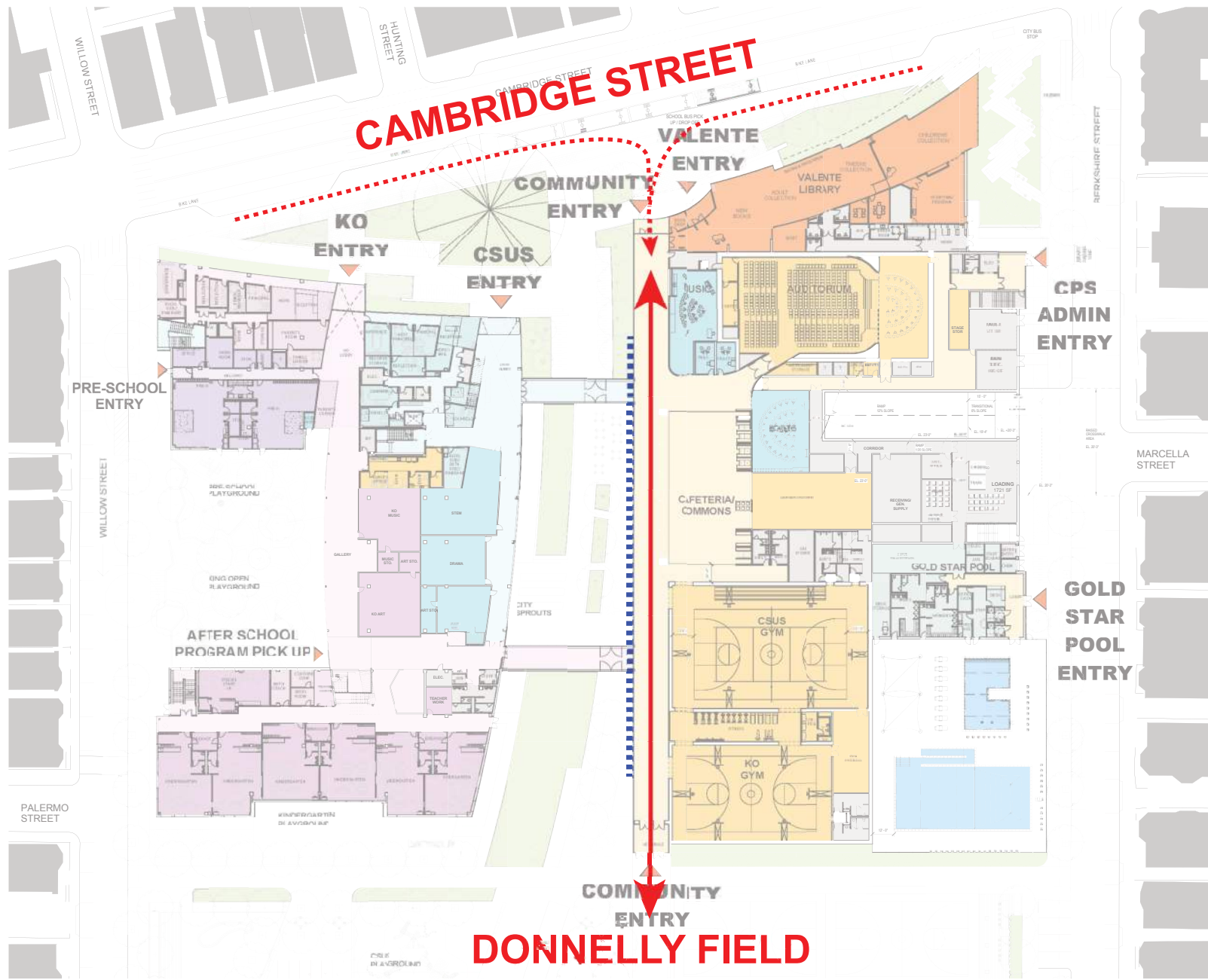


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ACCESS THROUGH SITE

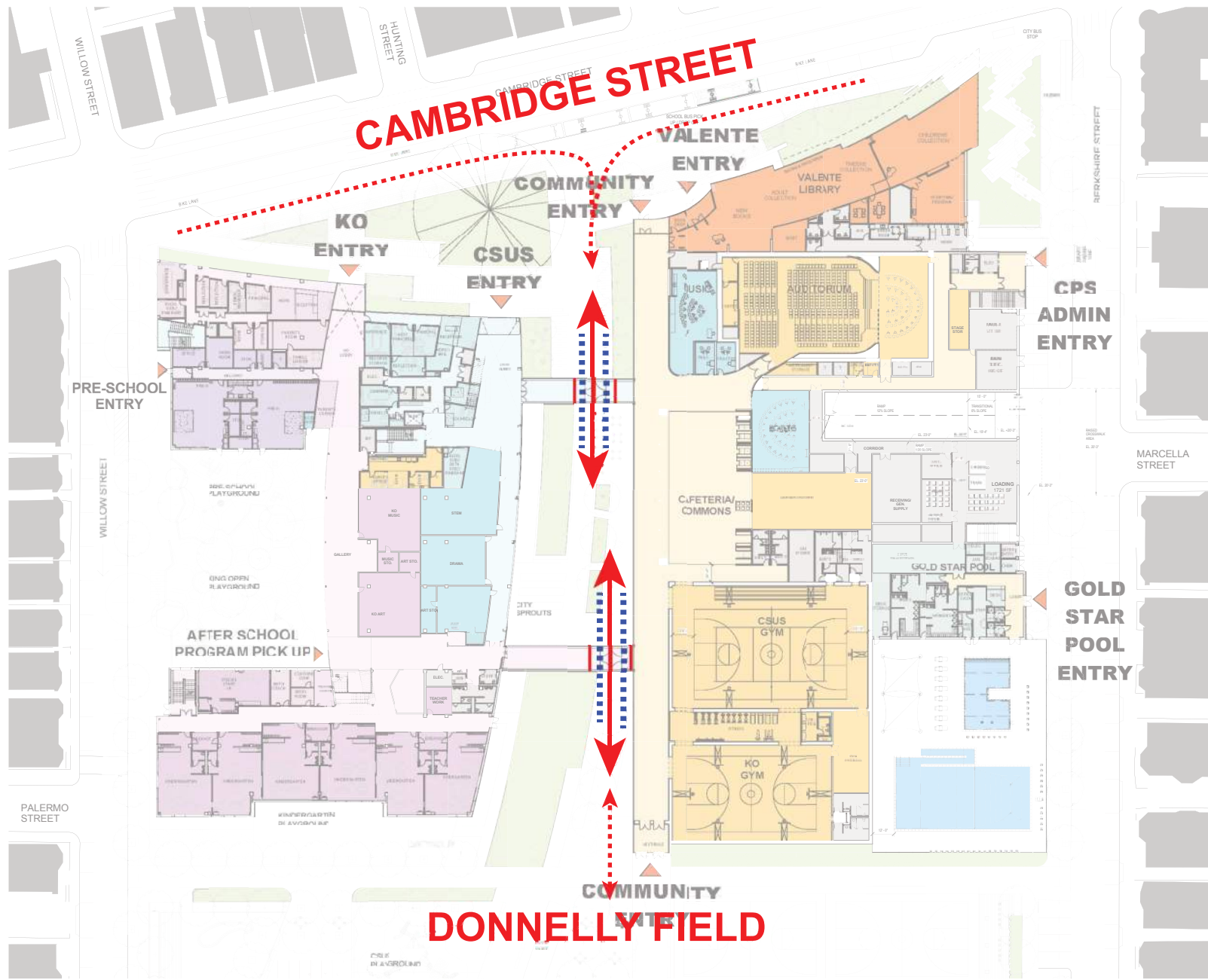
OPEN TO PUBLIC: INDOOR CONNECTION



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**EXTENDING DONNELLY PARK TOWARDS
CAMBRIDGE STREET
CREATING A SCHOOL WITHIN A PARK**



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LIBRARY IN THE PARK

3/31/2016

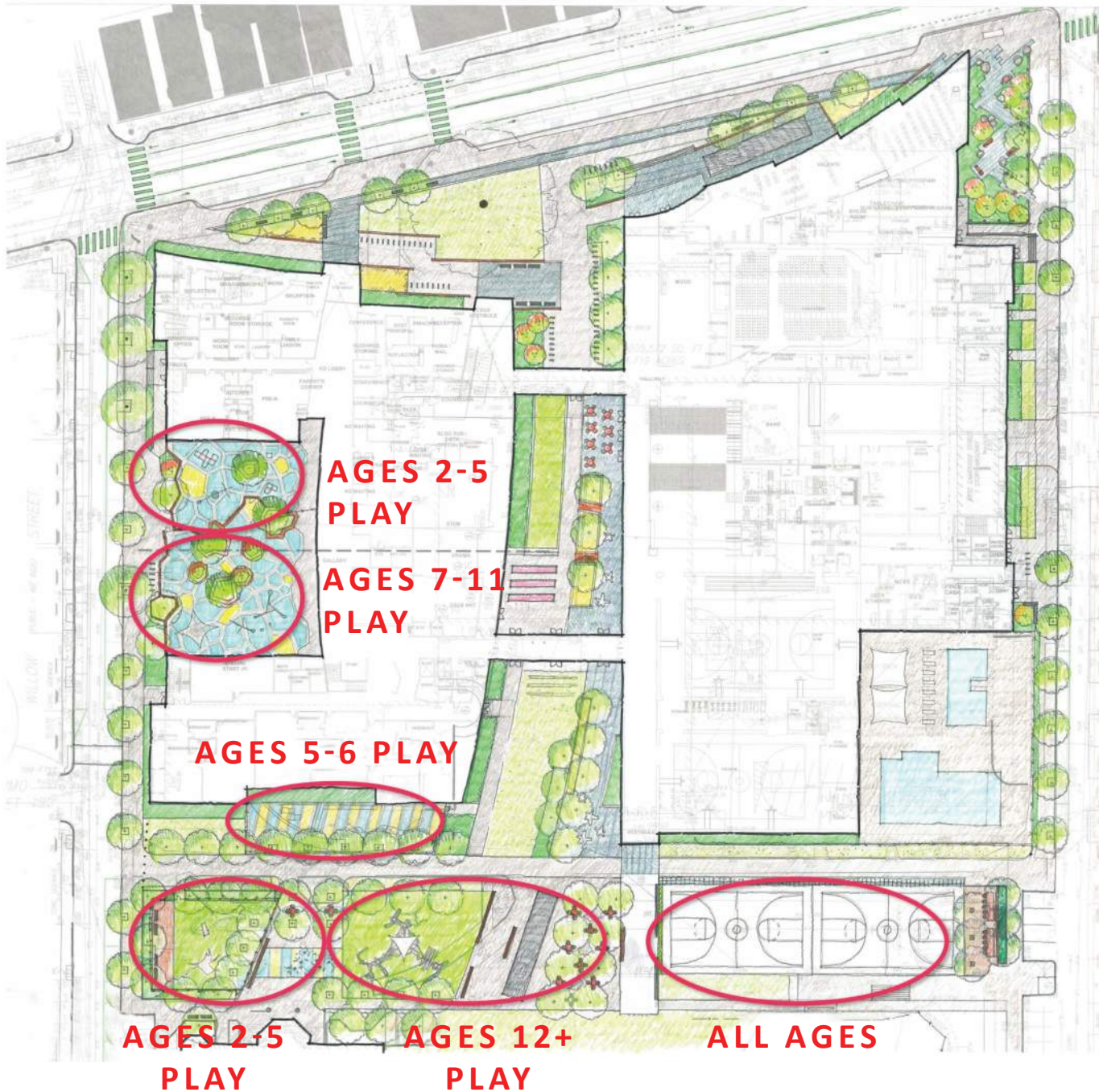


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PROPOSED SITE PLAN

3/31/2016



**PLACES FOR ALL AGES
TO PLAY...**

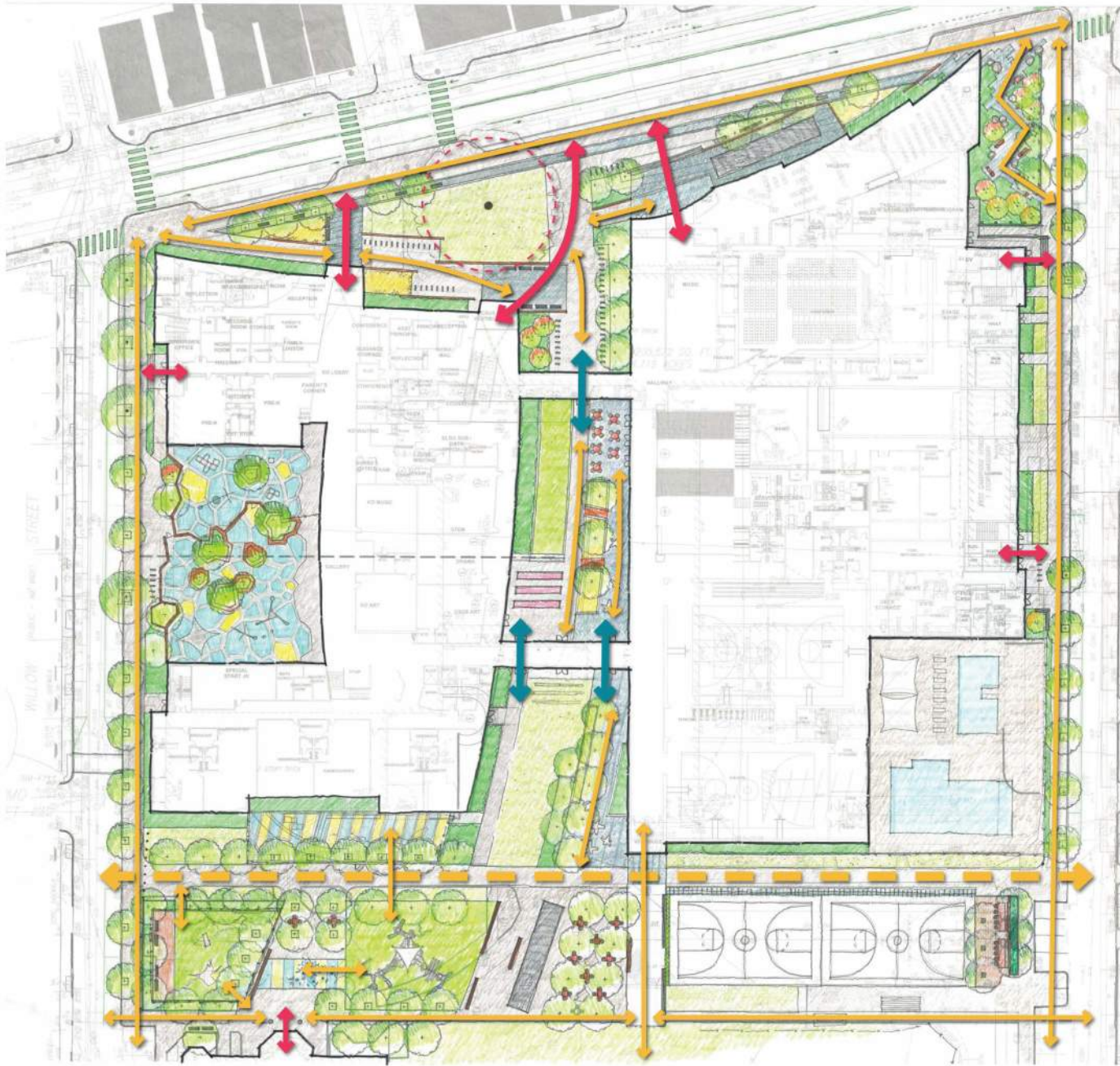


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PLAY SPACES

3/31/2016



- KEY**
- PEDESTRIAN ROUTE
 - PEDESTRIAN ROUTE AND FIRE LANE
 - ENTRY APPROACH (PRIMARY)
 - COURTYARD ACCESS AT BREEZEWAY

Site issues currently under study:

- Bike Lane
- Crosswalks
- Accessible Entries

King Open - Cambridge Street Upper School March 31, 2016

SITE DIAGRAM: CIRCULATION

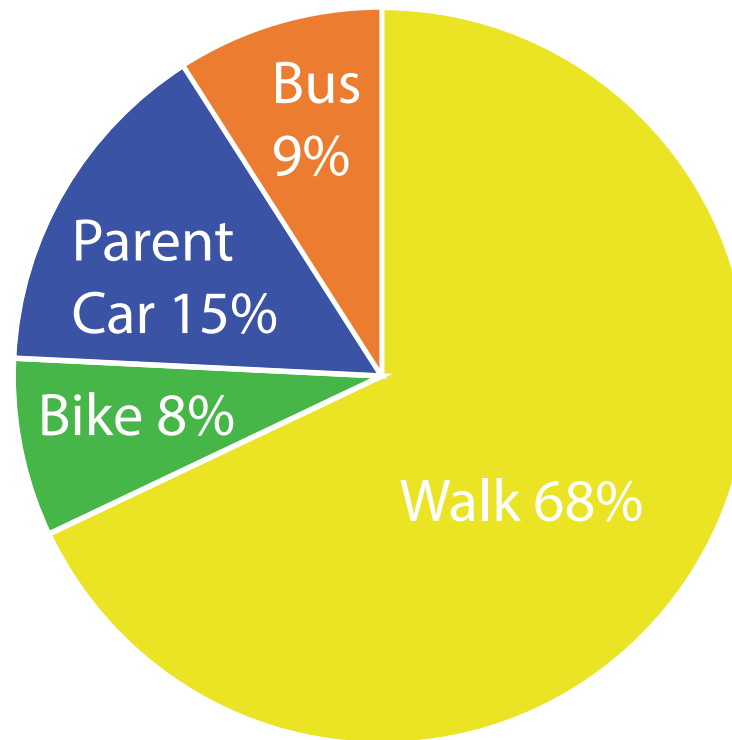


Transportation & Parking Issues

1. School Drop-Off / Pick-Up Activity
2. Daytime and Overnight Parking



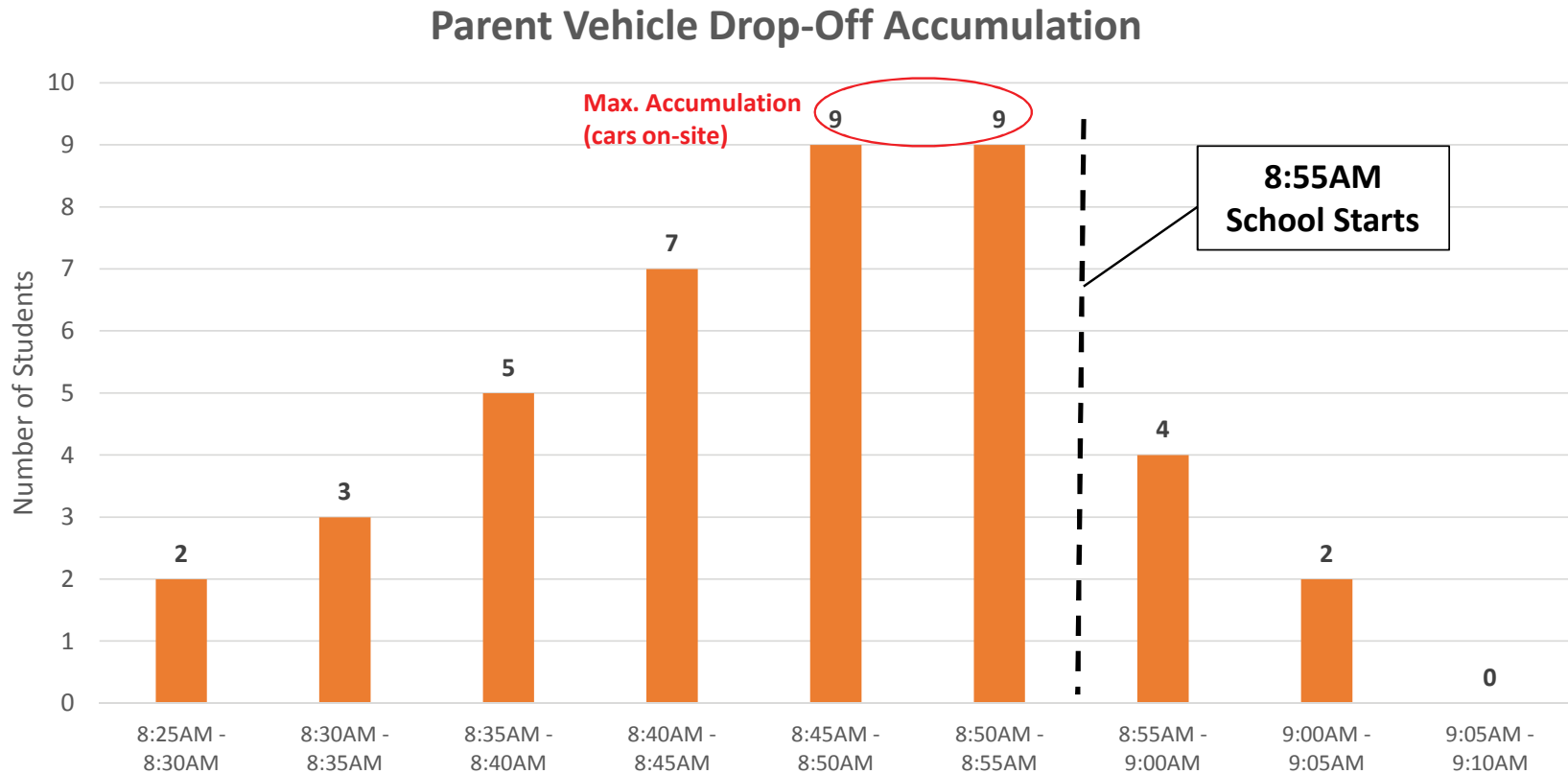
Student Arrival Modes (8:00-9:30 am)

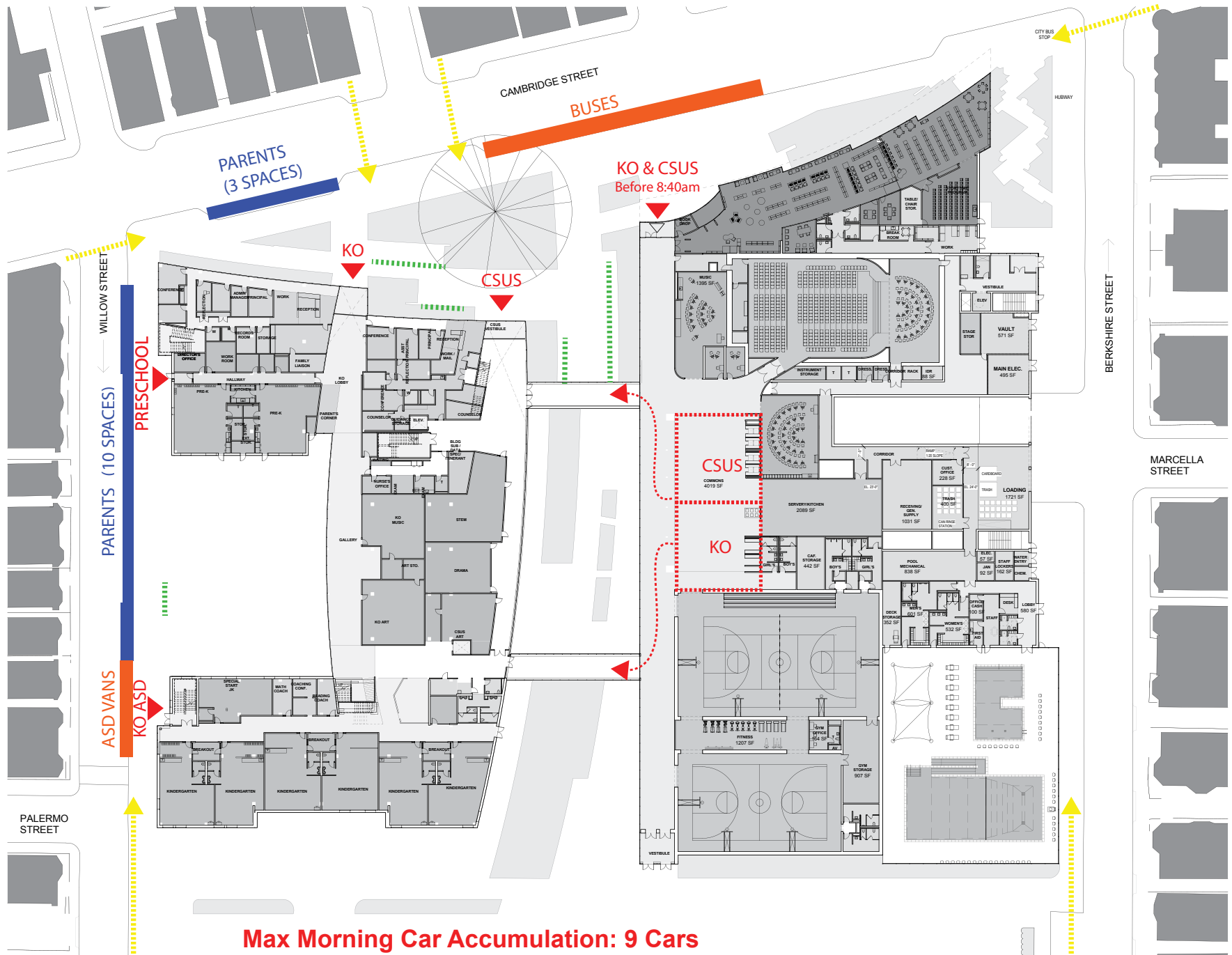


■ Walker ■ Bike/Scooter ■ Drop-off Parent ■ Drop-off Bus



Morning Student Arrival By Car





Max Morning Car Accumulation: 9 Cars

- Walker
- Bike/Scooter
- Drop-off Parent
- Drop-off Bus



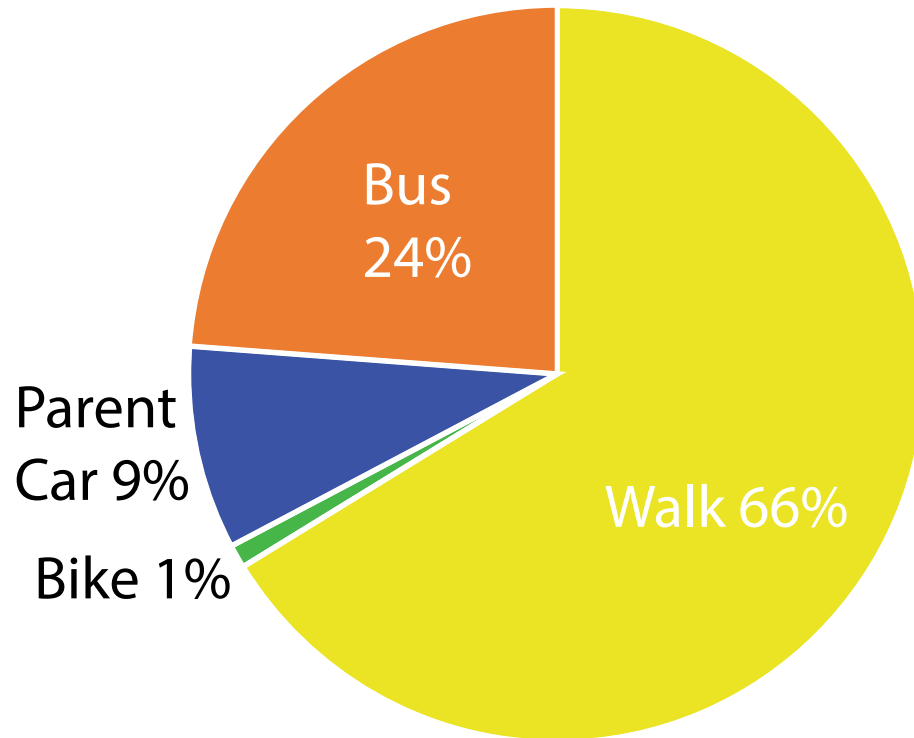
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PROPOSED DROP-OFF PLAN

3/31/2016

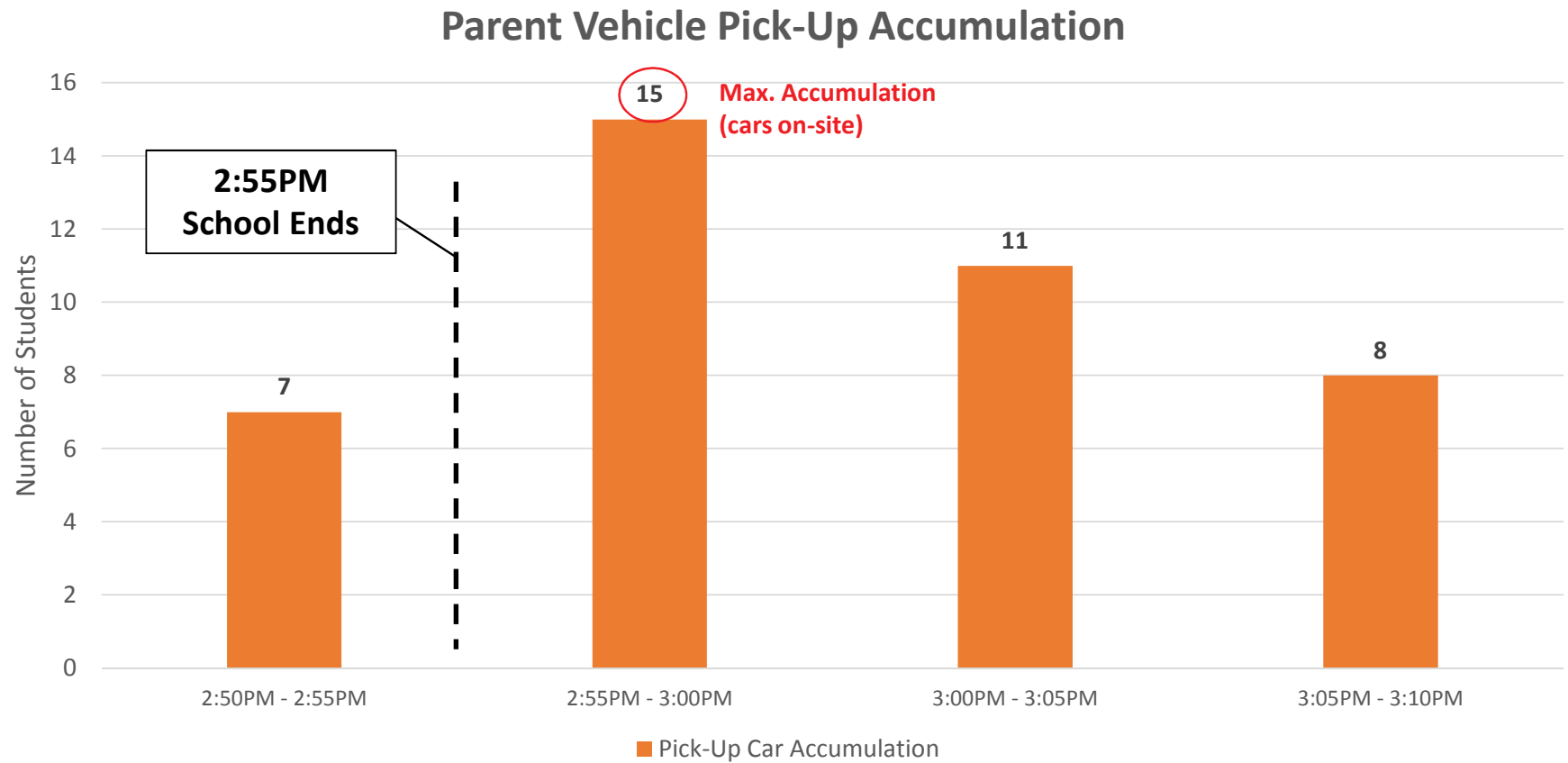
Student Departure Modes (2:30-6:00 pm)

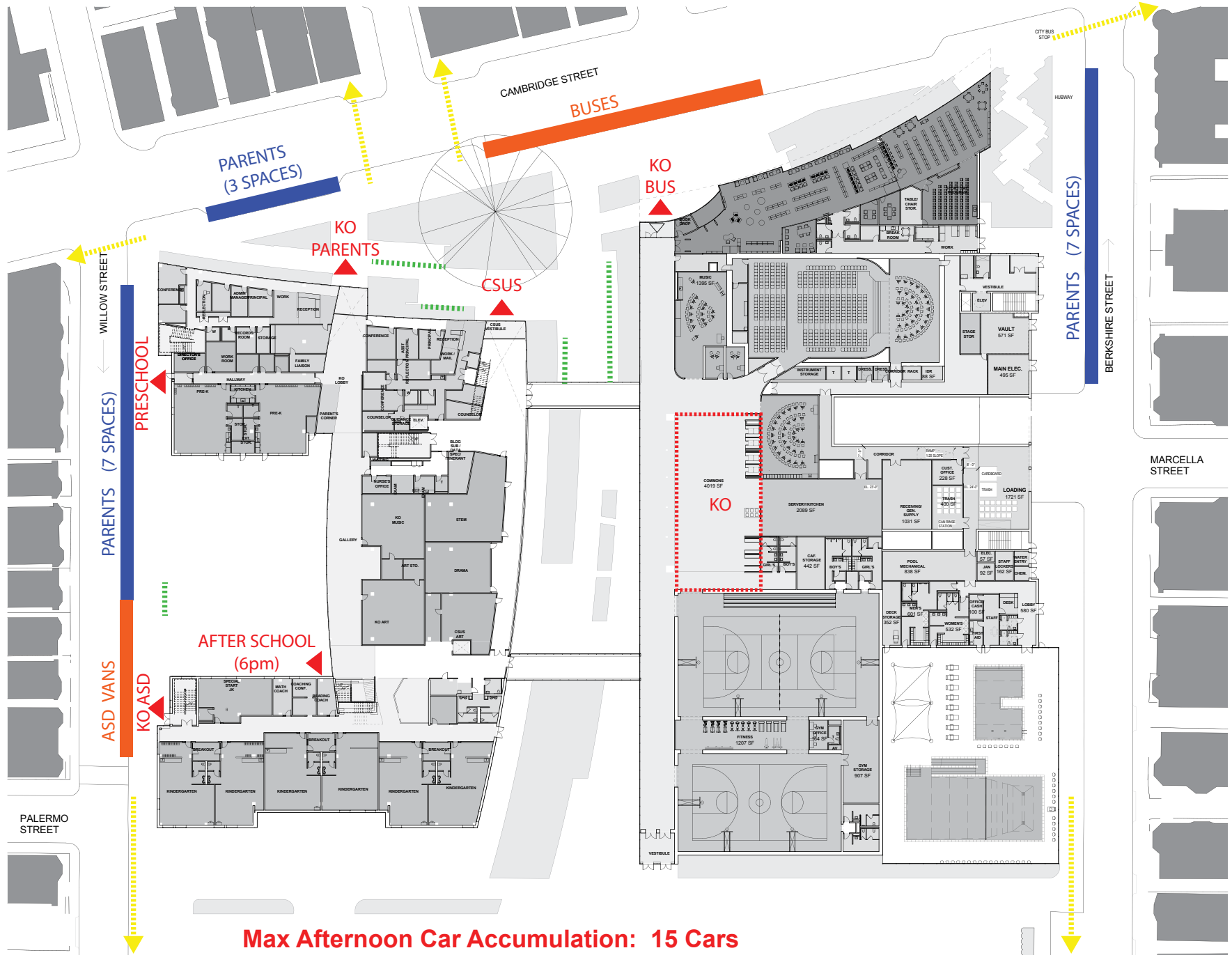


■ Walker ■ Bike/Scooter ■ Pick-up Parent ■ Pick-up Bus



Afternoon Student Dismissal By Car





Max Afternoon Car Accumulation: 15 Cars

- Walker
- Bike/Scooter
- Pick-up Parent
- Pick-up Bus



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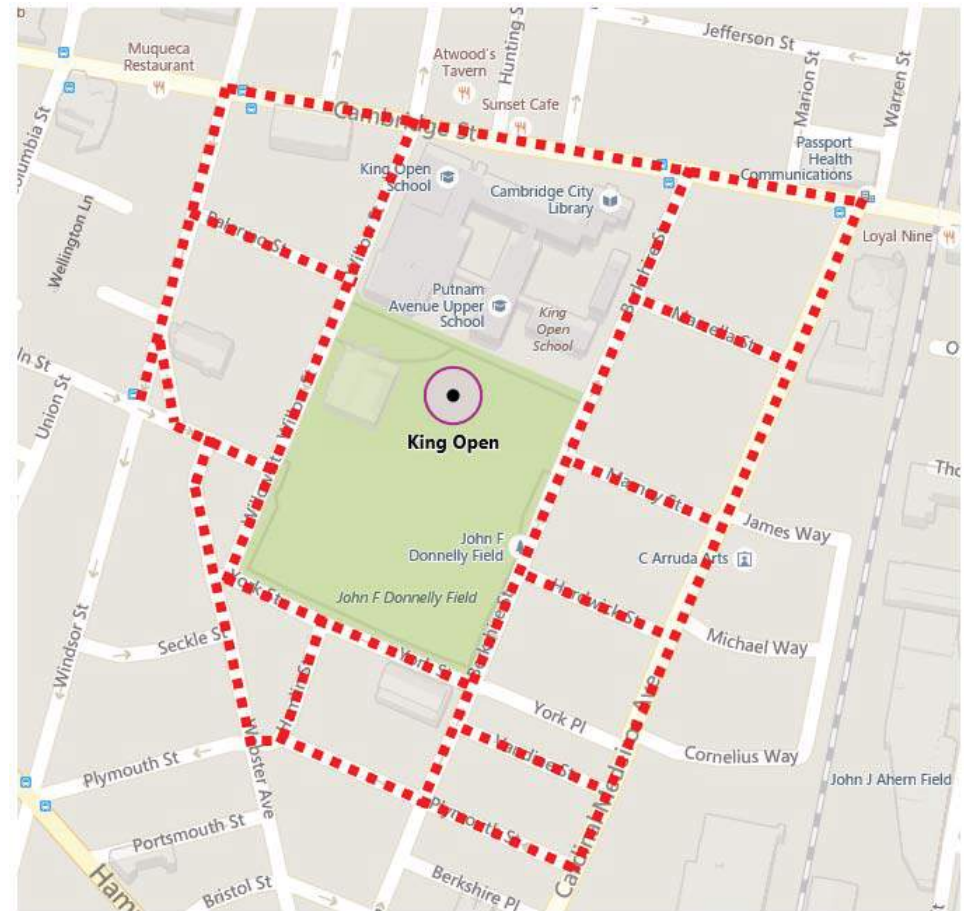
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PROPOSED PICK-UP PLAN

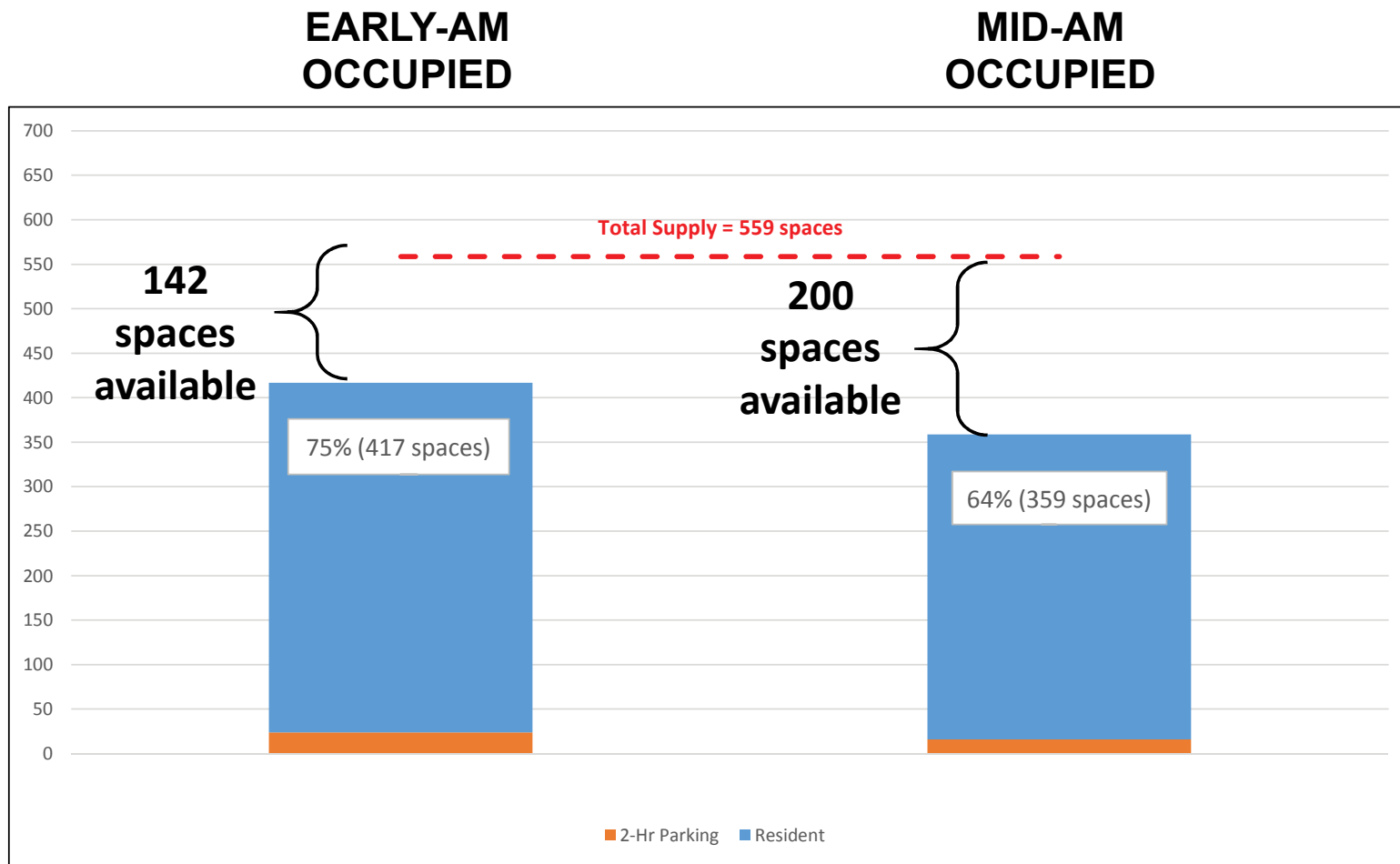
3/31/2016

On-Street Parking Availability Study

- Observed and recorded parking availability on all indicated street segments (approx. ¼ mile radius, or 10 minute walk)
- Tabulated total legal spaces (supply) and occupied spaces (demand)
- Weekday counts conducted during three periods:
 - *Early-Morning (3/22/16)*
 - *Mid-Morning (3/1/16)*
 - *Late Evening (3/2/16)*



On-Street Daytime Parking Availability



- More availability to West of School site
- Less availability to East of School site



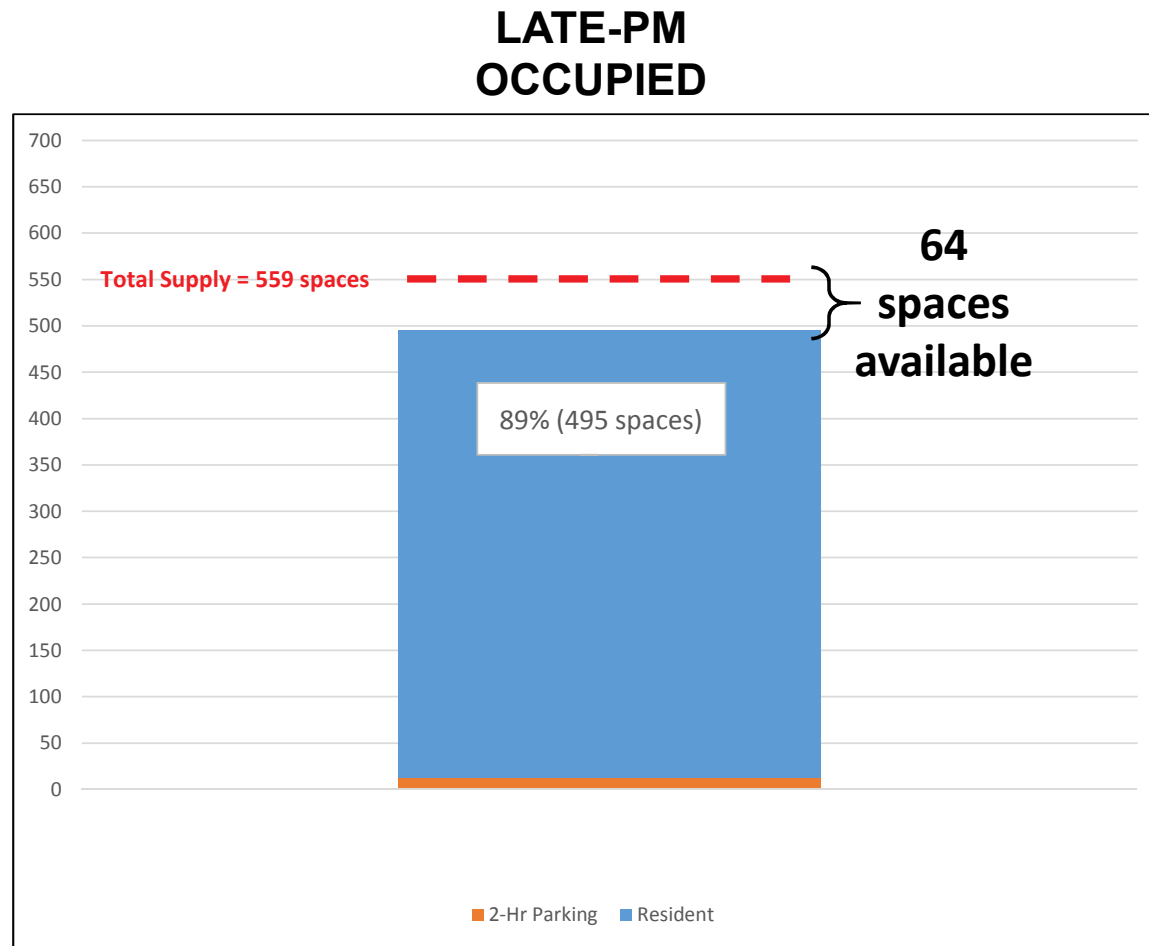
Conclusion: Daytime Staff Parking Conditions

| Parking Users | Existing Condition <i>(until recent school closing)</i> | Future Condition <i>(new school open and fully occupied)</i> |
|--|--|---|
| Building Staff (150 staff*) | 84 parkers | 90 parkers |
| CPS Admin (80 staff)** | 0 parkers | 34 parkers |
| Total : Weekday Daytime Parkers | 84 parkers | 124 parkers |
| Parking Provided On-Site | 69 spaces (lots) | 105 spaces (garage) |
| Daytime On-Street Parking Use | 15 parkers | 19 parkers |

- * Includes library and pool staff, currently 140 staff on-site. New school will increase future staffing to 150 total (10 new staff).
- ** CPS has indicated that only 40-45% of their 80 staff are located on-site at any one time. Analysis assumes 60% to be conservative.
- *** Staff who are also Cambridge residents with valid Resident Parking Permits.



On-Street Night-time Parking Availability



- More availability to West of School site
- Less availability to East of School site



10 SPACES ON WILLOW
DAY: RESIDENT PARKING
NIGHT: RESIDENT PARKING

LOADING

3 SPACES
DAY: SCHOOL USE
NIGHT: OPEN PARKING

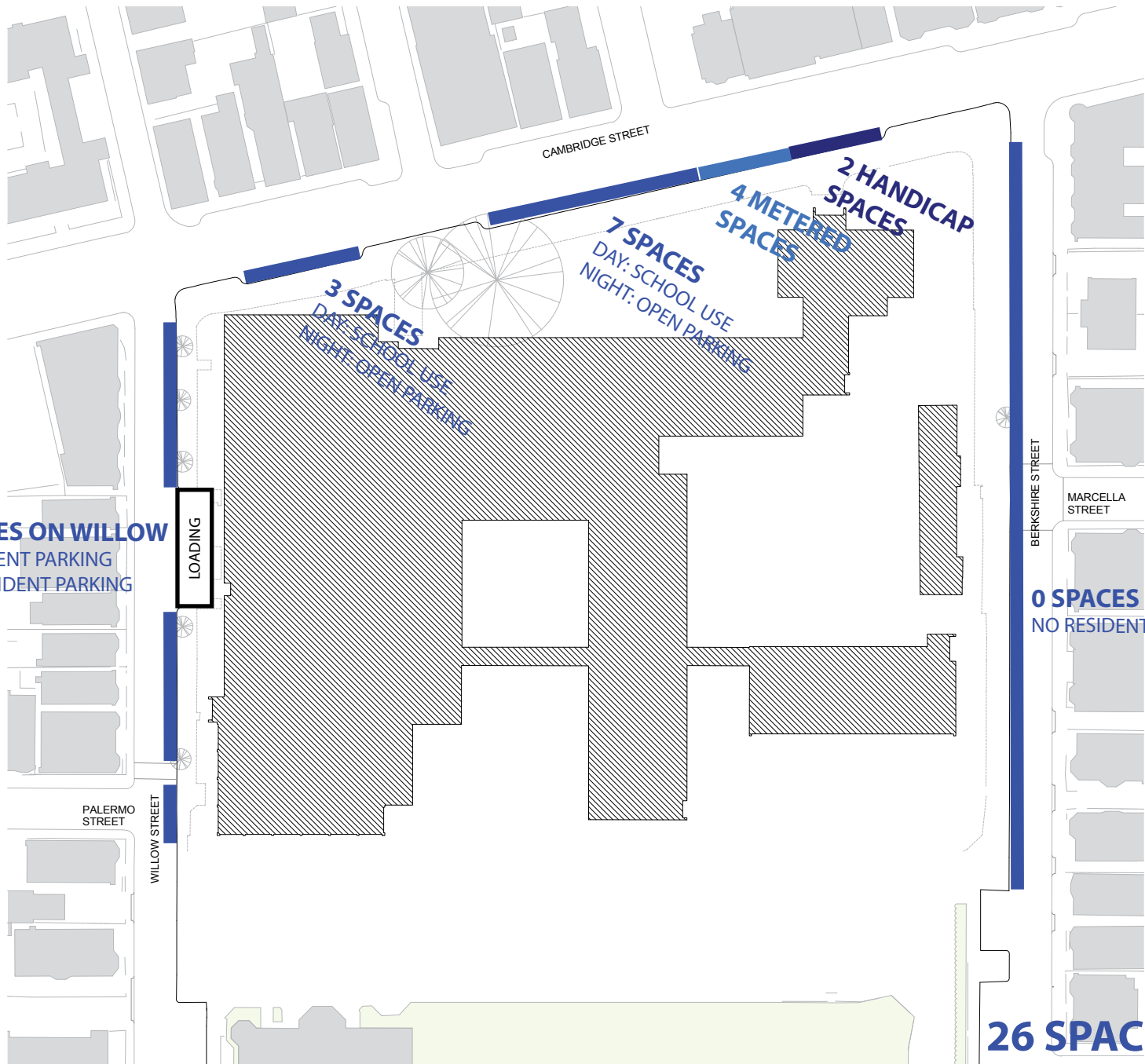
7 SPACES
DAY: SCHOOL USE
NIGHT: OPEN PARKING

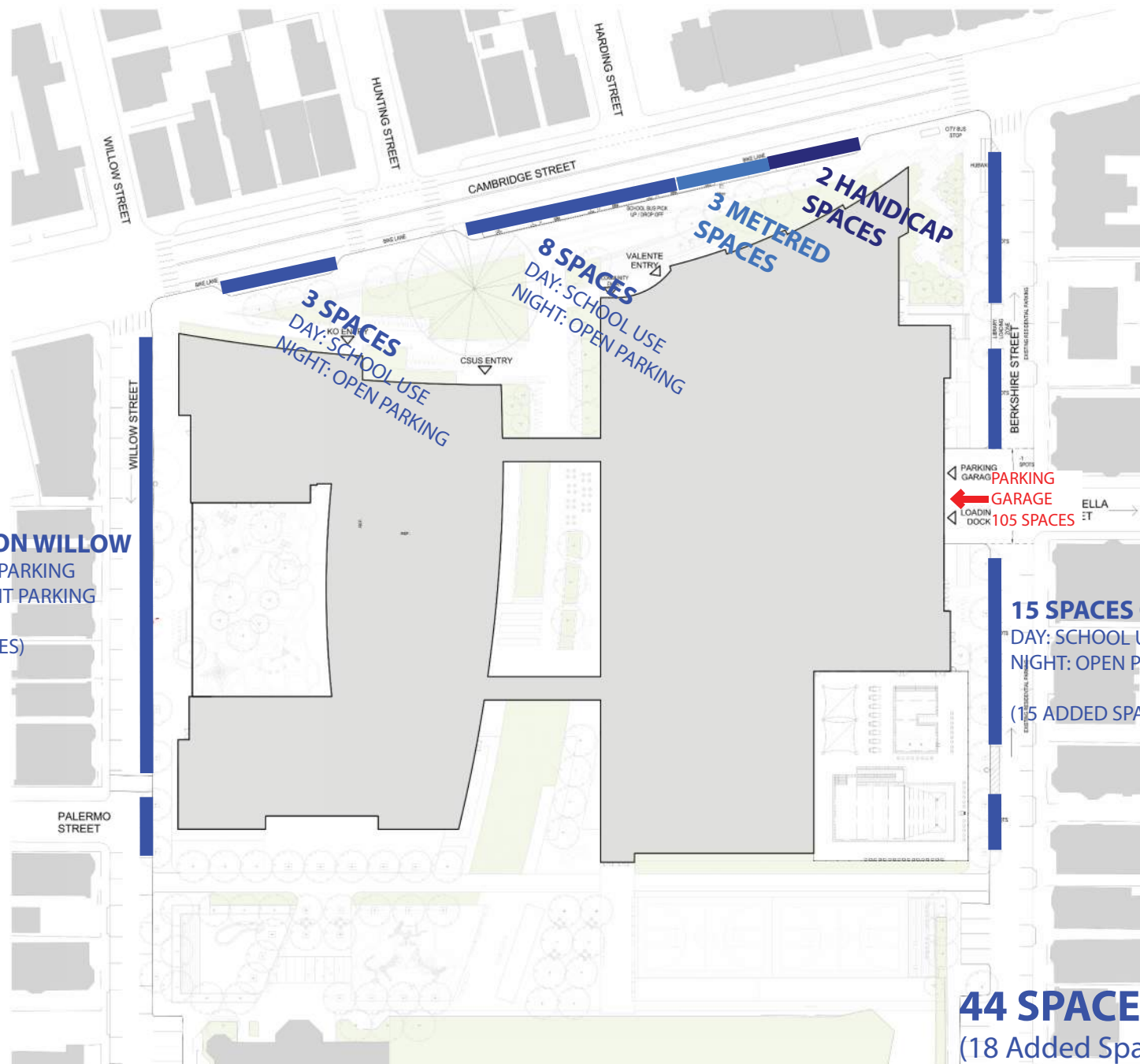
4 METERED SPACES

2 HANDICAP SPACES

0 SPACES ON BERKSHIRE
NO RESIDENT PARKING

26 SPACES TOTAL





Communication with the City

- All presentations will be available online a few days after the presentation

- Project website:

<http://www.cambridgema.gov/cmanager/kingopenandcommunitycomplexproject.aspx>

- All presentations will be available online a few days after the presentation
- Dan Riviello, Community Relations Manager, is the City's contact person for questions or comments
- Email: driviello@cambridgema.gov

