

Date Prepared: 10/29/2012
Project Name: Martin Luther King Jr. School A&E
Project Number: 47931.00
Subject: Direct Abutters Meeting

Meeting Location: MLK School, 100 Putnam Avenue, Cambridge, MA
Meeting Date: 10/17/2012

Prepared By: Alicia Caritano and Mark Boyes-Watson
Contact Information: T. 617.449.4000 F. E. a.caritano@perkinseastman.com

Participants
 Richard C. Rossi – Deputy City Manager
 Michael J. Black, City of Cambridge – Construction Project Manager
 Dick Burditt, City of Cambridge - Assistant Project Manager
 Jim Maloney, CPS - Chief Operations Officer
 Dana Ham, CPS - Director of Facilities
 John Pears, Perkins Eastman – Principal
 Mark Boyes Watson, Boyes Watson Architects – Principal
 Bill Brown, Brown Sardina - Principal
 Abutters: Refer to attached Sign-In Sheet

Item No	Notes	Action by / Date Req'd
1	<u>City – General:</u> <ul style="list-style-type: none"> Rich Rossi introduced the project team and explained that the purpose of this meeting is to discuss the specific and immediate impacts of the project in greater detail with the directly affected abutters, so that impacts could be understood and hopefully mitigated as much as feasible. The City has been interviewing highly qualified potential construction managers. Issues discussed included; managing construction period impacts, traffic routing, rodent control, noise, dust, site safety, and possible site bulletin board with construction updates and name of an individual to contact with neighborhood concerns. City will perform Pre-Construction Survey of abutters' homes and photograph them if the abutters permit. City will require the CM to actively manage rodent control and will give abutters support with off-site issues if they are having difficulty, although rodent problems are often not generated specifically by 	Record

This Meeting Record is our understanding of the items as they were discussed. Please report any discrepancies to Perkins Eastman. If no discrepancies are reported in five working days, this Meeting Record will stand as published.

Date: 10/29/12
 Project Name: Martin Luther King Jr. School
 Project Number: 47931.00
 Meeting Date: 10/17/12

	<p>construction. City Inspectors will be involved.</p> <ul style="list-style-type: none"> • Project Schedule: <ul style="list-style-type: none"> ○ Schematic Design: Sept – +/- Mid -January ○ Design Development and Construction Documents: +/- Mid-January – October ○ Abatement & Demolition: Winter / Spring 2013. ○ Possible Early Foundation: Summer 2013 ○ Occupancy: September 2015 • Abatement: City closely monitors this process which is professionally carried out by licensed specialist contractors. 	
2	<p><u>Perkins Eastman – Architectural Project Update by John Pears:</u></p> <ul style="list-style-type: none"> • Aiming for Net Zero Energy. • Current design includes an underground parking facility in the reused basement of the original building. • Reviewed relationship between existing and proposed building location. • In consultation with Traffic Parking & Transportation to leave current drop off and pick up patterns as they currently exist. • Curb realignment at Magee and Kinnaird that improve functionality and safety of parent drop off and bus pick up. • Although the old and new building are both three stories, the increased height of the due to the increased floor to floor height; height increase +/- 10'. 	Record
3	<p><u>Brown Sardina – Landscape Architecture / Site Update by Bill Brown:</u></p> <ul style="list-style-type: none"> • Elimination of the majority of parking at Kinnaird to provide program play area. • Enlargement of the Preschool play area. • Includes associated basketball court and hoop. • Associated new equipment with relocated play area. • Magee Street explanation of curb geometry that eliminates difficult pinch point as the road bends as well as eliminating the problematic end on parking. • Bus pull-off allows cars to pass while busses assemble pre - pick up. • Treatment along Putnam including small exterior play space at the intersection of Magee and Putnam. • Main entry court layout with its separate entries for 	Record

This Meeting Record is our understanding of the items as they were discussed. Please report any discrepancies to Perkins Eastman. If no discrepancies are reported in five working days, this Meeting Record will stand as published.

Date: 10/29/12
 Project Name: Martin Luther King Jr. School
 Project Number: 47931.00
 Meeting Date: 10/17/12

	<p>each school.</p> <ul style="list-style-type: none"> • City Sprouts program to be located on roof of small gym – easily accessible by public from King Street; plenty of sun. 	
4.	<p><u>Direct Abutter Comments:</u></p> <ol style="list-style-type: none"> 1. Elaine Thorne, 40 Hayes: a) Demolition Preconstruction Survey, b) Flooding on Hayes St. in Basements, c) Drop-Off, d) Pick-Up, e) Fire Truck Access f) Lighting: <ul style="list-style-type: none"> • a) Preconstruction Survey: Abutters will be notified and professional firm will do a schedule of existing condition in your homes if you will permit. • b) Flooding: DPW will be carefully reviewing all storm water related issues. • c) Bus Drop-Off; This will continue on Putnam only. • d) Pick-Up: This will continue to be on Magee only. • e) Fire Truck Access: Will be per discussions with Cambridge Fire Department; meeting scheduled for 10/22. • f) Lighting: This has not been studied yet but will be. Team hears concern that a level of background lighting be there. 2. 95 Kinnaird: What are the height impacts, will there be shadows? <ul style="list-style-type: none"> • Shadow studies will be done. The building has been deliberately stepped down towards the playgrounds and moved away from Kinnaird. 3. Parking Ramp grade? <ul style="list-style-type: none"> • Bill Brown explained that the ramp grade down to basement level has been made less steep by removing the 4' drop at the loading dock. The new curb alignments provide new evening parking opportunities outside the school day, offsetting the surface spaces that were on the lot and are now playgrounds. 4. 108a Kinnaird: What is demolition sequence? <ul style="list-style-type: none"> • Abatement, then demolition. Preconstruction survey protocol and notification was explained. 	Record

This Meeting Record is our understanding of the items as they were discussed. Please report any discrepancies to Perkins Eastman. If no discrepancies are reported in five working days, this Meeting Record will stand as published.

Date: 10/29/12
Project Name: Martin Luther King Jr. School
Project Number: 47931.00
Meeting Date: 10/17/12

Page 4 of 5

5. Parking: One of the functions of the existing parking lot is that it provides event parking space after school hours for event parking. Will the garage be accessible to the community?
 - This has not been worked out yet, but we are assuming that for planned events it will be open.
6. What is staffing of building, and how come there are more parking spaces (+/- 80)?
 - Existing pattern of parking on site shows 88 cars being accommodated. We don't have final staff or parking counts yet. Trying to strike a balance of protecting the neighborhood by providing adequate parking, without encouraging unnecessary use of cars.
7. Have you reduced the total amount of available parking?
 - Overall we have provided approximately the same number of parking spaces as are currently parked. The on street parking basically evens up the available out-of-school parking opportunities.
8. Abutters on Hayes pointed out that as the school has come closer to Hayes it pushes activity impact closer to Hayes and requested that those impacts of light, noise (lunch bells for instance), be mitigated. They explained that connection to the school playgrounds and open space was a desirable relationship, but that the spill-over needs to be understood. Especially if the school is as successful in its school and after school [community programs] that everybody hopes and expects. Impacts should be understood and mitigated. Loss of surface parking as a neighbor-used amenity.
 - Lighting and acoustics will be looked at. There are alternatives to the old fashioned lunch bell that can be explored. Trying to provide evening parking by increasing street parking opportunities.
9. Abutters on opposite side Kinnaird said that there had historically been substantial trees screening the school, and wanted those reinstated.

This Meeting Record is our understanding of the items as they were discussed. Please report any discrepancies to Perkins Eastman. If no discrepancies are reported in five working days, this Meeting Record will stand as published.

Date: 10/29/12
Project Name: Martin Luther King Jr. School
Project Number: 47931.00
Meeting Date: 10/17/12

	<ul style="list-style-type: none"> • The plan calls for substantial tree planting on Kinnaird and elsewhere. <p>10. Putnam Parking and traffic: Traffic impacts?</p> <ul style="list-style-type: none"> • Decided to leave patterns as they are today but improve specific designs of streets. Traffic generation will be studied by traffic engineers but expected to be similar to the existing condition. <p>11. 95 Kinnaird: a) Shadow and noise impacts from basketball court play? b) Safety and security. c) Hours of park operation?</p> <ul style="list-style-type: none"> • a) Shadow studies will be done • b) Design team will look at methods of mitigating noise. • c) Building is stepped down (both gyms lower than main building). • d) Park operation hours are limited. Will study fencing. <p>12. 38 Hayes: How will we be notified of demolition pre-demo survey?</p> <ul style="list-style-type: none"> • By mail prior to demo. <p>13. Truck idling?</p> <ul style="list-style-type: none"> • Truck will not be allowed to idle more than 5 minutes per city rules. <p>14. 90 Putnam, Tracy Kukkonen: Shrubs on back wall, too dense is bad, kids climb into shrubs beyond maple tree. Dumpster currently low in back corner and noisy. Damaged chain link fence.</p>	
--	--	--

15.

cc: Michael Black for distribution to City/CPS & Design Team

Attachments: Sign-In Sheet and Powerpoint

This Meeting Record is our understanding of the items as they were discussed. Please report any discrepancies to Perkins Eastman. If no discrepancies are reported in five working days, this Meeting Record will stand as published.