

Date Prepared: May 16, 2012

Project Name: Martin Luther King Jr. School

Project Number: 47930.00.0

Subject: Community Meeting #2

Meeting Location: Martin Luther King, Jr. School Auditorium

Meeting Date: May 10, 2012

Prepared By: Alicia Caritano

Contact Information: T. 617.449.4000 F. E. a.caritano@perkinseastman.com>

Participants

- The Honorable Henrietta Davis - Mayor
- Fred Fantini - School Committee Member
- Michael Black - City Construction Project Manager
- Jim Maloney - CPSD Chief Operating Officer
- Dana Ham - CPSD Director of Facilities
- Mirko Chardin - Martin Luther King Jr. School - Principal Upper School
- Gerald Yung - Martin Luther King Jr. School - Principal
- John Pears - Perkins Eastman
- Jana Silsby - Perkins Eastman
- Mark Boyes Watson - Boyes Watson Architects
- Community Members: Per Attached Sign-In Sheet

New Business	Notes	Action by
2.01	<u>Goals for Meeting:</u> As a follow-up to the initial Community Meeting on 4/5/12, the Design Team presented the preliminary design options and sought input from the community. The Powerpoint presentation included: -14 Draft Organizational Principles - Preliminary Design Options: "Existing Modified", "Clover" and "Pi", (Existing provided as baseline comparison) -Site Plans -Aerial Views from Putnam Avenue -Views from Putnam Avenue -Views from Magee Street -Views from Hayes Street -Aerial Views from Kinnaird Street -Views from Entry Drive at Kinnaird Street -Views from Putnam Avenue looking South -Bicycle Concerns -Net Zero Next Steps -Schedule	Record
2.02	<u>Discussion / Note Format:</u> The group participated in an interactive	Record

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	discussion as noted below. -Comments by Community members are noted in typical font. -Perkins Eastman (PE) comments are indicated in bold font.	
2.03	<u>Parking and Traffic:</u> -Can parking be underground? PE: Underground parking will be considered; option is possible but costly due to excavation and high water table. New Build options (Clover and Pi) may allow for reuse of existing foundation to help mitigate cost. -Can drop-off be underground? PE: Underground drop-off will be considered; option may be possible but very costly. -Can buses be underground? PE: This will not be considered because option is prohibitively costly due to additional excavation depth required for height of buses. -Need place to pull over at child drop-off/bus; study pull-off on Putnam Avenue? -Parking on Putnam; parents have difficulty with logistics of child drop – off, time for seat belts etc. -The Mayor suggested that the widening of Putnam Avenue be explored - Neighbor concerns that lost spaces could have negative impact. PE: Widening of Putnam Avenue will be studied. -Tour buses travel at high speeds on Putnam Avenue; can City implement traffic control measures i.e. limiting speeds for buses during drop-off and pick up hours? -Concerns with safety: student struck by vehicle recently on Putnam Avenue. - Existing parking along Putnam Avenue helps slow down traffic. -Is there a Traffic Study being done? PE Response:Traffic Study data has been recently collected and will be used for future analysis. -Zoning for Parking on Kinnaird in front yard? PE: Zoning will be considered as part of Zoning Analysis. -Can underground parking spaces be sold / shared? City confirmed that school cannot sell parking spaces. - Don't just make parking lots; create usable green spaces, i.e. previously existing community garden on corner lot.	Record
2.04	<u>Trees:</u> Kinnaird Street once had substantial trees that eventually died; City replaced with younger trees not as nice as original mature trees. PE: Proposed designs will consider trees / landscaping on street edges with a view to substantially improving the existing conditions.	Record
2.05	<u>Lighting:</u>	Record

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	- Community is concerned about site light levels / light spill PE: Design will be sensitive to height and type of fixtures used to minimize light spill and view of lamps.	
2.06	<u>Community Use:</u> -Don't forget CitySprouts! PE: CitySprouts is being considered in the programming. -Playgrounds are DUAL USE for community and the school. Playgrounds should not be on the roof, seating areas on the roof are ok. -Elevated play ground with parking below? -Existing Playground; large construction project, fence issue, disease/rodents, construction mitigation PE: The City will work with the Construction Manager to develop a Construction Mitigation Plan.	Record
2.07	<u>Mural /Cultural Significance:</u> -Murals represent the activist struggle in the 70's. -Do not lose identity & power inherent in the history of murals. - Part of the MLK cultural integrity; "the heart and soul of the school" -Can MLK murals be preserved, transferred, or opportunities for new murals be provided? PE: Methods to incorporate murals will be considered.	Record
2.08	<u>Existing Building:</u> -Putnam Avenue Facade; asphalt play area at front not used, areas below cantilevers not used. -Kinnaird St. Façade-least successful defensive/ugly - Architect /Community member voiced strong desire to retain existing building that holds the street edge PE: All proposed options retain the existing urban street edge; Clover and Pi options also provide entry courtyards.	Record
2.09	<u>Design Option Comments:</u> -<u>Existing Modified:</u> Retained portions to remain 10'-6" floor to floor – 14' desired, Architect / community member, thought this looks like a good option that was possibly a cost effective PE: PE initially thought scheme was cost effective as well; further study has proven that the portion of the existing building to be retained cannot easily accommodate the Educational Specification and required numerous additions to fulfill the program that could increase the cost. There is also cost to seismically upgrade the portion of the building to be retained. -Separate entrances of Pi option and connections from Magee to Kinnaird of Pi option universally liked. -Include Hayes Street on future plans.	Record

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	- Clover and Pi: Height @ Putnam / Magee: +/- 42' tbd PE: Proposed height is very similar to height of existing building with light monitors and mechanical enclosure. -Neighbor to the North noted that setbacks at x and x affect the 4 units in her building PE: Proposed side yard setbacks on the Clover and Pi options are greater than the existing condition. Proposed rear setback on Pi are greater than the existing.	
2.10	<u>Biking:</u> -Putnam Avenue too narrow -Goal for Biking? -Widening at Putnam? PE: Bicycle lanes and parking will be provided within the site as required. Bike routes to the school are a larger issue that will be considered by the City. This is a large issue that is beyond the scope of this project.	Record
2.11	<u>Design Process Overview:</u> -Feasibility Study (currently in progress) -Schematic Design -Design Development -Construction Documents -Construction -Open September 2015	Record

Next Meeting: 6/21/12 MLK Auditorium 6:00PM -7:30 PM

cc: City / CPSD / Community Members via Michael Black
 John Pears, Jana Silsby, Sean O'Donnell, Erik Dalen – Perkins Eastman
 Mark Boyes-Watson– Boyes-Watson Architects
 Consultant Team

Attachments: Sign-In Sheet

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SIGN IN SHEET

Meeting 2: May 10, 2012, 6:00 – 7:30, Martin Luther King Jr. School Auditorium

Topic: Design Options – Renovation/ Hybrid (Renovation and Addition) / New Construction

Name

Address

email

Elaine Thorne 40 Hayes St. 02139
Pat Buggy Morse School

Mirko Chaplin Putnam Ave

Gerald Yung King School

PAUL CAMMIA PUTNAM AVE

ALICE LEE PUTNAM AVE

Carol Hill 4 Riverside Pl 02139

Catherine Park cpark@cambridgema.gov

Walter Cortez wcortez@fas.harvard.edu 66 Homer ave 207
Cambridge - 02138

Sheila Hendley 89 Putnam Ave 02139

Wendy Noblett King School wnoblett@gmail.com

Elizabeth Hill King School stapleton teach@hotmail.com

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Name

Address

email

Jeff Snyder	108 Kinnard St	jsnyder624@yahoo.com
Olga Pelenky	108 Kinnard Rd	opelenky@yahoo.com
Patsy Chace	152 Pleasant	bchace@alum.mit.edu
Walter Cortez	66 Homer Ave 207	wcortez@fas.harvard.edu
Jean Tanoue	3 Howard St CAM MA 02139	
Kimberly Mancino	279 Pearl St Cambridge	Kmancino@hotmail.com
CAROLYN SHIPLEY		CAROLYN-SHIPLEY@tattoo.com
Steven Brinkley	CRS	

Steve Ak

23 Abbott Rd