CITY OF CAMBRIDGE

King Open / Cambridge Street Upper Schools
& Community Complex

Community Meeting #3

William Rawn Associates, Architects Inc. & Arrowstreet Inc.

CmaR - WT Rich – KBE a Joint Venture

September 17, 2015

DRAFT

Tonight's Agenda

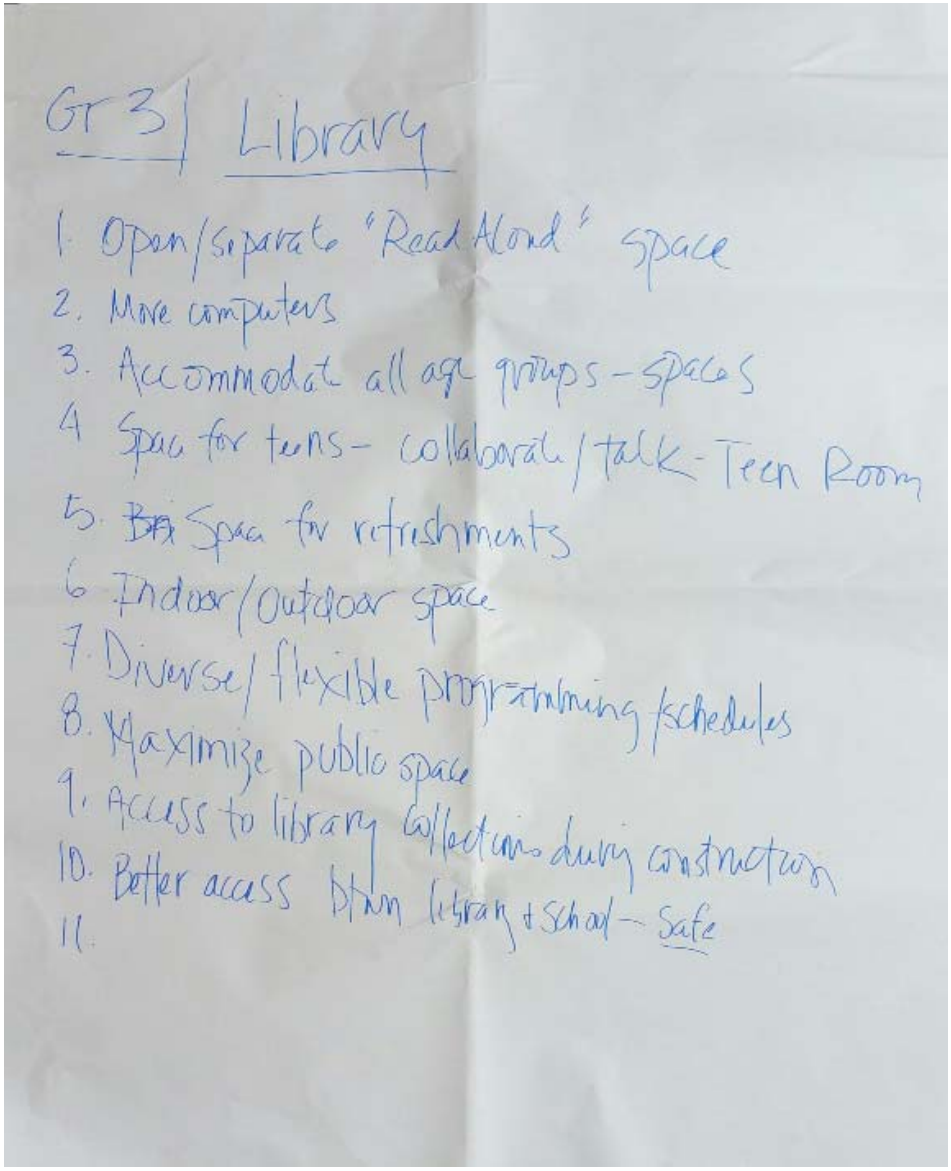
1. **Community Meeting #2 & Spring Open Session:**
   - What we heard from you

2. **Recap of Project Schedule**

3. **Initial Project Program**

4. **Initial Site Planning and Massing**
   - Introduction of Core Project Values and Main Architectural Goals
   - Break into 2 Groups for Discussion Around Models
   - Summary of Comments

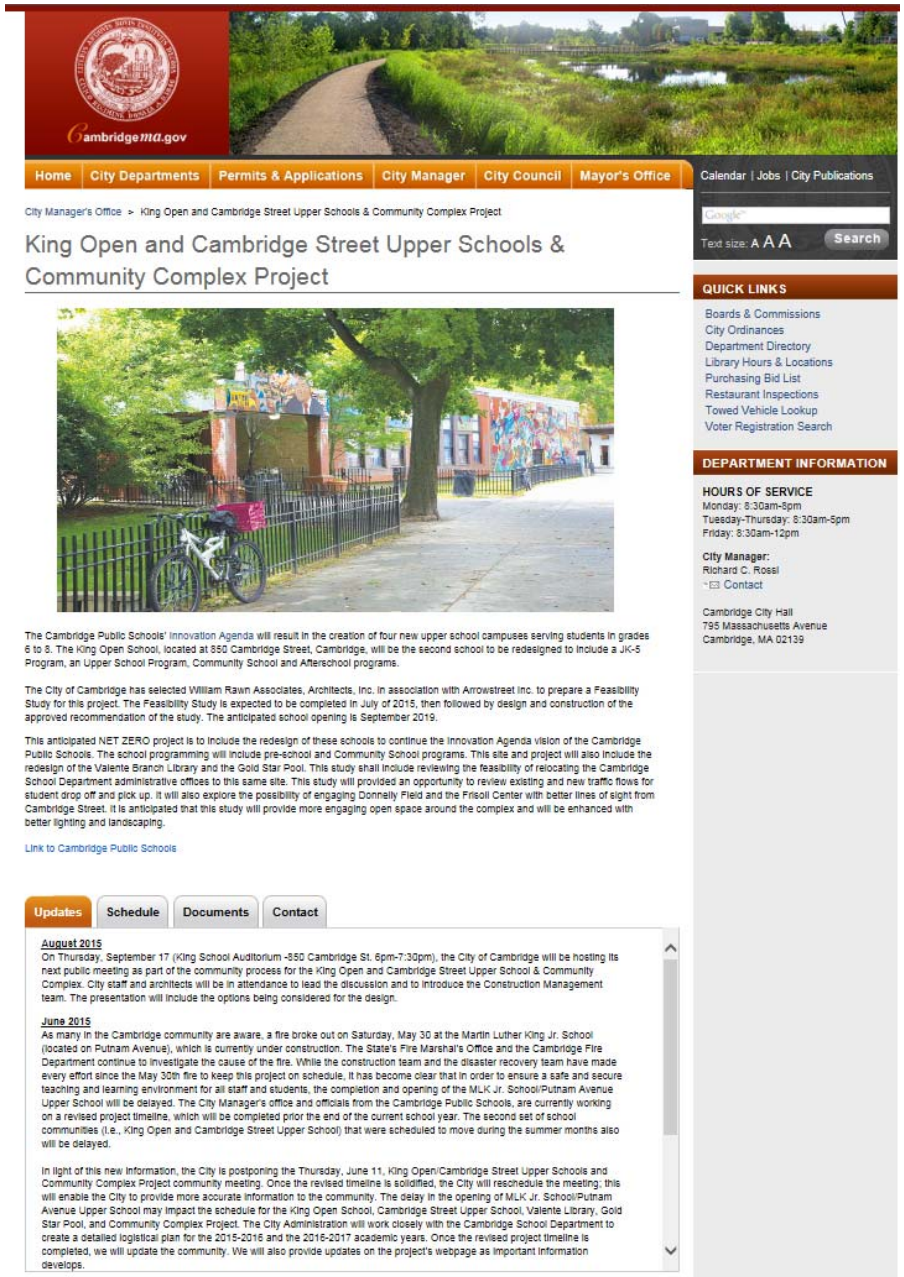
Community Meeting 2: Small Group Listening Sessions



Gr 3 | Library

1. Open/separate "Read Aloud" space
2. More computers
3. Accommodate all age groups - spaces
4. Space for teens - collaborate / talk - Teen Room
5. ~~Bra~~ Space for refreshments
6. Indoor/Outdoor space
7. Diverse/flexible programming/schedules
8. Maximize public space
9. Access to library collections during construction
10. Better access btwn library + school - Safe
11.

Community Meeting 2: Small Group Listening Sessions



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Calendar | Jobs | City Publications

Text size: A A A Search

City Manager's Office > King Open and Cambridge Street Upper Schools & Community Complex Project

King Open and Cambridge Street Upper Schools & Community Complex Project

The Cambridge Public Schools' Innovation Agenda will result in the creation of four new upper school campuses serving students in grades 6 to 8. The King Open School, located at 850 Cambridge Street, Cambridge, will be the second school to be redesigned to include a JK-5 Program, an Upper School Program, Community School and Afterschool programs.

The City of Cambridge has selected William Rawn Associates, Architects, Inc. in association with Arrowstreet Inc. to prepare a Feasibility Study for this project. The Feasibility Study is expected to be completed in July of 2015, then followed by design and construction of the approved recommendation of the study. The anticipated school opening is September 2019.

This anticipated NET ZERO project is to include the redesign of these schools to continue the Innovation Agenda vision of the Cambridge Public Schools. The school programming will include pre-school and Community School programs. This site and project will also include the redesign of the Valente Branch Library and the Gold Star Pool. This study shall include reviewing the feasibility of relocating the Cambridge School Department administrative offices to this same site. This study will provided an opportunity to review existing and new traffic flows for student drop off and pick up. It will also explore the possibility of engaging Donnelly Field and the Frisoli Center with better lines of sight from Cambridge Street. It is anticipated that this study will provide more engaging open space around the complex and will be enhanced with better lighting and landscaping.

Link to Cambridge Public Schools

Updates | Schedule | Documents | Contact

August 2015
On Thursday, September 17 (King School Auditorium -850 Cambridge St. 6pm-7:30pm), the City of Cambridge will be hosting its next public meeting as part of the community process for the King Open and Cambridge Street Upper School & Community Complex. City staff and architects will be in attendance to lead the discussion and to introduce the Construction Management team. The presentation will include the options being considered for the design.

June 2015
As many in the Cambridge community are aware, a fire broke out on Saturday, May 30 at the Martin Luther King Jr. School (located on Putnam Avenue), which is currently under construction. The State's Fire Marshal's Office and the Cambridge Fire Department continue to investigate the cause of the fire. While the construction team and the disaster recovery team have made every effort since the May 30th fire to keep this project on schedule, it has become clear that in order to ensure a safe and secure teaching and learning environment for all staff and students, the completion and opening of the MLK Jr. School/Putnam Avenue Upper School will be delayed. The City Manager's office and officials from the Cambridge Public Schools, are currently working on a revised project timeline, which will be completed prior the end of the current school year. The second set of school communities (i.e., King Open and Cambridge Street Upper School) that were scheduled to move during the summer months also will be delayed.

In light of this new information, the City is postponing the Thursday, June 11, King Open/Cambridge Street Upper Schools and Community Complex Project community meeting. Once the revised timeline is solidified, the City will reschedule the meeting; this will enable the City to provide more accurate information to the community. The delay in the opening of MLK Jr. School/Putnam Avenue Upper School may impact the schedule for the King Open School, Cambridge Street Upper School, Valente Library, Gold Star Pool, and Community Complex Project. The City Administration will work closely with the Cambridge School Department to create a detailed logistical plan for the 2015-2016 and the 2016-2017 academic years. Once the revised project timeline is completed, we will update the community. We will also provide updates on the project's webpage as important information develops.

QUICK LINKS
- Boards & Commissions
- City Ordinances
- Department Directory
- Library Hours & Locations
- Purchasing Bid List
- Restaurant Inspections
- Towed Vehicle Lookup
- Voter Registration Search

DEPARTMENT INFORMATION

HOURS OF SERVICE
Monday: 8:30am-5pm
Tuesday-Thursday: 8:30am-5pm
Friday: 8:30am-12pm

City Manager:
Richard C. Rossi
Contact

Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Neighborhood Session at Spring Open

Neighborhood Session at Spring Open

Neighborhood Session at Spring Open

Community Meeting 2: What We Heard From You

- A Building Unique to KO/CSUS
- Open and Inviting
- Sensitivity to Open Space
- A Civic Amenity
- Sensitivity to Neighborhood
- Schedule and Construction

Project Schedule

Main Phases

JAN 2015-
OCT 2015
FEASIBILITY

NOV 2015-
OCT 2016
DESIGN

NOV 2016-
MAY 2017
DOCUMENTS

ABATEMENT & DEMO
2ND/3RD
QTR. 2016

EARLY SITE
OCT 2016-
JULY 2017

CONSTRUCTION
JULY 2017-
JULY 2019

Project Schedule

Feasibility Study Schedule

January 2015

(TONIGHT)

October 2015

Community Meeting #1	Community Meeting #2	Community Meeting #3	Community Meeting #4
			OCTOBER 22

Project Schedule

November 2015

October 2016

Community Meetings Continue During Design Phase

At Regular Intervals

Proposed School Program

- Provide needed spaces to support King Open and Cambridge Street Upper School missions
- Expand program spaces as necessary
- Provide flexibility throughout the school year and long term

Proposed School Program

- 22 core classrooms for King Open
- 16 core classrooms for Cambridge Street Upper School
- Expanded spaces for Office of Student Services programs
- Expanded spaces for project based learning activities
- Two gymnasiums
- 400 seat auditorium
- 300 seat cafeteria

Proposed Additional Program

- Additional Preschool capacity
- Expanded space for Human Services after school programs
- Expanded Valente Library collections for adults, teen and children
- Young swimmers pool and expanded pool deck
  - Outdoor vs. Indoor Pool (to be discussed tonight)
- Offices for Cambridge Public Schools Administration
- Underground parking garage

Historic Photo of Site

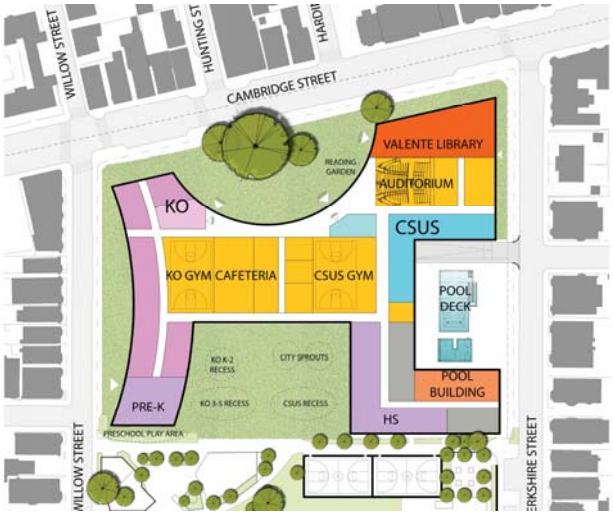
2 Options

Both Options Achieve the Following Major Objectives:

- **Increase School Size** to Support Educational Mission and Expanded Programs

- **Increase in Green Space** –
  - **Over an acre of New Green Space**
  - **Legible Green Space on All 4 sides**

- **Easy After Hours Access for Community**: Two Gyms, Auditorium, Multi-purpose Rm, Cafeteria



OPTION 1

OPTION 2

Major Architectural Goals

1. **Civic Quality Along Cambridge Street**

- Sense of Connection to Donnelly Field
- Prominent Placement for Valente

2. **Well Operating School**

- Giving Identity to Upper and Lower Schools Internally and perhaps Externally
- Administrative Offices for Each School near Entry or Entries
- Well Orchestrated Travel Patterns for Upper and Lower School

Major Architectural Goals

3. **Community Access**

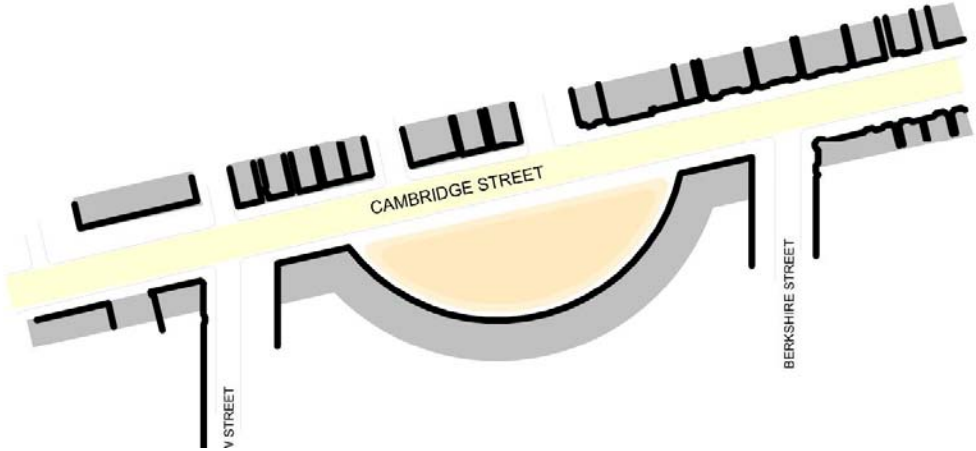
- Easy After Hours Access to “Shared” Resources
- Placing these resources on the site in a welcoming fashion

4. **Increase Open Space**

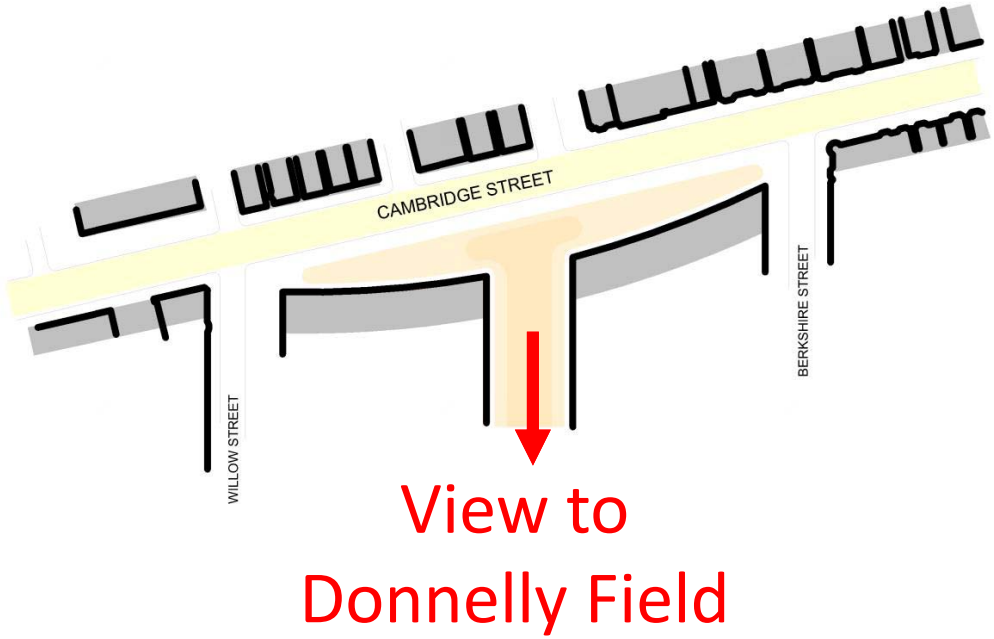
- Open Space on All Four Sides

Approaches to Civic Quality Along Cambridge Street

Arced Plaza:

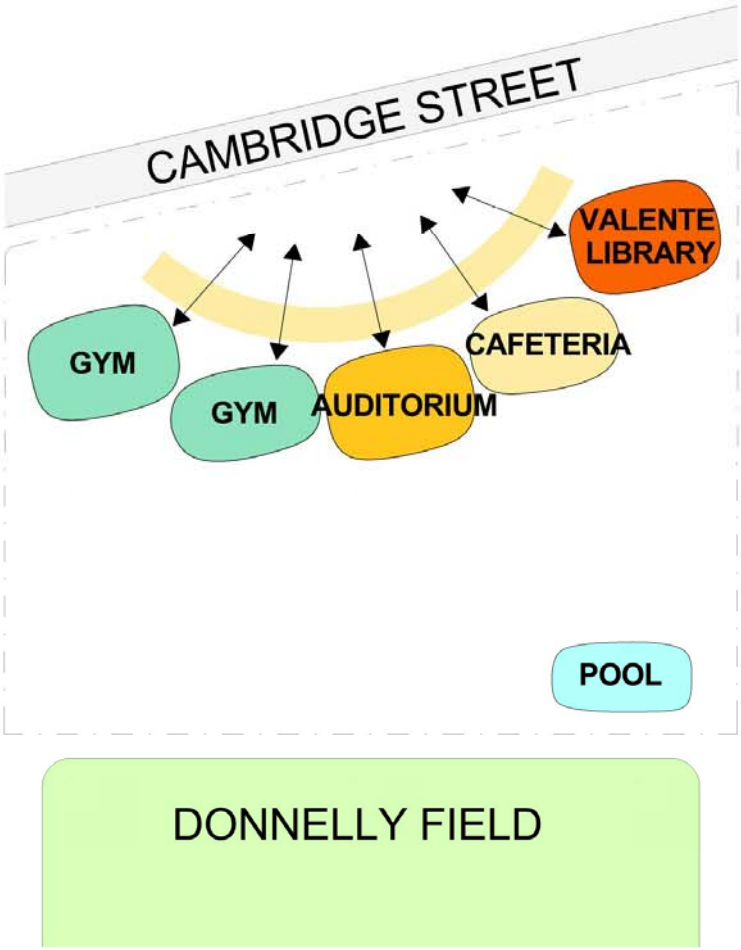


Visual Link to Donnelly Field:

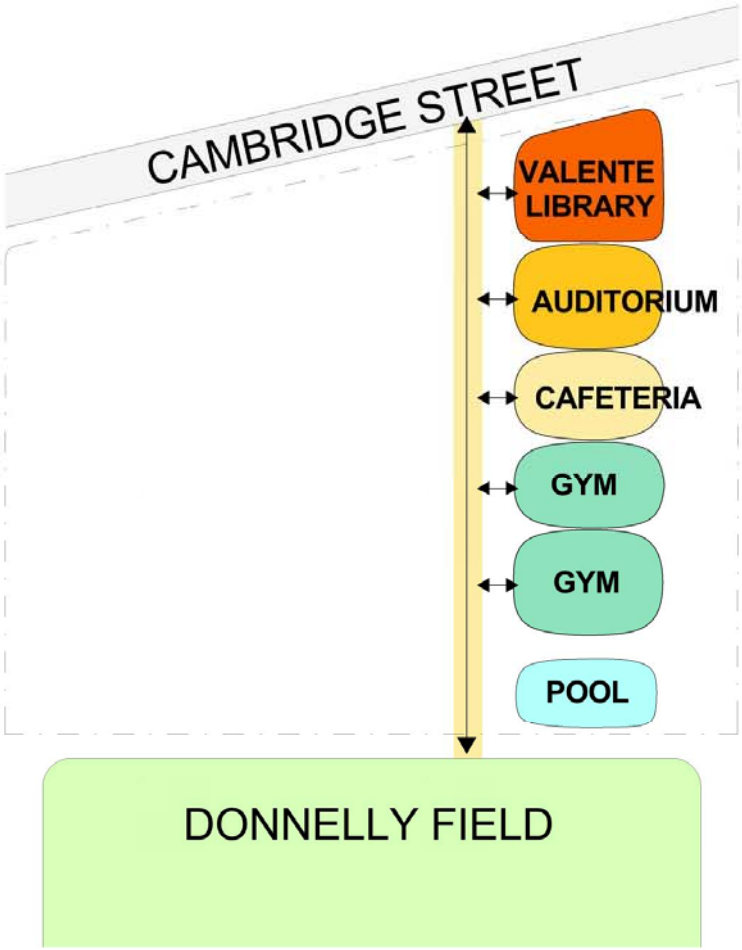


Ways to Orient Public Elements on Site

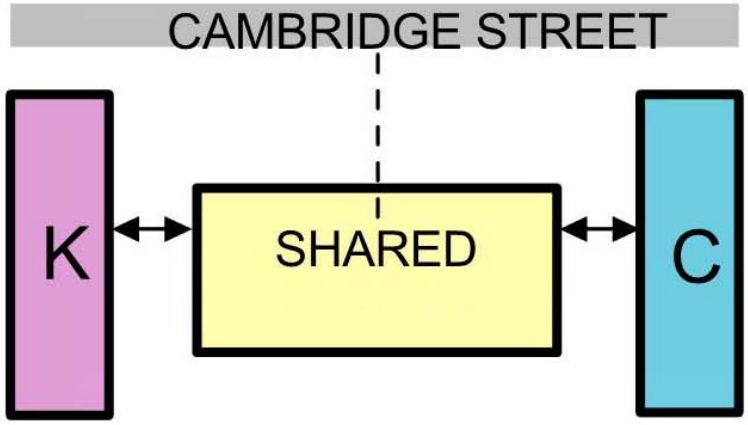
Opt 1: Facing Cambridge St.



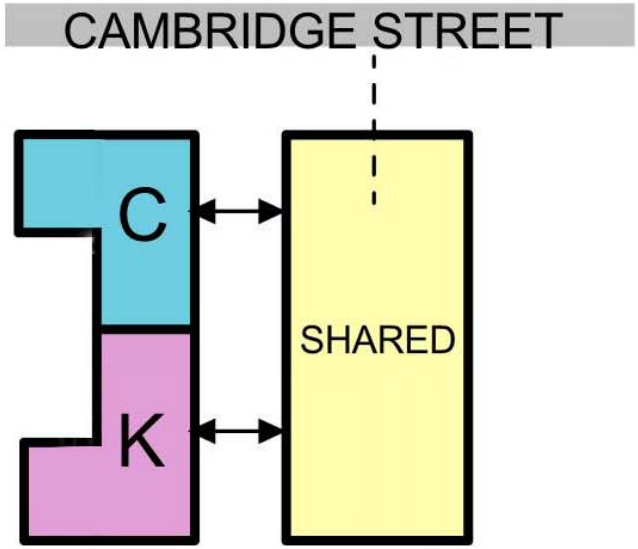
Opt 2: Linking Cambridge Street to Donnelly Field



Organizational Concept Could Work in Several Ways:



OPTION 1

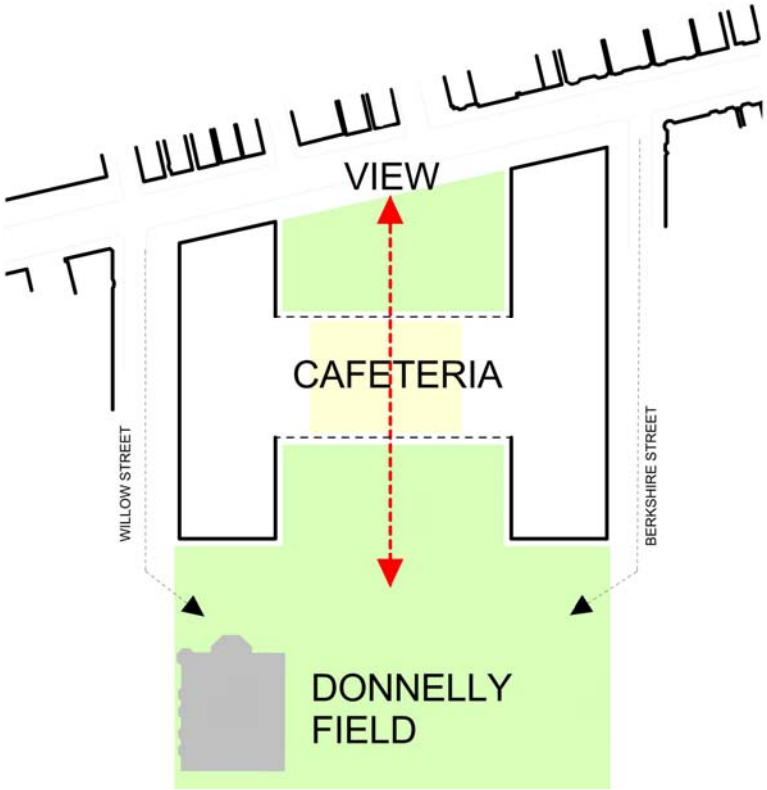


OPTION 2

Openness Between Cambridge Street and Donnelly Field

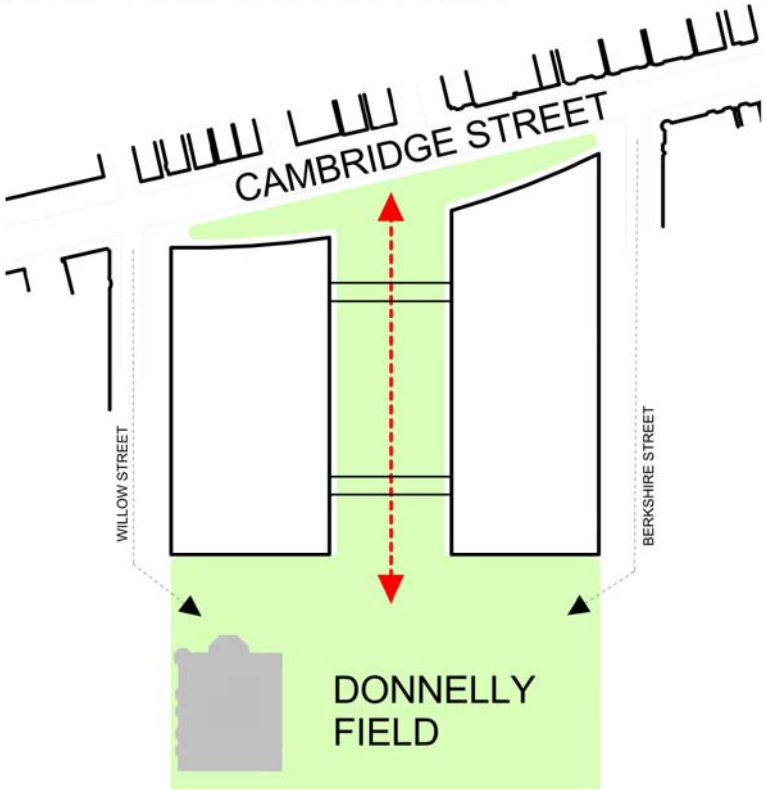
OPT 1: VISUAL CONNECTION

VIEW TO DONNELLY FIELD THROUGH CAFETERIA



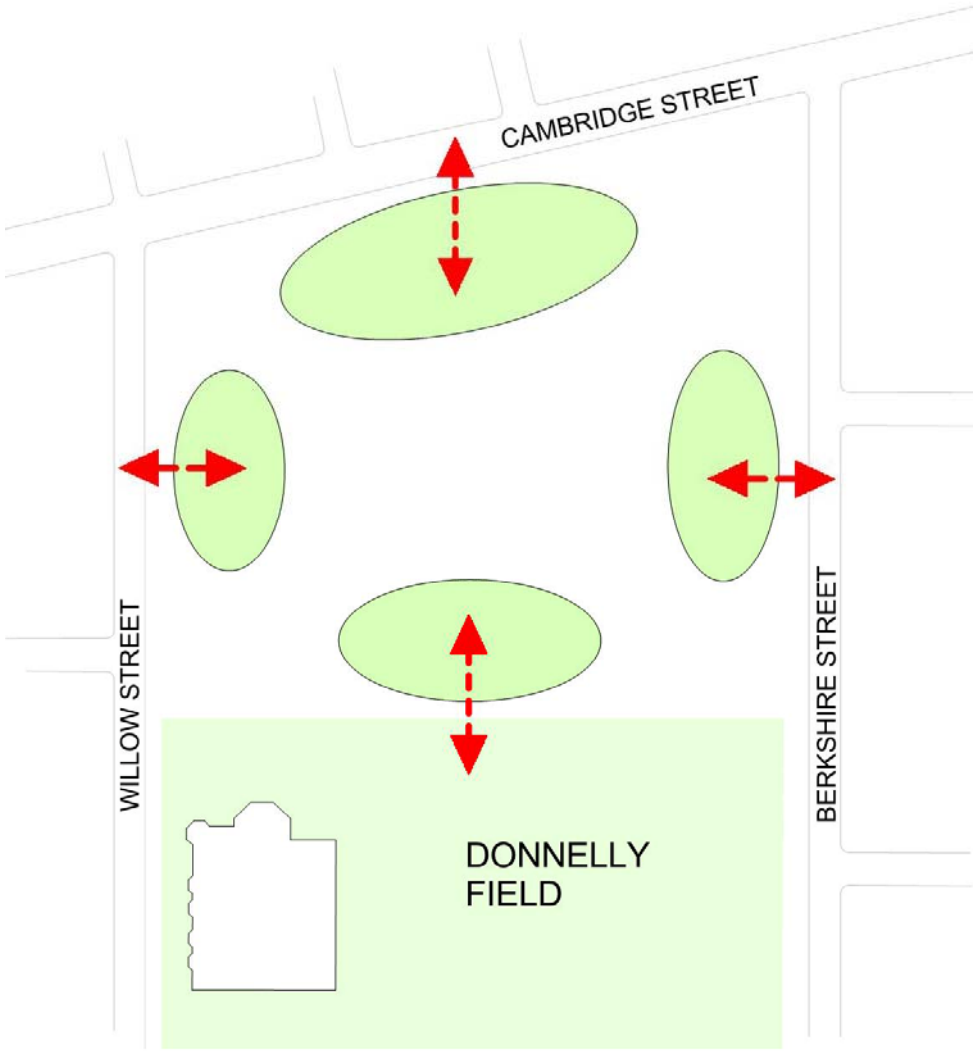
OPT 2: GREEN SPINE

CONTINUOUS SPINE OF GREEN SPACES TO DONNELLY FIELD

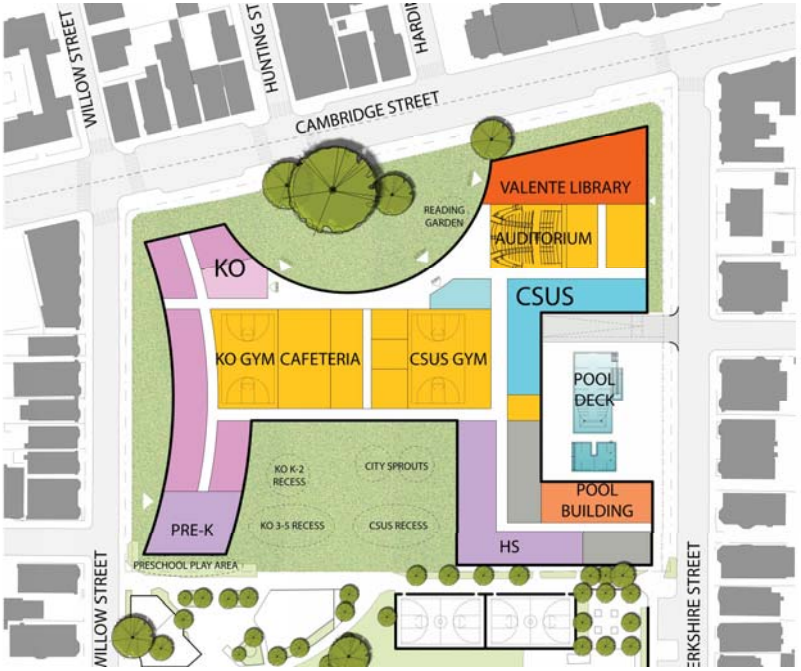


Green Space on Four Sides

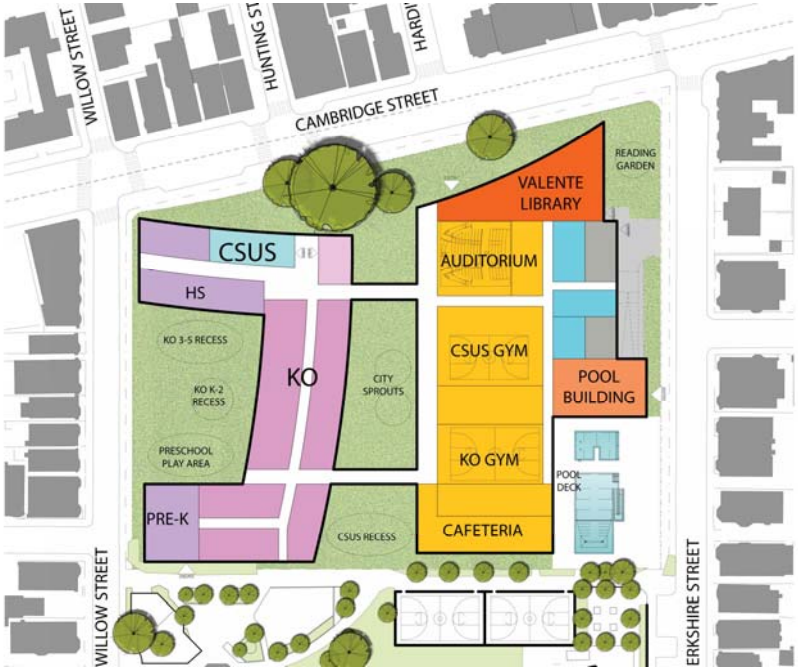
Both Options Increase Green Space by **Over an Acre**



2 Options



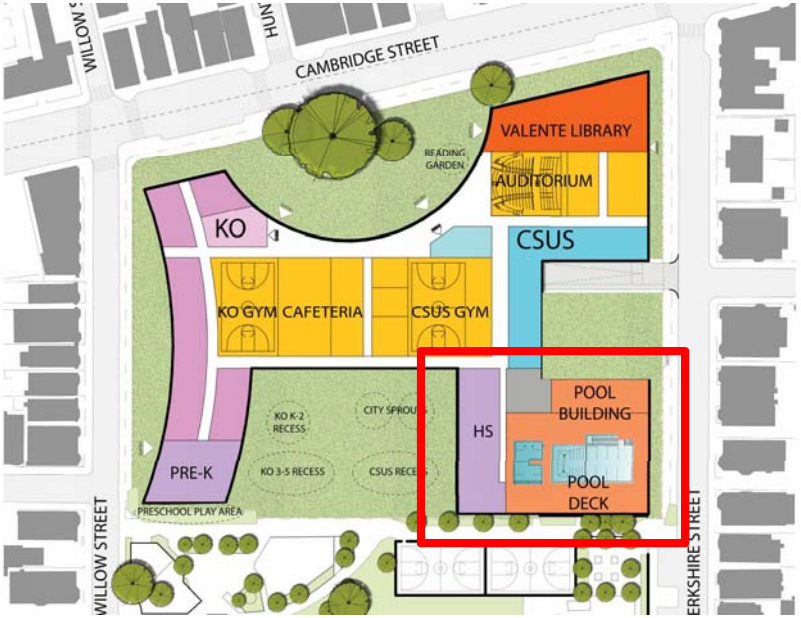
OPTION 1



OPTION 2

Indoor Pool

	Outdoor Pool	Indoor Pool	Delta
Program Building Area	4,000	22,000	18,000
Construction Cost	$M	$M	$8M
Energy Use	7,500 Mbtu/yr	10,500 Mbtu/yr	3,000 Mbtu/yr
PV System Capacity	2,000 kW	3,000 kW	1,000 kW
PV System Area	120,000 sf	180,000 sf	60,000 sf
Operational Cost (Energy Cost Only)			$80,000



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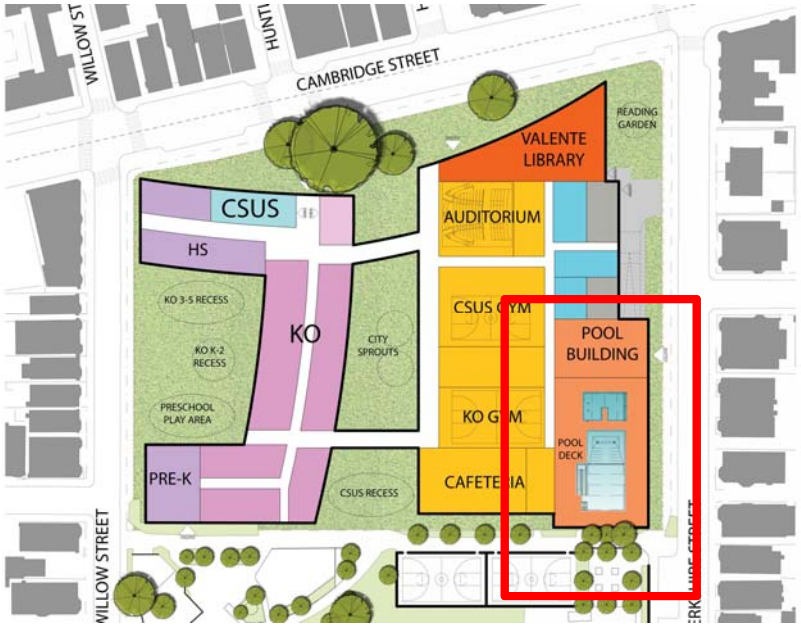
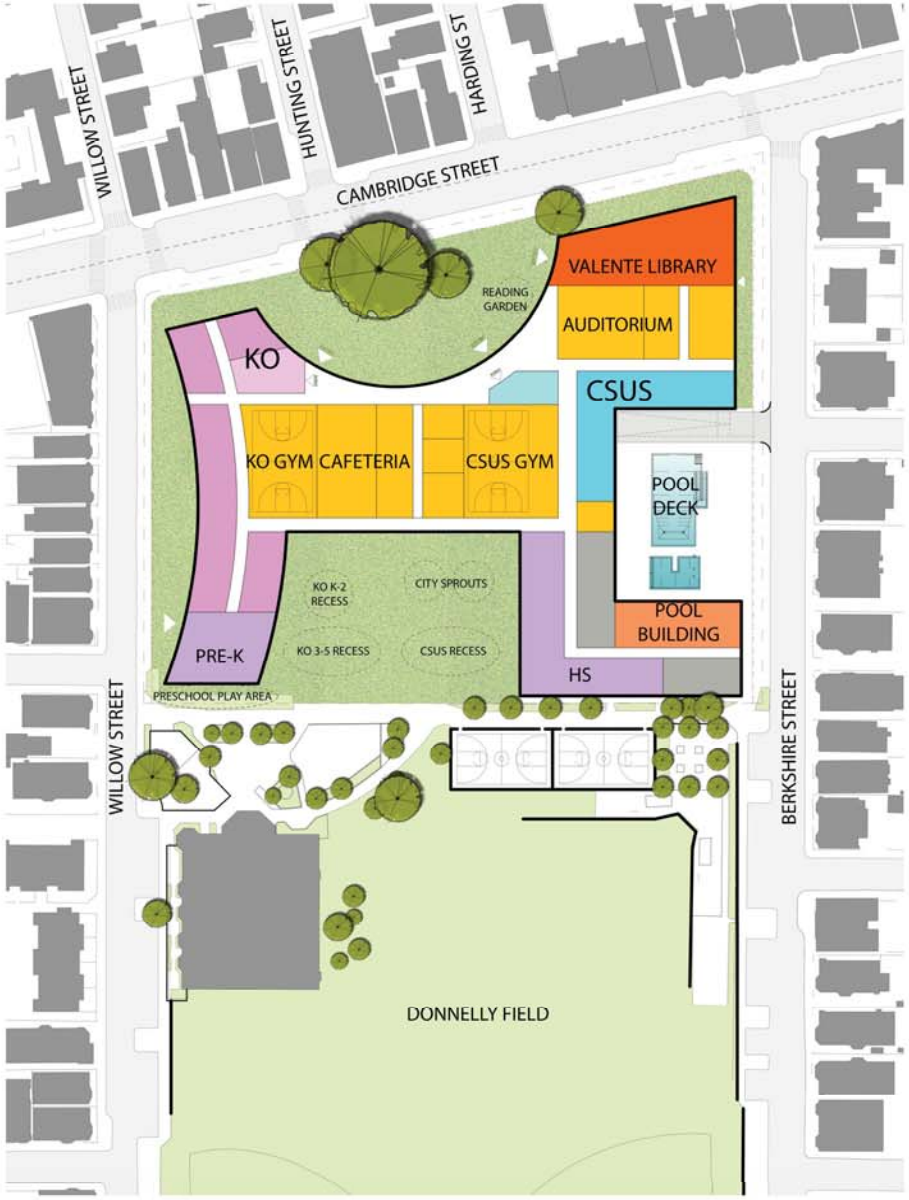


OPTION 2

Additional Considerations

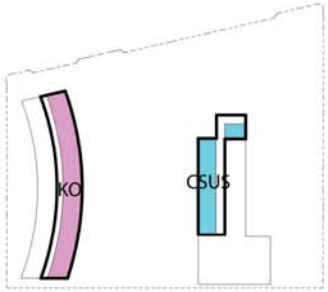
1. Pick-Up/Drop-Off
2. Inclusion of CPS Admin
3. Preserving Tree on Cambridge Street
4. Net Zero
5. Loading/Trash

Option 1



LEVEL 1

PERSPECTIVE VIEW



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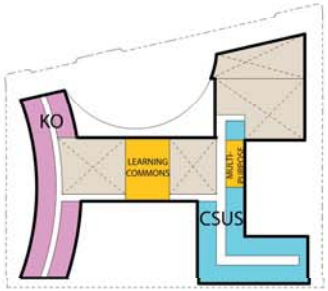
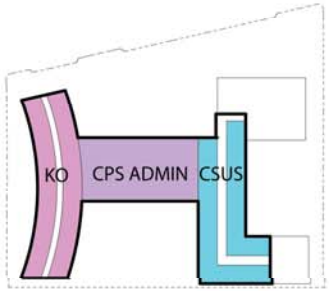


LEVEL 2

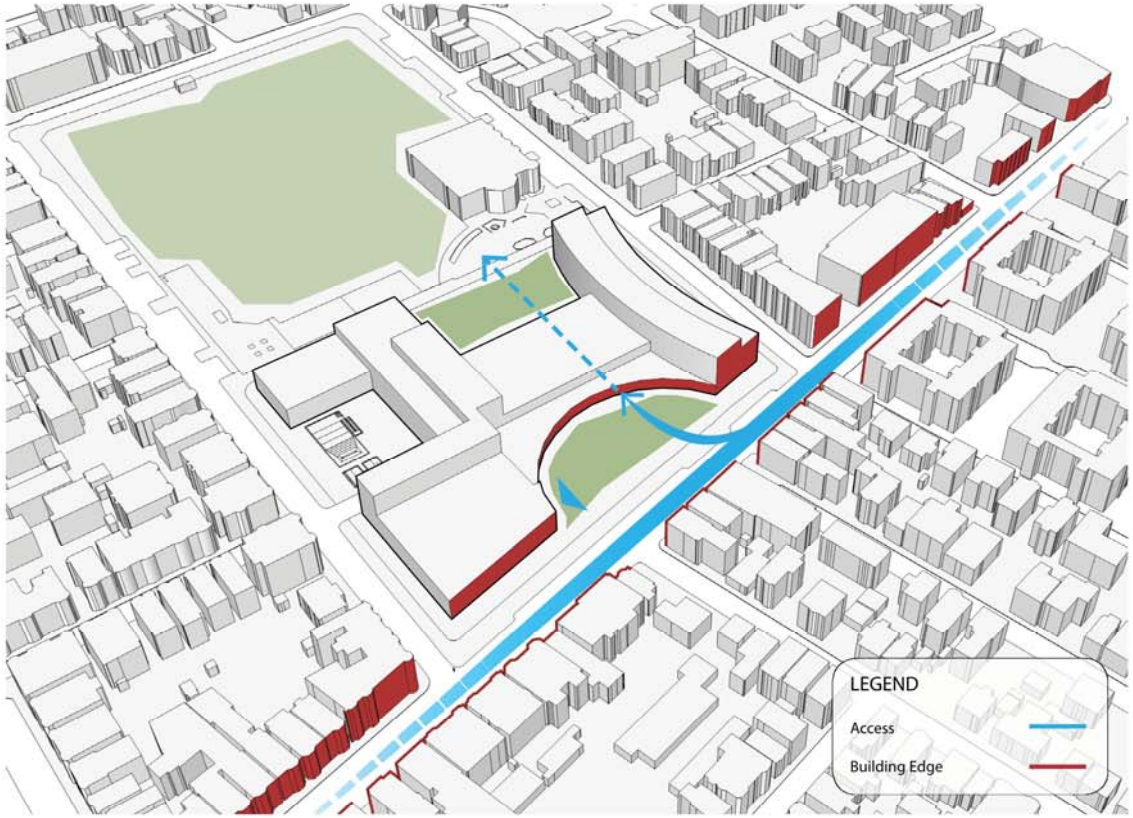


LEVEL 3

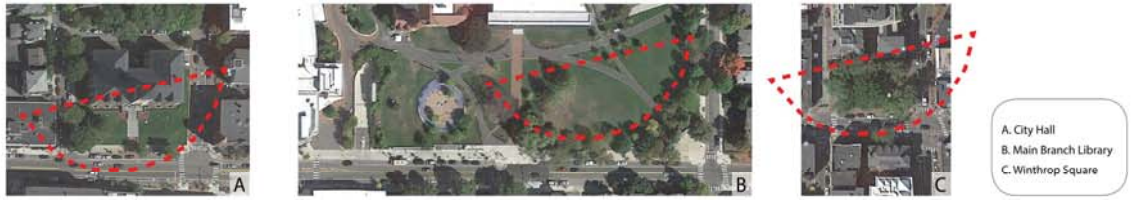
Option 1

INCREASE OF 58,200 SF IN GREEN SPACE OVER EXISTING CONDITION

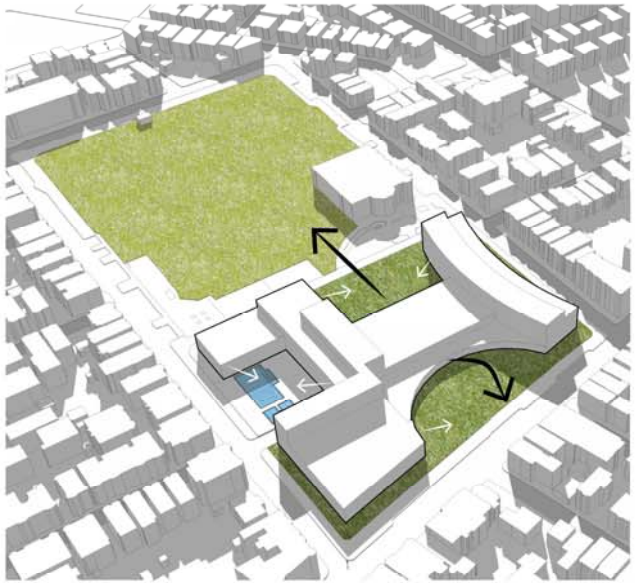
EXISTING : 45,000 SF ; PROPOSED : 103,200 SF



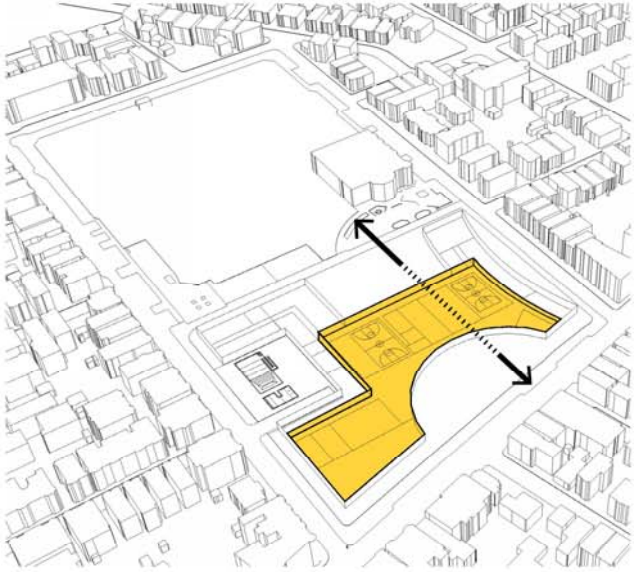
URBAN DESIGN



OPEN SPACE SCALE COMPARISONS

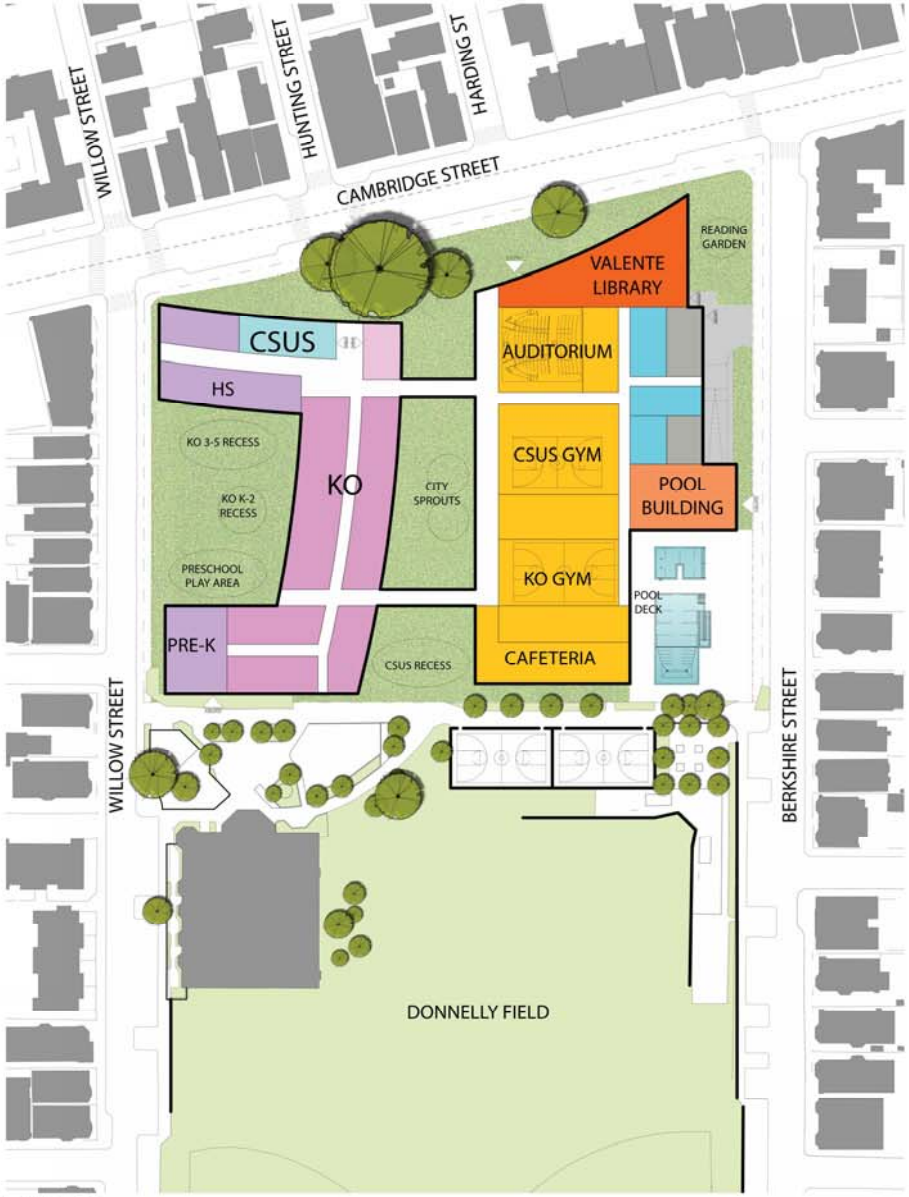


OPEN SPACE



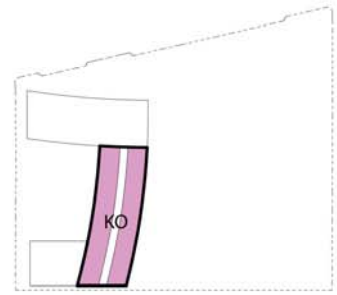
AFTER-HOURS COMMUNITY ACCESS

Option 2

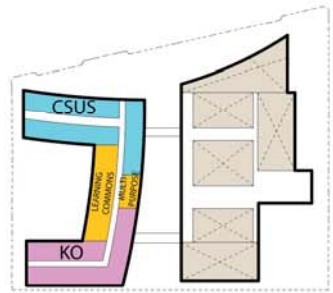


LEVEL 1

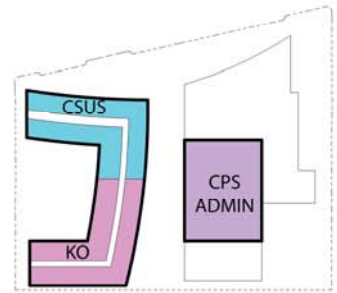
PERSPECTIVE VIEW



LEVEL 4



LEVEL 2

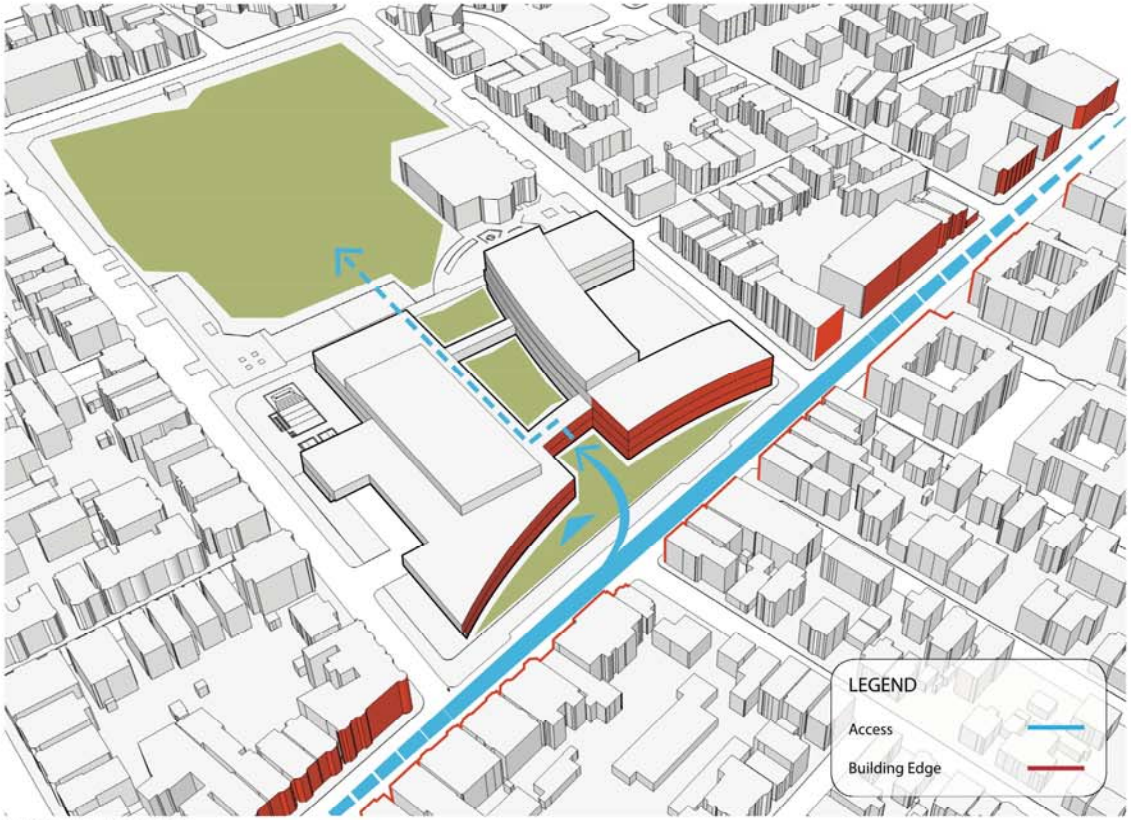


LEVEL 3

Option 2

INCREASE OF 54,100 SF IN GREEN SPACE OVER EXISTING CONDITION

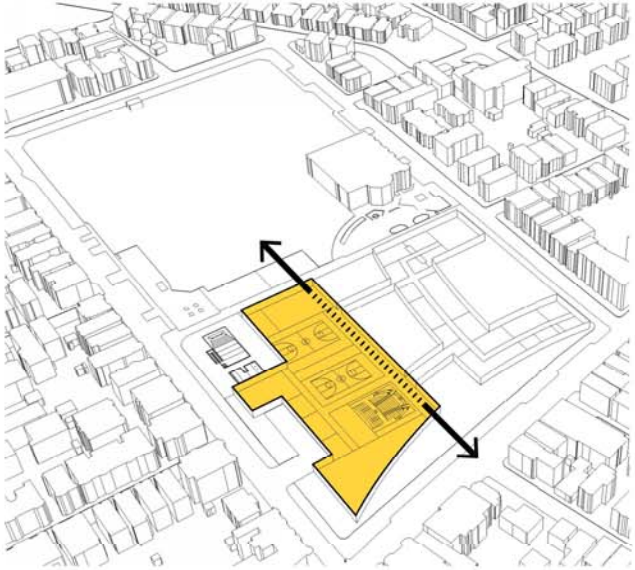
EXISTING : 45,000 SF ; PROPOSED : 99,100 SF



URBAN DESIGN

OPEN SPACE

OPEN SPACE SCALE COMPARISONS



AFTER-HOURS COMMUNITY ACCESS

Your Thoughts

- Please split into two groups for discussion around the models.
- Groups will switch options after 20 minutes so each group can comment on each option
- We'll ask each group to share summary thoughts in last 15 minutes.

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

- Dan Riviello, Community Relations Manager, is the City's contact person for questions or comments
- Email: driviello@cambridgema.gov