

*Meeting Notes*

Date 18 June 2015

Project / No. King Open and Cambridge Street Upper Schools Community Complex / 14054

Present

Lisa Peterson Tim Toomey  Mark McGovern Fred Fantini Marjorie Decker Brendon Roy Chris Neal Jim Maloney Darrell Williams Manuel Fernandez Kevin Bergeron Sam Lasky Sophia Chang Matt Rice Kate Bubriski KO Staff CSUS Staff Human Services Staff Neighbors Parents Students Alumni	City of Cambridge, Deputy City manager Cambridge City Council, State Rep for East Cambridge and East Somerville Cambridge City Council Cambridge School Committee State Representative, Cambridge City of Cambridge, Assistant Project Manager City of Cambridge, Community Relations Manager Cambridge Public Schools [CPS], Chief Operating Officer King Open School [KO], Principal Cambridge Street Upper School [CSUS], Principal William Rawn Associates William Rawn Associates William Rawn Associates Arrowstreet Arrowstreet
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Reported By Sophia Chang

Subject Community Preview

Location King Open Gym, Cambridge MA

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On Thursday, June 18, 2015 at 5:00 pm, two stations were set up in the King Open gymnasium; each displaying one of two possible scheme variations for the new facility organization. A summary of comments from Community meeting #2 was also displayed along with historic photos of the site. The above attendees at the end of school barbeque were invited to come by to look at the schemes, ask questions, and talk to the Design Team. A few hundred people participated in the event.

Scheme 1 – Shared Spaces front onto Cambridge Street – Create a larger civic space facing Cambridge Street and a large recreation space facing Donnelly. King Open and CSUS are separated (E & W) with shared resources in middle facing Cambridge Street. Those shared resources all face onto the front civic space, with a goal of making this a real place for the community after hours and on weekends.

Scheme 2 – Shared Spaces aligned North to South – Combine shared spaces along east end of site, linking Cambridge Street to Donnelly field to the South. King Open and CSUS are together on the West side of the site, surrounding a Recess and Play area facing Willow Street. Two glass connectors link the schools to the shared resources and create an enclosed courtyard at the middle of the site. Shared Resources can be easily closed off from school program and available to the community after hours and on Weekends.

## General

1. School Design Comments
  - a. One KO student likes the idea of more floors, because stairs give a different way to get around and make getting around more interesting.
  - b. More floors are good for increasing open space.\*
  - c. One community member was vehemently opposed to adding a fourth story.
  - d. Murals need to be part of new building\*
    - i. One parent stressed how much work, thought, and ownership went into the mural by the students. She mentioned that students were very upset about the lost mural at MLK.
  - e. What will happen to existing auditorium chairs? Can they be souvenirs?
  - f. Concerned about schedule issues around only having one cafeteria. Currently there are students eating lunch at 10am and others closer to 2pm. \*
    - i. Lunch would be too chaotic with both schools together at once.
    - ii. One parent indicated that her child prefers not to eat some days rather than stand in the long line.
2. Open Space Comments
  - a. City Sprouts should be visible
  - b. Keep the Bocce Court
  - c. Don't forget the reading garden\*
  - d. How big is the pocket park on the corner of Cambridge Street and Berkshire going to be? Community relies on park there.
3. Library Design Comments
  - a. One parent commented that there was too much glass feels sterile. Preference for the cozy atmosphere of the current library.
  - b. Community members expressed excitement over glass and transparency, comparing it to the Cambridge Public Library.
4. Traffic Comments
  - a. Cambridge Street is dangerous and needs to be redesigned.\*
    - i. Hubway
    - ii. Bike Lane
  - b. Please make the surrounding area pedestrian safe.

## Scheme 1

1. School Design Comments
  - a. Makes great sense as a community school.
  - b. Like how it seems more compact – not walking as far to get to gym, etc.
  - c. Give CSUS more of a presence on Cambridge Street. Seems a bit hidden.
  - d. Schools should be flipped. King Open on Berkshire and Upper School on Willow more direct connection to Youth Center.
  - e. Where is the person who buzzes people in? Is access to cafeteria and gyms pre check-in a concern?
  - f. Love the curve
  - g. There is more sun in this scheme – better.
  - h. Current fenced in area is not used. It will be a plus to make the open space more inviting.
  - i. Some Parents, teachers, and students preferred the separation between upper and lower schools\*
    - i. Avoid commotion of older students intimidating or knocking over younger students.
    - ii. Separate is good, but do not want to lose the mentoring connection between the two schools.
    - iii. Separation seems good for less congestion at pickup and drop-off
    - iv. Corridors too chaotic when kids mix. Older kids are “giant” and intimidating for kids. One teacher noted hearing this from many parents at the school.
    - v. Some of the older children prefer not being lumped with the younger kids.
2. Open Space Comments
  - a. Parents generally want shared space to move forward and to have back open space be even bigger.\*
    - i. Front space is not seen as being used enough.
    - ii. Consider scale of civic space. Is it too big?
  - b. Will green surrounded on three sides on Cambridge Street really be used on the north side of the building? A corner plaza seems better in this aspect.
  - c. Need separate playgrounds
    - i. Use City Sprouts to divide upper and lower playgrounds.
  - d. How many people can fit on the plaza?
  - e. People don't use space in front of Library and School very much now as there is too much traffic.
  - f. Where does City Sprouts go?\*
  - g. Open space connected to the field is good.
3. Pool Design Comments
  - a. Pool included is nice. Kiddie pool is a great idea.\*
  - b. Desire for covered pool for classes to use the facility. Especially for 4<sup>th</sup> Grade Swimming.\*
  - c. Desire for schools to use the pool with the curriculum.
  - d. Desire for covered pool to allow a longer season.
  - e. If there is a four year construction duration, pool could be enclosed.
  - f. Wish pool had access to green space.
4. Traffic Comments
  - a. Place parking for buses in front of Cambridge Street on the inside of the arc, separate from street
  - b. Need separate parking for parents away from buses.
  - c. Where do parents pick up kids? Parents currently can use the teacher lot.

## Scheme 2

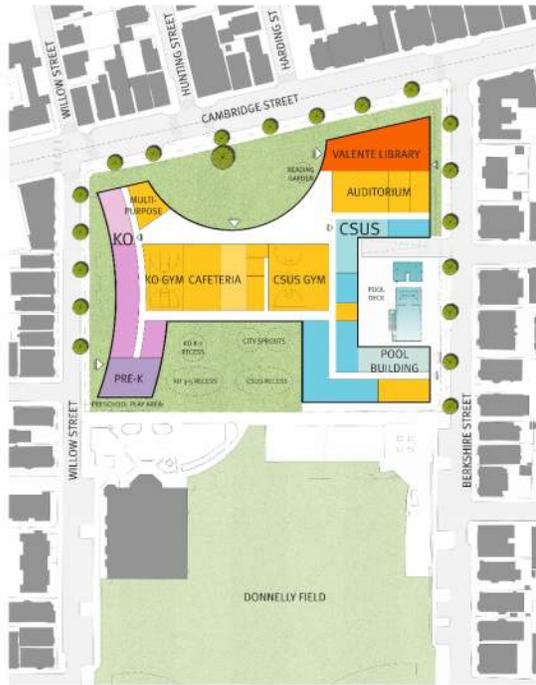
1. School Design Comments
  - a. A common first reaction which did not happen with scheme 1 is “Where’s the entrance?” and “How would each school have their own?”\*
  - b. Seems way too long for kids to walk to gym and cafeteria
  - c. KO parent likes division of space in Bi-Part Scheme
  - d. Community members appreciate accessibility of amenities after hours.
  - e. Sunlight getting deep into the site from the south is great.
  - f. Scheme 2 seems to have more usable space for the kids – better. Also, the drawings where buildings are closer to the street offers more recess space – better.
  - g. Some parents preferred the idea of a more unified school.\*
    - i. Encourages kids to be able to look ahead to the older kids, be mentored, and not have a break in the school experience.
    - ii. One student expressed liking being able to look ahead to older years as well.
    - iii. Sense of community encouraged by combined schools.
    - iv. Enclosed garden is good, but CSUS and King Open should be separate.
    - v. Like Community functions separate for clarity of use.
2. Open Space Comments
  - a. 50/50 mix on having a closed garden/play space
  - b. Any way to keep the sycamores and ancient apple tree in the current courtyard?
  - c. How is roof used? Can there be usable open space on the roof?
3. Library Design Comments
  - a. Question as to why Valente is smaller in 2A
4. Traffic Comments
  - a. Concerned about drop-off concentrated all on one side. \*
  - b. Parents will stop wherever is convenient.
  - c. Bike parking at garage.

These meeting minutes constitute our understanding of matters discussed and directions given at this meeting. Should there be any other substantial interpretations, please direct them in writing to our office.

Respectfully submitted,

Sophia Chang, LEED AP BD+C  
William Rawn Associates, Architects, Inc.

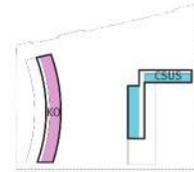
# Boards from King Open School, Cambridge Street Upper School & Community Complex – Community Preview June 18, 2015



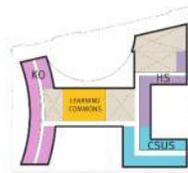
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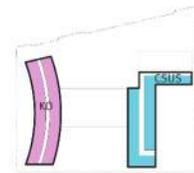
PERSPECTIVE VIEW



LEVEL 4



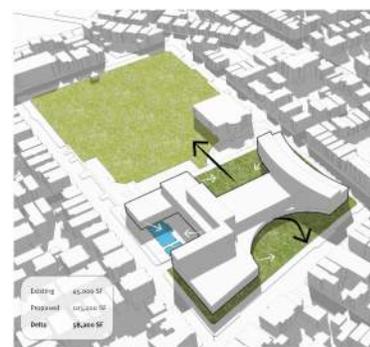
LEVEL 2



LEVEL 3



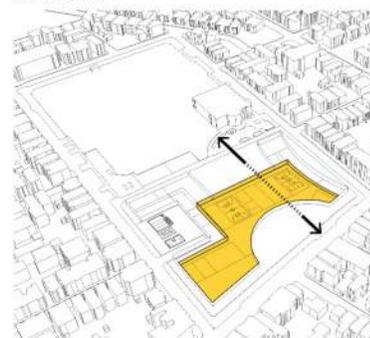
URBAN DESIGN



OPEN SPACE



OPEN SPACE SCALE COMPARISONS



AFTER-HOURS COMMUNITY ACCESS

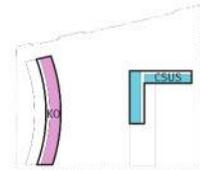
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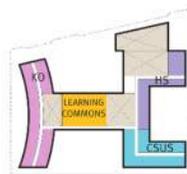
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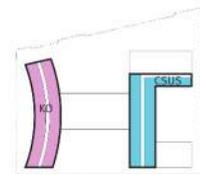
PERSPECTIVE VIEW



LEVEL 4

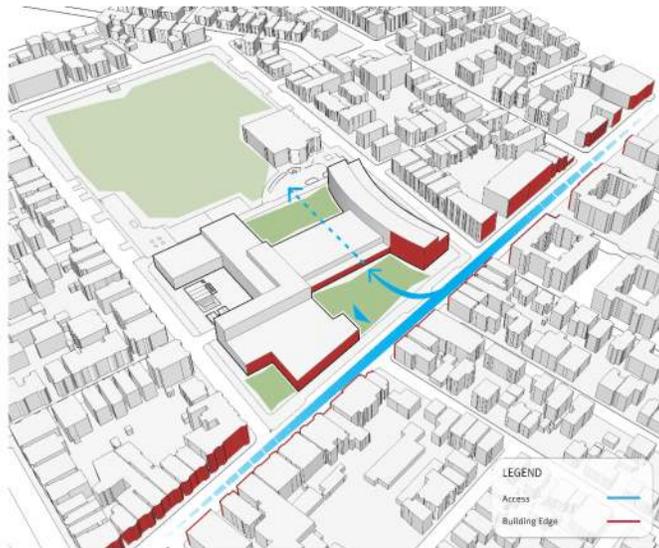


LEVEL 2



LEVEL 3


 WILLIAM RAWLIN ASSOCIATES | ARCHITECTS, INC. | ARROWSTREET  
**OPTION 1: SHARED SPACES FRONT ONTO CAMBRIDGE ST**  
 1B - THREE SIDED PLAZA



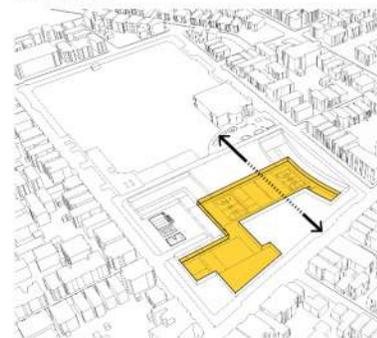
URBAN DESIGN



OPEN SPACE SCALE COMPARISONS



OPEN SPACE



AFTER-HOURS COMMUNITY ACCESS


 WILLIAM RAWLIN ASSOCIATES | ARCHITECTS, INC. | ARROWSTREET  
**1B - THREE SIDED PLAZA**

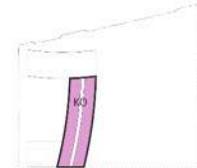
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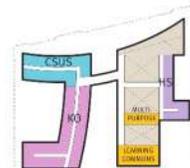
LEVEL 1



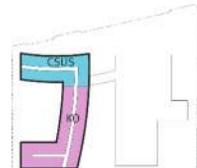
PERSPECTIVE VIEW



LEVEL 4



LEVEL 2



LEVEL 3



WILLIAM RAWN ASSOCIATES | BOSTON, MA | ARROWSTREET

## OPTION 2: SHARED SPACES ALIGNED NORTH TO SOUTH

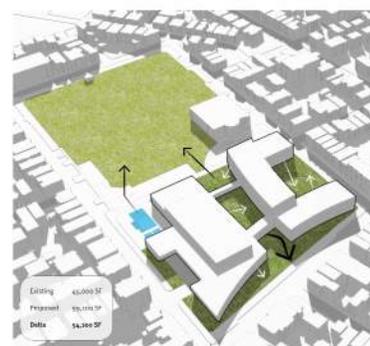
2A - ARCED FRONT



URBAN DESIGN

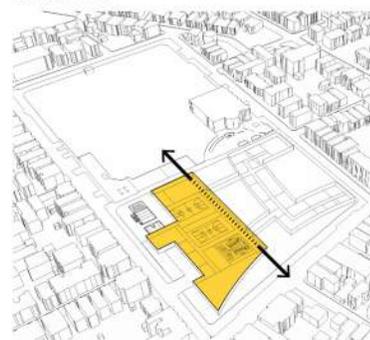


OPEN SPACE SCALE COMPARISONS



OPEN SPACE

Existing 45,000 SF  
Proposed 59,175 SF  
Delta 14,175 SF



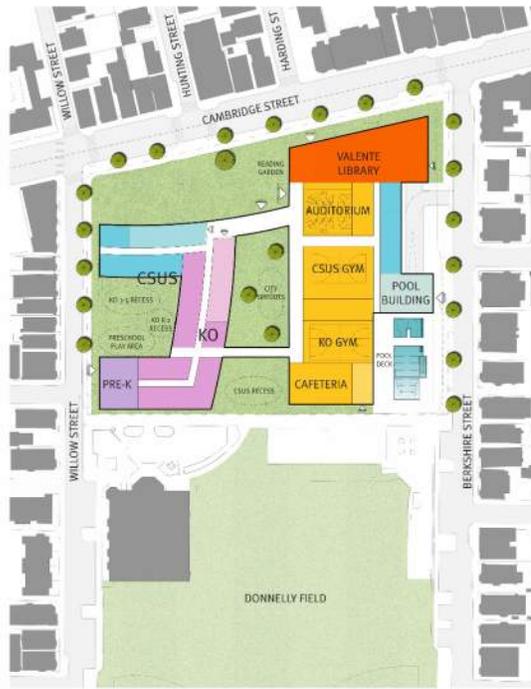
AFTER-HOURS COMMUNITY ACCESS



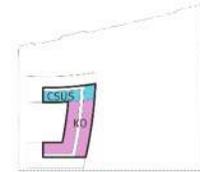
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2A - ARCED FRONT

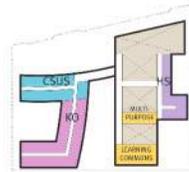
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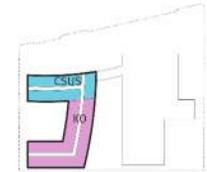
PERSPECTIVE VIEW



LEVEL 4

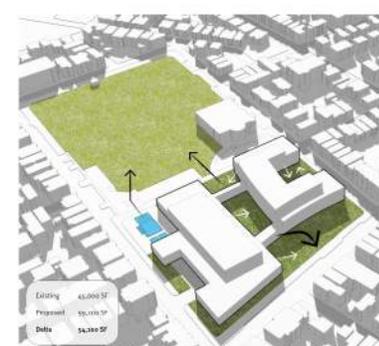


LEVEL 2

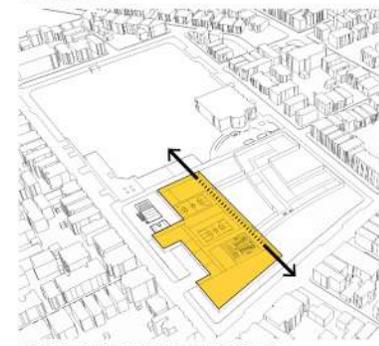


LEVEL 3

WILLIAM RAWN ASSOCIATES | ARCHITECTS, INC. | ARROWSTREET  
**OPTION 2: SHARED SPACES ALIGNED NORTH TO SOUTH**  
 2B - CORNER PLAZA



OPEN SPACE



WILLIAM RAWN ASSOCIATES | ARCHITECTS, INC. | ARROWSTREET  
 2B - CORNER PLAZA

## COMMUNITY MEETING 2

WHAT WE HEARD FROM YOU



City of Cambridge

### 1. A Building Unique to KO/CSUS:

- Incorporate ideals of Social Justice and Openness into building as part of school's identity
- Schools should have unique identities
- Create flexibility for long-term success of the design
- Bring in new and fresh ideas and technology

### 2. Open and Inviting:

- Maximize Natural Light
- Balance Openness and Safety
- Create transparency from the Street
- Creative activities within school should be more public and visible from the street

### 3. Sensitivity to Open Space:

- Donnelly Field, the garden, and play areas are heavily used by the neighborhood and should be incorporated
- Outdoor spaces should address all age groups, be more inviting, and have less of a "parking lot" feel.
- City Sprouts is an important Program and should be accommodated in the new design.

## COMMUNITY MEETING 2

WHAT WE HEARD FROM YOU



City of Cambridge

### 4. A Civic Amenity:

- Afterschool programs accessible for both users and community
- Can art, music, dance, gym, multipurpose, and auditorium rooms be accessible to the community?
- Extended season for pool and hours for library
- Library should be inviting and engage the street to encourage greater use. Program to be welcoming of various age groups and include hang-out space.

### 5. Sensitivity to Neighborhood:

- Preserve local culture
- Maximize open space. Balance height and footprint to reduce shadow impact at and around the site
- Concerns over increased traffic and reduced parking

### 6. Schedule and Construction:

- Noise and Pest Control During Construction
- Concerns about impact of construction and staging on already crowded street parking
- Making detailed schedule available online

# Images from King Open School, Cambridge Street Upper School & Community Complex – Community Preview June 18, 2015



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