

**Date Prepared:** October 25, 2012  
**Project Name:** Martin Luther King Jr. School  
**Project Number:** 47931.00.0  
**Subject:** Community Meeting  
  
**Meeting Location:** Martin Luther King, Jr. School Auditorium  
**Meeting Date:** October 24, 2012  
  
**Prepared By:** Daniel Riggs  
**Contact Information:** T. 617.449.4000 F. E. d.riggs@perkinseastman.com>

**Participants**  
 Richard C. Rossi - Deputy City Manager  
 Michael Black - Construction Project Manager  
 Dana Ham - CPSD Director of Facilities  
 Dick Burditt - City of Cambridge Assistant Project Manager  
 John Pears - Perkins Eastman  
 Daniel Riggs - Perkins Eastman  
 William Brown - Brown Sardina Landscape Design  
 Mark Boyes Watson - Boyes Watson Architects  
 Community Members

New Business (Agenda Items)	Notes	Action by / Date Req'd
1	<u>Goals for Meeting:</u> Rich Rossi welcomes community visitors. John Pears introduces team and outlines meeting agenda.	Record
2	<u>PE presented:</u> -Feasibility Study preferred site plan (Pi) and renderings with design process recap -Site plan outlining King Street with surrounding context as well as organizational parti diagram -Bill Brown explains site design in further detail. -Context analysis: <ul style="list-style-type: none"> <li>• Entry courts</li> <li>• Bays and Porches</li> <li>• Street Density and Irregularity</li> <li>• Corner Buildings Anchoring Residential Neighborhoods</li> <li>• Diverse Architecture: Icons</li> <li>• Diverse Architecture: Schools</li> <li>• Texture &amp; Color</li> <li>• Thoroughfare as Connective Tissue</li> <li>• Context Elements in the Design (How PE will use the analysis in an architectural response)</li> </ul> -Next steps in the design process. How the information gathered will inform	

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	<p>the architectural response, including:</p> <ul style="list-style-type: none"> <li>• Context analysis</li> <li>• Sustainability (Daylighting)</li> <li>• Program and Focus Groups</li> <li>• Netzero</li> </ul> <p>-PE and Michael Black outlined the construction schedule.</p>	
<p>3</p>	<p><u>Comments from Members of the public:</u></p> <ol style="list-style-type: none"> <li>1. How will the design team maintain access to public exterior space during the building process?             <ul style="list-style-type: none"> <li>• City would look into options, but would probably be difficult to achieve.</li> </ul> </li> <li>2. How can the kids who will be using the school be involved in the design process?             <ul style="list-style-type: none"> <li>• Teachers have been incorporated via survey</li> <li>• Any better possibilities for interaction?</li> </ul> </li> <li>3. Why build this project instead of maintaining the existing school?             <ul style="list-style-type: none"> <li>• Response that the existing building was not designed for many current energy and programmatic needs and would need such substantial rebuilding to make it work that it would be more expensive than a new building.</li> </ul> </li> <li>4. How many busses will there be dropping off along Magee? Along Putnam? Along Kinnaird? With a bigger school will there be an increase in the total number of busses?             <ul style="list-style-type: none"> <li>• No additional busses on Magee St.</li> <li>• Drop off still located on Putnam</li> </ul> </li> <li>5. Why is there just a ½ court basketball court? The current community courts have been appropriated by Harvard students and there are fewer places for children in the neighborhood to play.</li> <li>6. What is the estimated cost / lifecycle of the new building? Will it be designed to last a significant time? Was the existing school designed differently in this regard?             <ul style="list-style-type: none"> <li>• Estimated cost at 60-65 million</li> <li>• Designed to last 50+ years</li> <li>• Sustainable values are learned: ex. Gardening area accommodated on Kinnaird</li> </ul> </li> <li>7. What is the expected lifecycle of materials that will be proposed as compared to the existing school? How does brick, etc., compare to concrete?</li> <li>8. How does King Street function? What are the times that it will be open? Is it open to all community members or just students of the school?</li> </ol>	

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- Level of accessibility and security
  - Locked at night
9. What is the construction / demolition timeline? What are the considerations being made in regard to the neighbors during these phases of the project.
- Schedule accessible online with the feasibility study documents.
10. What will be the HVAC noise level of the new school as compared to the existing school's systems?
- Acoustic consultants are part of the planning process.
11. How noisy will the abatement process be? What time would this take place?
- Response that abatement and demolition will occur in the Winter and Spring of 2013, the city noted that there would be noise associated with these processes.
12. How will the city and the construction team be handling the construction related traffic to and from the site?
- The Construction Manager will develop a Construction Management Plan that addresses these issues; the plan will be reviewed with the appropriate City agencies and presented to the community.
13. How will the current number of surface parking spaces be affected? Who are these spaces intended for? Will these spaces be designated for certain times of day? How can unwanted traffic and parking conditions be prevented?
- Underground parking provided to free up the site for green space
  - Alternative means of transportation being promoted as a supplement to additional parking spaces
14. How will the additional height of the new building affect the surrounding buildings? How will this affect views, breezes, light?
- Proposed design is 10' higher than existing at highest point
  - Proposed building is lower than existing building at many key points.
15. How will the community and innovative learning aspects of the building be programmed?
- Response that programming information is available online as part of the feasibility report in the Ed Spec.
16. How will the city address the problem of rodents during the demolition and construction process?
17. Is it necessary to include a gate in the site plan? How do the fences

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/ gates operate? Are they meant to be closed to certain periods of time?

18. How will the city / PE preserve the legacy of Jose Luis Sert? Are they of one mind in regard the sculptural legacy?

- Response that many groups are available to document and honor this legacy. City would ensure them access to document the building prior to demolition and construction.

19. How will the proposed changes to Putnam and Kinnaird Street function in regards to the totality of the street? How will the cross walks and additional parking change the nature of the street?

20. Are the walking routes between Kinnaird Street and Magee Street being preserved? How will they run?

21. How are existing on site utilities (such as the power lines on Kinnaird Street) being dealt with? Will they be relocated underground?

22. How will snow and winter-related traffic concerns be dealt with on Putnam, and especially on the steeper sloped sections of Putnam Street?

23. Is the Western Avenue construction project scheduling being coordinated with the MLK School team?

- Response that City is currently in contact with the Western Ave project team and both have full knowledge of other project.

24. How are the underground parking ventilation and environmental systems being designed? Will they create additional noise on the site?

- Fans and CO2 detectors work as part of a need-based system for maintaining environment. Would not run continuously.

25. Will the neighbors be able to provide additional input on the landscape design for the site? Specifically, can they provide input on types of trees, etc?

**Next Meeting:** City to Provide Next Meeting date  
**cc:** City / CPSD / Community Members via Michael Black  
John Pears, Daniel Riggs– Perkins Eastman  
Mark Boyes-Watson – Boyes-Watson Architects  
William Brown – Brown Sardina Landscape Architects  
Design Team  
**Attachments:** Sign-in sheet and Powerpoint

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