

## NOTES OF MEETING

project **Baldwin School Expansion Project** Project # 1822  
date 10/11/18 location Town Hall School  
Committee Room

re **Baldwin School Building Committee meeting #2**  
Preliminary Design Alternatives

present Bernard Greene - Co-Chair, Select Board  
Julie Schreiner-Oldham - Co-Chair, School Committee  
Nathan Peck - Building Commission  
Suzanne Federspiel - School Committee  
Mike Sandman - Advisory Committee  
Rebecca Manor - SEPAC/School Parent Community Representative  
Blair Hines - Planning Board/Greater Baldwin Community Representative  
Michelle Morrissey - Community Representative  
Mary Weitzel - Community Representative  
Deborah Abner - Community Representative  
Melvin Kleckner - Town Administrator  
Andrew Bott - Superintendent of Schools  
Mary Ellen Dunn - Deputy Superintendent of Administration and Finance  
Dr. Mary Brown - Senior Director for Teaching and Learning (former Baker  
School Principal)  
Ben Lummis – Project Manager, School Department  
Ray Masak – Project Manager, Building Department Jonathan Levi –  
Daniel Bennett - Building Commissioner  
Jonathan Levi - Jonathan Levi Architects (JLA)  
Philip Gray (JLA)

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distribution attendees; project file  
Clara Batchelor - Parks and Recreation Commission  
Casey Ngo-Miller - Interim Deputy Superintendent for Student Services

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1. Meeting minutes. 9/27/18 SBC meeting minutes were approved.
2. Massachusetts Public Records Law. Bernard Greene noted that communications among SBC members regarding the Baldwin project could be subject to disclosure

under the State public records law following a public records request. Personal notes of SBC members, however, would not be subject to disclosure under the public records law. But if a lawsuit is filed against the project, all communications and other materials, including personal notes, could be subject to discovery in the lawsuit. He urged SBC members to use discretion in their written materials.

3. **Parking Plan.** Ben Lummis described upcoming presentation to the Brookline Transportation Board on 10/15/18, which will propose an on-street staff permit parking program for the proposed Baldwin School corresponding with Town policy. Streets under consideration are: Dunster Road, Norfolk Road, Carey Road, Jefferson Road, Randolph Road, Woodland Avenue, Pine Road, and Glenoe Road. Discussion included the possibility that some staff might arrive via the Chestnut Hill T stop [about a third of a mile away by foot]. Blair H suggested consideration of leasing parking at the Star Market off of Route 9.
4. **Traffic Counts.** Jonathan Levi noted that new traffic counts were taken at 12 area intersections on 9/26/18 (see attached). Initial findings suggest that there is not a significant change in volume from the counts taken in the previous study.
5. **Enrollment History.** JL noted the significant decrease in design enrollment for the proposed Baldwin school as follows:
  - 9<sup>th</sup> School Site Selection Study - 800 students
  - Baldwin 9<sup>th</sup> School Feasibility Study - 660 students
  - Current Baldwin School Expansion - 453 students

This reduction will have a significant effect on projected traffic related to the school.

6. **Building Program.** JL presented the space summary template which lists the rooms to be housed in the building and their sizes (see attached). These have been reviewed and refined with the curriculum coordinators and Superintendent Bott, and the building design will proceed based on this document. The program lists a total building size of 124,771 GSF. This provides more sf per student than a 3-section model due primarily to the fact that several rooms such as the gym cannot be safely reduced in size, even if serving a smaller overall student population. In general, room sizes have been taken from the MSBA standards for each room type.
7. **A Program / Adjacency “bubble” diagram** was presented to illustrate the room counts, sizes, adjacencies, and relationship to each other (see attached). The building will be organized to allow 3 cohorts of students to have a clear identity and community. These will be organized by grade level as follows: grades PK-2, grades 3-5, and grades 6-8. School wide use will be served by a shared learning commons organized around the rooms used by all students, such as the cafeteria, media center, music rooms, etc.



8. BG noted the adjacent Baldwin School Playground cannot be converted to a new use, but it will be able to be played on by school children from the adjacent Baldwin school.
9. Upcoming public meeting schedule was reviewed (see attached)
10. JL provided an overview of design principles to successfully address the ability to teach and learn in the 21st (and 22nd) century. (see attached). These include the ability to facilitate collaboration-based, visible learning within and among classrooms.
11. JL presented an analysis of the site and 3 broad alternative design strategies for the new school. (see attached). The SBC was not asked for any decisions at this time. All options could have a range of parking counts underneath, with the decision of how many parking spaces to place on site to be decided at a later meeting. JL believes it is likely that most zoning guidelines for the site can be accommodated by any of the 3 designs, but it is likely that the height of the building may exceed zoning guidelines. This will be investigated in detail as the design progresses.
12. The design team will provide an overview of anticipated security measures for the school during the schematic design phase.

END OF MEETING NOTES

Addressees believing these notes are in error or are inaccurate should contact the writer within five business days, otherwise these notes will be considered accurate.

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by Philip Gray  
encl Presentation Materials



Brookline

# BALDWIN SCHOOL EXPANSION

School Building Committee  
October 11, 2018



# Agenda

1. Schedule and Process Overview
2. Existing Conditions Update
3. Playground Update
4. Traffic Update
5. Programming Update
6. Design Background
7. Preliminary Concept Design Alternatives
8. Discussion

# Currently Projected Baldwin Overall Project Completion Milestones

October 2018	Educational Programming
<b>December 2018</b>	<b>Preferred Schematic Concept Selection</b>
March 2019	Schematic Design
May 2019	Town Meeting Vote
Spring 2019	Town Wide Referendum Vote
Spring 2020	Technical Drawings Complete
Spring 2020	Swing Space Occupancy (if required)
Summer 2020	Construction Commences
Summer 2022	Faculty and Staff Occupancy
Fall 2022	Student Occupancy

# Currently Projected Baldwin SBC Agenda Schedule

9/27/18

- Existing Conditions Progress Report
- Building Program, Space Summary Status Report

10/11/18

- Refined Building Program and Bubble Diagram
- Alternative Design Strategies

10/25/18

- Refined Alternative Design Strategies
- Traffic Report Preliminary Findings
- Cost Estimates

11/8/18

- Recommend Preferred Design Alternative

11/29/18

- Revised Preferred Design Alternative
- Updated Cost Estimate
- Approve Preferred Alternative to proceed to Schematic Design



## Upcoming Public Meetings

- **October 11** – Dearborn STEM Academy Tour for Building Committee members (Optional)
- **October 15** - Transportation Board
- **October 16** – Coolidge Corner School Tour for Building Committee members (Optional)
- **October 16** – Advisory Committee’s Capital and Schools Subcommittees meeting on Warrant Articles 3e and 4
- **October 17** - Neighborhood Community Forum – 7:00 p.m., Baker School Auditorium
- **October 25** - Building Committee Meeting; 7:30 a.m.
- **November 1** – Neighborhood Community Forum; Heath School 7:00 p.m.





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# Baldwin Existing Conditions Progress Report

1 Site Survey	Complete
2 Geotechnical Engineering Data Report	Complete
3 Environmental Site Assessment -	Complete
4 Asbestos Survey Report -	Complete
5 Code Review of Existing Building -	Complete
6 Traffic Study	Update in Progress

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# Traffic Study Update

Transportation Impact Assessment - Proposed Baldwin Elementary School - Brookline, Massachusetts

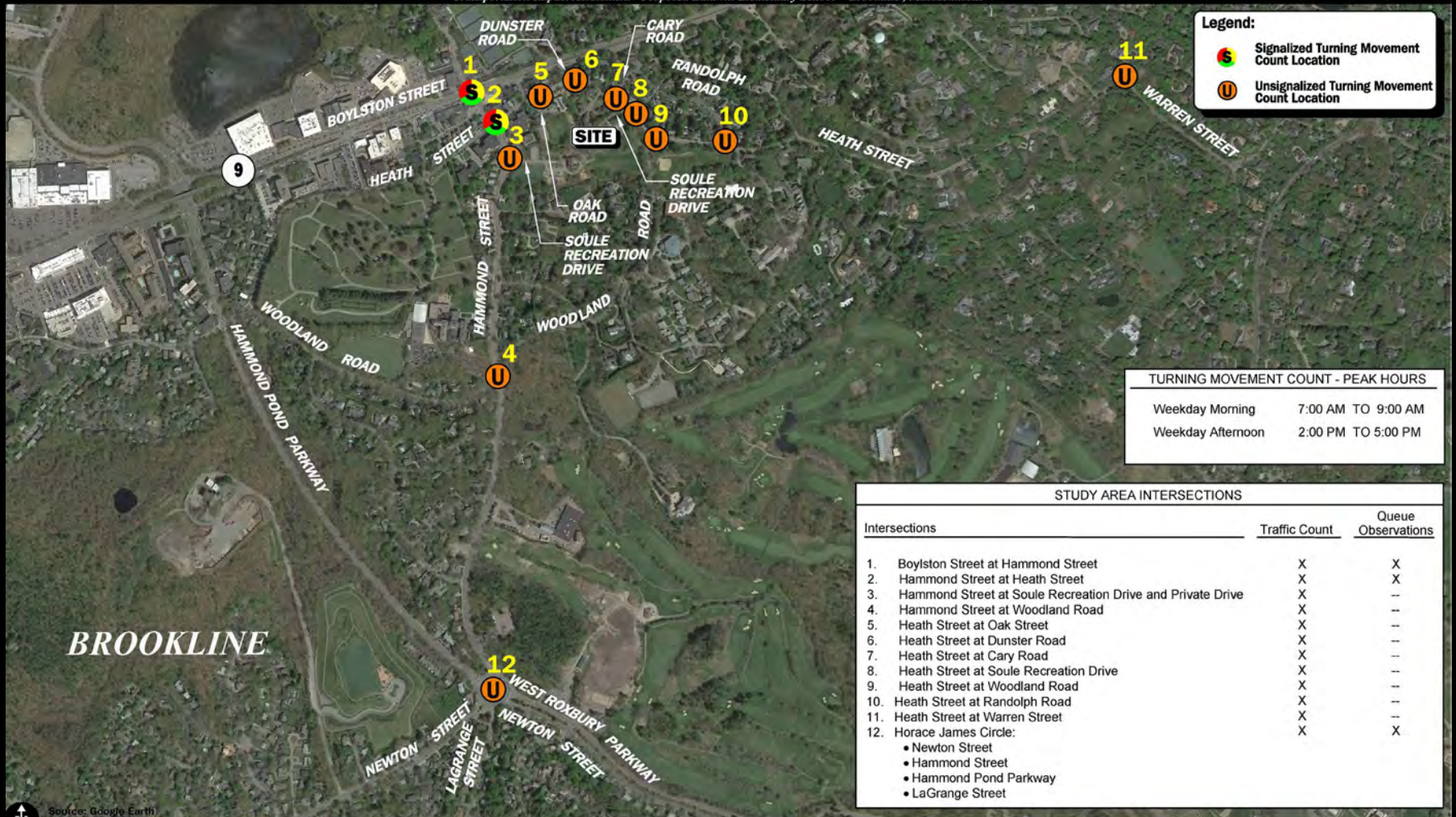


Figure 1

Site Location and Study Area Map  
Traffic Count Scheduled for September 26, 2018

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# Baldwin School Design Enrollment History

9 <sup>th</sup> School Site Selection Target	800 students
Baldwin 9 <sup>th</sup> School Feasibility Study	660 students
Current Baldwin School Expansion	453 students

# Refined Educational Program Space Summary Template

= Change from 9th School Program

= Change from MSBA Template  
 = Renovation Space at CCS

## 2 Section School

- + Pre-K
- + District-Wide SWD Program
- + District-Wide NLS Program

Original 9TH School 3++  
(2017, For Reference)

## Baldwin School Expansion 2+++

Coolidge Corner  
(For Reference)

MSBA GUIDELINES  
(For Reference)

ROOM TYPE	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals	Comments	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals
<b>CORE ACADEMIC SPACES</b>			<b>40,020</b>			<b>29,370</b>				<b>55,710</b>		<b>22</b>	<b>20,410</b>
Pre-Kindergarten w/ toilet	1,200	3	3,600	1,200	2	2,400		1,225	2	2,450	1,200		-
Kindergarten w/ toilet	1,200	3	3,600	1,200	2	2,400	1,100 SF min - 1,300 SF max	1,174	5	5,870	1,200	3	3,600
General Classrooms - Grades 1-5	900	15	13,500	900	10	9,000	900 SF min - 1,000 SF max	890	25	22,250	950	11	10,450
General Classrooms - Grades 6-8	900	9	8,100	900	7	6,300		891	15	13,370	950	4	3,800
Teacher Planning Grades 3-8	50	18	900	50	12	600							
Science Classroom / Lab	1,200	2	2,400	1,200	2	2,400	1 period / day / student	1,193	3	3,580	1,200	2	2,400
Prep room	120	1	120	120	1	120		133	3	400	80	2	160
Small Group Room / Literacy Specialists	150	8	1,200	150	6	900							
ELL Typical Classroom	900	3	2,700	900	3	2,700	Native Language Support						
Teacher Planning ELL	50	6	300	50	3	150	Native Language Support						
Project Areas	400	6	2,400	400	6	2,400	Grade 3-8 Common Project Areas	231	9	2,080			
World Language Classrooms								850	2	1,700			
Small Group Rooms													
Small Group Rooms - Grades K-2								157	3	470			
Small Group Rooms - Grades 3-5								150	3	450			
Small Group Rooms - Grades 6-8								150	3	450			
Literacy and Math Specialist													
Literacy Specialist K-2								170	1	170			
Literacy Specialist 3-5								155	2	310			
Literacy Specialist 6-8								150	2	300			
Small Group/ Math Specialists													
Math Specialist K-2								215	2	430			
Math Specialist 3-5								155	2	310			
Math Specialist 6-8								0	0	0			
Enrichment Challenge Support								230	1	230			
ELL Small Classroom	400	3	1,200	400	0	0		297	3	890			

# Refined Educational Program Space Summary Template

2 Section School + Pre-K + District-Wide SWD Program + District-Wide NLS Program	Original 9TH School 3++ (2017, For Reference)			Baldwin School Expansion 2+++				Coolidge Corner (For Reference)			MSBA GUIDELINES (For Reference)		
ROOMTYPE	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals	Comments	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals
<b>SPECIAL EDUCATION</b>			<b>8,780</b>			<b>13,220</b>				<b>10,980</b>			<b>6,040</b>
<b>PK RISE - BEEP</b>				1,200	1	1,200	RISE						
SWD Classroom PK-8 RISE	900	3	2,700	900	3	2,700	RISE - 1 per cluster				950	4	3,800
SWD Classroom Teacher Planning	50	3	150	50	3	150							
SWD Classroom PK-8 toilet	80	3	180	90	3	270	Larger for Medically Fragile				60	4	240
De-Escalation Room	50	3	150	50	3	150							
Learning Center	900	4	3,600	900	4	3,600	Half size - more controlled environment						
Learning Center Teacher Planning	50	4	200	50	4	200							
Resource Room - Grades 1-5				500	2	1,000					500	2	1,000
Resource Room - Grades 6-8				500	1	500					500	1	500
Small Group Room / Reading				250	6	1,500					500	1	500
Speech	150	1	150	150	1	150		147	3	440			
OT / PT	950	1	950	950	1	950		1,090	1	1,090			
Special Ed Team Facilitator	150	1	150	150	1	150		150	1	150			
Special Education Conference	250	1	250	250	1	250		130	1	130			
BCBA				150	1	150		150	1	150			
Psychologist				150	1	150		150	1	150			
OT / PT Office				150	1	150							
Therapeutic Learning Center Large Group K-2								450	1	450			
Therapeutic Learning Center Small Group K-2								190	2	380			
Therapeutic Learning Center Chill Out K-2								90	1	90			
Therapeutic Learning Center Relax K-2								80	1	80			
Comprehensive Learning Center K-2								380	1	380			
Comprehensive Learning Center Chill Out K-2								70	1	70			
Shared CLC/LC Office K-2								100	1	100			
Therapeutic Learning Center Large Group 3-5								360	1	360			
Therapeutic Learning Center Small Group 3-5								200	2	400			
Therapeutic Learning Center Chill Out 3-5								80	1	80			
Therapeutic Learning Center Relax 3-5								100	1	100			
Comprehensive Learning Center 3-5								410	1	410			
Comprehensive Learning Center Chill Out 3-5								70	1	70			
Shared CLC/LC Office 3-5								110	1	110			
Self-Contained SWD - Grades 1-5 toilet													
Self-Contained SWD - Grades K-2 toilet								60	1	60			
Self-Contained SWD - Grades 3-5 toilet								60	1	60			
Self-Contained SWD - Grades 6-8													
Therapeutic Learning Center Large Group 6-8								360	1	360			
Therapeutic Learning Center Small Group 6-8								200	2	400			
Therapeutic Learning Center Chill Out 6-8								80	1	80			
Therapeutic Learning Center Relax 6-8								100	1	100			
Comprehensive Learning Center 6-8								400	1	400			
Comprehensive Learning Center Chill Out 6-8								70	1	70			
Shared CLC/LC Office 6-8								110	1	110			
Self-Contained SWD - Grades 6-8 toilet								60	1	60			
Learning Center K-2								470	2	940			
Learning Center 3-4								400	1	400			
Learning Center 5-6								400	1	400			
Learning Center 7-8								450	1	450			
Special Education Team Clerk								100	1	100			
Special Education Records								60	1	60			
Special Education Waiting								390	1	390			
Special Education Conference								170	1	170			
TLC Social Worker								150	1	150			
Psychologist								170	1	170			
Psychologist / Social Worker Conference								280	1	280			
Psychologist / Social Worker Safe Room								70	1	70			
Psychologist / Social Worker Testing								80	1	80			
Psychologist / Social Worker Waiting								430	1	430			
Life Skills Store	300	1	300										



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= Change from 9th School Program

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 = Renovation Space at CCS

<b>2 Section School</b> + Pre-K + District-Wide SWD Program + District-Wide NLS Program				<b>Original 9TH School 3++ (2017, For Reference)</b>			<b>Baldwin School Expansion 2+++</b>			<b>Coolidge Corner (For Reference)</b>			<b>MSBA GUIDELINES (For Reference)</b>		
ROOM TYPE	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals	Comments	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals		
<b>ART &amp; MUSIC</b>			<b>10,310</b>			<b>10,310</b>				<b>13,990</b>			<b>7,150</b>		
Art Classroom - Grades 1-5	1,000	1	1,000	1,000	1	1,000		1,020	2	2,040	1,000	1	1,000		
Art Classroom - Grades 6-8	1,200	1	1,200	1,200	1	1,200		1,180	1	1,180	1,200	1	1,200		
Art Workroom w/ Storage & kiln	150	2	300	150	2	300		160	3	480	150	2	300		
Band / Chorus - 100 seats	1,500	1	1,500	1,500	1	1,500		1,810	1	1,810	1,500	1	1,500		
Music Classroom / Large Group - 25-50 seats	1,200	1	1,200	1,200	1	1,200		1,185	2	2,370	1,200	1	1,200		
Music Practice / Ensemble - Grades 1-5	75	0	0	75	0	0		80	4	320	75	2	150		
Music Practice / Ensemble - Grades 6-8	200	1	200	200	1	200		280	1	280	200	1	200		
Multipurpose Room	3,200	1	3,200	3,200	1	3,200		3,780	1	3,780					
Stage	1,600	1	1,600	1,600	1	1,600		1,600	1	1,600	1,600	1	1,600		
Multipurpose Chair Storage	110	1	110	110	1	110		130	1	130					
<b>VOCATIONS &amp; TECHNOLOGY</b>			<b>2,350</b>			<b>2,350</b>				<b>2,970</b>			<b>3,200</b>		
Tech Clrm. - (E.G. Drafting, Business)	950	1	950	950	1	950	Fab Lab	910	1	910	1,200	1	1,200		
Tech Shop - (E.G. Consumer, Wood)	1,400	1	1,400	1,400	1	1,400	Maker Space	2,060	1	2,060	2,000	1	2,000		
<b>HEALTH &amp; PHYSICAL EDUCATION</b>			<b>10,420</b>			<b>10,420</b>				<b>10,680</b>			<b>8,330</b>		
Gymnasium	6,000	1	6,000	6,000	1	6,000	8000 SF Min. Size	6,120	1	6,120	6,000	1	6,000		
Gym Storeroom	210	1	210	210	1	210		210	1	210	150	1	150		
Gym Storeroom	80	1	80	80	1	80		80	1	80					
Health Instructor's Office w/ Shower & Toilet	180	1	180	180	1	180		220	2	440	180	1	180		
Locker Rooms - Boys / Girls w/ Toilets	400	0	0	400	0	0		420	2	840	1,000	2	2,000		
Small Gym	3,000	1	3,000	3,000	1	3,000		2,990	1	2,990					
Fitness Classroom	950	1	950	950	1	950									
<b>MEDIA CENTER</b>			<b>3,815</b>			<b>3,310</b>				<b>5,170</b>			<b>2,791</b>		
Media Center/Reading Room	3,505	1	3,505	3,000	1	3,000		4,860	1	4,860	2,791	1	2,791		
Media Center Office	140	1	140	140	1	140		140	1	140					
Media Book Room	170	1	170	170	1	170		170	1	170					
<b>DINING &amp; FOOD SERVICE</b>			<b>6,464</b>			<b>5,164</b>				<b>7,850</b>			<b>5,715</b>		
Cafeteria / Dining (2 seatings)							2 seatings - 15SF per seat				3,398	1	3,398		
Cafeteria / Dining (3 seatings) / Multi-Use	4,000	1	4,000	2,700	1	2,700		5,100	1	5,100					
Kitchen	1,753	1	1,753	1,753	1	1,753	1600 SF for first 300 + 1 SF/student Addtl	1,790	1	1,790	1,753	1	1,753		
Kitchen Office	70	1	70	70	1	70		70	1	70					
Kitchen Storage	60	1	60	60	1	60		60	2	120					
Kitchen Toilet	200	1	200	200	1	200		200	1	200					
Kitchen Custodial	30	1	30	30	1	30		30	1	30					
Chair / Table / Equipment Storage	351	1	351	351	1	351	200 SF for first 300 + 333 SF/student Addtl	540	1	540	351	1	351		
Staff Lunch Room	213	0	0	0	0	0	In Teacher's Work Room	0			213	1	213		

# Refined Educational Program Space Summary Template

Refined Educational Program Space Summary

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2 Section School + Pre-K + District-Wide SWD Program + District-Wide NLS Program				Original 9TH School 3++ (2017, For Reference)			Baldwin School Expansion 2+++			Coolidge Corner (For Reference)			MSBA GUIDELINES (For Reference)		
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<b>MEDICAL</b>			510			510				720			510		
Medical Suite Toilet	60	1	60	60	1	60		100	1	100	60	1	60		
Nurses' Office / Waiting Room	250	1	250	250	1	250		290	1	290	250	1	250		
Examination Room / Resting	100	2	200	100	2	200		190	1	190	100	2	200		
Examination Room / Resting								70	2	140					
<b>ADMINISTRATION &amp; GUIDANCE</b>			5,551			5,551				4,920			2,768		
Principal's Office w/ Conference Area	375	1	375	375	1	375		350	1	350	375	1	375		
Principal's Secretary / Waiting	125	0	0	0	0	0	In General Office		0	0	125	1	125		
Assistant Principal's Office - AP1	129	1	129	129	1	129		140	2	280	129	1	129		
Assistant Principal's Office - AP2	129	0	0	129	0	0		230	1	230	129	0	-		
General Office / Waiting Room / Toilet	361	1	361	361	1	361	Includes Principal's Secretary	870	1	870	361	1	361		
Conference room	280	1	280	280	1	280		300	1	300	280	1	280		
Teachers' Mail and Time Room	100	1	100	100	1	100	Includes Duplicating Room	370	1	370	100	1	100		
Duplicating Room	165	0	0	165	0	0	Included in Mail Room		0	0	165	1	165		
Records Room	137	1	137	137	1	137		130	1	130	137	1	137		
Supervisory / Spare Office	129	1	129	129	1	129		110	1	110	129	1	129		
General Waiting Room	100	1	100	100	1	100		120	1	120	100	1	100		
Guidance Office	150	3	450	150	3	450	1 Guidance, 1 Psych, 1 Soc. Worker	305	2	610	150	3	450		
Guidance Storeroom	40	1	40	40	1	40		40	2	80	40	1	40		
Professional Learning and Teacher Planning															
Teachers' Work Room	500	3	1,500	500	3	1,500		1,010	1	1,010	377	1	377		
Small Conference Room	250	3	750	250	3	750									
Specialist Collaborative Workspace	250	3	750	250	3	750									
World Language Office	150	2	300	150	2	300		310	1	310					
METCO Office	150	1	150	150	1	150		150	1	150					

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<b>CUSTODIAL &amp; MAINTENANCE</b>			<b>2,065</b>			<b>2,065</b>				<b>4,920</b>			<b>2,015</b>		
Custodian's Office	120	1	120	120	1	120		120	1	120	150	1	150		
Custodian's Toilet / Shower								90	1	90					
Custodian's Workshop	337	1	337	337	1	337		450	1	450	337	1	337		
Custodian's Storage	375	1	375	375	1	375		470	1	470	375	1	375		
Storeroom	302	1	302	302	1	302		668	4	2,670	302	1	302		
Recycling Room / Trash	400	1	400	400	1	400		270	1	270	400	1	400		
Receiving and General Supply	251	1	251	251	1	251		380	1	380	251	1	251		
Network / Telecom Room	200	1	200	200	1	200		390	1	390	200	1	200		
Outdoor Storage	80	1	80	80	1	80		80	1	80					
<b>OTHER</b>			<b>5,510</b>			<b>910</b>				<b>13,120</b>			<b>0</b>		
Other (specify)															
Extended Day Storage	420	1	420	420	1	420		420	1	420					
Extended Day Office	250	1	250	250	1	250		320	1	320					
PTO	60	1	60	60	1	60		380	1	380					
Staff Showers	90	2	180	90	2	180		90	2	180					
Mechanical / Emer Generator							In Grossing Factor	11,820	1	11,820					
Soule Gym	3,800	1	3,800	0	0	0									
Soule Environmental Ed Center	800	1	800	0	0	0									
<b>Total Building Net Floor Area (NFA)</b>			<b>95,795</b>			<b>83,180</b>		<b>(MSBA - 104,588)</b>		<b>131,030</b>			<b>58,929</b>		
<b>Proposed Student Capacity / Enrollment</b>			<b>690</b>			<b>453</b>				<b>1,010</b>		<b>K-5</b>	<b>317</b>		
<b>Total Building Gross Floor Area (GFA)<sup>2</sup></b>		<b>GSF new</b>	<b>141,777</b>		<b>GSF new</b>	<b>124,771</b>		<b>(MSBA - 156,882)</b>		<b>196,979</b>		<b>6-8</b>	<b>136</b>		
<b>Grossing factor (GFA/NFA)</b>			<b>1.48</b>			<b>1.5</b>				<b>1.50</b>			<b>88,394</b>		
													<b>1.50</b>		

# Refined Educational Program Diagram

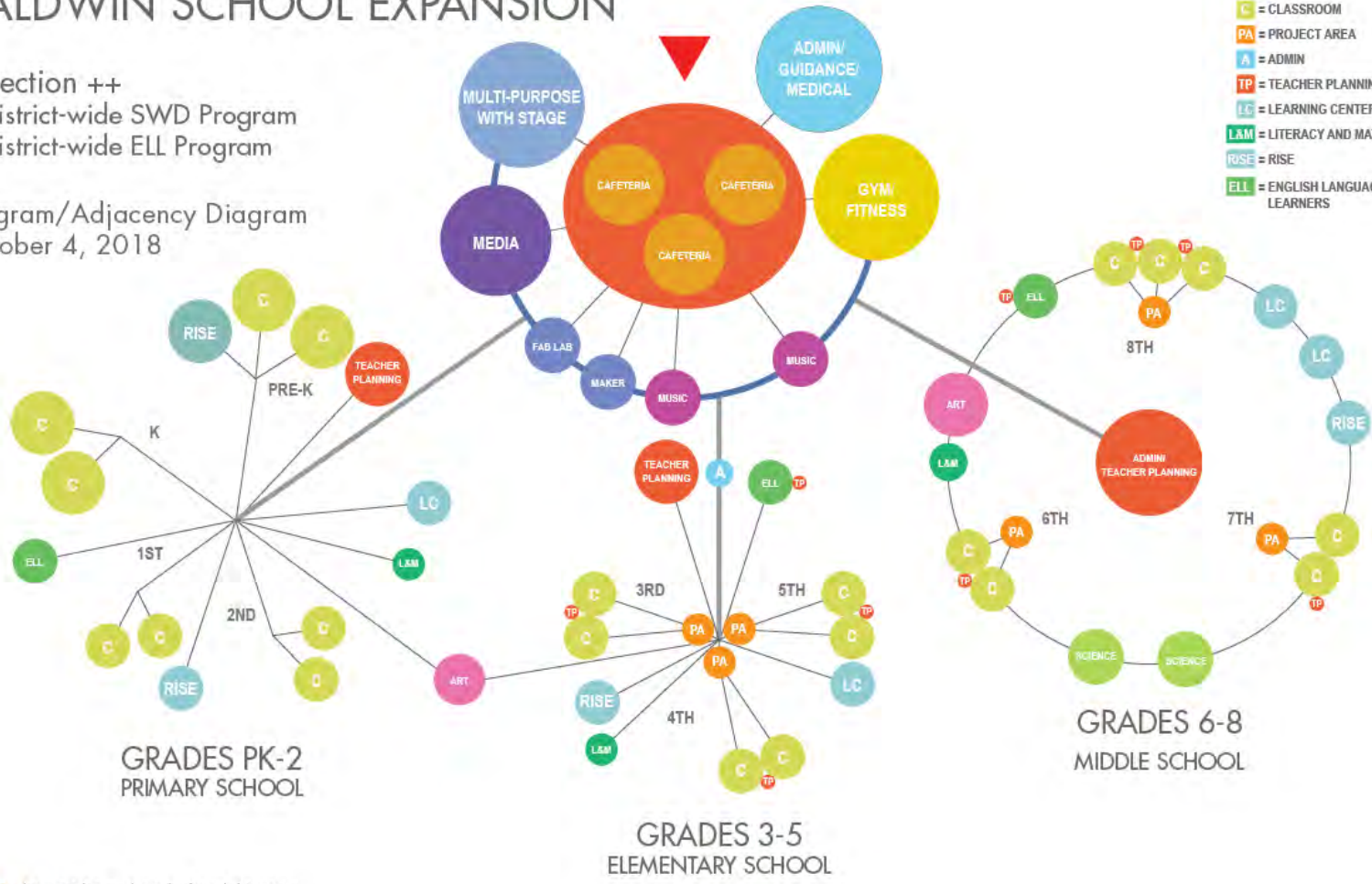
## BALDWIN SCHOOL EXPANSION

2 Section ++  
 + District-wide SWD Program  
 + District-wide ELL Program

Program/Adjacency Diagram  
 October 4, 2018

### LEGEND

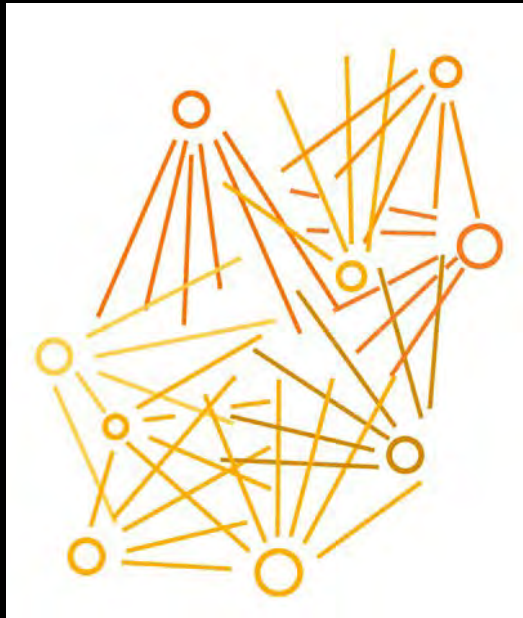
- C = CLASSROOM
- PA = PROJECT AREA
- A = ADMIN
- TP = TEACHER PLANNING
- LC = LEARNING CENTER
- LAM = LITERACY AND MATH
- RISE = RISE
- ELL = ENGLISH LANGUAGE LEARNERS



# Agenda

1. Schedule and Process Overview
2. Existing Conditions Update
3. Playground Update
4. Traffic Update
5. Programming Update
6. Design Background
7. Preliminary Concept Design Alternatives
8. Discussion

## 21st Century K-12 Teaching and Learning:



*Student Driven*

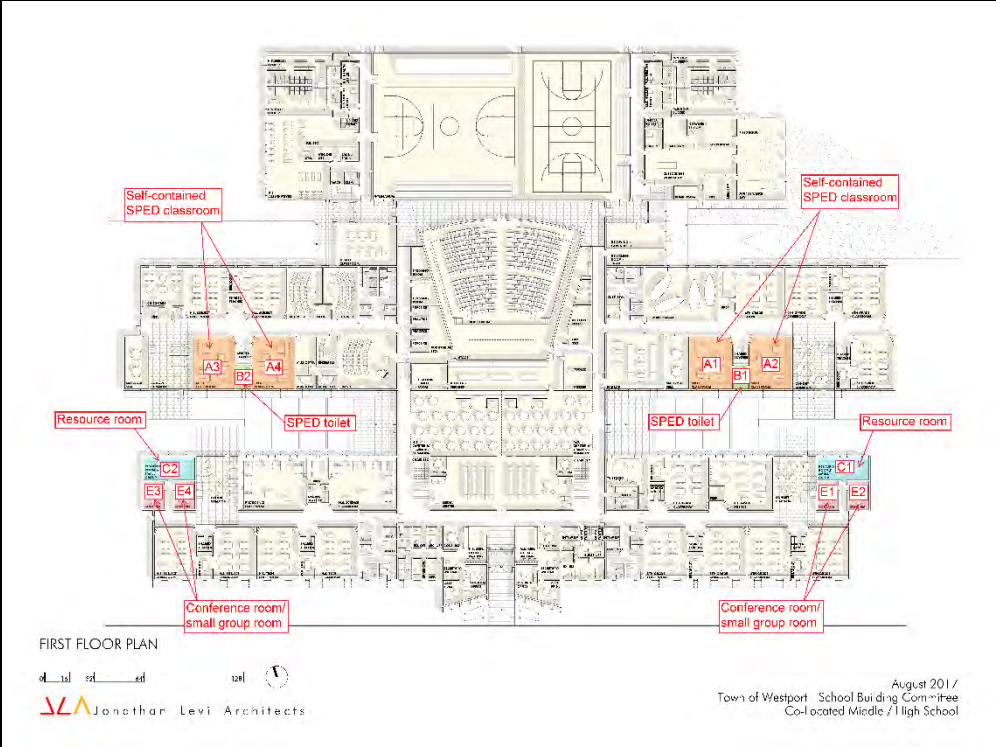
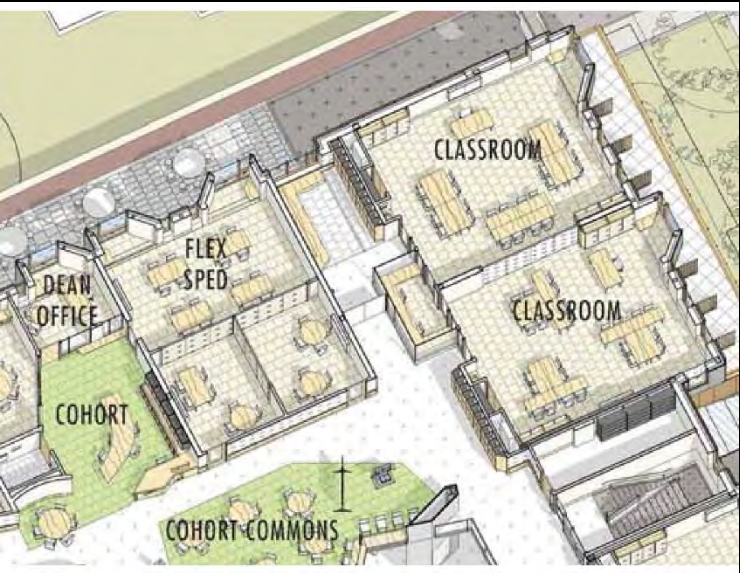
*Web Complimentary*

*Collaboration-Based*

# Agile, Varied Scale Classrooms



# Specialized Learning Spaces





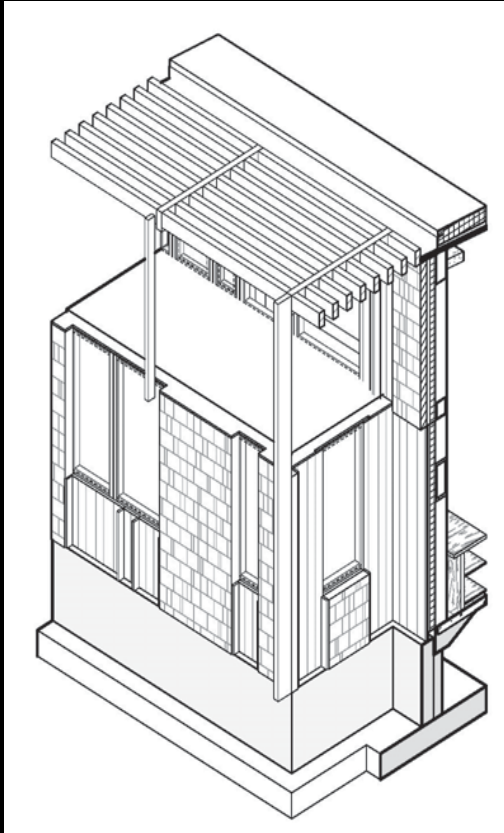
# Small Group Collaboration Space



# Community Collaboration Space



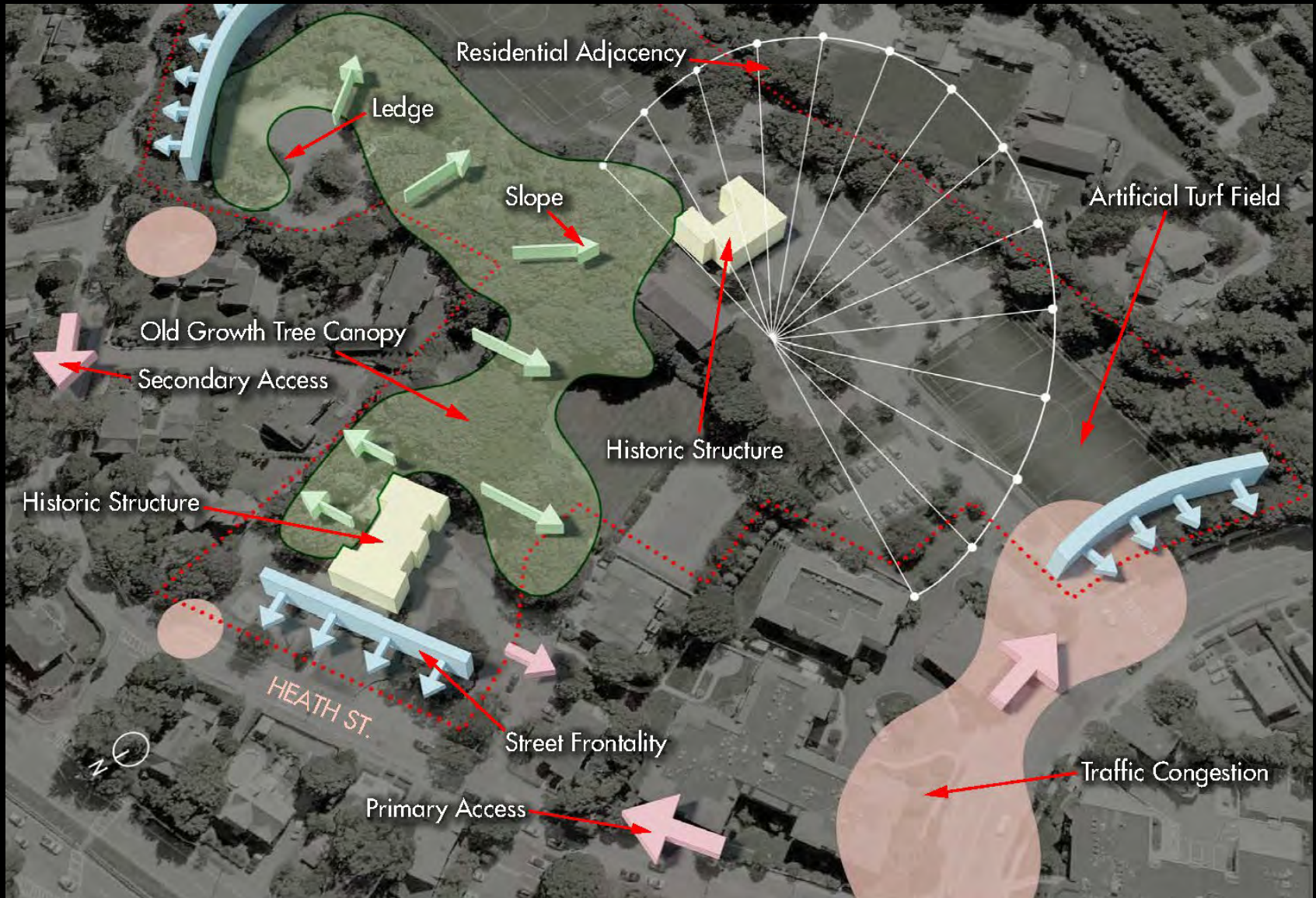
# Daylighting



# Rooftop Play Space



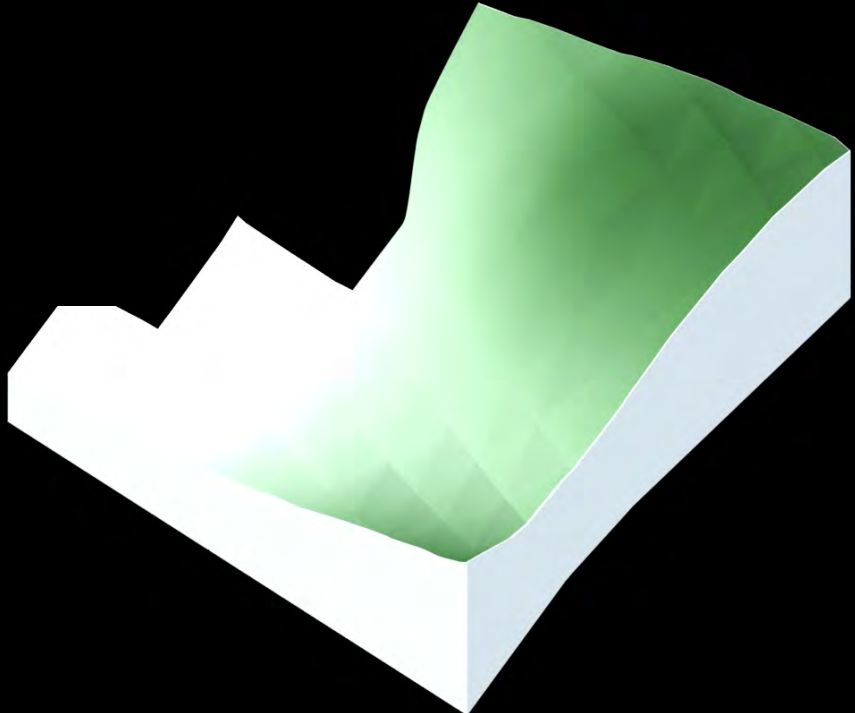
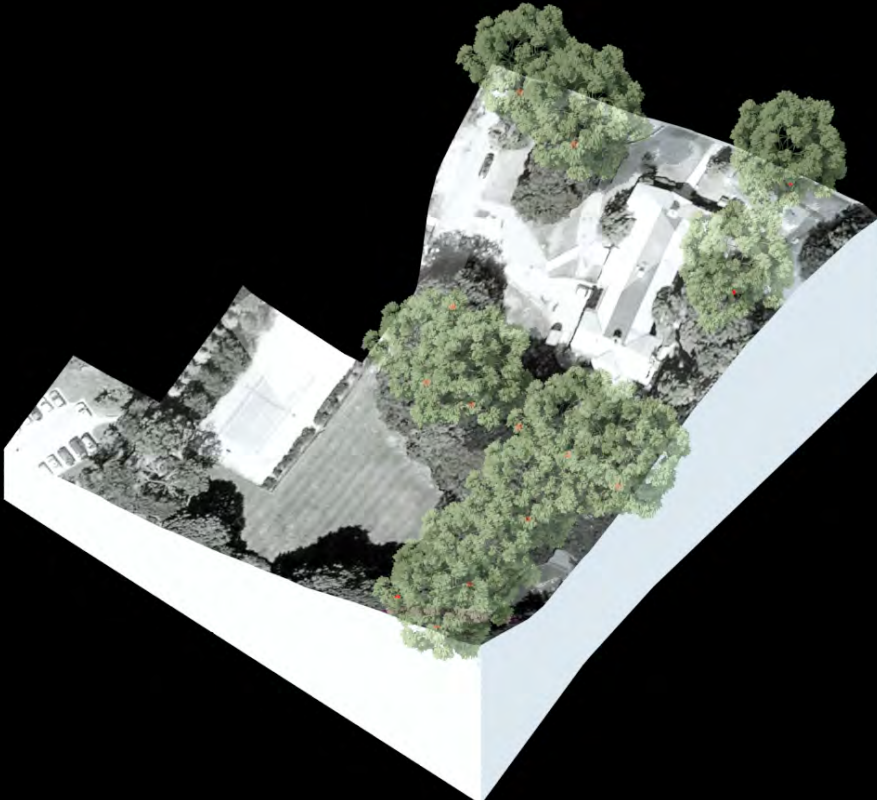
# Site Analysis – Natural and Urban Influences



# Site Analysis - Topography



# Site Analysis - Topography



# Site Analysis – Footprint Comparison





# Agenda

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# Preliminary Concept Design Alternatives



**Option A**  
"Quadrangle"



**Option B**  
"Solar Harvest"

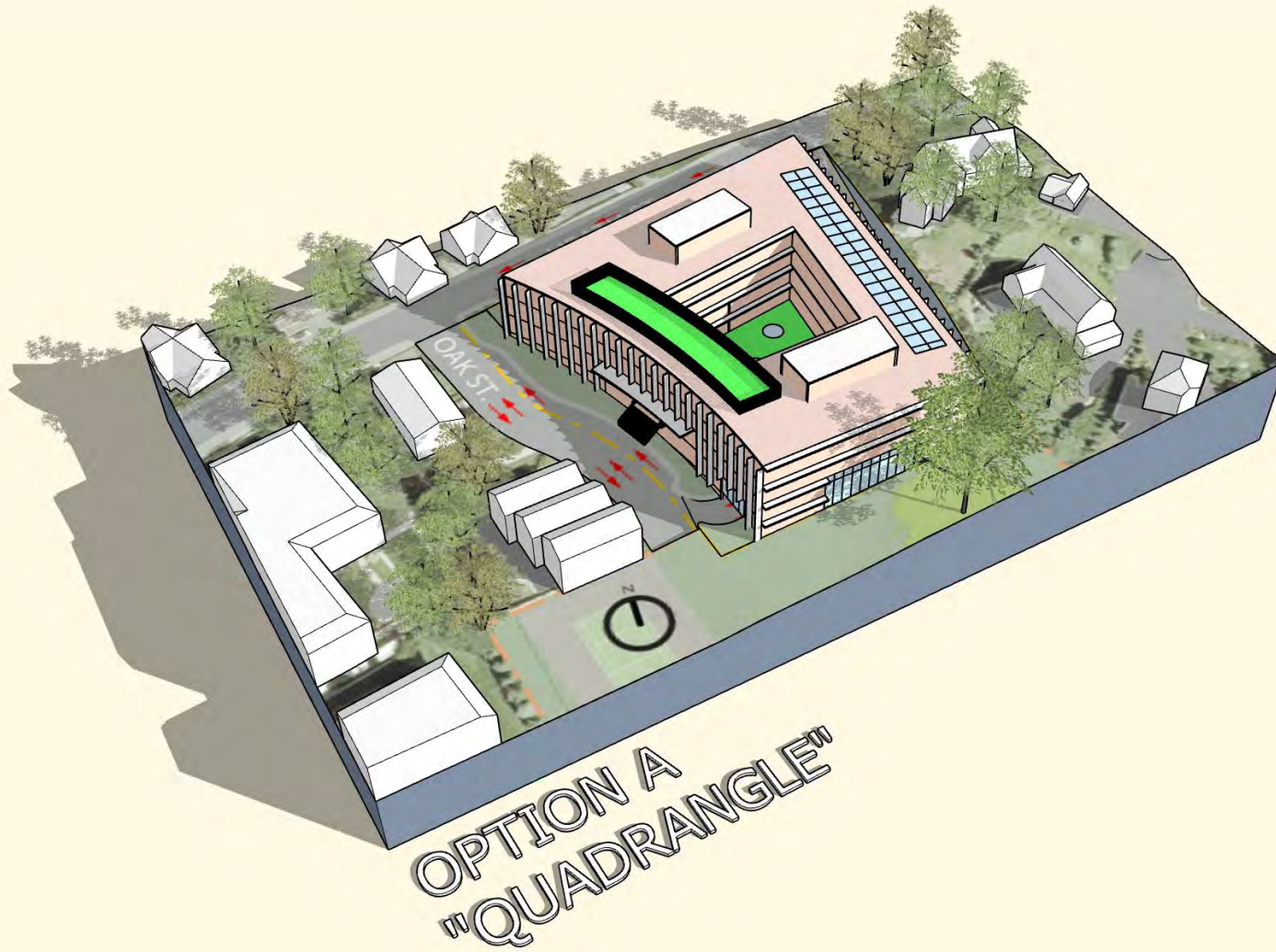


**Option C**  
"Twin Court"

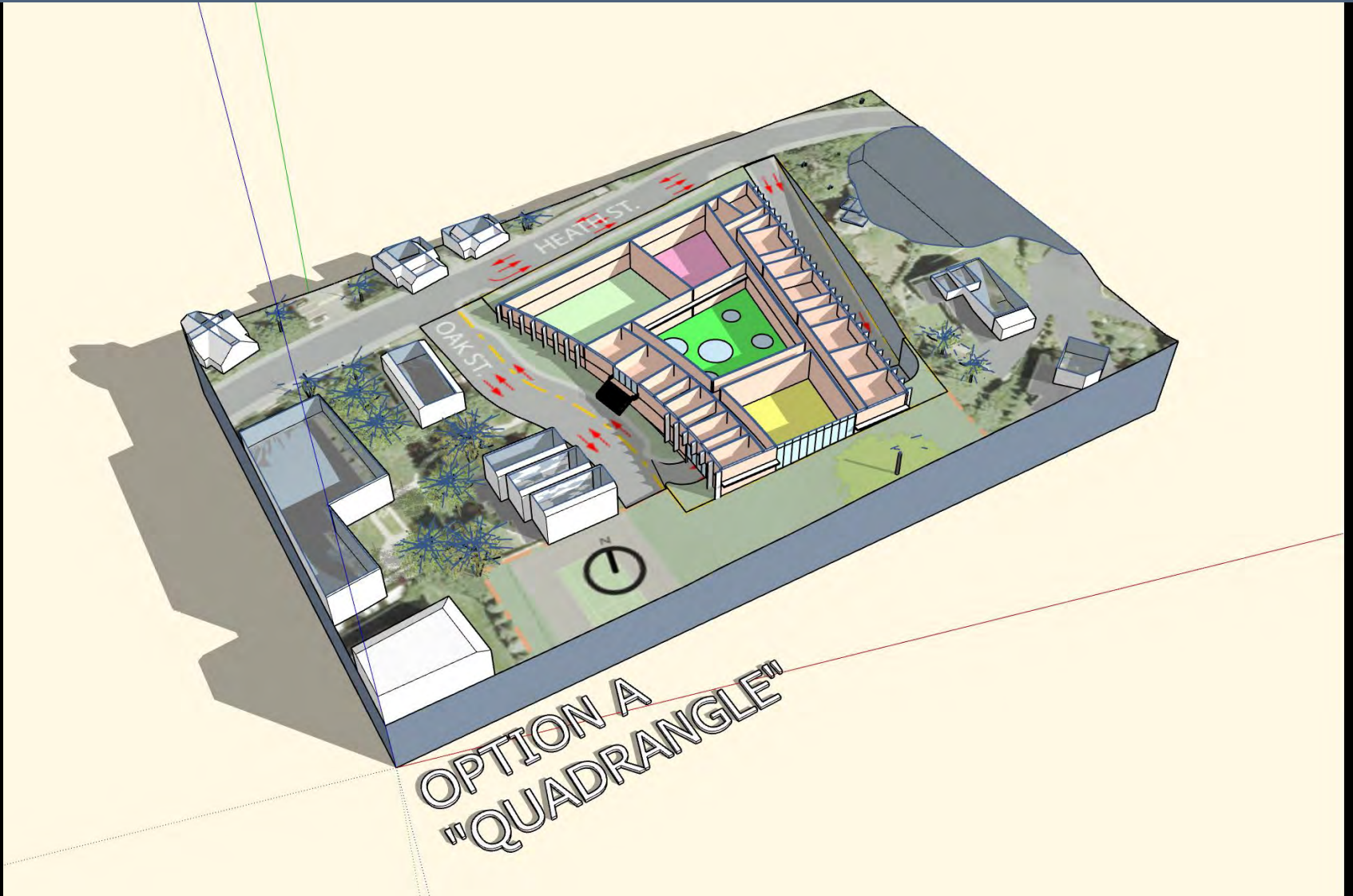
5

**CONCEPT DESIGN THUMBNAIL SITE PLAN**

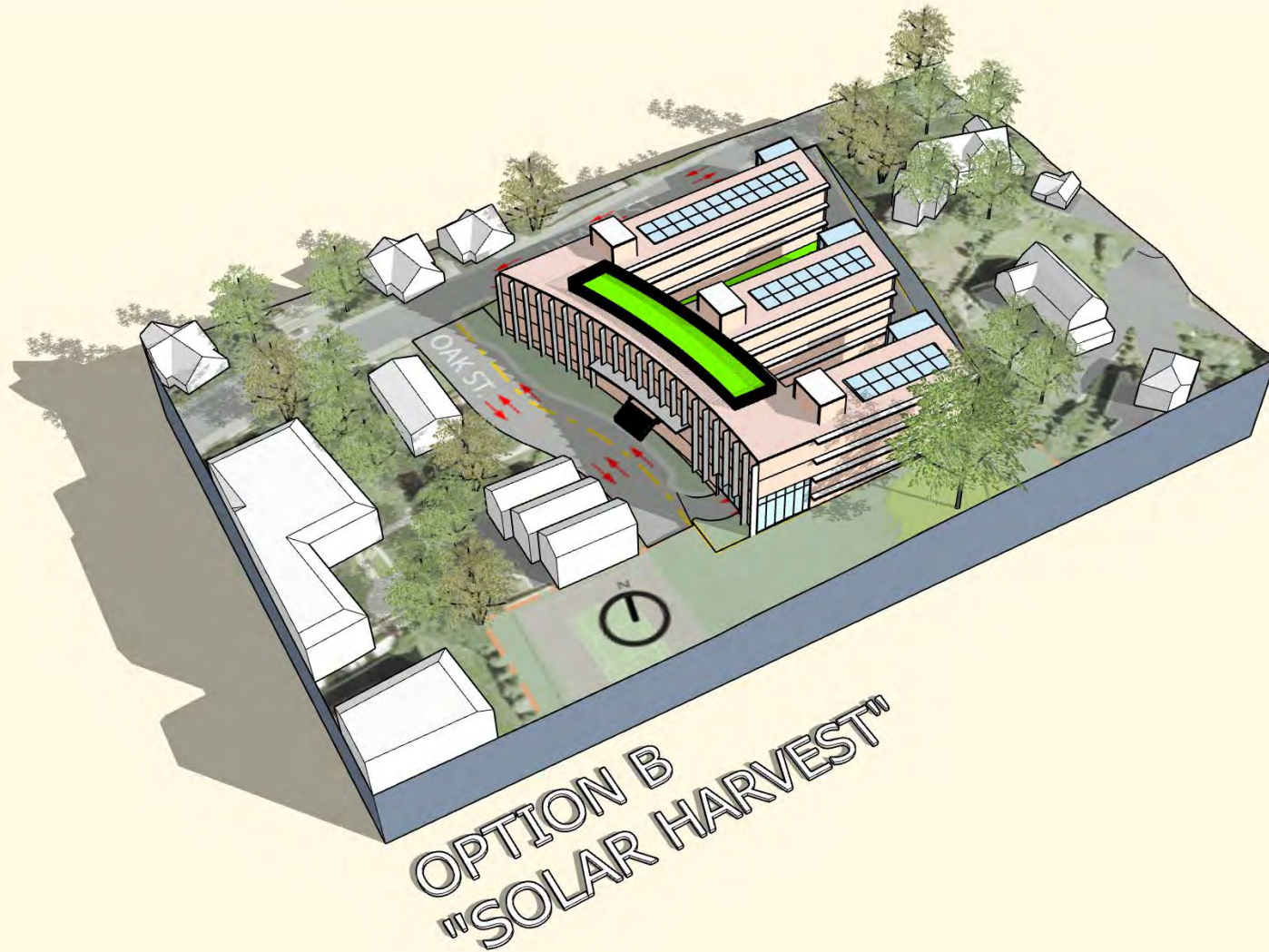
# Preliminary Concept Design Alternatives



# Preliminary Concept Design Alternatives



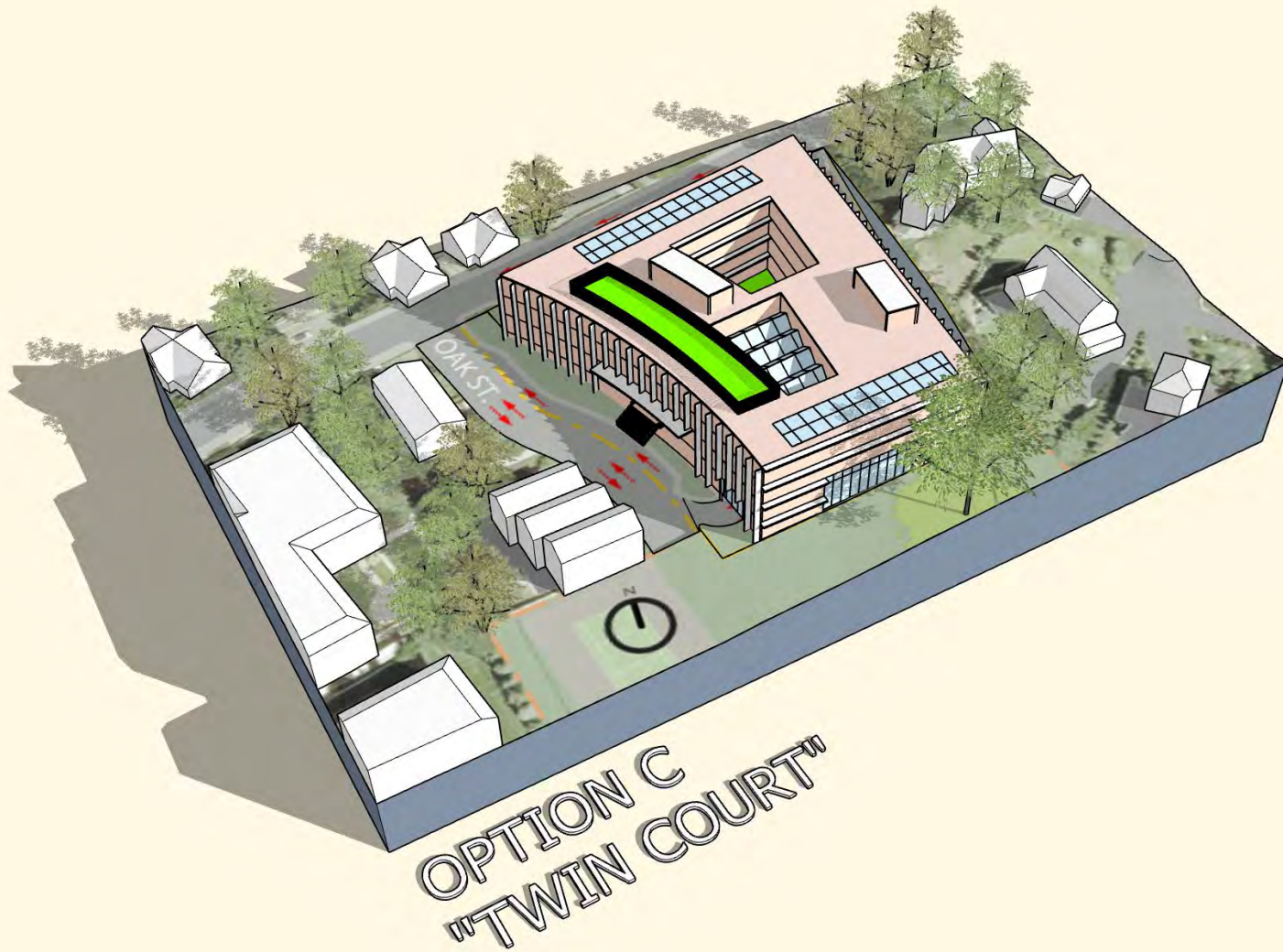
# Preliminary Concept Design Alternatives



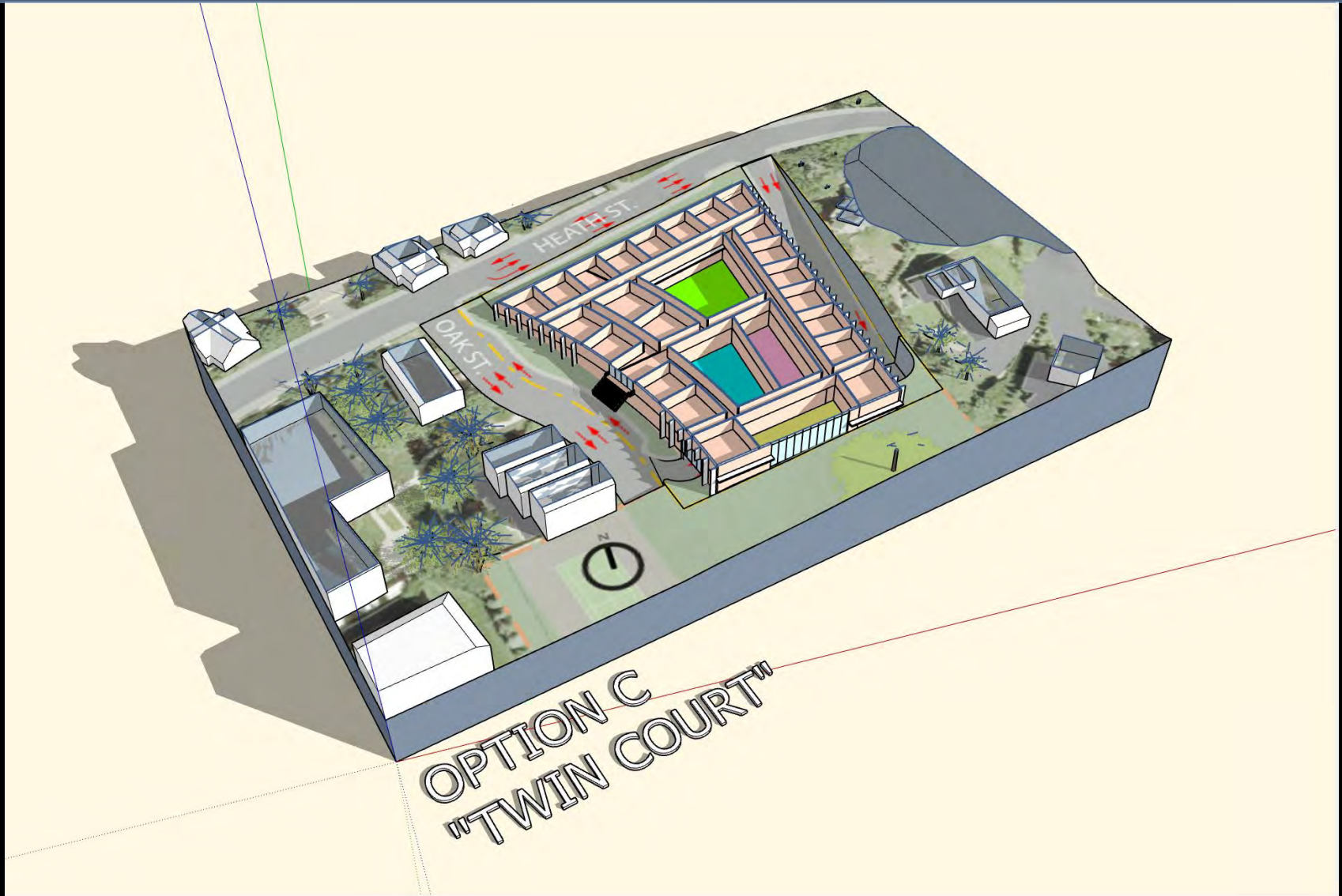
# Preliminary Concept Design Alternatives



# Preliminary Concept Design Alternatives



# Preliminary Concept Design Alternatives





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