

Winter Hill Community Innovation School

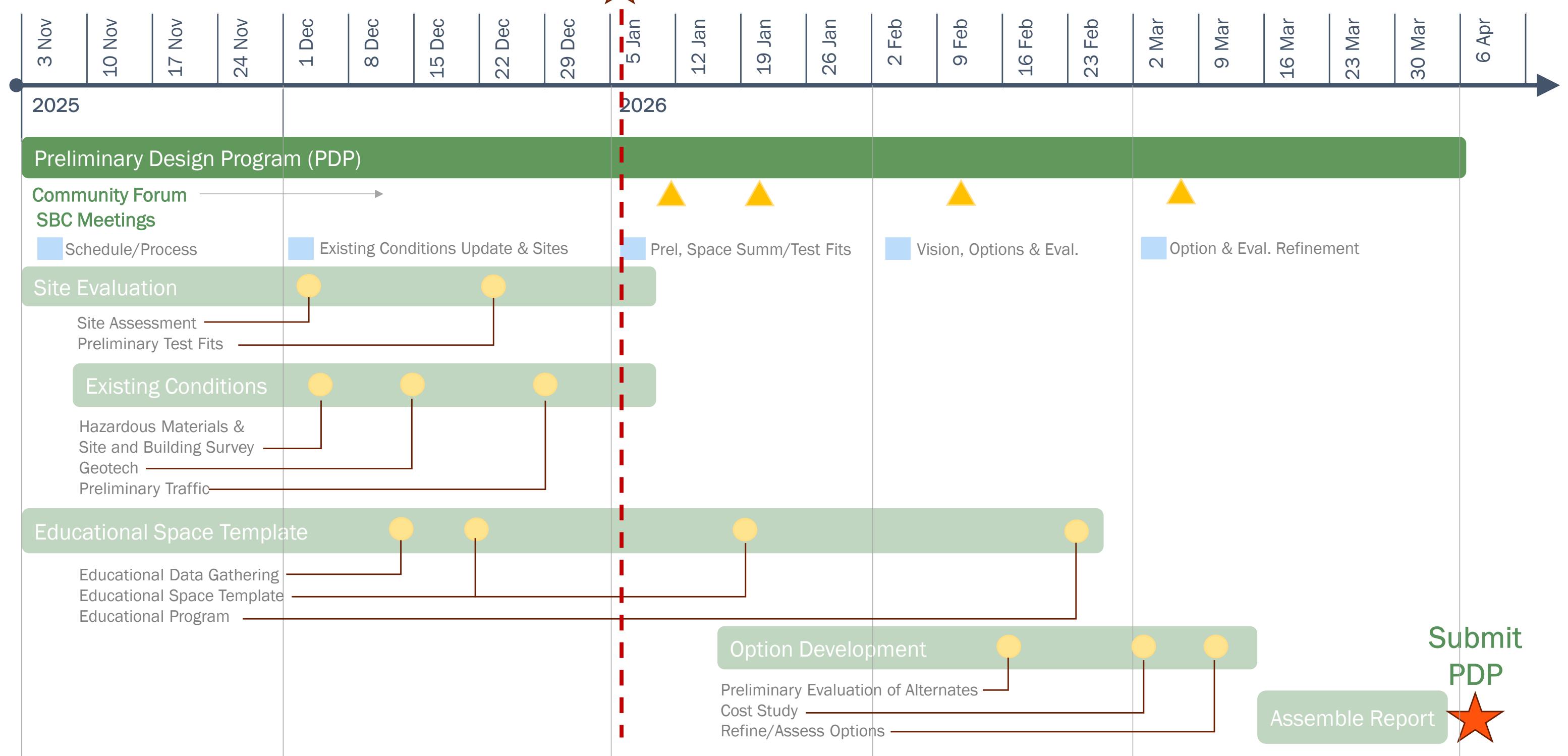
Meeting #3 January 5, 2025

PERKINS —
EASTMAN
Human by Design

A G E N D A

- Workplan Update
- Preliminary Traffic Assessment
- Preliminary Space Summary
- Test Fits & Assessment Criteria

P D P W O R K P L A N

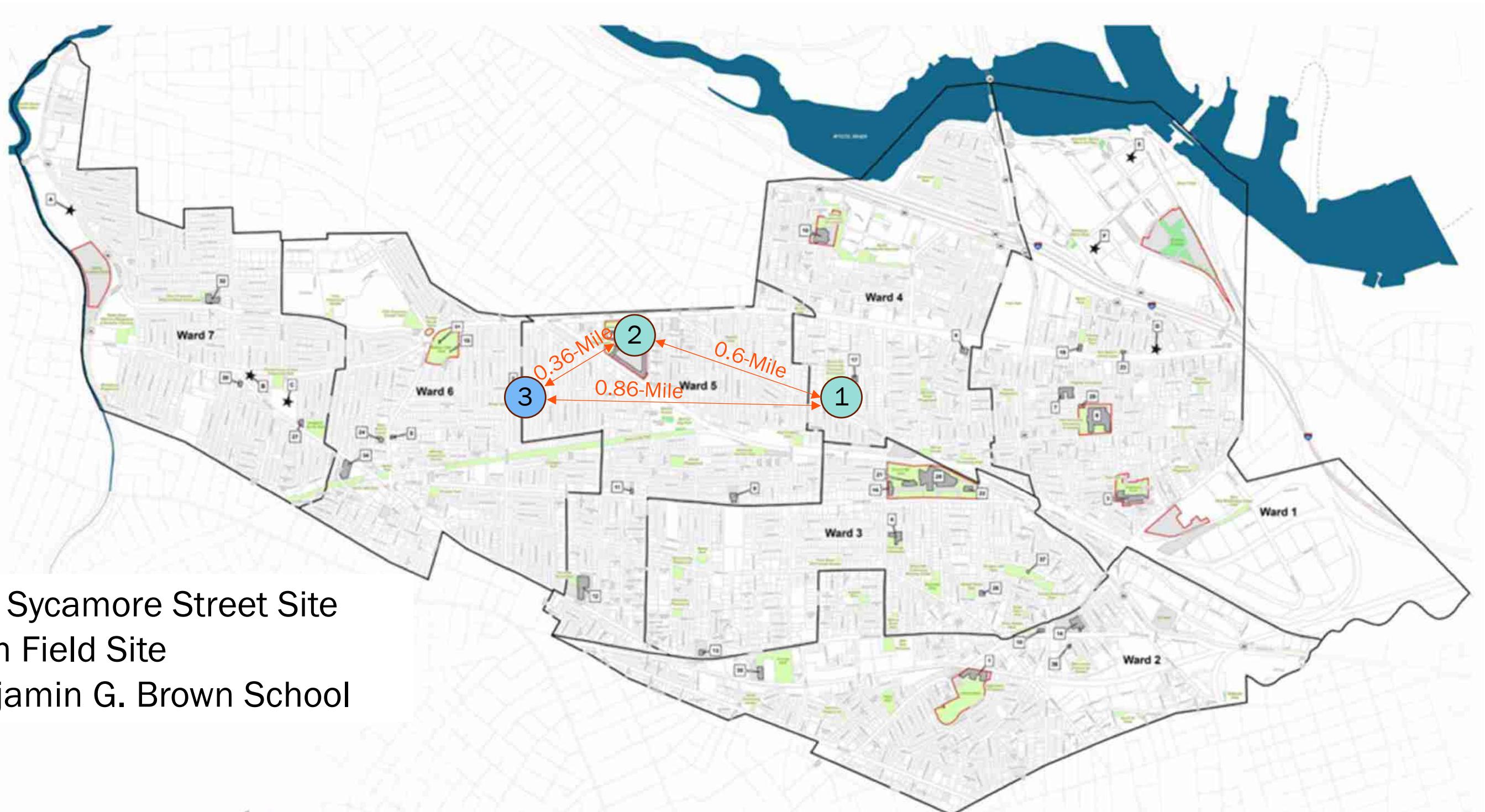


PRELIMINARY TRAFFIC ASSESSMENT

AGENDA

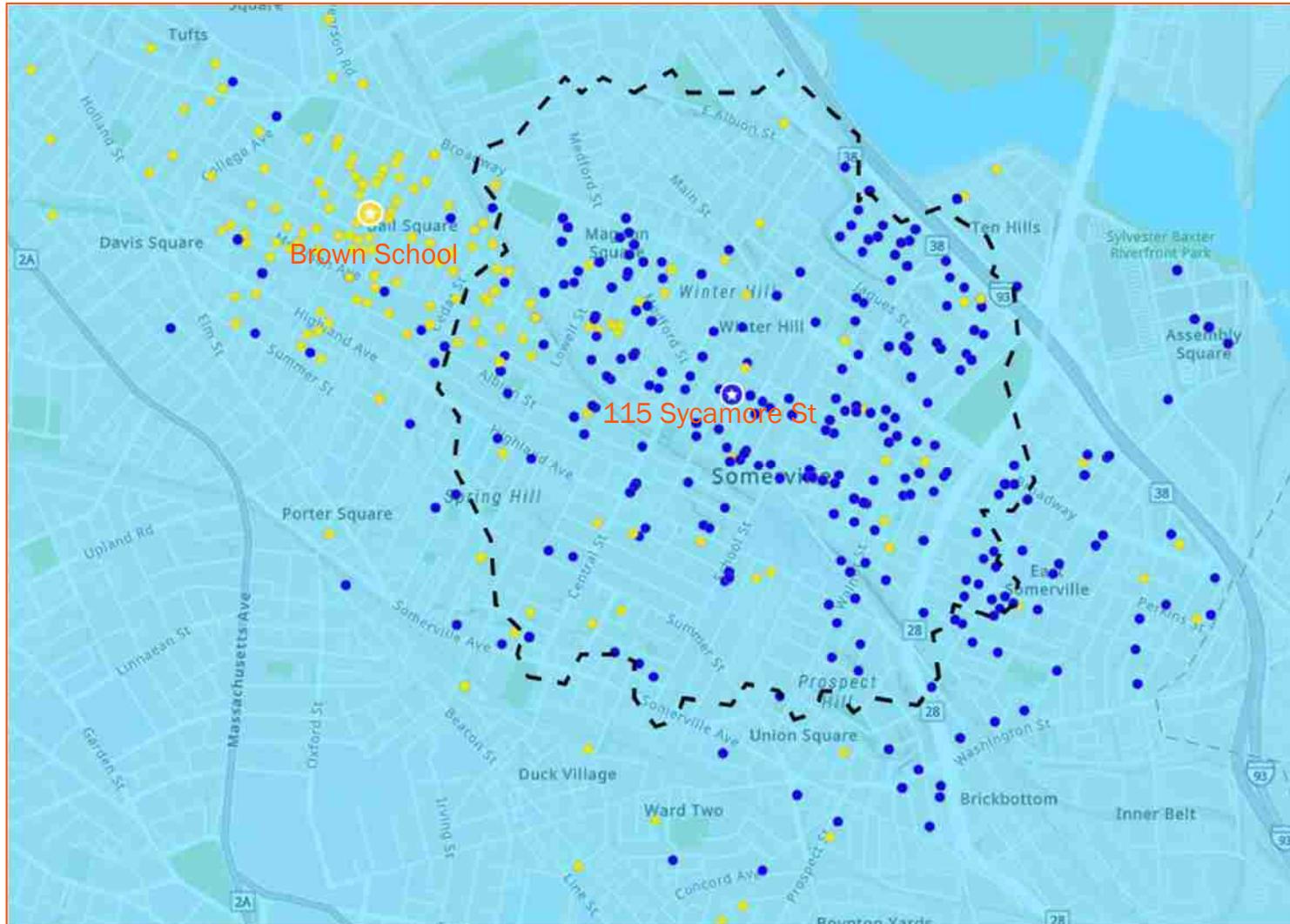
- Scope of On-going Review – Study Areas, Types of Data, Analytical Framework
- Data Profiles – Sample Charts
- Circulation Review Related to 2 Sites
 - 115 Sycamore Street
 - Trum Field
- Big Picture Findings – Future conditions with new school
- Wrap Up and Next Steps

SITE LOCATION MAP

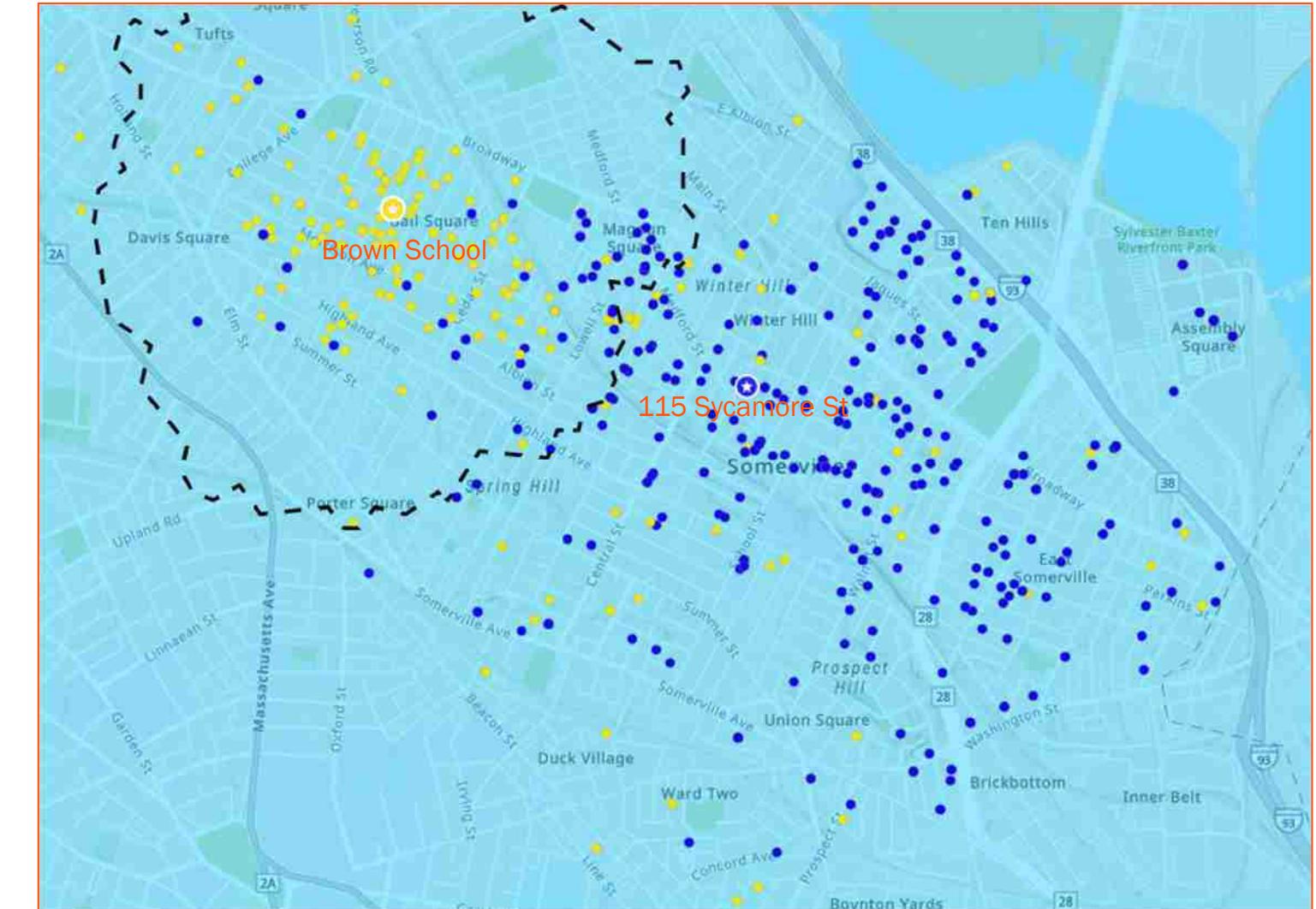


1. 115 Sycamore Street Site
2. Trum Field Site
3. Benjamin G. Brown School

15-MINUTE WALKSHED ANALYSIS

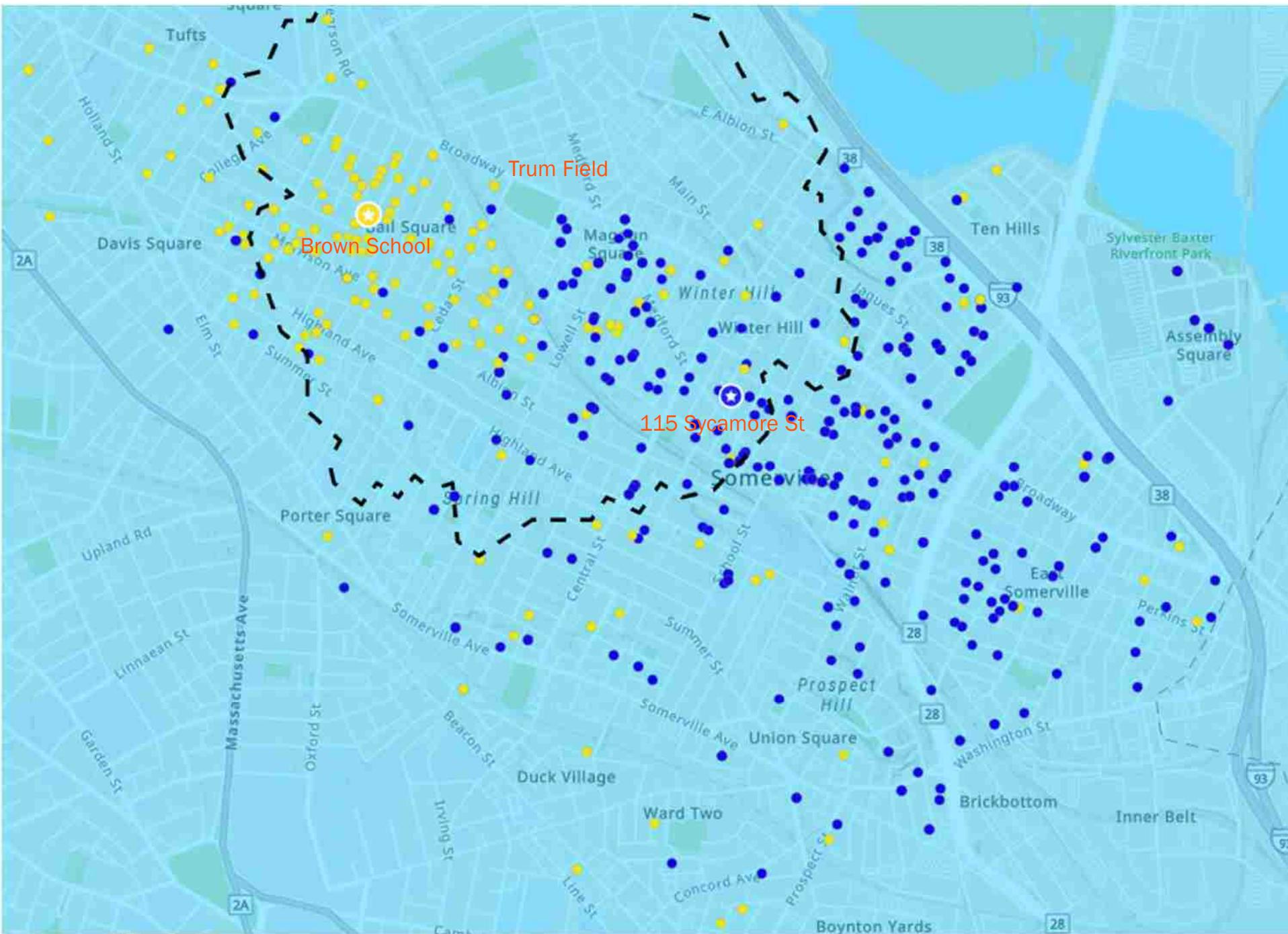


- Approximately 20% of Winter Hill School students live outside of the 15-minute walkshed of their school currently

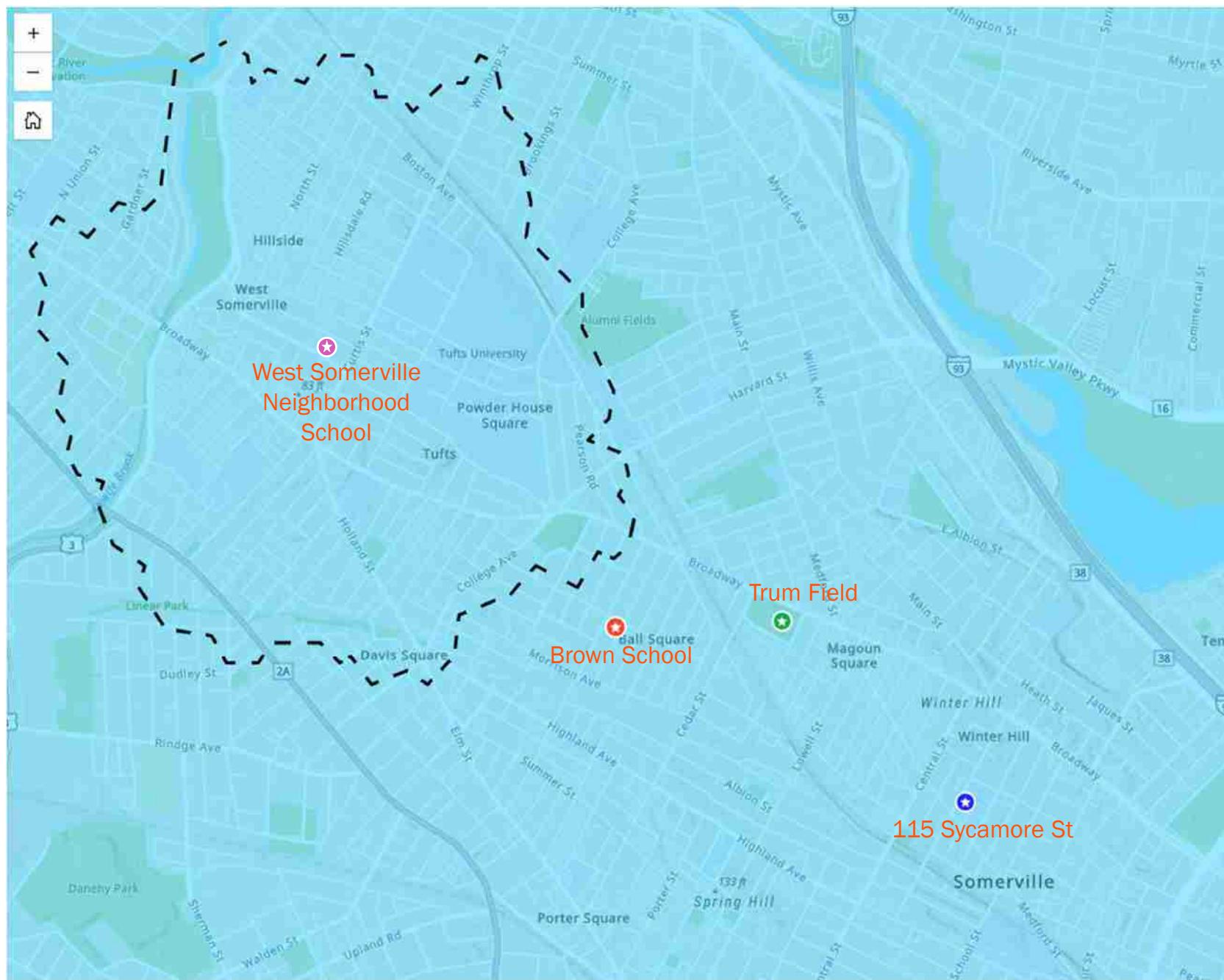


- Approximately 28% of Brown School students live outside of the 15-minute walkshed of their school currently

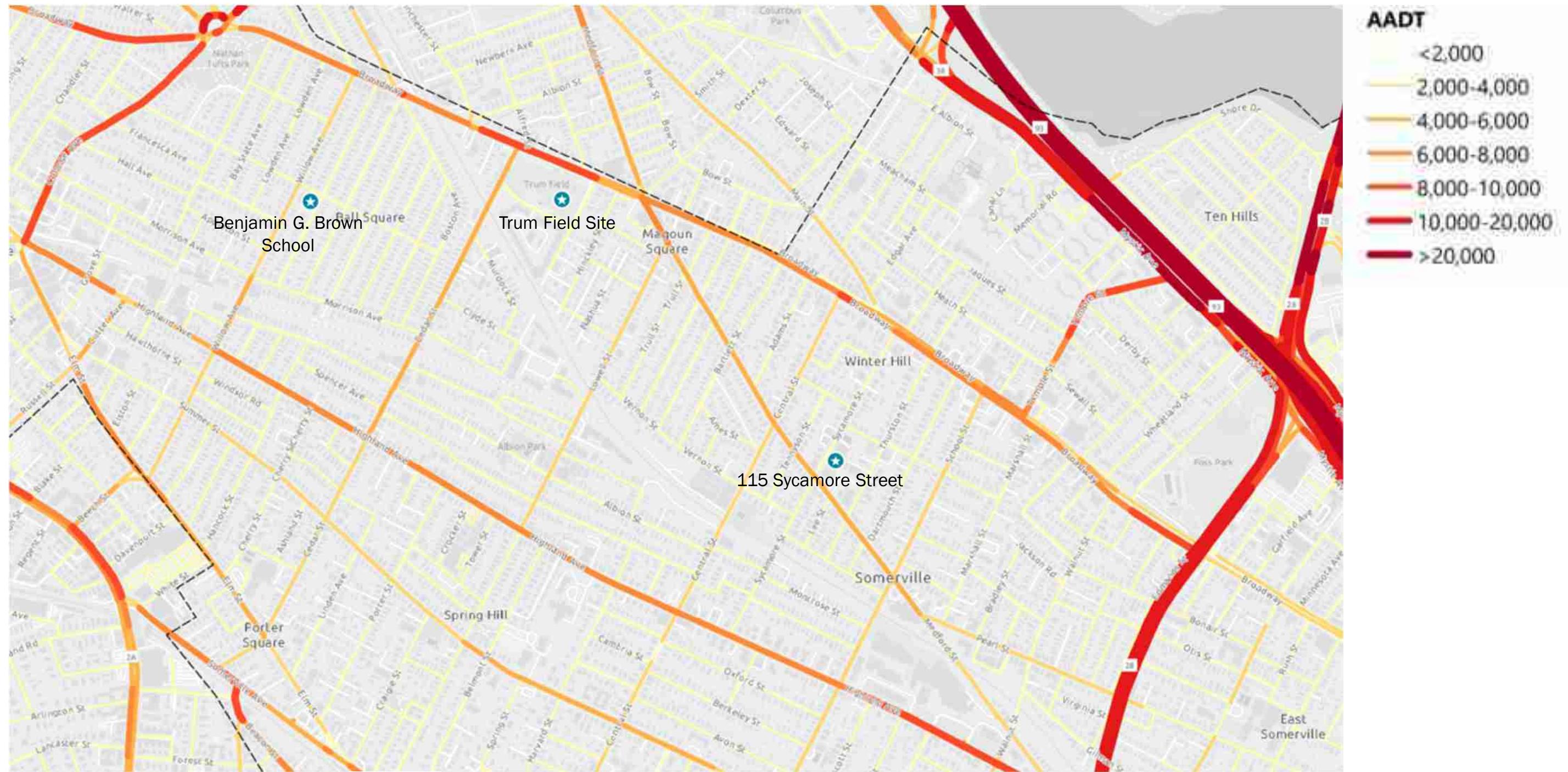
15-MINUTE WALKSHED ANALYSIS – TRUM FIELD



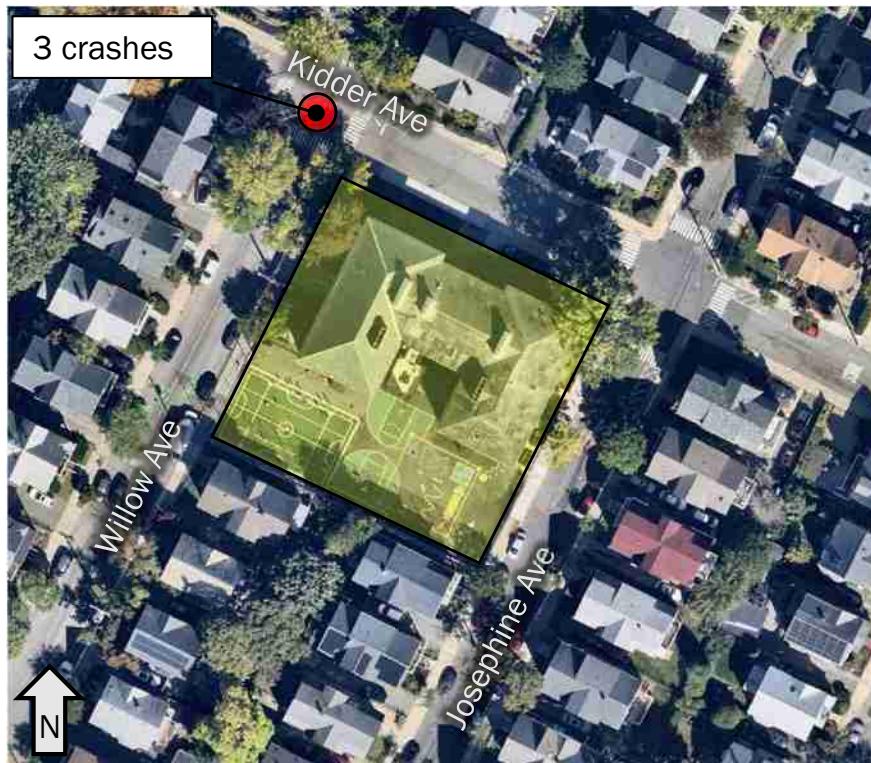
15-MINUTE WALKSHED – WEST SCHOOL



ROADWAY TRAFFIC CONDITIONS - SYCAMORE STREET SITE



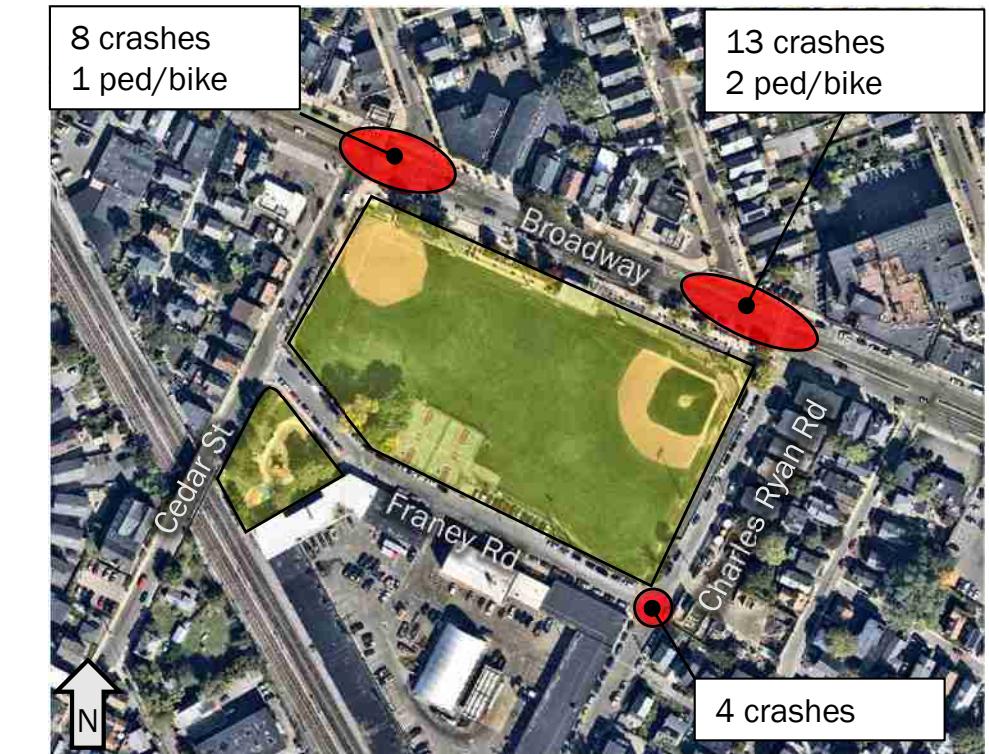
VEHICLE CRASH TRENDS



Brown School Site



Sycamore Street Site



Trum Field Site

- Notes:
- Data from MassDOT Crash Database for the 5-year period between 2018 – 2022
- Pedestrian/bicycle crashes are included in the total crashes at each location
- Substantially higher crash incidences on roadways surrounding Trum Field

SYCAMORE STREET SITE



- Drop-off and pick-up along Sycamore Street
- Drop-off and pick-up potential along Thurston St is limited
- School traffic operations may result in congestion along adjacent streets
- Clockwise circulation around Sycamore Street-Evergreen Ave-Thurston Street for vehicle operations
- Sycamore Street is one-way NB and Thurston Street is one-way SB
- On-street parking impacts during drop-off/pick-up periods

TRUM FIELD STREET SITE



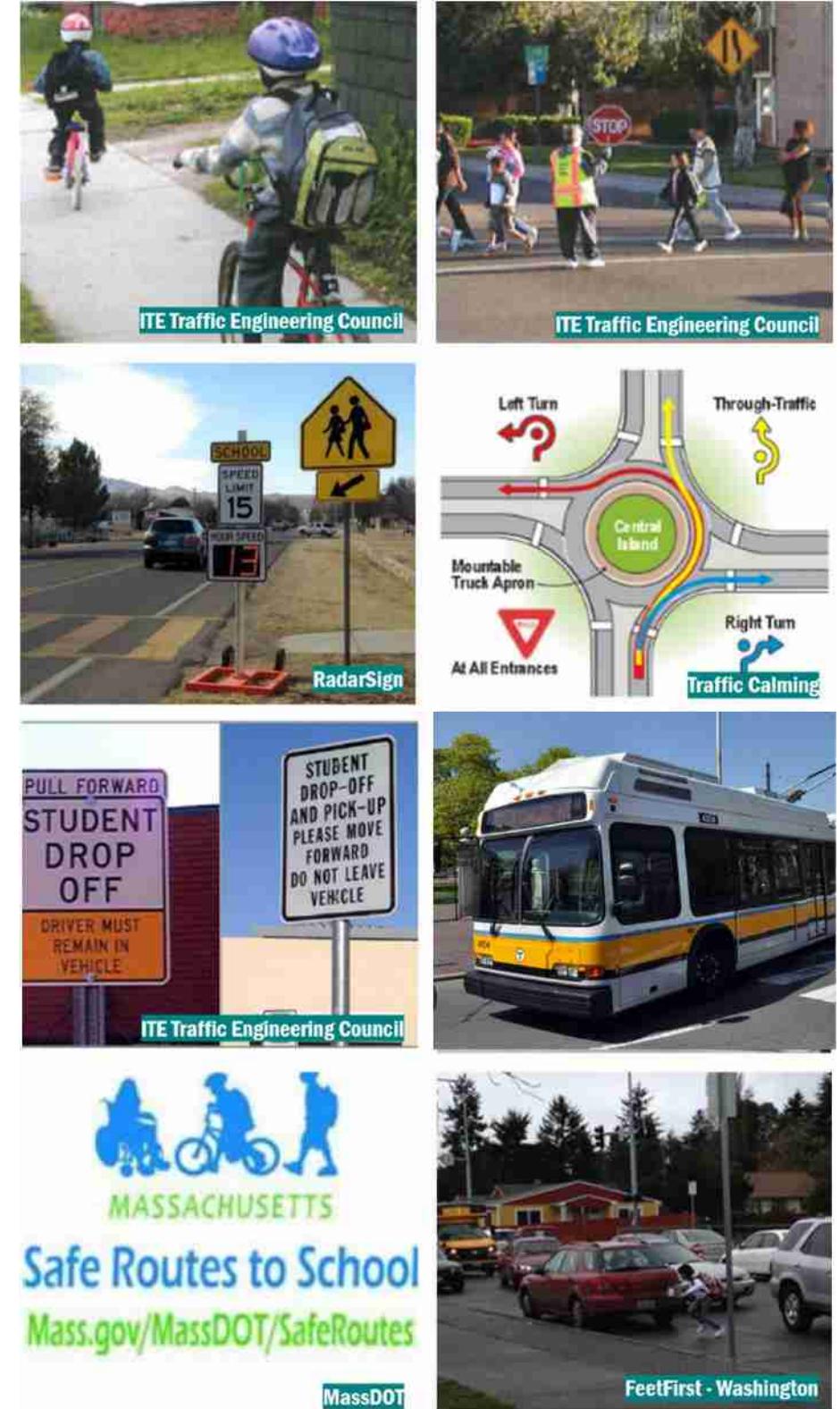
- Pick-up and drop-off can occur along Franey Road
- May result in increased congestion along Cedar Street and Broadway
- On-street parking impacts during drop-off/pick-up periods
- Farthest from both existing sites, and requires substantially longer walk times
- Design will need to take into consideration the relatively higher traffic volumes along Broadway, including potential traffic calming measures and other traffic interventions

KEY INITIAL FINDINGS

- Trum Field site located in a relatively traffic congested area which limits optimal access/circulation plan
- Trum Field site requires longer walking distances
- Sycamore St site has the potential for implementing improved circulation
- Sycamore St site is >15-minute walk for more than 70% of Brown School students
- Both sites require on-street parking management during pickup/drop-off times
- Combined schools increase enrollment by ~45% and will require longer stacking lengths for drop-off/pickup, more staff parking on-street, and more traffic on roadways near the selected site
- Traffic calming measures and other potential transportation enhancements may be necessary on roadways and at intersections near the selected site
- Roadways near Trum Field site will likely experience more traffic impacts due to existing constrained conditions

NEXT STEPS RELATED TO TRANSPORTATION PLANNING

- Continue refining analysis/findings until site selection
- Initiate more detailed study of the selected site either during SD or DD phase of the project
- Identify existing constraints and opportunities for improvement
- Inform site design through findings of the study
- Collaborate with stakeholders throughout the process to guide the development of solutions
- Implement transportation improvements in time for the opening of the new school



PRELIMINARY SPACE SUMMARY

MSBA SPACE SUMMARY V1

DRAFT (V1) FOR TEST FITS

MSBA SPACE SUMMARY V1

SPACE TYPE

1. CORE ACADEMICS
2. SPECIAL EDUCATION
3. ART/MUSIC
4. TECHNOLOGY
5. PHYSICAL EDUCATION
6. MEDIA CENTER
7. FOOD SERVICE
8. NURSE
9. ADMIN/GUIDANCE
10. CUSTODIAL
11. OTHER SPACES
12. GROSSING FACTOR

MSBA SPACE SUMMARY V1

EXISTING PROPOSED GUIDELINES

The diagram illustrates the flow of data from the Existing Conditions table to the Proposed Program table, and then to the MSBA Guidelines table.

BROWN EXISTING CONDITIONS			WHCIS @ EDGERLY EXISTING CONDITIONS					
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS			
PROPOSED PROGRAM			MSBA GUIDELINES (690 STUDENTS K-8)			MSBA GUIDELINES (925 STUDENTS K-8)		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS

DOUBLE COLUMNS FOR EXISTING,

- Brown
- WHCIS (@ Edgerly)

FOR PROPOSED & GUIDELINES:

- WHCIS (alone)
- WHCIS + Brown (combined)

MSBA SPACE SUMMARY V1

SPACE TYPE EXISTING PROPOSED GUIDELINES NOTES

Template back-calculates space needs from enrollment (assumptions built in)

Establishes the baseline/guidelines,
variances are approved if justified

Yellow = variances by size/count/type

Core Academics

- Class sizes (for count)
- Newcomer CRs
- Breakout Space

Special Education (built ground-up)

- Cafeteria default size for 2 lunches
(also for auditorium & 'other' uses)

Other Spaces (some non-reimbursed)

Pre-Kindergarten

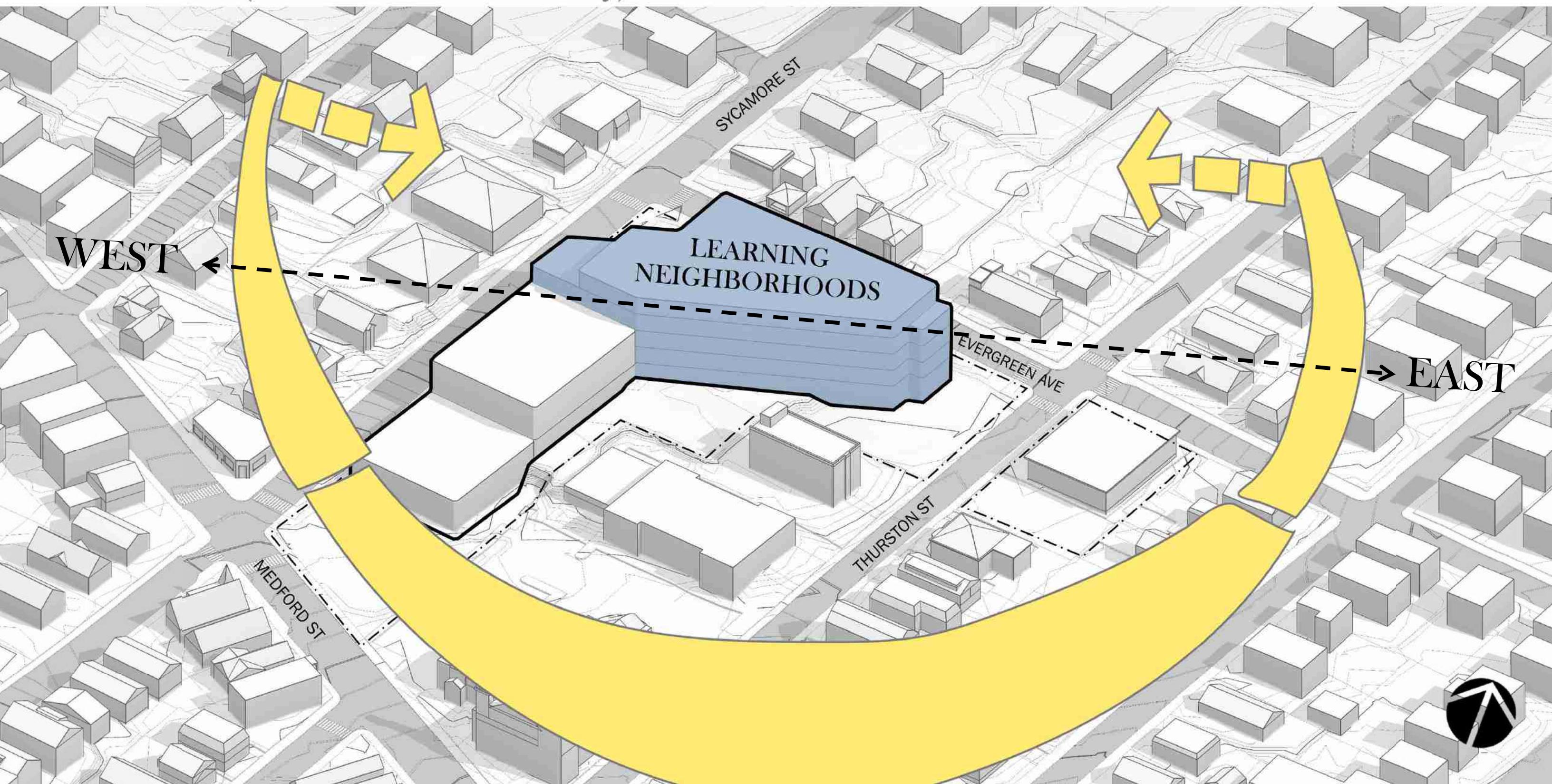
Mothers/Nursing Room

Community Schools

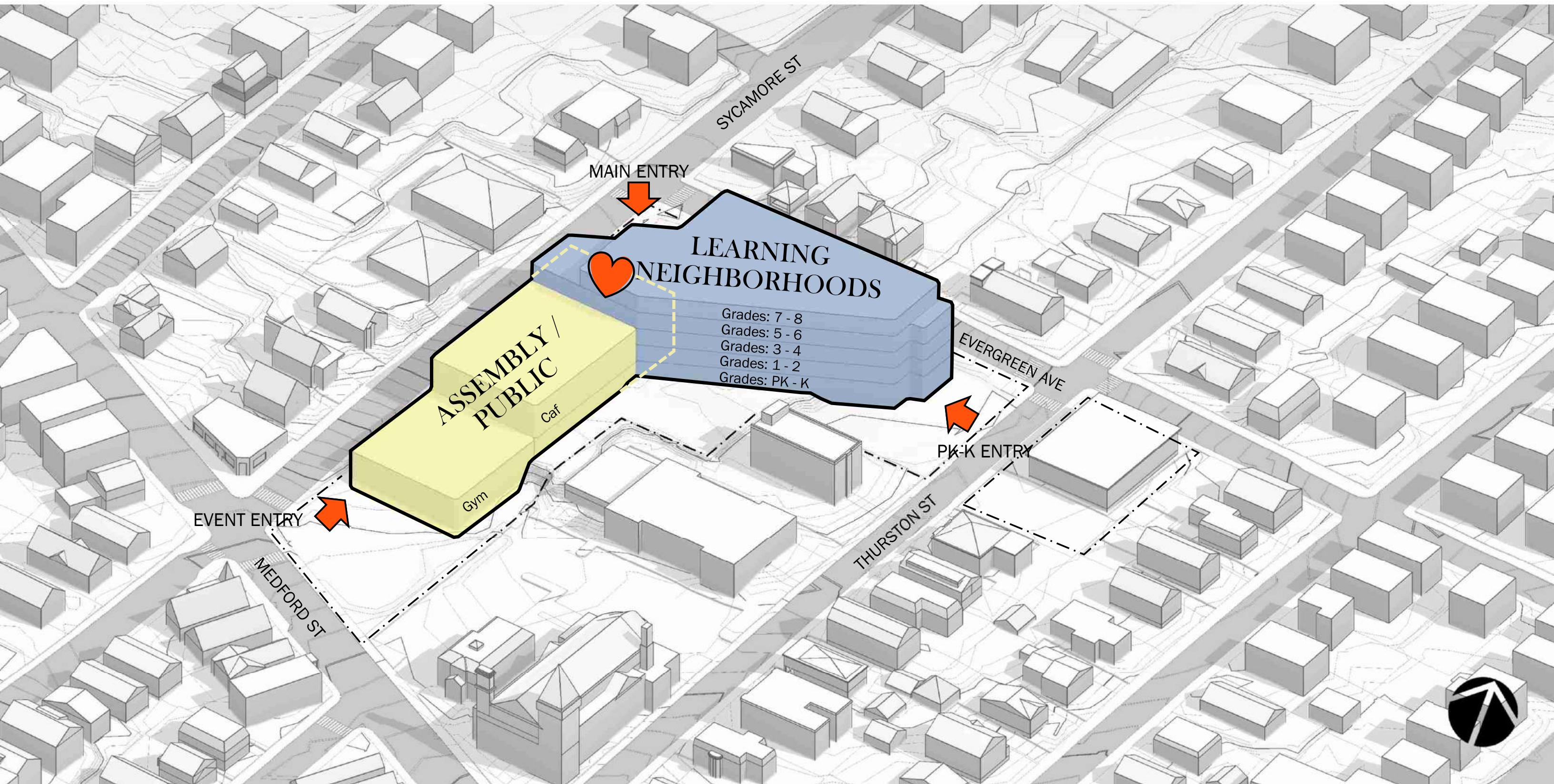
Family Learning Ctr (SLFC)

TEST FITS

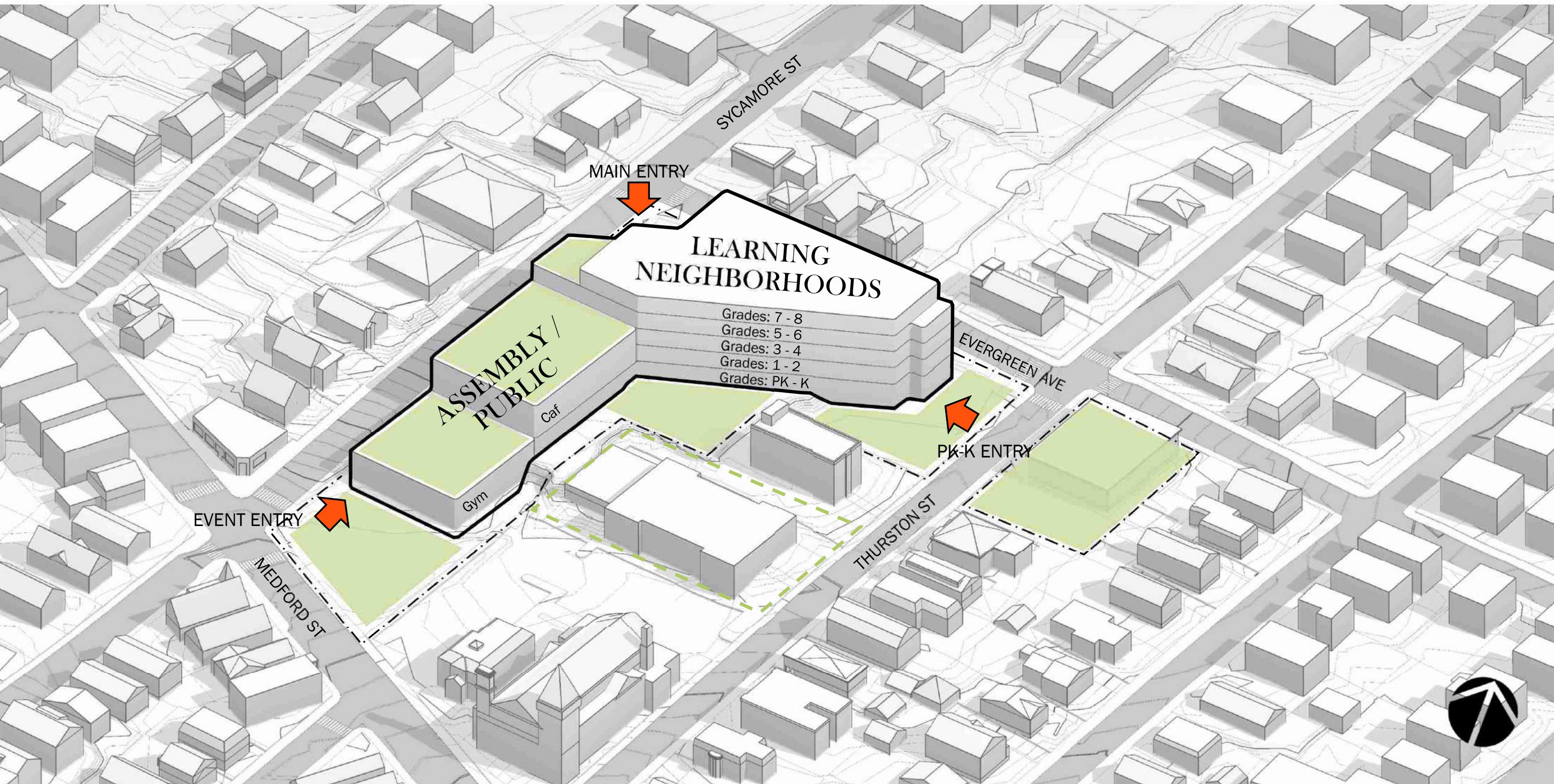
Winter Hill (690 Students: WHCIS Only)



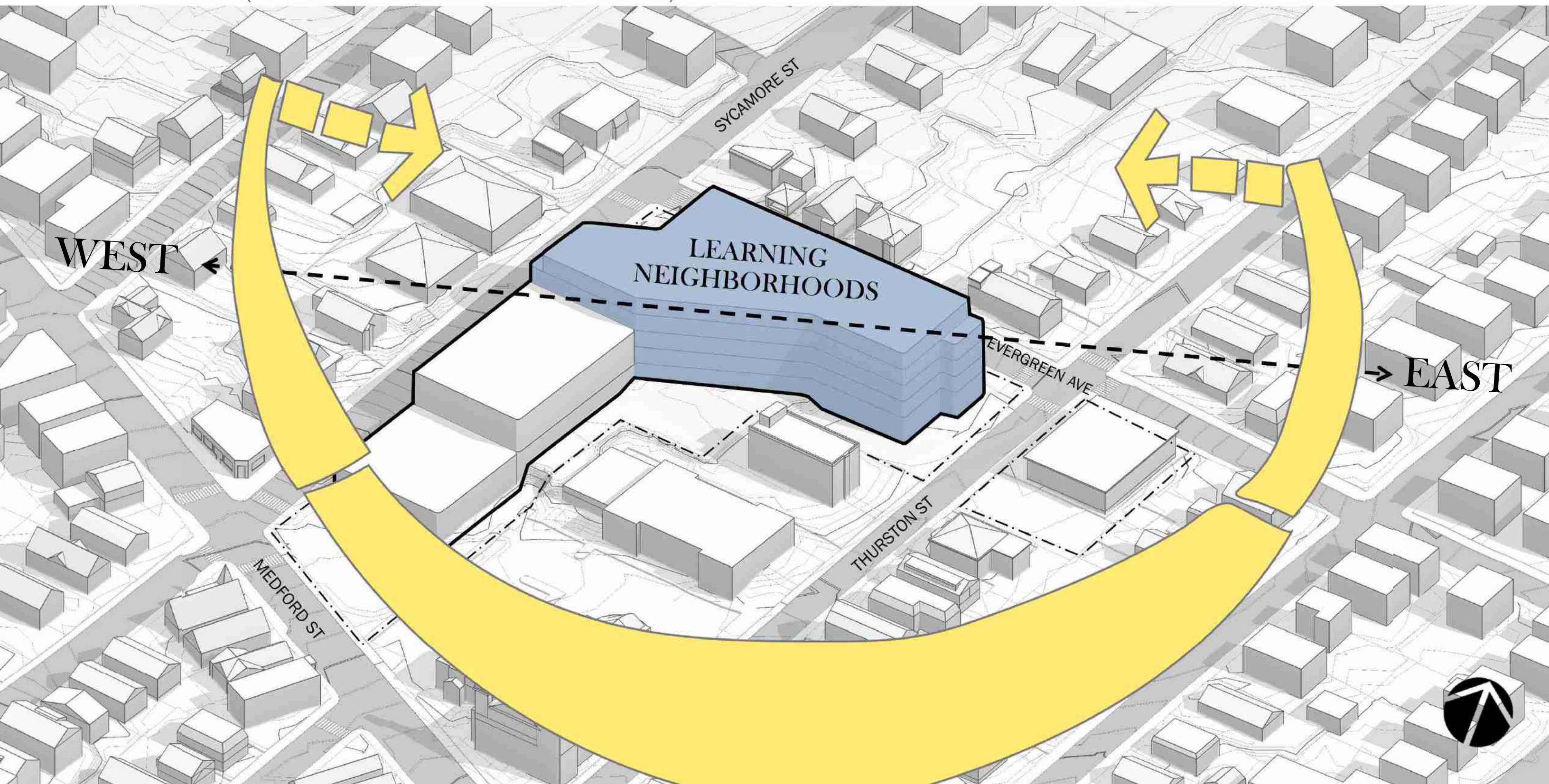
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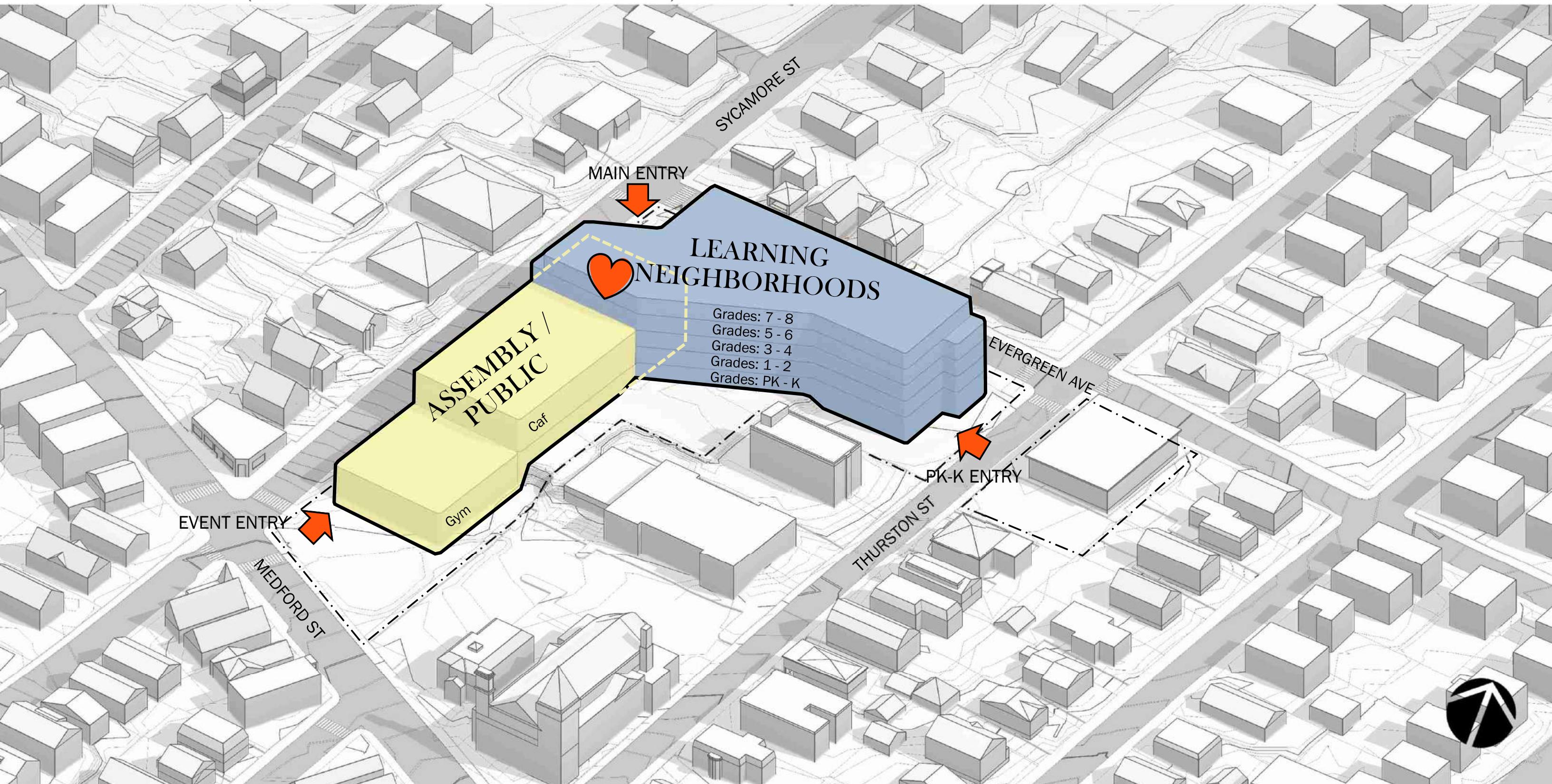
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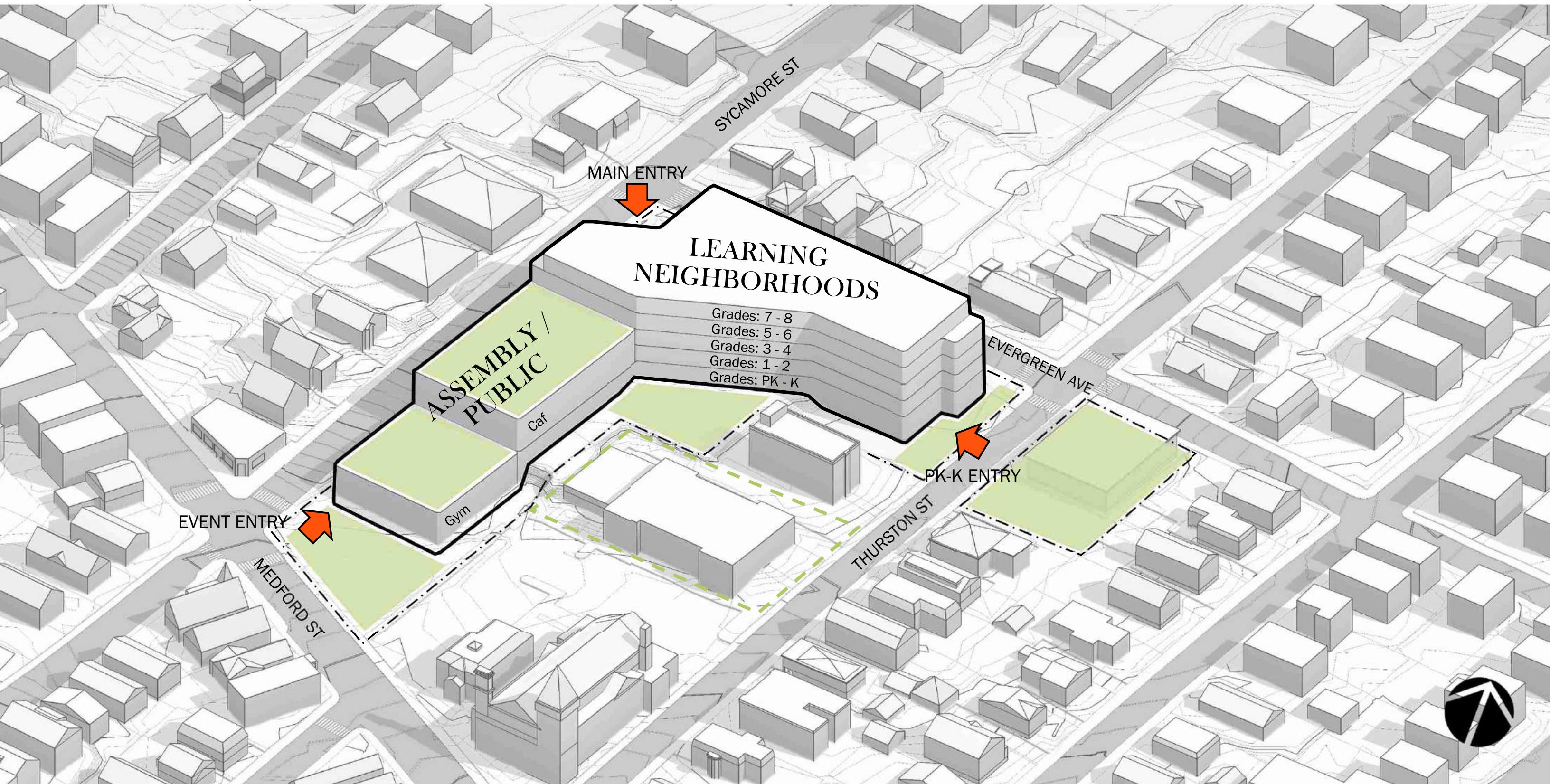
Winter Hill (925 Students: WHCIS + Brown)



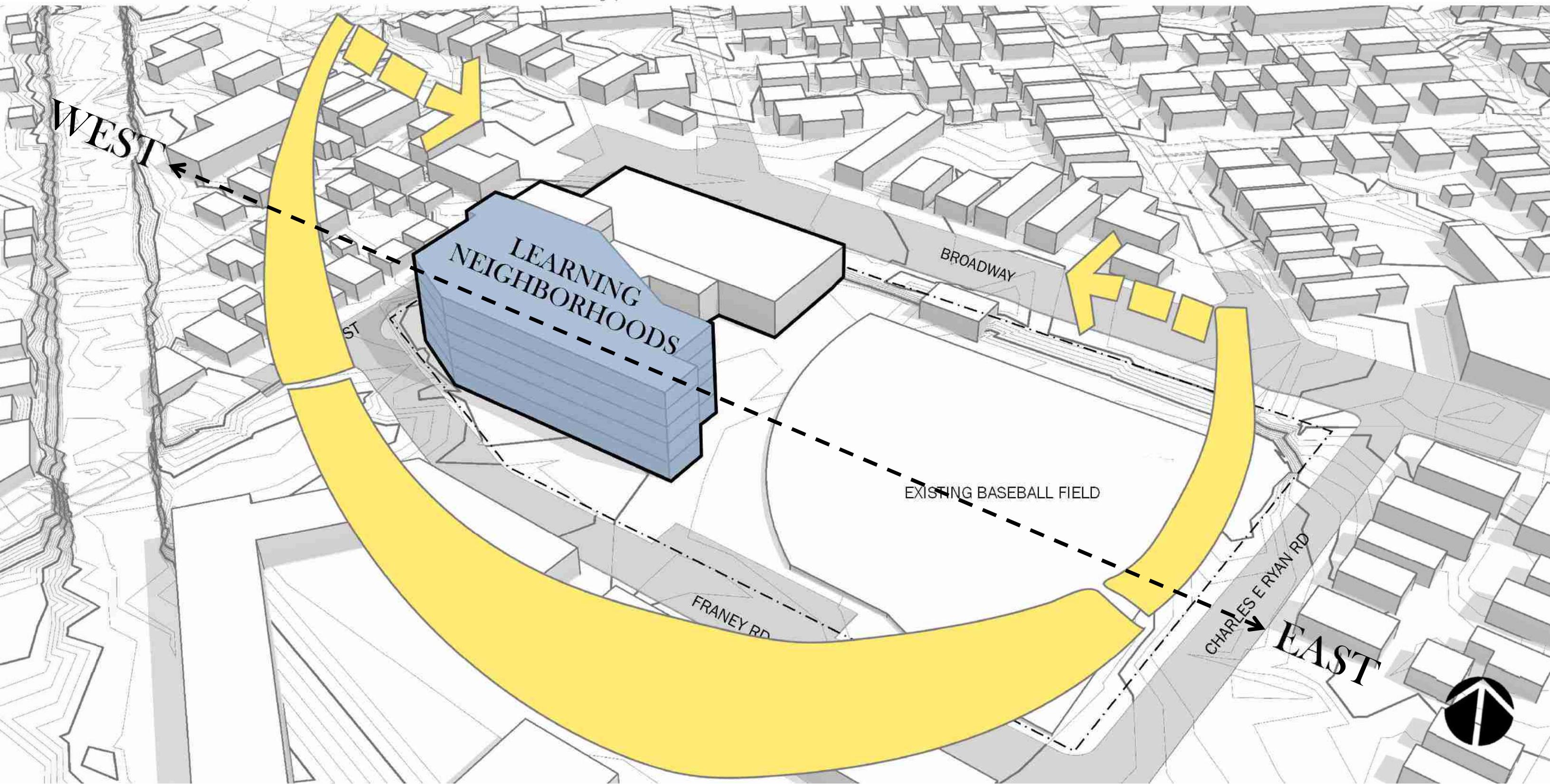
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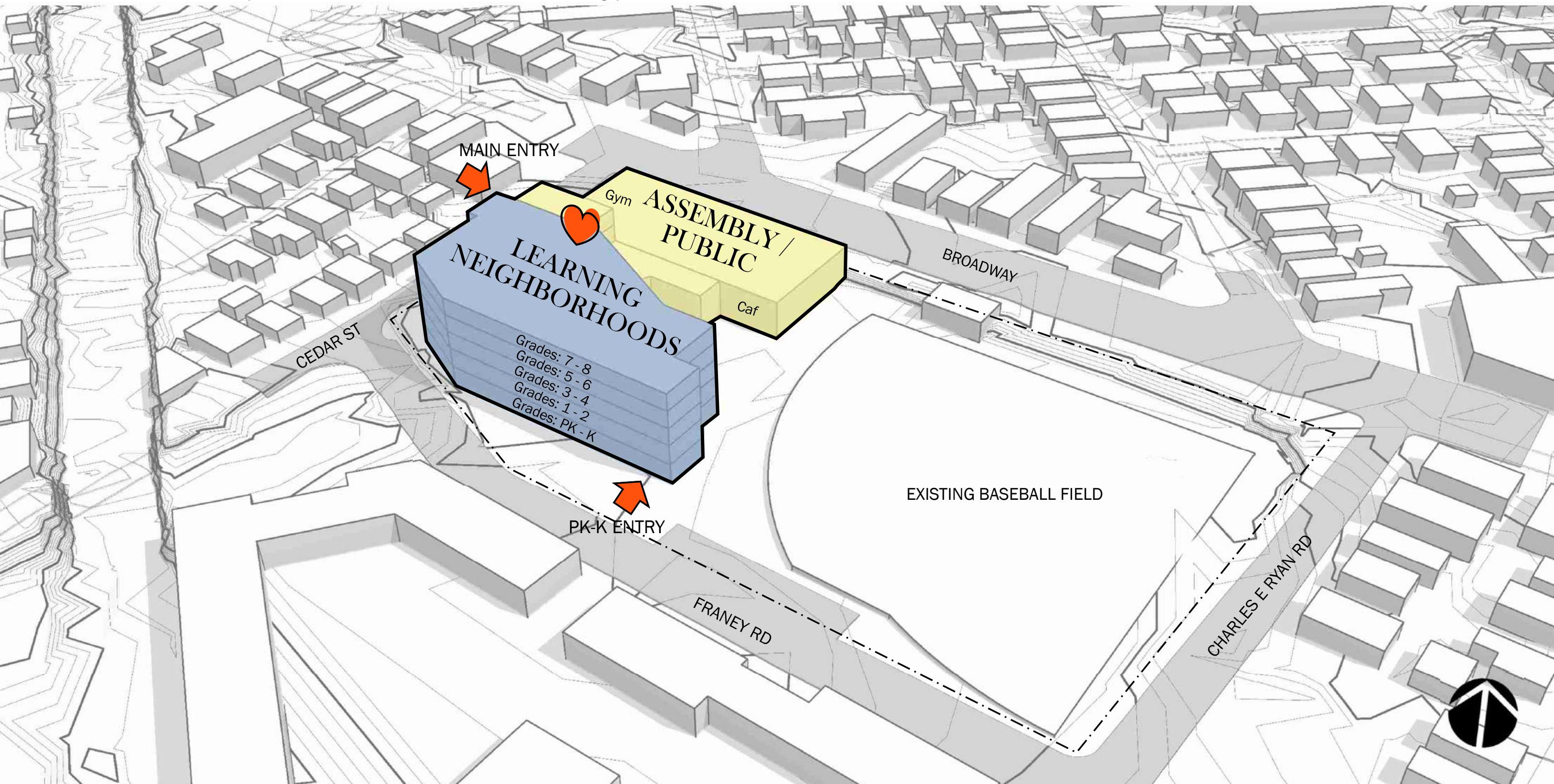
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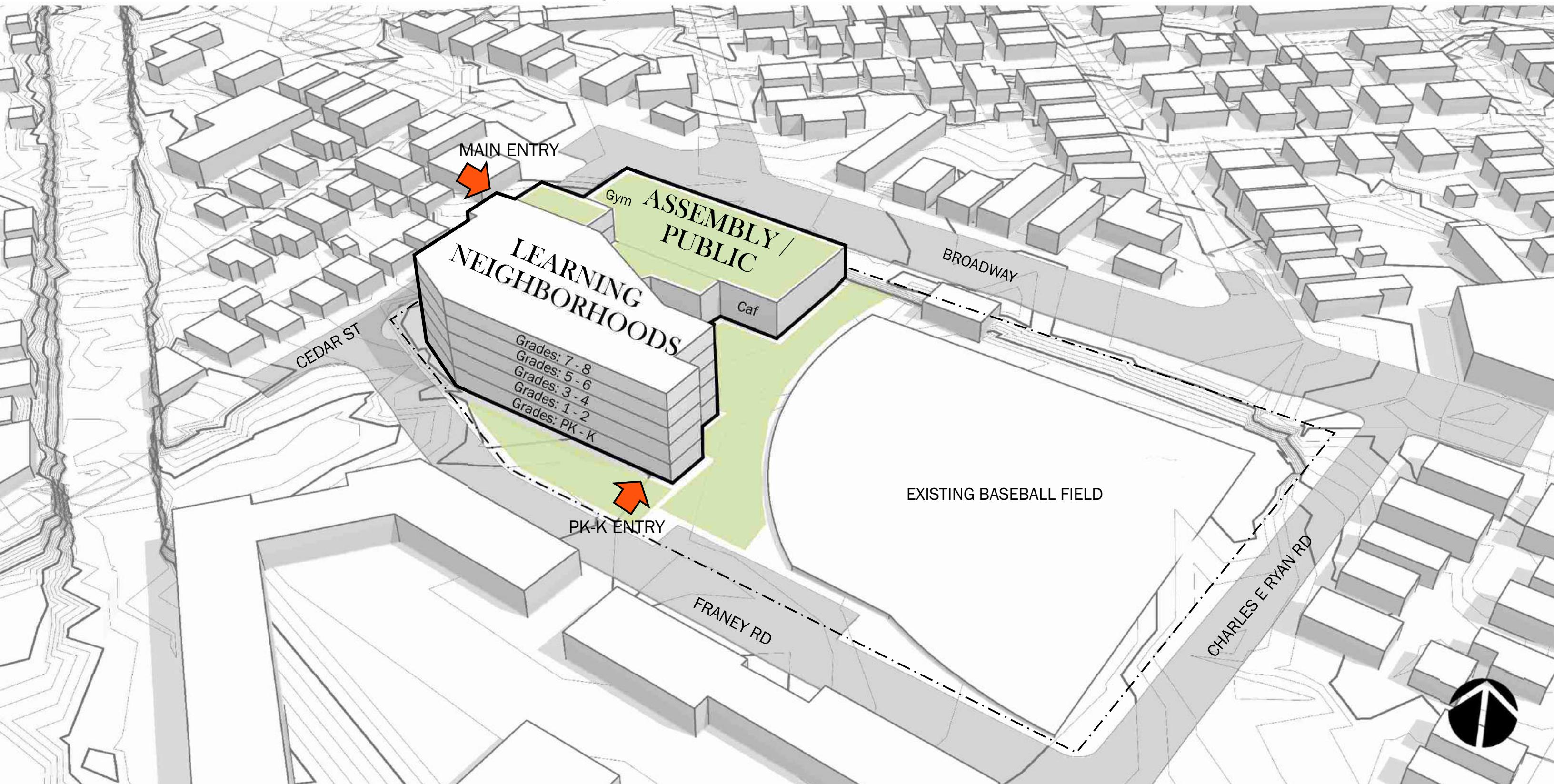
Trum Field (690 Students: WHCIS Only)



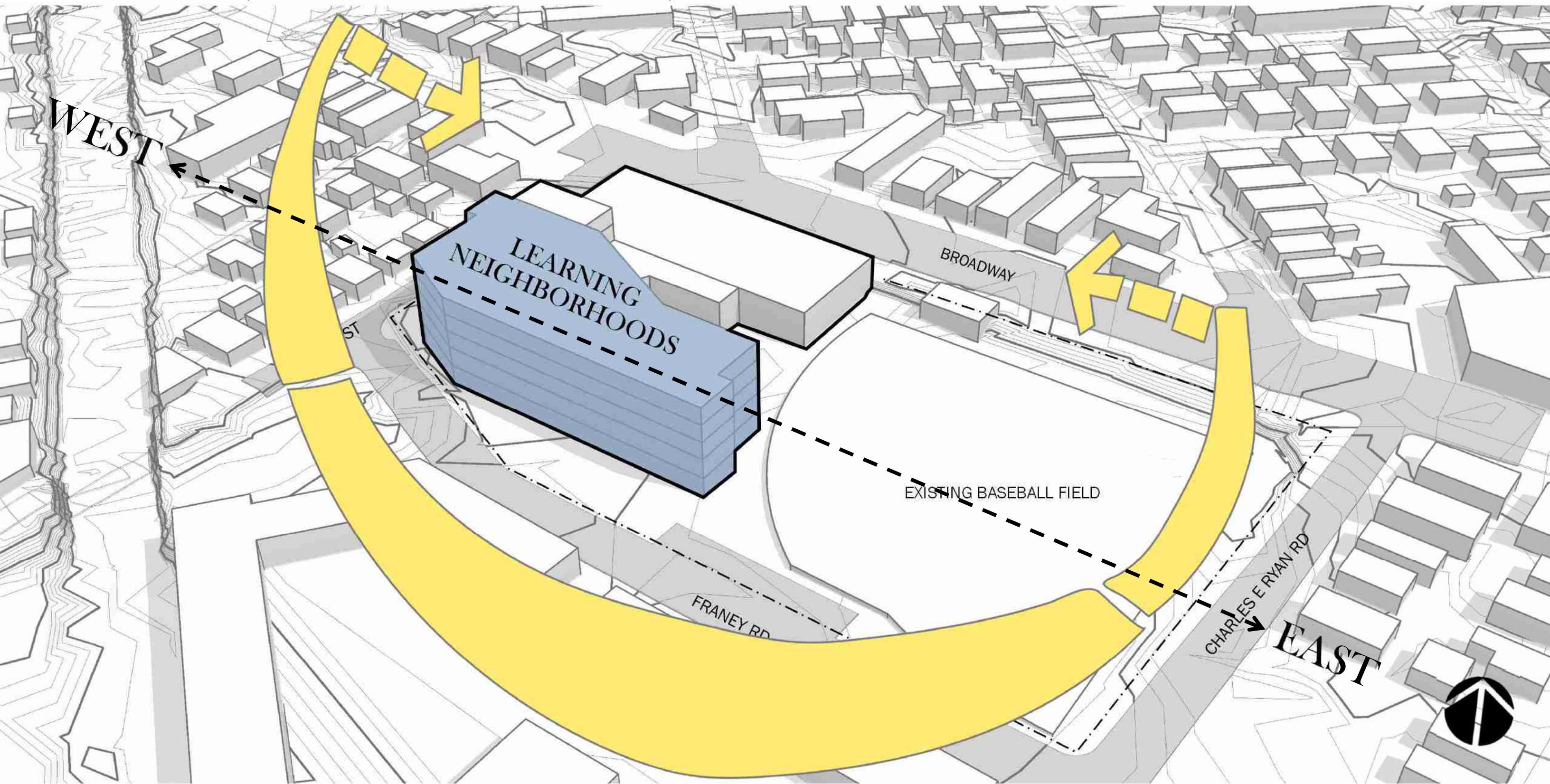
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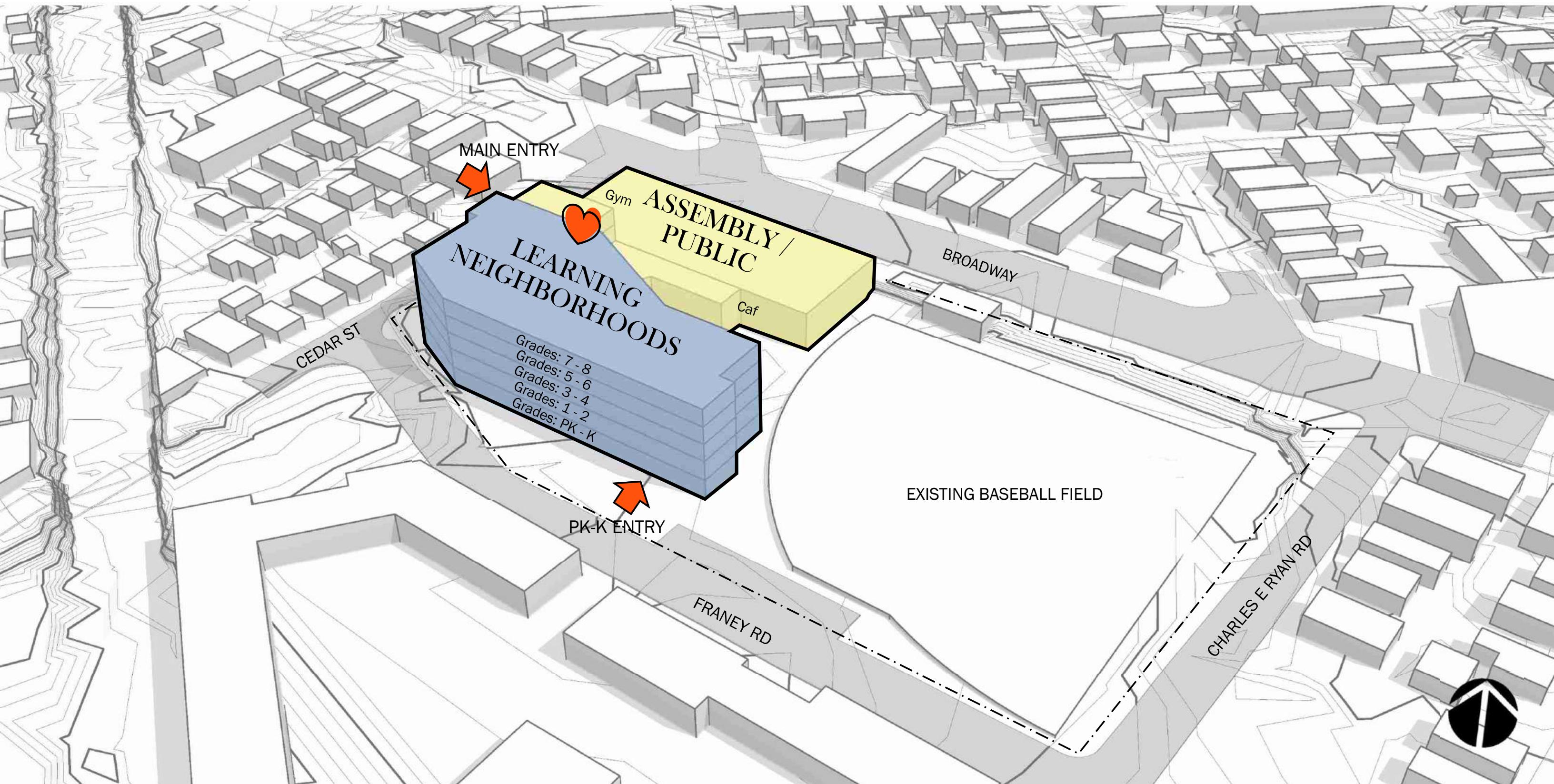
Trum Field (690 Students: WHCIS Only)



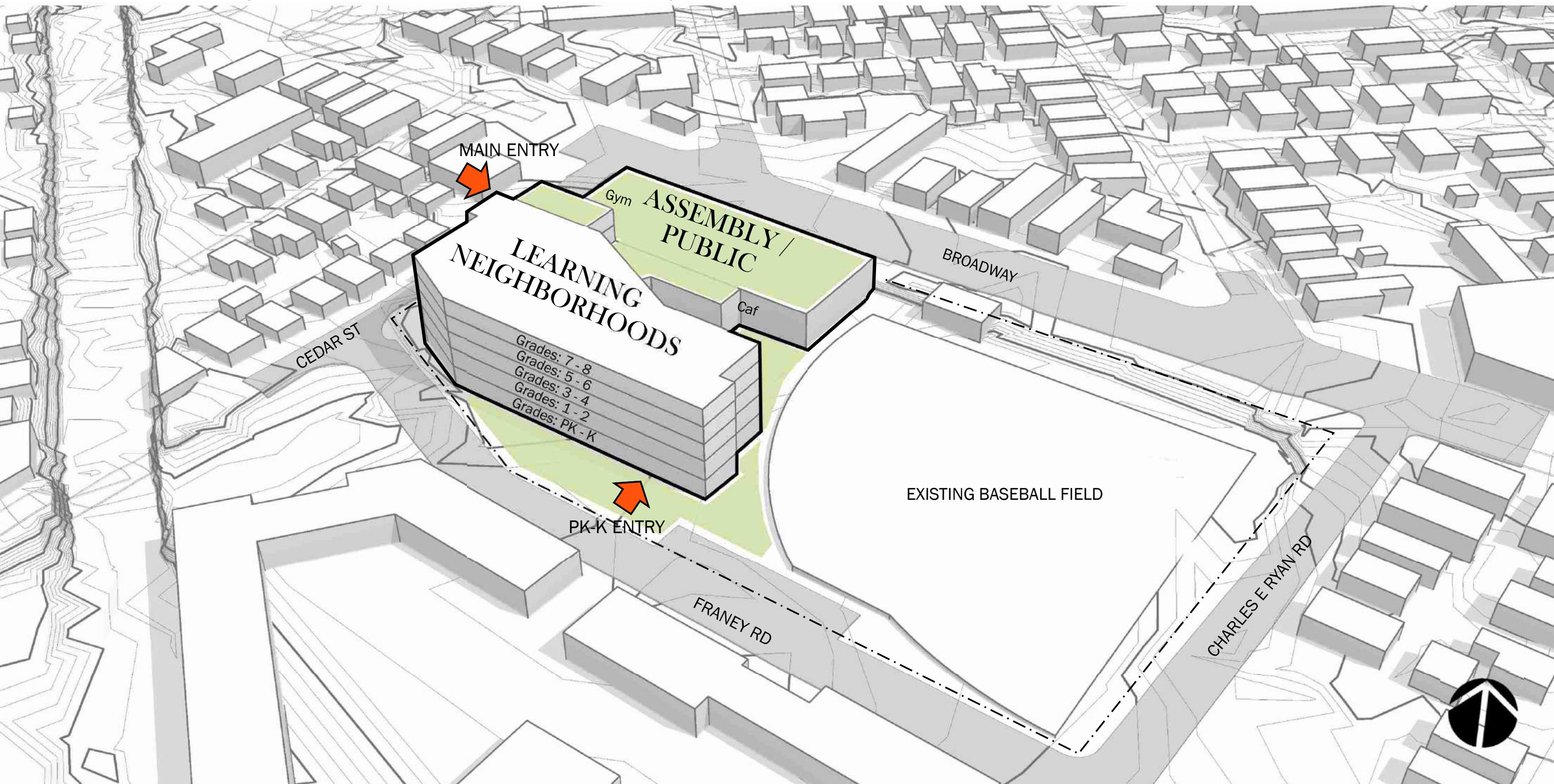
Trum Field (925 Students: WHCIS + Brown)



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Trum Field (925 Students: WHCIS + Brown)





LEGEND

40662 sf

Ground Space

13000 sf

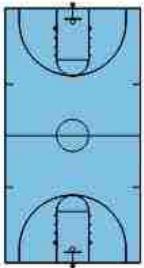
Roof Space

40417 sf

Annex Space



Entrance



Basketball
Court Size
(±)7500 sf



Existing Turf
Field Size
(±)9400 sf



NORTH

0 60 120 180 feet

SCALE: 1" = 60'



LEGEND

40861 sf

Ground Space

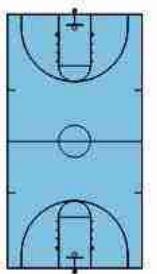
15000 sf

Roof Space

99509 sf

Field Space

Entrance



Basketball
Court Size
(±)7500 sf



Existing Turf
Field Size
(±)9400 sf



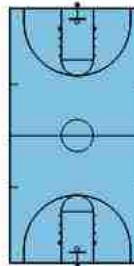
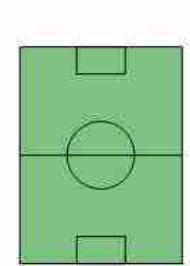
NORTH

0 60 120 180 feet

SCALE: 1" = 60'



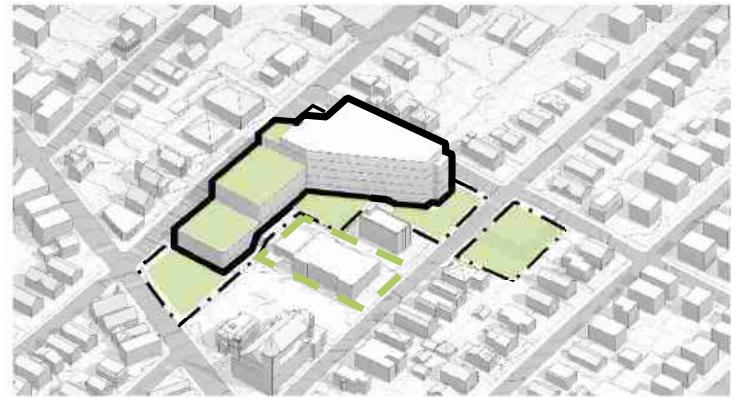
LEGEND

35523 sf	Ground Space
17000 sf	Roof Space
99509 sf	Field Space
	Entrance
	Basketball Court Size (±)7500 sf
	Existing Turf Field Size (±)9400 sf



PERKINS ————— EASTMAN

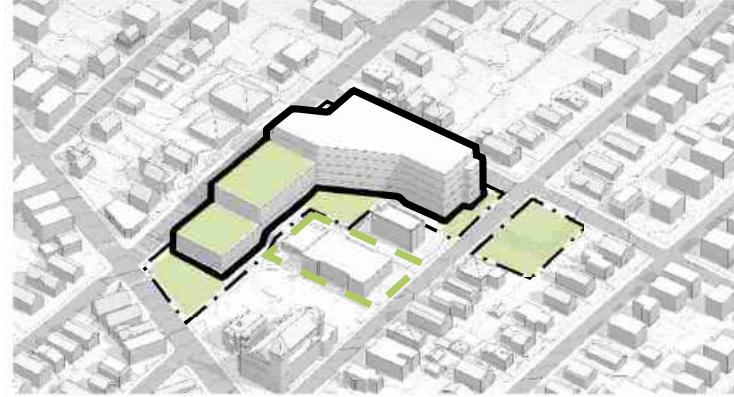
Winter Hill (690)



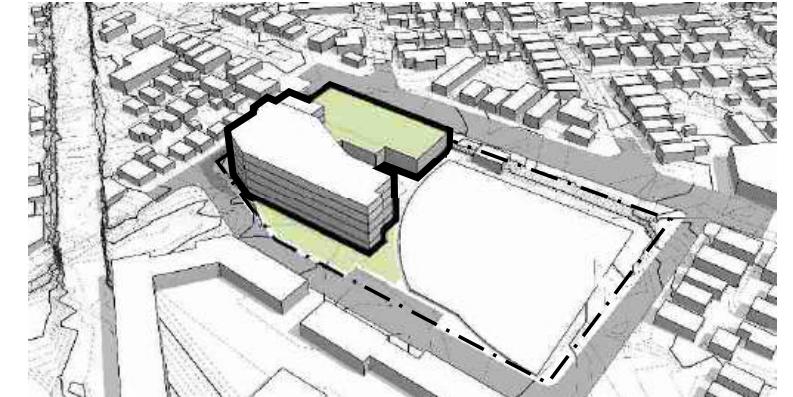
Trum Field (690)



Winter Hill (925)



Trum Field (925)



Neighbors	Replaces Old School		Mixed Use Urban/Business Area		Larger School		Mixed Use Urban/Business Area	
Walkers	Central to WH		North of WH		Central to WH/West of Brown		North of WH	
Drop Off/Pick up	3 Locations		1 Locations		3 Locations		1 Locations	
Traffic / Safety	Less Traffic		Congestion on Broadway		Less Traffic		Congestion on Broadway	
Parking	Street		Street (competes with other parking needs)		Street		Street (competes with other parking needs)	
Outdoor Play Space	Ground Level Space: 45,150 SF City Annex: 15,600 SF Church Property: 24,800 SF		40,800 SF		Ground Level Space: 40,600 SF City Annex: 15,600 SF Church Property: 24,800 SF		35,500 SF	
Roof top Play Space	13,500 SF		15,000 SF		13,000 SF		17,000 SF	
Preliminary Outdoor Program	50,000 SF		50,000 SF		66,000 SF		66,000 SF	
Solar Orientation/Energy	Geothermal Potential at Annex		Geothermal in Baseball Field		Additional Geothermal Potential at Annex		Geothermal in Baseball Field	

NEXT STEPS

- Confirm Date for Next SBC Meeting
- Visioning Summary
- Community Engagement Update
- Preliminary Options & Evaluation



Thank you!