



# 115 Sycamore Street New School Building

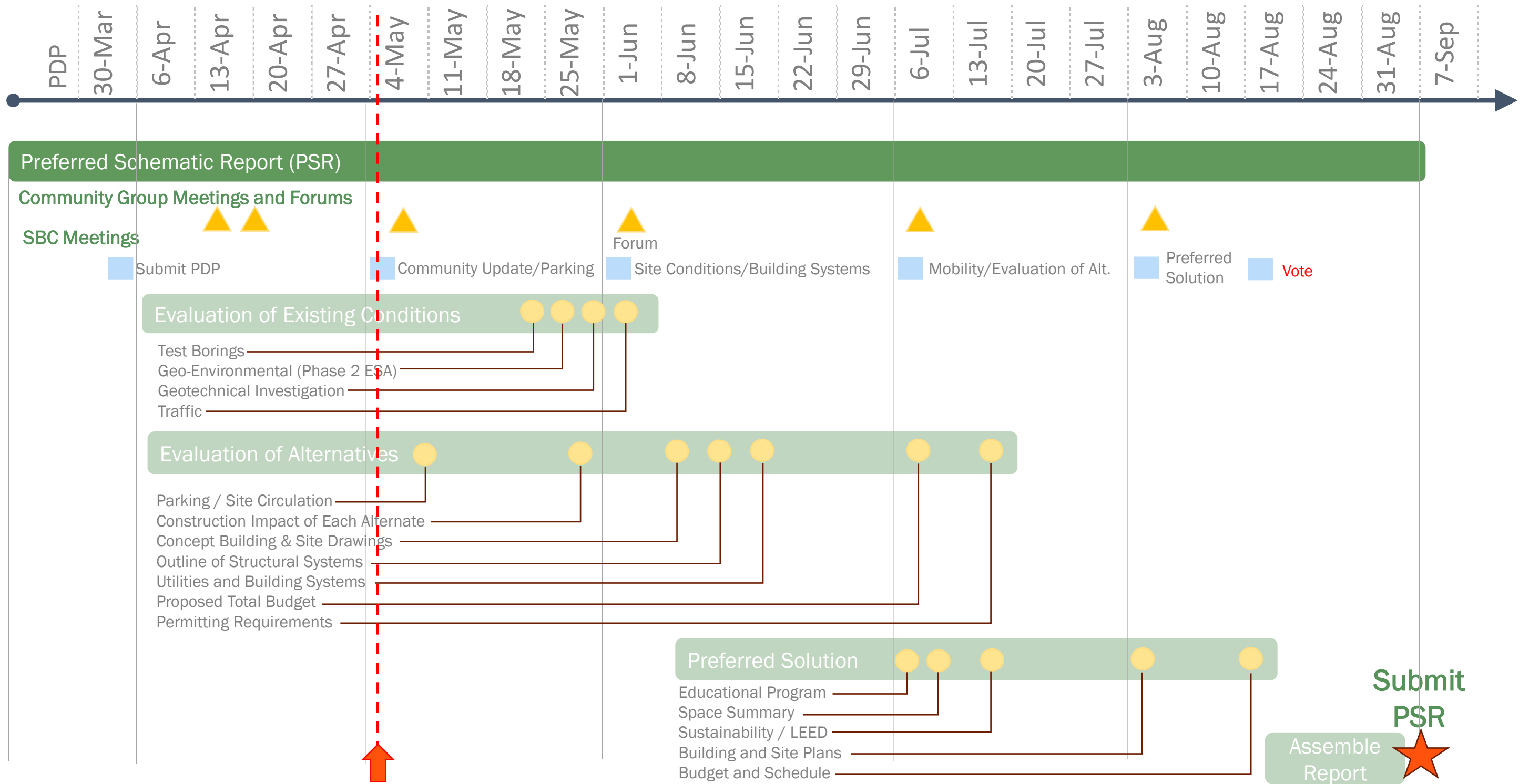
Meeting #8 May 4, 2026

PERKINS —  
EASTMAN  
*Human by Design*

# AGENDA

- Project Update
  - PSR Schedule and SBC Meetings
- Community Engagement
  - Sustainability Workshop Feedback
  - Young Children Event
- Preliminary Options Update
- Traffic/Mobility/Parking Concepts

# PSR WORKPLAN



# PROPOSED SBC MEETINGS

## May 4<sup>th</sup> Meeting:

- Sustainability Workshop Feedback
- Preliminary Options Update
- Traffic/Mobility/Parking Concepts

## June 1<sup>st</sup> Meeting:

- Community Space Workshop Feedback
- Building Systems Options
- Passive House
- Preliminary LEED Goals

## July 6<sup>th</sup> Meeting :

- Site, Parking and Mobility Options
- Evaluation of Alternatives (Base Repair, 1B, 2A, 2B and 4)

## August 3<sup>rd</sup> Meeting :

- Select Preferred Solution
- Submit DRAFT PSR to SBC and SC

## August 17<sup>th</sup> Meeting (Joint Meeting with SC)?

- Approve PSR Submission to MSBA

# COMMUNITY WORKSHOP OVERVIEW

# COMMUNITY ENGAGEMENT

Community Workshop #1 Sustainability	4/13/2026
SPS Event - Parents of Young Children	4/16/2026
Community Workshop #2 Community Programs	5/11/2026 at 5:30pm
Slice of the City Event	5/20/2026 at 5:00pm
Neurodiversity Workshop	5/27/2026 TBD
Community Workshop #3 Sustainability Part 2	June TBD
Community Forum 2 – Project update, sustainability & traffic	Sept. TBD

# MEASURING SUSTAINABILITY



LEED



WELL



Passive  
Building



American Institute  
of Architects  
Design Excellence  
Framework

# AIA DESIGN FRAMEWORK

## 10 MEASURES OF EXCELLENCE



### Measure 1

Design for Integration



### Measure 2

Design for Equitable  
Communities



### Measure 3

Design for Ecosystems



### Measure 4

Design for Water



### Measure 5

Design for Economy



### Measure 6

Design for Energy



### Measure 7

Design for Well-being



### Measure 8

Design for Resources



### Measure 9

Design for Change



### Measure 10

Design for Discovery

Carbon: Operations and Energy, Embodied Carbon  
Wellness: Daylight, Materials, IEQ, Arts & Discovery  
Site: Outdoor Play, Gardens, Transportation, Mobility  
Ecosystems, Safety

# BRAINSTORMING

A group of diverse people are gathered around a wall covered in colorful sticky notes, engaged in a brainstorming session. The scene is dimly lit, with the primary light source coming from the wall, highlighting the participants and the notes. Three large, semi-transparent colored circles are overlaid on the image: an orange circle on the left, a yellow circle in the center, and a teal circle on the right. Each circle contains a label corresponding to the categories listed at the top of the page.

Carbon

Wellness/  
Curriculum

Site

# WORKSHOP



# WORKSHOP

<b>Summary</b>	School Community	Neighbors	City Employees	Consultant	<b>Totals</b>
Improve Heat Island	5	9		1	15
Geothermal	3	2		1	6
Stormwater Management	5	1	3	2	11
Mobility	2	8		2	12
Carbon	11	3	1	4	19
Energy Efficiency	17	5	1	6	29
Windows	3	1			4
Air Quality	2	2	2	1	7
Lighting	2	1	1	2	6
Water			1	1	2
Gardens/Biophilic	8	5	1	1	15
Materials	11	1	1	3	16
Wood	9			1	10
Acoustics	3				3
Art					0
Learning/Play Space	15	10	5	7	37
Community	14	9	5	1	29
Resiliency	2	4		2	8
Commissioning	1	1			2
Equitable	7	7		3	17
Maintenace		1	1		2

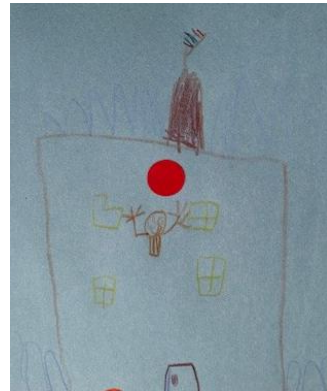
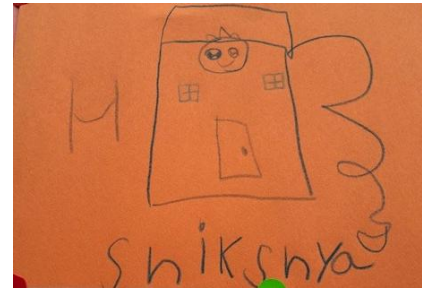
# WORKSHOP COMMENTS

	School Community	Neighbors	City Employees	Consultants	
<b>Carbon</b>					
Carbon sequestration landscaping		1			
Low/No GWP refrigerants	1			1	
Design to encourage low carbon transportation	2	1			
Low embodied carbons	1			1	
Carbon-sequestering landscaping	2				
All Electric HVAC	1			1	
low embodied carbon and natural materials	2				
Reducing carbon heat island effect (cool outdoor spaces)	2	1	1	1	
<b>Totals</b>	<b>11</b>	<b>3</b>	<b>1</b>	<b>4</b>	<b>19</b>
<b>Energy Efficiency</b>					
Battery backup for energy power and load savings	1	1		1	
Reliable energy system performance	1	1			
Water based heat/cool for distribution				1	
No operable windows					
Life Cycle analysis	2	1			
Low operating costs		1			
BMS performance measuring					
Energy recovery ventilation for great indoor air quality	1			1	
Max PV	2	1		2	
Living Building Challenge	5			1	
Passive house	5				
Future Energy Standard LEED Gold			1		
<b>Totals</b>	<b>17</b>	<b>5</b>	<b>1</b>	<b>6</b>	<b>29</b>

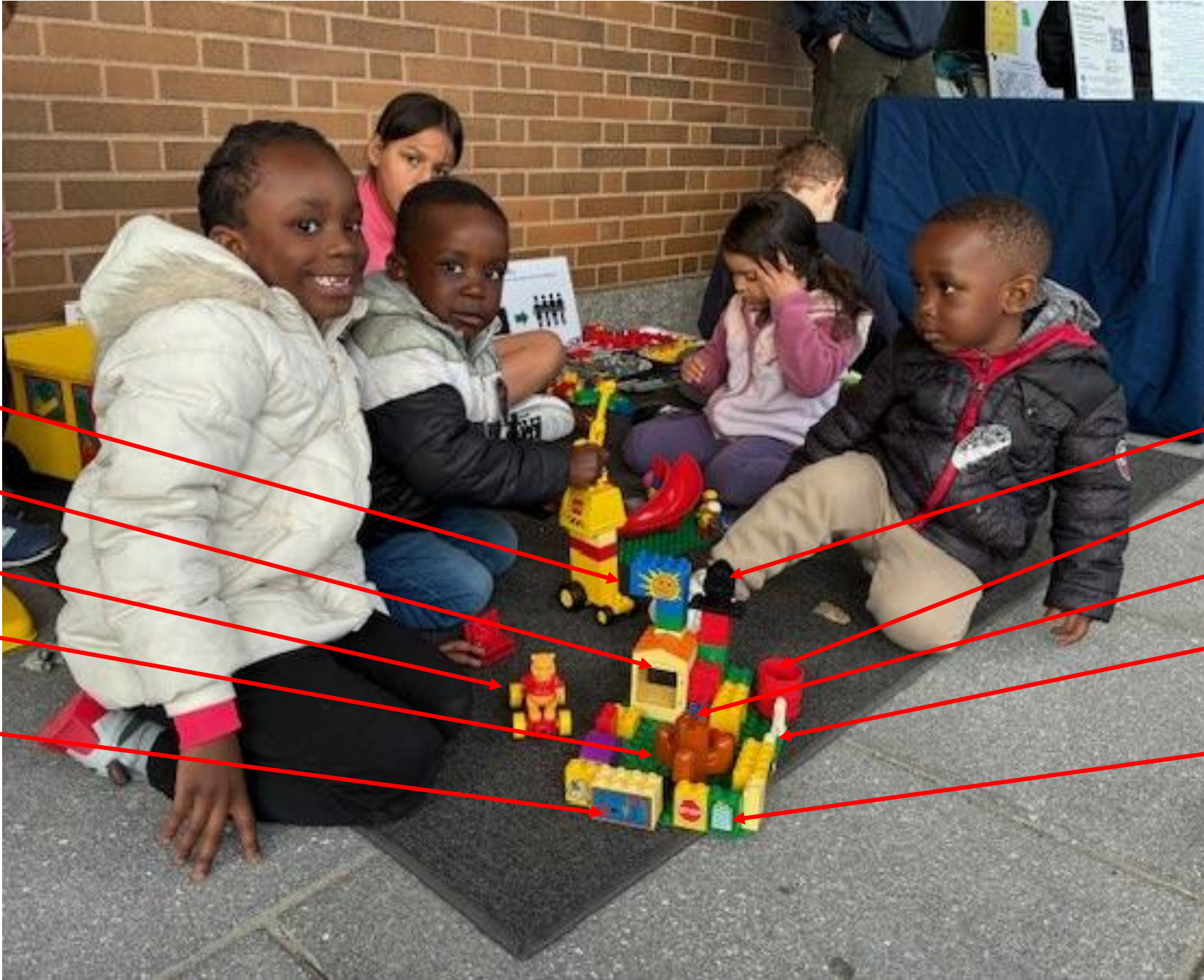
# WORKSHOP COMMENTS

	School Community	Neighbors	City Employees	Consultants	
<b>Learning/Play Space</b>					
Performing Arts Space		1			
Space for digital literacy education					
Interactive learning about building	1				
Views into mechanical space and wall assemblies	2	1	1		
Visualize energy production as learning opportunity		1			
Learning Through discovery	3		1	2	
Built in Displays - inspiration from museum of science and children's museum	1				
Lego Wall	1		1	1	
Kinetics - art/energy - display physics		1	1		
Dashboards - new windows in HVAC	1				
Physical displays - (playing/exploratory materials etc.) to teach sustainability of the building	4	1	1	1	
Integrated Educational potential - the building of curriculum		1			
Visualize energy production as learning opportunity		1			
3rd spaces for OST		1			
Outdoor STEM classrooms	1	1		1	
How to use your classroom - teacher antinomy					
Classroom based dashboard - easily tracked and compare energy use		1			
Educational awareness throughout the project	1			2	
<b>Totals</b>	<b>15</b>	<b>10</b>	<b>5</b>	<b>7</b>	<b>37</b>
<b>Community</b>					
Support startup from greentown labs					
Contribute to local economy	1				
Minimizing neighborhood and ecosystem light pollution - light justice	1	1			
Out of School Time - outdoor space	2	1	1		
Community Access to <i>maintain</i> shared spaces	4	1	2	1	
Cooling / warming center	4	3	2		
Protect the health of the community & habitat during construction	2	2			
Community Resilience hub		1			
<b>Totals</b>	<b>14</b>	<b>9</b>	<b>5</b>	<b>1</b>	<b>29</b>

# SPS YOUNG CHILDREN EVENT



# SPS YOUNG CHILDREN EVENT



Sunny sky

Classroom

Drop-off

Playground

Building Area

Smokestack

Trash Barrel

Treehouse

Fence -to keep us safe

Sign in

# SPS YOUNG CHILDREN EVENT

**School Playground**

nature      themed      play structures      slopes and games      features

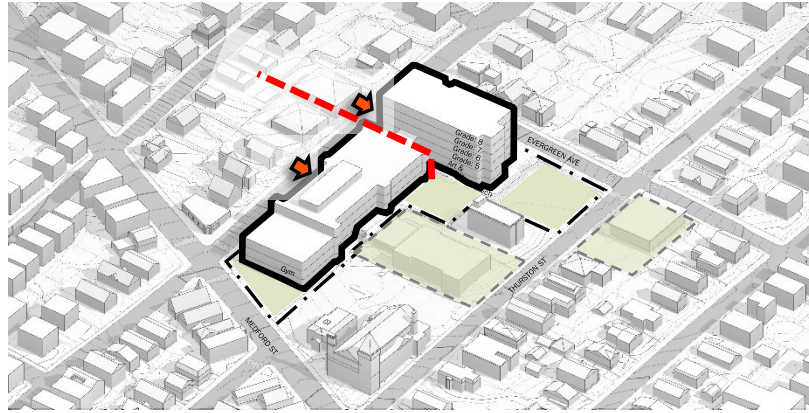


	Kids Play ground votes	Votes
1a	Nature - tree trunks	15
1b	Nature - wood structure "tree house" with slide	4
2a	Themed - Train station structure	12
2b	Themed - Storyland houses	13
3a	Play Structures - climbing course	21
3b	Play Structures - slides	4
4a	Slopes and games - slides and climbing	15
4b	Slopes and games - slides and obstacles	8
5a	Features - Tractor	14
5b	Features - Hardscape games/hopscotch	4

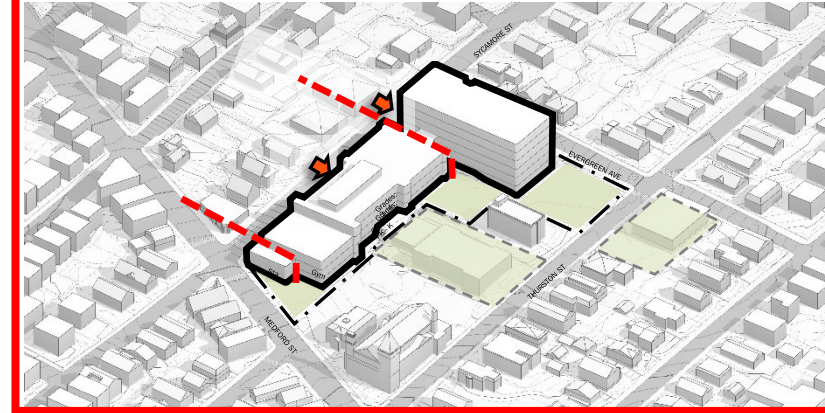
# PRELIMINARY OPTIONS UPDATE

# OPTION SUMMARY FOR PSR

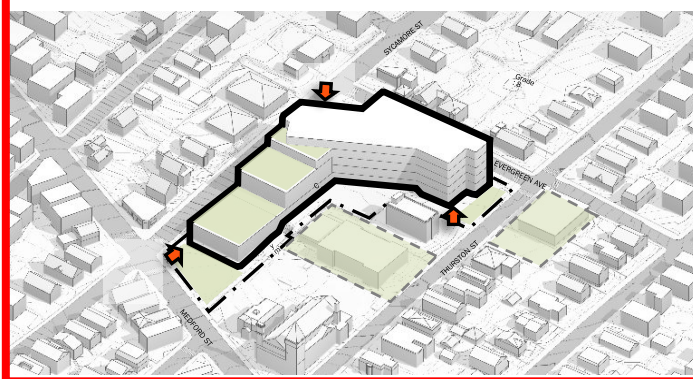
**1A** ADDITION/RENOVATION  
115 SYCAMORE ST. 690 STUDENTS



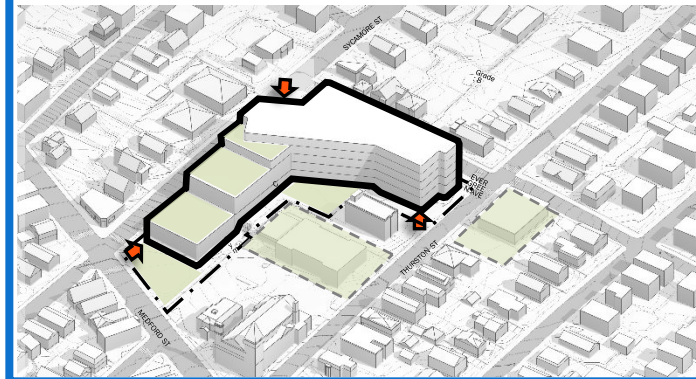
**1B** ADDITION/RENOVATION  
115 SYCAMORE ST. 925 STUDENTS



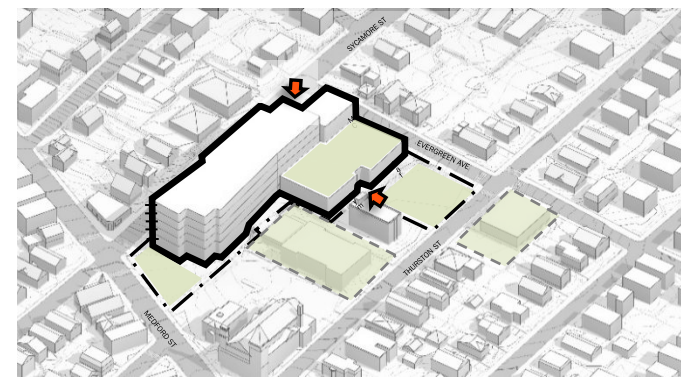
**2A** NEW CONSTRUCTION  
115 SYCAMORE ST. 690 STUDENTS



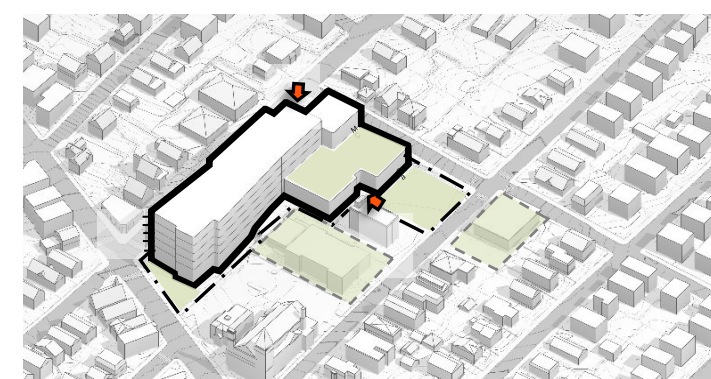
**2B** NEW CONSTRUCTION  
115 SYCAMORE ST. 925 STUDENTS



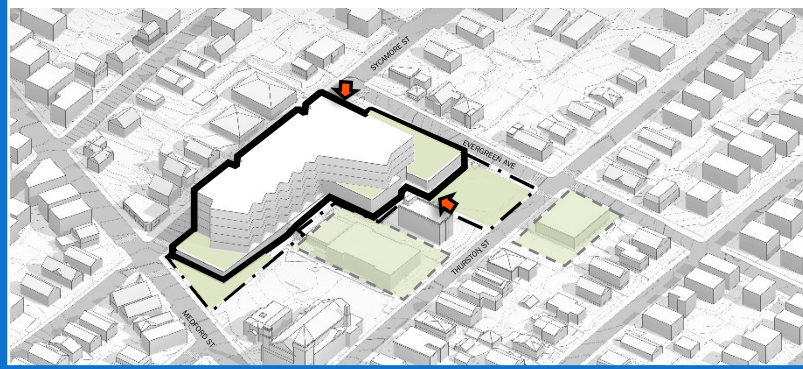
**3A** NEW CONSTRUCTION  
115 SYCAMORE ST. 690 STUDENTS



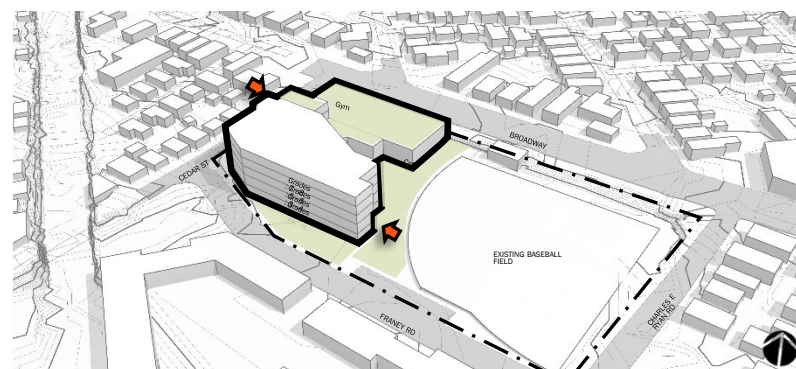
**3B** NEW CONSTRUCTION  
115 SYCAMORE ST. 925 STUDENTS



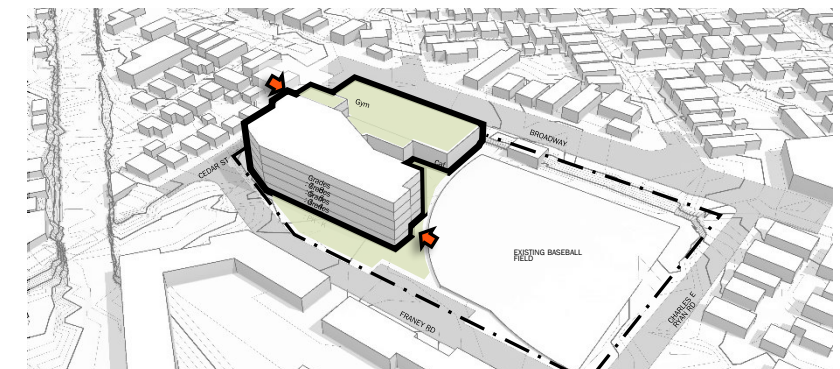
**4** NEW CONSTRUCTION  
115 SYCAMORE ST. 925 STUDENTS



**5A** NEW CONSTRUCTION  
TRUM FIELD. 690 STUDENTS



**5B** NEW CONSTRUCTION  
TRUM FIELD. 925 STUDENTS



# BENJAMIN BROWN SCHOOL

## Existing Building:

- Requires full accessibility upgrades (including an elevator)
- Building systems are beyond life expectancy
- Building envelope is not energy efficient
- Building does not have a gym or cafeteria
- Only school in the district that does not have 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> grade
- No space within the building for programmatic growth to meet education needs of the school district
- No direct connection to public transportation or dedicated bike lanes



## Addition Renovation:

- An addition to the south side of the building will consume the only open space on the site
- No opportunities for open play space at adjacent properties
- The small 0.6 acre site cannot accommodate an addition for 690 or 925 students

## New School Building:

- The small 0.6 acre site cannot accommodate a new building for 690 or 925 students
- Open play space and parking will be challenging to achieve



# OPTION 2B



Lower Play Area



Upper Play Area

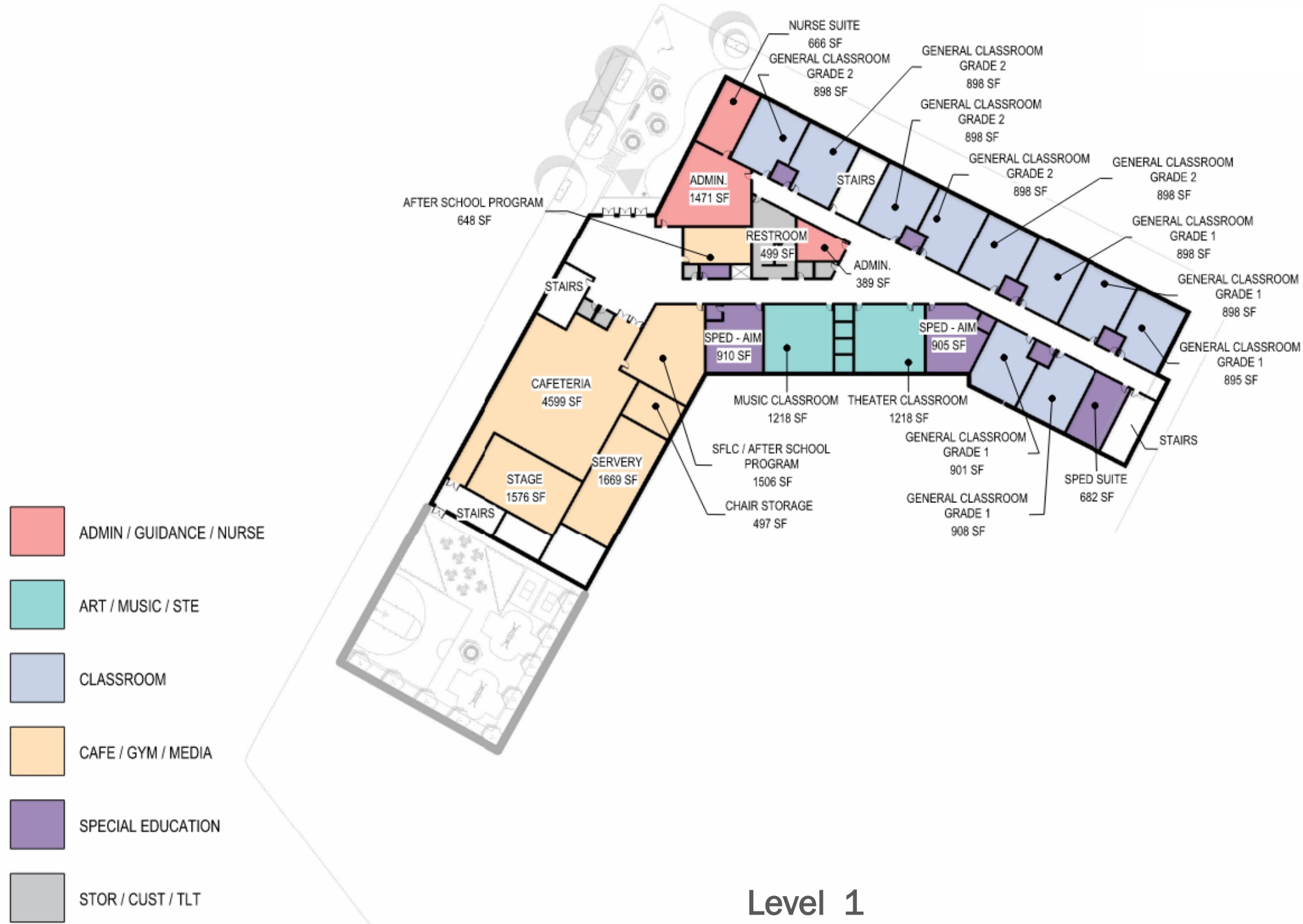
# OPTION 2B



Lower Level



# OPTION 2B



# OPTION 2B



- ADMIN / GUIDANCE / NURSE
- ART / MUSIC / STE
- CLASSROOM
- CAFE / GYM / MEDIA
- SPECIAL EDUCATION
- STOR / CUST / TLT

Level 2



# OPTION 2B



Level 3



# OPTION 2B



- ADMIN / GUIDANCE / NURSE
- ART / MUSIC / STE
- CLASSROOM
- CAFE / GYM / MEDIA
- SPECIAL EDUCATION
- STOR / CUST / TLT



Level 4

# OPTION 4

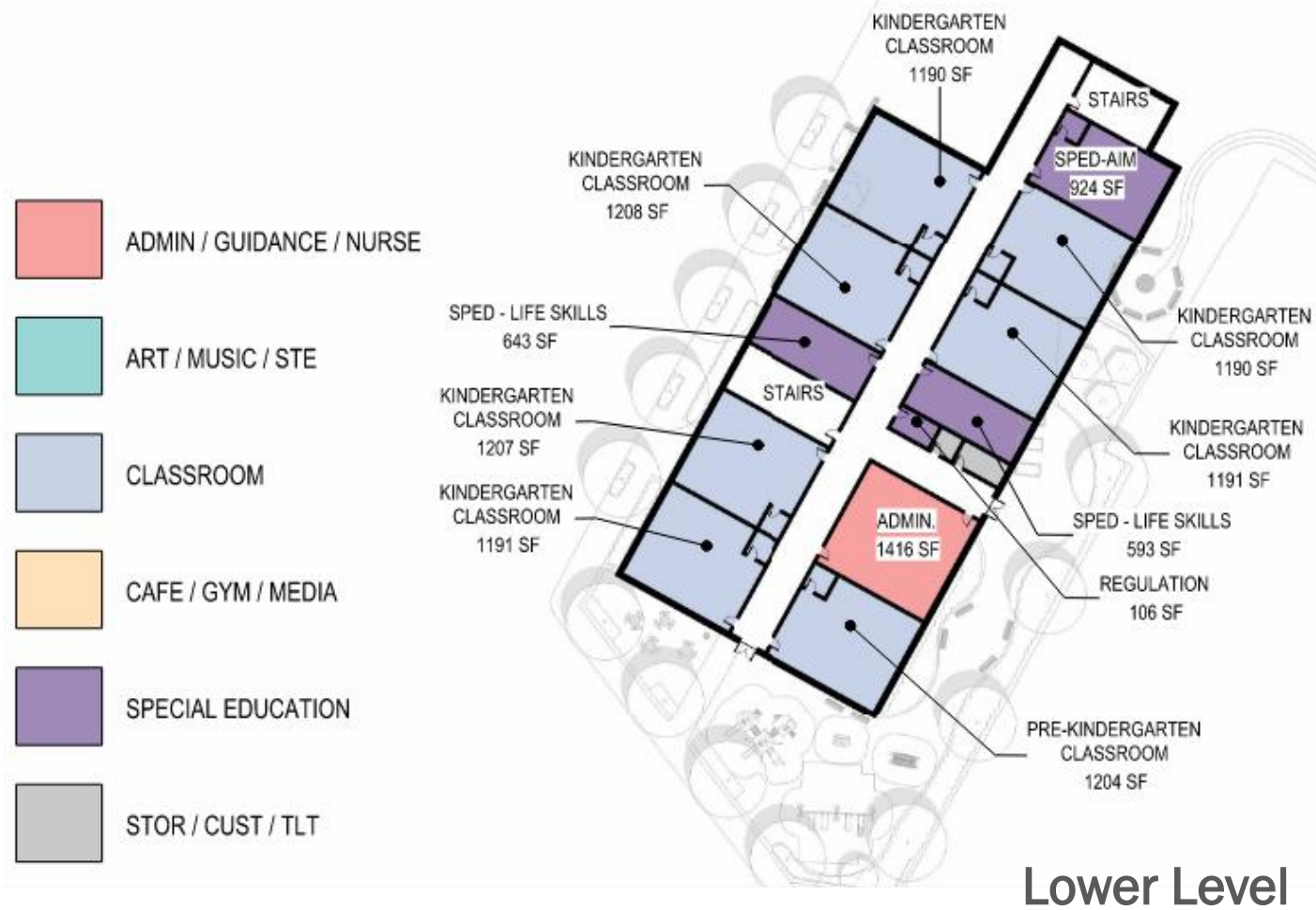


Lower Play Area



Upper Play Area

# OPTION 4



Lower Level

# OPTION 4



Level 1

# OPTION 4



Level 2



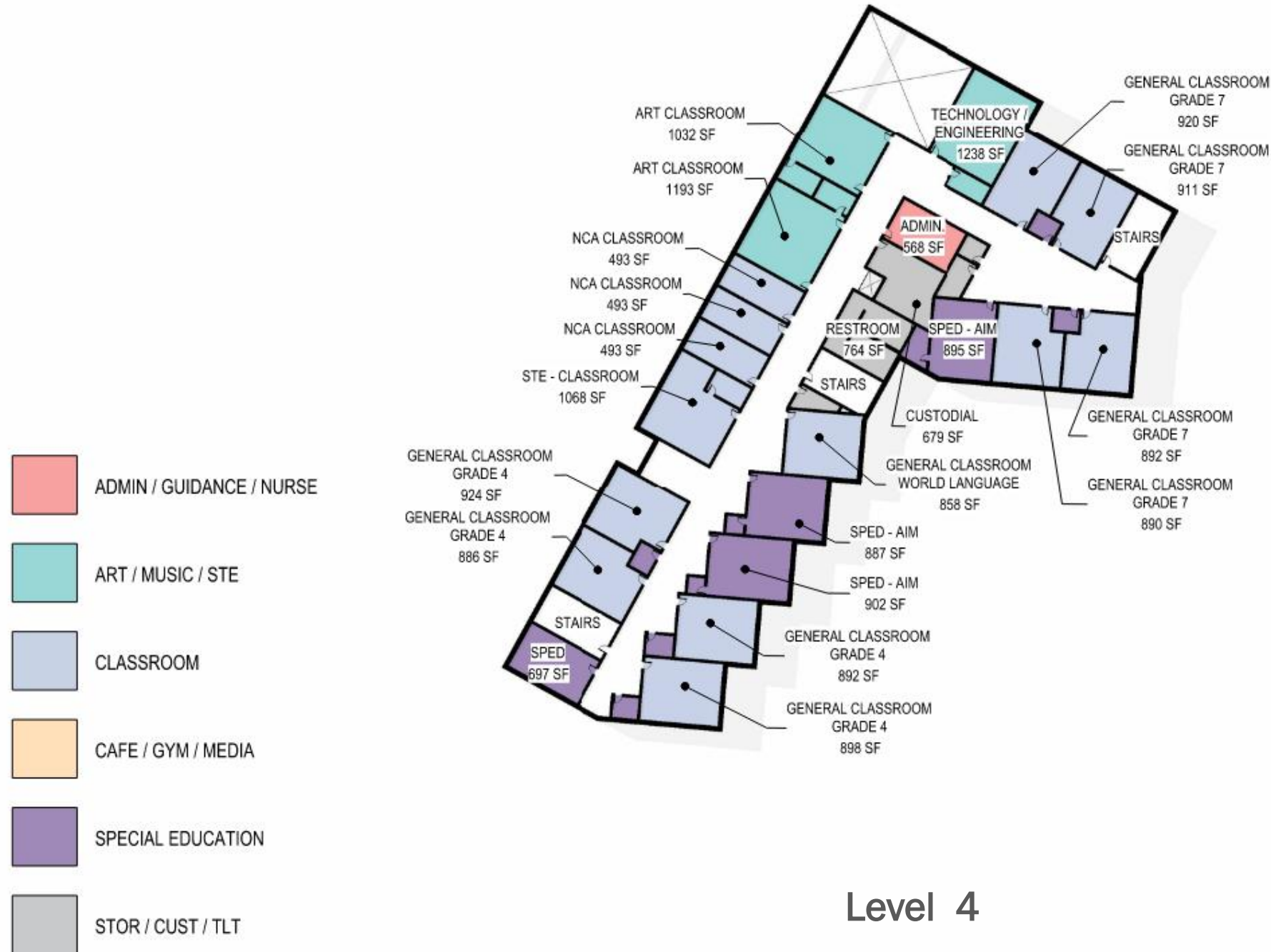
# OPTION 4



Level 3

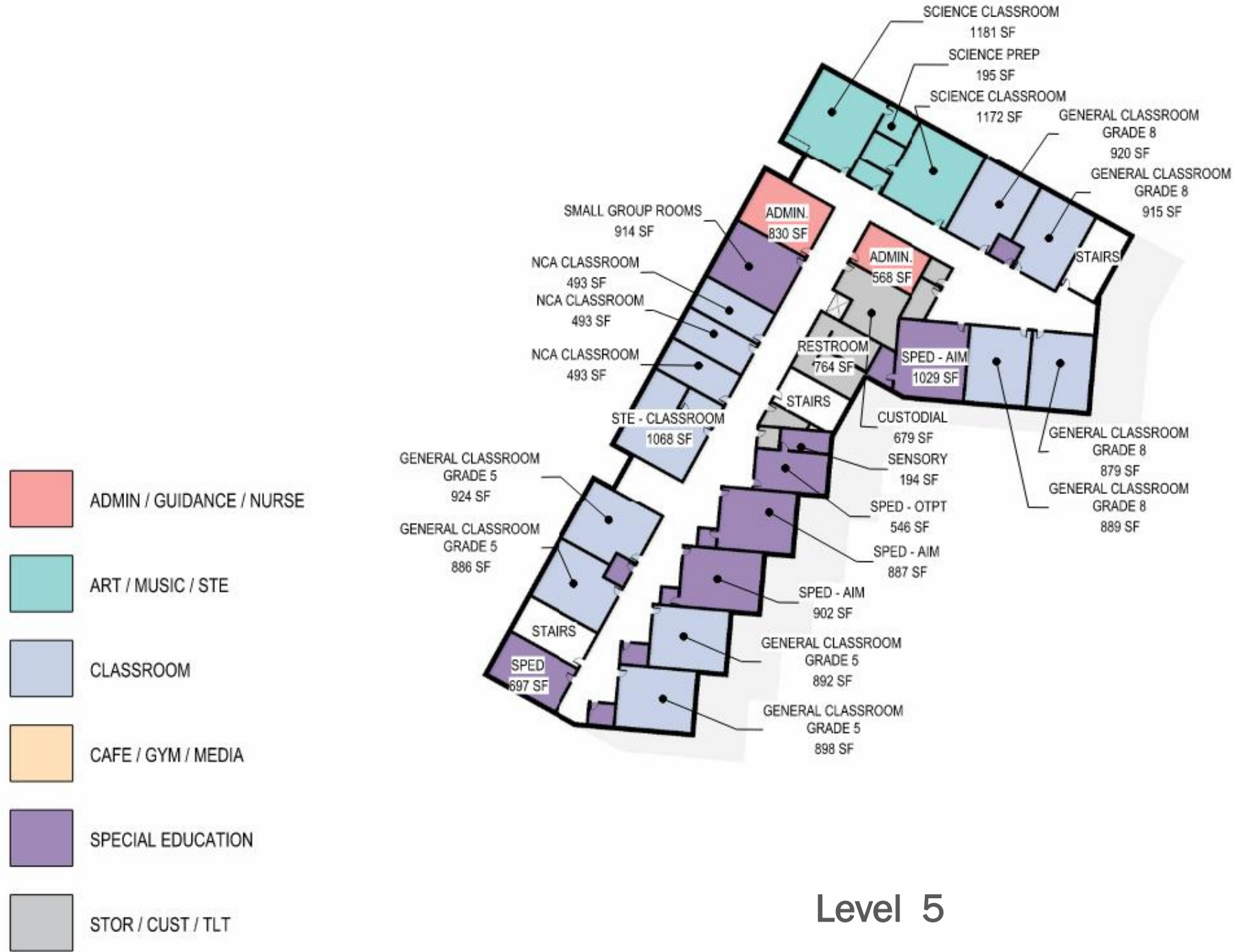


# OPTION 4



Level 4

# OPTION 4



Level 5



# SITE AND PARKING STUDY

# PARKING CONCEPT FOR OPTION 2B



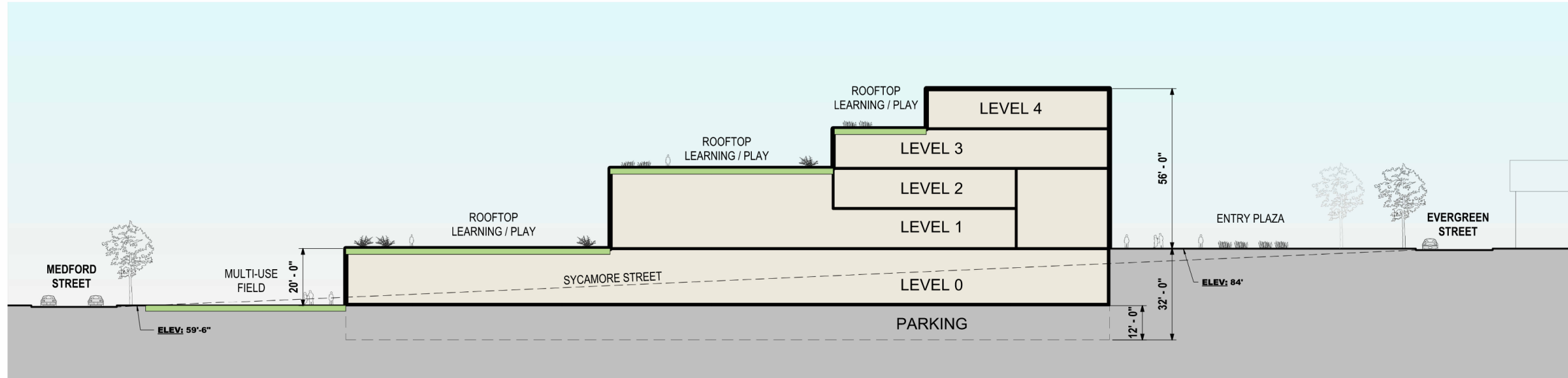
Parking below with Entry/Exit from Thurston St



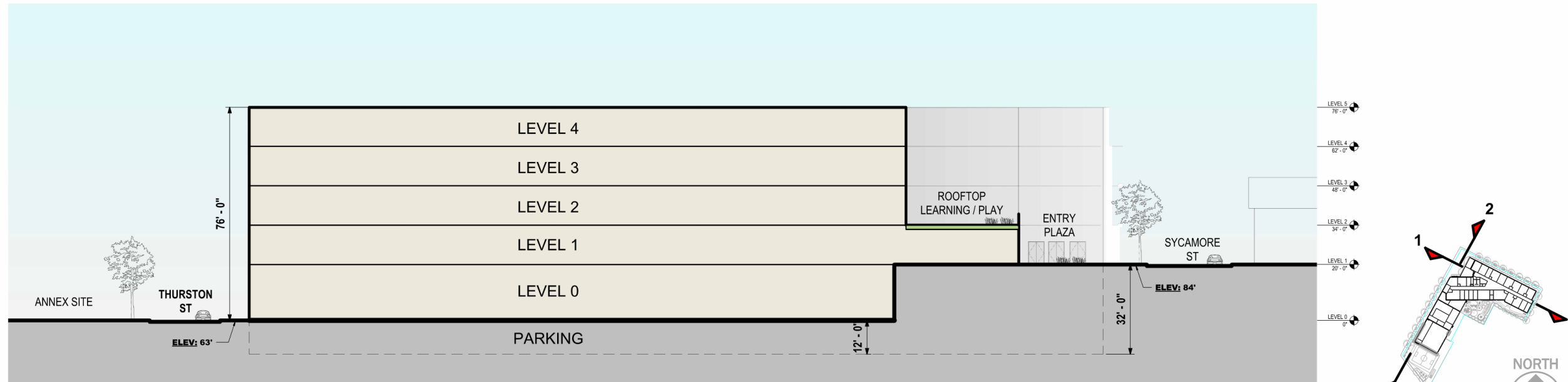
Parking below with Entry at Thurston St and Exit on Medford St



# SITE SECTION DIAGRAM - OPTION 2B



2 **SITE SECTION - N/S**  
1/16" = 1'-0"



1 **SITE SECTION - E/W**  
1/16" = 1'-0"

# PARKING CONCEPT FOR OPTION 2B AND 4



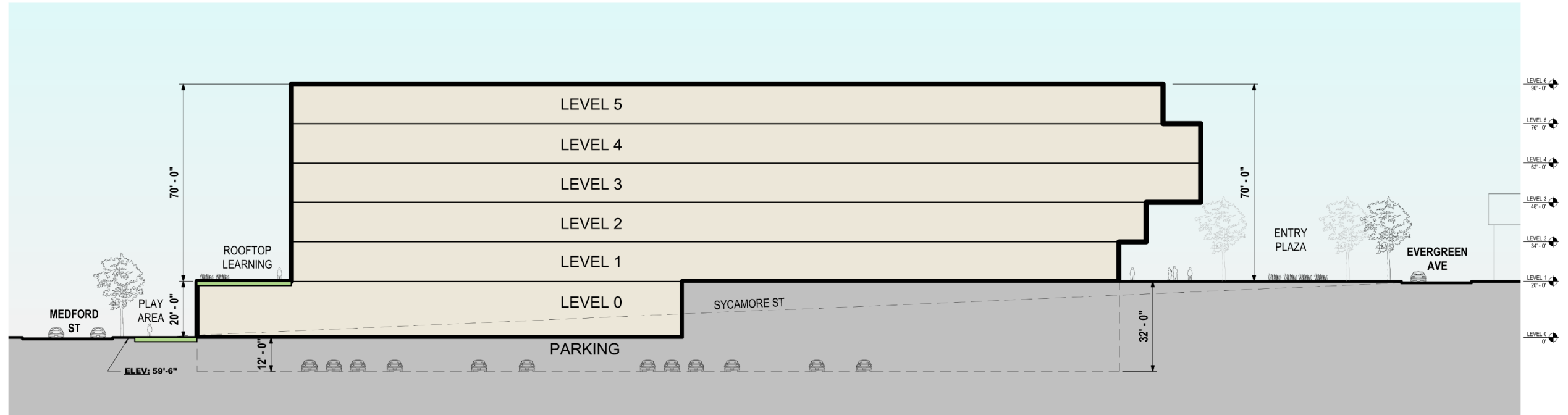
Parking below with Entry at Thurston St and. Exit Through St. Ann Parking



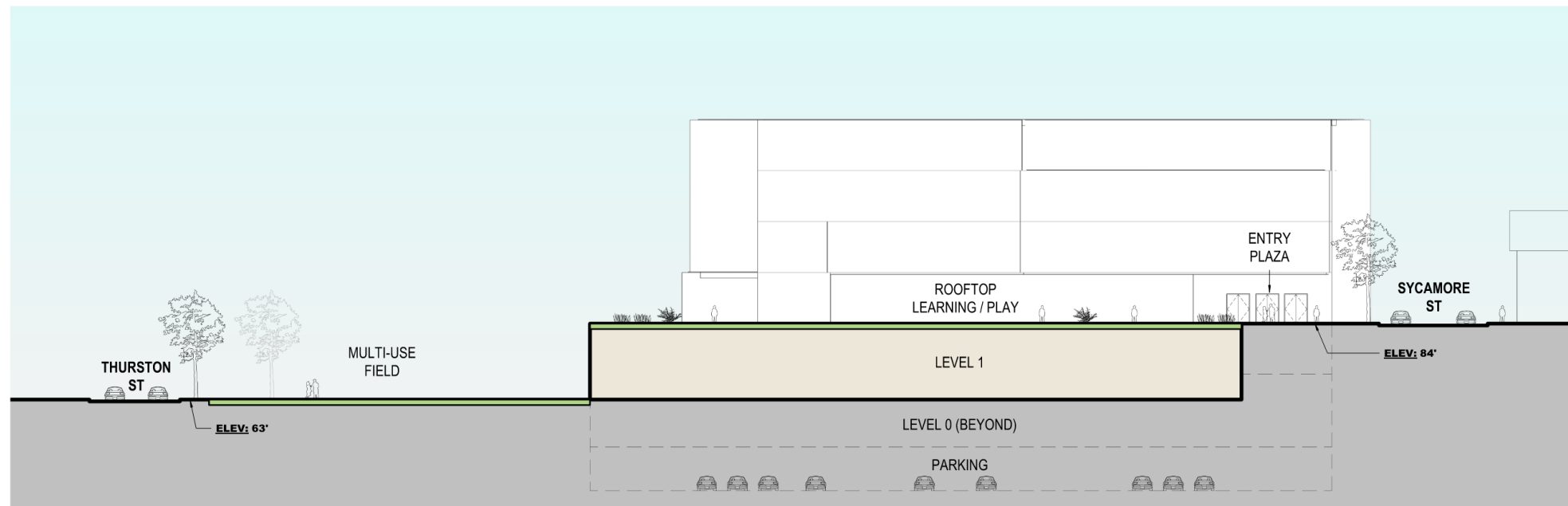
Parking below with Entry/Exit from Thurston St



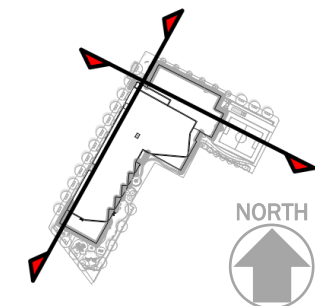
# SITE SECTION DIAGRAM - OPTION 4



1 SITE SECTION - N/S  
1/16" = 1'-0"



2 SITE SECTION - E/W  
1/16" = 1'-0"





Thank you!