

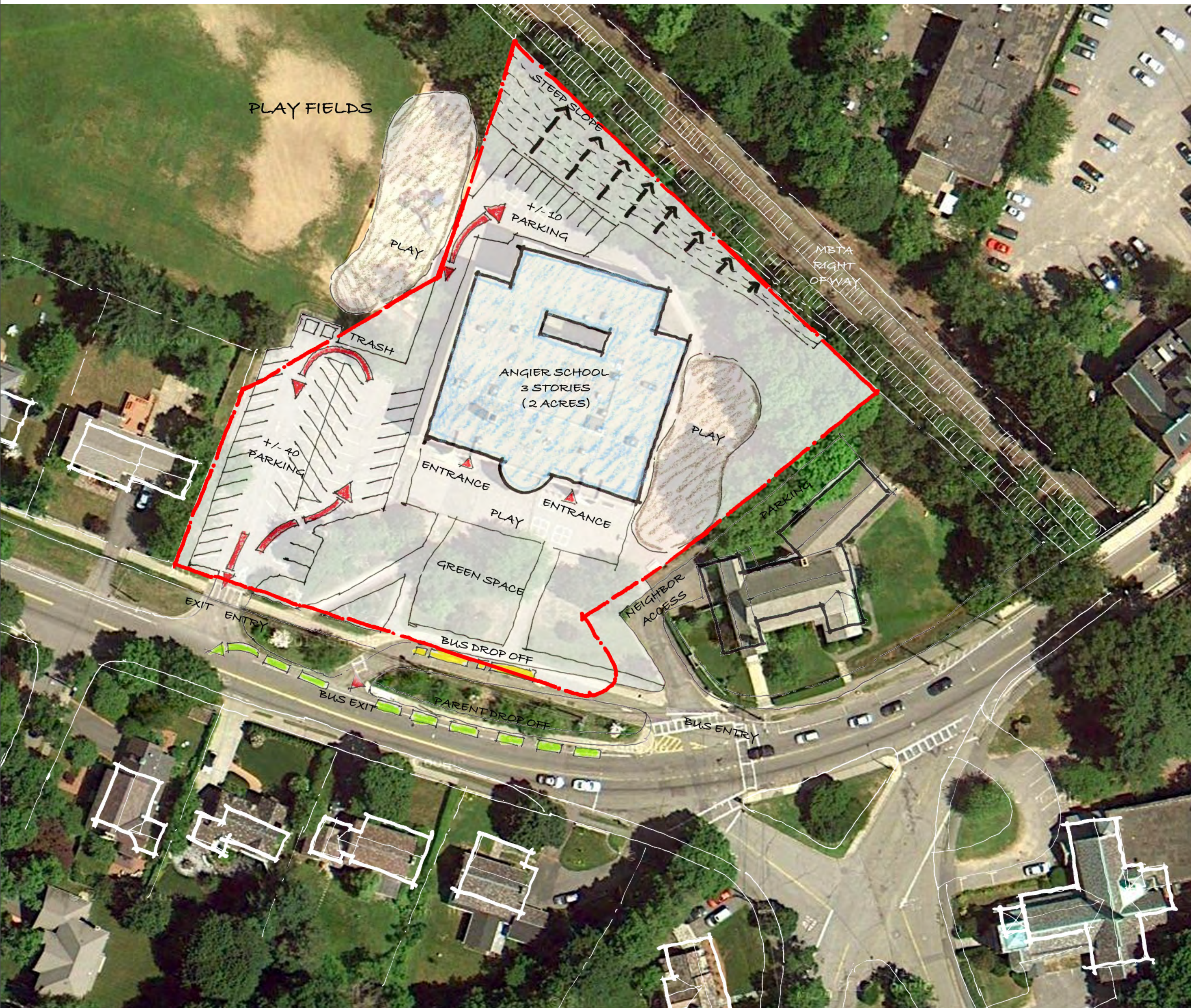
Waban 2013 - Contextual Design



Waban 2013 - Neighborhood Context

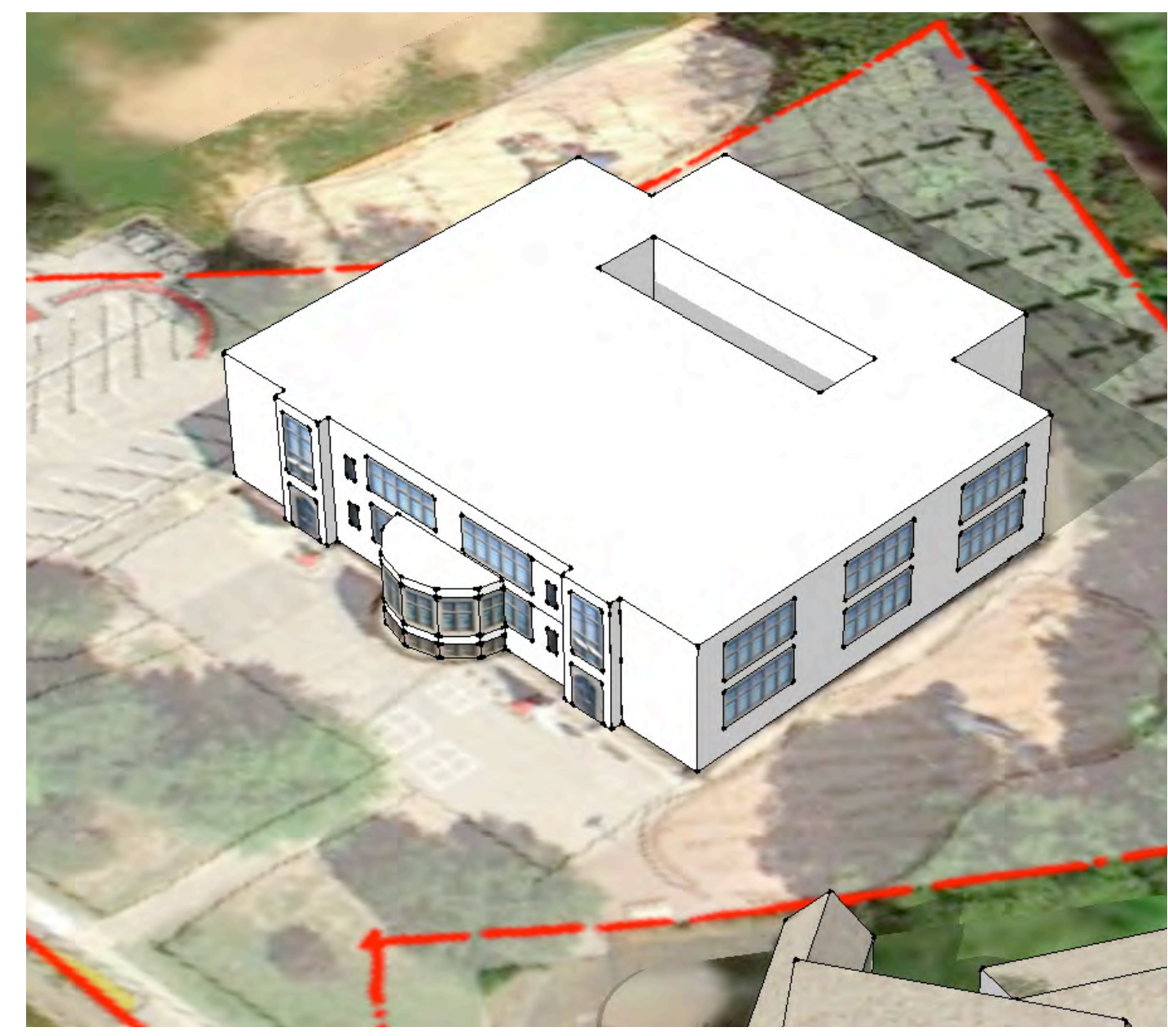


Site Analysis



Existing Site Utilization

- 2 acres - constrained
- Inefficient layout
- Steep slope at T tracks not usable
- Congested traffic/drop-off
- Inadequate parking



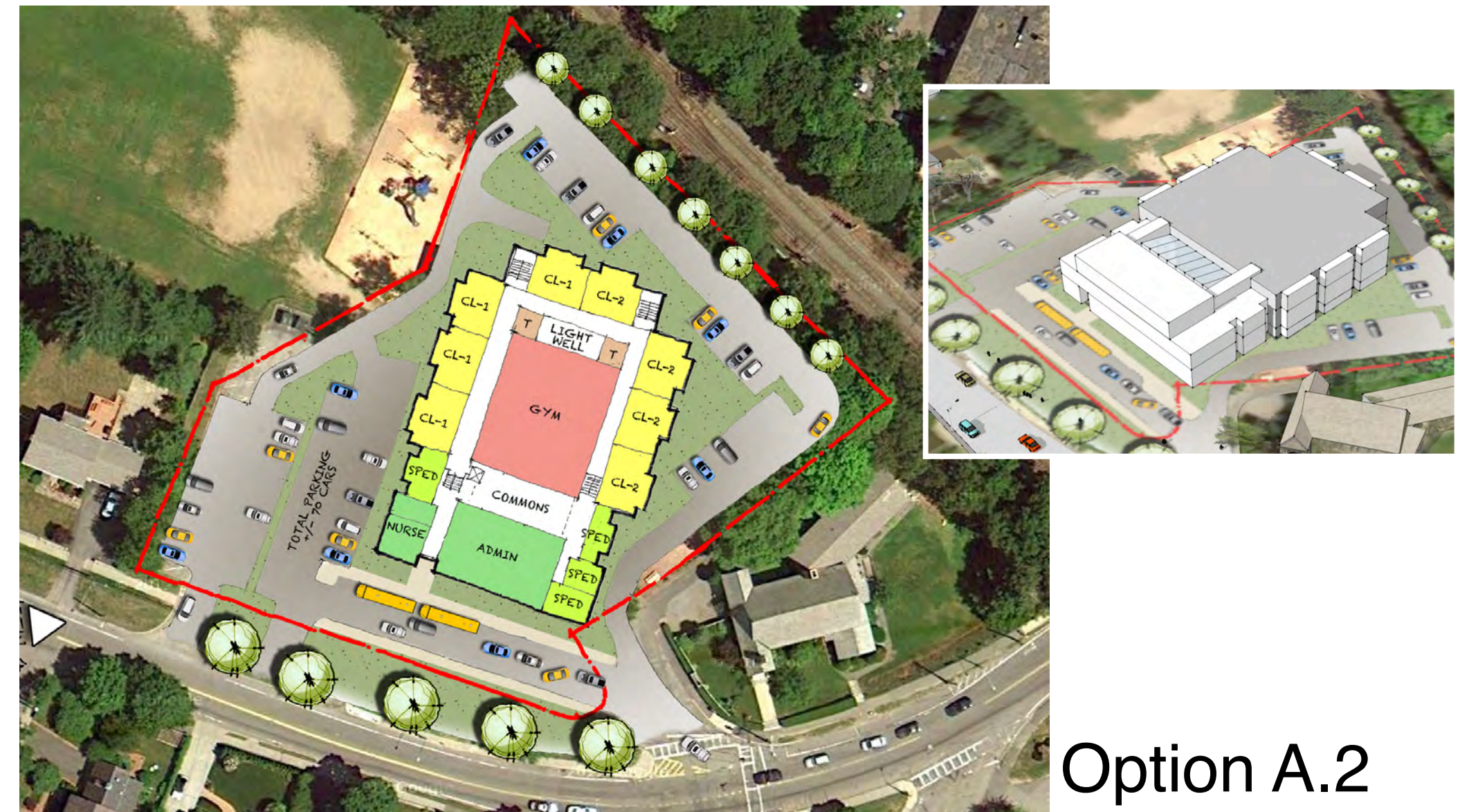
Design Priorities

- Manage pedestrian and vehicular traffic flow on and off site
- Parking in rear of building
- Front entry gathering area
- Administrative control of main entrance and public spaces
- Cafeteria opens to play area
- Music classroom adjacent to stage/cafeteria
- Classroom orientation - daylight harvesting
- Core facilities zoned for community use off-hours

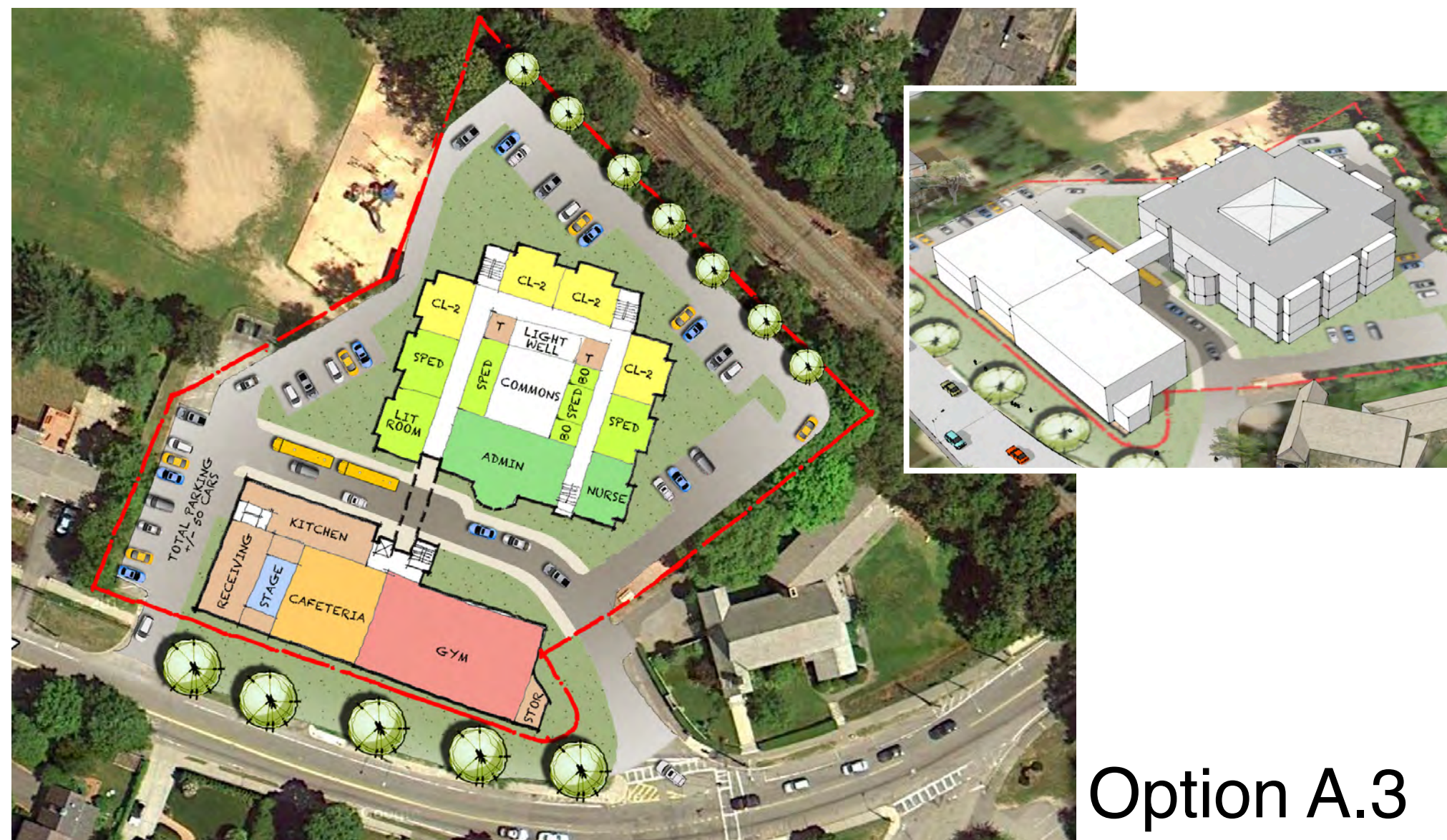
Planning Concepts - Renovation/Addition



Option A.1



Option A.2



Option A.3

Why renovation/addition is not a viable alternative

- Would compromise educational program
- Does not meet program spatial relationship and adjacency requirements
- Addition would obscure historic features of original structure
- Not cost effective