

*City of Lawrence*  
**Oliver Partnership School**

| SMMA





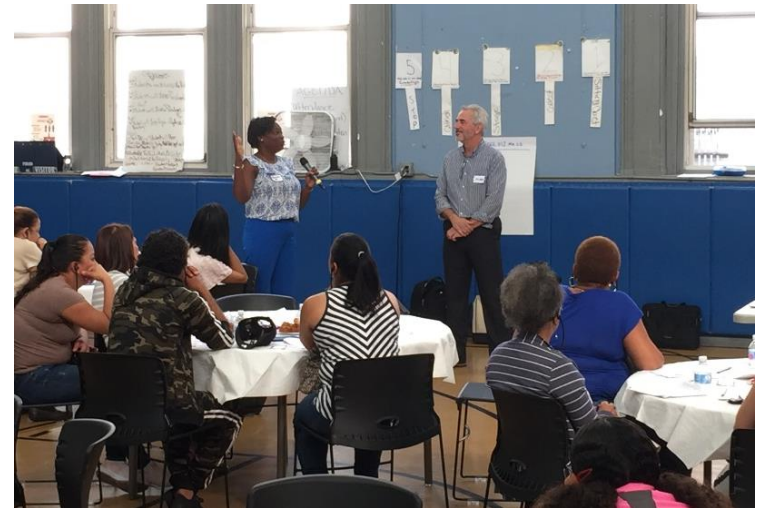
# Community Visioning Workshop

## Workshops held on September 23, 2019

1. *Morning Session (8-10am approximately 40 participants)*
2. *Afternoon Session (4-6pm approximately 20 participants)*

## Each workshop explored the following topics:

- Overview of the MSBA Feasibility Study Process and Timeline
- Priority Goals for the renovated and/or new Oliver Education Complex
- Future Ready Learning Goals as connected to the Oliver Partnership and Up Academy Oliver's schools present and future educational visions
- Future Ready Design Patterns that the Oliver community would like to see realized within the renovated and/or new building



# Educational Vision

## Core Elements of the Oliver School Design

- Grade Level Classroom “neighborhoods” can be supported through “Learning Commons” utilizing EL and Media center components
- Strengthen and give identity to Elementary and Middle School learning environments
- School safety
- Flexible spaces & furniture that allow for easy reconfiguration
- Appropriate spaces for specialized services and programs
- Secure community access after hours



**LAWRENCE**  
PUBLIC SCHOOLS

Estudio de Viabilidad de la Escuela Oliver  
Taller de Vision Educativa para la Comunidad  
9.23.19

**Agenda**

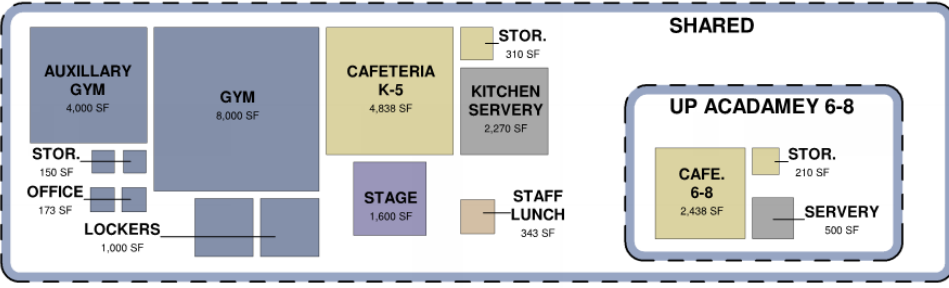
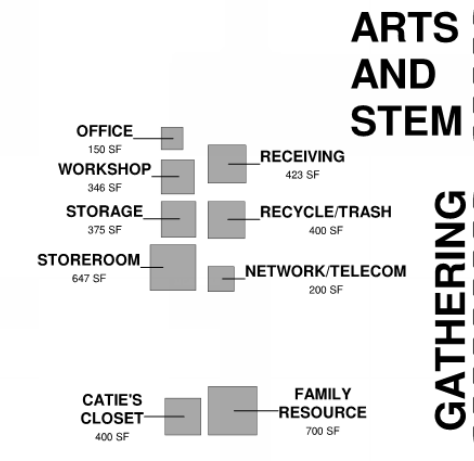
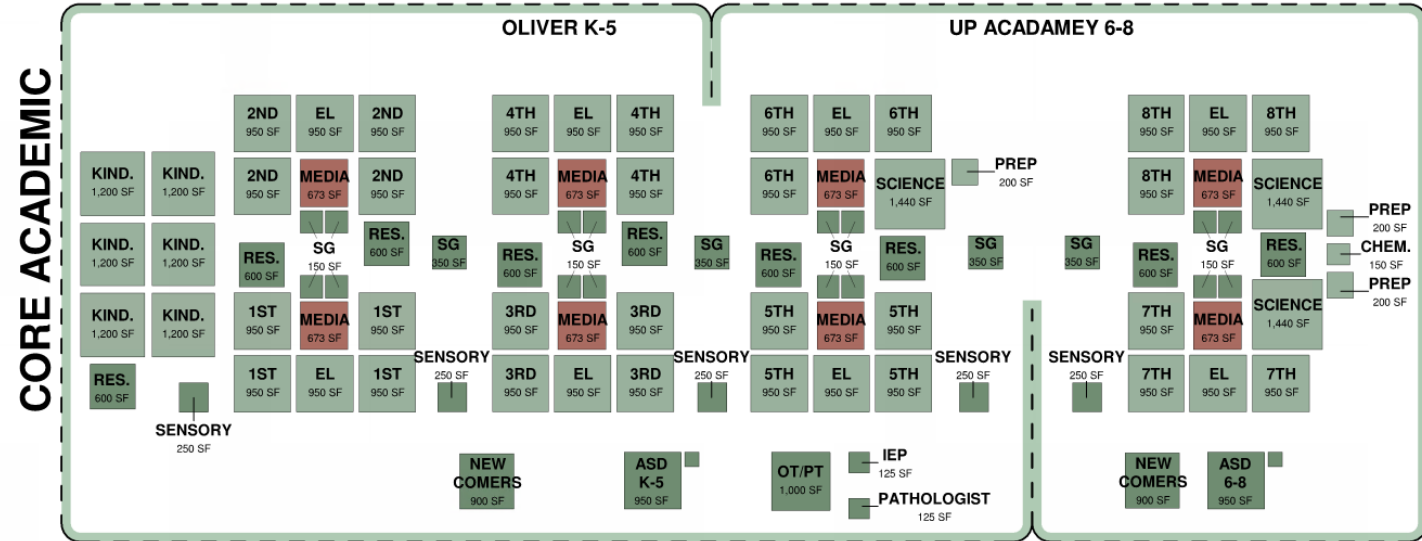
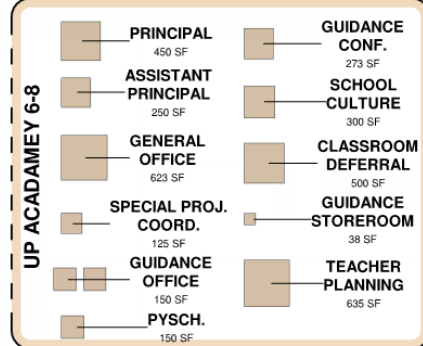
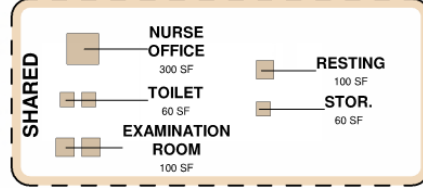
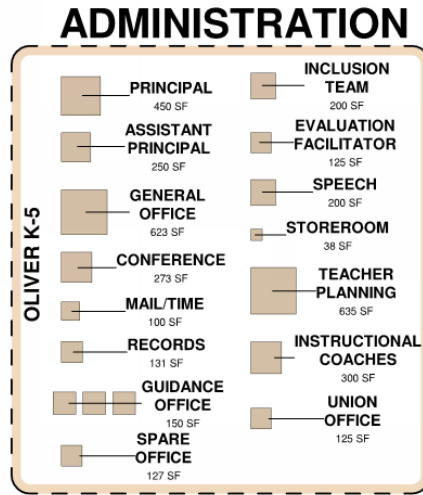
<b>1. Introducción y Resumen General</b>	<b>15 min</b>
o Descripción general de MSBA (Massachusetts School Building Authority)	
o Proceso de estudio de viabilidad y cronograma	
<b>2. Objetivos Prioritarios</b>	<b>30 min</b>
o Compartir los objetivos prioritarios identificados por maestros, administradores y estudiantes durante los talleres de visión educativa	
o Lluvia de ideas y registro de las prioridades de los participantes de la comunidad.	
<b>3. Enseñanza y Aprendizaje Preparados Para el Futuro</b>	<b>25 min</b>
o Intercambio de objetivos y estrategias de aprendizaje preparados para el futuro identificados por profesores, administradores y estudiantes durante Talleres de visión educativa	
o Lluvia de ideas y registro de las metas educativas de los participantes de la comunidad	
<b>4. Patrones de Diseño y Posibilidades</b>	<b>30 min</b>
o Compartir los Patrones de Diseño deseados identificados por los maestros, administradores y estudiantes durante el taller de visión educativa	
o Lluvia de ideas y registro de los Patrones de Diseño deseados de los participantes de la comunidad.	
<b>5. Selección de Sitio de Construcción y Preguntas y Respuestas</b>	<b>20 min</b>
o Compartir el progreso de la selección del sitio de Construcción y los diseños conceptuales desarrollados hasta ahora	
o Comentarios de los participantes opiniones y preocupaciones iniciales	

**SMMA**  
Final Education Program  
**OLIVER K-8 SCHOOL**  
Lawrence, Massachusetts  
November 5, 2019

**newvistadesign**  
Envisioning Future Ready Schools

**SMMA** 11 P a g e

# Space Summary Graphic Plan



# PDP Options - “Long List”

1. Oliver Partnership: Base Repair / Code Upgrade (<500 students)
2. Oliver Partnership: Renovation Only (<500 students)
3. Oliver Partnership Site: Renovation/Addition (<650 students)
4. Oliver Partnership Site: Renovation/Addition (<736 students UAO & OPS)
5. Stone Mill Site: Renovation & Addition (1000 students UAO & OPS)
6. Oliver Partnership Site: New Construction (<675 students)
7. Gateway Parking Site: New Construction (1000 students UAO & OPS)

# Project Goals & Criteria

- **Have an impact the highest number of students**
- **Prioritize Educational Complex Model (grades K-8)**
- Address Oliver Partnership School Conditions
- Preserve the Oliver Partnership Building
- Provide for dedicated Outdoor Play
- Improve Parking, Drop-off and Pick-up Circulation
- Avoidance of Environmental Site Concerns
- Avoidance of Swing Space
- Parity with Leahy Project
- **Limit Number of Stories to 5 or fewer**

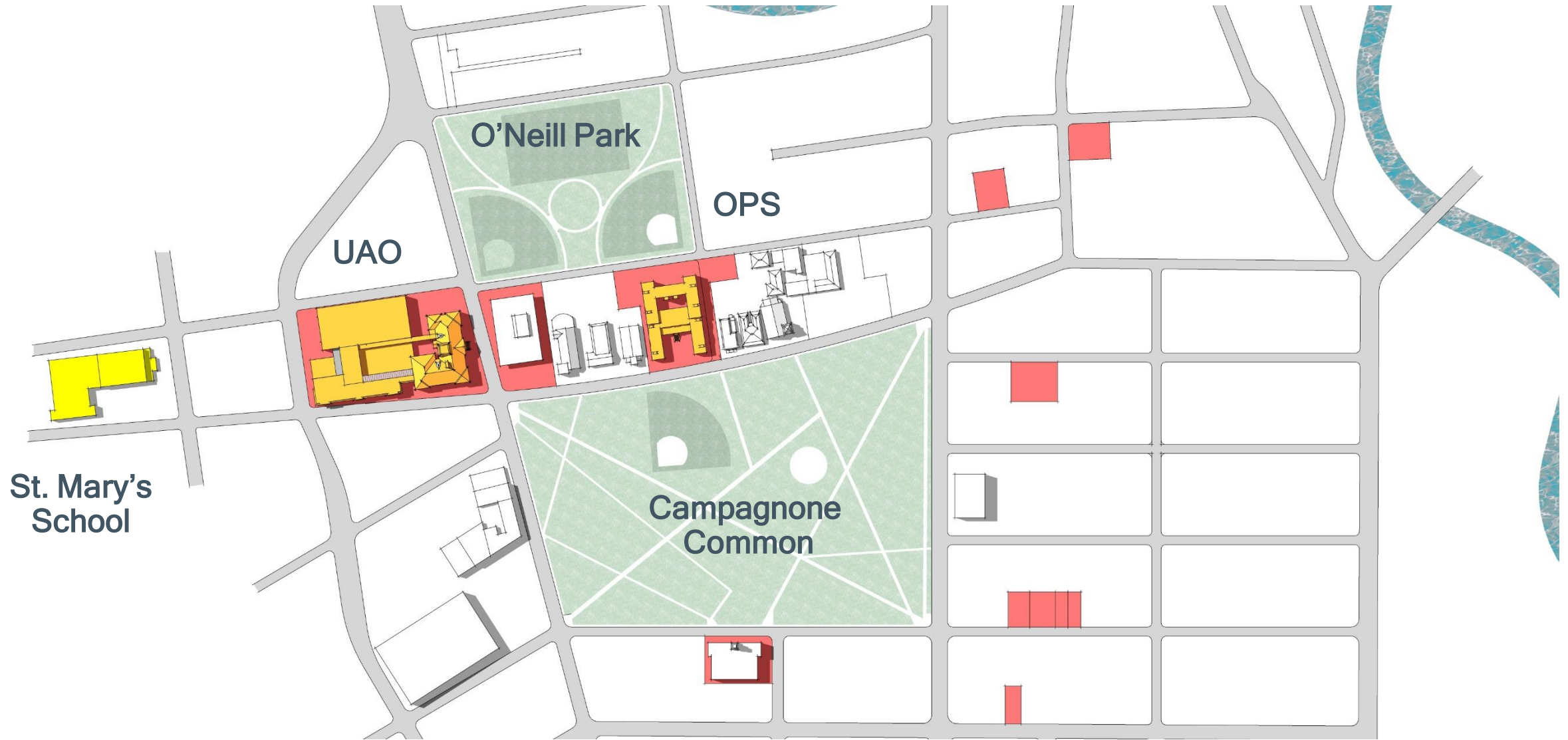


# Oliver Site Analysis & Plans





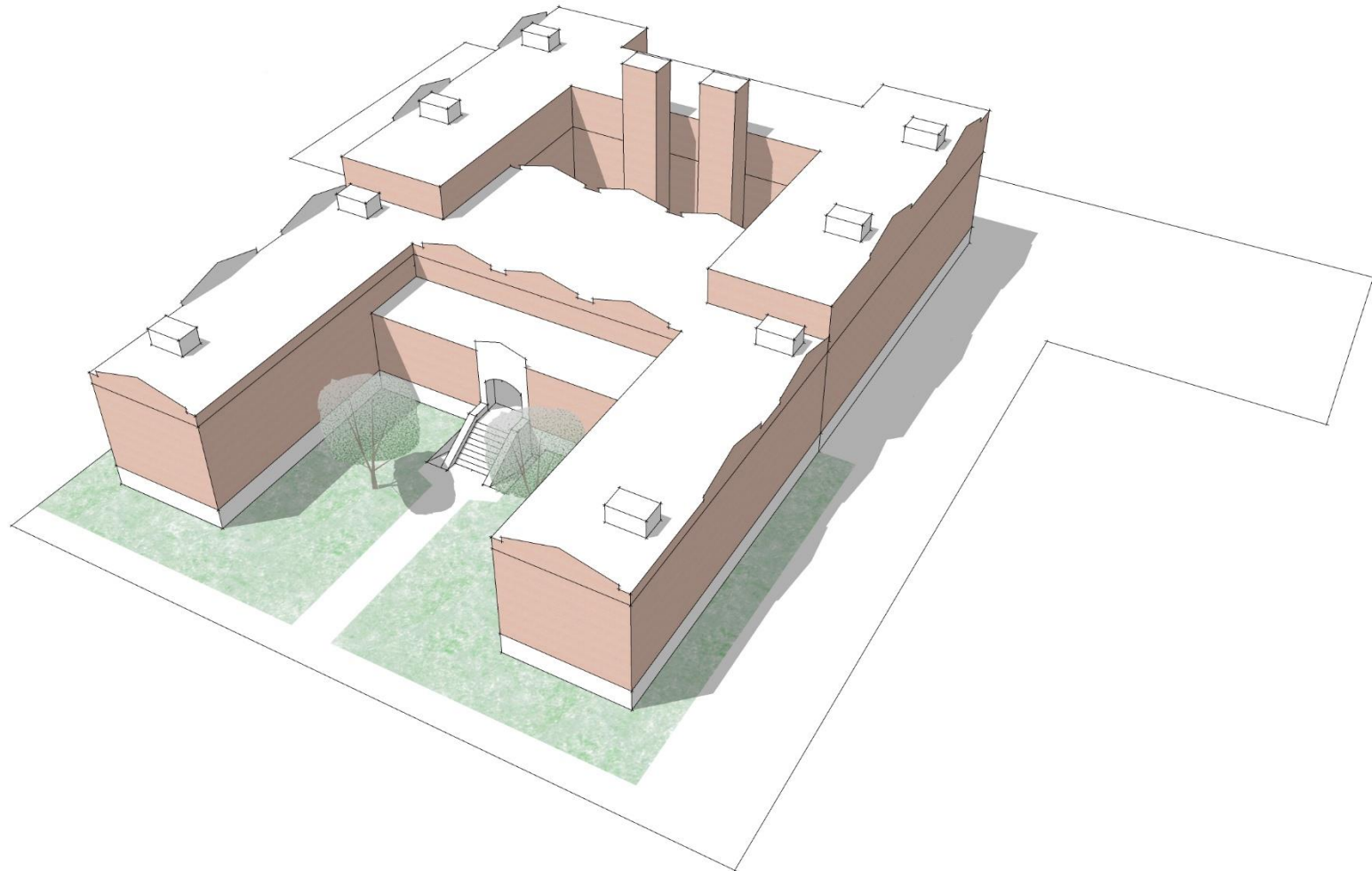
# Current Locations of Schools





# Conceptual Planning for Oliver School Site

*Existing*



# Conceptual Planning for Oliver School Site

## ***Potential area required***

*175,000 +/- GSF*

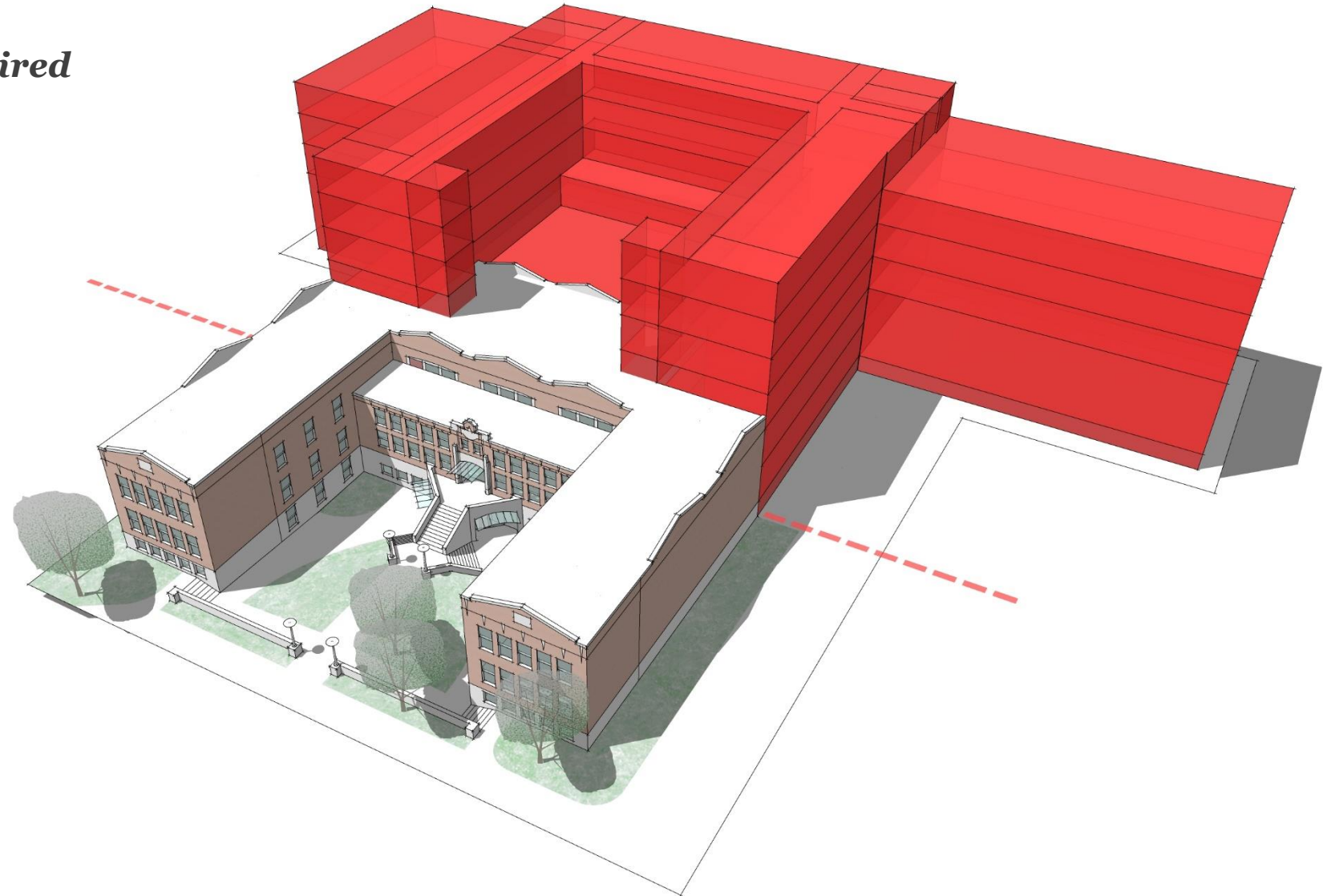
## ***Renovated Area***

*37,800 GSF +/-*

## ***New Area***

*137,200 GSF*

*(4x the existing area)*





# Oliver School MSBA PDP

## Option 1: Base Repair / Code Upgrade (<500 students)

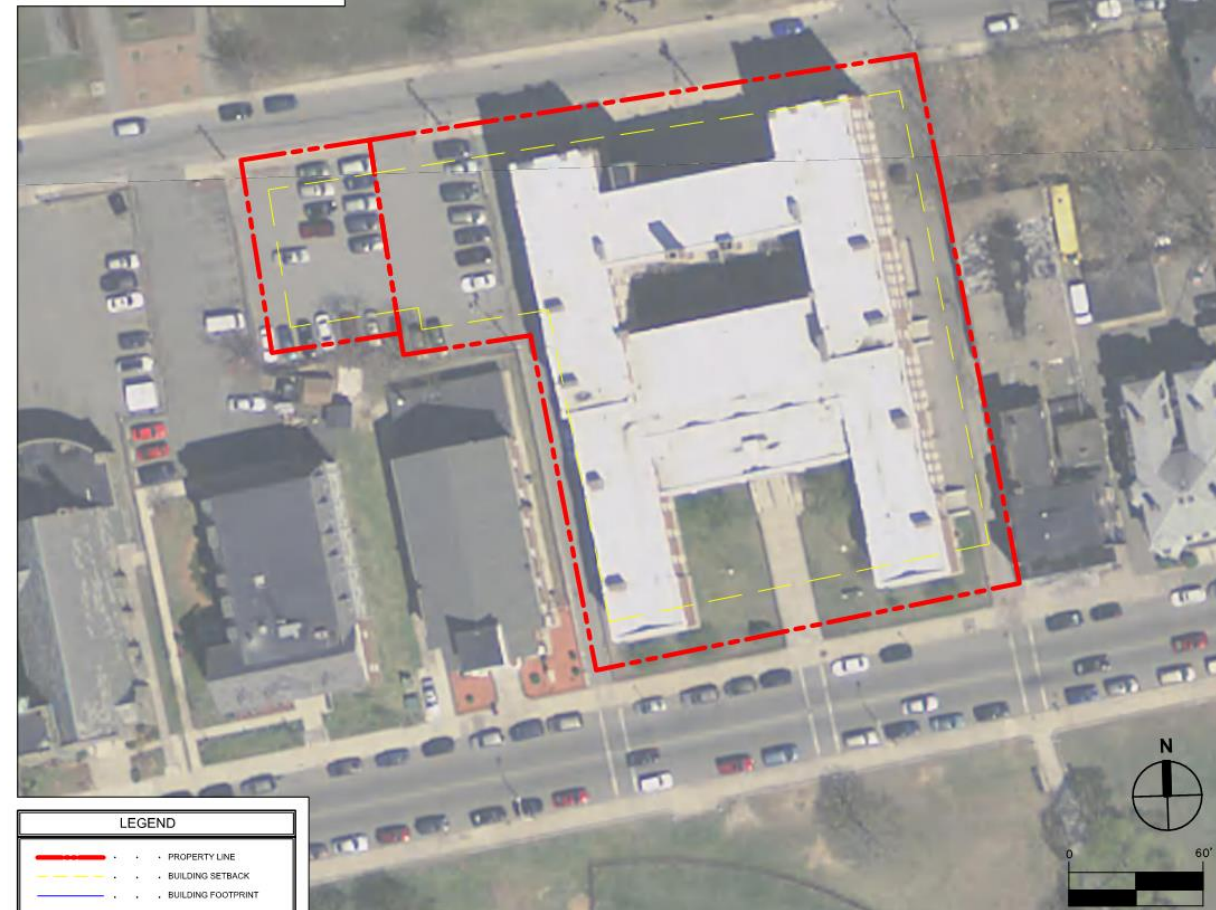
### Advantages:

- *Code compliance achieved*

### Risks/Disadvantages:

- *Requires Swing Space*
- *Does not fulfill Ed Plan*
- *Does not address UP Academy Oliver need*
- *Decreases (OPS) school enrollment capacity*

SITE CONSTRAINTS	
OWNERSHIP	OLIVER SCHOOL
TOTAL AREA	1.33 ACRES
BUILDABLE AREA	1.05 ACRES
<b>ZONING</b>	
R-3 TWO-FAMILY RESIDENTIAL	
MAX. BUILDING HEIGHT = 2.5 STORIES, 35 FEET	
SETBACKS = 20' FRONT, 10' SIDE, 15' REAR	



# Oliver School MSBA PDP

## Option 3: Renovation/Addition

K-5 (3) Section = +/- 450 students

1-5 (4) Section = +/- 500 students

K-5 (4) Section = +/- 600 students

### Advantages:

- *Code compliance achieved, some 21<sup>st</sup> century learning achieved*

### Risks/Disadvantages:

- *Requires Swing Space*
- *Coordination with Historical Commission*
- ***Does not fulfill Ed Plan***
- *Does not address UP Academy Oliver need*
- *No decrease in current (OPS) enrollment*
- *No traffic, pick-up/drop-off improvements*
- *May exceed 45-foot height limit (zoning variance required)*
- *Will require set-back relief on property lines*





# Oliver School MSBA PDP

## Option 4: Renovation/Addition

K-8 (3) Section = +/- 675 students

1-8 (3) Section = +/- 600 students

1-8 (4) Section = +/- 736 students

### Advantages:

- *Site acquisition not required*

### Risks/Disadvantages:

- *Requires Swing Space*
- *Does not fulfill Ed Plan*
- *Grade configuration and number of classrooms per grade is TBD*
- *No traffic, pick-up/drop-off improvements*
- *Will exceed 45-foot height limit (zoning variance required); High Rise Construction*
- *Will require set-back relief on property lines*



# Oliver School Site Considerations

- Requires Swing Space for Children
- Full Program Does Not Fit
- Is Demolition Acceptable?
- Unique Renovation Costs - Very Constrained Floor to Floor and Other Concerns
- No “Site” Program Capacity
- Program “Fit” and negotiations with MSBA
- Long Term Benefit for “Other” City Uses?



# Oliver School *(at Stone Mill)*

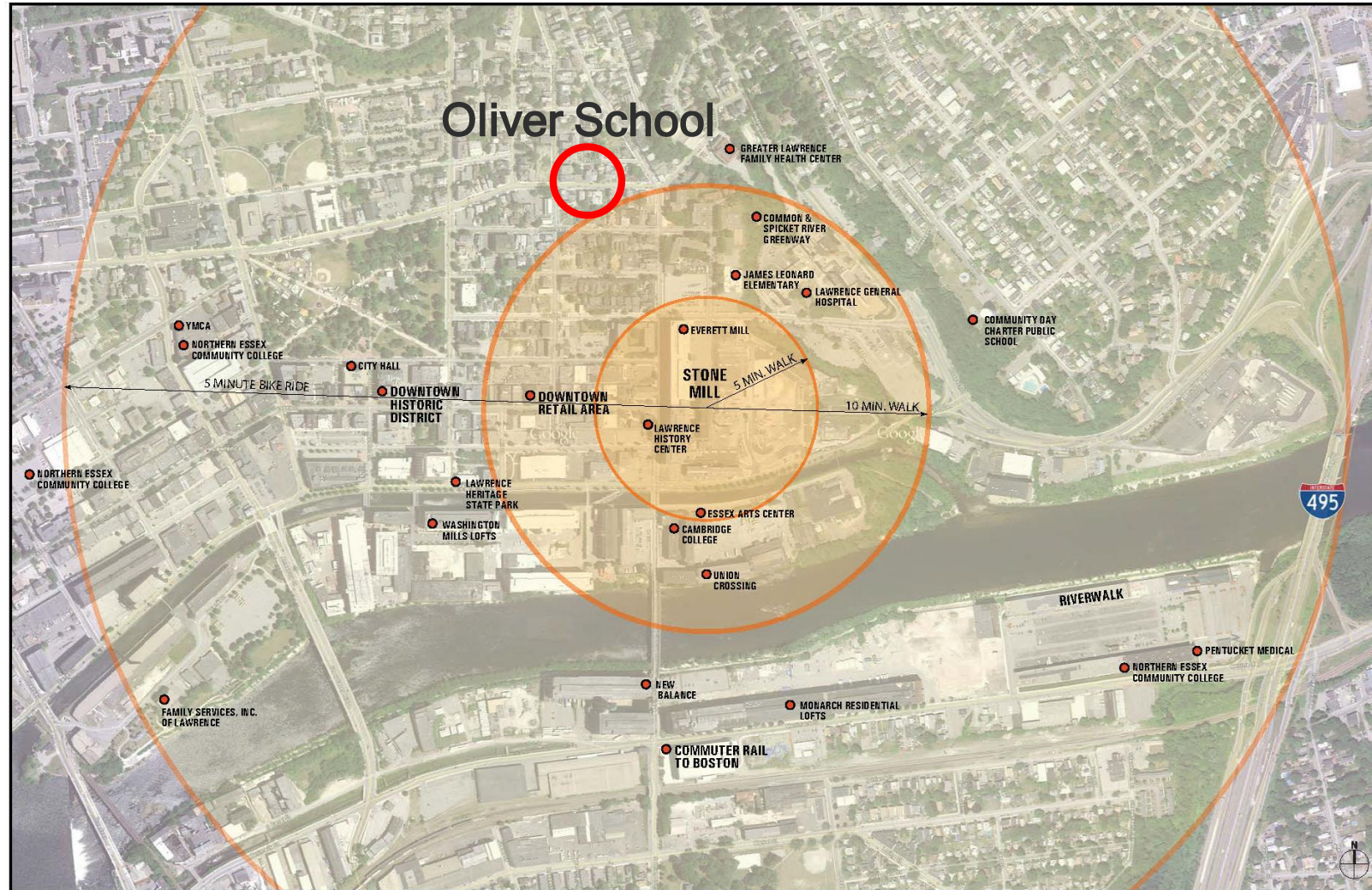
*MSBA PDP Option 5*

SMMA





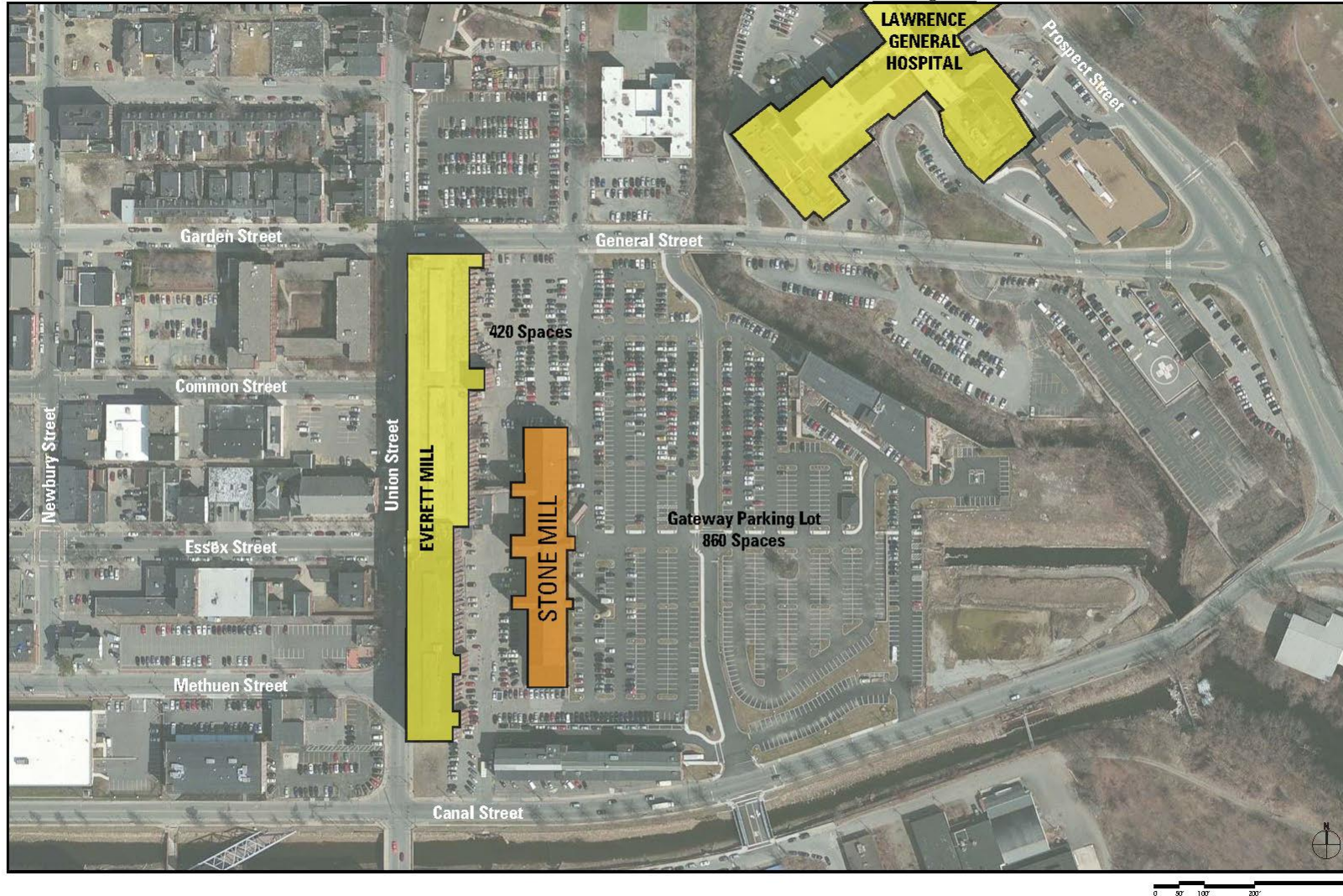
# Stone Mill: < Half Mile to Stone Mill



Meets Attendance Zone and Transportation Guidelines of North Central District



# Stone Mill Overview & Impressions



*North Canal Historic District*



# Oliver School (at Stone Mill) MSBA PDP

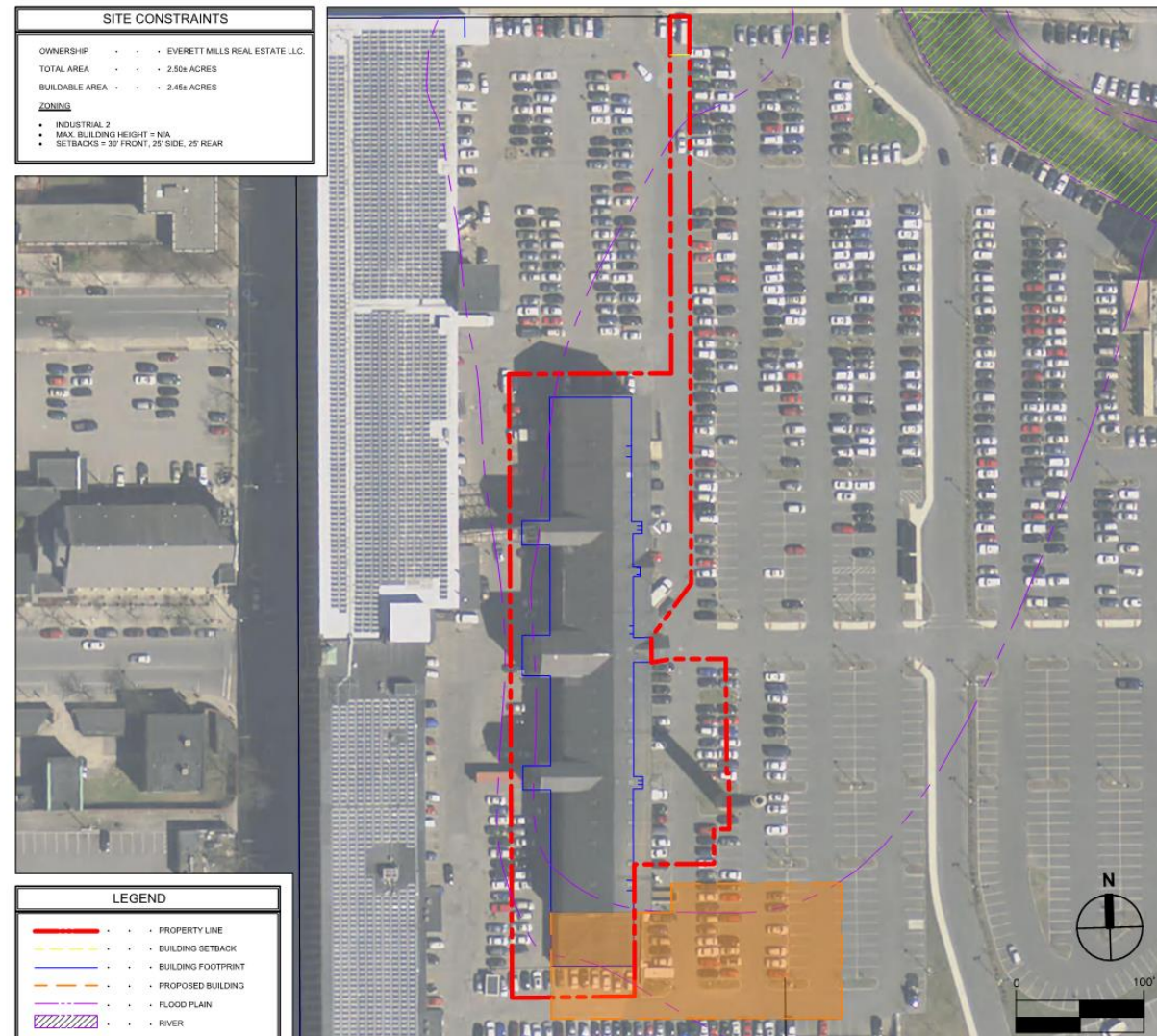
## Option 5: Renovation/Addition (1000 students)

### Advantages:

- *Fulfills Ed Plan*
- *No Swing Space Required*
- *Includes Parking and Outdoor Play*

### Risks:

- *Acquisition Timeline & Cost*
- *AUL Perception & Cost*
- *Historic Building Renovation Cost & Scope*
- *Flood Plain Mitigation & Permitting*



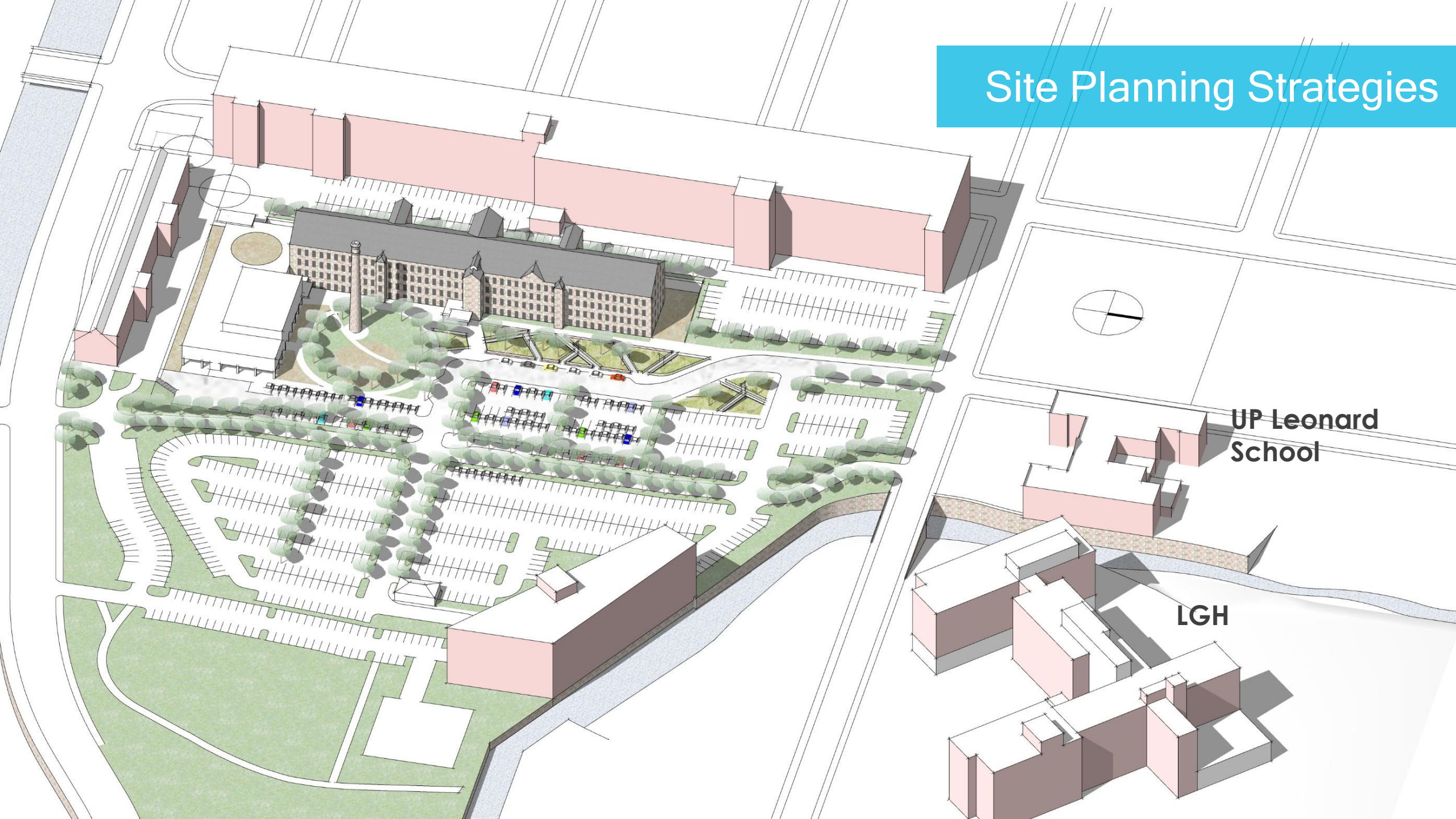


# Stone Mill Building Analysis

## Site & Building Review

- Historical Consultant (Epsilon Assoc)
- Structural Engineering Preliminary Report (SGH)
- Envelope Preliminary Report (SGH)
- Code Consultant (Building & Fire Access, Inc)
- Site Survey - Floodplain & Boundaries (Nitsch)
- Site Environmental (Nobis)
- Educational Test Fits (SMMA)
- Transportation Analysis (LPS)

# Site Planning Strategies



**UP Leonard  
School**

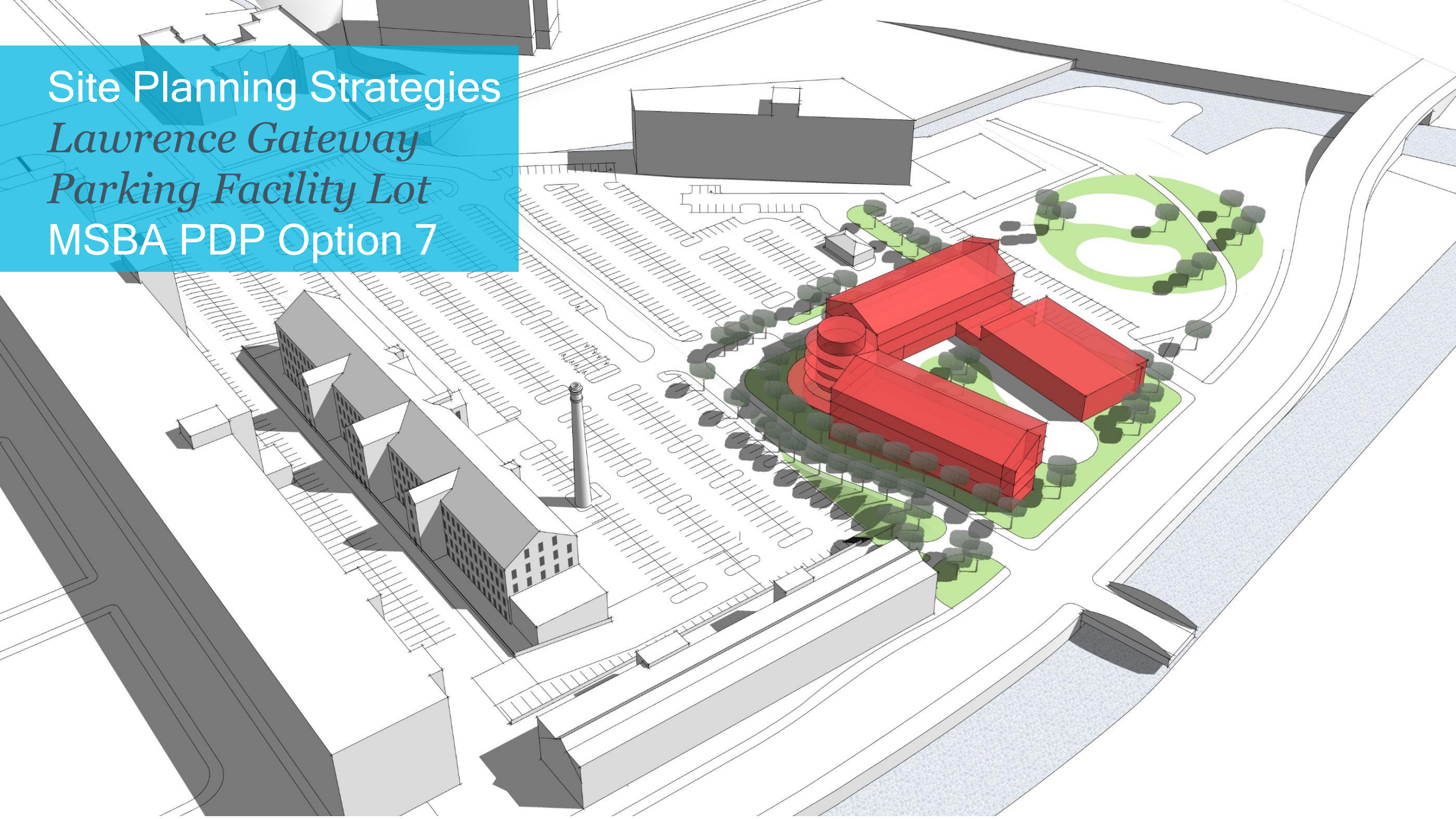
**LGH**



# Stone Mill Site Considerations

- Reuse of Iconic City Architecture
- Impact to City Gateway (Social, Environmental and Visual)
- Acquisition
- Unique Renovation Costs
- Potential Schedule Impacts
- Site Program Capacity
- Parking, Traffic & Mobility Space
- Program “Fit” and negotiations with MSBA
- Site Environmental

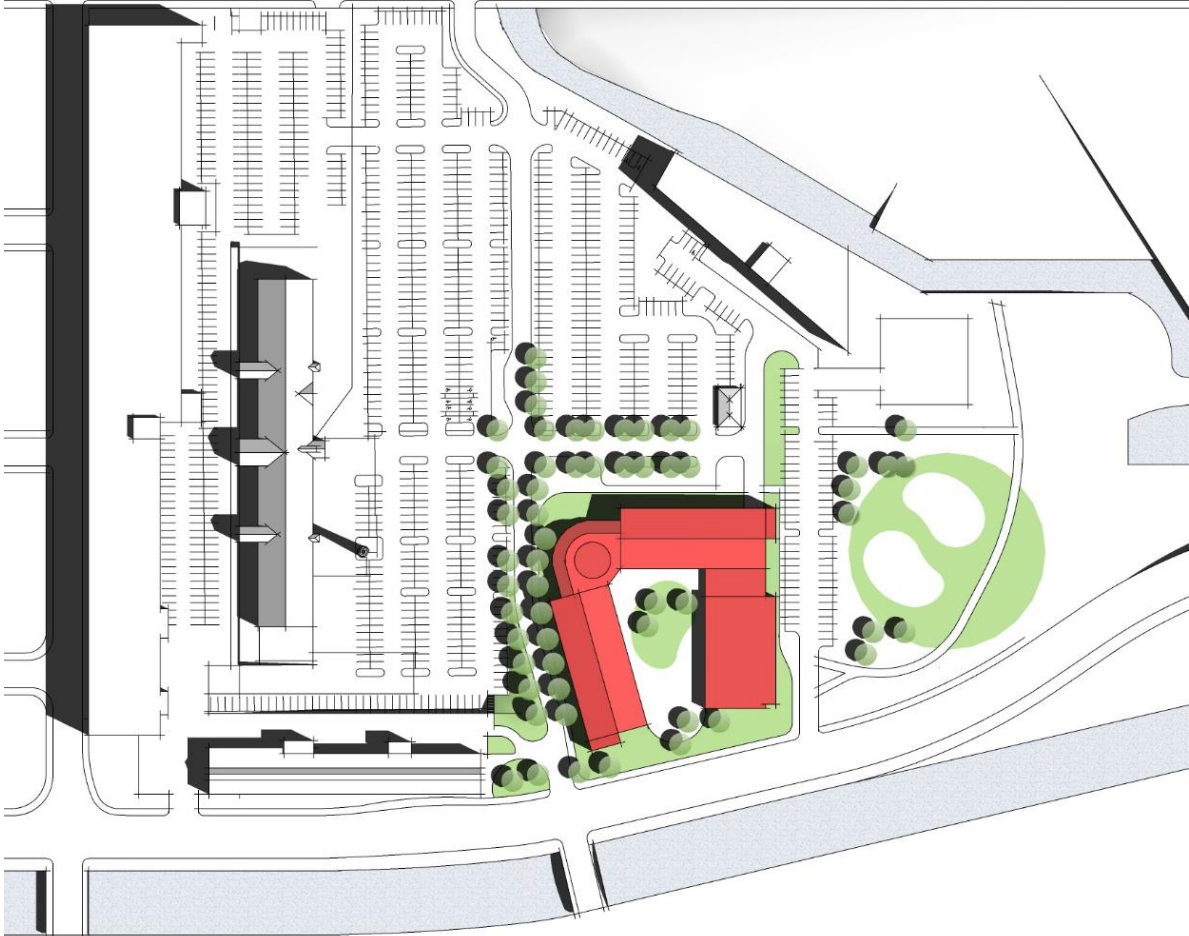
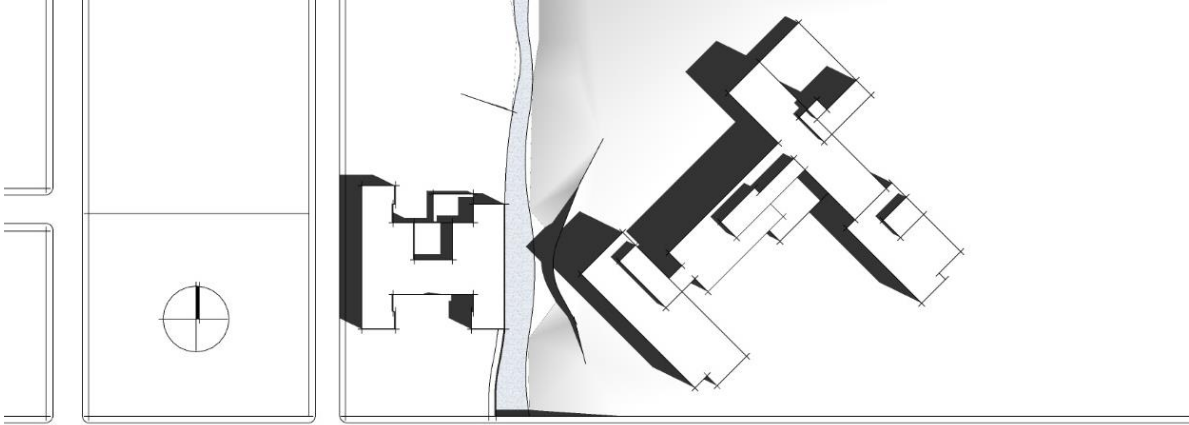
Site Planning Strategies  
*Lawrence Gateway*  
*Parking Facility Lot*  
MSBA PDP Option 7





# Site Planning Strategies

*Lawrence Gateway Parking Facility Lot*

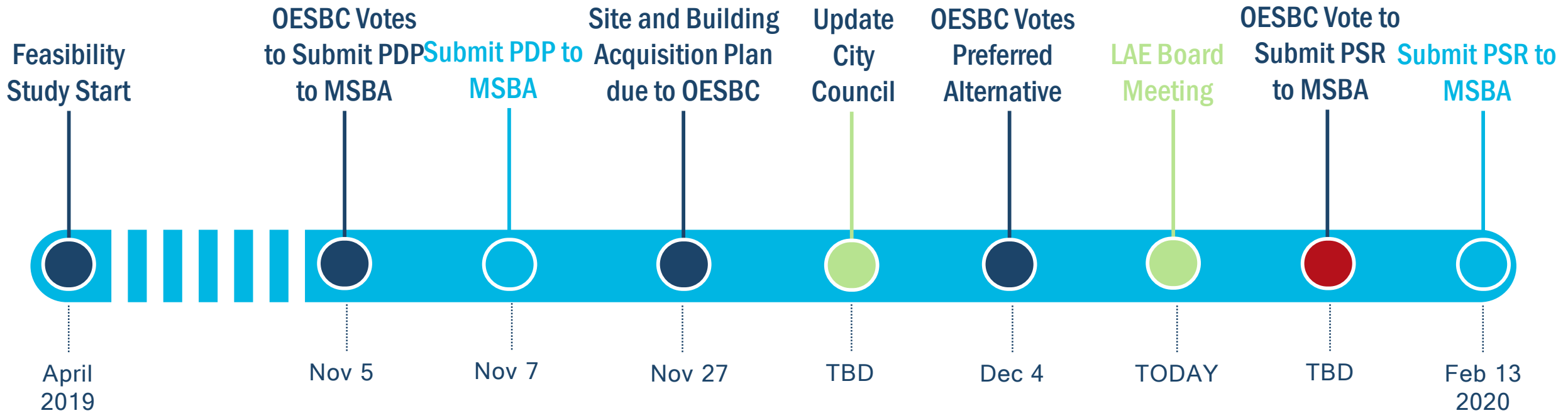


# Gateway Parking Site Considerations

- Ability to build without Swing Space Costs
- Site Transfer Timeline
- Impact to City Gateway (Social, Environmental and Visual)
- Potential Schedule Impacts
- Site Environmental Unknowns
- Parking, Traffic & Mobility Space coordination with other City goals & objectives
- Full Program “Fit”
- Site Program Capacity & Opportunities



# Schedule to PDP and PSR Submission



# PDP Options Recap

1. Oliver Partnership: Code Upgrade (<500 students) (Per MSBA - not LPS)
2. Oliver Partnership: Renovation Only (<500 students)
3. Oliver Partnership Site: Renovation/Addition (<650 students) (Per MSBA - not LPS)
4. Oliver Partnership Site: Renovation/Addition (<736 students)
5. Stone Mill Site: Renovation & Addition (1000 students)
6. Oliver Partnership Site: New Construction (<775 students)
7. Gateway Parking Site: New Construction (1000 students)



# Discussion

