

BROOKLINE HIGH SCHOOL

BUILDING EXPANSION PROJECT OVERVIEW February 16, 2018



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1. REASONS FOR THE PROJECT



REASONS FOR THE PROJECT

1. Increased Enrollment

- Enrollment at Brookline High School is expected to increase from 1,950 students in the 2016-2017 academic year to 2,700 students by the year 2023; the current BHS facilities cannot handle a student body of this size.

2. Outmoded STEM (Science, Technology, Engineering & Math) Facilities

- A 21st century STEM education requires flexible, adaptable spaces.
- New designated places are needed to promote collaboration between teachers and students across various disciplines. STEM program will leverage UAB arts programming.

3. BHS Education Plan

- BHS has taken the opportunity to rethink how it can carry its tradition of excellence and innovation forward. Three key questions that propel the development of the Education Plan are:
 - How will BHS engage students more deeply?
 - How will BHS better serve all students?
 - How do we expand BHS and still maintain a cohesive, unified campus?

4. Facilities Maintenance & Upkeep

- BHS has recognized the project as an opportunity to improve and upgrade key elements of campus infrastructure.



2. PROJECT TEAM



PROJECT TEAM

TOWN OF BROOKLINE

BHS EXPANSION ADVISORY BUILDING COMMITTEE

- Nancy Heller, Co-Chair, Select Board
- Susan Wolf Ditzkoff, Co-Chair, School Committee
- George Cole, Co-Chair, Building Commission
- Mel Kleckner, Town Administrator
- Andrew Bott, Superintendent of Schools
- Anthony Meyer, Brookline High School Headmaster
- Nancy O'Connor, Park and Recreation Commission Member
- Bobbie Knable, Advisory Committee of Town Meetings
- Matthew Oudens, Planning Board, Neighbor
- Ian Roffman, School Parent Community Representative
- Jenee Ramos, Brookline High School Dean
- Mary Ellen Dunn, Deputy Superintendent of Schools for Administration and Finance
- Nicole Gittens, Deputy Superintendent of Schools for Teaching and Learning
- Jordan Watts, Brookline High School Student Representative
- Daniel Bennett, Building Commissioner
- Ray Masak, Project Manager, Building Department

CONSULTANTS

- OWNER'S PROJECT MANAGER
- ARCHITECT
- STRUCTURAL ENGINEER
- MEP ENGINEER
- LANDSCAPE ARCHITECT
- CIVIL ENGINEER
- GEOTECHNICAL ENGINEER
- COST ESTIMATOR
- COST ESTIMATOR

- Hill International Inc.
- William Rawn Associates, Architects Inc.
- Lemessurier Consultants
- Rist-Frost-Shumway Engineering
- Lemon Brooke LLC
- Nitsch Engineering
- McPhail Associates, LLC
- Miyakoda Consulting
- PM&C



3. BACKGROUND



BACKGROUND

- Feasibility study conducted 2016-2017
- BHS Expansion Committee voted in April 2017 to approve project scope consisting of:
 - New building at 111 Cypress St. serving the 9th grade
 - New Science Classroom Wing replacing the existing Roberts Wing
 - Renovated classroom space on 3rd floor replacing science classrooms that will move to new wing
 - Recommendation to partially renovate Tappan Gym.
 - Recommendation to develop budget for Cypress Field improvements



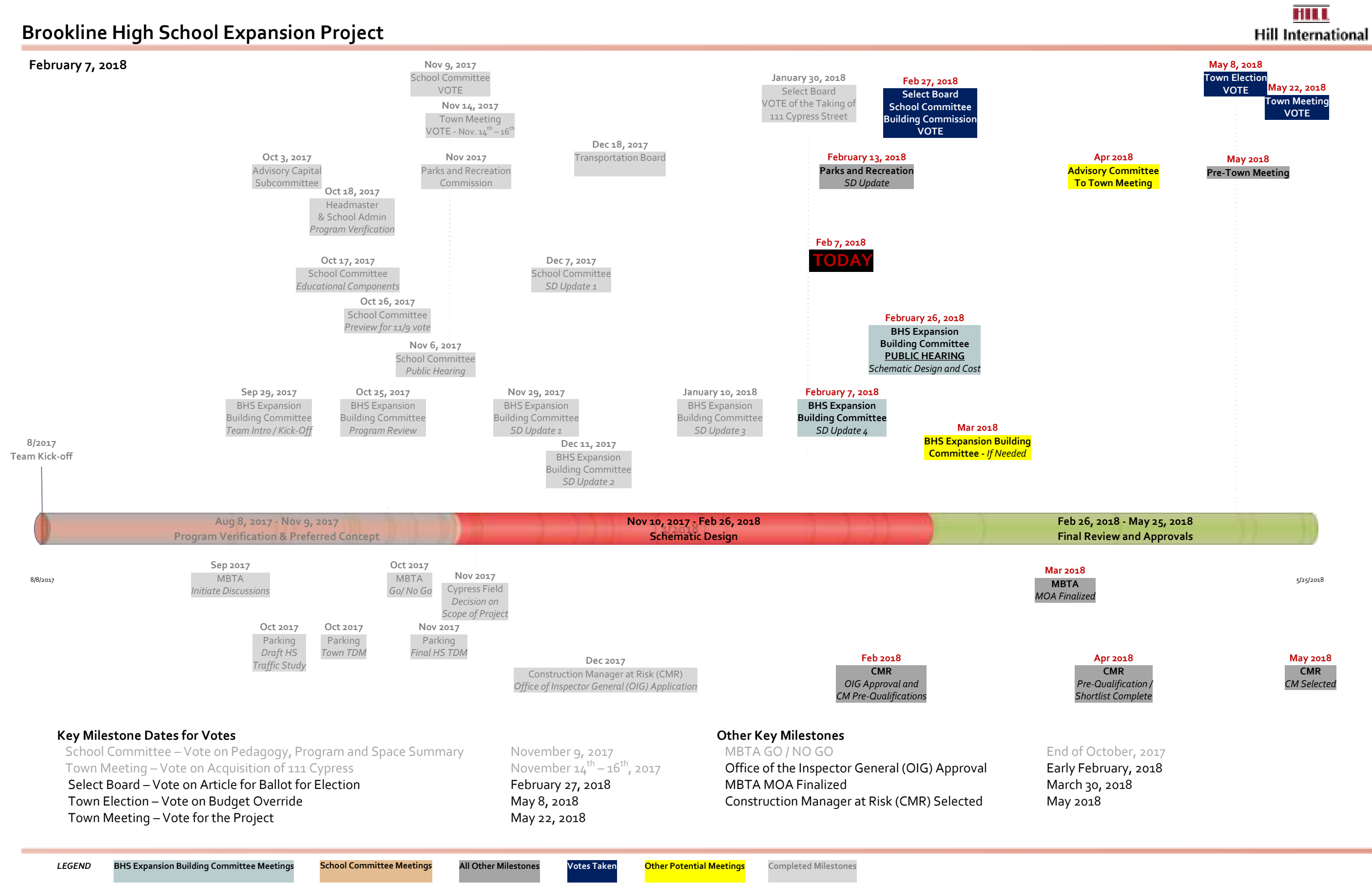
BROOKLINE HIGH SCHOOL EXPANSION

WHAT IS HAPPENING NOW

- Project currently in Schematic Design Phase
- During Schematic Design, the project concept developed during the Feasibility Study is fleshed out:
 - the program (listing) of spaces needed by the High School is developed
 - the internal organization and exterior look and feel of the building are developed
 - cost estimating is developed to a higher degree
- The Schematic Design Phase prepares the Town for the May 8th Vote
- If the Town votes in favor of the project, it will proceed next into the next phases of design where the design will be developed to the point that a contractor can build it



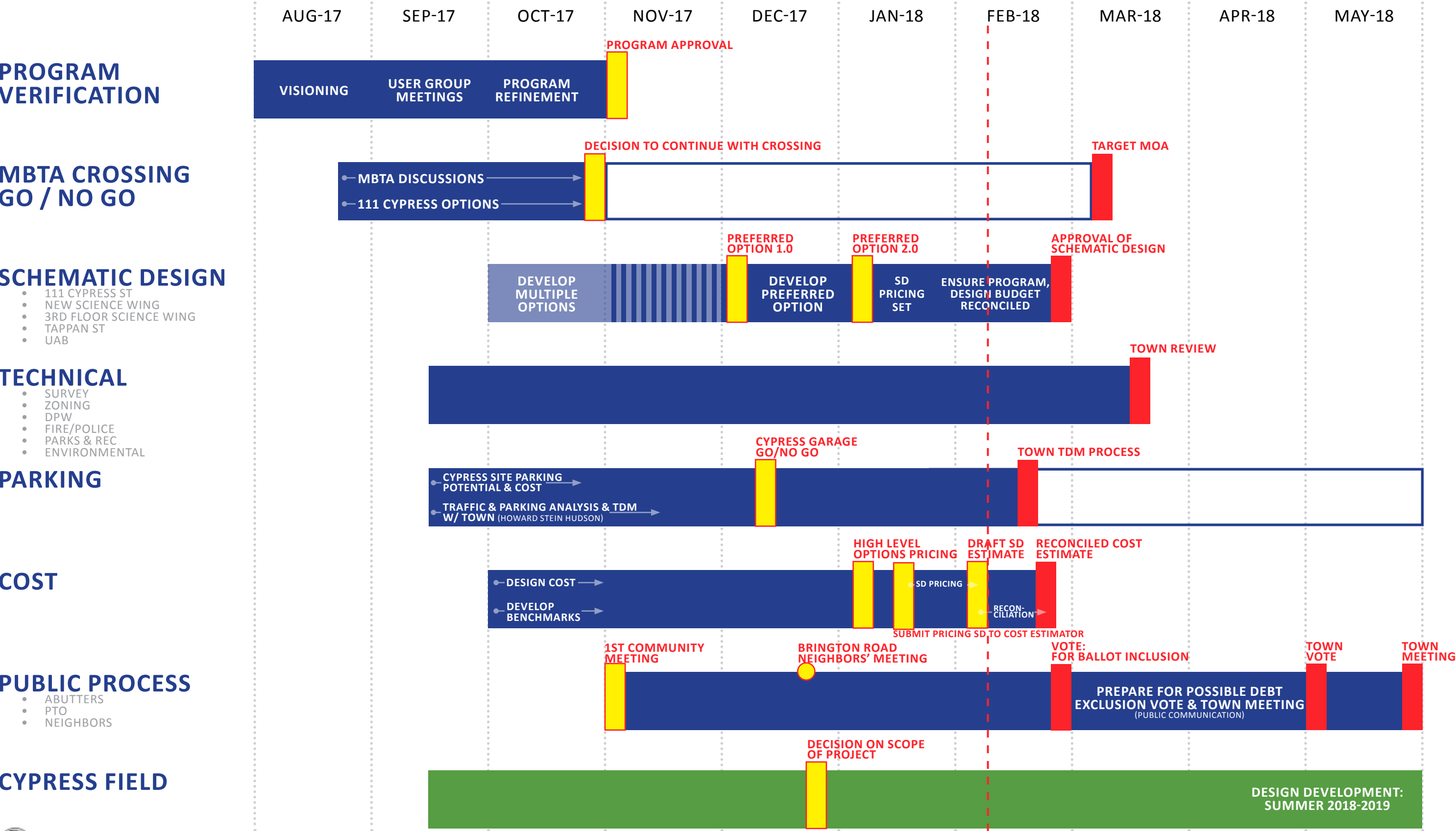
SCHEMATIC DESIGN (SD) PHASE SCHEDULE



WILLIAM RAWN ASSOCIATES WORK PLAN: SUMMARY

8 PARALLEL TRACKS

SCHEDULE ON TRACK - MILESTONES MET SHOWN IN YELLOW:



RECENT KEY MEETINGS

- More than 50 hours of discussions with faculty, staff, students, and athletics & recreation over four **Intensive Design Process (IDP)** sessions at BHS:
 - **IDP 1:** September 13 - 15, 2017
 - **IDP 2:** October 3, 2017
 - **IDP 3:** October 31, 2017
 - **IDP 4:** December 14 - 15, 2017
- **Brington Road Neighbors' Meeting:** December 20, 2017



WRA & BHS Faculty, Students, and Staff during IDP sessions at BHS campus



IDP 4 (DEC 14 & 15, 2017): 111 CYPRESS

2 DAYS, 17 MEETINGS, 21 GROUPS

What we heard from BHS faculty and staff:

- Adult Presence distribution (location of Deans offices & Guidance Councilor Offices)
- Physics neighborhood: Labs on two floors organized around a double height collaboration space
- Collaboration space organization: Wider hallways preferred over individual collaboration rooms connected to classrooms
- Have classrooms near Nurse's Office



WRA & BHS Faculty and Staff during IDP sessions at BHS campus

IDP 4 (DEC 14 & 15, 2017): STEM WING

2 DAYS, 17 MEETINGS, 21 GROUPS

What we heard from BHS faculty and staff:

- STEM Wing interdisciplinary building organization: chemistry & biology share floors
- Importance of prep room between chemistry classrooms, central storage for biology department
- Collaboration space organization: Eddies along hallway preferred over individual collaboration rooms connected to classrooms
- Culinary Arts Cafe as community hub at front of building
- Makerspace more visible at center of plan on ground floor
- Science resource center as academic hub on second floor



WRA & BHS Faculty and Staff during IDP sessions at BHS campus

IDP 4 (DEC 14 & 15, 2017): MAIN BUILDING THIRD FLOOR

2 DAYS, 17 MEETINGS, 21 GROUPS

What we heard from BHS faculty and staff:

- Need for adult presence and collaboration spaces at main intersections
- Move ACE program to less isolated location



WRA & BHS Faculty and Staff during IDP sessions at BHS campus

IDP 4 (DEC 14 & 15, 2017): TAPPAN ATHLETIC COMPLEX

2 DAYS, 17 MEETINGS, 21 GROUPS

What we heard from BHS faculty and staff:

- Spin room on the first floor
- Change Coaches' Locker rooms to general use Locker Rooms



WRA & BHS Faculty and Staff during IDP sessions at BHS campus

BRINGTON ROAD NEIGHBORS' MEETING (DEC 20, 2017)

Areas of study at 111 Cypress Building:

- Possibility of stepping massing down more along Brington Road
- Location of loading dock
- Pedestrian connection to MBTA station
- Possible Entry along Cypress Street
- Amount of landscape screening possible on west side
- Studying design of the west facade so that it does not feel like a “back”

Feedback already achieved in current design:

- Inclusive design and accessibility across campus
- Consolidated program and created multi-functional rooms to reduce cost and square footage
- Main public entry faces Tappan Street rather than Brington Road
- Removed 5th floor of building by maximizing the opportunity over the MBTA tracks and leaning into Cypress Field; stepped down massing facing Brington Road
- No major drop off point on the Brington side of the building
- No parking garage on site
- Loading dock & garbage is covered and enclosed behind garage doors
- West facade (facing Brington Road neighborhood) has mostly rooms that will not be used after hours to minimize light at night



WRA & Brington Road Neighbors meet in Neighbor's home

SCHEMATIC DESIGN (SD) PHASE

WHAT'S NEXT

2018

- | | |
|-------------|---|
| February | <ul style="list-style-type: none">- Reconcile Cost Estimate- Approval of Schematic Design- Vote: for Ballot Inclusion |
| March | <ul style="list-style-type: none">- Target MBTA Memorandum of Agreement (MOA)- Town Review |
| March - May | <ul style="list-style-type: none">- Continue Town TDM Process- Prepare for Possible Debt Exclusion Vote & Town Meeting- Selection of Construction Manager at Risk |
| May | <ul style="list-style-type: none">- Town Vote |



4. PROJECT DESCRIPTION



SCOPE OF BROOKLINE HIGH SCHOOL EXPANSION PROJECT

5 Key Parts of BHS Expansion Project:

1. Acquire and build 111 Cypress over the MBTA tracks
2. Demolish and build a new STEM (Science, Technology, Engineering, Math) Wing on the site of the current Roberts Wing
3. Renovate the 3rd floor over the Schluntz Gym
4. Upgrade the Tappan Athletic Complex
5. Renovate Cypress Field



SCOPE OF BROOKLINE HIGH SCHOOL EXPANSION PROJECT



KEY PROJECT GOAL: CONNECT BHS EXPANSION PROJECT TO BHS EDUCATION PLAN

Main Tenets of BHS Education Plan

1. Create a Unified Campus

- Big School; Small Feel
- Engage campus as a whole to serve educational mission

2. Engage Students Deeply

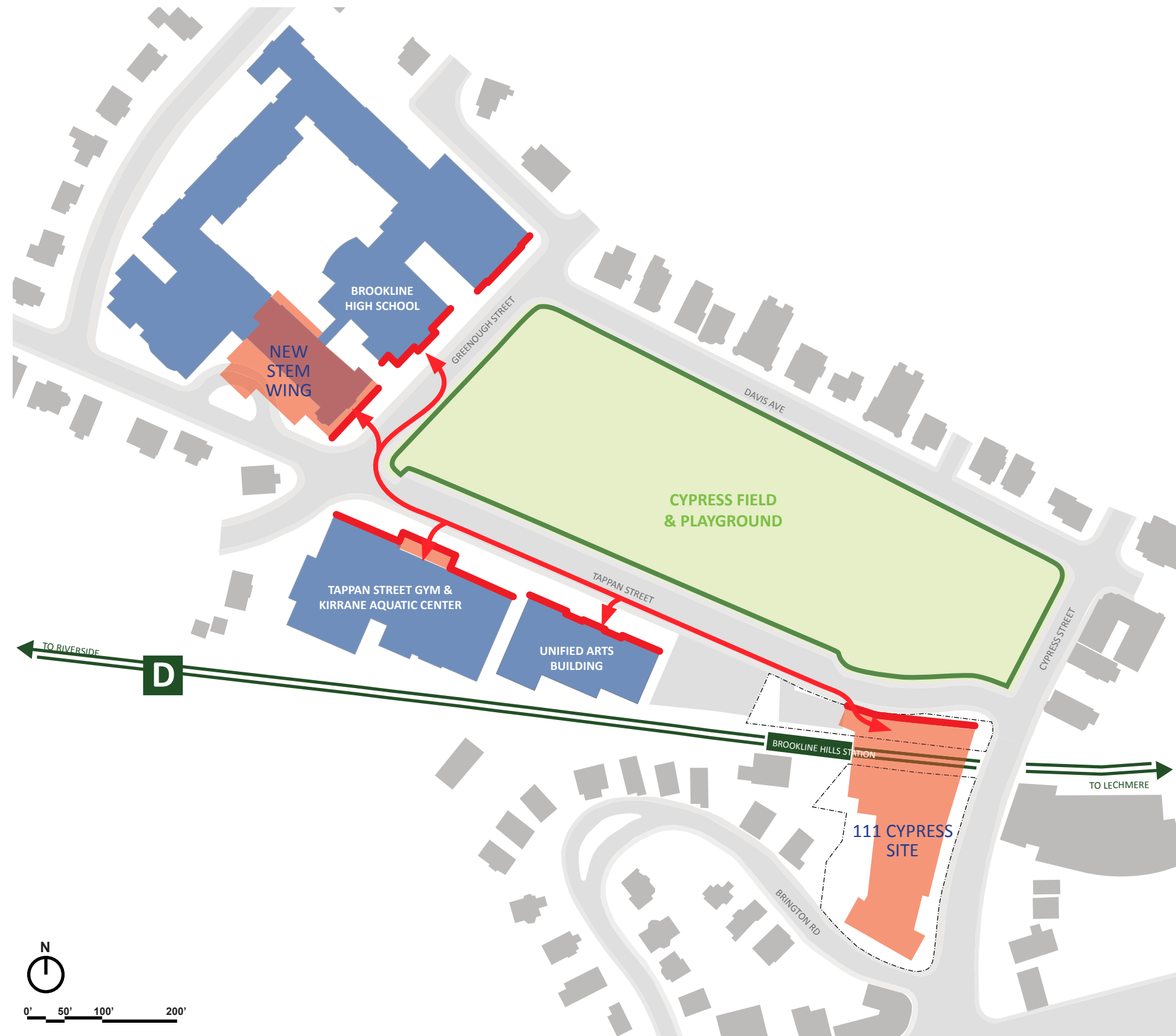
- Explore connections between fields and subjects
- Increase flexibility in scheduling, instruction, course offerings, and curriculum
- Foster faculty collaboration

3. Serve All Students

- Build connection between adults and students, and among classmates
- Intimate feel - find your niche



OVERALL DESIGN OBJECTIVES: **CREATING A UNIFIED CAMPUS**



Bring 9th graders to rest of campus

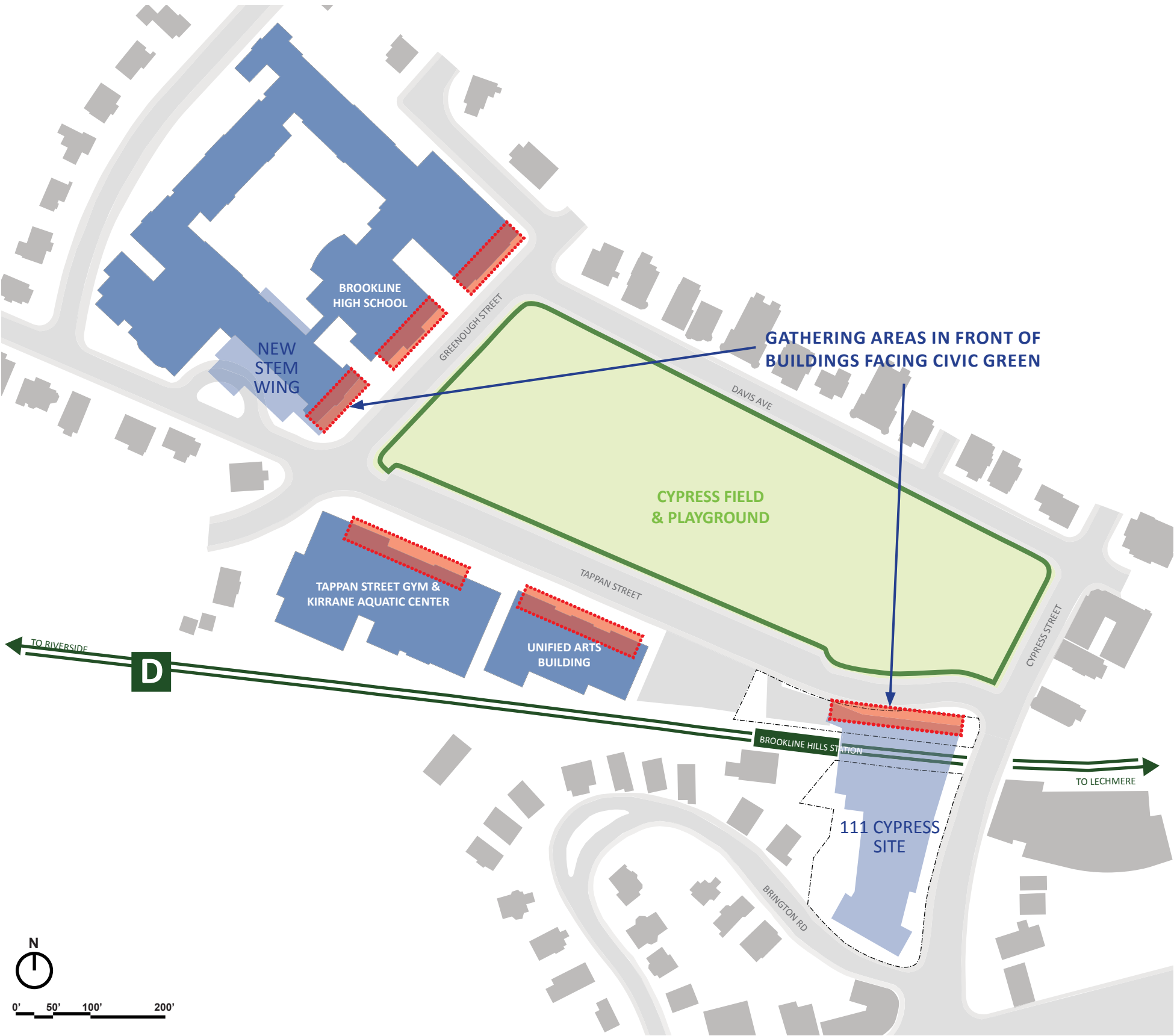
- World Languages (Main Building)
- Electives (Unified Arts Building /Main Building)
- Health & Fitness (Tappan)

Bring 10-12th graders to Cypress Building

- Optional courses:
 - Creative Writing
 - Social & Racial Justice
- Advanced Placement (AP) Physics
- Possible Multi-use whitebox
 - Drama, Dance, Music
 - Guest Speakers for other Classes
 - Interdisciplinary Work



OVERALL DESIGN OBJECTIVES: FRONTING A CIVIC GREEN



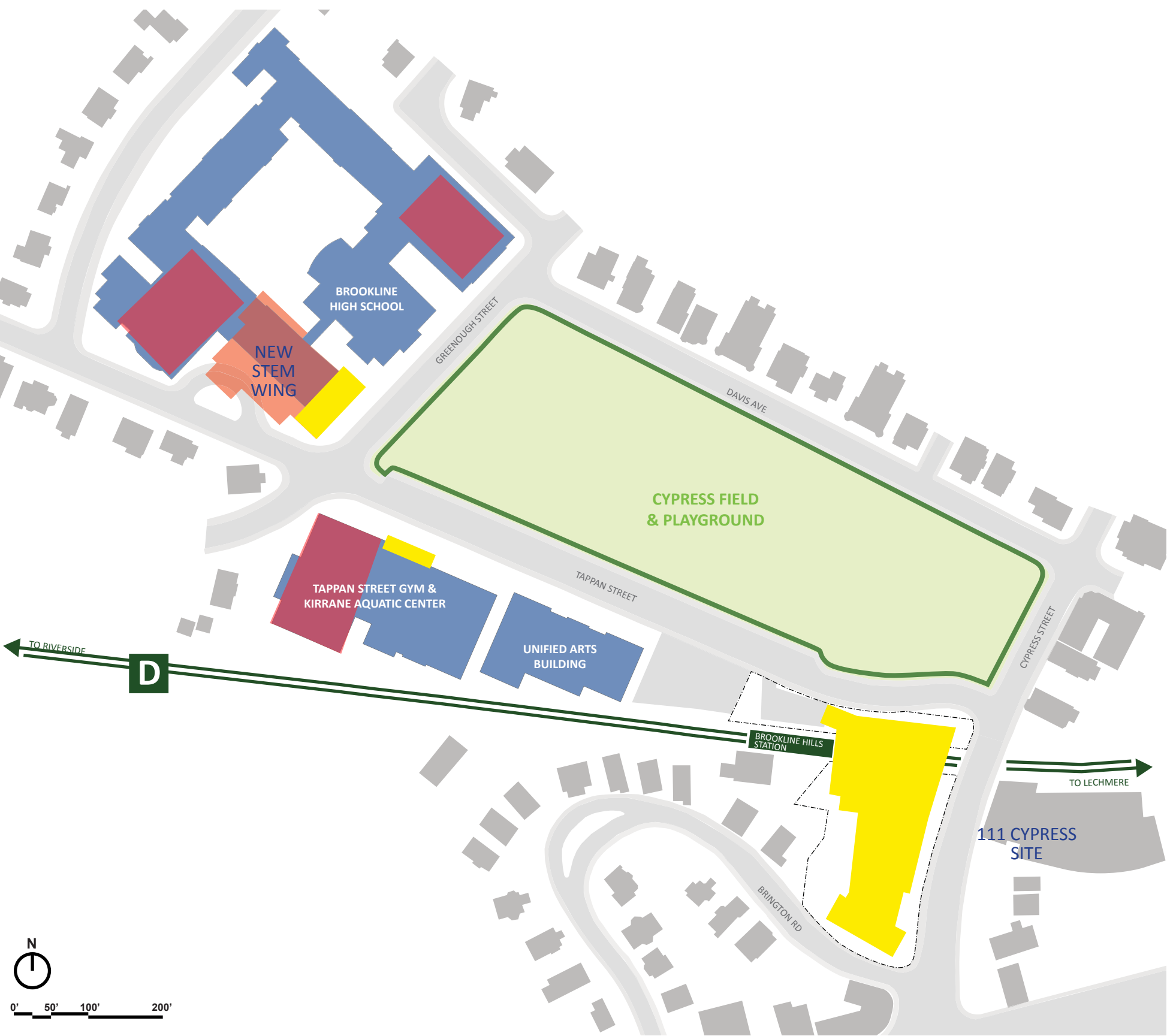
Strengthen sense of civic institution around Cypress Field

- STEM (Science, Technology, Engineering, Math) Wing: Create gracious New Entry to Main Building campus
- Tappan Gym: Unite Gym and Pool with New Lobby
- 111 Cypress: Lean-in toward Cypress Field

FRESHMAN CONVOCATION & PROCESSION ON GREENOUGH STREET



OVERALL DESIGN OBJECTIVES: SPACES BENEFITTING BHS & THE COMMUNITY



Connect major building entrances with programs that serve both the school and the community.

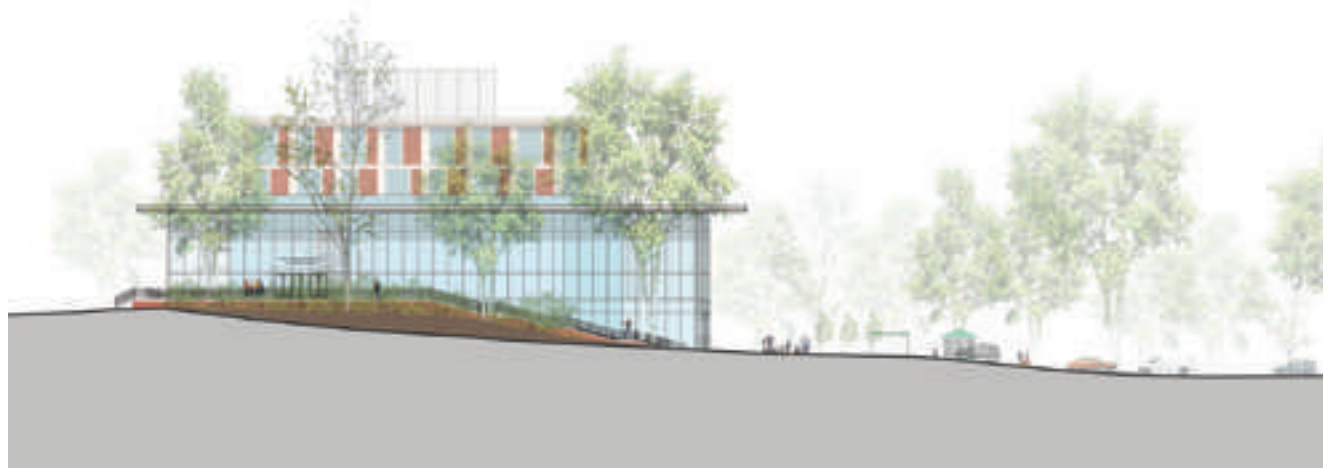
- Cypress: Cafeteria & White Box
- STEM Wing: Culinary Arts Cafe and generous new entrance connected to the existing Auditorium
- Tappan Gym: Unite Gym and Pool with New Lobby & possible Fitness Room for the Recreation Department

EXISTING
NEW

BROOKLINE HIGH SCHOOL CAMPUS: MODEL PHOTO



111 CYPRESS BUILDING



111 CYPRESS: RESPONDING TO EDUCATION PLAN

1. Create a Unified Campus

- Civic Presence on Cypress Field
- Main Door facing West toward rest of Campus
- 111 Cypress Building programmed primarily for 9th grade students, with several classrooms for specifically for upper class courses
- 9th Grade students will take classes in Unified Arts Building (UAB), Tappan Athletic Complex and Main Building

2. Engage Students Deeply

- Interdisciplinary “Quilt” organization: classrooms programmed as any discipline (math, english, or social studies)
- Flexible classroom seating and teaching arrangements
- Integrated breakout spaces
- “Front Porch” on Tappan: a place like Greenough Street for after-school gathering
- See & Be Seen at Cafeteria

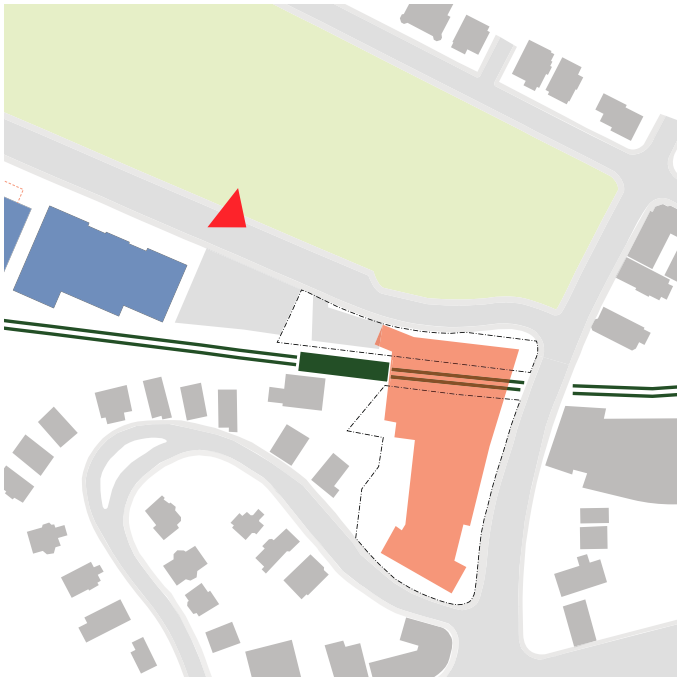
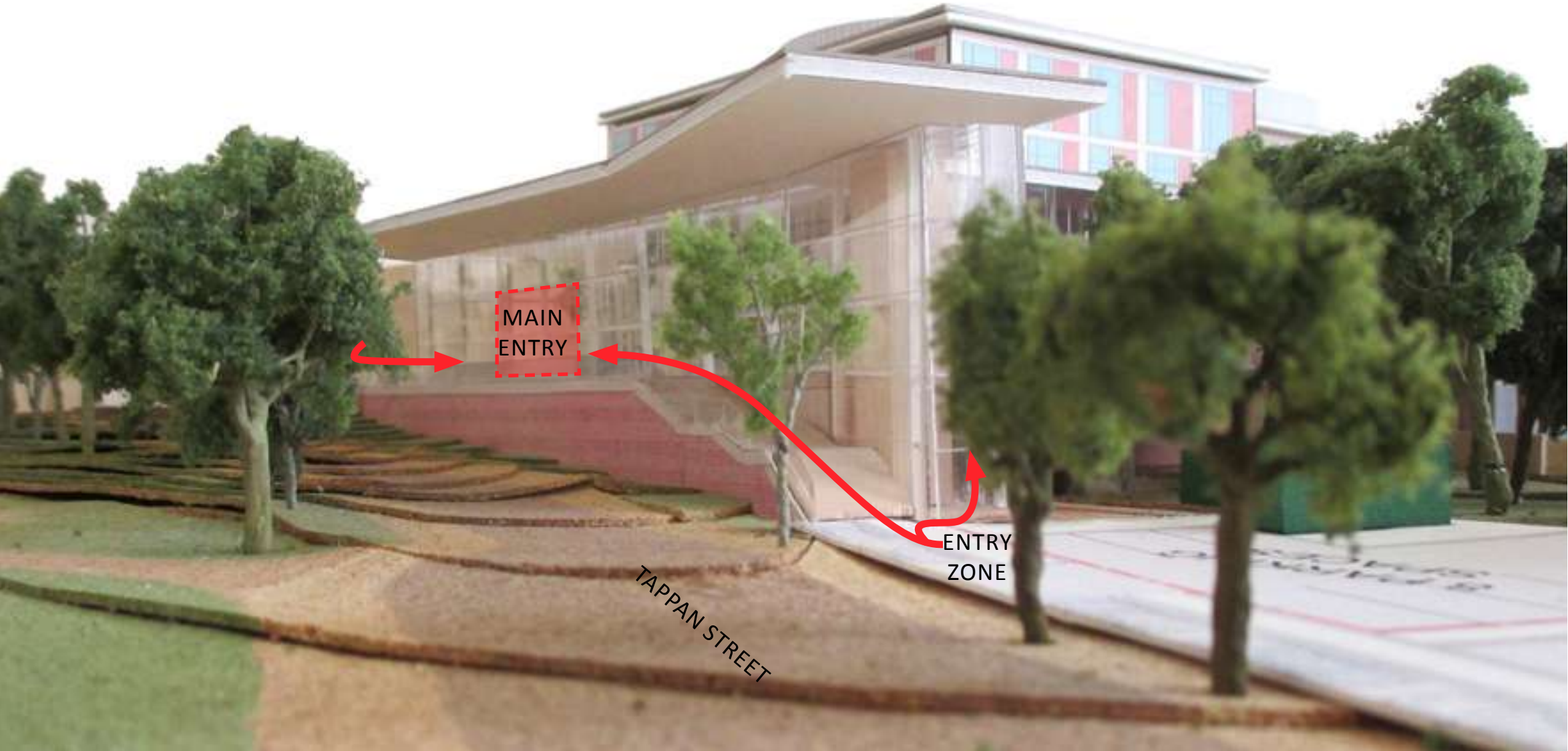
3. Serve All Students

- Adult presence on each floor
- Find your Niche: variety of places to gather, study in groups, seek help, get engaged- library, library porch, science collaboration zone, south stair



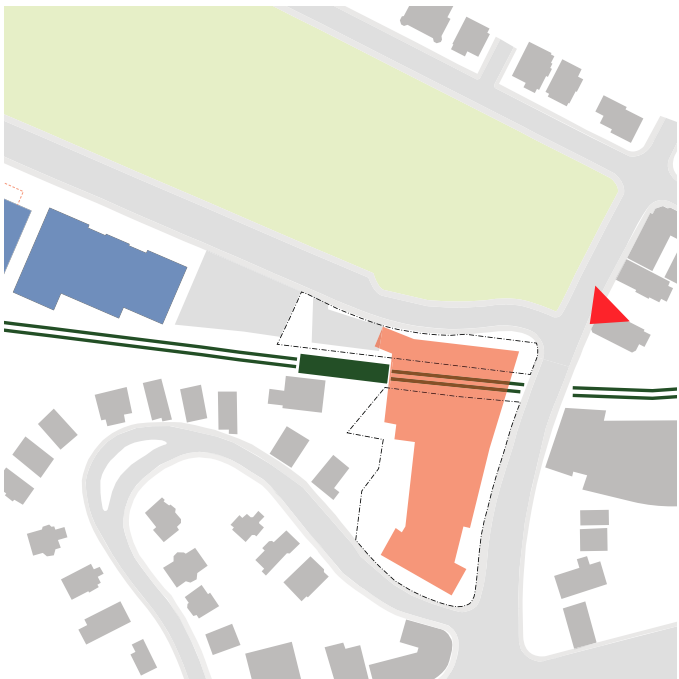
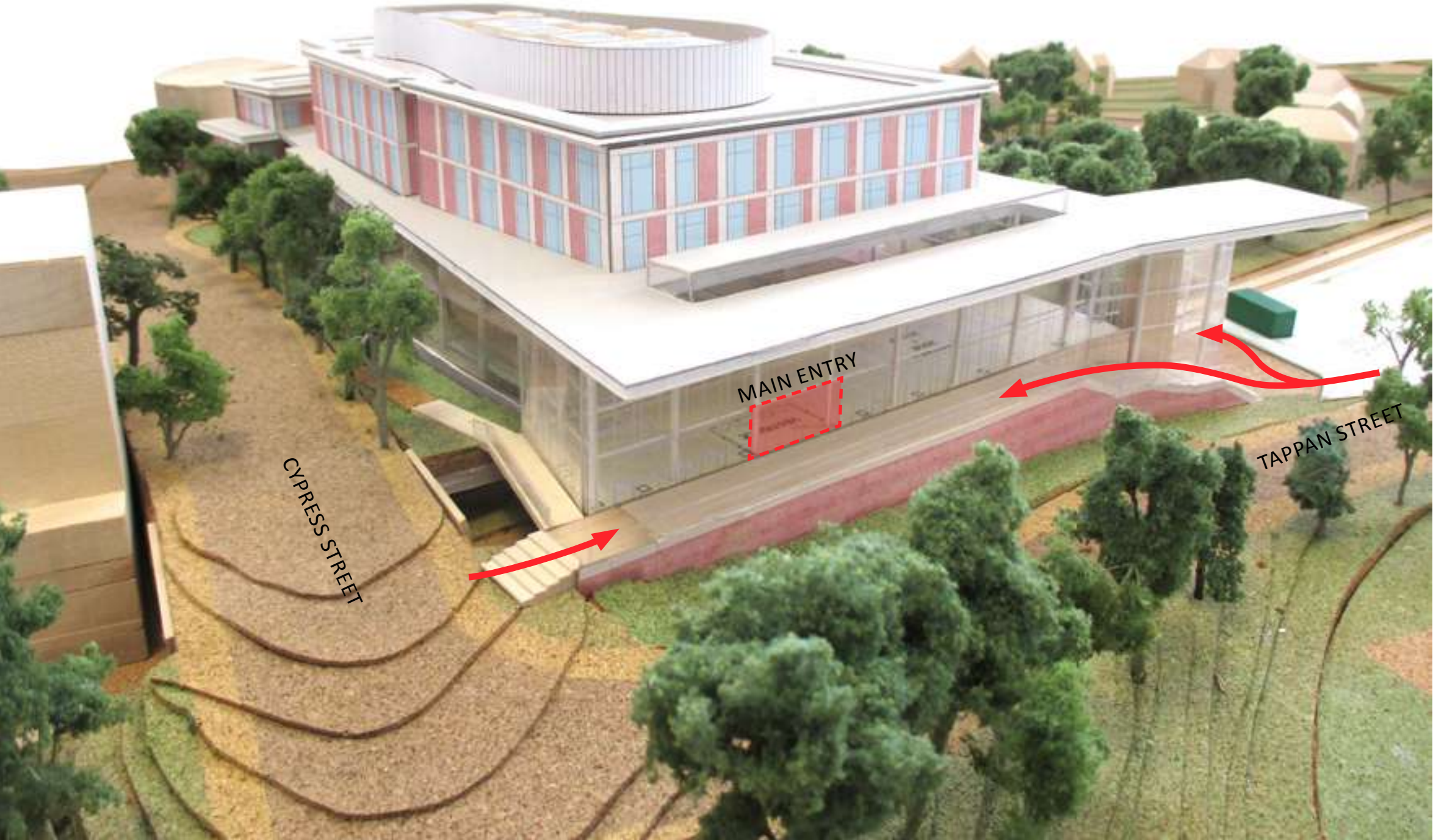
111 CYPRESS: A CIVIC PRESENCE

MODEL PRESENTED AT BUILDING EXPANSION COMMITTEE MEETING ON FEB 7, 2018

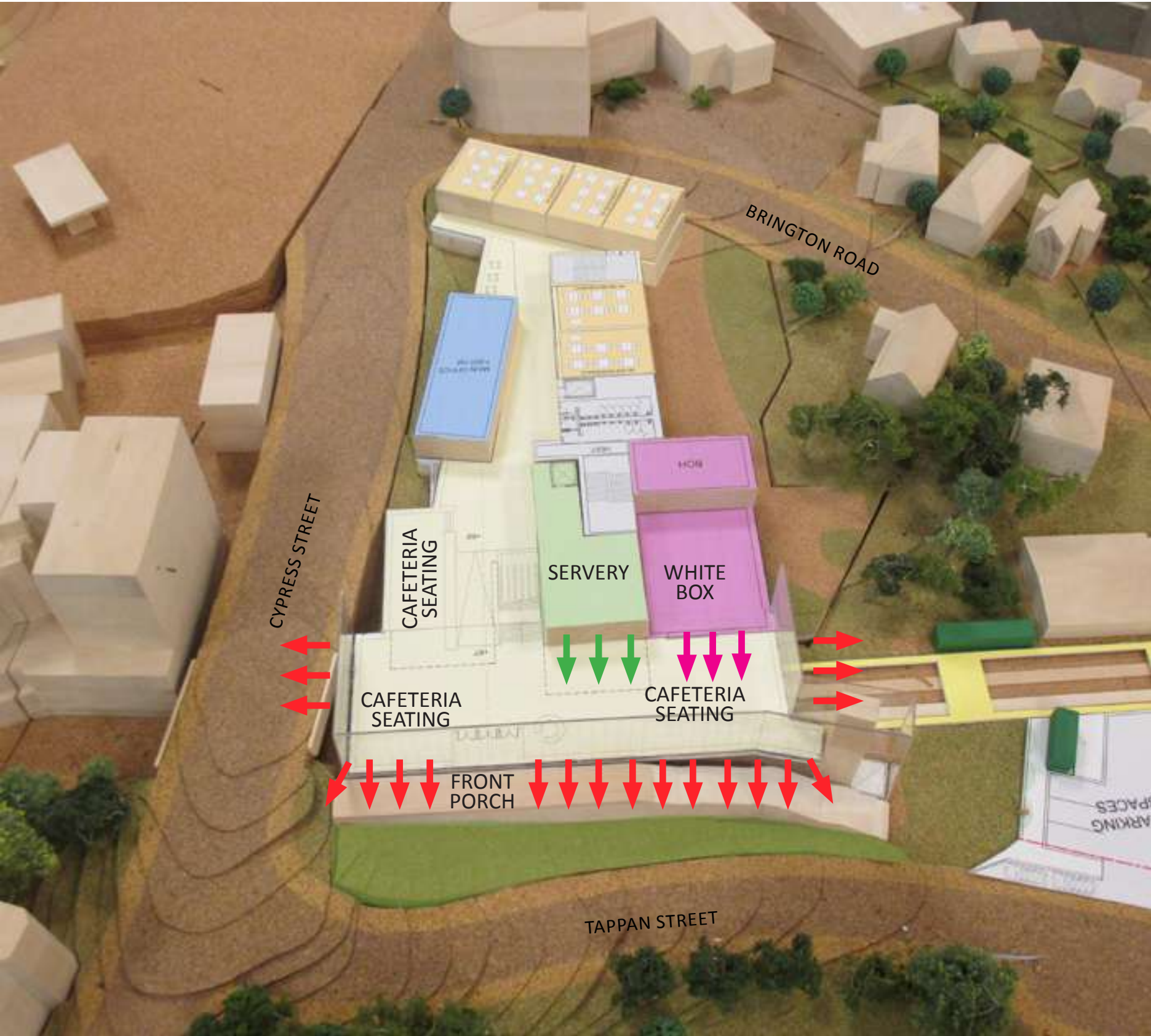


111 CYPRESS: A CIVIC PRESENCE

MODEL PRESENTED AT BUILDING EXPANSION COMMITTEE MEETING ON FEB 7, 2018



111 CYPRESS: MAJOR PUBLIC SPACES FRONTING CYPRESS FIELD (LEVEL 1)



LEVEL 1

WHITE BOX - MULTIPLE USES



LECTURES / MEETINGS

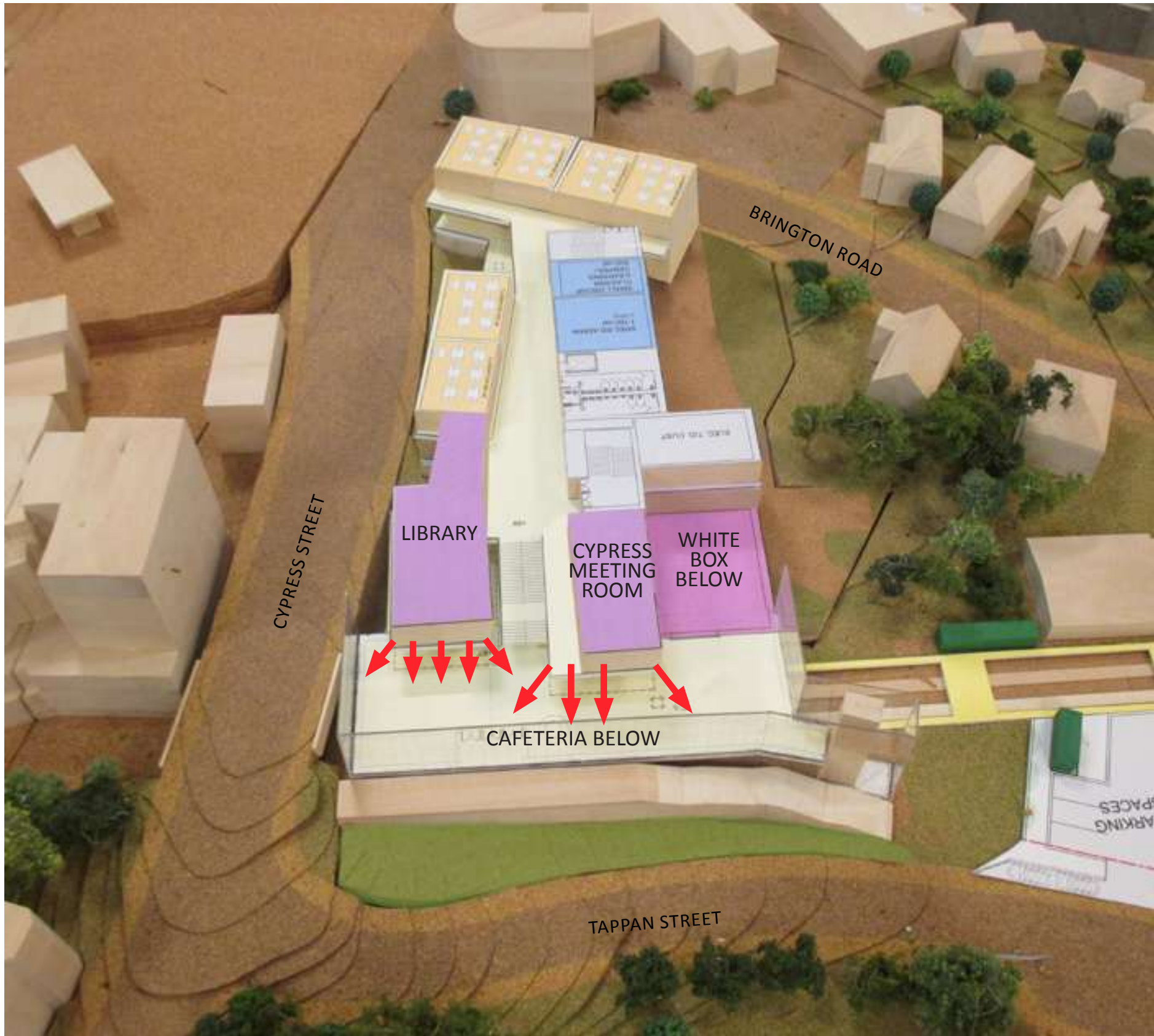


CLASSES



PERFORMANCE

111 CYPRESS: MAJOR PUBLIC SPACES FRONTING CYPRESS FIELD (LEVEL 2)



LEVEL 2



Library Porch Precedent: Concord Carlisle High School



Library Reading Room Precedent: Noble & Greenough Academic Inquiry Center (Under Construction)

111 CYPRESS: INTERDISCIPLINARY CLASSROOM ORGANIZATION

4	SS	MATH	SCIENCE	SCIENCE	BRIDGE LEVEL
3	ENGLISH	SS	SCIENCE	SCIENCE	
2	MATH	ENGLISH	MATH	SS	
1	ENGLISH	MATH	SS	ENGLISH	

INTERDISCIPLINARY “QUILT”



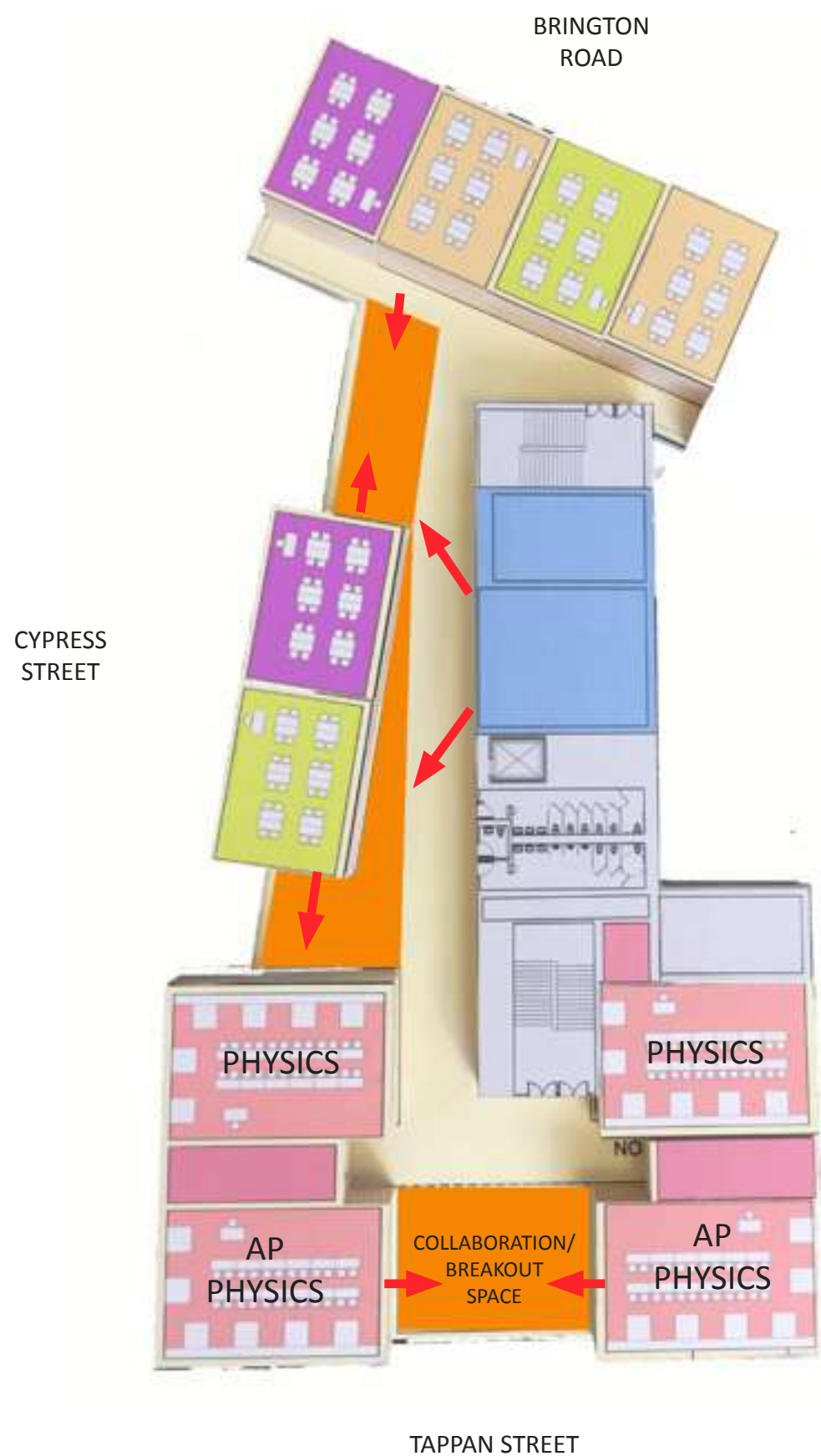
Interdisciplinary “Quilt” organization

- Classrooms can be programmed as any discipline (math, english, or social studies) and not organized by department

Building organization supports interdisciplinary collaboration

- Collaboration spaces adjacent to classrooms
- Widened corridors with seating
- Classrooms design with flexibility in mind

111 CYPRESS: INTERDISCIPLINARY CLASSROOM ORGANIZATION



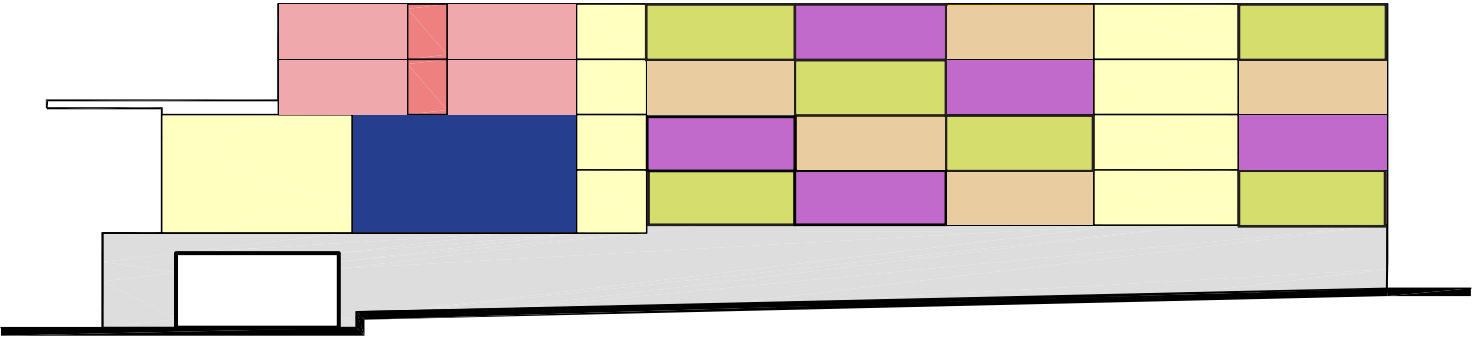
LEVEL 3

PURPOSE BUILT PROGRAM

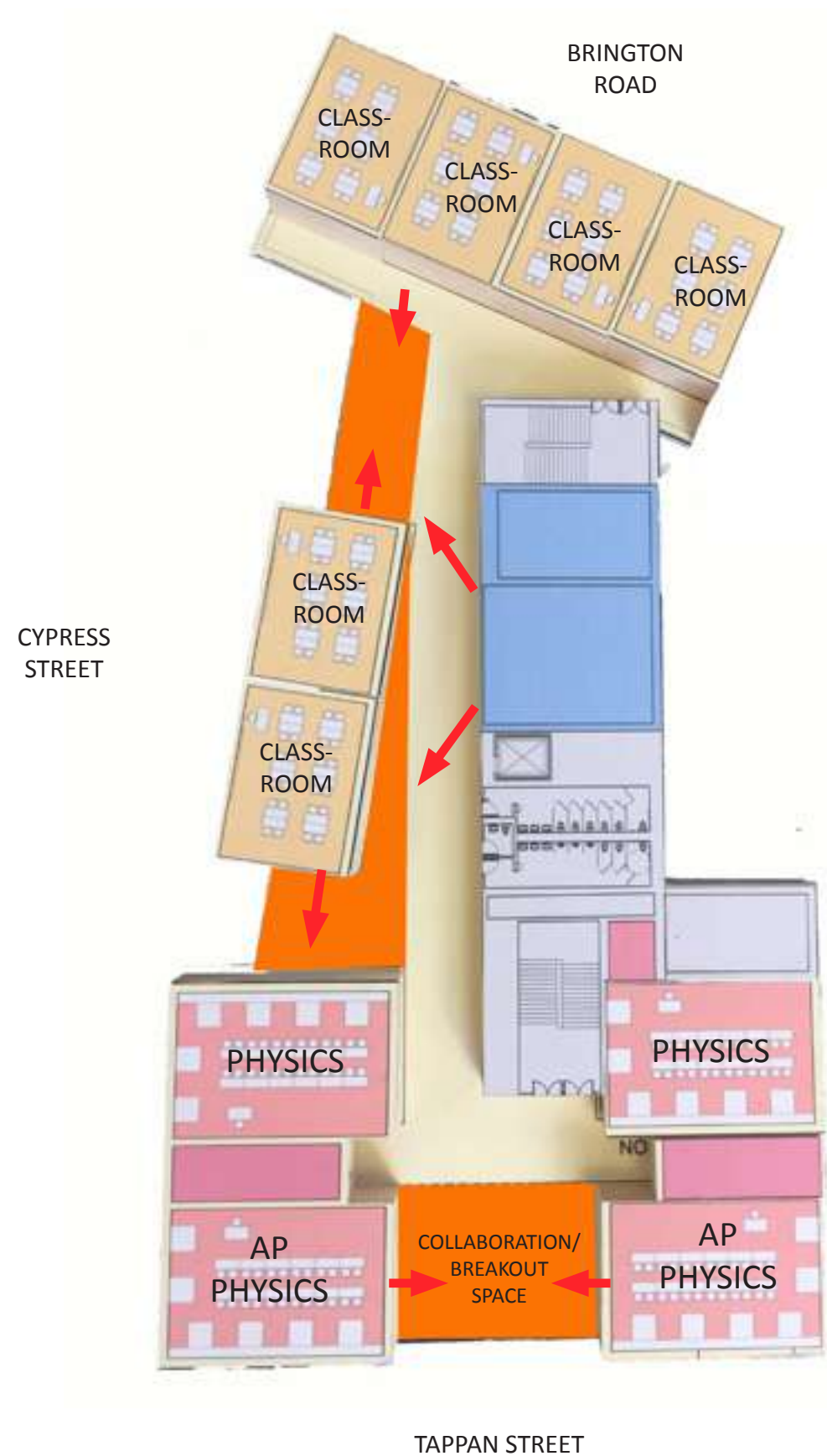
- PHYSICS
- GUIDANCE / SPEC ED.

FLEXIBLE USE PROGRAM

- MATH
- SOCIAL STUDIES
- ENGLISH
- COLLABORATION SPACE



111 CYPRESS: 3RD & 4TH FLOOR PLANS COLLABORATION / BREAKOUT SPACES



LEVEL 3



Collaboration Haven



Garage doors can connect Physics class/labs to the collaboration space



111 CYPRESS: ADULT PRESENCE ON EACH FLOOR



111 CYPRESS: MODEL PHOTOS



View of Main Entrance on Tappan Street



View from intersection of Cypress Street and Tappan Street



Brington Road View



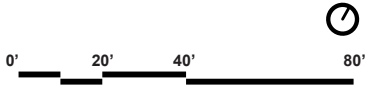
View from intersection of Cypress Street and Brington Road



111 CYPRESS: LANDSCAPE PLAN



LEVEL 1



STEM WING



STEM WING: RESPONDING TO EDUCATION PLAN

1. Create a Unified Campus

- New Entry to Main Building at corner of Tappan & Greenough
- Strong visual connection and accessibility to courtyard
- Direct access to staircase connecting floors 1, 2, and 3, toward auditorium & library

2. Engage Students Deeply

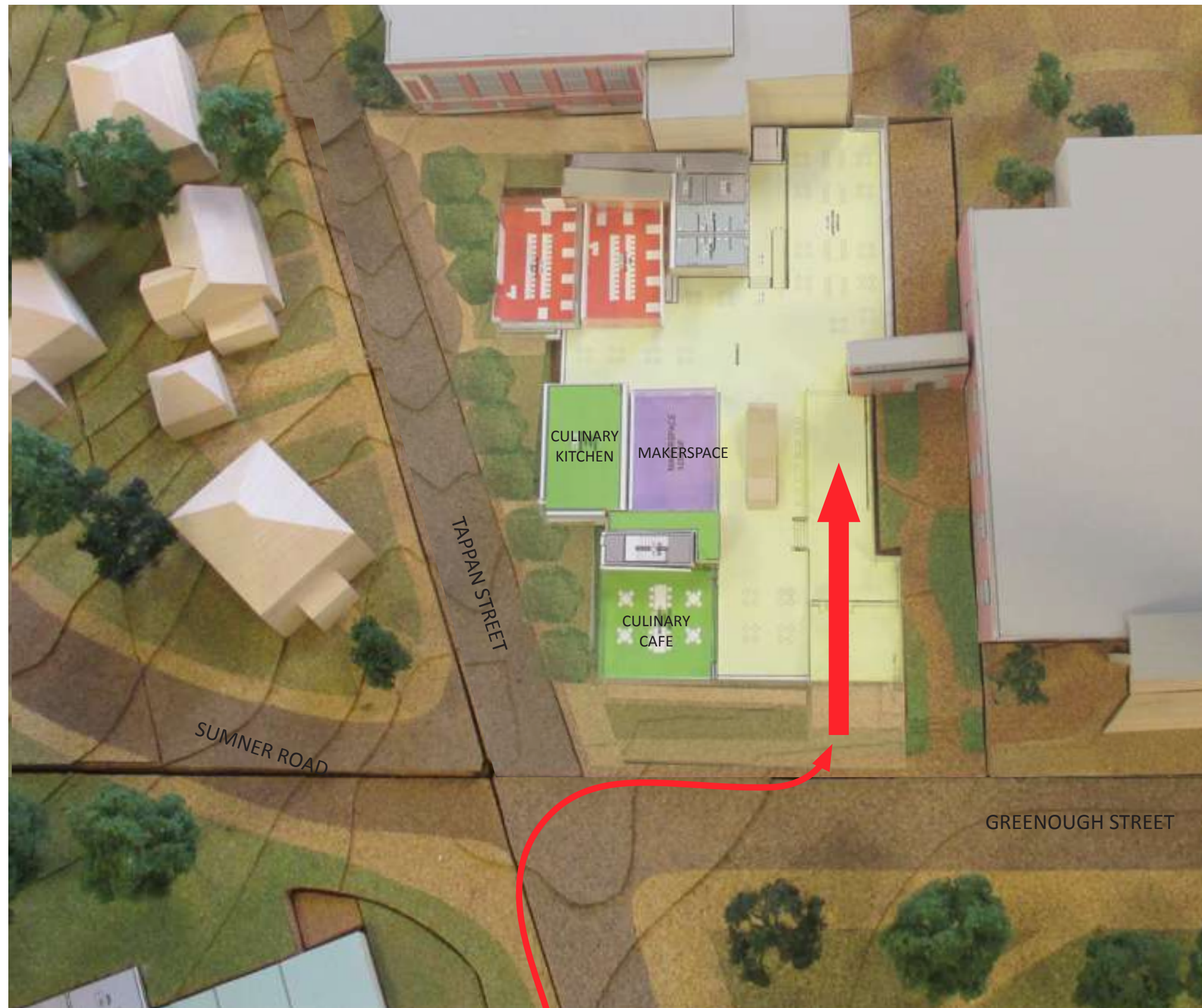
- Science Resource Center serves as academic hub
- Chemistry and Biology classrooms share floors to encourage collaboration; see classes you'll take in subsequent years
- Movable furniture to facilitate diverse learning environments
- Multiple classrooms share breakout spaces with view to the outdoors

3. Serve All Students

- New 20' wide accessible entry
- Places to gather, study in groups: expanded network of collaboration zones in Main Building - STEM wing will have places all students will want to use
- Multi-use cafe space can be used for classes, cafe, community meetings, and adult education programs



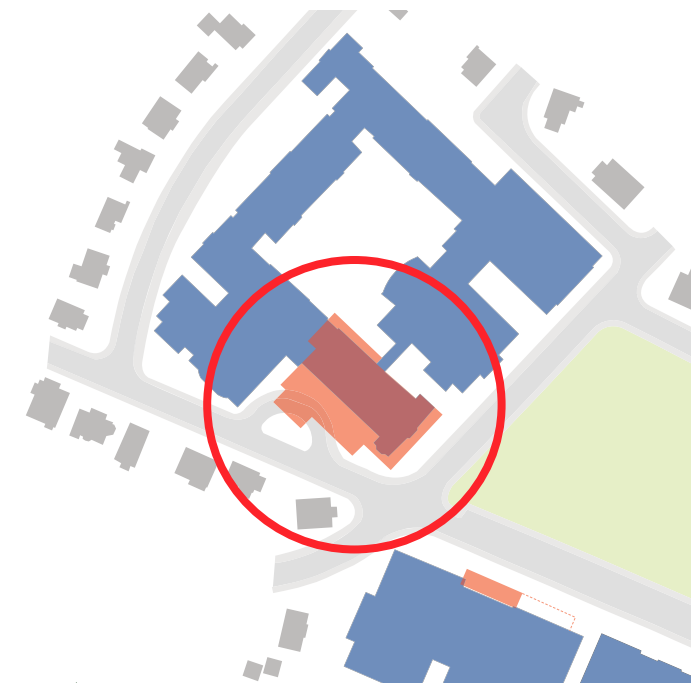
STEM WING: CREATE A MAJOR HIGH SCHOOL BUILDING ENTRANCE



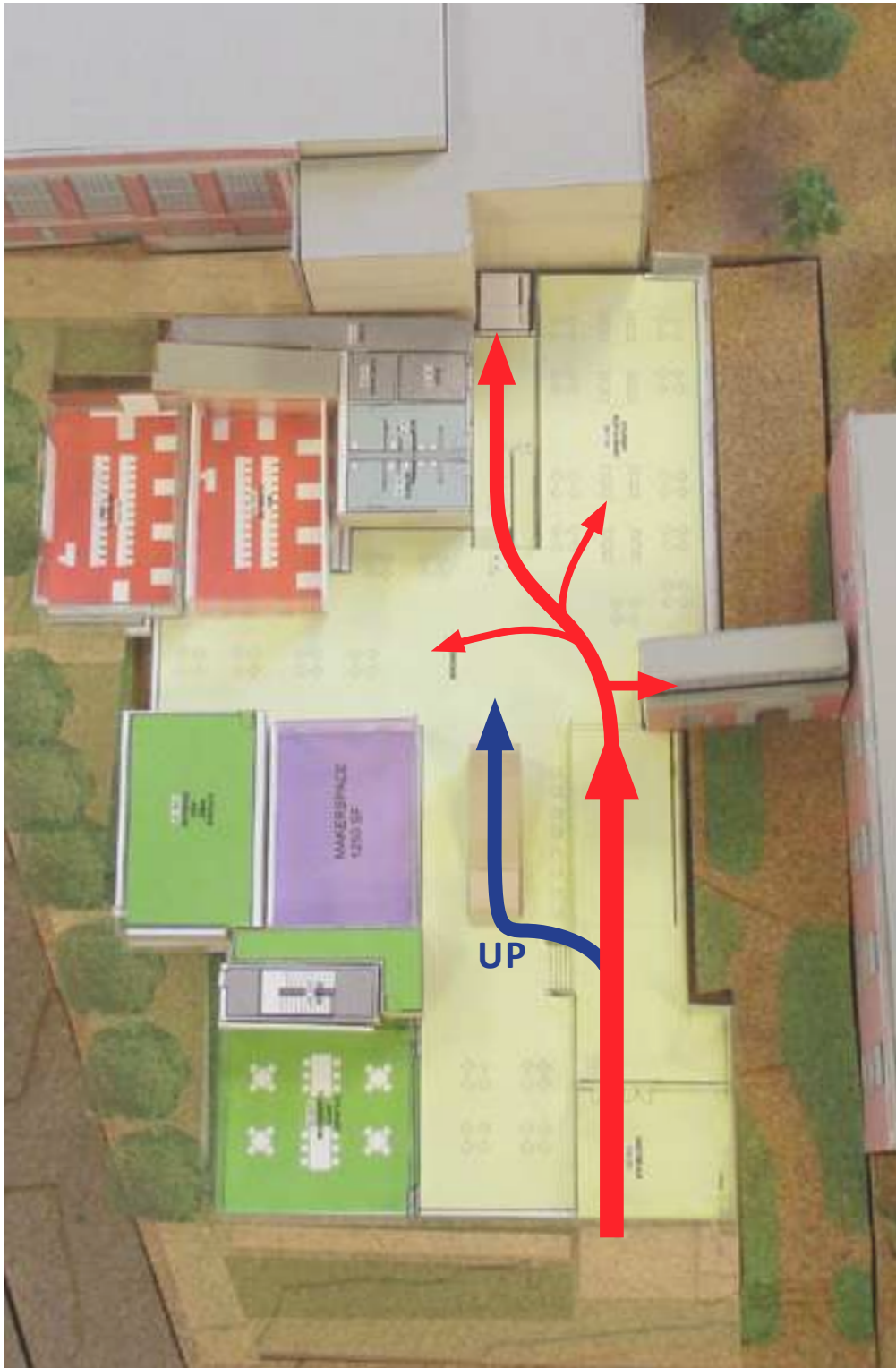
LEVEL 1

A major building entrance sized to maximize flow

- 20' wide entry hallway
- Direct access to staircase connecting floors 2 & 3
- Accessible entrance



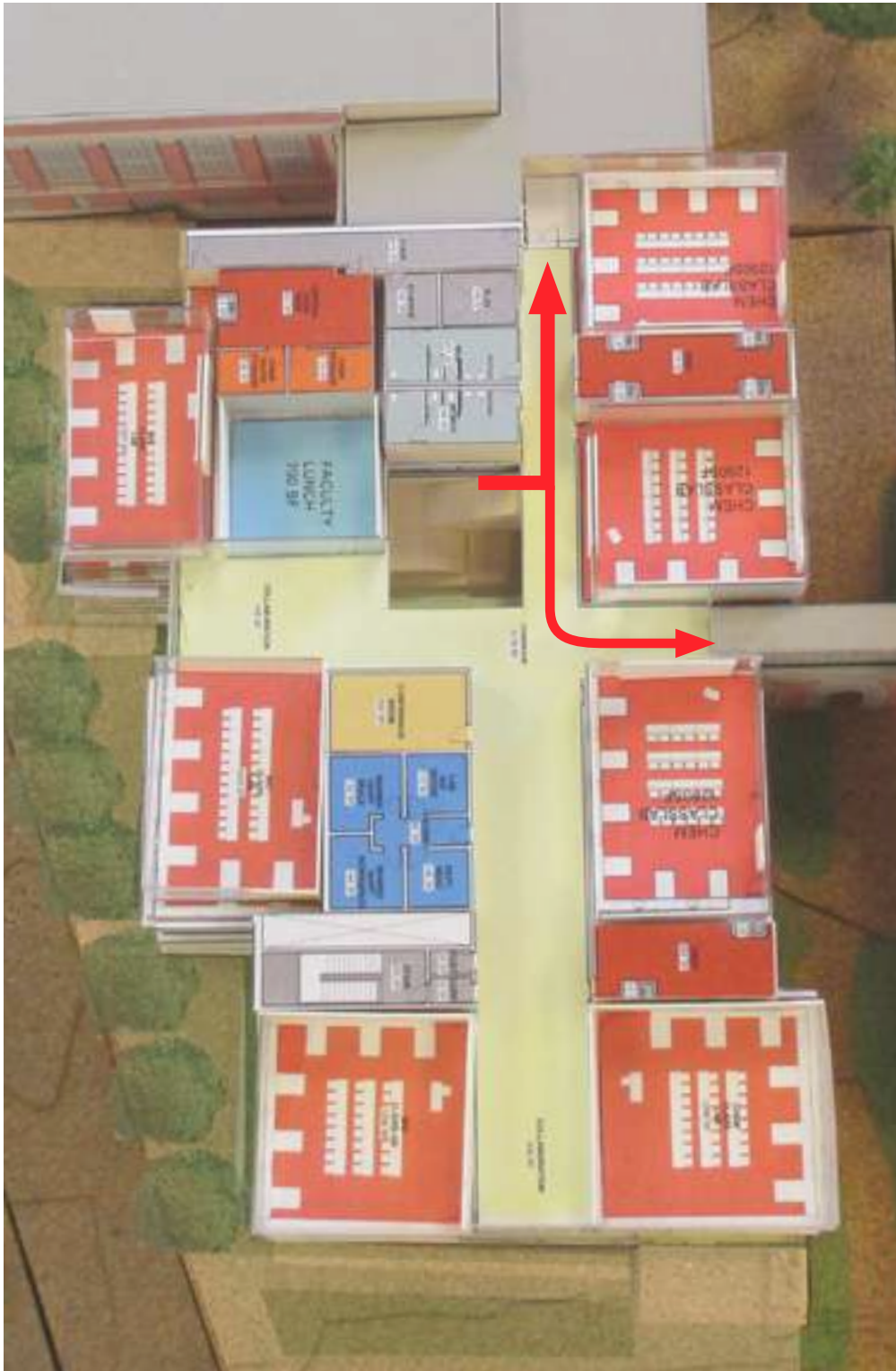
STEM WING: FACILITATE CIRCULATION THROUGH THE BUILDING



LEVEL 1



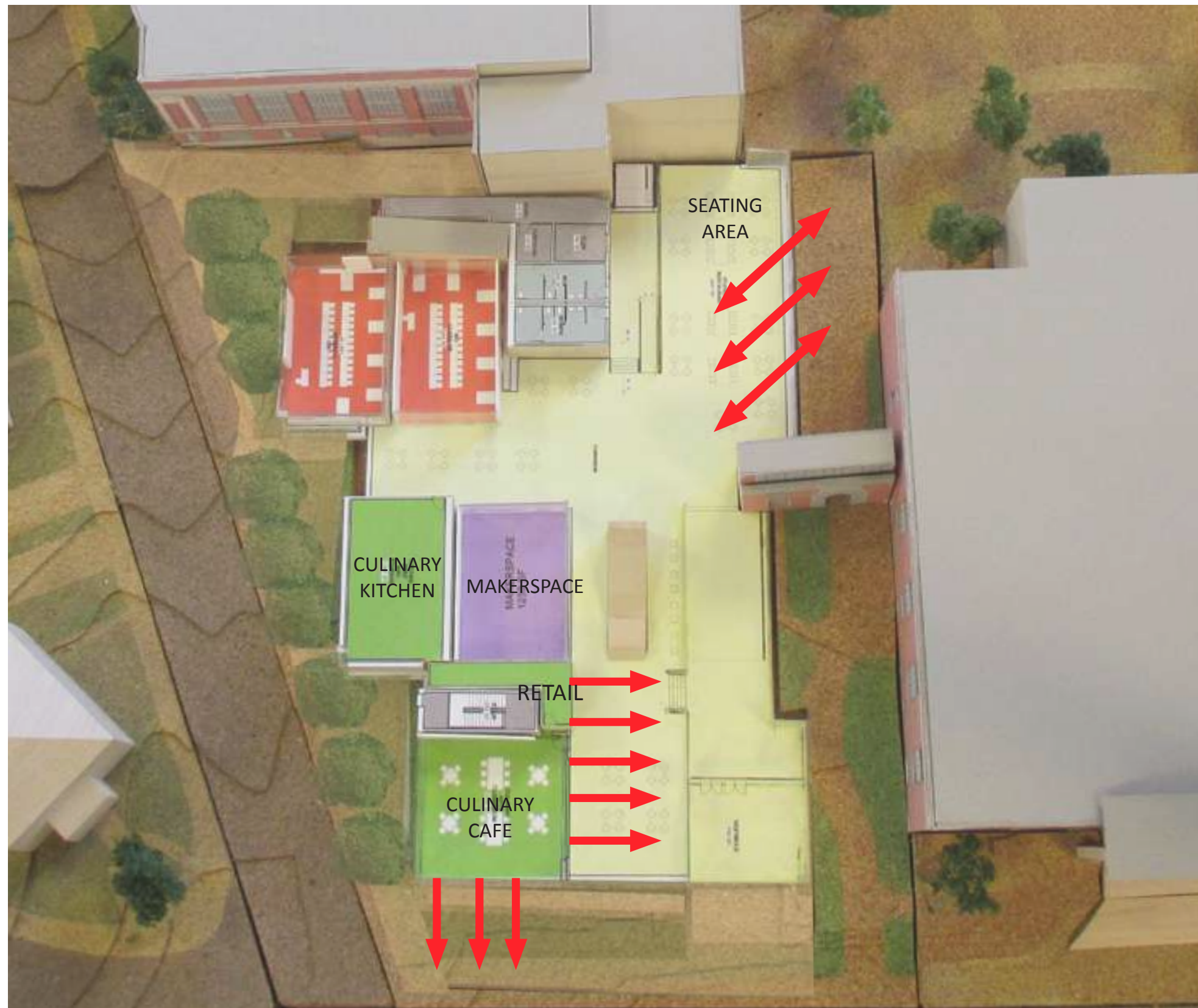
LEVEL 2



LEVEL 3



STEM WING: CONNECTING TO THE QUAD & BROOKLINE COMMUNITY



LEVEL 1

Connecting to the Quad

- New doorway to the Quad
- Abundant glazing for views to the Quad
- Gathering / seating area adjacent to the Quad

Connecting to Community: Culinary Cafe at Main Entry

- Multi-use Cafe space can be used for classes, cafe, community meetings, and adult ed programs.
- Retail area between the kitchen and the cafe will offer lunch time menu options for students and staff.

Expanding Cafeteria Seating

- Seating area facing the Quad expands cafeteria capacity at peak lunch hours



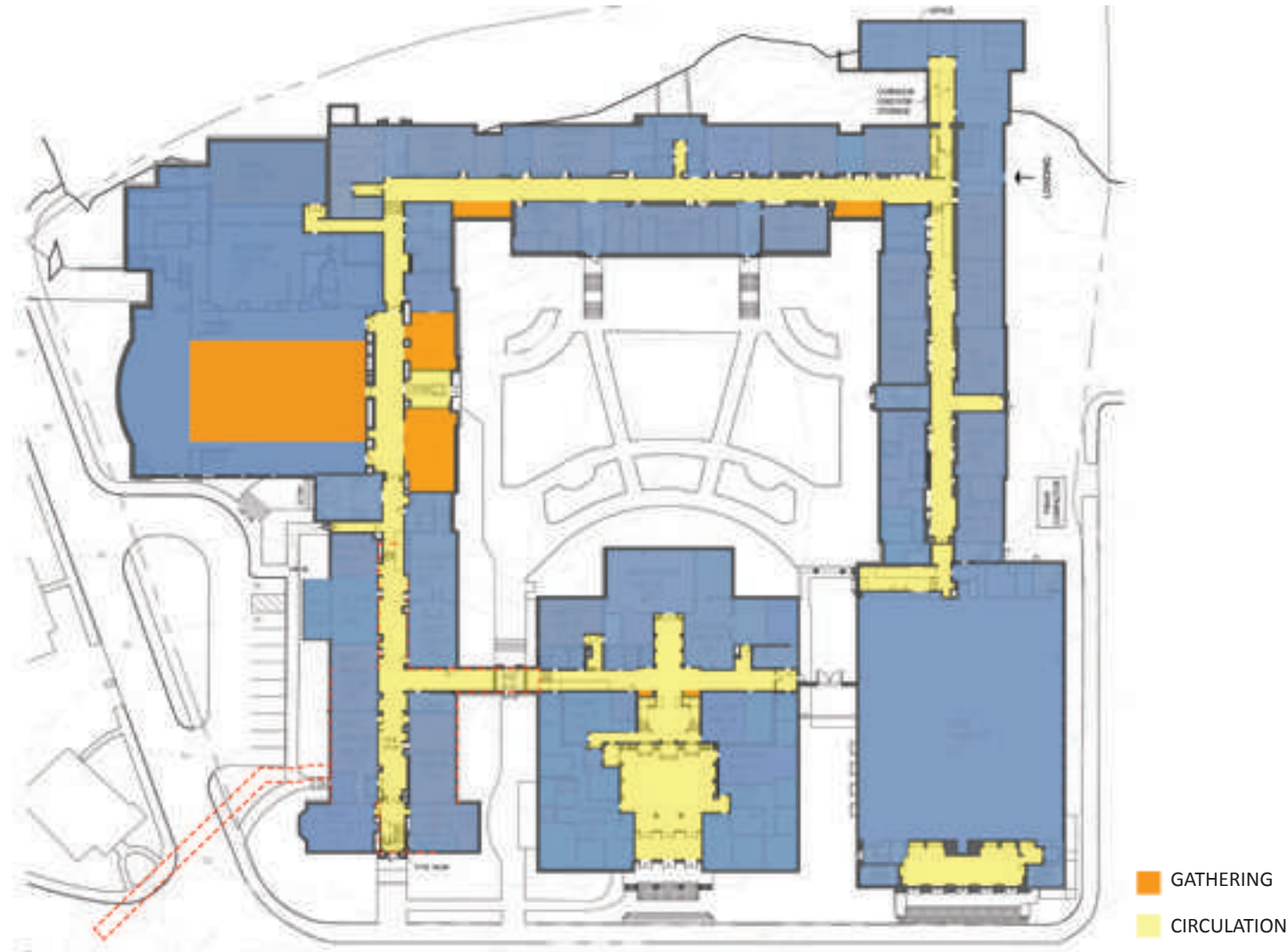
LEVEL 2

Collaboration & Breakout Space

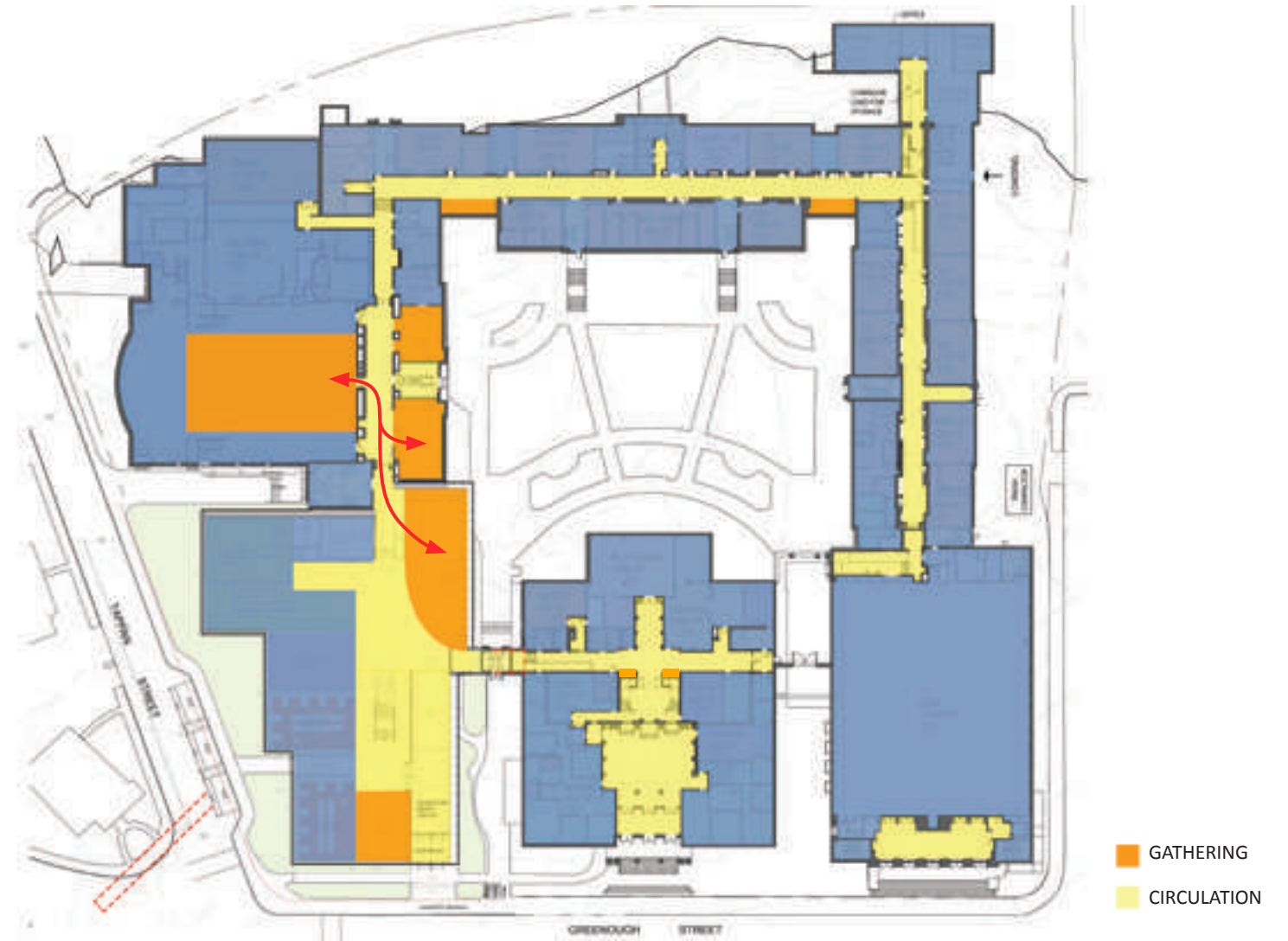
- Multiple classrooms share breakout space
- Located at the ends of corridors to provide views to the outdoors

STEM WING: EXPANDING A NETWORK OF CO-CURRICULAR GATHERING SPACES

EXISTING



PROPOSED



Collaboration & Breakout Space

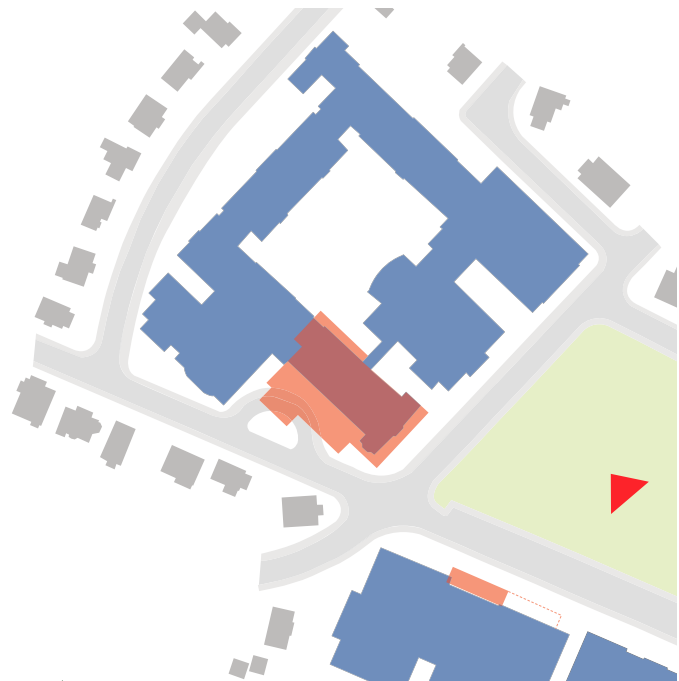
- New seating on ground floor of the STEM wing facing the Quad expands cafeteria capacity at peak lunch hours
- New collaboration spaces expands a network of co-curricular gathering spaces

STEM WING: LANDSCAPE PLAN



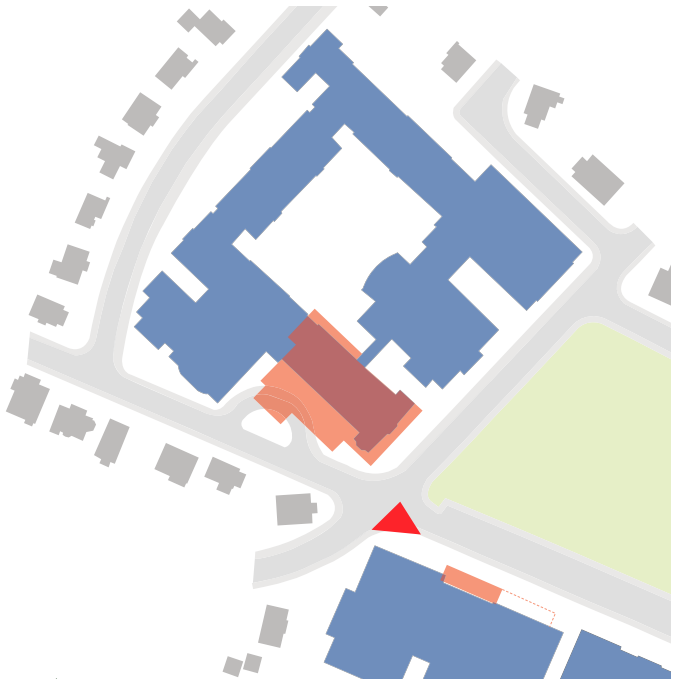
STEM WING: MODEL PHOTO

MODEL PRESENTED AT BUILDING EXPANSION COMMITTEE MEETING ON FEB 7. 2018



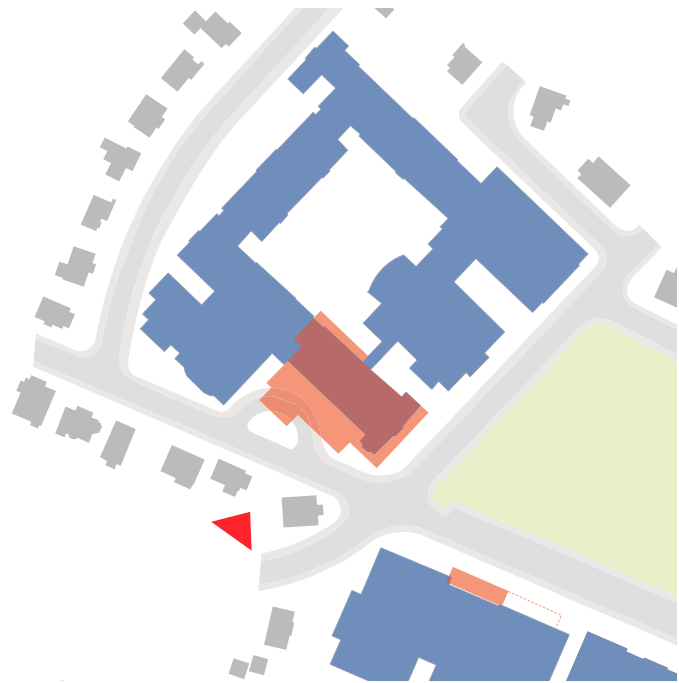
STEM WING: MODEL PHOTO

MODEL PRESENTED AT BUILDING EXPANSION COMMITTEE MEETING ON FEB 7, 2018



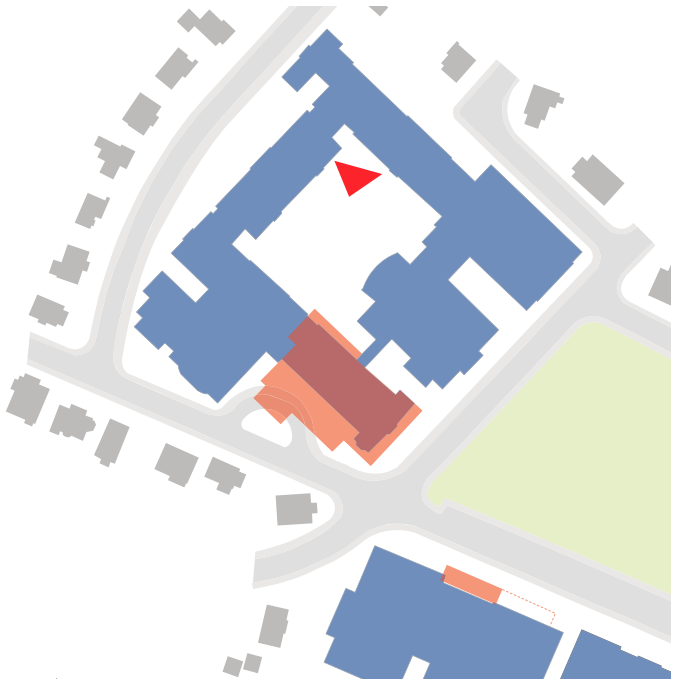
STEM WING: MODEL PHOTO

MODEL PRESENTED AT BUILDING EXPANSION COMMITTEE MEETING ON FEB 7. 2018

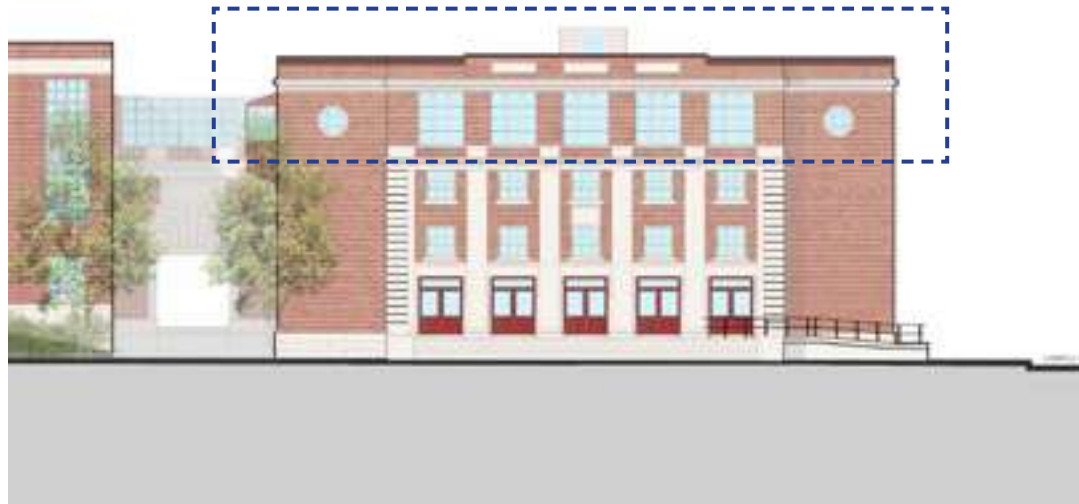


STEM WING: MODEL PHOTO

MODEL PRESENTED AT BUILDING EXPANSION COMMITTEE MEETING ON FEB 7. 2018



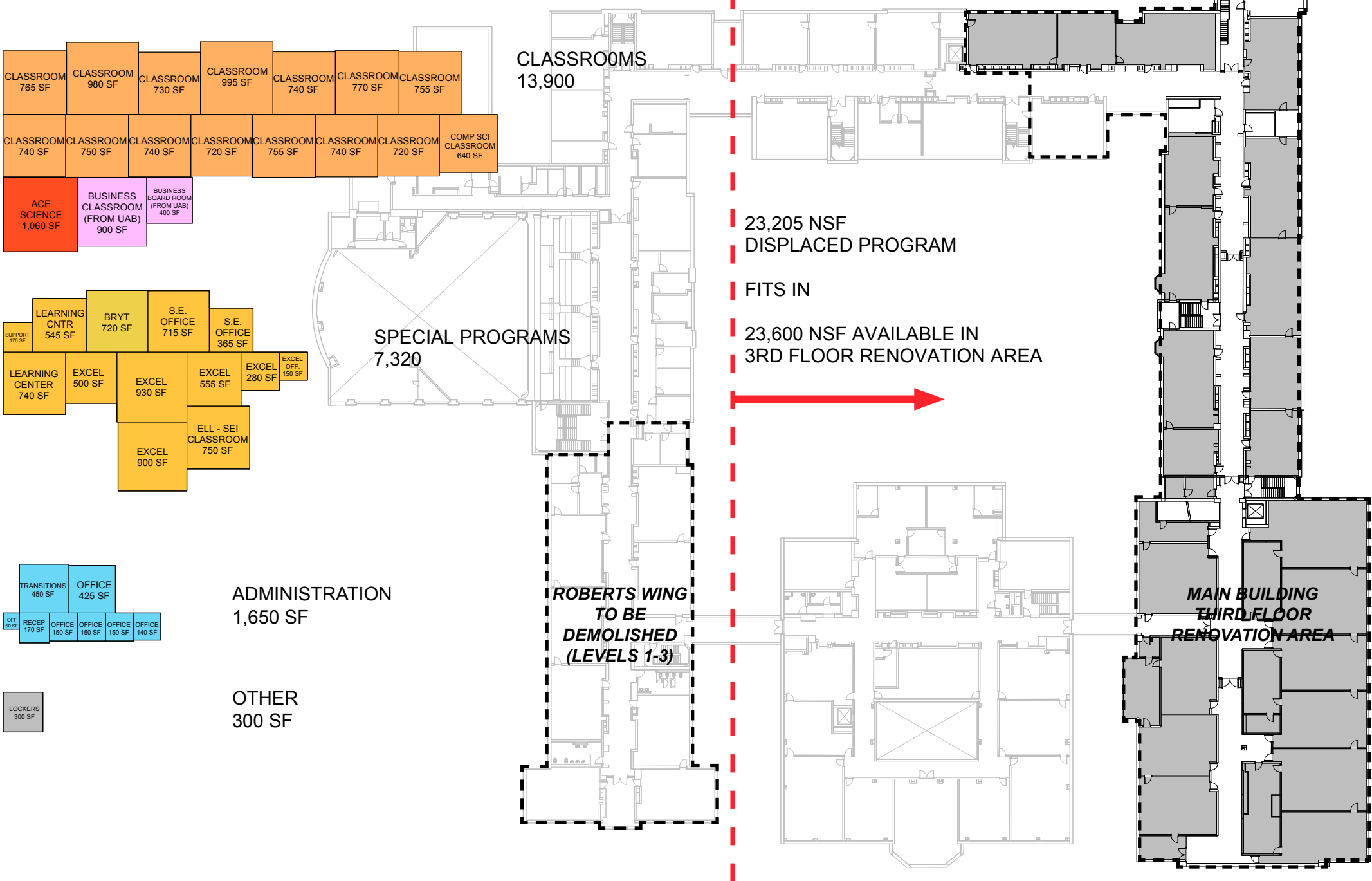
MAIN BUILDING 3RD FLOOR



MAIN BUILDING - 3RD FLOOR

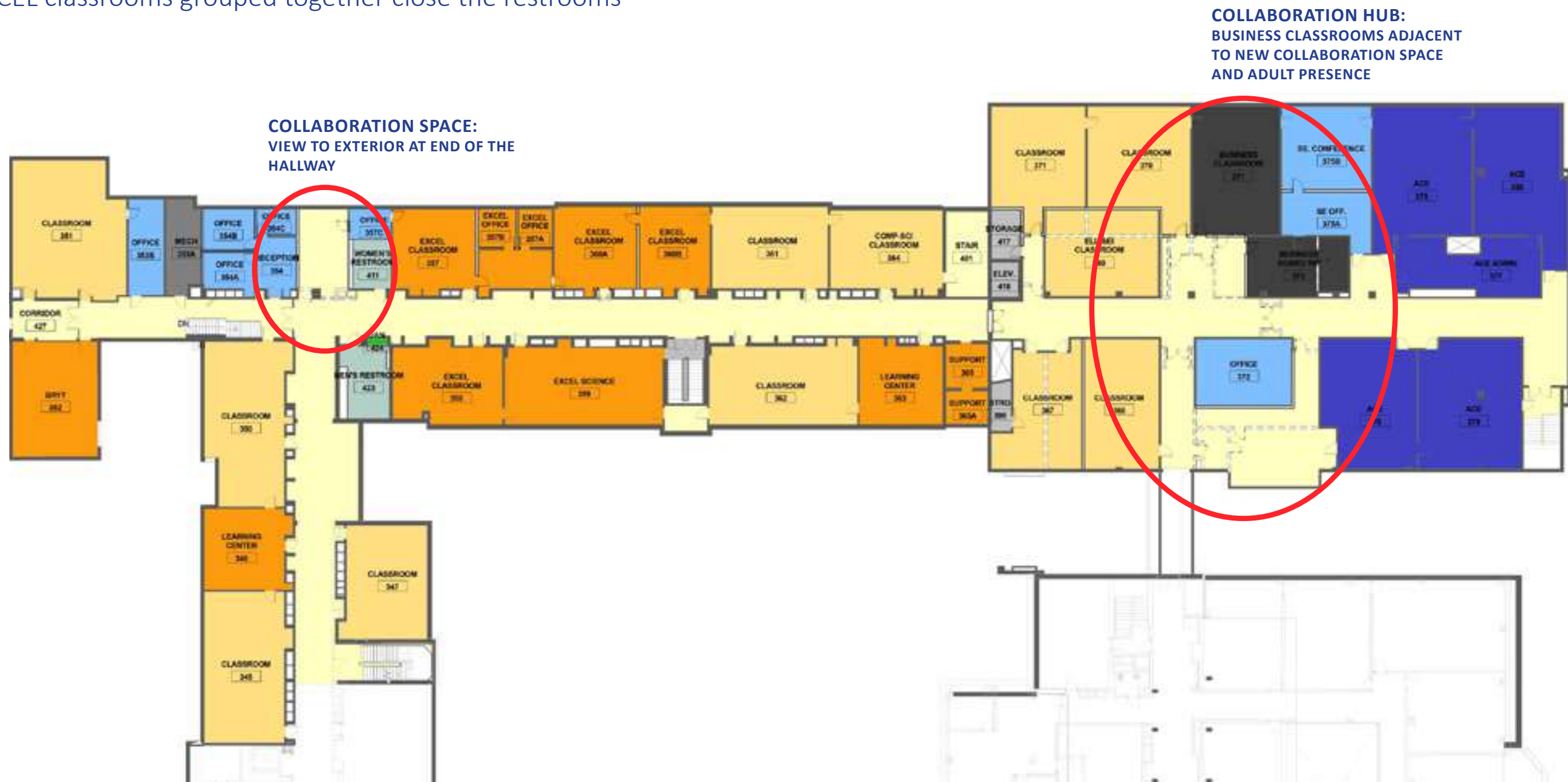
DISPLACED PROGRAM (PRIMARYLY FROM DEMOLITION OF EXISTING ROBERTS WING)
TOTAL NSF: 23,205
TOTAL GSF: 33,500

RENOVATION AREA
TOTAL NSF: 23,600
TOTAL GSF: 33,500

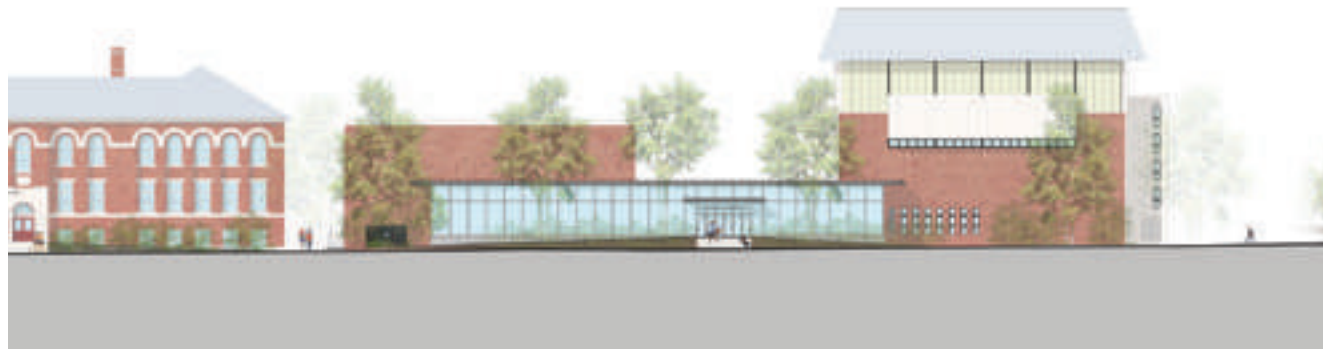


MAIN BUILDING 3RD FLOOR

- ACE program makes use of existing science classroom
- Establish new collaboration hub featuring current “greenhouse” space and business classrooms
- Distribute adult presence adjacent to collaboration spaces
- EXCEL classrooms grouped together close the restrooms



TAPPAN ATHLETIC COMPLEX



TAPPAN ATHLETIC COMPLEX: RESPONDING TO EDUCATION PLAN

1. Create a Unified Campus

- Unite Gym and Pool with Possible New Lobby: could be visually similar to Cypress Building and STEM Wing entry to convey that all buildings are part of the bigger campus
- Possible Community Wellness Center for the Recreation Department

2. Engage Students Deeply

- New Health & Fitness classrooms used by students of all grades
- Gut renovation of lockers rooms to better serve current student needs

3. Serve All Students

- New accessible entry
- Increased adult presence: administrative suite on ground floor



TAPPAN ATHLETIC COMPLEX

EXISTING



BASEMENT



LEVEL 1

PROPOSED



BASEMENT



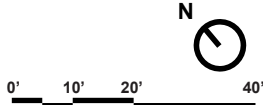
LEVEL 1

TAPPAN ATHLETIC COMPLEX

PROPOSED - LEVEL 1

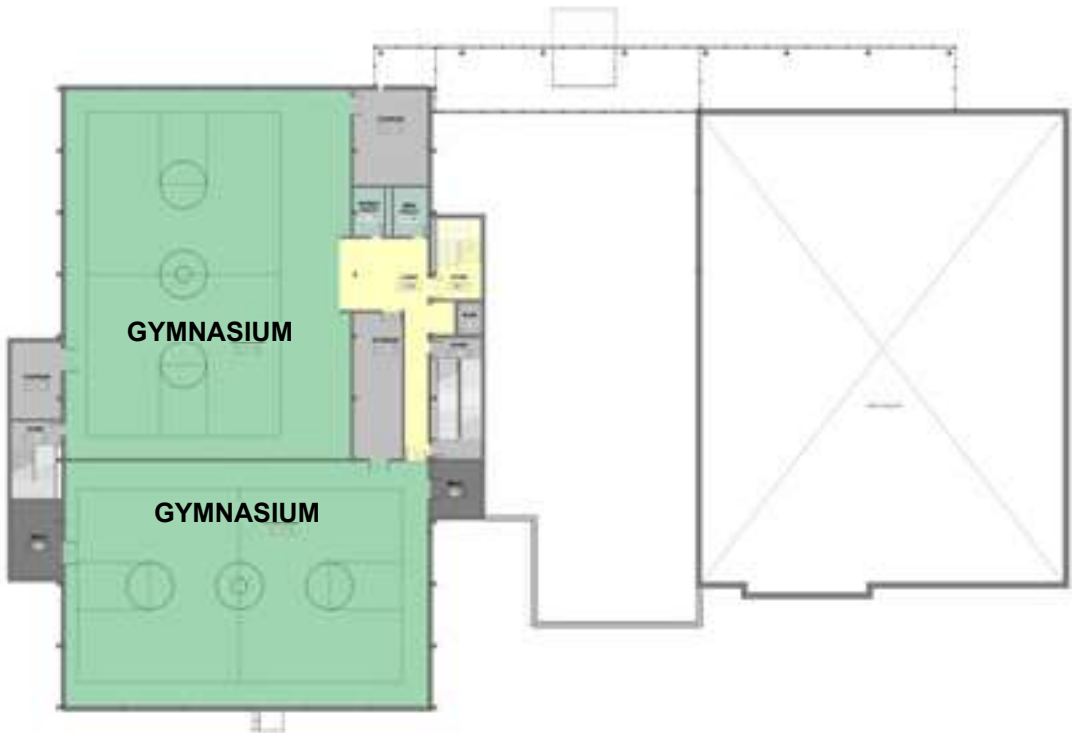


LEVEL 1

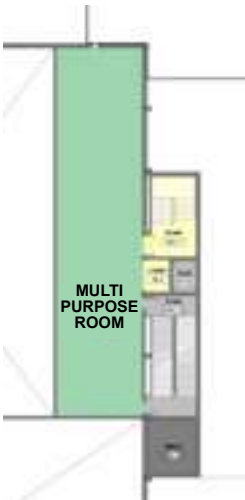


TAPPAN ATHLETIC COMPLEX

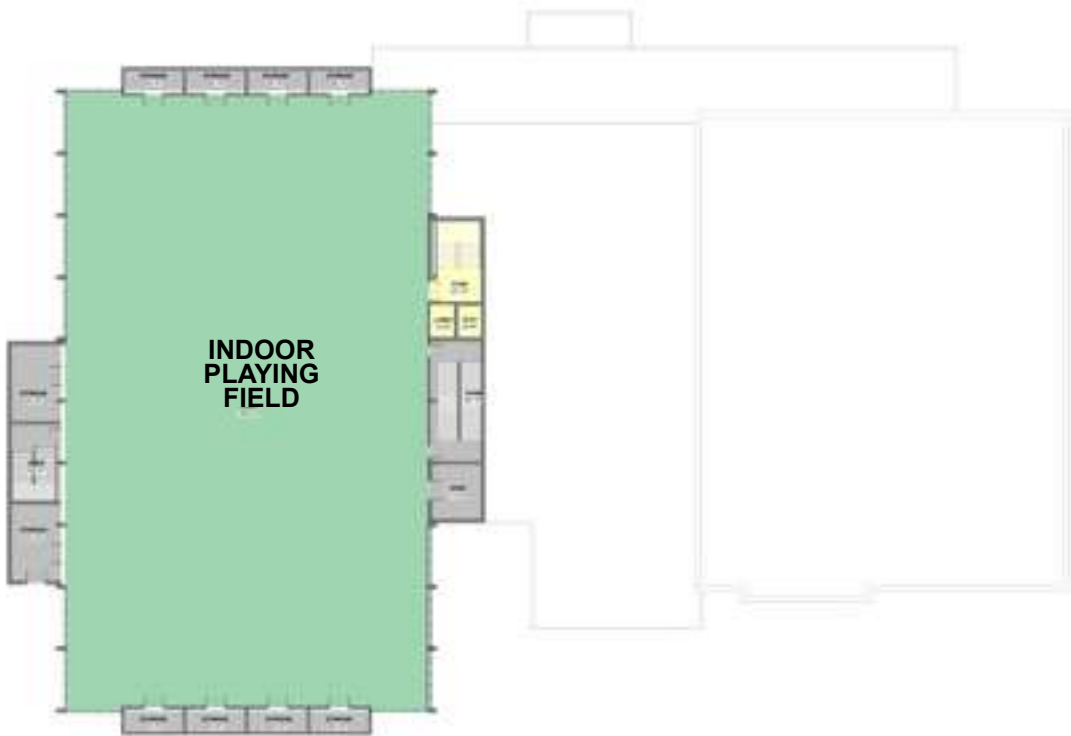
PROPOSED - RENOVATION TO EXISTING UPPER FLOORS



SECOND FLOOR



MEZZANINE



FOURTH FLOOR



TAPPAN ATHLETIC COMPLEX: ELEVATION

TAPPAN STREET ELEVATION



1/32 = 1'-0"



TAPPAN ATHLETIC COMPLEX: MODEL PHOTO

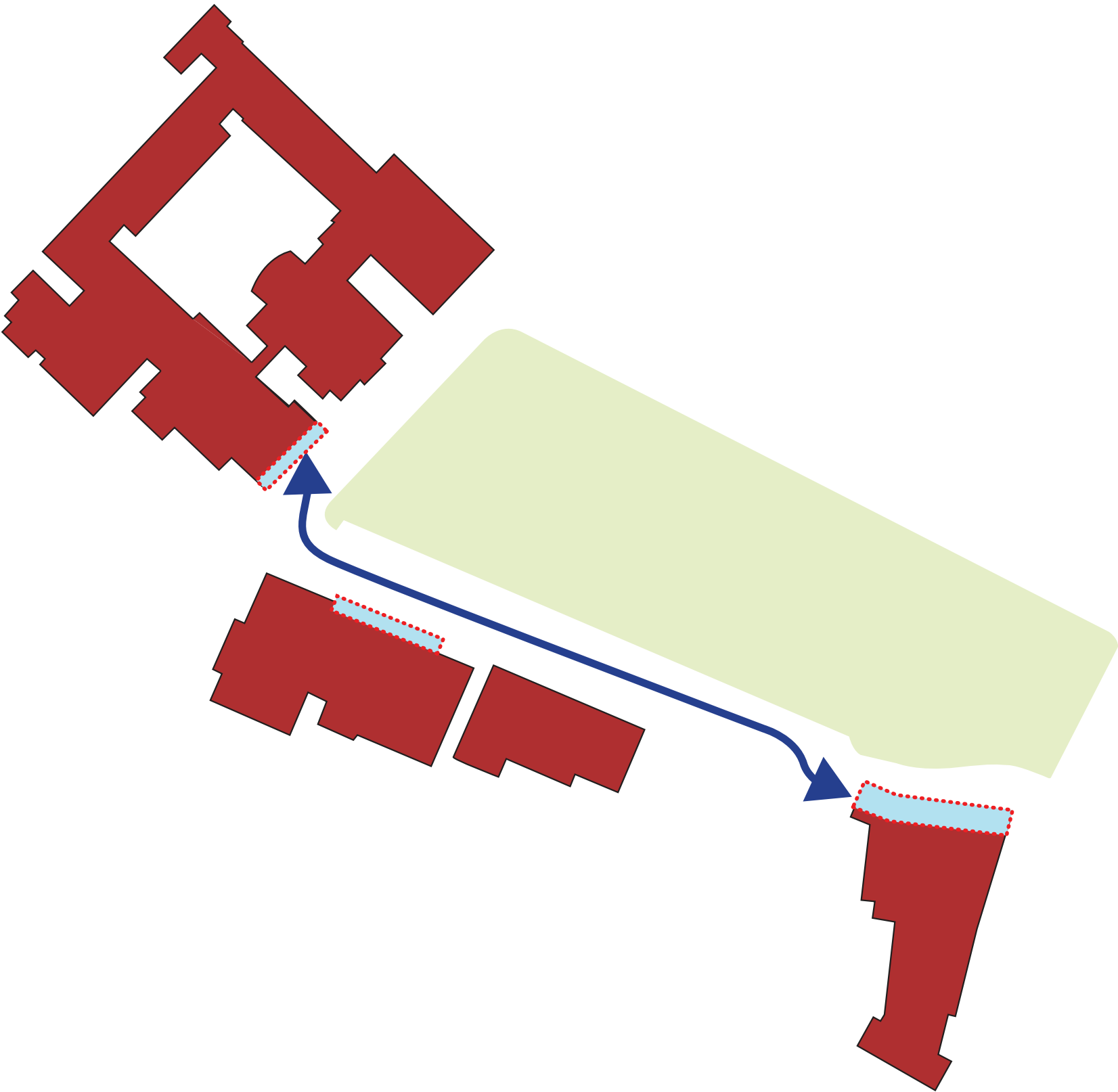


SUMMARY: CREATING A UNIFIED CAMPUS



GOAL: A UNIFIED CAMPUS

NEW, WELCOMING “FRONT PORCHES” UNIFY BHS CAMPUS



TAPPAN & GREENOUGH STREET COMBINED ELEVATION

EXISTING



PROPOSED

New Welcoming Front Porches at 111 Cypress, Tappan Athletic Complex and STEM Wing create a Unified Campus



TAPPAN STREET

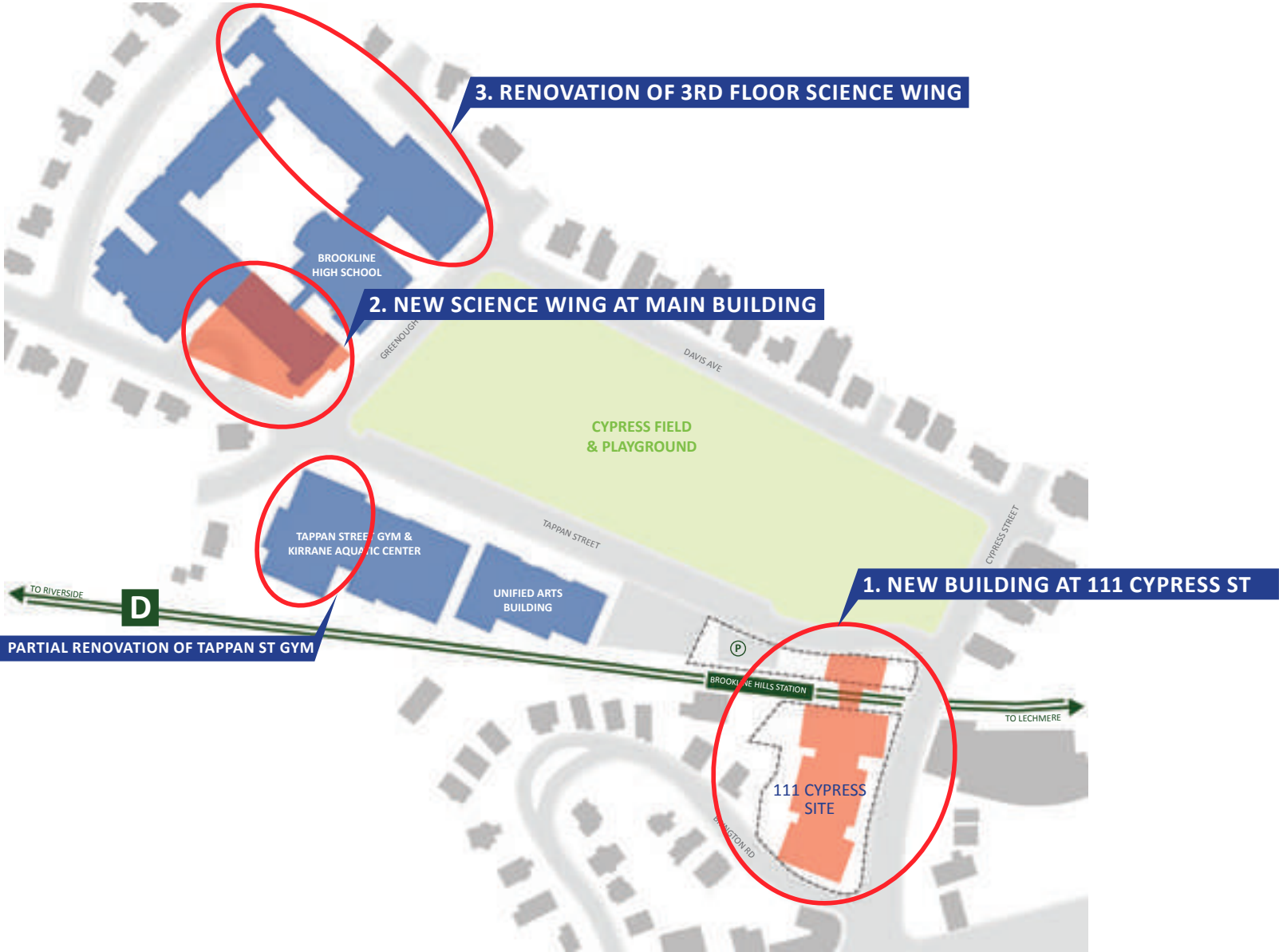
GREENOUGH STREET



5. PROJECT BUDGET



SCOPE OF PROJECT (AS OF APRIL 2017) - OPTION 4D



MAY 2017 FEASIBILITY STUDY COST ESTIMATE

New Cypress Building	58,266,700
Premium for building over MBTA	2,000,000
New STEM Wing	32,264,250
3rd Floor Renovation	7,398,000
Deferred Maintenance	6,857,750
Construction Contingency	5,339,335
Professional Fees & Services	14,982,271
Misc. Project Costs	6,300,900
Project Contingency	3,203,601
Tappan Gym Minimal Renovation	13,290,000
Project Cost*	149,902,807

** The following items are not included in the Project Cost:*

1. Cypress 111 Site Acquisition
2. Cypress Field Renovation
3. Cost associated with a parking strategy
4. Additional MBTA Real Estate Costs
5. Cost Escalation
6. Swing Space Cost



ADJUSTMENTS TO SCOPE OF PROJECT SINCE 2017 FEASIBILITY STUDY



PRELIMINARY SCHEMATIC PHASE COST ANALYSIS

Hard Costs	\$137.6 Million
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- New Cypress Street Building
- New STEM Building
- 3rd Floor Renovation
- Deferred Maintenance
- Tappan Gym Renovations & Front Addition
- Construction Contingency

Soft Costs	\$23.6 Million
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- Professional Fees
- Commissioning Agent
- CM at Risk Preconstruction
- Utility Costs
- Testing Agents
- Moving Costs
- Project Contingency

FF&E & Technology	\$5.5 Million
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- Furniture
- Fixtures and Equipment
- A/V equipment
- IT and Telephone

Real Estate Costs	\$23.5 Million
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- Cypress Street Acquisition & Relocation
- MBTA Air Rights

Other Costs	\$9.6 Million
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- Campus Landscaping, Sidewalks and Student Safety
- Swing Space at Old Lincoln School
- Real Estate Contingencies

Cypress Field	\$5.8 Million
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Total Preliminary Project Costs	\$205.6 Million
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6. APPENDIX I: FLOOR PLANS



FLOOR PLANS: CYPRESS BUILDING (LOWER LEVEL & LEVEL 1)



LOWER LEVEL



LEVEL 1

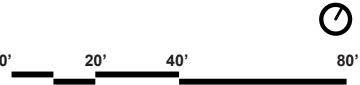
FLOOR PLANS: CYPRESS BUILDING (LEVEL 2 & 3)



LEVEL 2



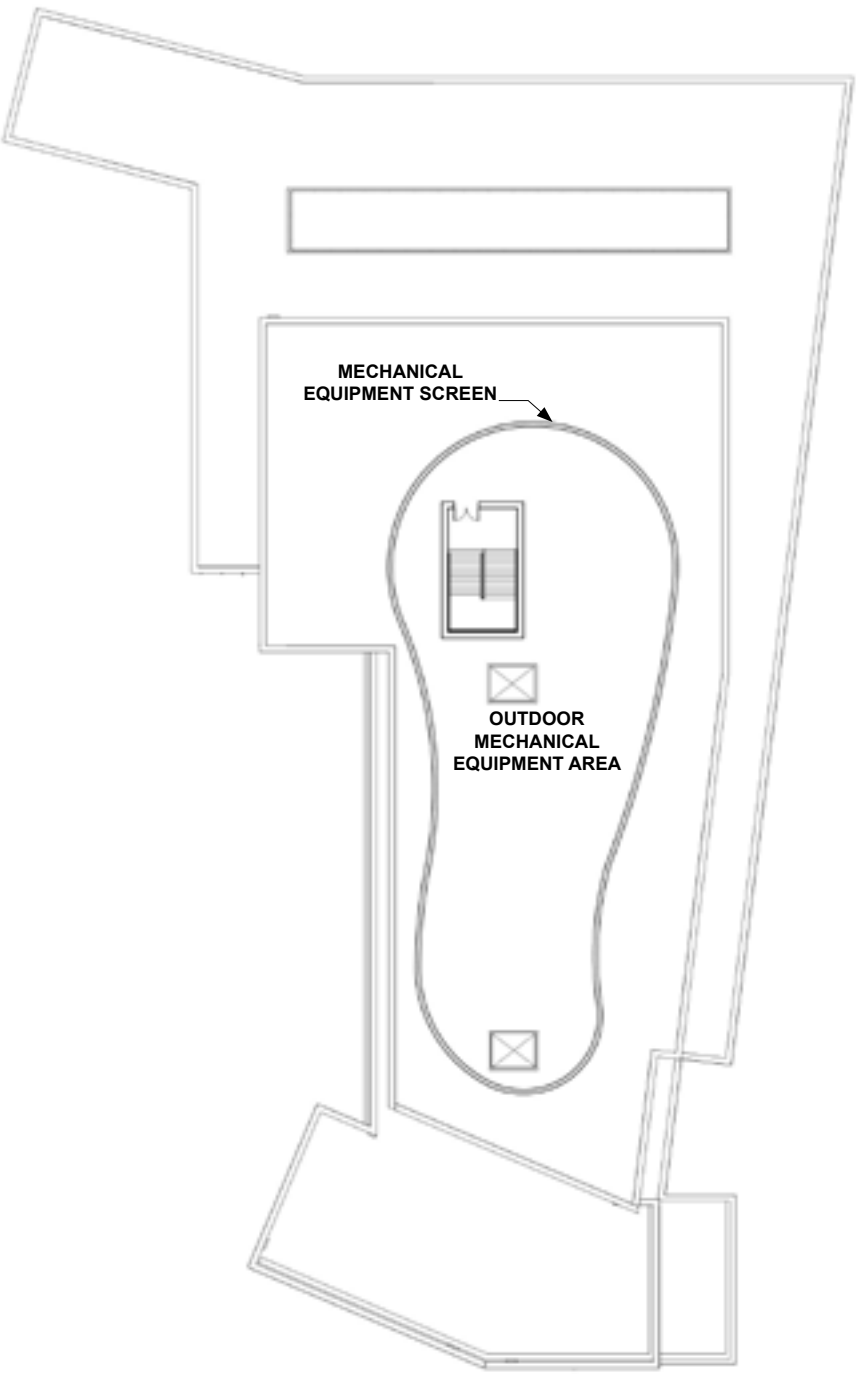
LEVEL 3



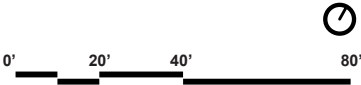
FLOOR PLANS: CYPRESS BUILDING (LEVEL 4 & ROOF)



LEVEL 4



ROOF



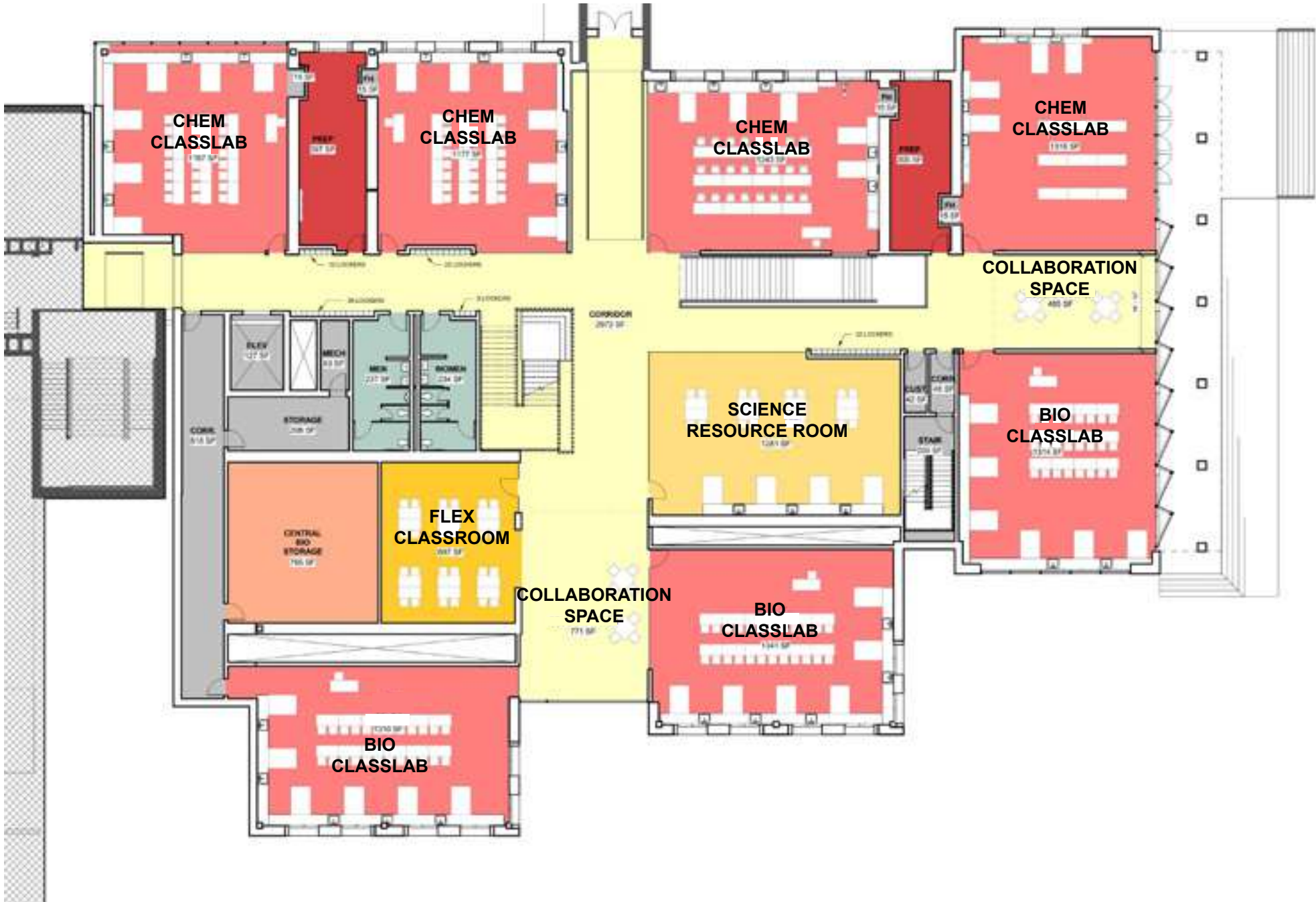
FLOOR PLANS: STEM WING (LEVEL 1)



LEVEL 1



FLOOR PLANS: STEM WING (LEVEL 2)



LEVEL 3



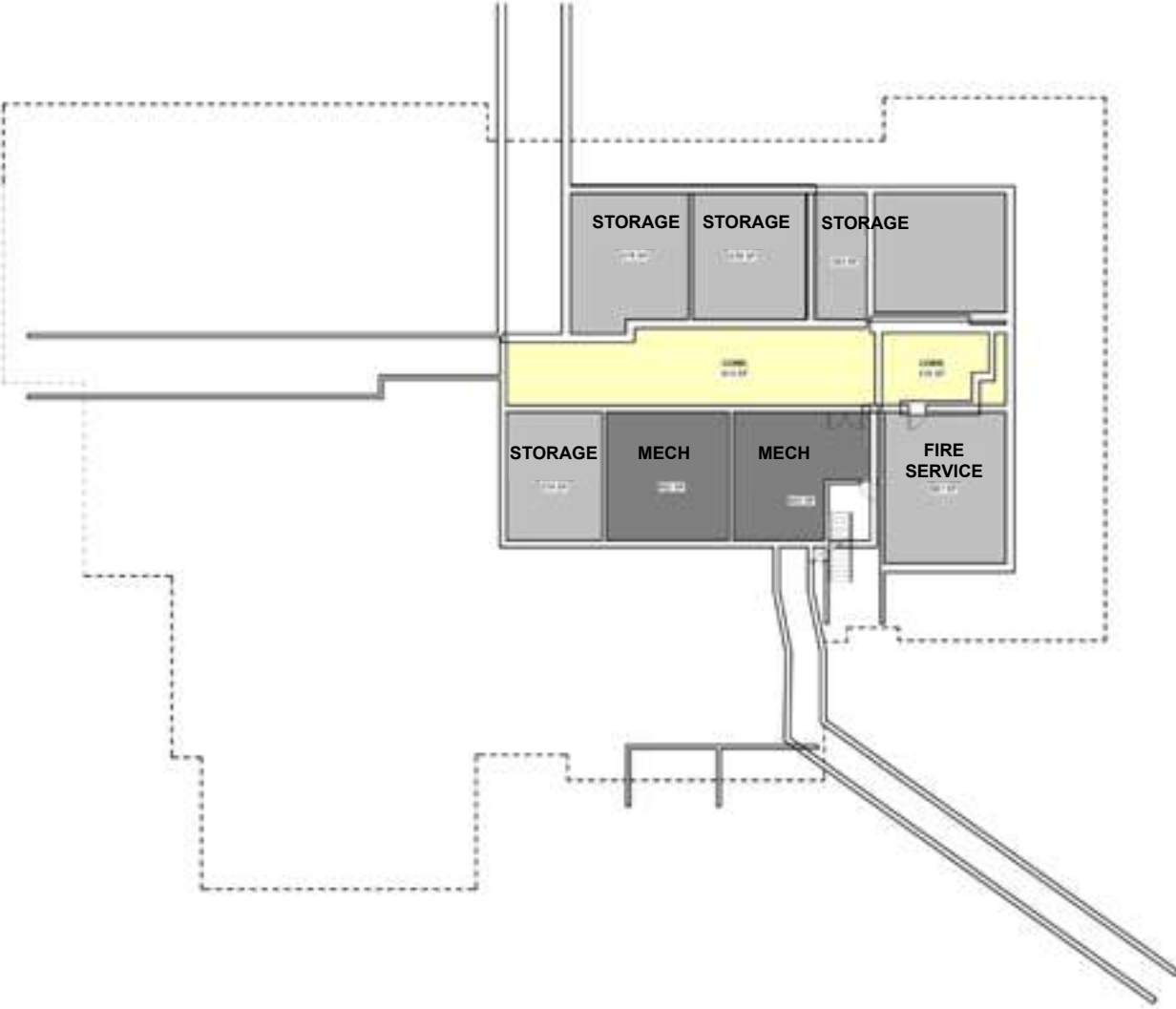
FLOOR PLANS: STEM WING (LEVEL 3)



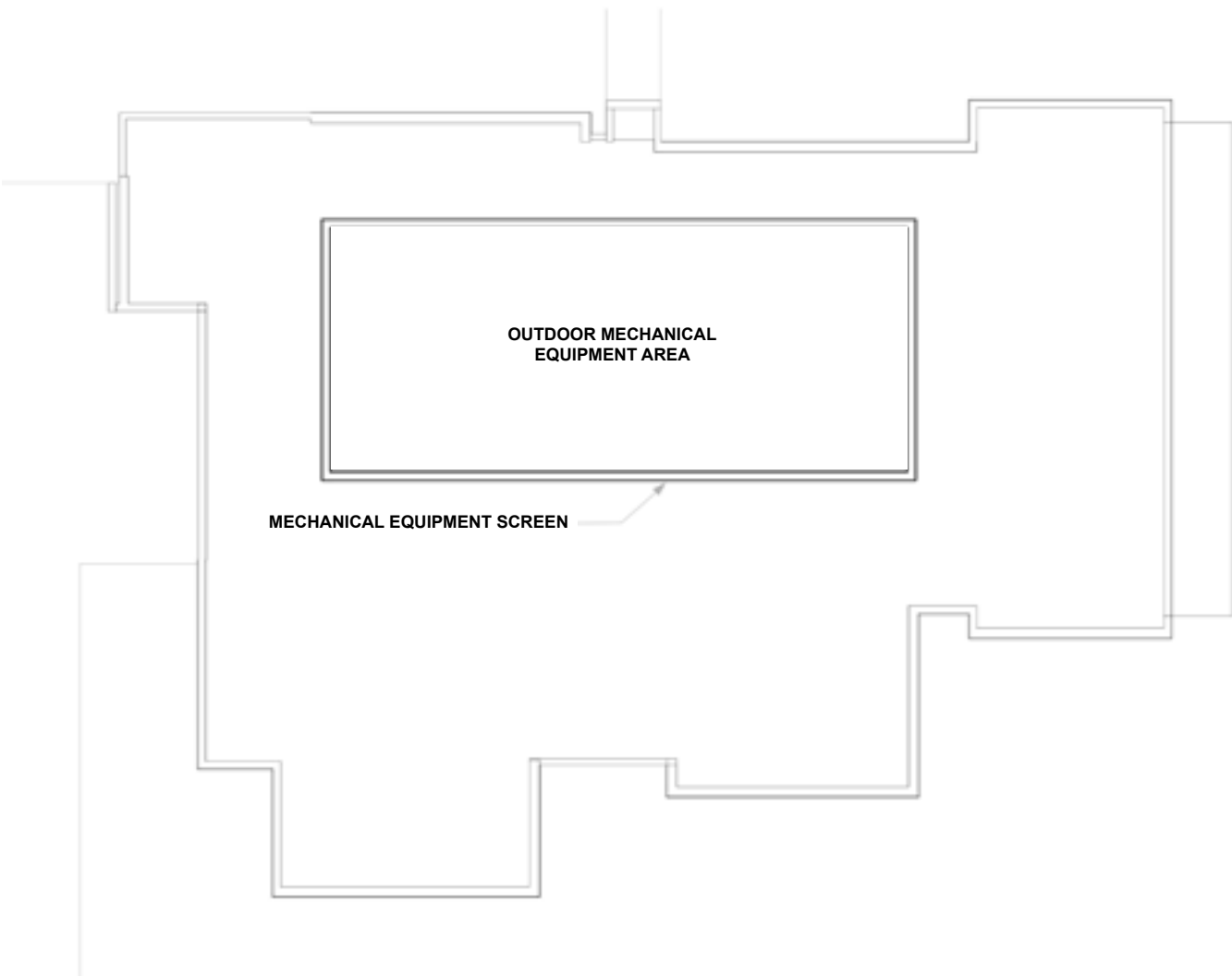
LEVEL 3



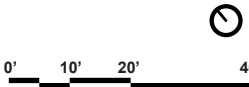
FLOOR PLANS: STEM WING (BASEMENT LEVEL & ROOF)



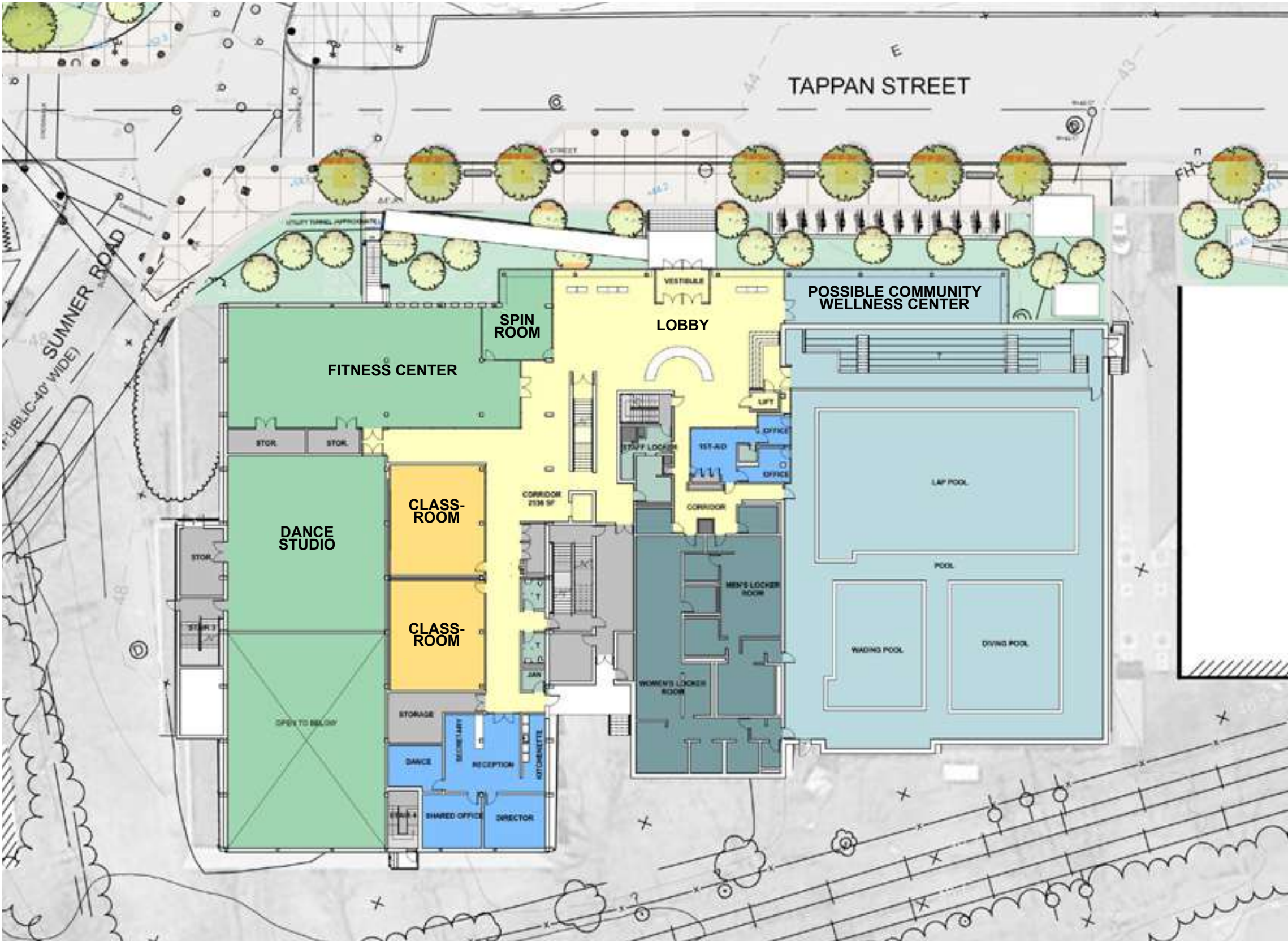
BASEMENT LEVEL



ROOF



FLOOR PLANS: TAPPAN ATHLETIC COMPLEX (LEVEL 1)



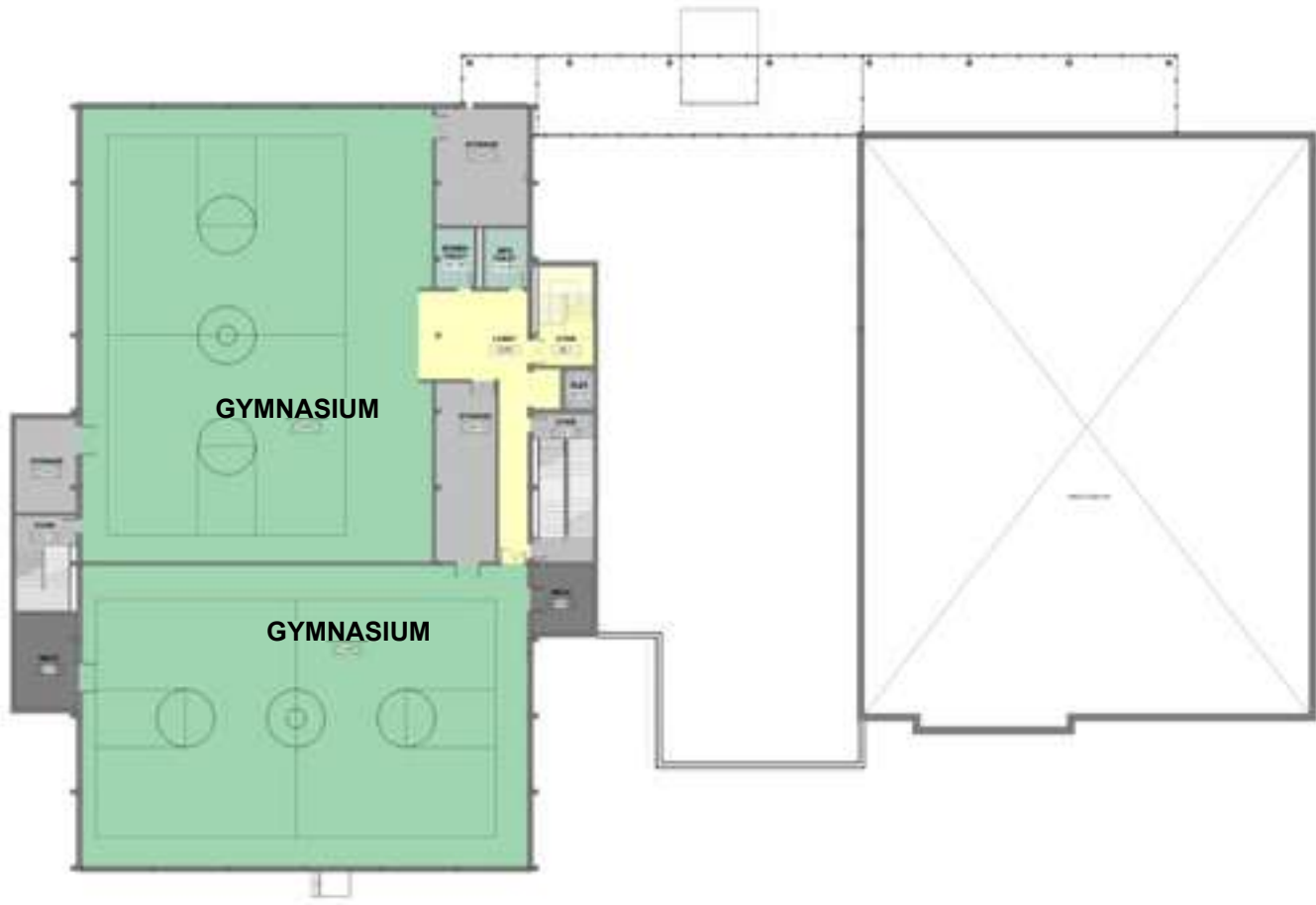
LEVEL 1



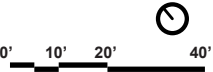
FLOOR PLANS: TAPPAN ATHLETIC COMPLEX (BASEMENT & LEVEL 2)



BASEMENT LEVEL



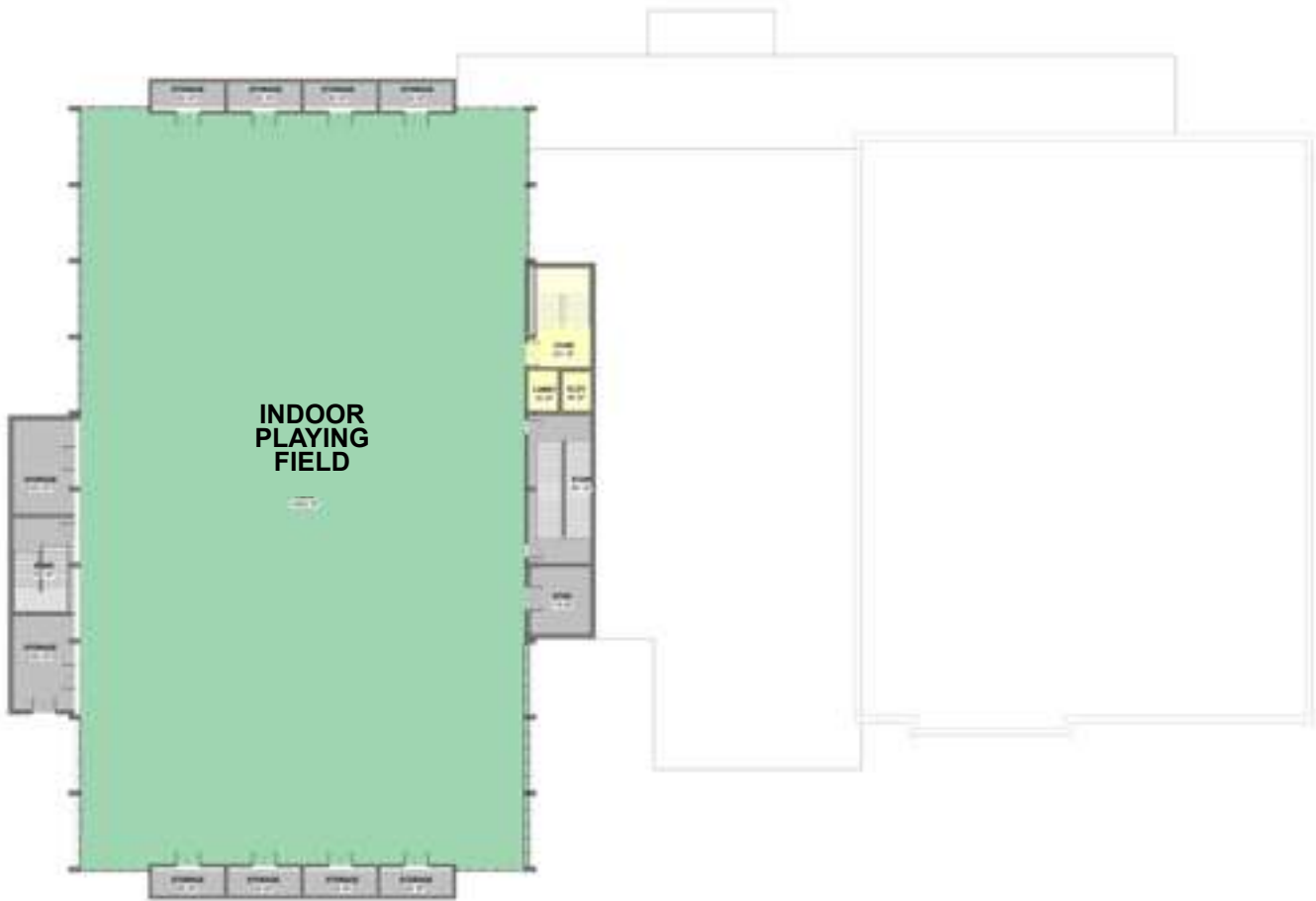
LEVEL 2



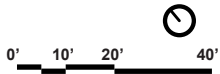
FLOOR PLANS: TAPPAN ATHLETIC COMPLEX (MEZZANINE & LEVEL 3)



MEZZANINE LEVEL



LEVEL 3



BROOKLINE HIGH SCHOOL EXPANSION
FEBRUARY 16, 2018



7. APPENDIX II: ELEVATIONS



111 CYPRESS: ELEVATIONS

TAPPAN STREET ELEVATION



CYPRESS STREET ELEVATION



0' 20' 40' 80'



111 CYPRESS: ELEVATIONS

BRINGTON ROAD WEST ELEVATION



BRINGTON ROAD SOUTH ELEVATION



0' 20' 40' 80'



STEM WING: GREENOUGH STREET ELEVATION



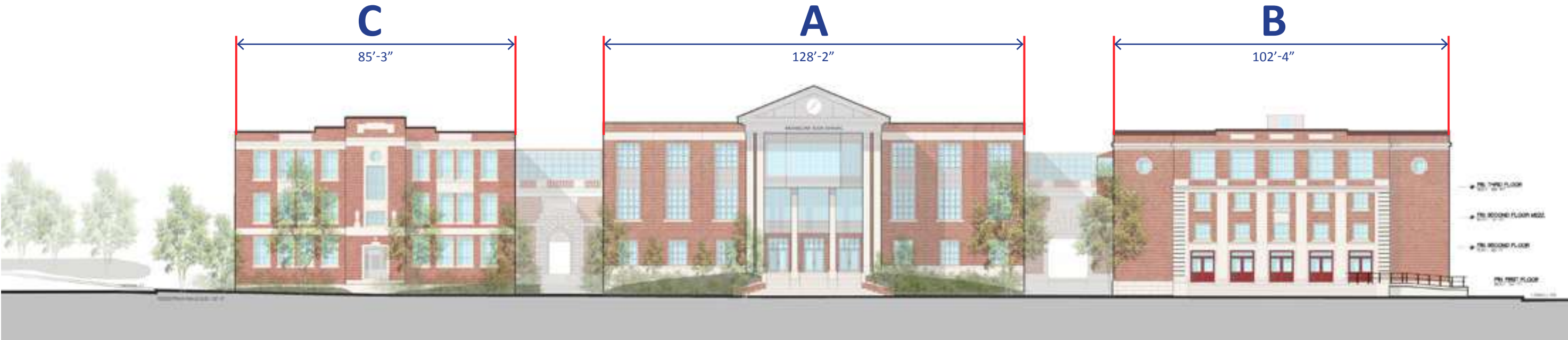
0' 10' 20' 40'



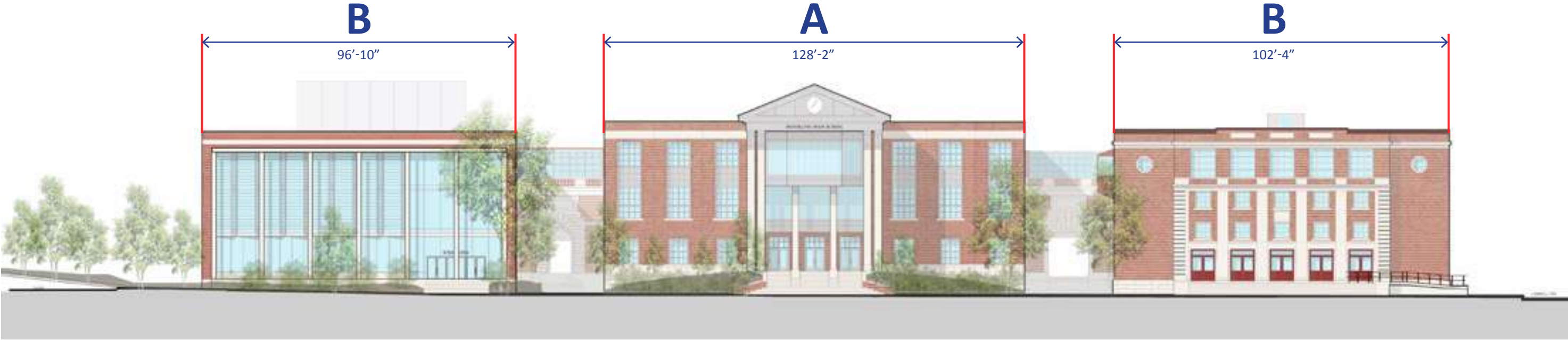
STEM WING: GREENOUGH STREET FACADE

NEW STEM WING CREATES SYMMETRICAL GREENOUGH STREET FACADE

EXISTING



PROPOSED



CORNICE ALIGNMENT

EXISTING



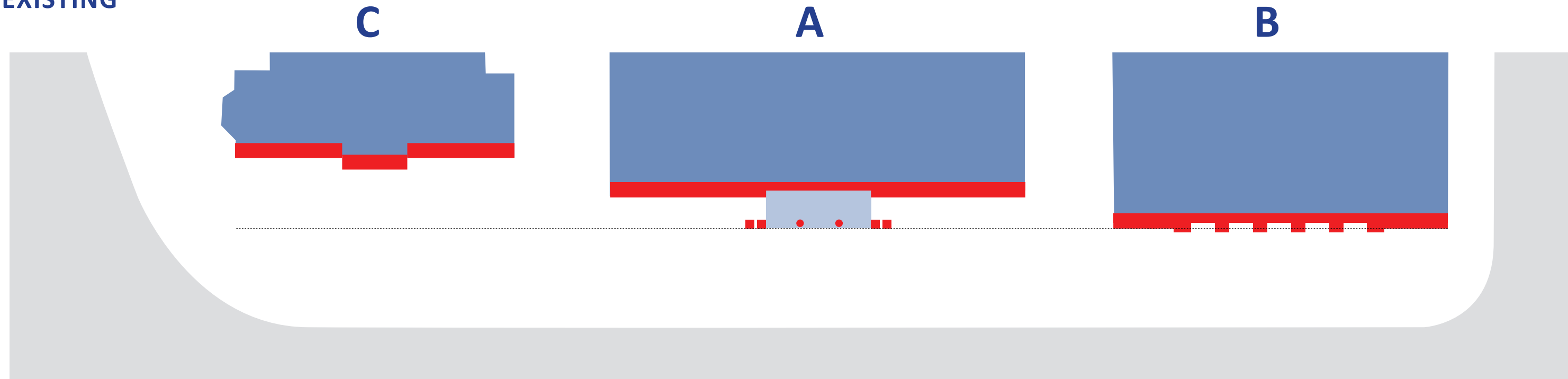
PROPOSED

ALIGNED CORNICE

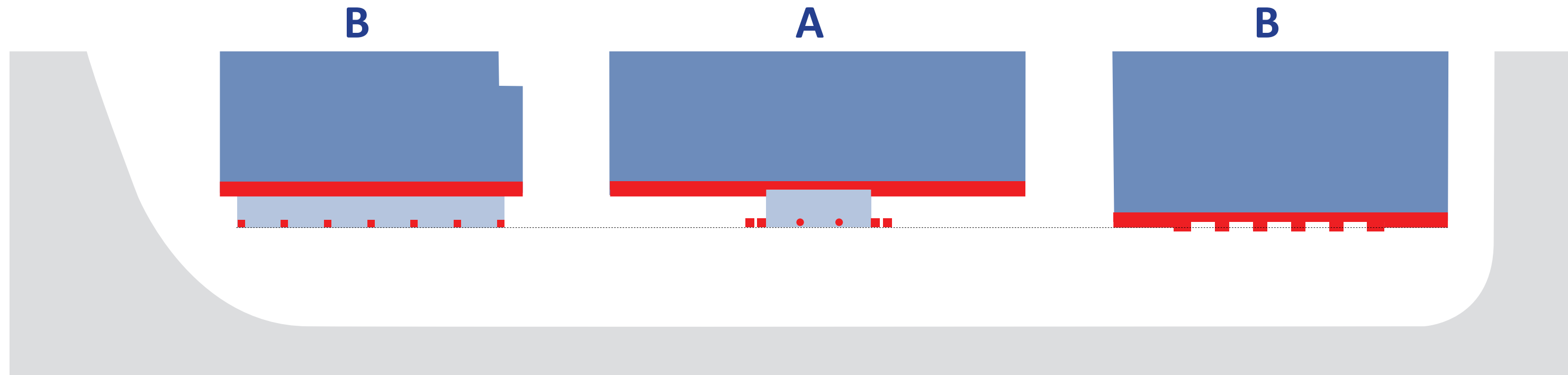


FACADE ALIGNMENT

EXISTING

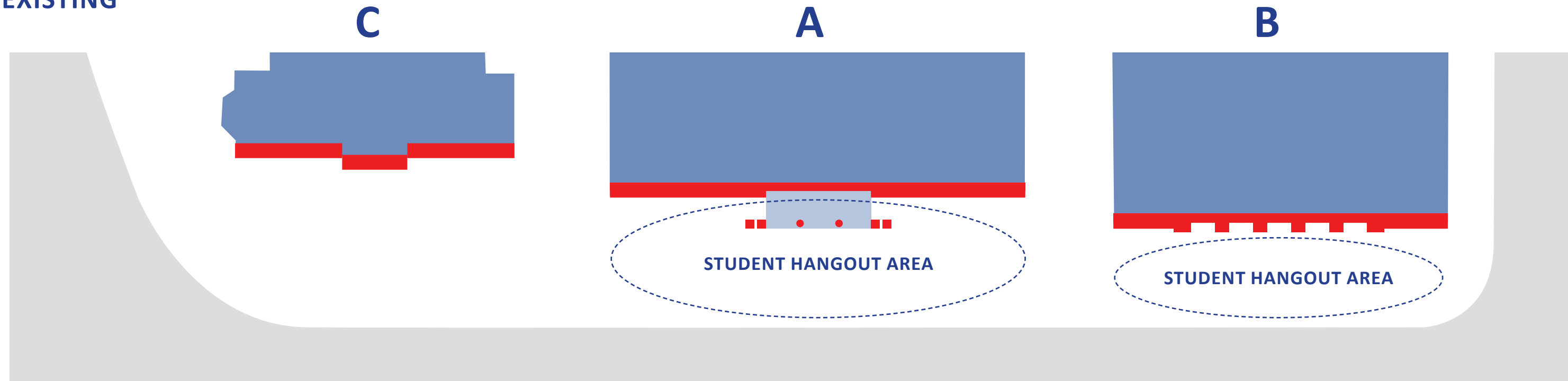


PROPOSED

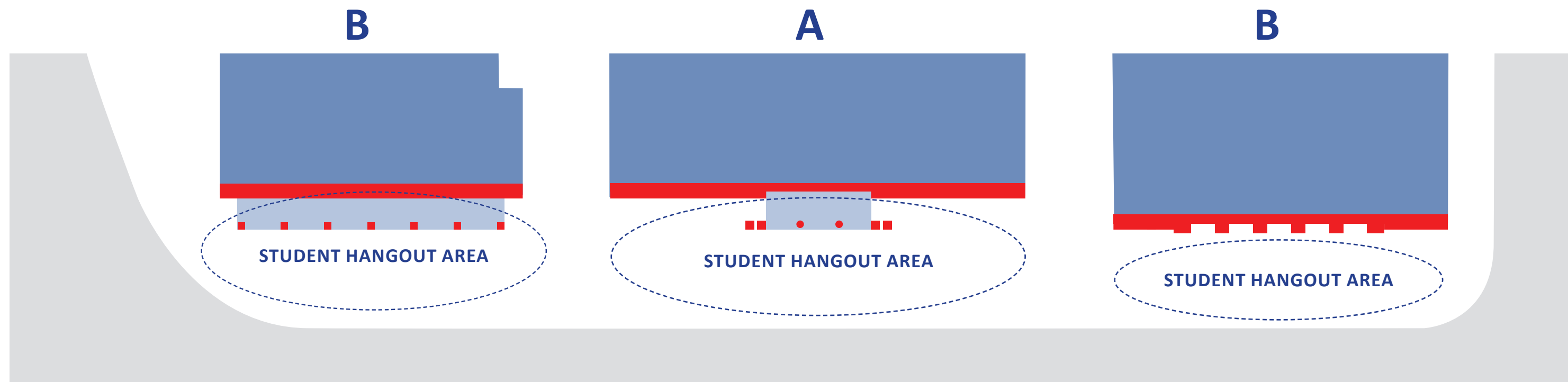


FRONT PORCH AS STUDENT HANGOUT

EXISTING



PROPOSED



FRONTALITY, FORMALITY, FAMILY

CONCEPT: COLUMNS AT NEW STEM WING CREATE CONNECTION WITH EXISTING GREENOUGH STREET FACADES

Intercolumnnar spacing matches existing Greenough Street facades



PORCH

PORTICO

LOGGIA

STEM WING: TAPPAN STREET ELEVATION



1/32" = 1'



STEM WING: QUAD ELEVATION



1/32" = 1'

