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WAUWATOSA SCHOOL DISTRICT

Lincoln Design Visioning Neighborhood Meeting # 2

Site Charrettes

December 17, 2018

Agenda:

1. Recap Project Approach – What has been done to date? – 5 Mins.
2. 2. Thought Exchange Report – 15 Mins.
3. 3. Site Organization Charrette – 30 Mins.
4. 4. Team Report Out – 20 Mins.
5. 5. Next Meeting – Tuesday, January 15th

Summary:

Question asked about what the model school is and is it the three sections per grade the same that currently exists?

A: Yes. Each of the four new elementary schools will be built for a similar number of students, with the same number of classrooms per grade as the current elementary schools. Current space requirements for students with special needs, required ADA features in new buildings (e.g. elevators, accessible bathrooms, etc.), and a significant change in programming and learning since Wauwatosa schools were built 50-100 years ago, the architect (PRA) used conceptual guidelines of 900 - 1,200 square feet for classrooms, and a total building square footage of approximately 68,000 for an elementary school. The [model school](#) is what the community-based Facilities Advisory Group worked to identify - elements of what all schools in the District should have if rebuilt.

Community Team 1: Site Considerations Report Out

- Placement of gym – Really don't like the corner of Milwaukee and Wauwatosa Ave. - would rather have gym space there. Gym is used a lot. traffic is loud – better suited for the gym space than classrooms on that corner.
- Want everyone to have natural light from the east and west. Discussed layout of building to achieve that.
- Liked the idea of having the new entrance and Drop-off/pickup on Underwood Ave. - Least busy street and would like to get a lane that pushes into the school property, off the road for drop off
- Community member: "We didn't solve the problem, we identified a lot of the problems - good luck!"
- Discussed idea of double wide corridor for classrooms.
- Want more green space - sacrificed natural light in hallway for it

Community Team 2: Site Considerations Report Out

- Liked Gym on the corner of Milwaukee and Wauwatosa Ave. no one likes that corner. drop off on Underwood - one way - have more options to go different directions after drop off to help alleviate congestion.
- Made square with layout of building with greenspace/courtyard in the center.
- Think access to building after hours is important and that it's safe
- Gym access to community after school
- Underwood Ave as the front of building/main entrance
- Enclosed court yard green space to be used for outdoor learning
- Have two story building (classrooms) on side of street that face houses (Warren)
- Limited parking for staff/visitors. Realize there's not much space, but a few spots would be nice.
- Green space split up with playground area opposite of the court yard.
- Maintain courtyard outside of the building and green space also (in addition to the courtyard)
- Discussion: What about older kids? Are they not going to have space to play?
 - Community member: If gym is big enough for two classes to play, we think there's enough space to play outside
 - Community member question: Are courtyards really necessary? - no community access, difference in elevation
 - Courtyards are still secured space - still somewhat secure when no one else can access except from inside the building.
 - Q: Can the gym be made to look nice on the corner?
 - Architect: yes, you can – can build the gym down into the ground so that it's same elevation as original building. Shouldn't think of gyms just as concrete boxes. There will likely be some windows. Yes, we can make it work.

Community Team 3: Site Considerations Report Out

- Community member: "With all the designs – we struggled with building's first floor. Elevation changes significantly. Do we dictate all construction based on the 20% of the existing building or can you get rid of everything inside minus the columns?"
 - CM: From a cost perspective and what we understand of the structure today, I think that would be difficult.

Community member comments:

- I think we hung our hat on having a basement level.
- Talked a lot about scale of building – need to be consistent with scale of the neighbors' houses.
- In their Charrette, tried to keep the tallest buildings facing east to the street and not up against the neighbors' on Warren.
- Entry was a big point of discussion – celebrating existing entry and creating one point of entry on Underwood maybe there's a common space or atrium between the two
- Could enter from Underwood Ave. or Wauwatosa Ave.
- Have the ability to have a covered entry area and have a flex space
- Are they able to receive light inside the building from the south?
- Maintain "noisy" areas of learning space on the same side of building
- Came up with a "C" shape so there's a lot of natural light – have students and staff be able to look out over the outdoor space
- No blind areas for play area outside (no corners, etc. that can't be monitored)
- Placed Gym on the North side (Warren Ave) – would be the tallest object on the other side (Milwaukee Ave), give the change in elevation. Given the gym is used so much for the community, they thought it would be nice to have it closer to more "community" side where

people live and have the gym also be “shorter” on the north side, given it could be built lower into the ground.

Community member question: How does a “commons” operate in elementary school?

- Architect: we use that term in lieu of cafeteria. We want them to multi-purpose spaces...so you eat there but you do other things there...community spaces

Community member Question: How are you going to manage the difference in elevations? Could the building be pushed back closer to the boundary lines? That outdoor space isn't going to be used for learning because it's too loud and on a busy.

Discussion:

- “We were most excited about truly maximizing green space.”
- “I liked the idea of having drop off covered and close to the building and on Underwood. Reinforces that idea of a welcoming entry.”
- “Yes, but it's a long way off Underwood.”

Community comment – we think keeping the old building is more of a hindrance for this project than it should be

- Architect – it's a challenge, but not insurmountable. It's a site constraint but, it's not more than two busy streets, elevation change, etc.
- Community member comment: I like the part at Lincoln where we all gather at drop off and pick up and this idea allows for that.

Community Team 4 : Site Considerations Report Out

- Fundamentally talked about having drop off on Underwood – would be at grade level where you're driving
- We played around with a lot of ideas...didn't want to lose open playground space
- We ended up with something where you have a separate gym space where you could enter there and be restricted from the rest of the building

Community member – we have a problem with drop-off because everyone is trying to drop off their kids in one place. Could you have a cut out on Milwaukee Ave and some kids walk up to the building? And a cut out on Milwaukee – to help break up some of the congestion

- Placed Gym on South side – we also think that corner is also the worst.
- Gym is used more for rec and the parking lot is right there if you keep it on the south side with the limited parking.
 - Architect: gym is relatively static – don't have people looking in or out. Classrooms have windows that have eyes associated looking in and out – can be good or bad. Classrooms will be more lively in the neighborhood corner by houses, a gym will not
- Community Question: Which side puts the gym more below ground?
- Discussion:
 - There's so many events that happen, parking is an issue. Moving the gym to the other side of the site would increase in commute

- Having classrooms on the corners near the fire station etc. seems to be more loud and disruptive
 - Architect described how they sound proof the building. Windows are dramatically different from what is currently in there so that makes a big difference.
 - This design has both play spaces separate
- “What I think is nice in this one is that the joining piece is the admin building.”
- “The Center piece could be very stately and beautiful.”
- “City has an agreement with the church across the street for public parking. It is pretty critical and for that reason I think it may want to push the desire to have the gym on that side.”

Architect: Spatially it’s common to have gym, commons, administrative portion of the building together. We have to look at the realities of how we tie into the 1919 building. We’ll take this information, flush out the ideas, what works and what doesn’t.

Next Steps: first pass at new Lincoln drawing in a month. Will get back together in January. Will show you pieces and have commentary. Will have views about what it looks like on the outside.

