

# CT Douglas Elementary School

Acton Boxborough Regional School District  
Acton, Massachusetts

School Building Committee Presentation  
November 15, 2018



Our **vision** is to provide high-quality educational opportunities that inspire a community of learners

WELLNESS • EQUITY • ENGAGEMENT

Our **mission** is to develop engaged, well-balanced learners through collaborative, caring relationships

## ARROWSTREET

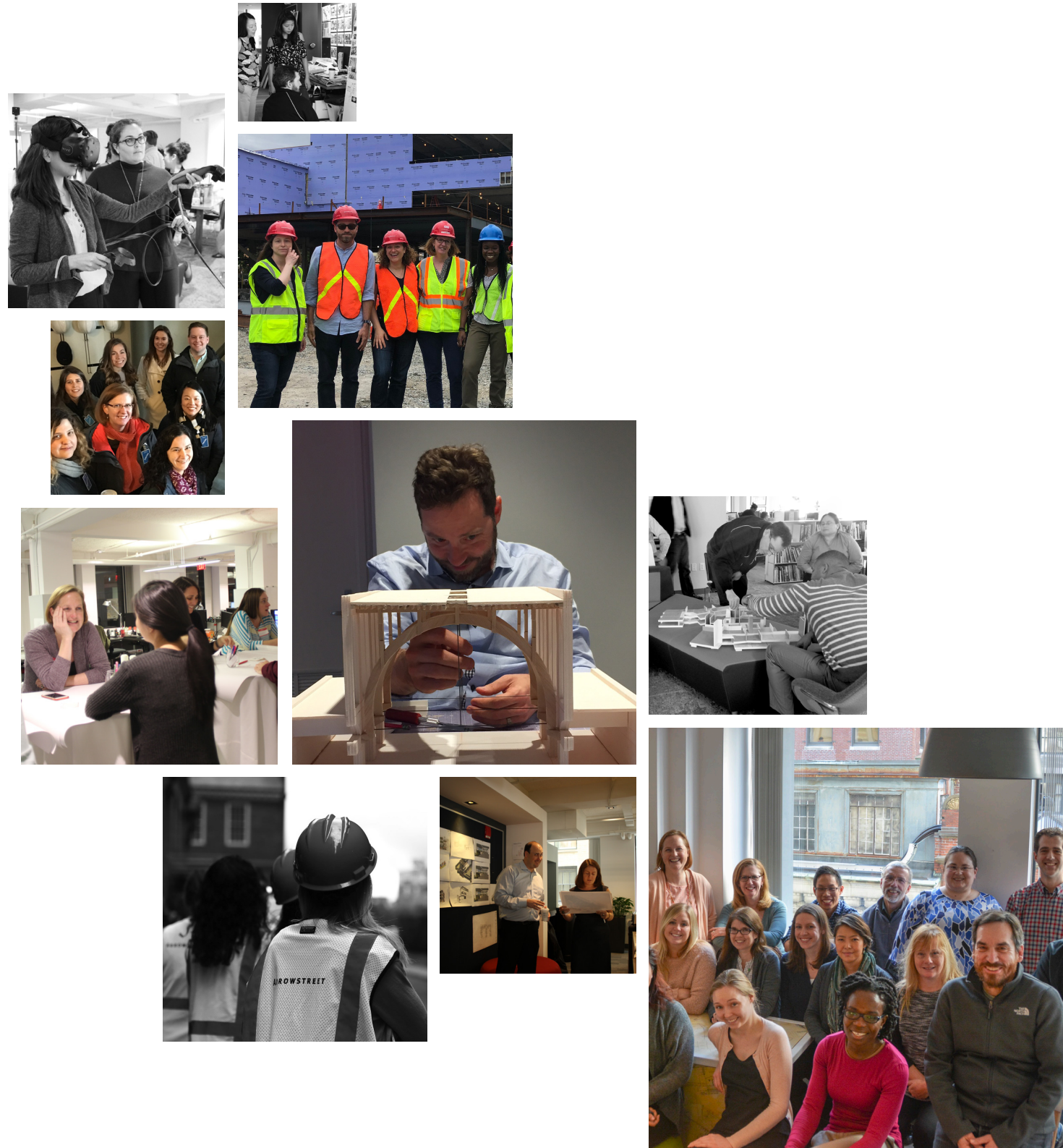
10 POST OFFICE SQUARE  
SUITE 700N  
BOSTON MA 02109  
617.623.5555  
[www.arrowstreet.com](http://www.arrowstreet.com)

## SKANSKA

101 SEAPORT BOULEVARD  
SUITE 200  
BOSTON, MA 02210  
617.574.1400  
[www.skanska.com](http://www.skanska.com)

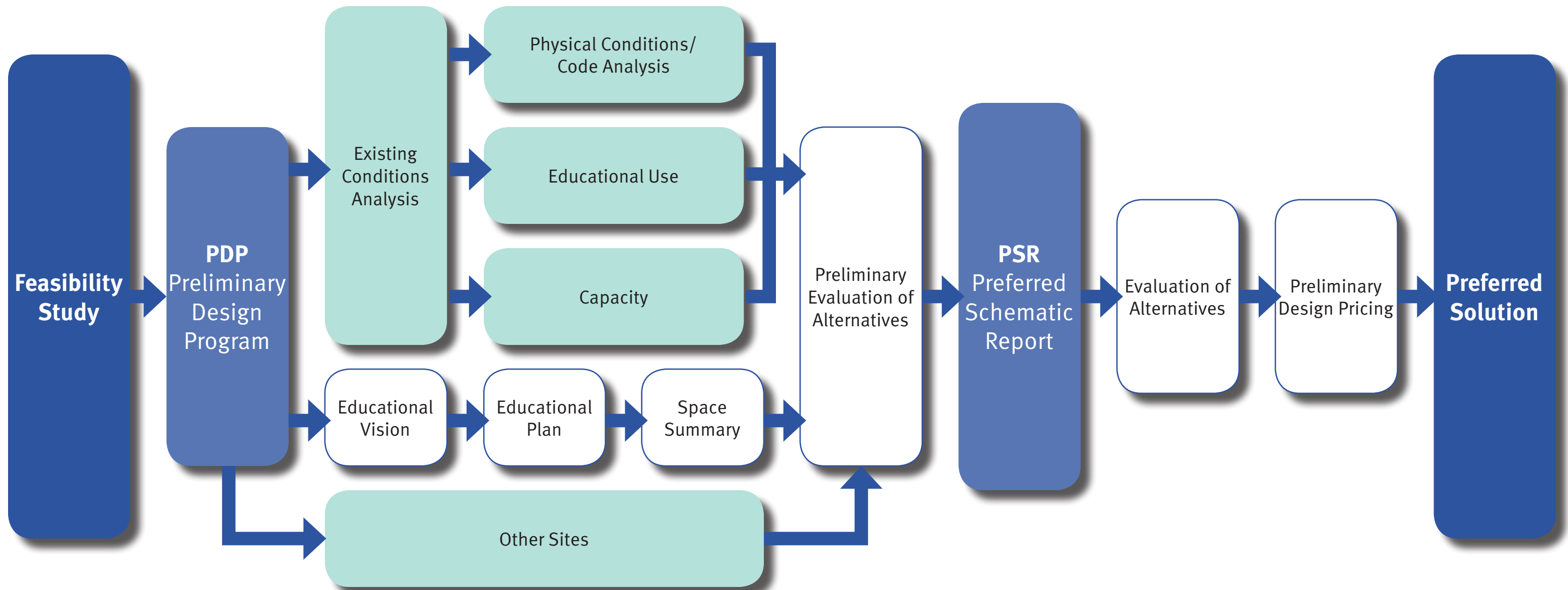






## *Project Goals*

- » Improve educational spaces for 21st century learning
- » Create spaces that build a sense of joy and community
- » Integrate environmental sustainability into the school culture





# Site Opportunities and Challenges / Your Landscape





# Site Opportunities and Challenges / Site Selection

Douglas School Site



Gates School Site

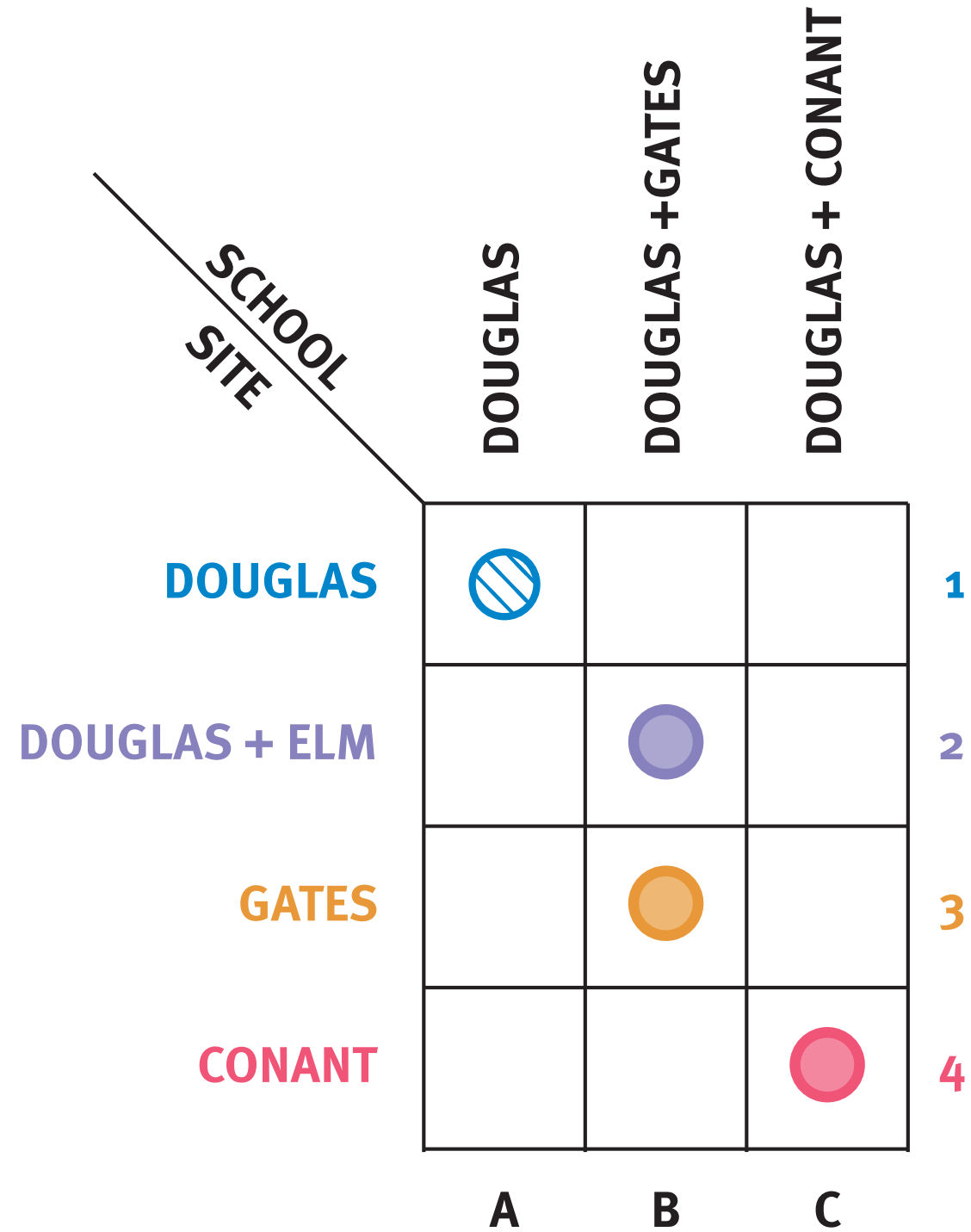




Conant School Site





# SCHEME OPTIONS SITE & PROGRAM COMBINATIONS

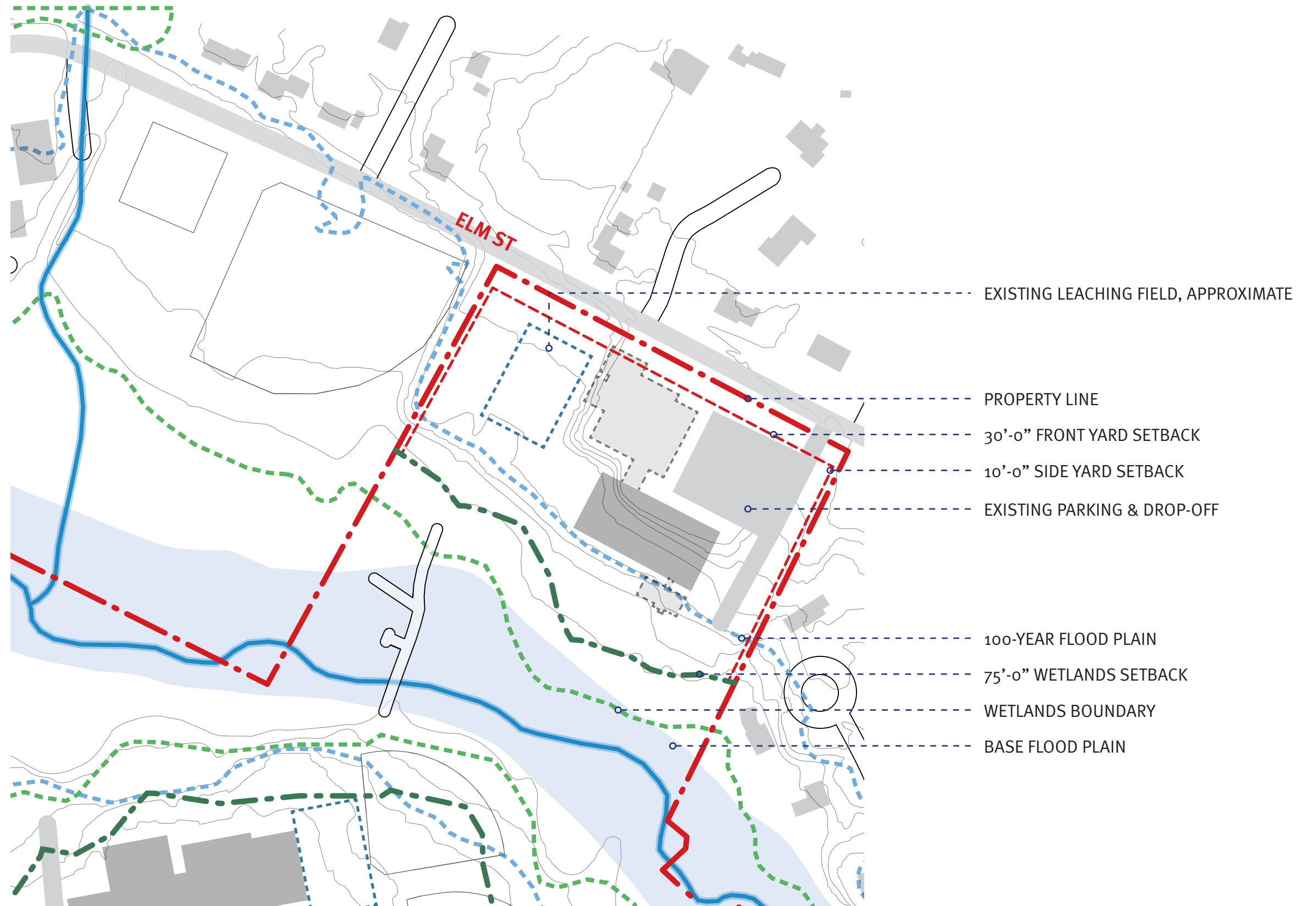


-  NEW SCHEME
-  ADDITION/RENOVATION

SF SHOWN ASSUMES GYMNASIUM (6,000 SF) AND CAFETORIUM (4,875 SF) ARE DOUBLE-HEIGHT

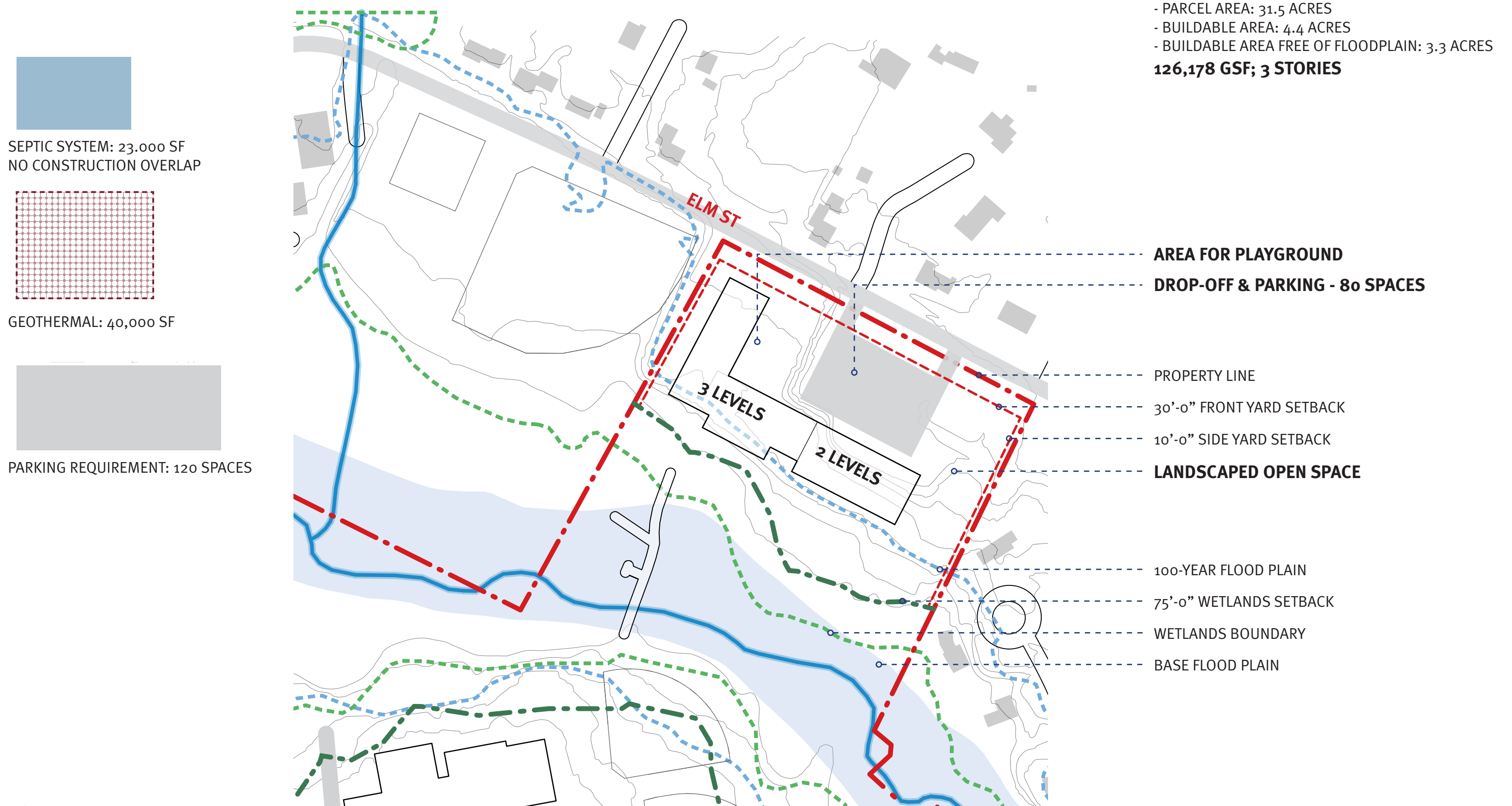


# Option 1: Base Code Upgrade - MSBA Baseline Case for Comparison





# Option 2: Single Douglas School on Douglas Site - Addition/Renovation



- PARCEL AREA: 31.5 ACRES  
 - BUILDABLE AREA: 4.4 ACRES  
 - BUILDABLE AREA FREE OF FLOODPLAIN: 3.3 ACRES  
**126,178 GSF; 3 STORIES**

SEPTIC SYSTEM: 23,000 SF  
 NO CONSTRUCTION OVERLAP

GEOTHERMAL: 40,000 SF

PARKING REQUIREMENT: 120 SPACES

AREA FOR PLAYGROUND

DROP-OFF & PARKING - 80 SPACES

PROPERTY LINE

30'-0" FRONT YARD SETBACK

10'-0" SIDE YARD SETBACK

LANDSCAPED OPEN SPACE

100-YEAR FLOOD PLAIN

75'-0" WETLANDS SETBACK

WETLANDS BOUNDARY

BASE FLOOD PLAIN

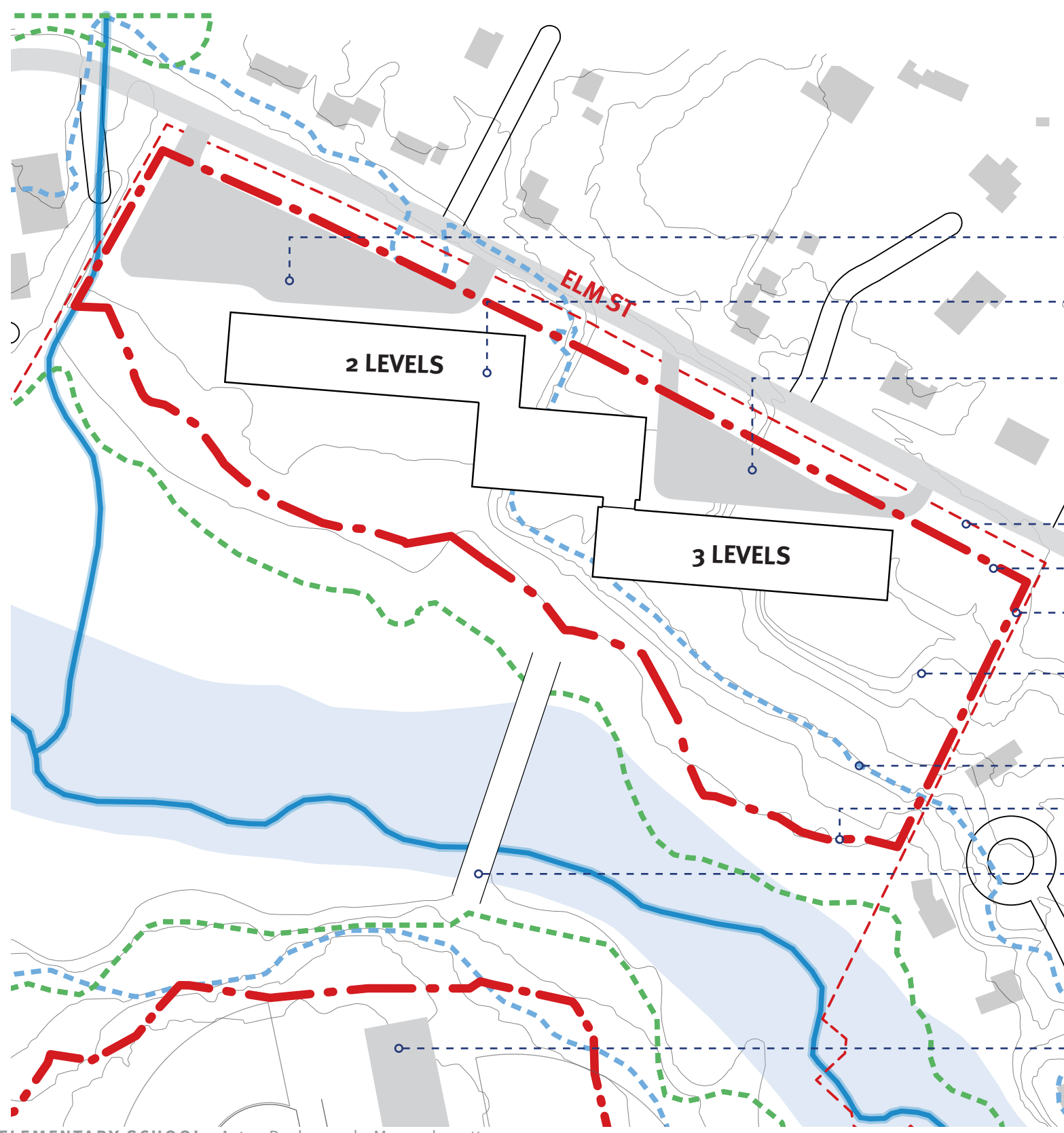


# Option 3: Twin Douglas and Gates School on Douglas & Elm St. Playground Site

SEPTIC SYSTEM: 36,000 SF  
NO CONSTRUCTION OVERLAP

GEOTHERMAL: 56,000 SF

PARKING REQUIREMENT: 180 SPACES



- PARCEL AREA: 40.9 ACRES  
- BUILDABLE AREA: 8.1 ACRES  
- BUILDABLE AREA FREE OF FLOODPLAIN: 3.8 ACRES  
**187,000 GSF; 3 STORIES**

**PARKING & BUS DROP-OFF; 50 SPACES**

**BUILDING ORIENTATION FOR OPTIMAL SOLAR EXPOSURE**

**PARKING & PARENT DROP-OFF; 15 SPACES**

PROPERTY LINE

30'-0" FRONT YARD SETBACK

10'-0" SIDE YARD SETBACK

**LANDSCAPED OPEN SPACE**

100-YEAR FLOOD PLAIN

75'-0" WETLANDS SETBACK

**RENOVATED BRIDGE**

**ADDITIONAL PARKING ON FORMER GATES SITE**

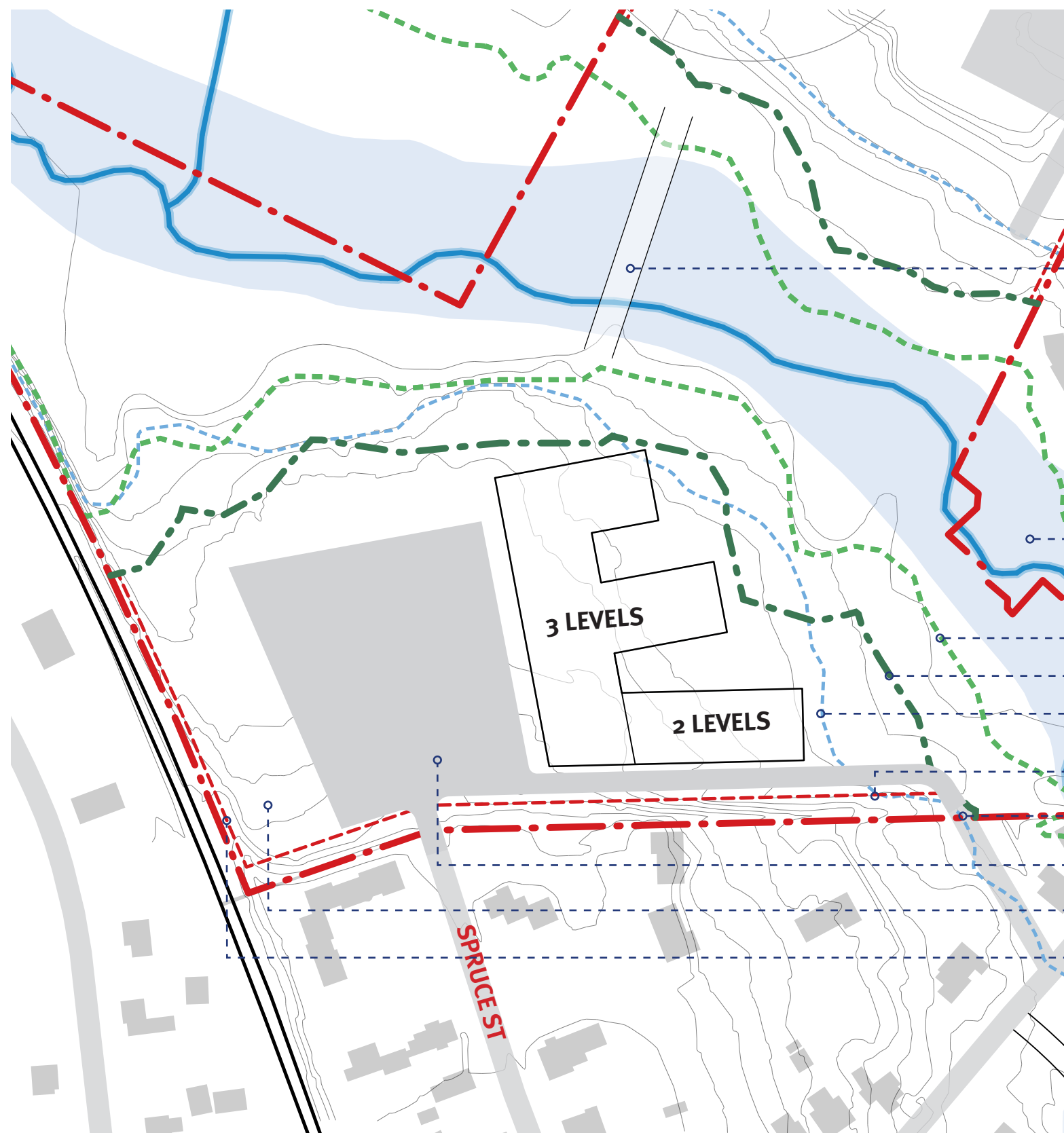


# Option 4: Twin Douglas and Gates School on Gates Site

SEPTIC SYSTEM: 36,000 SF  
NO CONSTRUCTION OVERLAP

GEOTHERMAL: 56,00 SF

PARKING REQUIREMENT: 180 SPACES

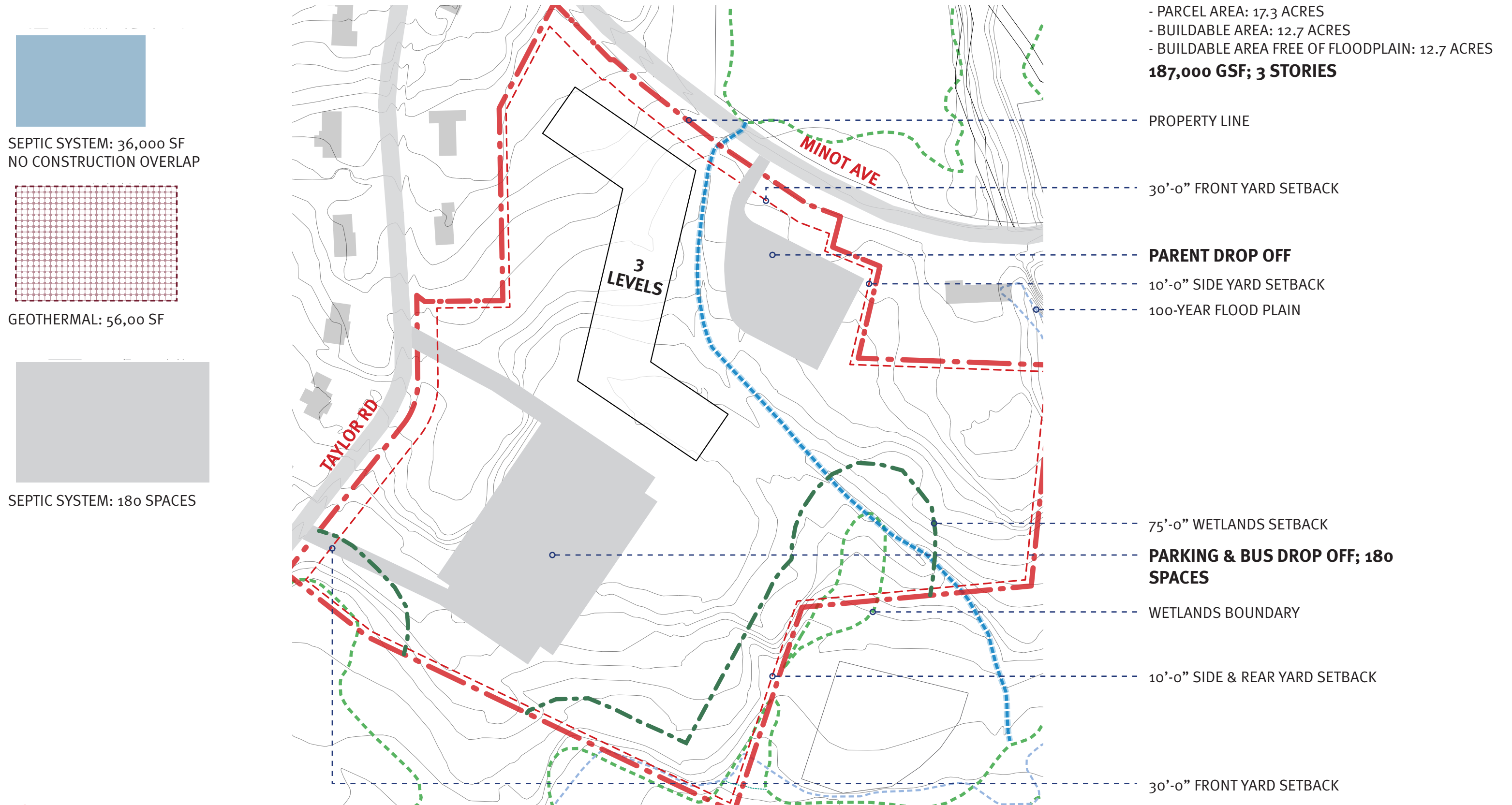


- PARCEL AREA: 31.5 ACRES  
- BUILDABLE AREA: 7.4 ACRES  
- BUILDABLE AREA FREE OF FLOODPLAIN: 6.8 ACRES  
**187,000 GSF; 3 STORIES**

- RENOVATED BRIDGE
- BASE FLOOD PLAIN
- WETLANDS BOUNDARY
- 75'-0" WETLANDS SETBACK
- 100-YEAR FLOOD PLAIN
- 30'-0" FRONT YARD SETBACK
- PROPERTY LINE
- **PARKING & DROP-OFF; 180 SPACES**
- **LANDSCAPED OPEN SPACE**
- 10'-0" SIDE YARD SETBACK



# Option 5: Twin Douglas and Conant Schools on Conant Site





## Upcoming Meetings prior to Site Selection

November 26, 2018	Sustainability Workshop
November 27, 2018	Community Forum
November 29, 2018	Community Forum
December 6, 2018	Follow up with School Committee
December 12, 2018	School Building Committee Meeting
December 19, 2018	School Building Committee Meeting
January 2, 2019	Preferred Schematic Report Submission to MSBA