SITE SPECIFIC EDUCATIONAL SPECIFICATIONS

NORTHWOOD ELEMENTARY SCHOOL

Puyallup School District No. 3
302 2nd Street S.E.
Puyallup, WA 98371
Phone: (253) 841-1301

Dr. Tim Yeomans, Superintendent

Developed by:
Studio Meng Strazzara
2001 Western Avenue, Suite 200
Seattle, WA 98121
Phone: (206) 587-3797
Fax: (206) 587-0588
www.studioms.com

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This document provides design professionals a narrative describing the physical environment that will support Puyallup School District’s vision for the replacement Northwood Elementary School. It will also be a measure of the success of the project once completed.

Process

The District Wide Elementary Educational Specifications process began in November 2015, with the creation of a Core Team that included the Director of Educational Planning, Director of Capital Planning, an Elementary School Principal, a High School Principal, a Chief Academic Officer, and an architect. This Core Team met with several groups of teachers and administrators during November and December 2015 to get input on specific academic and support areas. The groups reviewed previous educational specifications, toured existing facilities (particularly Carson Elementary School), responded to questions, and provided insight to the Core Team. The District Wide Elementary School Educational Specifications were adopted by the School Board in February 2016, with minor modifications made in September 2016.

The Site Specific Ed Spec process for the replacement Northwood Elementary School began in May of 2016. Workshops with the Design Advisory Team (DAT) occurred in May, June, August, and September. Throughout this process, the DAT explored and discussed issues related specifically to Northwood - characteristics of the existing school, community and neighborhood; characteristics of the site; desired relationships of learning areas within the school; and potential roadway improvements required by the City of Edgewood. The Northwood Elementary School Educational Specifications are identical to the District Wide Elementary School Educational Specifications for the 30 Homeroom Classroom Model except as noted herein.

Acknowledgments

Thanks to the following people who made up the Design Advisory Team for the replacement Northwood Elementary School. They have participated in a series of meetings to help develop the Site Specific Educational Specifications and will continue to help define the design of the replacement school.

Puyallup School District
Mario Castello, Chief Operations Officer
Gary Frentress, Executive Director of Capital Projects
Judy Piger, Director of Educational Planning
Les Gerstmann, Asst. Director of Construction Management
Brian Devereux, Director of Facilities Planning
Brady Martin, Quality Assurance Manager
Larry Vandeberg, Assistant Director of Construction

Northwood Elementary School DAT
Tami Anderson, Northwood ES Parent
Sherrie Bakke, Northwood ES Teacher
Don Coats, Northwood ES Parent
Lori Davis, Northwood ES Teacher
Becky Faccone, Northwood ES Teacher
Nicole Hancock, Northwood ES Parent
Melanie Helle, Northwood ES Principal
Project Rationale

The Puyallup School District has seen significant growth; this growth is projected to continue into the foreseeable future. The current facilities are not adequate to accommodate the current or projected enrollment. Single-family and multi-family residential growth is occurring in the City of Edgewood, in the vicinity to Northwood Elementary School. The replacement elementary school will help alleviate the overcrowding at the other elementary schools in this part of the District. The voters approved a bond in November of 2015 to fund this and other projects needed to address needs in the District.

Project Schedule

The schedule of the Northwood Elementary School project is as follows:

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ed Spec and Predesign</td>
<td>May – September 2016</td>
</tr>
<tr>
<td>Schematic Design</td>
<td>October 2016 – December 2016</td>
</tr>
<tr>
<td>Design Development</td>
<td>January 2017 – April 2017</td>
</tr>
<tr>
<td>Contract Documents</td>
<td>May 2017 – November 2017</td>
</tr>
<tr>
<td>Bid</td>
<td>November 2017 – January 2018</td>
</tr>
<tr>
<td>Construction</td>
<td>February 2018 – July of 2019</td>
</tr>
<tr>
<td>Occupancy</td>
<td>July 2019</td>
</tr>
</tbody>
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General Community and Site Information

The replacement Northwood Elementary School will be located on the same 20 acre site as the existing Northwood Elementary School, which fronts 24th St. East, directly west of Meridian Ave. East. There are two separate contiguous parcels. The existing school is located on a 15 acre L-shaped parcel. A five acre parcel in the southeast corner of the site was previously occupied by residential structures and outbuildings.

Arterial 24th St East is the only public frontage and vehicular access point to the school site. The topography is generally flat to moderately rolling. The site contains designated wetlands towards in the southeast corner of the site along the east property line. There is a city sewer line and easement that abuts the wetland buffer. There is also an existing storm water detention pond towards the south end of the site.
of approximately 16,000 SF. Except in the wetland area, there are a minimal number of existing trees, with some that would be categorized as ‘significant trees’.

The site contains large playfields, including an overlapping soccer/baseball field and another baseball/softball field. There are hard surface play areas, and a soft surface play area that contains play equipment. Asphalt parking exists for approximately 65 cars as well as a parent drop-off/pick-up land and bus lane.

The existing site buildings include: (1) single-story elementary school (approx. 30,100 SF), (4) single portable buildings, (1) double portable building, and (1) covered playshed.

A new Right of Way along the east property line is currently in discussion with the city of Edgewood.

**General Building and Site Considerations**

The new Northwood Elementary School will have a larger design capacity than the existing school at approximately 730 students (current enrollment as of September 2016 is approximately 400 students). Special considerations should be made to account for this including:

- Maintain the warm and welcoming environment that supports the connected and involved community that exists at the current school.

- Ensure the safety and security of the students through secured access to the site and the building, good lighting, and good visibility. Locate the building far from adjacent development and use landscaping as screening.

- Plan the parking, drive, and delivery areas/lanes to accommodate the large volume of cars and buses to the site as well as scheduled deliveries and loading. Ideally, separate the bus, parent pick-up/drop-off, and delivery areas.

- Create light-filled, comfortable, and inspirational spaces for collaboration, gathering, and instructional support for all grade levels.

- Plan for the location of the library to be the heart of the school, similar to its placement in the current school.

- Create covered areas for outdoor play and waiting that are easily supervised and provide refuge from inclement weather. Ensure all play areas are immediately adjacent to the school.

- Allow for a good flow of movement through the school to reduce congestion that is more likely to occur with higher numbers of students.
Goals of the Northwood Elementary School Design Advisory Team

The following items reflect goals that the DAT discussed.

- **Warm and welcoming environment**
  - Provide open airy spaces that are filled with natural light and where everyone can see each other.
  - Avoid creating “blind” areas/corners that feel dark and hidden.

- **Safety and security**
  - Plan for (1) main entry point.
  - Plan for secured access to the site and to the building. Locate the Administration adjacent to the main entry to enable immediate check-in at Admin.
  - Good lighting throughout the grounds and surrounding the building
  - Good visibility to the surrounding site and entry/exit points
  - Locate the building away from adjacent development.
  - Use landscaping as screening along property lines.

- **Well planned site circulation for the high volume of cars and buses and a larger school**
  - Separate the bus, parent pick-up/drop-off, and delivery areas.
  - Allow for long queuing of pick-up/drop-off.
  - Locate the staff parking within the bus loop. Bus loop must accommodate 10 buses.
  - Allow for versatility of the site – use paved play for overflow event parking.

- **Collaboration / gathering spaces**
  - **Central Library**
    - Locate the library in a central place where it is easily accessible to all the classrooms.

- **Covered areas for outdoor play / waiting**

- **Natural Light**

- **Flow through the building**

- **Views**
  - Orient windows and openings to views of the surrounding, particularly Mt. Rainier (South)
  - Landscaping – screen developing neighborhoods adjacent to the site
Adjectives the Design Advisory Team used to describe the new school when completed:

“Warm”
“Welcoming”
“Inspirational”
“Supportive”
“Connected”
“Unique”

Amendments to the District Wide Educational Specifications to reflect to site specific conditions for the replacement Northwood Elementary School:

1. The applicable parts of the Area Summary are to be the columns under the header “30 Homeroom Classroom Model.” Disregard the column referred to as “44 Homeroom Classroom Model.”

2. For each Educational Specification Section that lists a different “Size of Space / Function Area” for the 30 Homeroom Classroom Model and 44 Homeroom Classroom Model, the 30 Homeroom Classroom Model size will be used.

3. At section “Site: Bus Drop-off / Pick-up Area”, ADD the following site specific information to “Description of needs”:
   - Number of Buses shall be (10) ten.
   - It is preferable for the bus drop-off to be near a covered area that can be used by waiting students.

4. At section “Site: Parking Areas”, ADD the following site specific information to “Description of needs”:
   - Provide parking for approximately 85 - 100 cars for visitors and staff (Traffic engineer to confirm recommended parking count)