

STU  
DIO  
LUZ

ARCHITECTS



# REIMAGINE THE MCKINLEY SCHOOL REPORT

REVERE, MA



# REIMAGINE THE MCKINLEY SCHOOL REPORT

The City of Revere's vision is to create an economically viable plan for the redevelopment of the McKinley School. The city's preliminary goals for the project are to reprogram the school into a new hub for community activity that can provide space for a variety of programming.

## TEAM

### STUDIO LUZ ARCHITECTS

**Hansy Better Barrazza**, Principal

**Elise Zilius**, Project Manager

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**Kaitlin Pettenger**, Design Support

**Andres Jimenez**, Design Support

**Joshua Ssebuwufu**, Design Support

### MASS DEVELOPMENT

**Nathaniel Thomas**, Vice President of Planning and Development

### CITY OF REVERE

**Mayor Brian M. Arrigo**

**Techrosette Leng**, Director of Planning and Community Development

**Julie DeMauro**, Special Assistant to Transportation Planning

### COMMUNITY PARTNERS

#### REVERE PUBLIC SCHOOLS

**Dr. Dianne Kelly**, Superintendent

**Joanna Rizzo**, Director of Student Services K-5



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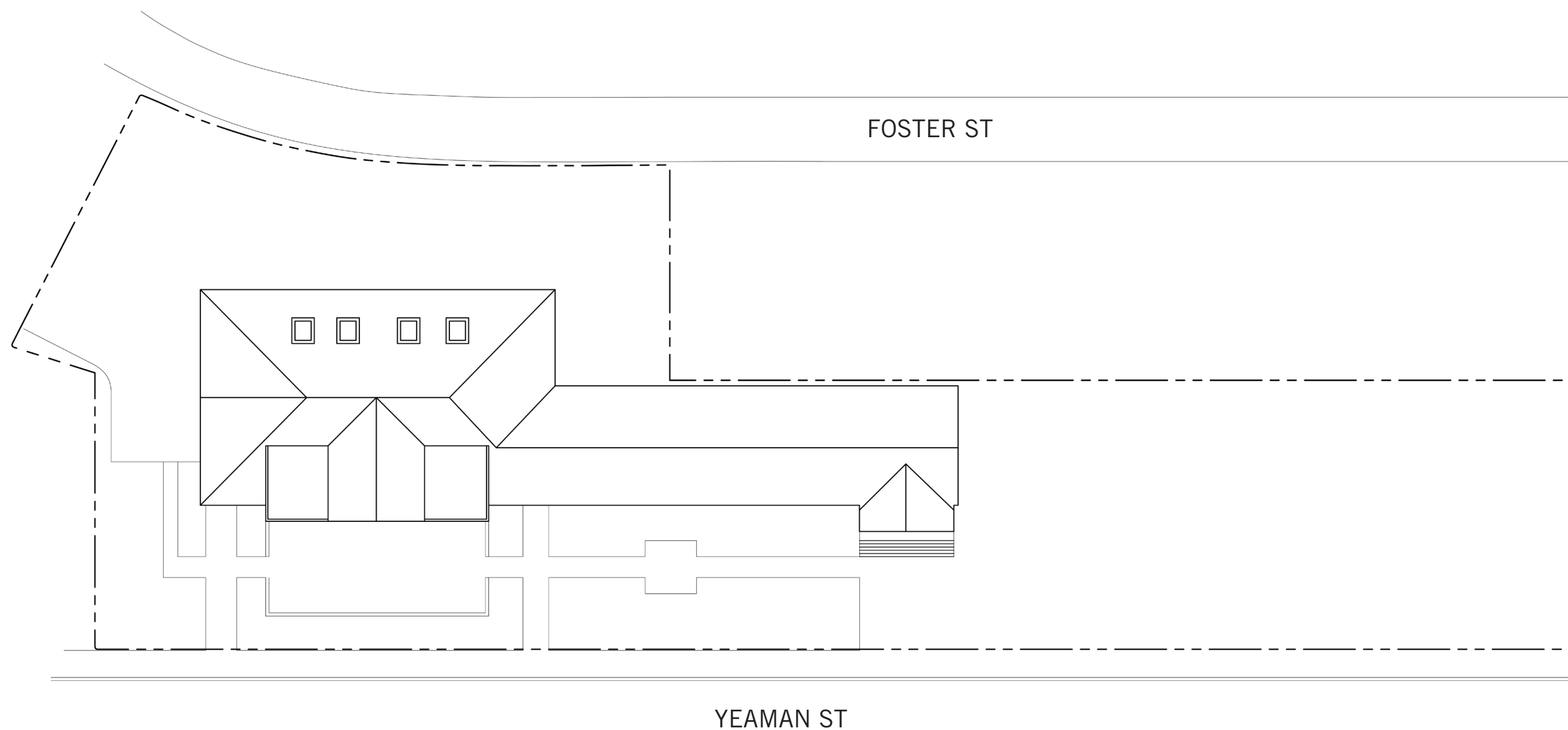


## REIMAGINE THE MCKINLEY SCHOOL

The City of Revere and MassDevelopment have come together to create a new vision for the McKinley School that will benefit the surrounding Revere community. Based off community input and the programmatic needs of the city, this new vision for the school will define the future programming and reconfiguration of the spaces at the McKinley School. The City of Revere and MassDevelopment requested design assistance from Studio Luz to further support the reprogramming of the McKinley School.



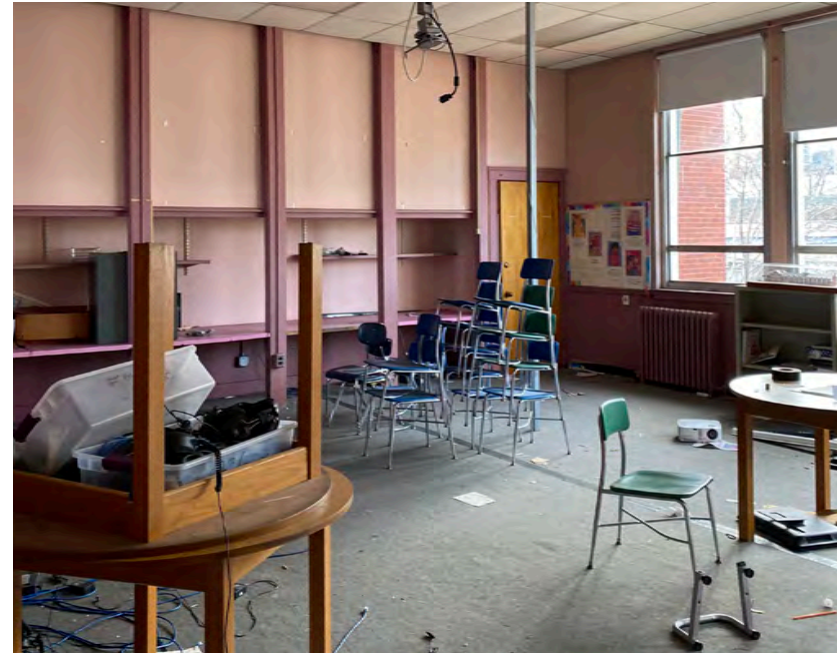
**SCOPE OF WORK:**  
~ 36,642 gross sf



**SITE PLAN**

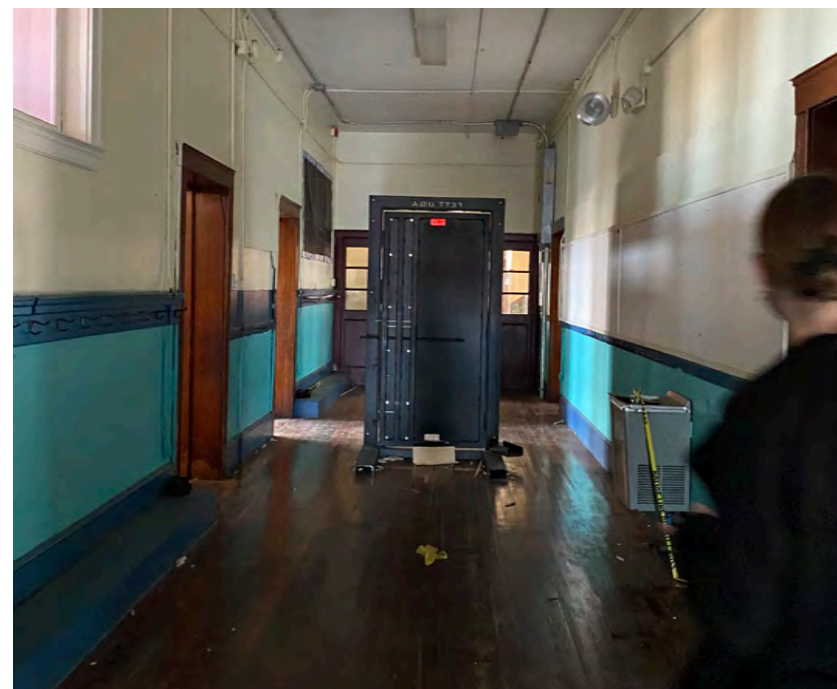


0 5 10 20 50 100ft



## MCKINLEY SCHOOL RELOCATION

- The McKinley School closed in 2014 when the new school opened one block away
- Originally designed for 350 students, the population of students in the area has grown to 570



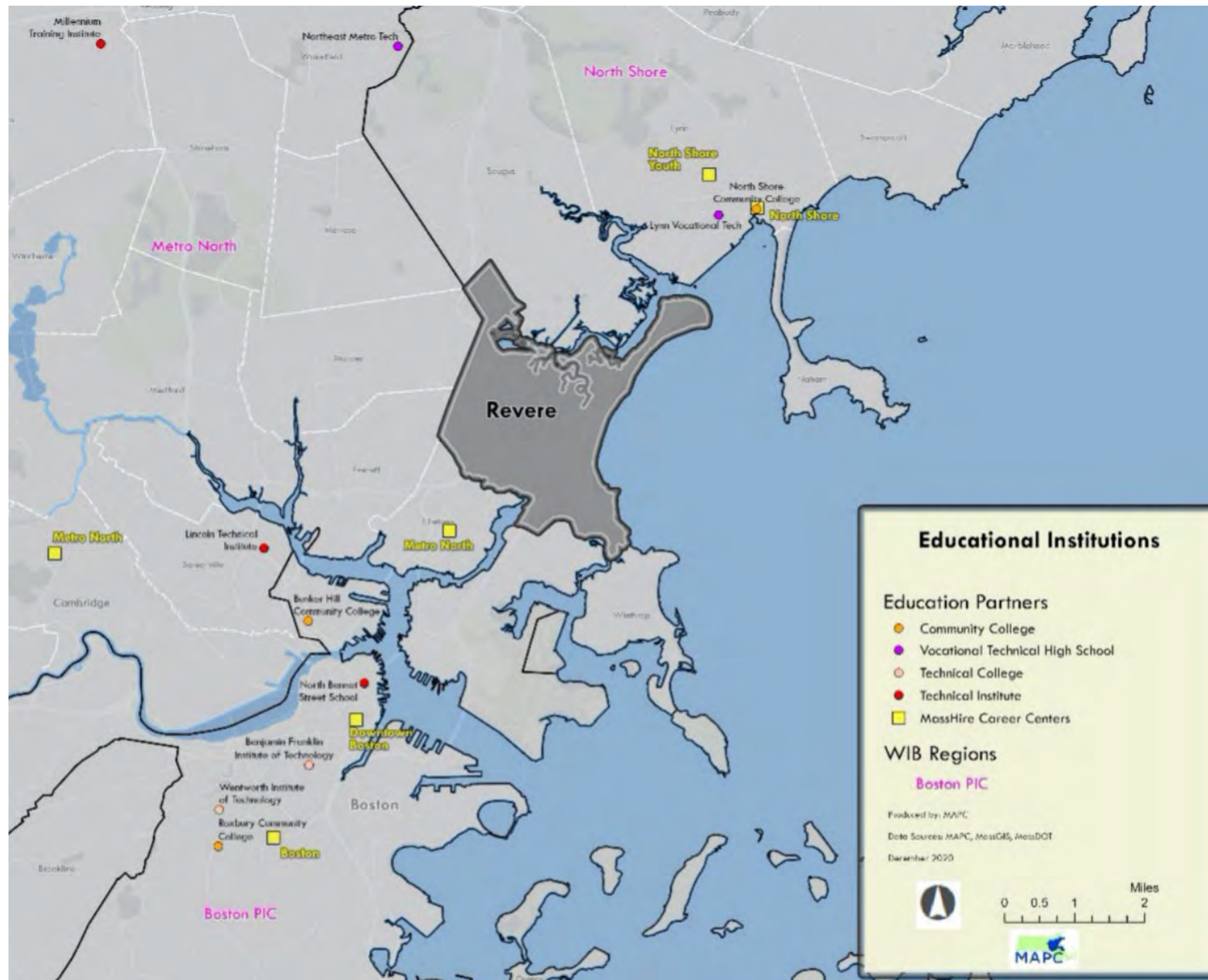
## FACTORS LEADING TO RELOCATION

- Only one set of bathrooms located in the basement of the school
- No cafeteria space or kitchen facility to serve the students
- No gymnasium

## EXISTING CONDITIONS

Site Photos of the existing conditions of the McKinley School





### REGIONAL EDUCATIONAL PROGRAMMING

Educational Institutions Map provided by Metropolitan Area Planning Council for the City of Revere

Based on the map above, there are currently **no Educational Institutions in Revere** to assist in workforce training.

### PROJECT MISSION:

Transform the McKinley School building into a **BEACON OF ACCESSIBILITY.**

Repurpose the building for **EDUCATION AND COMMUNITY PROGRAMMING.**

A space for entrepreneurship to thrive and be a **NETWORK OF ECONOMIC MOBILITY.**

**WORKFORCE TRAINING** for ages 18-45 so that transitional workers and the next generation are not left out of the job market.

A **COMMUNITY ASSET** for seasonal art and performance events.

Primary tenant EEC with a constellation of support spaces for workforce development.

# Site Analysis

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# Site Analysis

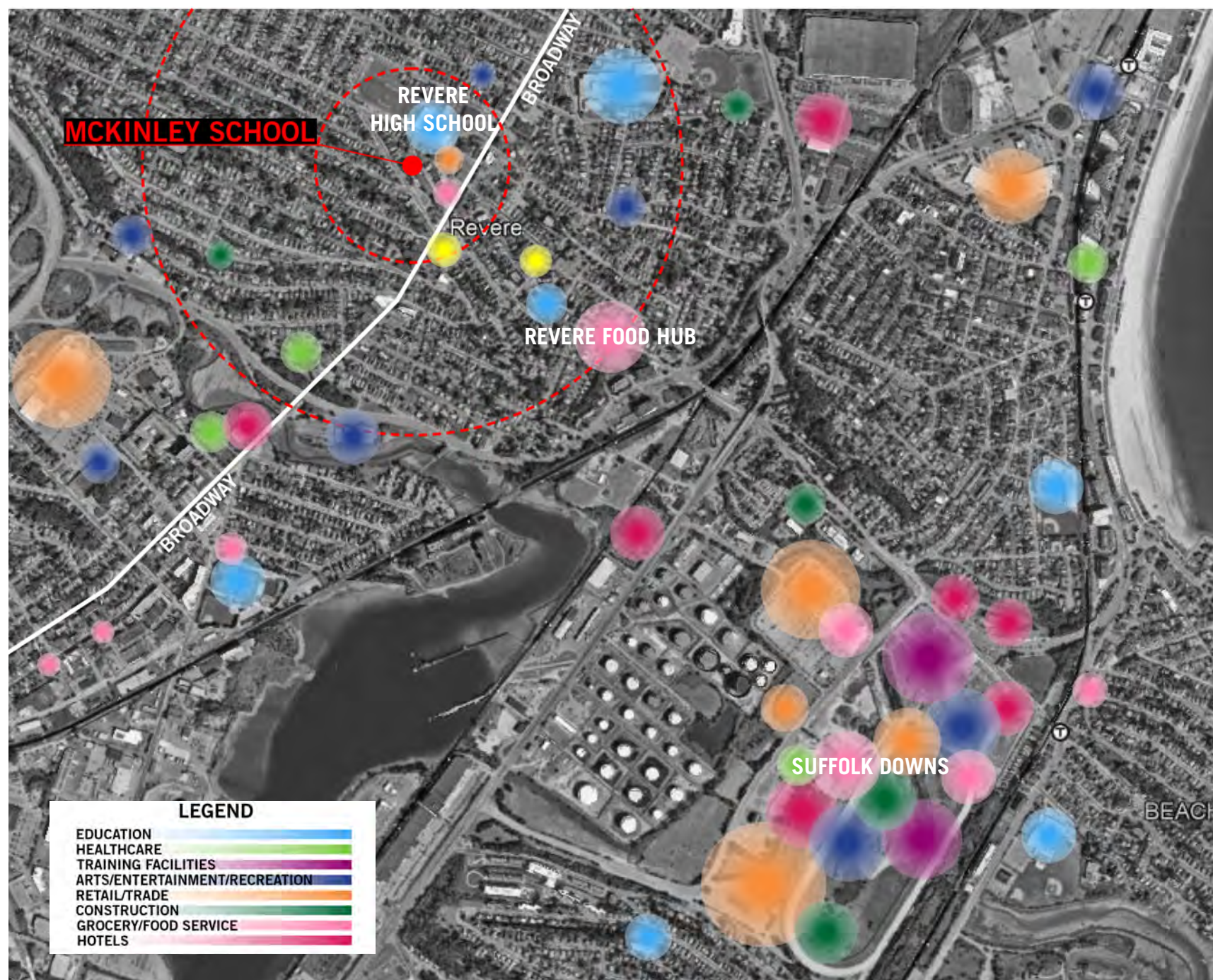
Surrounding Context



## LOCUS MAP

Key locations within a 5 minute walking radius of the site





## SURROUNDING PROGRAM MAP

This map notes important programming located within the workforce development region.

## PLANNED PROGRAMMING

This study aims to complement new programming at the Suffolk Downs Redevelopment, New Revere High School, and Revere Food Hub Project to fulfill workforce and educational programming needs in the City of Revere.

## SURROUNDING PROGRAMMING

### SUFFOLK DOWNS PROGRAMMING

- INNOVATION CENTER
- TRAINING & ENTREPRENEURSHIP FACILITY
- RETAIL
- RESIDENTIAL
- OFFICE
- LABORATORY
- HOTEL

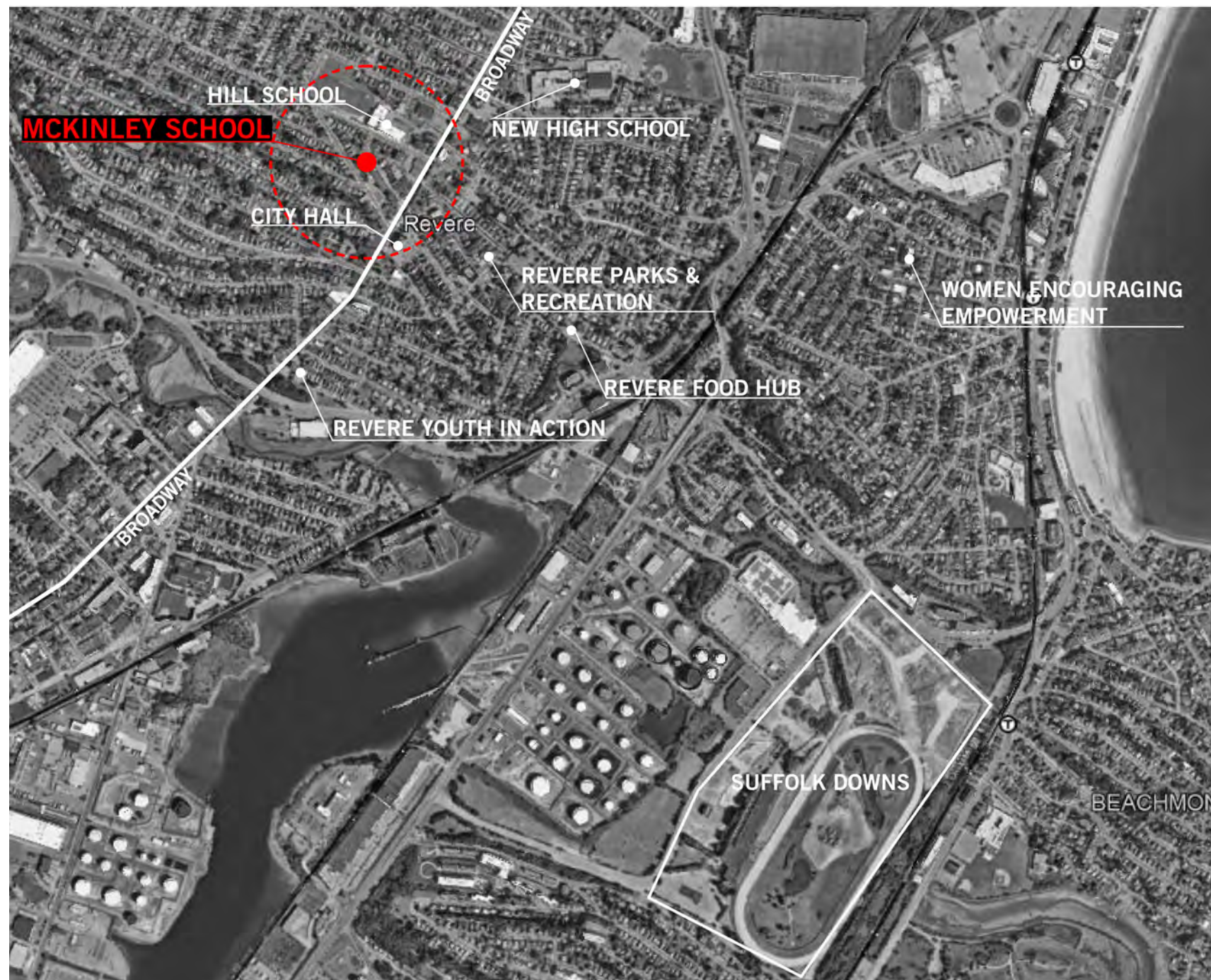
### NEW REVERE HIGH SCHOOL

- PLANNED INNOVATION CENTER

### REVERE FOOD HUB

- COMMERCIAL GRADE KITCHEN
- YEAR-ROUND FARMERS MARKET
- FOOD SERVICE EDUCATIONAL COURSES AND CAREER CERTIFICATION TRAININGS





### STAKEHOLDERS + COMMUNITY PARTNERS MAP

Stakeholders and City of Revere partners located within the workforce development region

## STAKEHOLDERS + COMMUNITY PARTNERS

### EDUCATION

- Revere Community School
- North Shore Community College

### ENTREPRENEUR

- Revere Chamber of Commerce
- Revere Farmers Market
- MassHire MetroNorth

### WORKFORCE / COMMUNITY BASED ORGANIZATIONS

- Building Pathways
- Cambridge Health Alliance
- CONNECT (The Neighborhood Developers)
- Mass General Brigham
- Moroccan American Connections in Revere
- Revere CARES
- Women Encouraging Empowerment

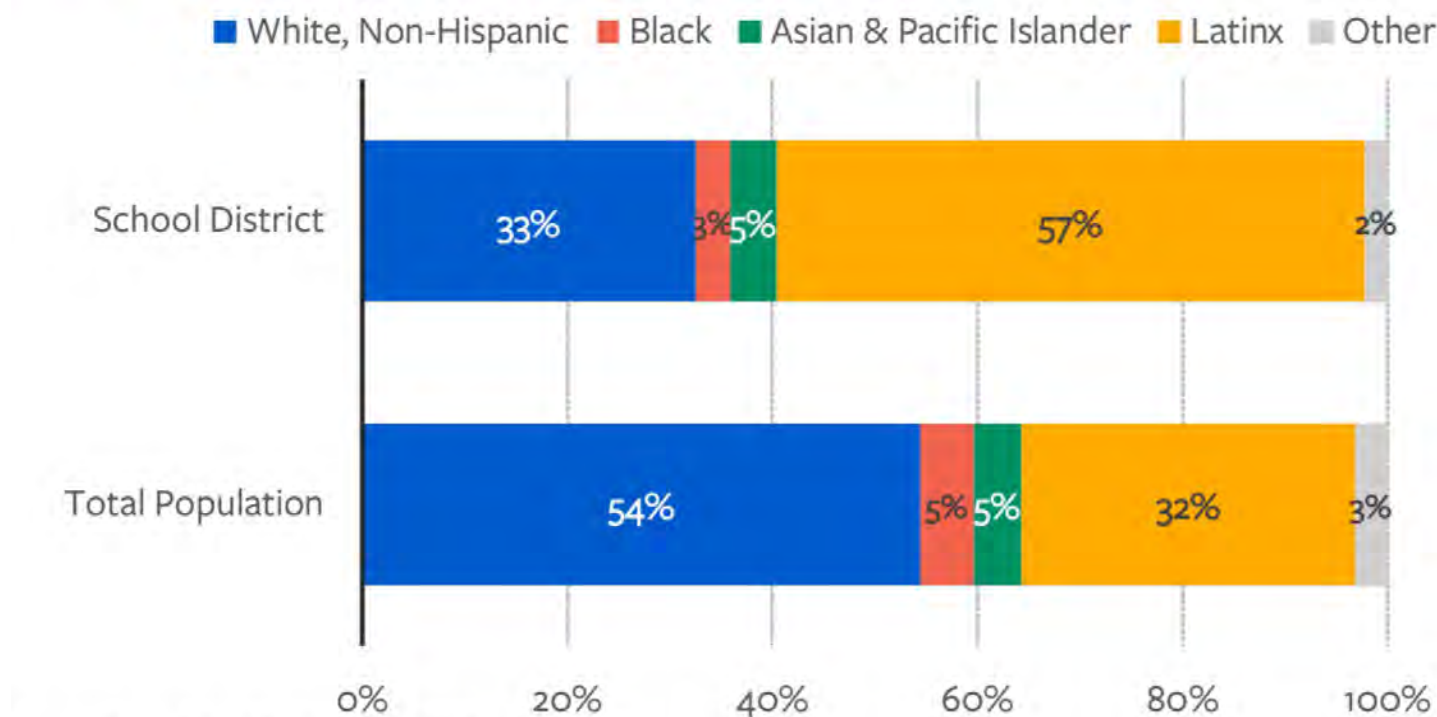


### REVERE DEMOGRAPHICS:

- **Youth** considered a strong asset among many stakeholders
- Revere's **multilingualism** viewed as a strength to be capitalized upon
- Incumbent **language skills, built empathy** from the immigration experience, a **desire to learn**, and **desire to build a better life** are intrinsic assets of the greater community

The new programming at the McKinley School will include multi-generational uses and provide flexible spaces to accommodate a diversity of programming that supports all demographics.

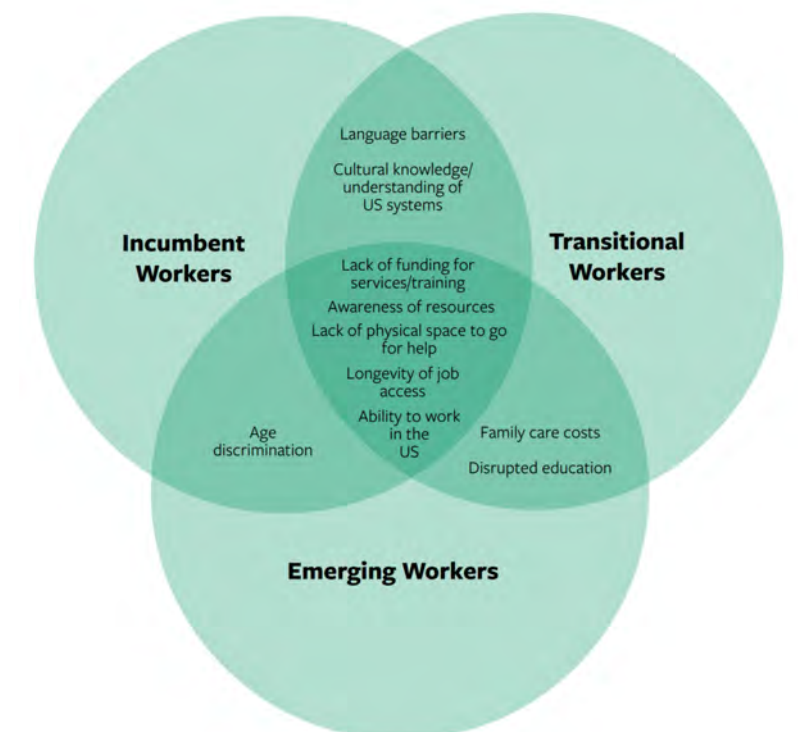
### REVERE POPULATION BY RACE/ETHNICITY



Source: Revere School District Profile, DESE, and ACS 2017

### WORKFORCE DEVELOPMENT ASSESSMENT:

- **Incumbent workers:** Workers looking to upgrade their skills to earn more money or remain competitive
- **Transitional workers:** Workers who need retraining and employment services to move to new jobs
- **Emerging workers:** In-school and out-of-school at-risk age 14-21





# Community Engagement

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Feedback & Thoughts



## COMMUNITY ENGAGEMENT PROCESS

An in-depth community engagement process helped guide this study for reprogramming the McKinley School, which was also informed by recent citywide planning initiatives such as the City’s workforce development and master plans. Four in-person and virtual community workshops were complemented by a public input page hosted by the City of Revere to engage community members and stakeholders and ensure that a diversity of perspectives could be heard. The results from the community engagement process were incorporated into this report to provide a new shared vision for the future of the McKinley School.

### COMMUNITY ENGAGEMENT WORKSHOPS

- COMMUNITY WORKSHOP #1 (IN-PERSON).....MARCH 8th - 6:00pm**
- COMMUNITY WORKSHOP #2 (VIRTUAL - SPANISH) .....MARCH 14th - 11:00am**
- COMMUNITY WORKSHOP #3 (VIRTUAL - BILINGUAL) .....MARCH 21st - 6:00pm**
- COMMUNITY WORKSHOP #4 (VIRTUAL - BILINGUAL) .....MARCH 23rd - 3:00pm**

### CITY OF REVERE PUBLIC INPUT

**<https://publicinput.com/C1476>**

In addition to the community workshops, an asynchronous survey and public input platform was provided on the City of Revere Public Input page to gain additional input from the community.



## What would you like to see happen here? ¿Qué le gustaría que sucediera aquí?



**Community / Community  
Education Space**



**Early Education  
Spaces**



**Performing Arts/  
Gallery Spaces**



When you walk through the door, what would you like to see first?

Cuando entre por la puerta, ¿qué sería lo primero que le gustaría ver?



### Information

opportunities happening here  
& in town



### Artwork / Displays



### A Smiling Face

someone to greet you or direct  
you where you are going



## What would you like the space to look like?

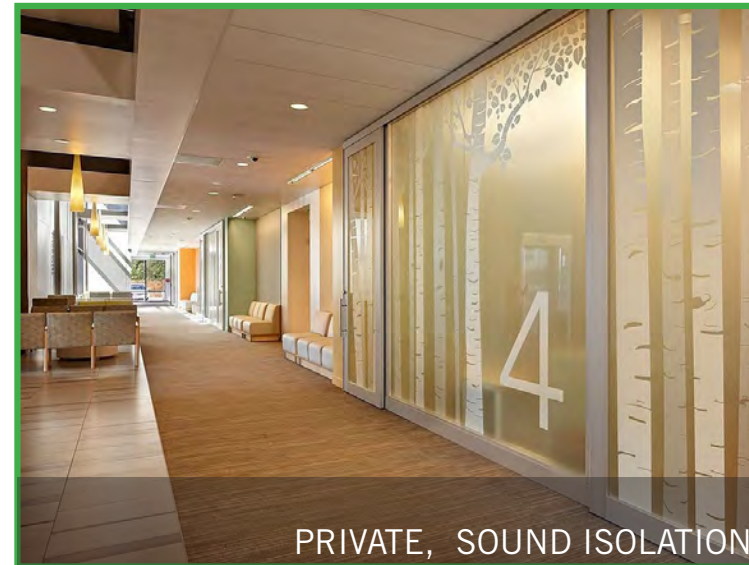


### Performance, Art & Cultural Space



- OPEN, INFORMAL, MOBILE INSTRUMENTS
- Flexibility of Large Spaces that can be partitioned
  - Flexible Seating Arrangements

### Work Space



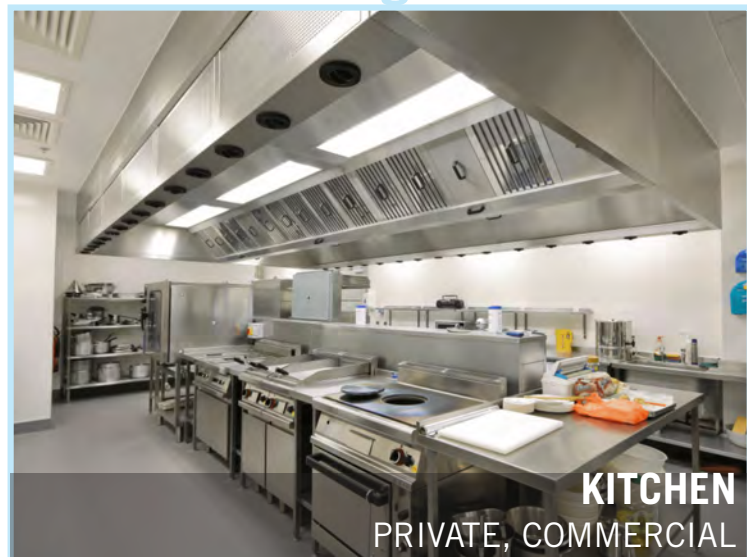
- PRIVATE, SOUND ISOLATION
- Semi-Translucent Walls
  - Privacy with Added Safety
  - Awareness of Sensory Challenges

### Meeting, Classroom & Multipurpose Space



- EDUCATION
- FLEXIBLE SEATING, BUILT-IN STORAGE
- Opportunities for Exploration
  - Colorful and Engaging
  - Sensory and Accessible

### Kitchen & Lounge



- KITCHEN
- PRIVATE, COMMERCIAL
- Collaborative Teaching Kitchen
  - Food Truck Opportunities
  - Food Education and Internships
  - Community Garden Hand-in-Hand with Commercial Kitchen

### Innovation & Workforce



- INNOVATION & WORKFORCE
- SEMI-OPEN, BI-FOLD WALLS
- Flexible Workspace
  - Accommodates Variety of Training
  - Space in Hallways to Collaborate

### Incubator Space



- INCUBATOR
- SEMI-ENCLOSED, ONE-ON-ONE
- Awareness of Sensory Challenges
  - Transformable Walls
  - Sound Isolation
  - Flexibility and Privacy



# Space Planning

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Plan Studies



## PRIMARY PROGRAMMING:

The primary programming for this study of the McKinley school was derived from the top responses from the community engagement process and feedback from stakeholders in the community.

### 1. Early Education and Care

Primary tenants for the school will most likely be an Early Education and Care Center (EEC) for Revere Public School

### 2. Community Center / Community Education Spaces

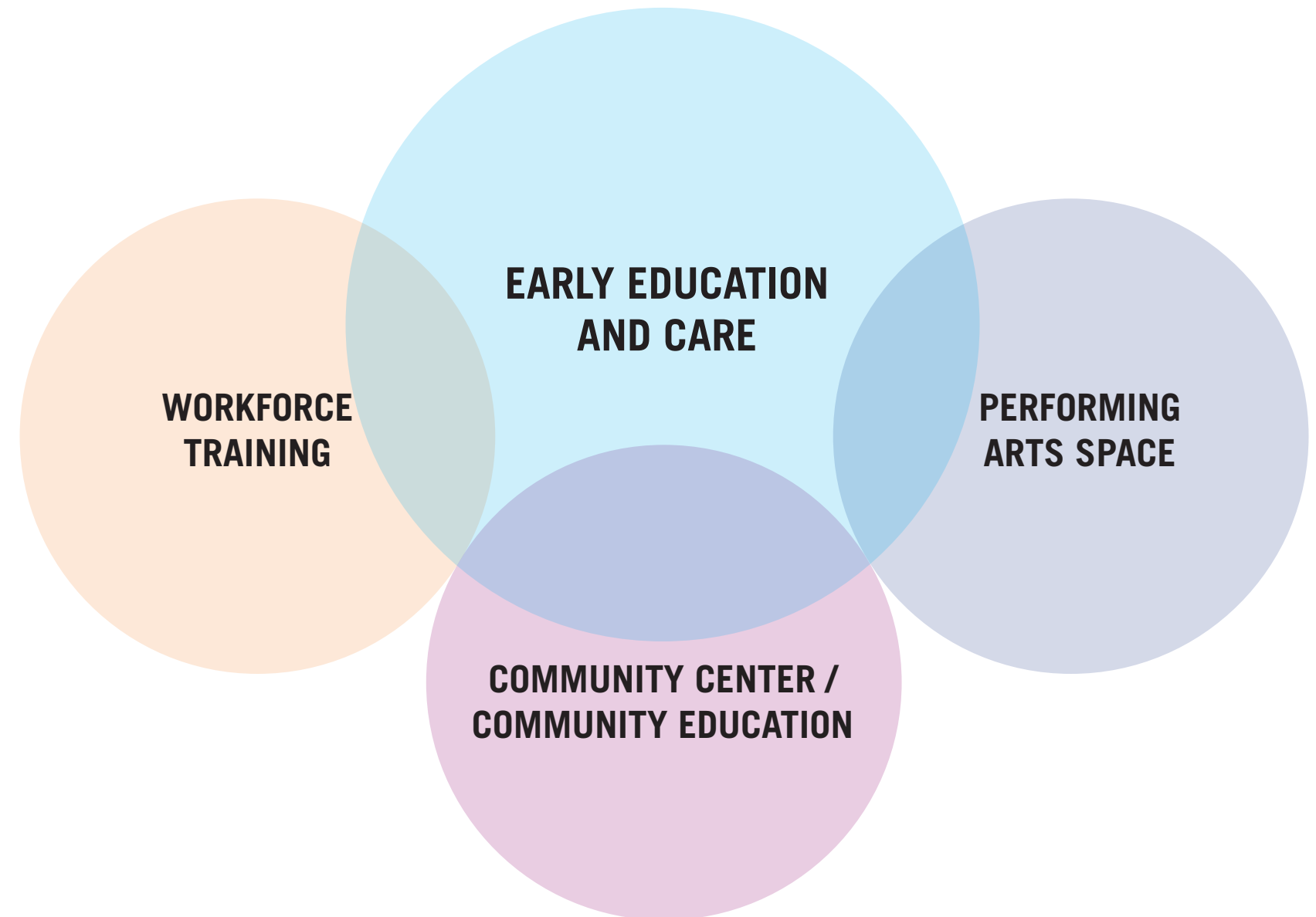
Community programming including wellness programming, community classrooms, and multipurpose community spaces.

### 3. Workforce Training

A constellation of smaller nonprofit/CBO tenants sharing uses within a community workforce and social service hub.

### 4. Performing Arts Space

Performing arts and community art assets including a performance stage, music studio, and gallery space.



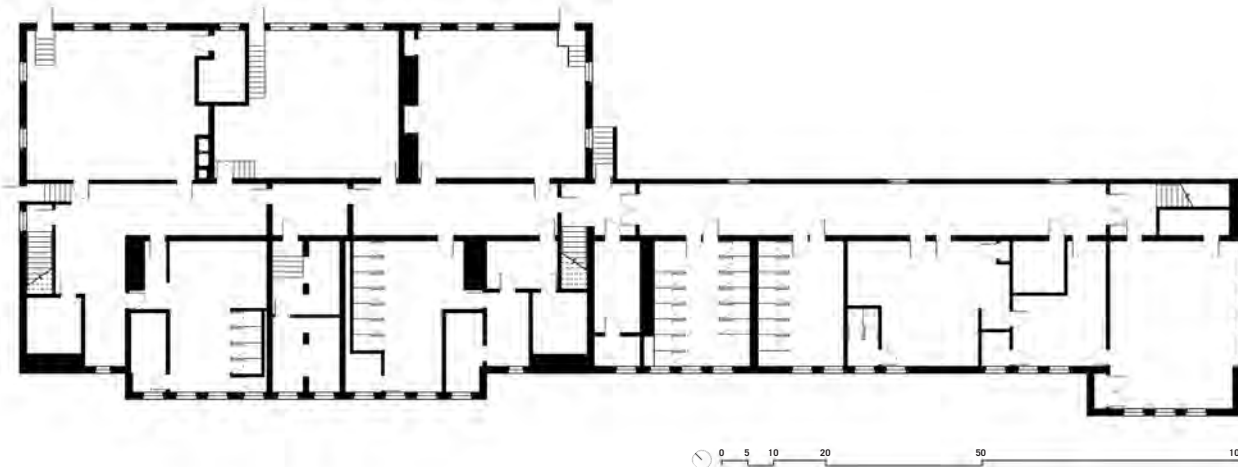


# Space Planning

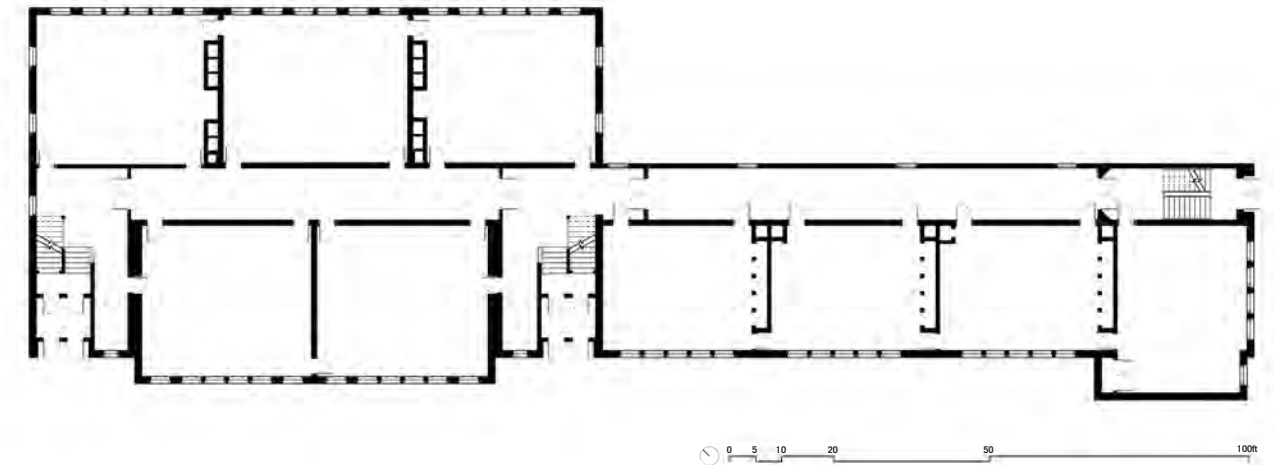
Gross Square Footage



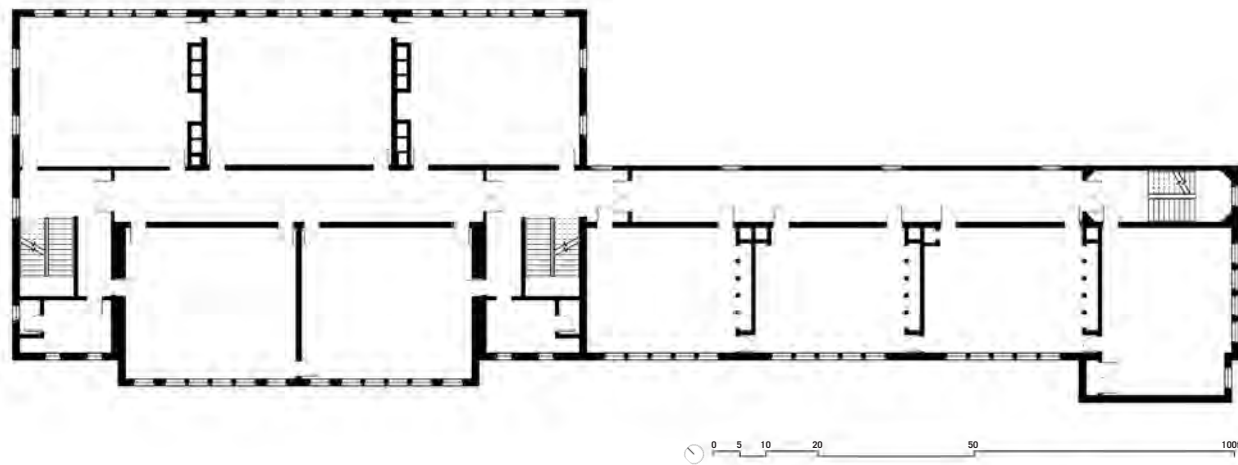
**TOTAL BUILDING  
SQUARE FOOTAGE:**  
~ 36,642 gross sq ft



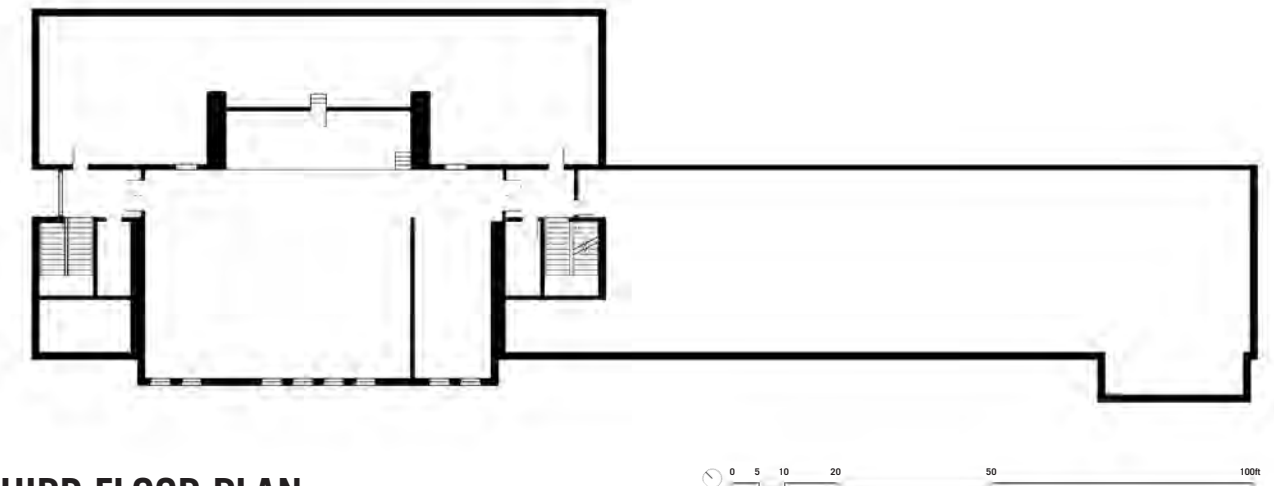
**BASEMENT FLOOR PLAN**  
10,472 SQ FT



**FIRST FLOOR PLAN**  
11,164 SQ FT



**SECOND FLOOR PLAN**  
11,110 SQ FT

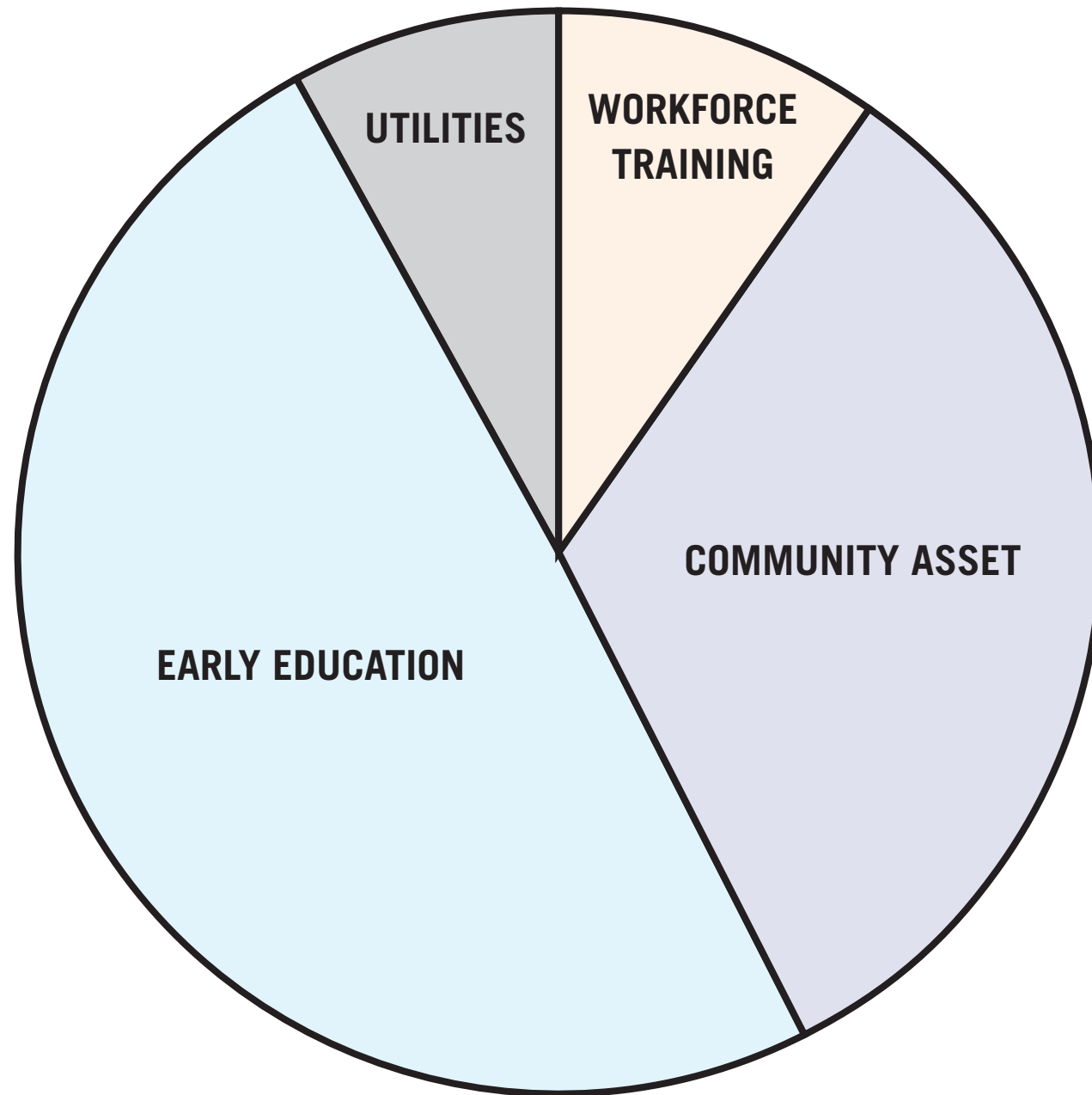


**THIRD FLOOR PLAN**  
3,896 SQ FT



# Space Planning

## Program Breakdown



Keeping Approximately 85% of Existing Building Footprint

## PROGRAM BREAKDOWN

**TOTAL BUILDING  
SQUARE FOOTAGE:**  
~ 36,642 gross sq ft

**UNOCCUPIABLE  
SQUARE FOOTAGE:**  
12,737 sq ft

**EARLY EDUCATION CENTER (EEC)  
SQUARE FOOTAGE:**  
11,790 sq ft

**WORKFORCE TRAINING  
SQUARE FOOTAGE:**  
2,335 sq ft

**COMMUNITY ASSET  
SQUARE FOOTAGE:**  
7,870 sq ft

**UTILITIES (ELEVATOR & ADA BATHROOMS)  
SQUARE FOOTAGE:**  
1,910 sq ft



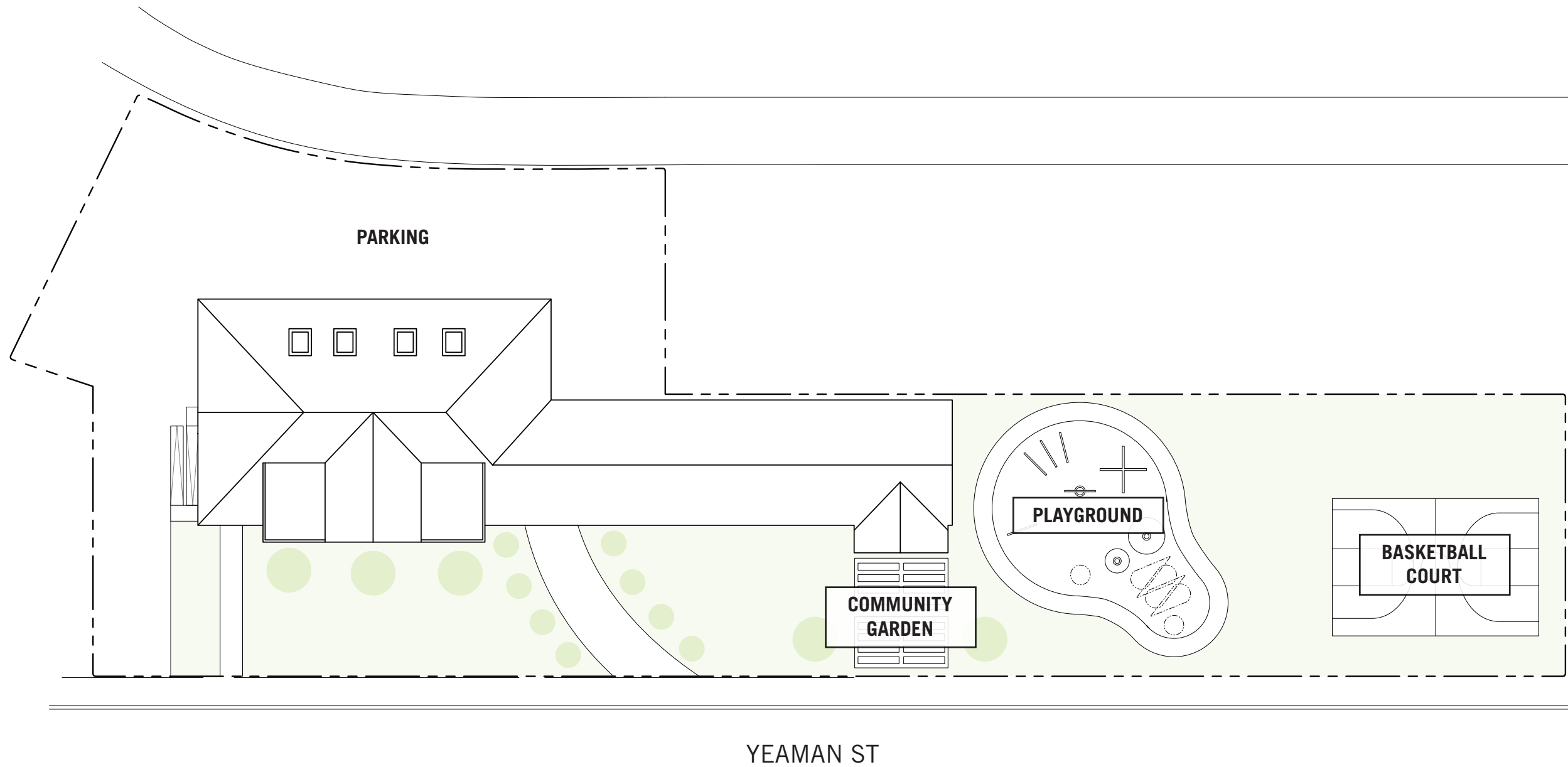
# Space Planning

Site Plan



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SITE PLAN



0 5 10 20

50

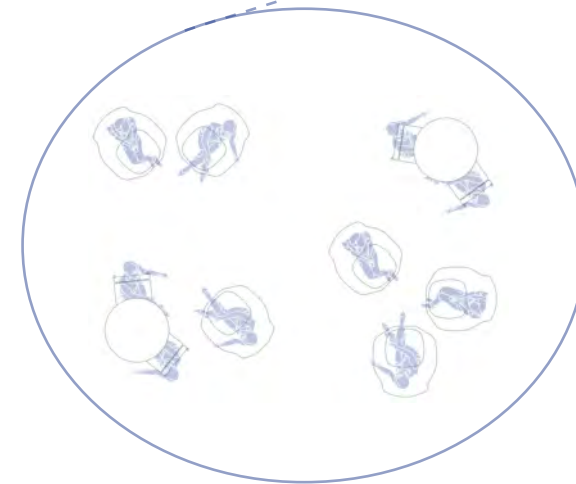
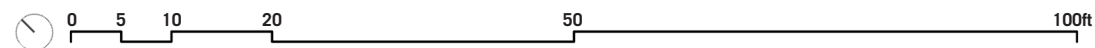


# Space Planning

## Basement Floor Plan

### BASEMENT FLOOR PLAN

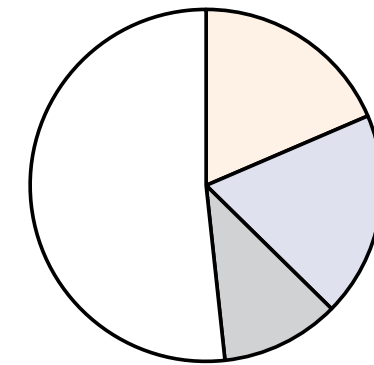
10,472 SQ FT



#### MULTIPURPOSE ROOM

Informal Open Community Space to Socialize and Gather

### BASEMENT PROGRAM BREAKDOWN



WORKFORCE TRAINING  
2,023 sq ft

COMMUNITY ASSET  
1,063 sq ft

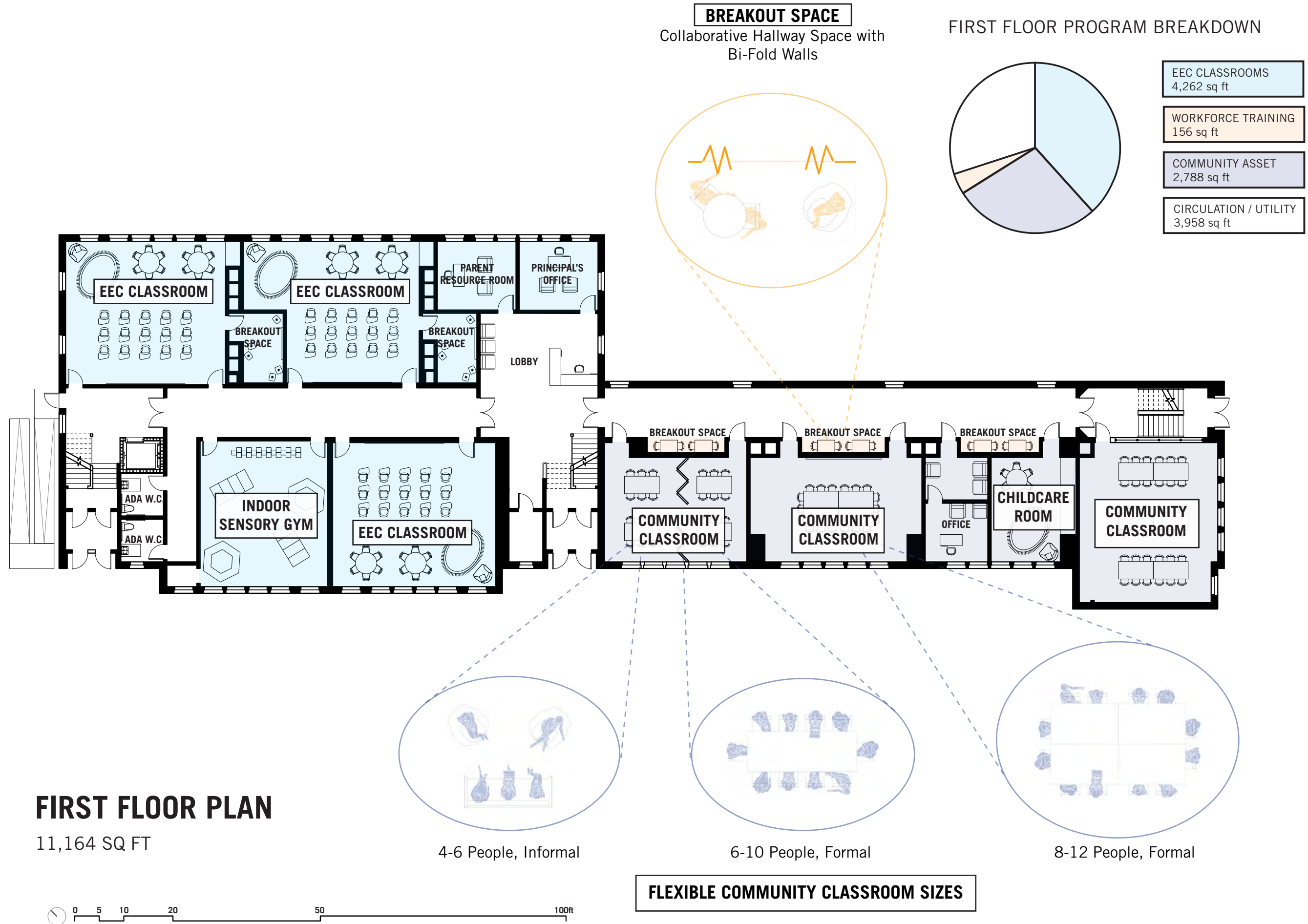
SUPPORT SPACE  
914 sq ft

CIRCULATION / UTILITY  
6,472 sq ft



# Space Planning

## First Floor Plan

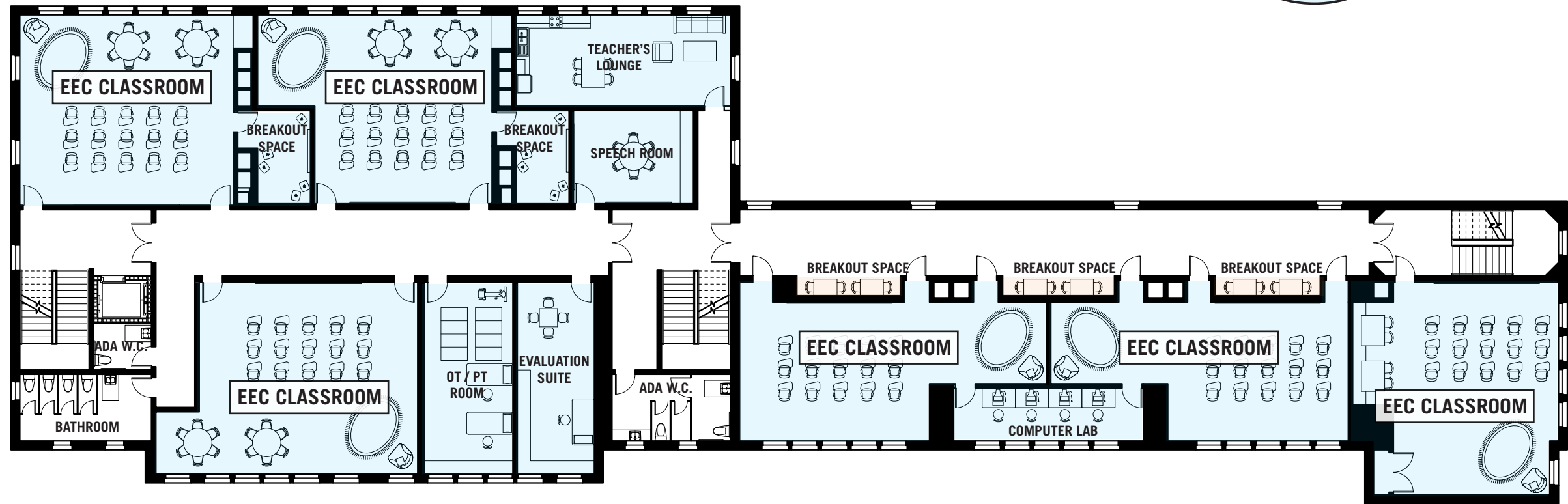
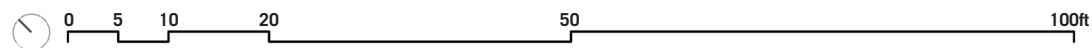


# Space Planning

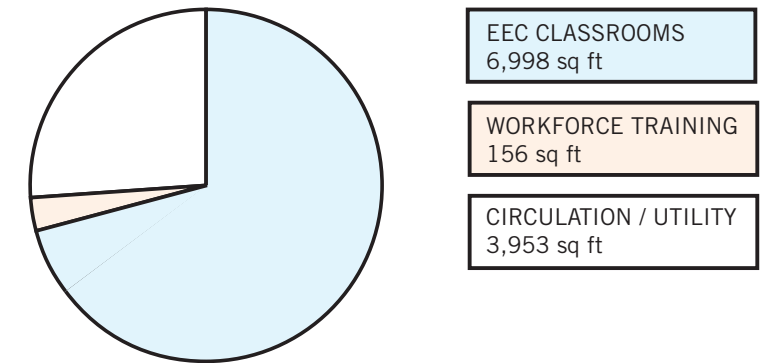
## Second Floor Plan

### SECOND FLOOR PLAN

11,110 SQ FT



### SECOND FLOOR PROGRAM BREAKDOWN



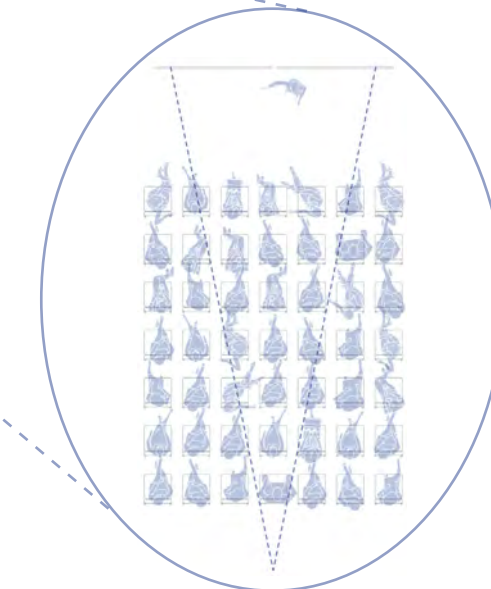
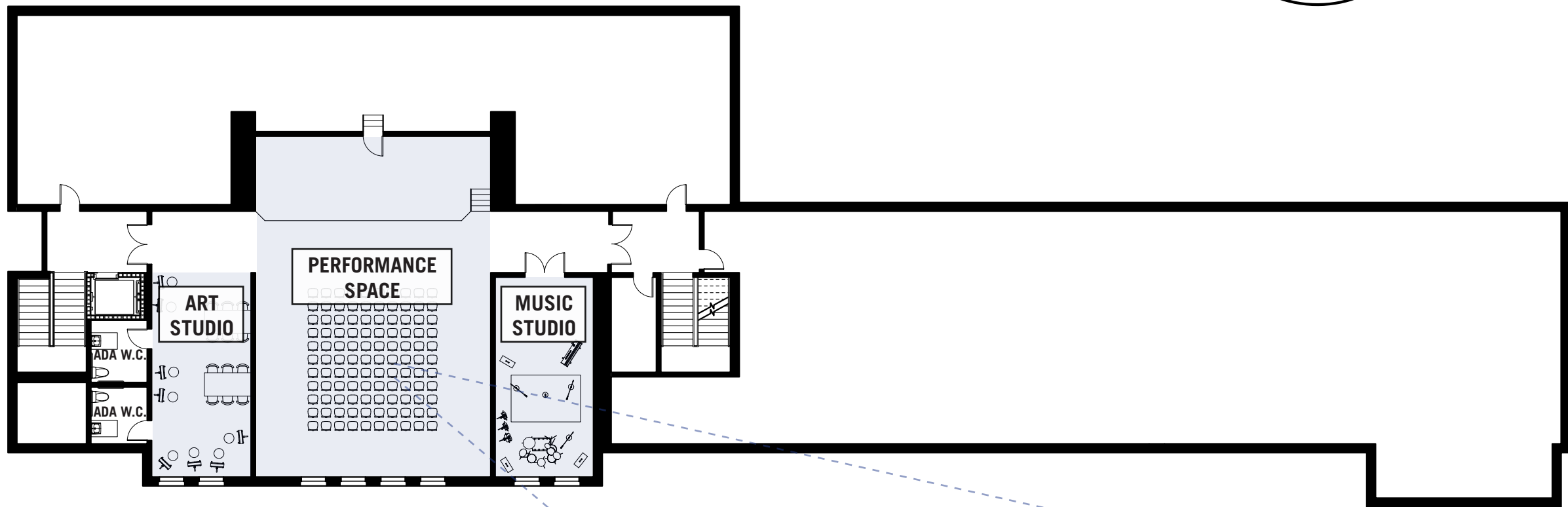
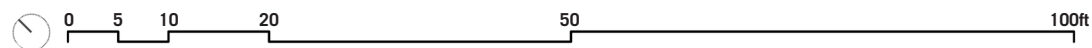


# Space Planning

## Third Floor Plan

### THIRD FLOOR PLAN

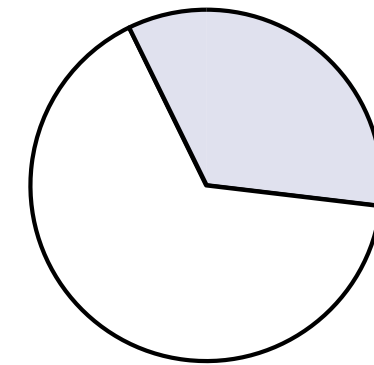
3,896 SQ FT



#### OPEN PERFORMANCE HALL

Seats Up to 50 People

### THIRD FLOOR PROGRAM BREAKDOWN



COMMUNITY ASSET  
3,068 sq ft

CIRCULATION / UTILITY  
8,352 sq ft

# Visualization

Entry / Lobby



## ENTRY / LOBBY

WELCOMING RECEPTION AREA



# Visualization

Community Asset



**COMMUNITY ASSET**  
PERFORMANCE + ART STUDIO

# COMMUNITY PARTNERS

## REVERE FOOD HUB

Hearing Requests for commercial kitchen space, lounge incubation spaces, and urban farming spaces, the City of Revere is working with Revere Food Hub to develop these services. Funded through Mass Development, the space will provide communal kitchen services. All community input related to the commercial kitchen space request were sent to the Revere Food Hub team.

## ROBERT J. HAAS COMMUNITY HEALTH AND WELLNESS CENTER

To serve requests for fitness, health classes, and spaces for toddlers and preschoolers to do art classes, the city of Revere is developing the Robert J. Haas Community Health and Wellness Center to provide recreational and health services.

## GEORGE COLELLA COMMUNITY CENTER

Hearing requests for a pool related program, the City of Revere will work with the George Colella Community Center to provide aquatic recreation services. The space will offer a Learn-to-Swim program, an Open Swim for Adults, and an Aqua-aerobics program.



## WHAT'S NEXT

### WORKFORCE TRAINING PROGRAM ALLIANCES

Given that the survey lists Community Education Spaces as top priority, the first floor classrooms may provide workforce opportunities to Revere High School students who are in proximity to the McKinley. The McKinley can also establish workforce training program alliances with Suffolk's Down's to build an employment pipeline with jobs to support the City of Revere.

### FINANCIAL + SPACE ANALYSIS

A financial and space analysis will need to be conducted to measure Revere's current and projected EEC student population. This is in order to understand whether the McKinley EEC classroom space is adequate for the next 5-10 and 25 years.

### MULTICULTURAL PROGRAMMING

The basement's multipurpose room can serve Revere's multicultural community as it relates to foreign language support or ESL services.

### REQUEST FOR PROPOSAL

We recommend a Request for Proposal be drafted by the City of Revere that outlines a Request for Services which includes a feasibility and conceptual study followed by full architectural and engineering services through a public bid process.

# Appendix

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## Community Engagement Results



# APPENDIX Personal Voice

Please tell us your thoughts.

## Top Workshop Responses: (OUT OF 20 PARTICIPANTS)



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Workforce Training  
Spaces



Performing Arts/  
Gallery Spaces



Outdoor Areas



Entrepreneurship  
Business Incubator



Early Education  
Spaces



Community/  
Community  
Education Space

## What would you like to see happen here? ¿Qué le gustaría que sucediera aquí?

- Pre-K / Early Education / Daycare
- Community Center for All Ages
- Workforce Training / Programming for Seniors and Veterans
- Internship and Volunteer Opportunities
- Commercial Kitchen

### Top Workshop Responses: (OUT OF 20 PARTICIPANTS)



Workforce Training  
Spaces



Performing Arts/  
Gallery Spaces



Outdoor Areas



Entrepreneurship  
Business Incubator



Early Education  
Spaces



Community/  
Community  
Education Space

## What would you like to not see happen here?

## ¿Qué le gustaría que no sucediera aquí?

- Drop-in Center
- Repeat Programming
  - Workforce Training
  - Performing Arts Space



# APPENDIX Personal Voice

Please tell us your thoughts.

## Top Workshop Responses: (OUT OF 20 PARTICIPANTS)



MassDevelopment

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A smiling face-  
someone to direct you  
where you are going



Signage



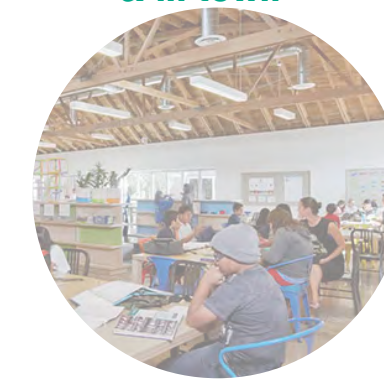
Artwork/ Displays



Information about  
things happening here  
& in town



Open Space to Hang  
Out



Community Activities

When you walk through the door, what  
would you like to see first?  
Cuando entre por la puerta, ¿qué  
sería lo primero que le gustaría ver?

- Smiling Faces
- Welcome Desk
- Information Wall
- Signage / Digital Board
- Artwork / Displays
- Light, Open and Airy

# APPENDIX

## Personal Voice

Please tell us your thoughts.

### Top Workshop Responses: (OUT OF 20 PARTICIPANTS)



Workforce Training



Performing Arts/



Outdoor Areas



Gardens



Early Education



Community/  
Community



Entrepreneurship



Multicultural

What spaces are the most important for you that you would want us to consider?

¿Cuáles son los espacios más importantes para usted que le gustaría que consideráramos?

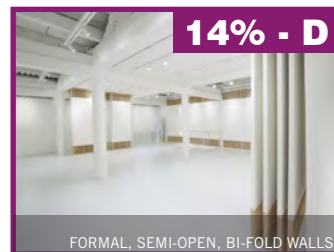
- Pre-K / Early Education / Daycare
- Connection Between Outdoor and Indoor Programs
- Community Garden / Hydroponics



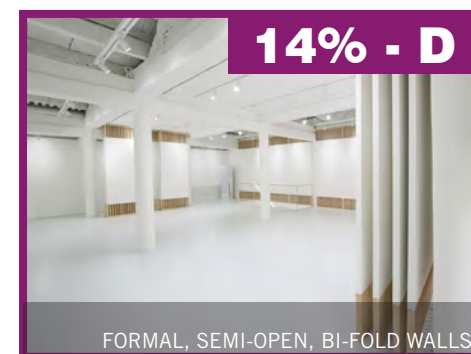
## How can the surrounding community be invited here? ¿Cómo se puede invitar a la comunidad de los alrededores?

- Use Technology to Connect the City
- Provide Classes taught by Professionals in the Community
- Offer Classes that will be Performed at other Community Buildings
- Gatherings that Address Specific Community Groups
- Building is Centrally Located in the City
- Language Access Barriers and Transportation

## Top Workshop Responses: (OUT OF 20 PARTICIPANTS)

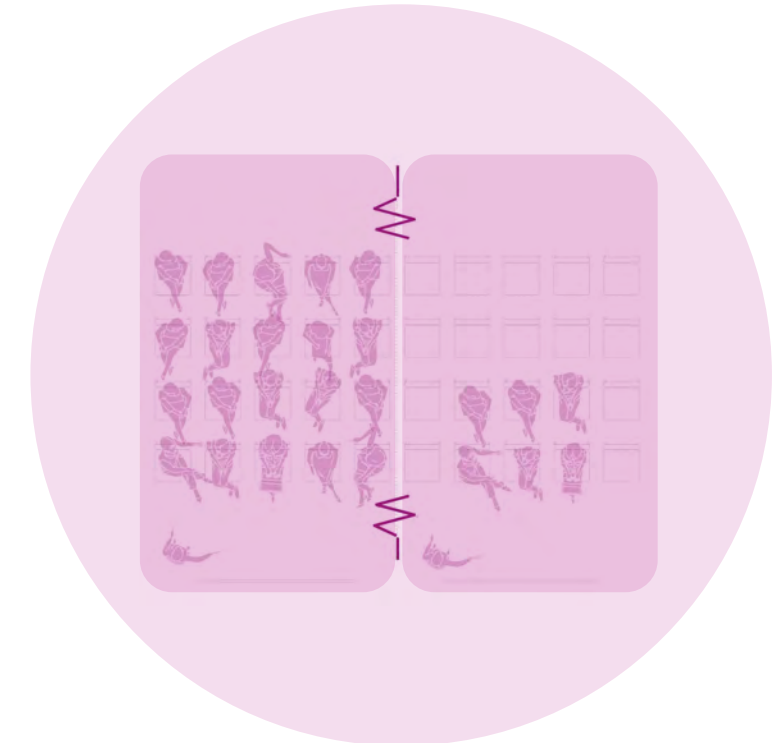


- Flexibility of Large Spaces that can be Partitioned
- Flexible Seating Arrangements



- Acoustic Privacy by use of Bi-Fold Walls
- Community Art Gallery
- Option to Rent Space at Different Sizes

### Flexible Seating Arrangements:



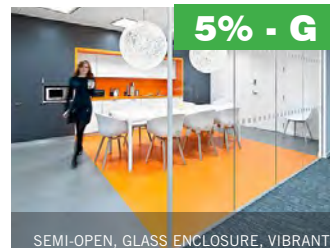
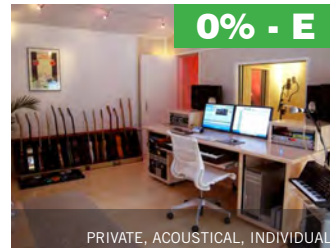
Bi-Fold Walls:  
Seats Up to 20 People per Room



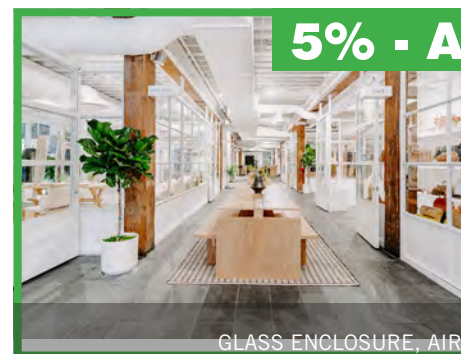
Open Performance Hall:  
Seats Up to 50 People



## Top Workshop Responses: (OUT OF 20 PARTICIPANTS)

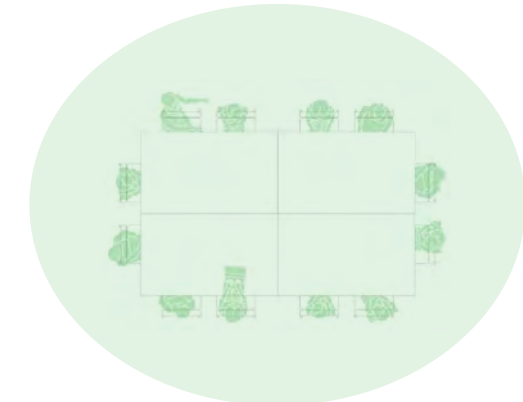


- Semi-Translucent Walls
- Privacy with Added Safety
- Awareness of Sensory Challenges

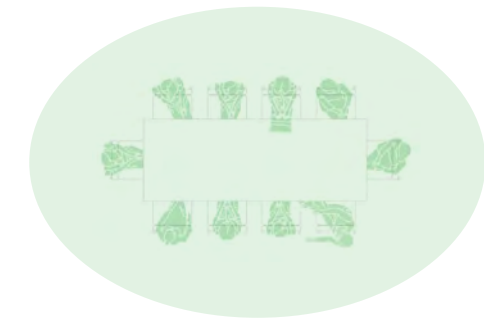


- Flexibility of Private Offices and Small Group Space
- Movable Furniture
- Transformable Walls
- Sound Isolation

### Flexible Group Size:



8-12 People, Formal



6-10 People, Formal



4-6 People, Informal



2-4 People, Formal



1 on 1 Conference, Formal

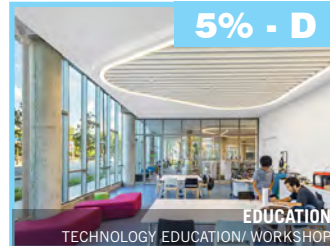
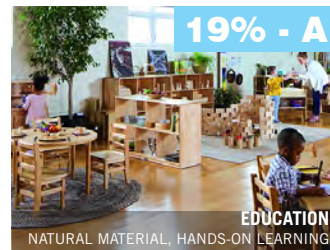


1 on 1 Conference, Informal



# Top Workshop Responses:

(OUT OF 20 PARTICIPANTS)



- Opportunities for Exploration
- Colorful and Engaging
- Sensory and Accessible



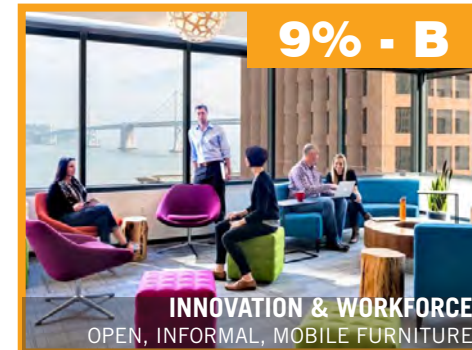
- Intergenerational
- Combine Wellness and Education
- Transformable Walls
- Variety of Learning Spaces



## Top Workshop Responses: (OUT OF 20 PARTICIPANTS)

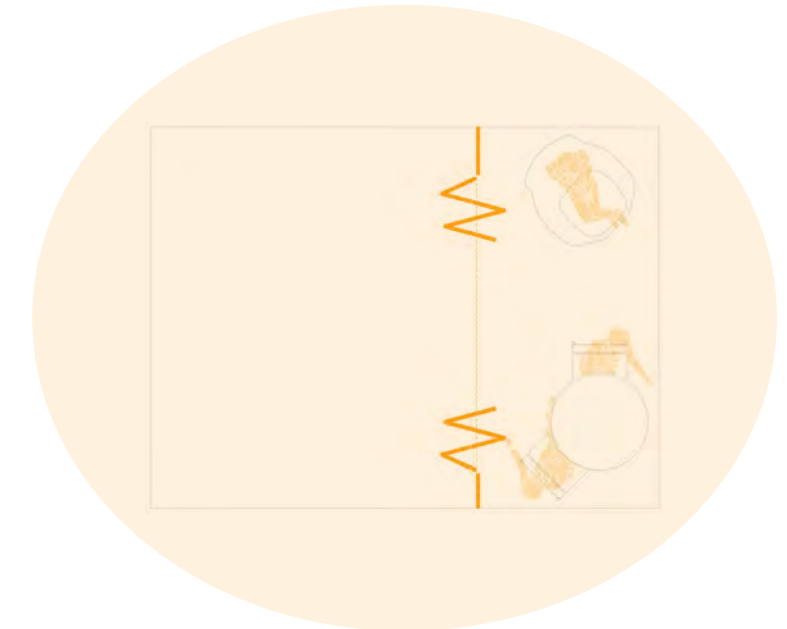


- Flexible Workspace
- Accommodates Variety of Training
- Space in Hallways to Collaborate



- Space to Socialize and Generate Ideas
- Open Space for Classes
- Flex Space for Coaching / Interview Prep

### Flexible Workspace Layouts:

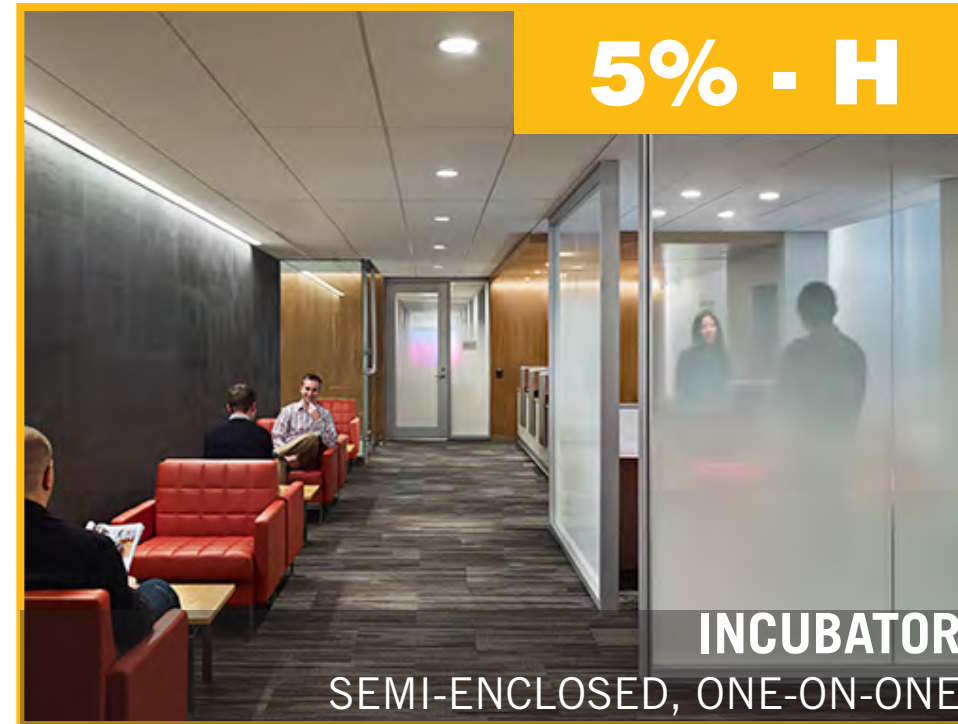
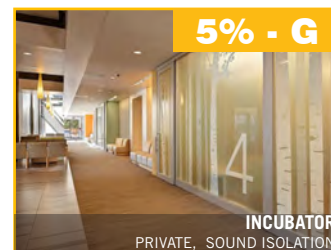
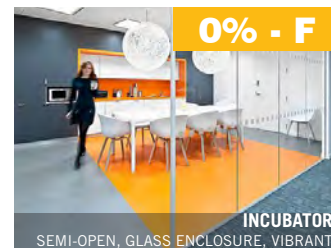
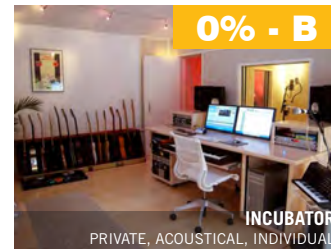


Collaborative Hallway Space with Bi-Fold Walls



Informal Open Space to Socialize and Generate Ideas

## Top Workshop Responses: (OUT OF 20 PARTICIPANTS)



- Awareness of Sensory Challenges
- Transformable Walls
- Sound Isolation
- Flexibility and Privacy

### Flexible Incubator Office Layouts:



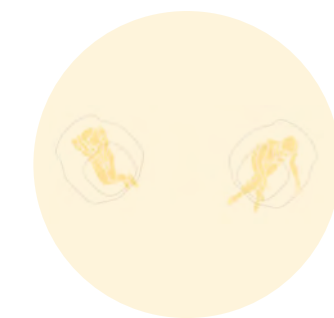
4-6 People, Informal



2-4 People, Formal



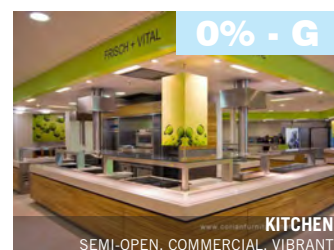
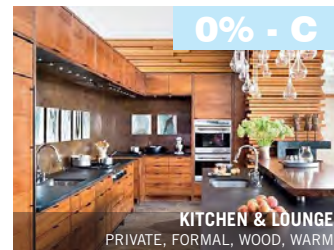
1 on 1 Conference, Formal



1 on 1 Conference, Informal



# Top Workshop Responses: (OUT OF 20 PARTICIPANTS)

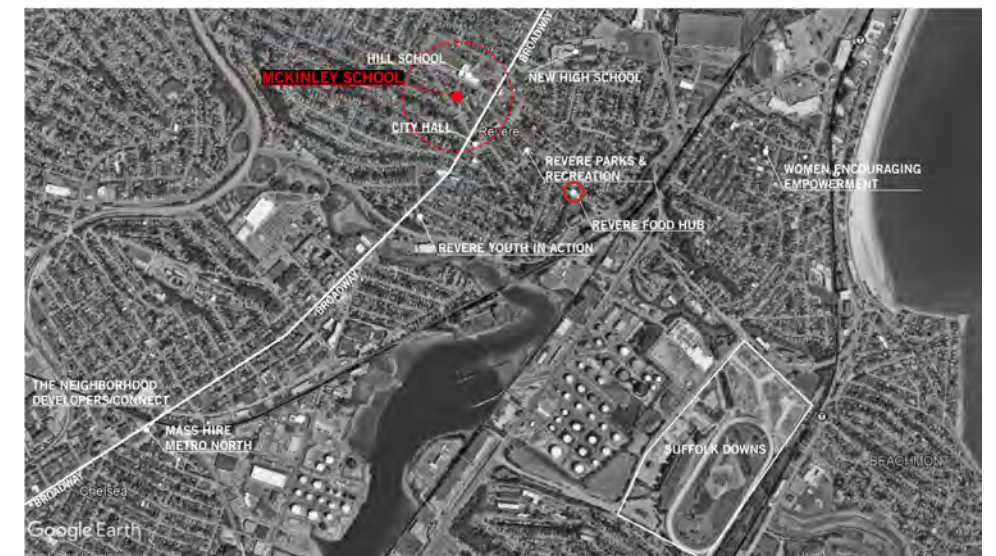
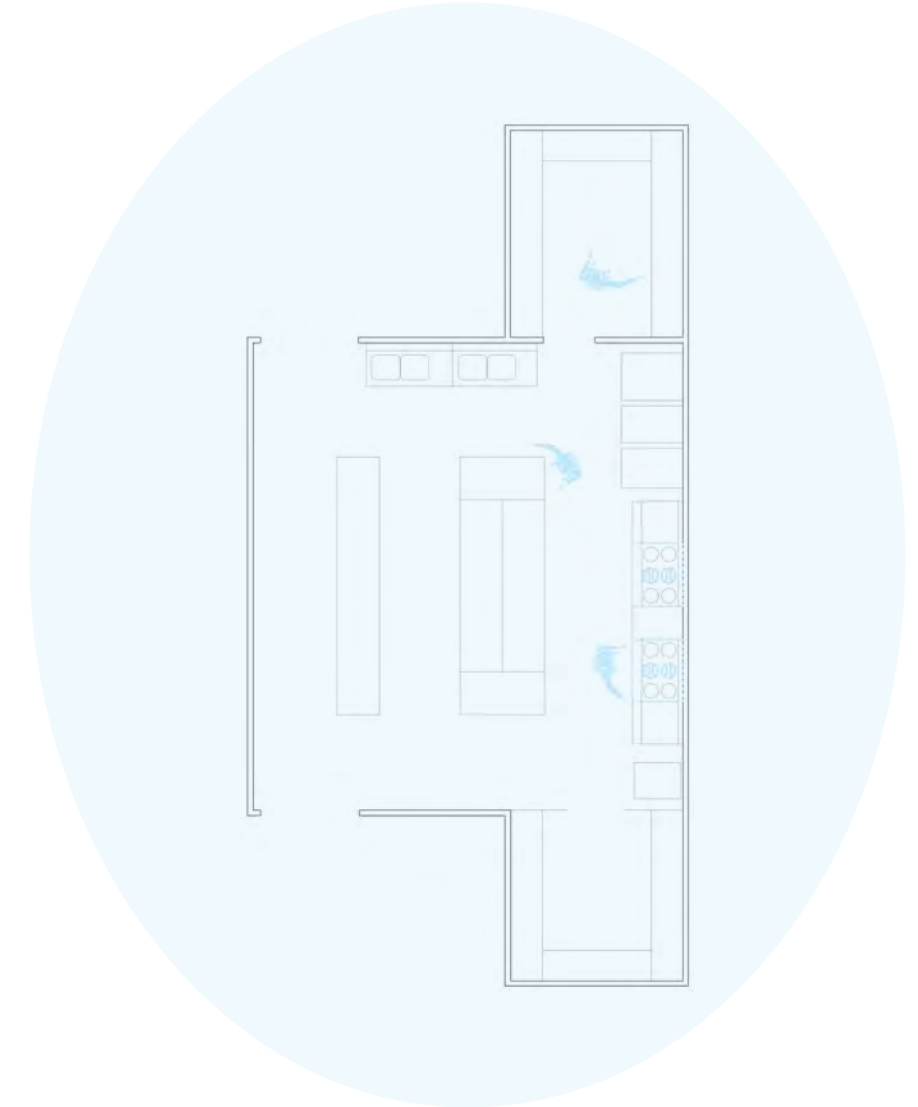


- Collaborative Teaching Kitchen
- Food Truck Opportunities
- Food Education and Internships
- Community Garden Hand-in-Hand with Commercial Kitchen

## Food Hub Project:

- Creates Space for Commercial Kitchens, Urban Farming, Hydroponics, and Other Food Education Space

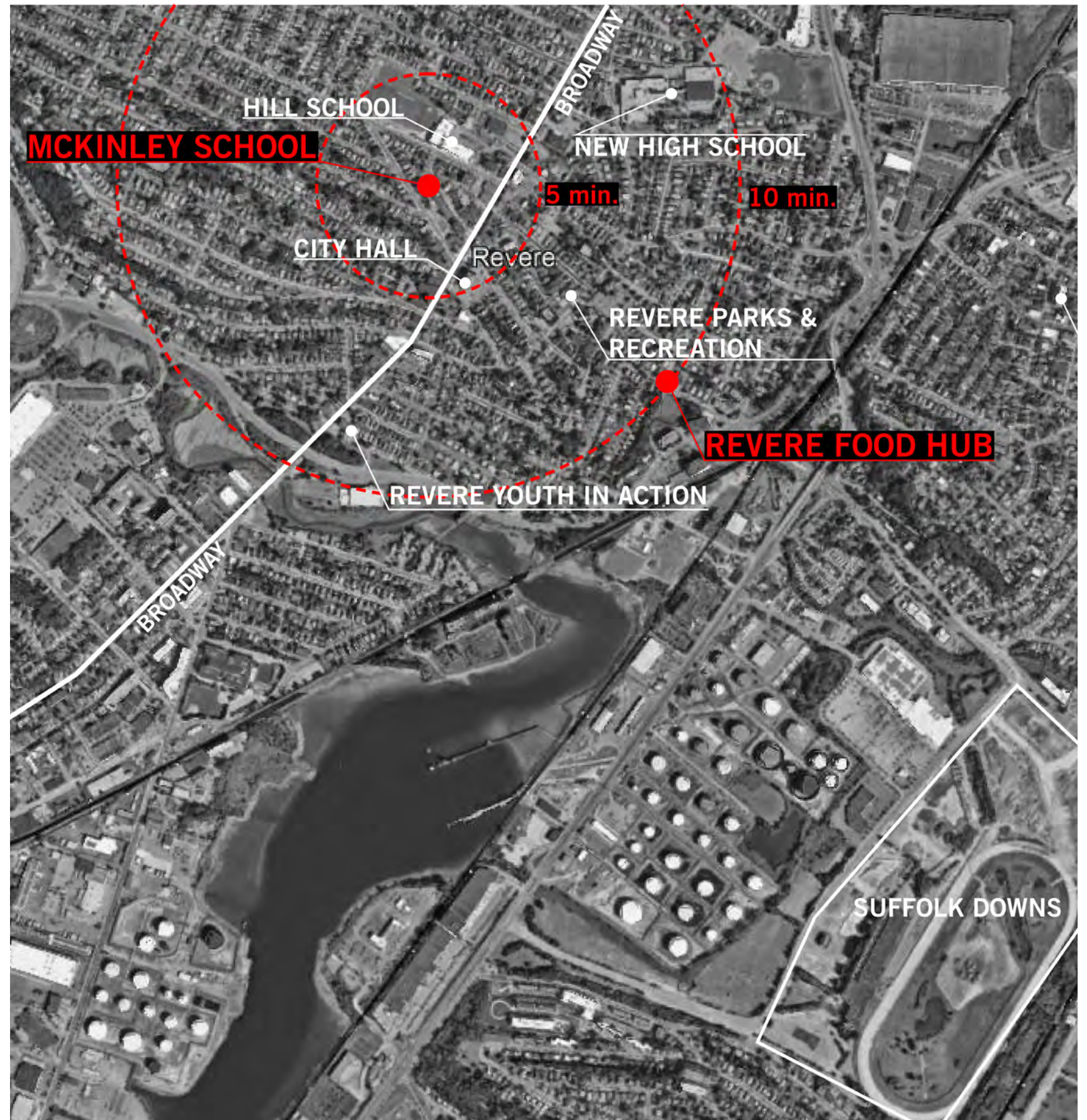
## Commercial Kitchen Layout:





## Food Hub Project:

- The City of Revere will open a fully equipped, centrally located intergenerational Food Hub to **increase access to healthy food and to promote education about food service systems** that will be operational by **2024**
- The Food Hub is located at **196 Winthrop Avenue**
- By 2024, the City intends for this building to be rehabilitated by installing:
  - **Commercial grade kitchen**
  - **Storage**
  - **Workspace to store and prepare foods with walk-in freezers and refrigerators**
  - **Year round Farmers Market**
  - **Hydroponics lab growing program**
  - **Classrooms to offer educational courses and career certification trainings for food service and hospitality employees**





Top Survey Responses:

(OUT OF 56 PARTICIPANTS)



What would you like to see happen at the McKinley School?

63%	Community Center / Community Education Spaces	35 ✓
50%	Early Education and Childcare Facilities	28 ✓
48%	Performance Art/ Gallery Space	27 ✓
41%	Play Spaces/ Outdoor Recreation	23 ✓
39%	Multicultural Events	22 ✓
30%	Workforce Development Programs	17 ✓
29%	Business/ Entrepreneurship Incubator Spaces	16 ✓
21%	Garden	12 ✓
16%	Other	9 ✓

56 Respondents

# Top Survey Responses: (OUT OF 50 PARTICIPANTS)



Are you associated with any of the stakeholder programs below?

64%	Community Member	32 ✓
28%	Community Organization	14 ✓
24%	Early Education and Childcare	12 ✓
18%	Other	9 ✓
14%	Staff/ Board Member	7 ✓
10%	Workforce Training/ Development	5 ✓
6%	Entrepreneur, Business Interests	3 ✓
6%	User/ Student	3 ✓
0%	Mentor/ Instructor	0 ✓

50 Respondents



# Top Survey Responses: (OUT OF 41 PARTICIPANTS)



What programs do you think are NOT appropriate for this building?

51%	Business/ Entrepreneurship Incubator Spaces	21 ✓
29%	Garden	12 ✓
27%	Workforce Development Programs	11 ✓
20%	Play Spaces/ Outdoor Recreation	8 ✓
15%	Early Education and Childcare Facilities	6 ✓
12%	Performance Art/ Gallery Space	5 ✓
12%	Other	5 ✓
10%	Multicultural Events	4 ✓
7%	Community Center / Community Education Spaces	3 ✓

41 Respondents

Top Survey Responses:

(OUT OF 50 PARTICIPANTS)



What spaces are the most important for you that you would want us to consider?

44%	Community Center / Community Education Spaces	Rank: 1.73	22 ✓
44%	Early Education and Childcare Facilities	Rank: 2.77	22 ✓
36%	Performance Art/ Gallery Space	Rank: 3.56	18 ✓
34%	Multicultural Events	Rank: 3.65	17 ✓
34%	Play Spaces/ Outdoor Recreation	Rank: 4.24	17 ✓
32%	Workforce Development Programs	Rank: 4.63	16 ✓
30%	Business/ Entrepreneurship Incubator Spaces	Rank: 4.67	15 ✓
22%	Other	Rank: 4.82	11 ✓
26%	Garden	Rank: 5.62	13 ✓

50 Respondents



# Top Survey Responses: (OUT OF 54 PARTICIPANTS)



When you walk through the door, what would you like to see first?

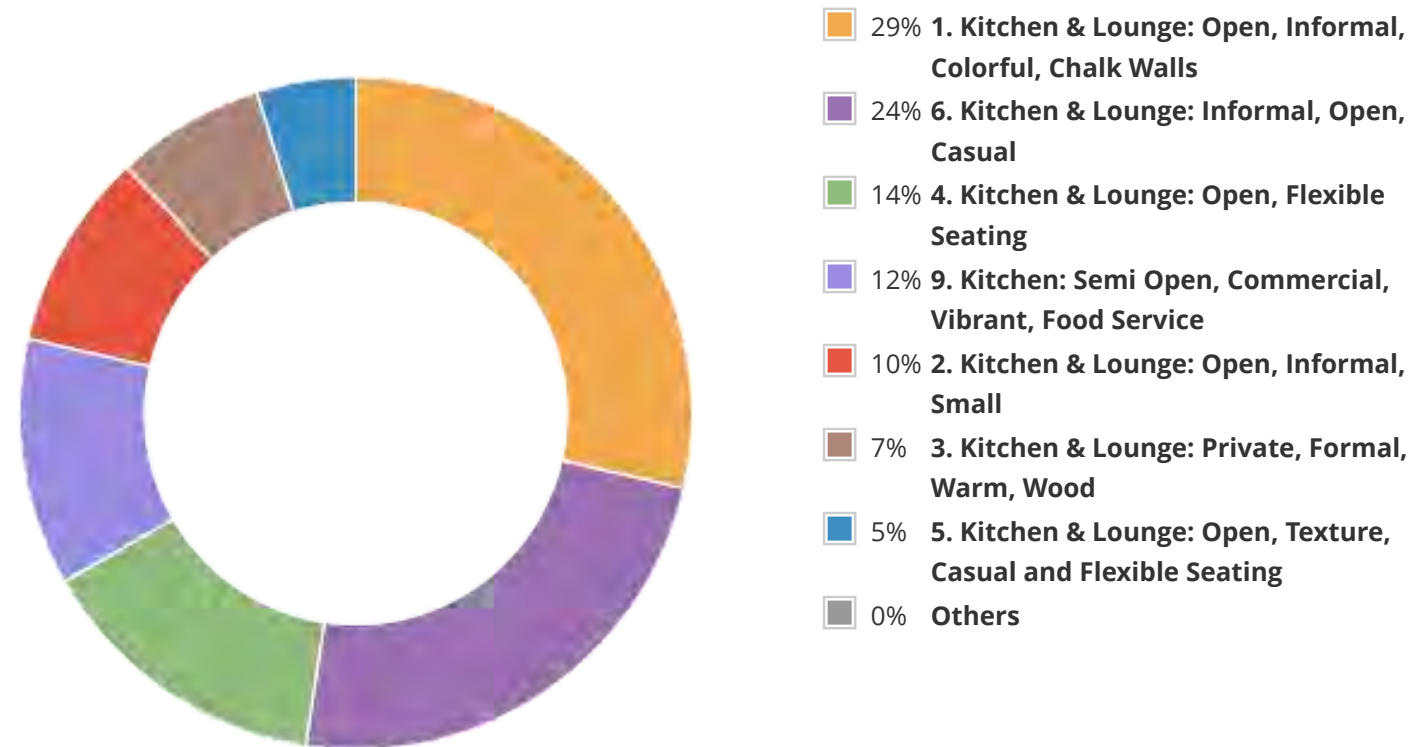
61%	Information- I want to know get information on other events/ opportunities happening in the building and in town	33 ✓
56%	Artwork/ Displays	30 ✓
52%	A smiling face - someone to greet you or direct you where you are going	28 ✓
48%	Other people from the community / Community Activities	26 ✓
43%	Signage	23 ✓
24%	Open Space to Hang out	13 ✓
7%	I just want to get to where I am going	4 ✓
4%	Other	2 ✓

54 Respondents

## Top Survey Responses: (OUT OF 42 PARTICIPANTS)



Choose your favorite of the list below. What would work for this space? What would be most beneficial for our residents?



42 respondents



## Top Survey Responses: (OUT OF 40 PARTICIPANTS)



Think about the following questions and then look at the images that best reflect the type of space you would like it to look like. What does it mean to you to be in a Kitchen or Community Lounge? What would you want this space to look like? What would you want this space to be? How would you like to interact with people in this space? Are there parts you would like to be open or closed? Would you like a formal or informal kitchen?

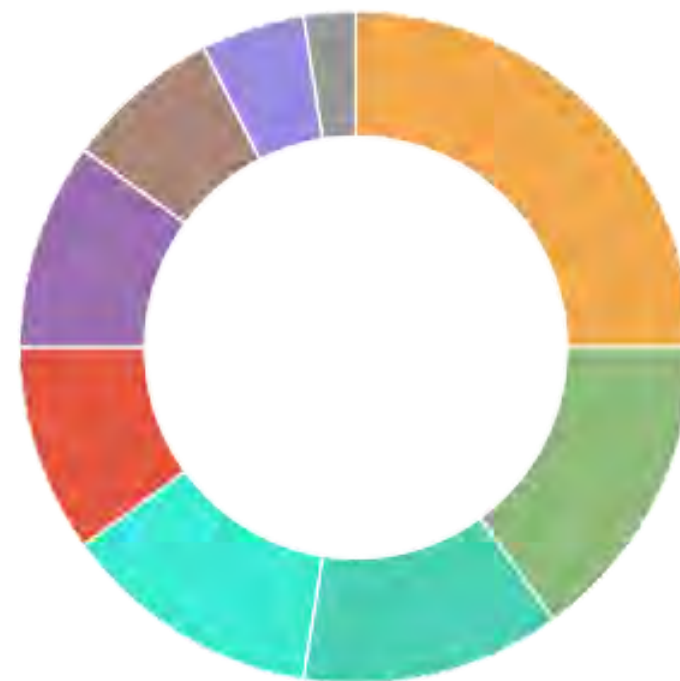


43 respondents

## Top Survey Responses: (OUT OF 40 PARTICIPANTS)



Think about the following questions and then select the images that best reflect the type of space you would like it to look like. What does it mean to you to be in a Work/ Office Space? What would you want this space to look like? How would you like to work in this space (in groups, with computers, etc)? How do you want this space to serve you?



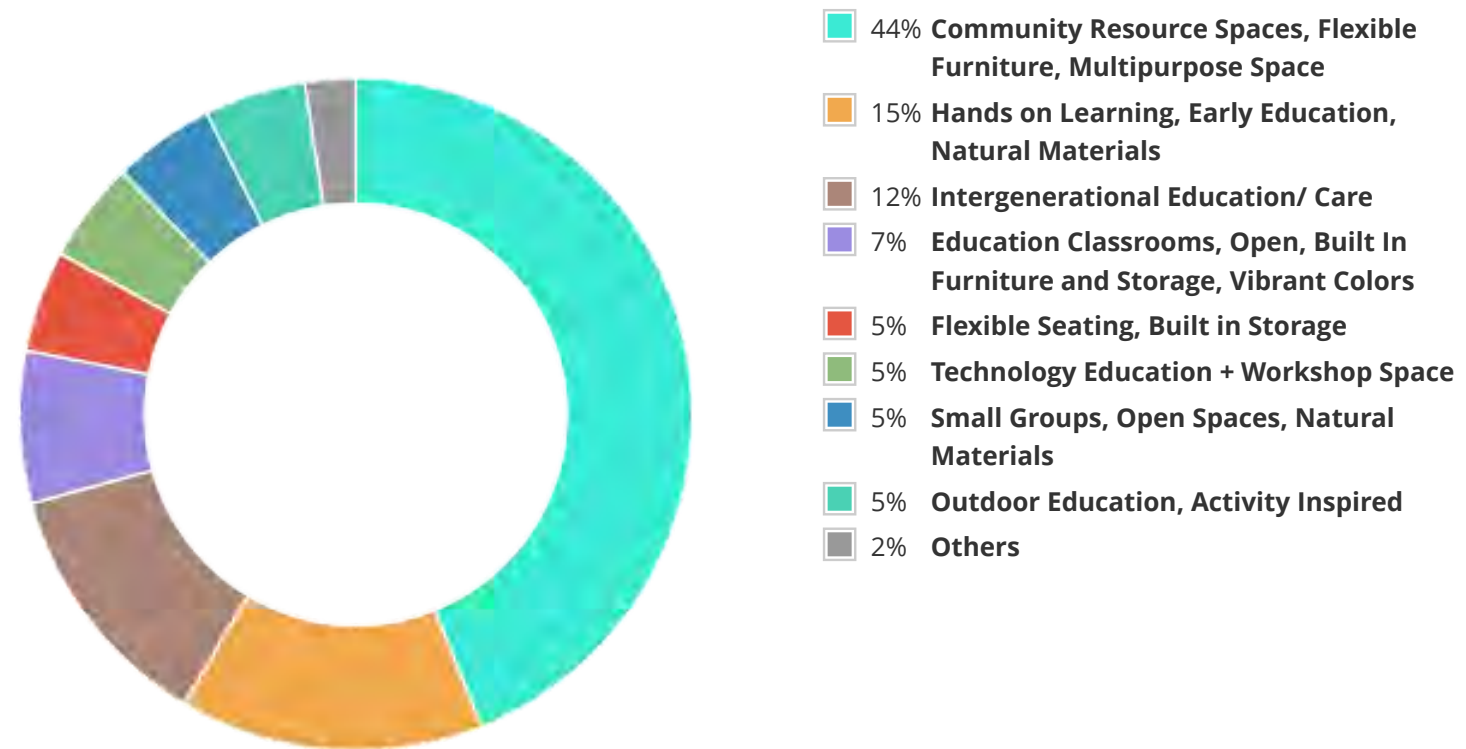
40 respondents



## Top Survey Responses: (OUT OF 41 PARTICIPANTS)



Think about the following questions and then select the images that best reflect the type of space you would like it to look like. What does it mean to you to be in an Education Space? What would you want this space to look like? What type of meeting, instruction, or learning activities would you like to have happen here? How do you want this space to serve you? What types of tools or technologies would you like to have access to? Do you want this to be a loud or quiet space?

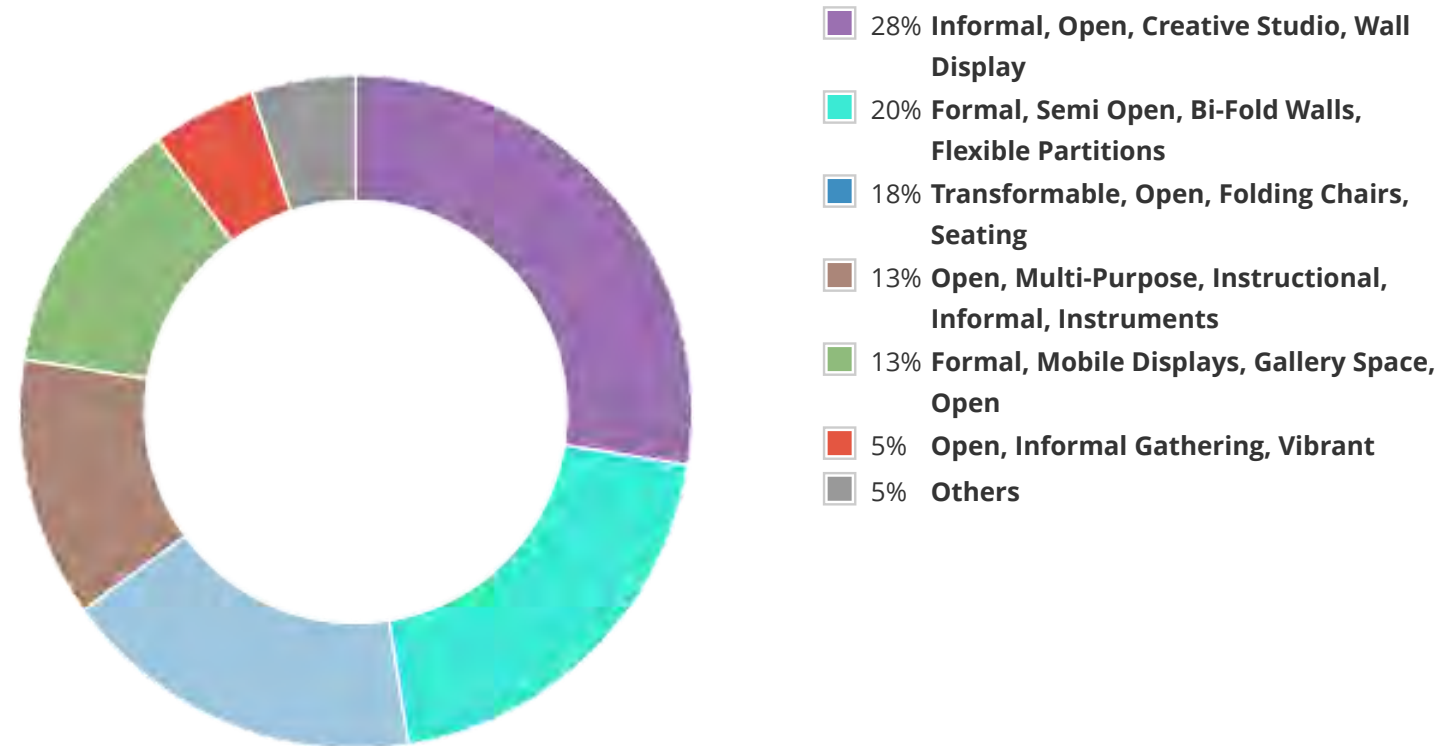


41 respondents

## Top Survey Responses: (OUT OF 40 PARTICIPANTS)



Think about the following questions and then select the images that best reflect the type of space you would like it to look like. What does it mean to you to be in a Performance, Art & Cultural Space? What would you want this space to look like? What type of events or activities would you like to occur in this space? What types of sounds/ music do you want in this space? How can this space support you?

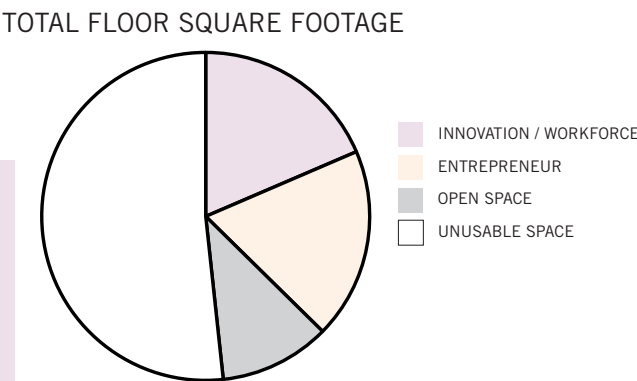


40 respondents

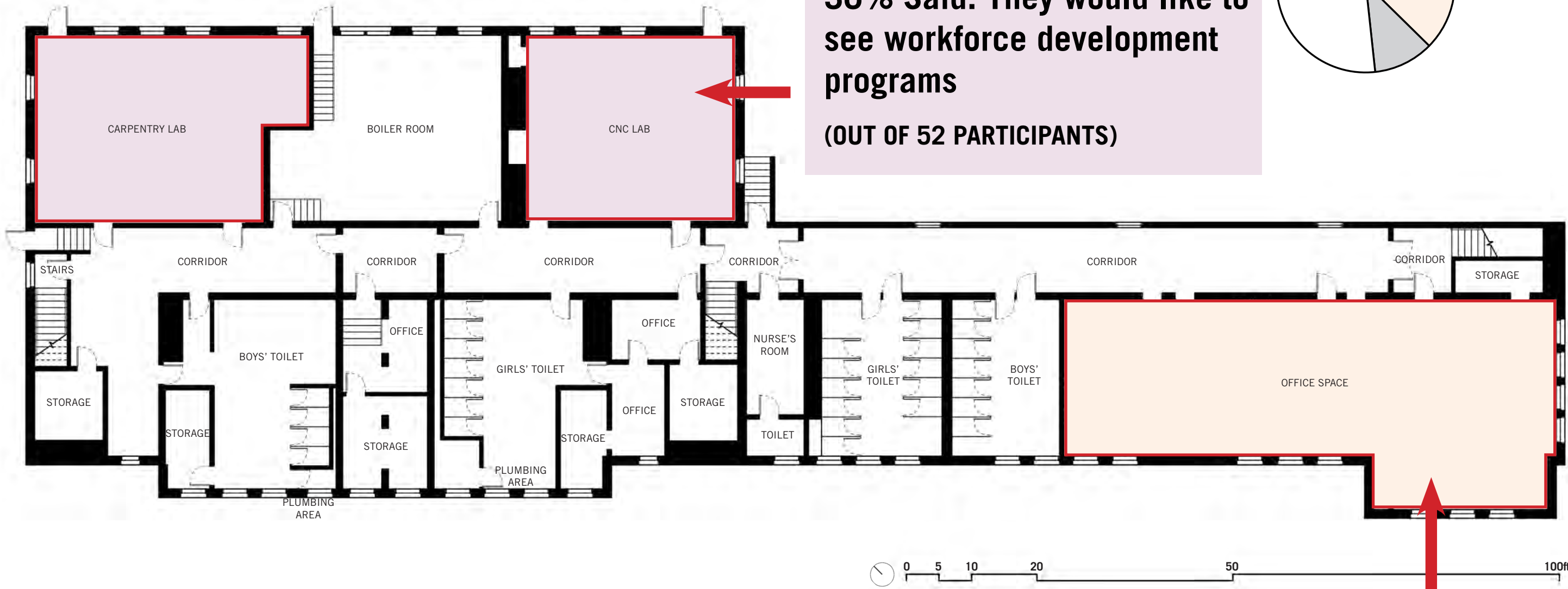


# BASEMENT FLOOR PLAN

10,472 SQ FT



**30% Said: They would like to see workforce development programs**  
**(OUT OF 52 PARTICIPANTS)**



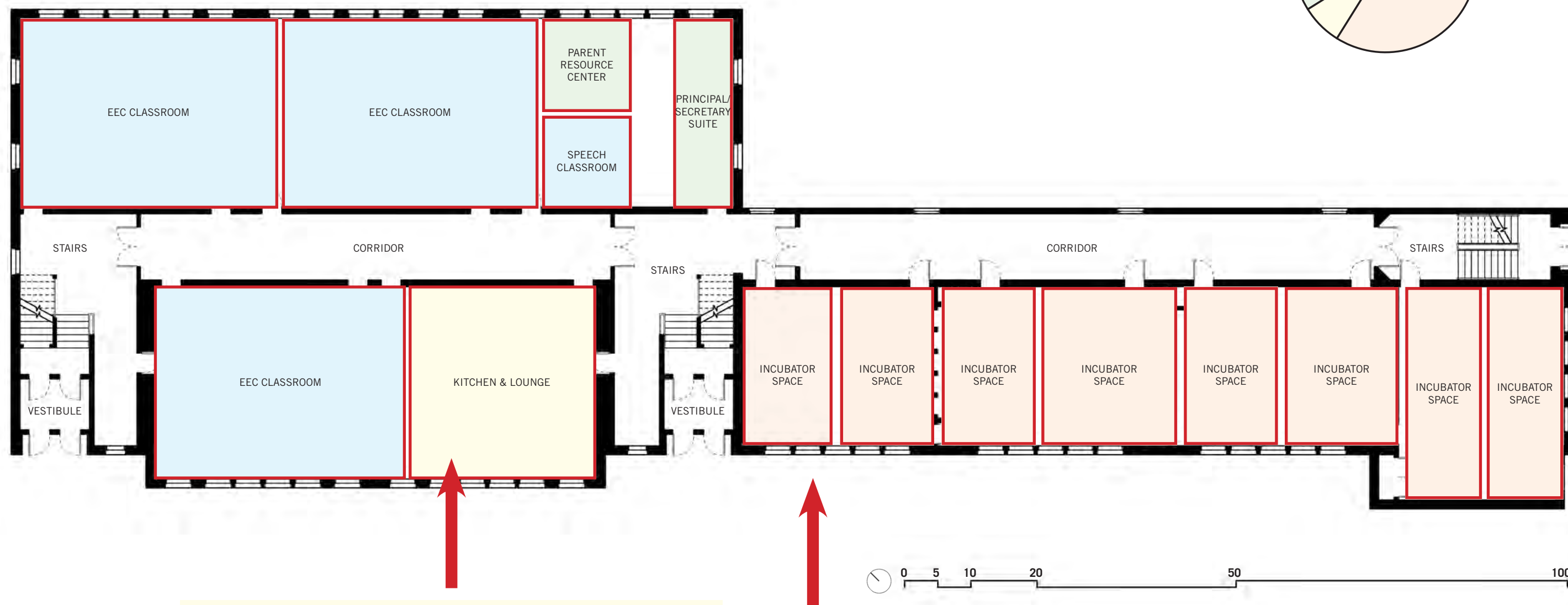
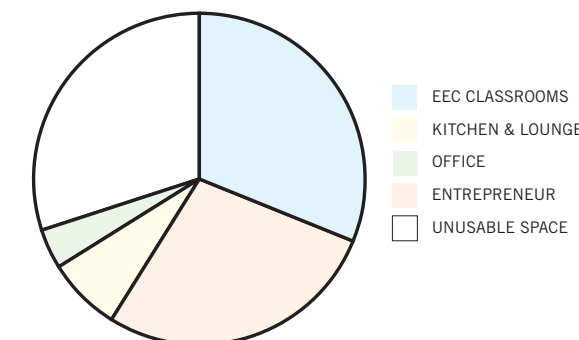
**Reprogrammed to Wellness Center and Community Multipurpose Room**

**63% Said: They would like to see Community Center / Community Education Spaces**  
**(OUT OF 57 PARTICIPANTS)**

# FIRST FLOOR PLAN: MINIMUM EEC SQUARE FOOTAGE

11,164 SQ FT

TOTAL FLOOR SQUARE FOOTAGE



**Community Kitchen removed due to close proximity to food hub**

**12% Said they would like a commercial kitchen (OUT OF 43 PARTICIPANTS)**

**51% Said: Business/ Entrepreneurship Incubator Spaces are NOT appropriate for this building?**

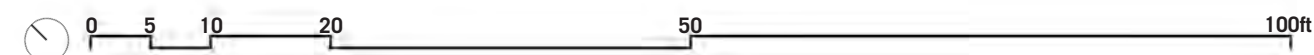
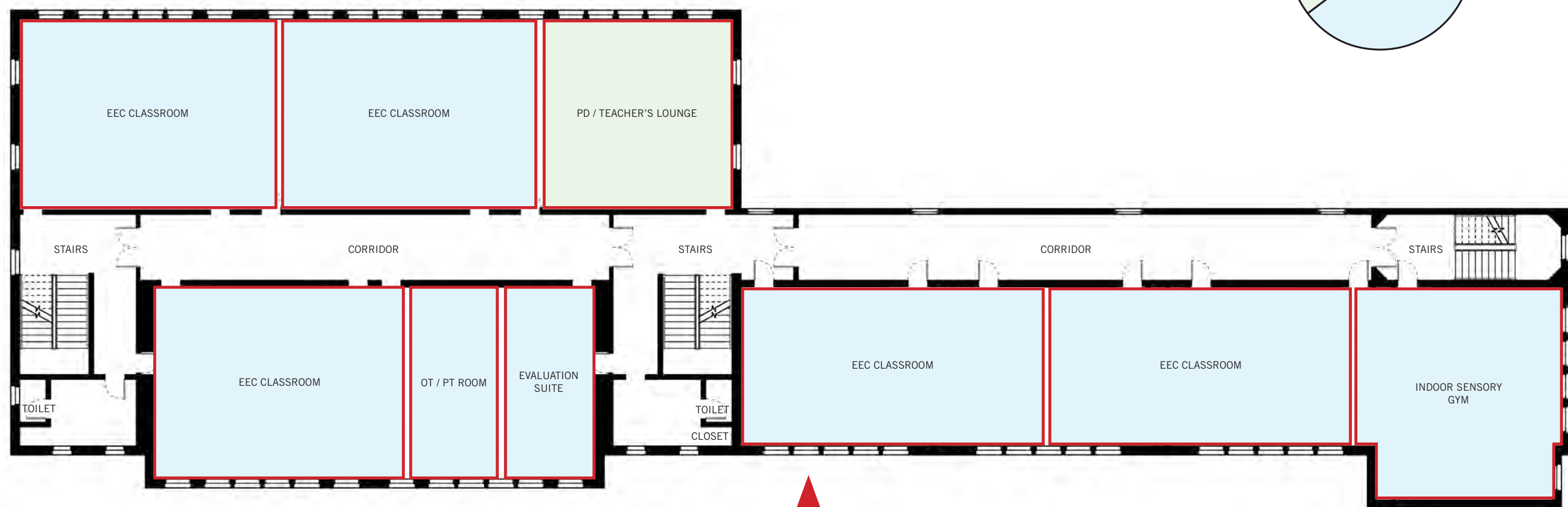
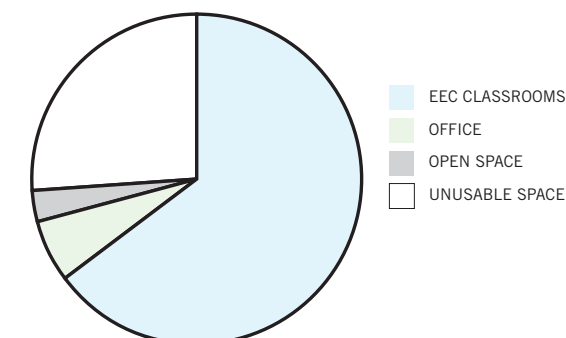
**(OUT OF 43 PARTICIPANTS)**



## SECOND FLOOR PLAN: MINIMUM EEC SQUARE FOOTAGE

11,110 SQ FT

TOTAL FLOOR SQUARE FOOTAGE



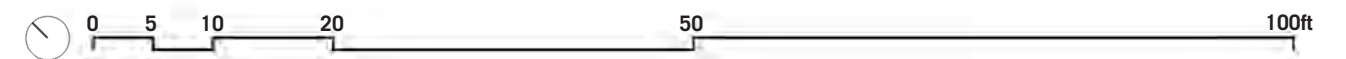
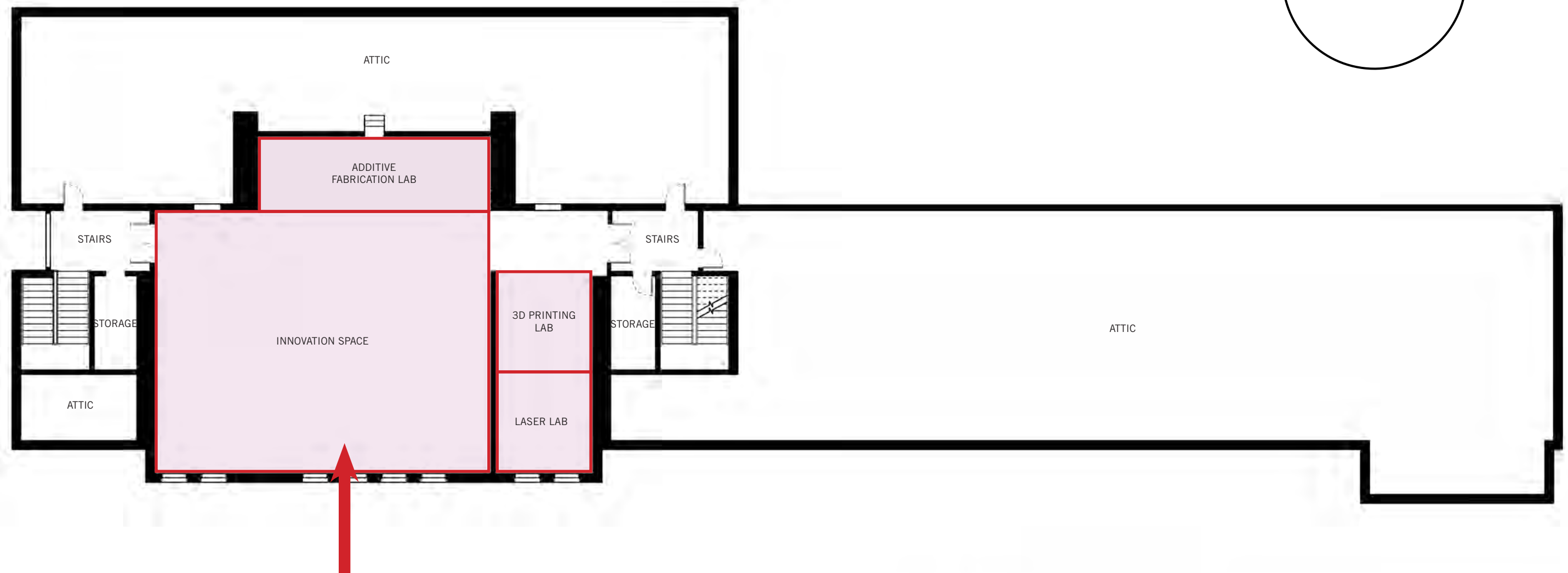
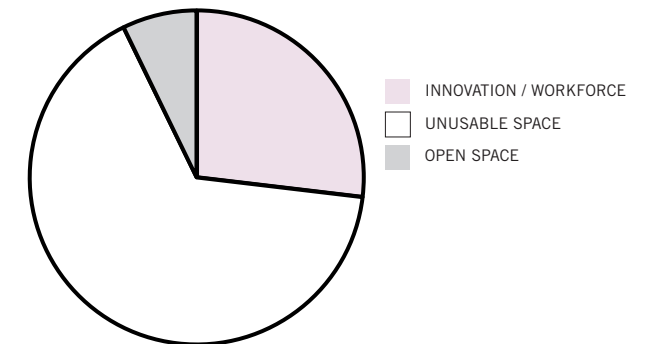
**51% Said: They would like to see Early Education and Childcare Facilities**

**(OUT OF 57 PARTICIPANTS)**

# THIRD FLOOR PLAN

3,896 SQ FT

TOTAL FLOOR SQUARE FOOTAGE



**Reprogrammed to Performance Arts / Gallery Space**

**47% Said: They would like to see Performance Art / Gallery Space  
(OUT OF 57 PARTICIPANTS)**



**Do we have an estimate of when this project might be able to happen?**

**City of Revere:** We will move the project forward and work on funding to involve an architect and consultants to understand the full scope of the work. The project timeline is aiming for 2024 or 2025.

**Where will you locate parking?**

**City of Revere:** Parking is currently located behind the building with a total of 34 spaces, and possibly some additional spaces on the side.

Additionally, we have received requests to keep the basketball court. We will need to coordinate with the Parking Department in relation to the spaces by the basketball court and could look into adding some spaces there. There is also the possibility to have shared parking between residents and visitors.

**Will Early Childhood be separated between the EEC for safety?**

**City of Revere:** We will have to address safety concerns as the project moves forward. There will be discussions regarding giving more space to one area or the other.

**Will scheduling be community based or can residents take part and run their own classes, etc.?**

**City of Revere:** This will be addressed moving forward. We want the space to be a place for the community in addition to the students. The key is to make it as accessible and flexible so that the programming can serve everyone.

**Do we know how much a renovation like this might cost?**

**City of Revere:** There would need to be a full study of the existing conditions to understand the costs associated with the project.

## Image Sources:

- 1) *Revere Workforce Development Plan*, Metropolitan Area Planning Council for the City of Revere, 2021
- 2) *Revere Workforce Development Plan*, Metropolitan Area Planning Council for the City of Revere, 2021
- 3) Kaplan Early Learning Company, <https://www.kaplanco.com/>
- 4) Rosan Bosch Studio, < <https://rosanbosch.com/en/page/projects>>, 2018
- 5) <<https://www.sadecor.co.za/interior-design-blog/furniture-office/inspiration-office-6-ways-your-company-can-adapt-to-an-ageing-workforce/>>, 2018
- 6) Spacecrafting Photography, KR Design, SVL's office in Roseville, Minnesota, < <https://officesnapshots.com/2020/08/11/svl-offices-roseville/>>, 2019
- 7) Learning Landscapes, <<https://www.dcla.net/learning-landscapes>>
- 8) Building Design Index, <https://www.buildingdesignindex.co.uk/entry/142298/Moving-Designs/Whiteboard-movable-wall-partitions/>
- 9) Frank Oudeman/Otto, <<https://www.eater.com/2019/10/21/20924805/west-bourne-free-child-care-restaurant-workers-new-york>>, 2019
- 10) Firewater Photography, Greenville County Library, Five Forks Branch, Margaret Sullivan Studio, 2020

The content of the foregoing presentation was generated by Studio Luz Architects LLC, the City of Revere, and MassDevelopment. The vision for this document and the McKinley School Study was created using community feedback, previous city-wide studies, and public resources and records. The information contained here is purely a vision of ideas that could be brought to fruition but would require the input and approval of multiple stakeholders. All design work presented in this presentation is pre-schematic and may not be used for construction purposes. We recommend a full RFP for feasibility of the repurposing of the school, including cost analysis for architecture and engineering services to establish a budget for construction.



