



Tecton
ARCHITECTS

COMMUNITY CONVERSATION #2

SITE & BUILDING DESIGN

NEW SOUTH NORWALK SCHOOL (PK-5)

46 Concord Street
2.13.2023

Tonight's
presentation will
be given in
English,

But printed copies
have been
translated into
Spanish and
Haitian Creole

And we welcome
you to follow
along – your voice
matters!

La presentación
de esta noche se
dará en inglés,

Pero las copias
impresas han sido
traducidas al
español y al criollo
haitiano

Y te invitamos a
seguirnos – ¡tu voz
importa!

Yo pral bay
prezantasyon
aswè a nan lang
angle,

Men, yo tradui
kopi yo tradui nan
lang panyòl ak
kreyòl ayisyen

Epi nou akeyi ou
swiv ansanm - zafè
vwa ou!

After the
presentation,

Please voice your
comments and
questions,

Or write them
down on the cards
and boards
located around
the room.

Después de la
presentación,

Por favor, exprese
sus comentarios y
preguntas,

O escríbalos en las
tarjetas y pizarras
ubicadas
alrededor de la
habitación.

Aprè prezantasyon
an,

Tanpri vwa
kòmantè ou ak
kesyon,

Oswa ekri yo
desann sou kat yo
ak ankadreman ki
sitiye nan sal la.

We want the
building to
reflect the
community
it serves.



The way we do this is by having conversations,
which is why we're here tonight.

Design
responsibly.

(balance vision with budget)

holistically.

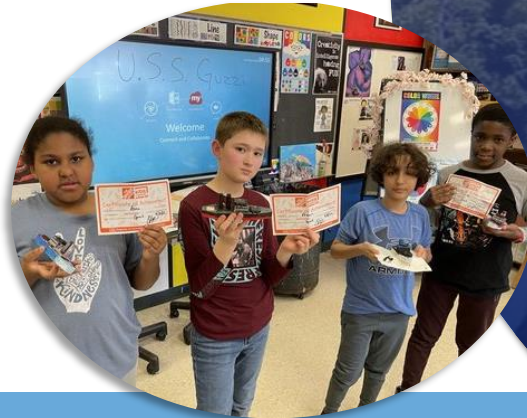
(foster inclusive, welcoming environments)

functionally.

(create effective, flexible spaces)

safely.

(safe for transit and learning)



Design to

Reconnect

With the South
Norwalk
neighborhood

we are here to listen

we are here **for you to voice your opinions**

we are here **to gather your feedback**

- 1 Project team
- 2 Why this matters
- 3 Existing site, due diligence
- 4 Site & building design
- 5 Next steps
- 6 Your feedback





JEFF WYSZYNSKI
AIA

Principal-in-Charge



EDDIE WIDOFSKY
AIA, LEED AP BD+C

Senior Project Manager



ERNEST NEPOMUCENO
LEED AP

Senior Designer



ANTONIA CIAVERELLA
EDAC, LEED AP BD+C,
WELL AP, FITWEL

Architectural Designer



KATHRYN MEASE
NCIDQ, EDAC,
LEED AP BD+C

Senior Interior
Designer



**EDUARDO
FRANCO**

Architectural Designer,
Community
Engagement



BRIAN PHILLIPS
PE

Civil/Site Engineer
Langan



BRAD PARK

MEP Engineer,
Consulting Engineering
Services (CES)

NEWFIELD CONSTRUCTION

Construction Manager

LANGAN

Civil Engineering, Landscape
Architecture, Survey,
Geotechnical

CONSULTING ENGINEERING SERVICES (CES)

MEP/FP Engineering,
Technology,
Telecommunications, Security

MICHAEL HORTON ASSOCIATES

Structural Engineering, Special
Inspections Coordinator

CRABTREE MCGRATH ASSOCIATES

Kitchen Design

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Weekly OAC Meetings

- Weekly coordination meetings between the Owner, Architect and Contractor
- City of Norwalk, Norwalk Public Schools
- Tecton Architects **(and engineering consultants)**
- Newfield Construction

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Programming Meetings

- Nurse & P.E.
- Art & Music
- Additional more detailed programming discussions in Design Development phase **(coming soon)**

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Site Meetings/ Due Diligence Efforts

- Transportation, Mobility and Parking (TMP)
- Site survey **(complete)**
- Geotechnical borings **(borings complete, report in progress)**
- Traffic study **(in progress)**
- Environmental study **(in progress)**

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State/City/ Neighbors Meetings

- State of Connecticut OSCG&R SDR Meeting (2/14)
- Building Management & Land Use Committee
- Board of Education Facilities Committee
- Planning & Zoning
- Community Conversation #1

An aerial photograph of a residential neighborhood, showing houses, trees, and streets. The image is covered with a semi-transparent blue filter. The text "WHY THIS MATTERS" is centered over the image in a large, white, bold, sans-serif font.

WHY THIS MATTERS

To bring the
**first neighborhood
school in more than
40 years**

to the students and families of South
Norwalk.

School
Stats

682
Students

PK-5
Grades

~86K
Built SF

Equitable education so
that **all students**
graduate future
ready.



Positive
Contributors
in their
Community

Civically
Responsible,
Globally
Engaged

Dynamic &
Experiential
Learning



Buildings impact
**student health,
thinking, and
performance.**



Community Feedback:

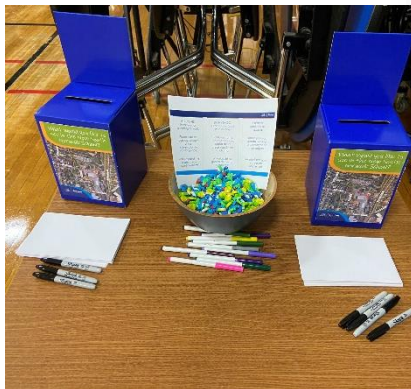
Safety & Security ~ building, site, walkers, traffic, sidewalks

Special Education ~ support all learners

Outdoor Play ~ safe, accessible, well-supervised

Light & Nature ~ windows, natural daylight, greenery

Community ~ bring in amenities, restore neighborhood



* Seguridad. Area is dangerous <
* Espacio para los niños especiales.
Son who moved because he is hyper.
Was moved to West Rocks
* El playground tiene que ser seguro
Playground safety. Keeping kids from running
* New school has windows. Cafeteria should have
plenty of view. See outside. Nature / Weather etc.
* Area safety is a big issue. Paras cannot run + get
40 kids inside in a quick time.
* Look at Fox Run - We need trees + greenery.





EXISTING SITE & DUE DILIGENCE

Site Opportunities

Brookside
Elem.
School

McMahon
High
School

The city as acquired the former Hatch & Bailey Co. site, an 11-acre parcel in the heart of South Norwalk...

Ina Clark
Community
Garden

New
School

Address: 1 Meadow St. Ext

46 Concord Street,
South Norwalk Public Library Branch...



Tecton
ARCHITECTS

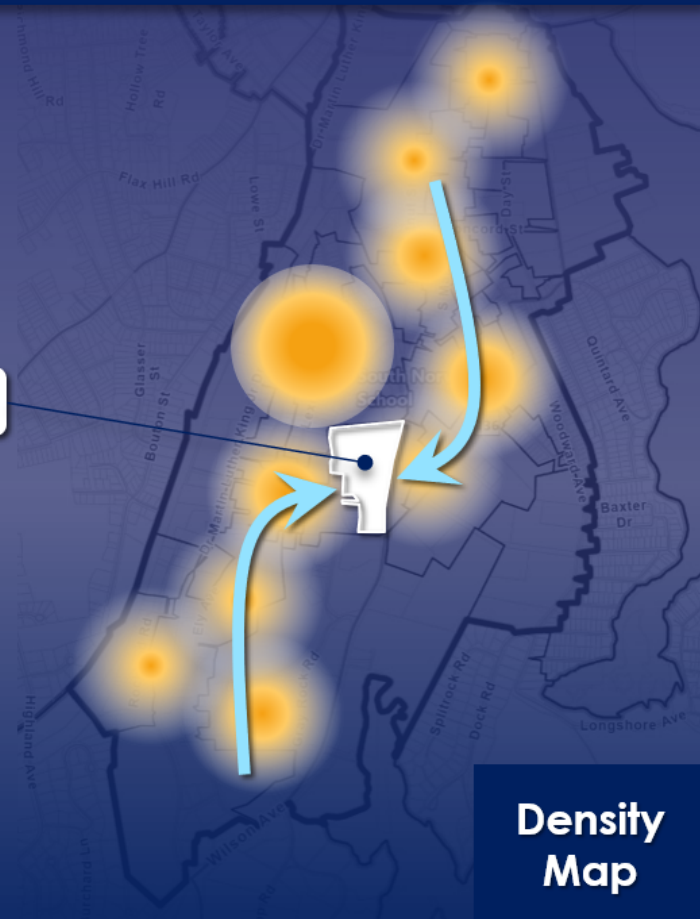
Monterey Village

Meadow Gardens

Studying approximate density maps of the surrounding area will help to inform...

**pathways &
connections to &
across the site.**

Project Site



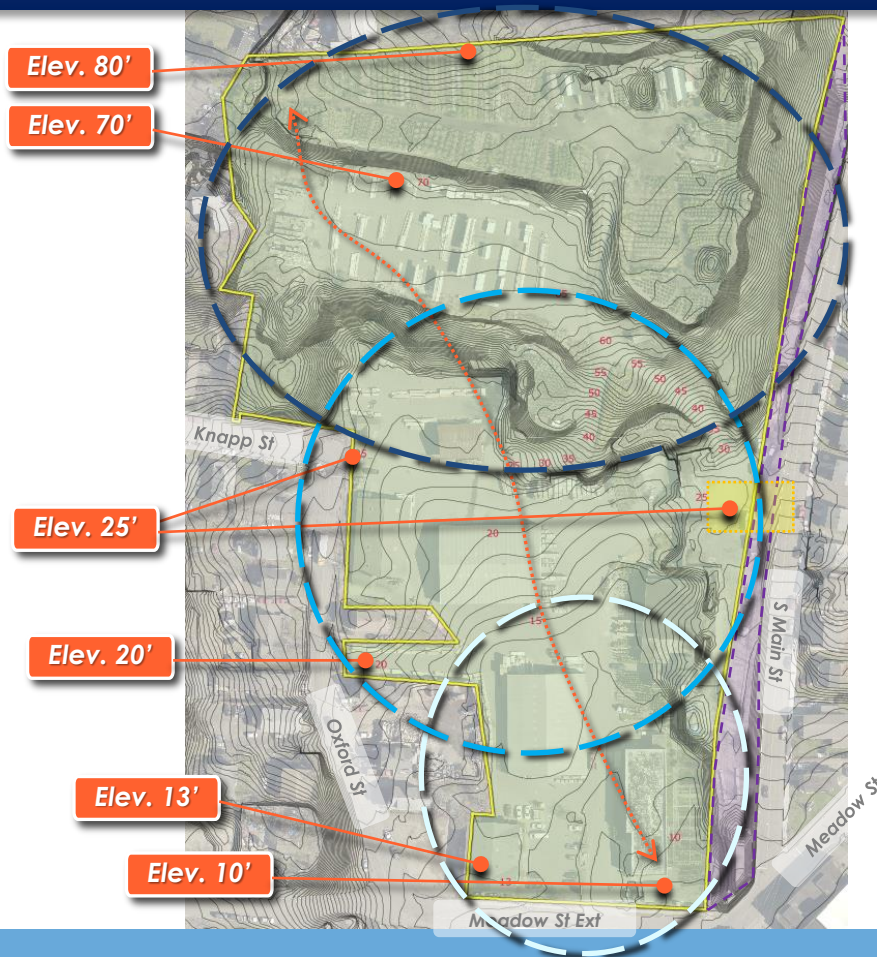
**Density
Map**

Site Opportunities



Site Opportunities





Zone 3 Site high-point

Furthest away, most remote
Steep topography may pose
geotechnical and pedestrian
access challenges.



Zone 2 Site mid-point

Limits the geotechnical
disturbance of the site
landscape, stays out of flood
area



Zone 1 Site low-point

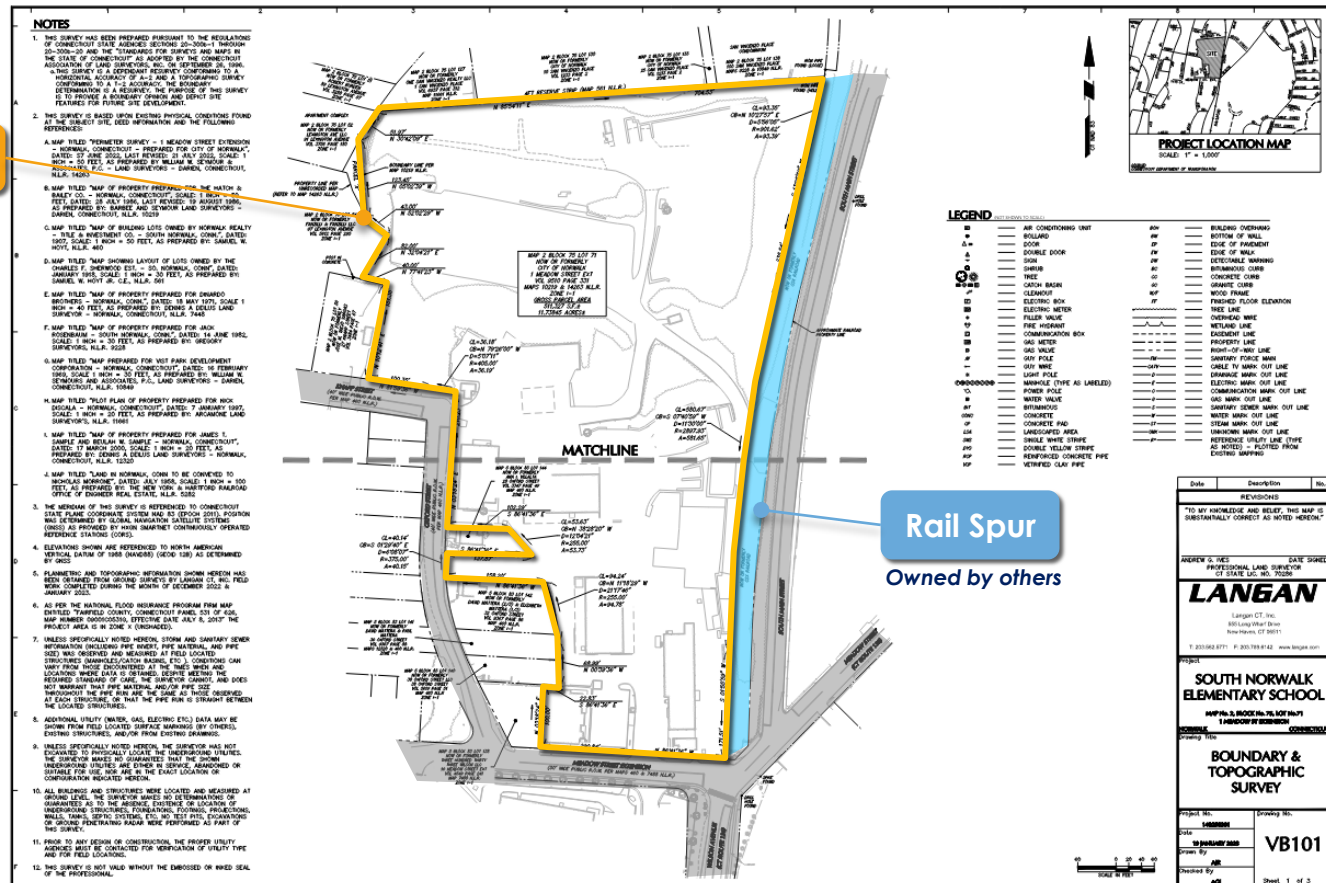
Closest to busy intersection,
low point on site from a
stormwater perspective, area
of flooding identified

 Rail spur, Owned
by others

 Possible pedestrian
easement
opportunity

Property Line

Rail Spur
Owned by others



-

CLIENT: GNCB Consulting Engineers, P.C.		General Borings, Inc. P. O. BOX 7135 PROSPECT, CT 06712										SHEET 1 OF 2	
FOREMAN/DRIILLER: Thomas McGovern		PROJECT NAME: South Norwalk Elementary School										SOIL ENGINEER	
INSPECTOR: Gary Jacobson		LOCATION: Norwalk, CT										DESIGN ENGINEER	
Surface Elevation: 24.2		GRI JOB NO: 14-23		TYPE: S. Auger		Casing: S. S.		Sampler: HA		Core Bar: B-1A		Hole No: B-1A	
Date Sampled: 1/23/23		Siz 1/2 Hammer		S. Auger		S. S.		3-14		141 LBS		Obst: R	
Date Finished: 1/23/23		Siz 1/2 Hammer		S. Auger		S. S.		3-14		141 LBS		N Coordinates	
AT 3.5' AFTER 0.0' HRS		Siz 1/2 Hammer		S. Auger		S. S.		3-14		141 LBS		E Coordinates	
AT 3.5' AFTER 0.0' HRS		Siz 1/2 Hammer		S. Auger		S. S.		3-14		141 LBS		E Coordinates	

D E P T H F T	Casing blows per foot	DEPTH IN FEET FROM - TO				PEN IN	REC IN	TYPE	BLOWS PER INCHES ON SAMPLER	STRATA CHANGE: DEPTH, ELEV.	FIELD IDENTIFICATION OF SOIL REMARKS (INCL. COLOR, LOSS OF WASH WATER, ETC.)
		TO	NO.	IN	IN						
		1.0-3.0	1	24	18	SS	9	8	2	4	0.7 Auger Asphalt, 0.8' Concrete
5		3.0-5.0	2	24	22	SS	4	5	8	16	1) Medium-dark gray coarse-fine SAND Gray organic SILT, trace shells Mottled yellow-brown SILT. 2) Very stiff-Mottled yellow-brown SILT 3) Very stiff-Mottled yellow-brown SILT
10		10.0-10.6	4	7	6	SS	45	50	11	0.0	Augered easily 5.0'-9.0' Augered hard 9.0'-10.0' 4) Very dense-brown gravelly medium fine SAND, little silt. GLACIAL TILL. Hollow auger refused at 11.0' END OF BORING 11.0'
20											
25											
35											
40											

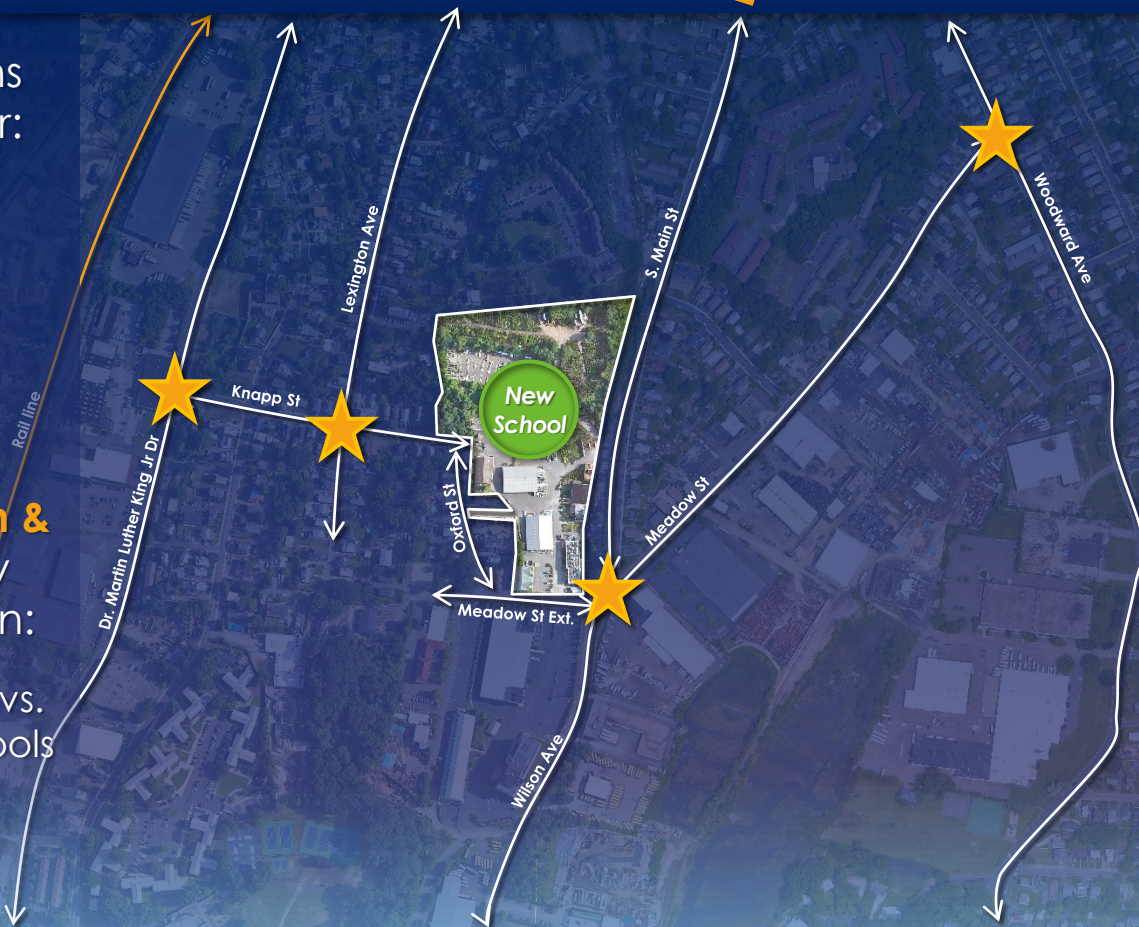
From Ground Surface to:		Feet in Rock		In Casing Log		In Casing Log		Feet	
Feet in Earth	11	SS = DRIVEN	G = CORE	A = AUGER	U = UNDISTURBED PISTON				
SAMPLE TYPE CODING:		TRACE = 1-10%		LITTLE = 10-20%		SOME = 20-35%		AND = 35-50%	

★ Studying 4 intersections near the school site for:

- Existing traffic volume
- Impact of school on existing intersections
- Required signage

Also studying **Jefferson & Naramake** Elementary Schools for comparison:

- Percentage of walkers vs. vehicular traffic at schools in similarly populated areas



An aerial photograph of a residential neighborhood, showing houses, trees, and streets. The image is covered with a semi-transparent blue overlay. The text 'SITE & BUILDING DESIGN' is centered in white, bold, sans-serif capital letters.

SITE & BUILDING DESIGN

Site Design

Playgrounds

Outdoor
Learning
Spaces

Multipurpose
Field

Bus Drop
Off Area

Parent
Drop Off
Area

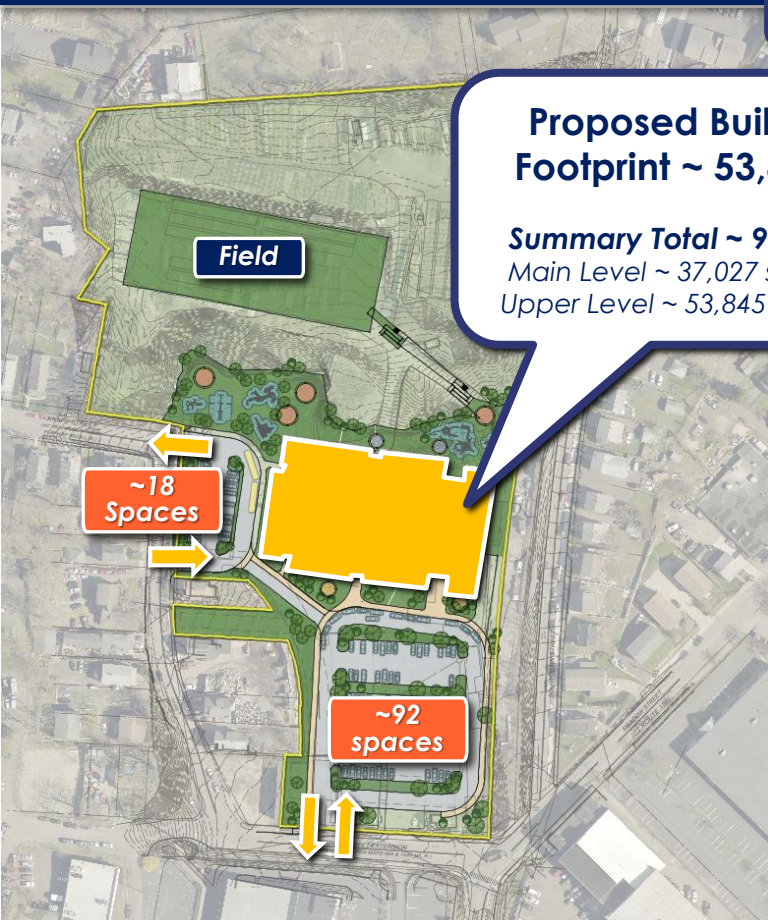
Maximize
Views &
Daylight

Garden &
Pollinator
Pathway

Community
Gathering
Spaces (after
school)

PRECEDENT EXAMPLE

NEW SOUTH NORWALK SCHOOL (PK-5)

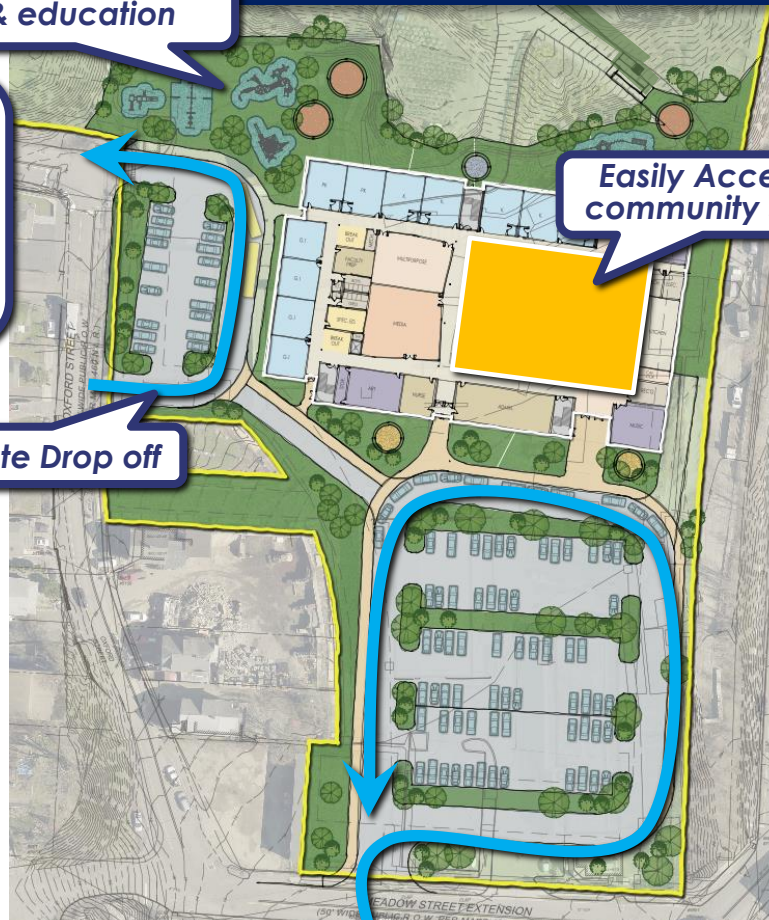


**Proposed Building
Footprint ~ 53,845 sf**

Summary Total ~ 90,872 sf
Main Level ~ 37,027 sf (E.28')
Upper Level ~ 53,845 sf (E.44')

**Protected Outdoor
play & education**

Separate Drop off







Classroom
Spaces &
Support
Areas

Special
Education

Music
& Art

Media
Center &
Maker
Space

Cafeteria
& Kitchen

Gymnasium

Teacher
Resources

Admin,
Nurse,
Student
Resources

Main Level

EL. 28'

Main Level 53,845 GSF

Upper Level 37,027 GSF

Total Building 90,872 GSF



Upper Level

EL. 44'

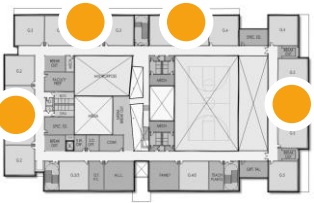
Main Level 53,845 GSF

Upper Level 37,027 GSF

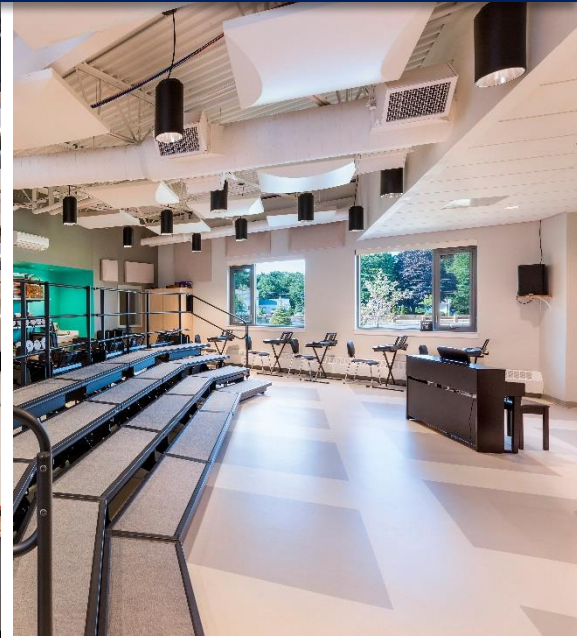
Total Building 90,872 GSF



Classroom Spaces & Support Areas



Music & Art

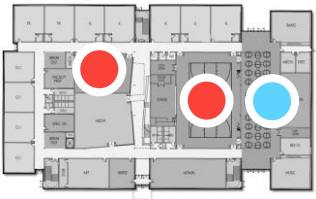


Media
Center &
Maker
Space



Gym

Café &
Kitchen



Special Education



Building Opportunities

Teacher
Resources

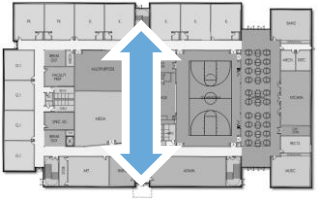
Admin,
Nurse,
Student
Resources



Learning & Social / Collaborative Stair



"Main Street"









PRECEDENT IMAGE



NEXT STEPS

Schedule



Join us for our next event on May 4!

- 1 What do you like or not like?
- 2 What other things must this school have?
- 3 What are some other important things to consider?
- 4 Have you seen something elsewhere that you'd like to see here?
- 5 What else would you like us to know?



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