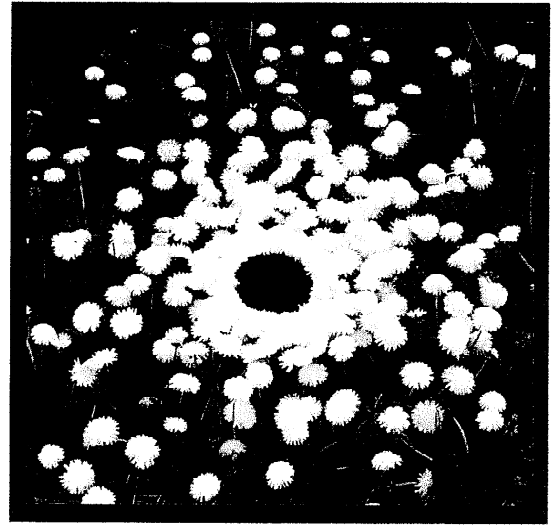


CORRESPONDENCE

WAVERLY

A HIGH SCHOOL COMMUNITY FOR THE 21ST CENTURY

WAVERLY DRIVE CAMPUS



Maintaining Intimacy - Gaining Strength - Growing Greatness

Briefing Book

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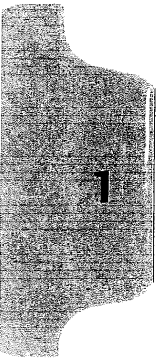
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WAVERLY HIGH SCHOOL: ESTABLISHING A NEW CAMPUS IN OLD PASADENA

An Opportunity to Expand and Strengthen Pasadena's Progressive Institution

Two hundred and seventy children in Pasadena currently learn through an active and integrated curriculum, exploring the world and discovering their place within it. These are the children of The Waverly School, Pasadena's twelve-year-old, K-12 progressive institution that strives for a superior learning environment. Enriched with diversity and hands-on education, the students of Waverly prove their excellence with well-designed life choices and admission into prestigious universities across the country.

THE CHALLENGES OF WAVERLY

In 1996, the Waverly community expanded operations to include a high school facility. This significant step made The Waverly School San Gabriel Valley's only progressive institution to continuously serve students from kindergarten through twelfth grade. The faculty designed classes approved by the University of California, including advanced placement courses, and received official accreditation from the Western Association of Schools. Although Waverly welcomed the opening of its high school facility, its space and buildings have been inadequate compared to the school's notable standards. Over the years, Waverly has heard the physical needs voiced by parents, teachers and the students themselves. The school's current campus has limited space in the areas of science, arts, technology and outdoor environment.

Science

In a city where the Jet Propulsion Laboratory and the California Institute of Technology have an outstanding presence, The Waverly School is challenged to provide its students with outstanding scientific study. Students at Waverly take field trips to these and other science related organizations in their community. However, when our exceptional science faculty and motivated students return to the classroom, their hands-on learning is limited to an undersized, insufficiently furnished laboratory and instructional space. In order to encourage comprehensive exploration (a crucial part of Waverly's mission) and maximize the use of the school's enthusiastic science faculty, Waverly needs to furnish students with laboratories that carry state-of-the-art equipment. Providing two laboratories can insure that more students have access to the necessary equipment. A stronger science program will prepare the foundation for molecular researchers, aerospace engineers, environmental scientists, and other tangible careers.

The Arts

Waverly School believes artistic instruction and expression are essential components of the school day. Waverly is eager to train the next generation of fine artists, theatrical performers and musicians, although space and staff are quite limited. An expanded fine arts classroom and studio, along with a full-time instructor, are needed to present professional study of art media from watercolor to digital design. Waverly's Music Department requires a full-time teacher to provide more instruction in a variety of instruments (available through scholarship funds). Musical and theatrical studies require rehearsal and performance space. A theatre will greatly enhance the already highly regarded concerts and plays. Overall, increased space and staff support will provide opportunity for professional showcases of artistic expression.

Technology

The work of tomorrow's leaders will require both technological understanding and the ability to think independently and analyze complex information. Since computer knowledge is an integral part of the future of our children, it is important that The Waverly School maintain high standards in this area. A new computer lab, with advanced instruction is a high priority for Waverly. A spacious center enhanced with sophisticated staff can provide indispensable, technological training for science and digital media projects. Waverly students can benefit from effective and modern computer training at each individual's developmental level.

Open Space

Waverly strives to teach students the importance of a healthy body, personal fitness, and appreciation for the natural environment. Outdoor space is a necessity. Physical activity and outdoor enrichment suffer by the current campus' limitations. The existing, small outdoor space is shared by children playing basketball and students trying to converse and eat lunch. Because of this undersized outdoor area, the school's basketball team practices on a half-sized basketball court. Waverly would like to expand the physical activity courses it offers to students. Additional open lawns can provide room for sports and exercise.

The lack of space for science, arts, technology and outdoor space has constrained the possibilities for Waverly's high school students. For Waverly students to reach their full potential, they need better science facilities and equipment, more artistic instruction and performance opportunities, greater access to technology, and an open environment with room for physical fitness.

AN OPPORTUNITY FOR DISTINCTION

The Waverly community has been presented an outstanding opportunity to construct a new high school campus. The school was recently offered a large block of property on Waverly Drive that can greatly expand and improve upon Waverly's current programs. This large space will also allow superior student exposure to Waverly's progressive and distinctive education.

This acquired land is affectionately called the "The Waverly Square Campus." The property includes four bungalow houses, one Victorian, and a farm house, all dating back to the early 1900s. Waverly intends to preserve these beautiful classics, while converting them into classroom spaces. Pasadena Heritage and Heritage Housing Partners are assisting the school with this transition and resurrection. The Waverly School is excited to take part in preserving historic Pasadena, and exhibiting the importance of community conservation to students.

In addition to these remarkable homes, the recently secured campus also allows for a new 10,256 foot facility. This space will house the high school's innovative science laboratories, technology center, and performance space. The new facility will carry a similar architectural style to its neighboring homes, while providing students with much natural light and open space.

The Waverly Square Campus will:

- Supply space for a newly constructed science center, equipped with two state-of-the art labs and accommodations for an additional instructor;
- Offer room for two rehearsal areas in the arts department and a larger fine arts studio (allowing space for full-time staffing in music, art and drama), plus a performance center holding 150 seats;
- Create a sophisticated computer lab, with sixteen workstations equipped with the essentials for computer programming, word processing, and high-speed research;
- Provide large amounts of green space with shade trees for sports, recreation and relaxation;
- Furnish students with a work-out room (supplied with elliptical trainers, stationary bicycles, treadmills, weights, etc.) to keep fit and maintain an exercise routine;
- Make available a studio for dance and yoga instruction;
- Develop an entrance to the high school where parents and guests can be formally addressed;
- Add much needed parking for staff and students;
- Produce additional expansion opportunities for Waverly's middle and elementary schools since each school will now have its own campus, and
- Increase the number of students served each school year by one-third, allowing more children (both on and off scholarship) to receive a progressive and distinguished education.

IN SUMMARY

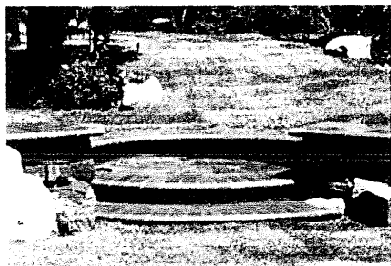
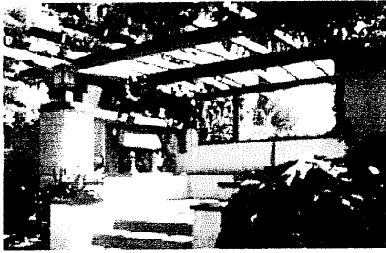
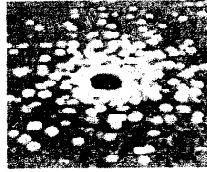
The parents of The Waverly School have made a commitment to provide a special educational experience for their children and develop an important educational institution and legacy for the San Gabriel Valley. As The Waverly School continues to mature, a high school enriched with hands-on programs, distinctive areas and modern furnishings becomes necessary. The recently acquired property will expand much needed science, arts, technology, and outdoor learning space. Additionally, Waverly's middle school will be able to transition into the high school's current campus, providing middle school children with a home of their own.

Waverly High School anticipates a future of continued student achievement in a campus more aligned with its activity-oriented and a progressive mission. The school is excited to share its campus with several historic homes of Pasadena, enabling its student body to have a first hand view at community revitalization. The children of The Waverly School will be proud to call The Waverly Square THEIR campus.

WAVERLY

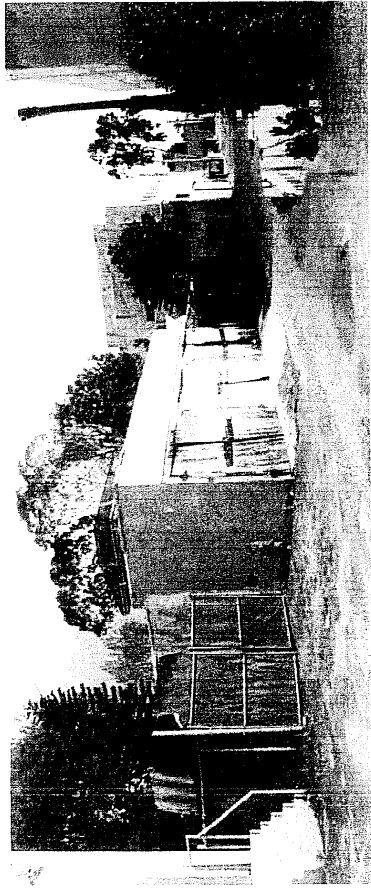
A HIGH SCHOOL FOR THE 21ST CENTURY WAVERLY DRIVE CAMPUS

Indiana Colony (forerunner of Pasadena) Circa 1878

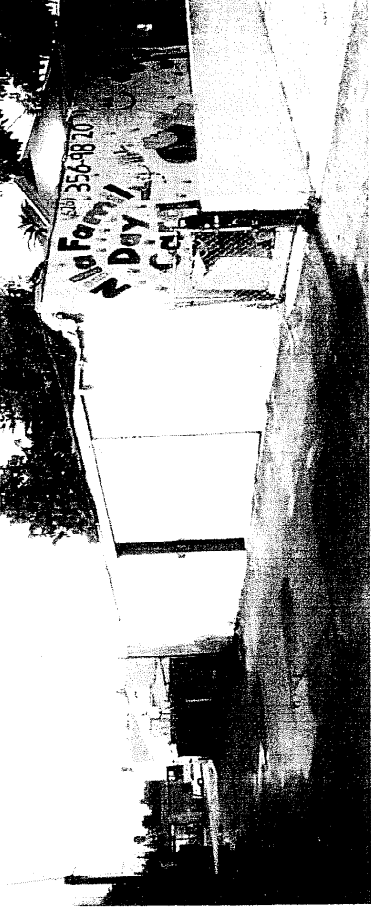


Concepts

Maintaining Intimacy - Gaining Strength - Growing Greatness



East View on May Alley



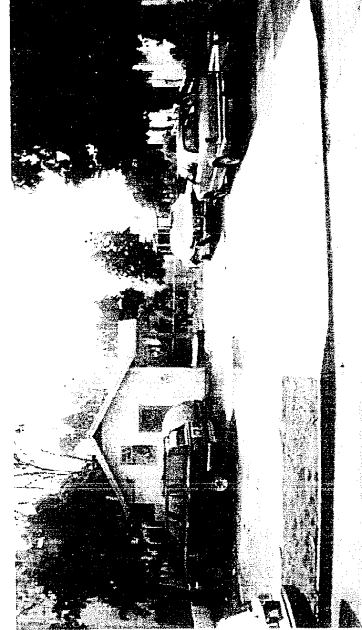
West View on May Alley



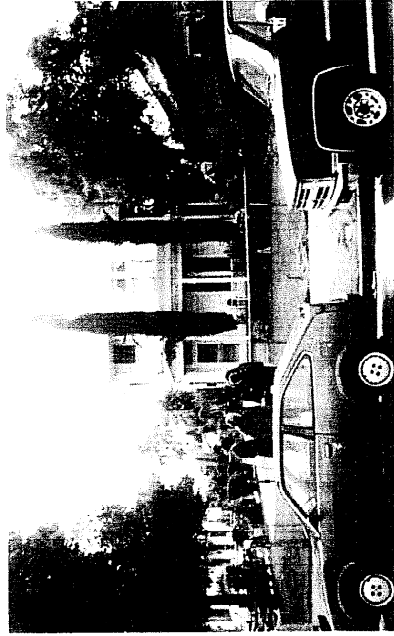
East View on Waverly



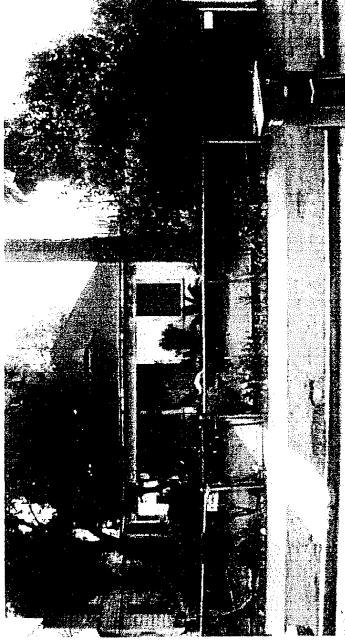
West View on Waverly



Lot No. 106

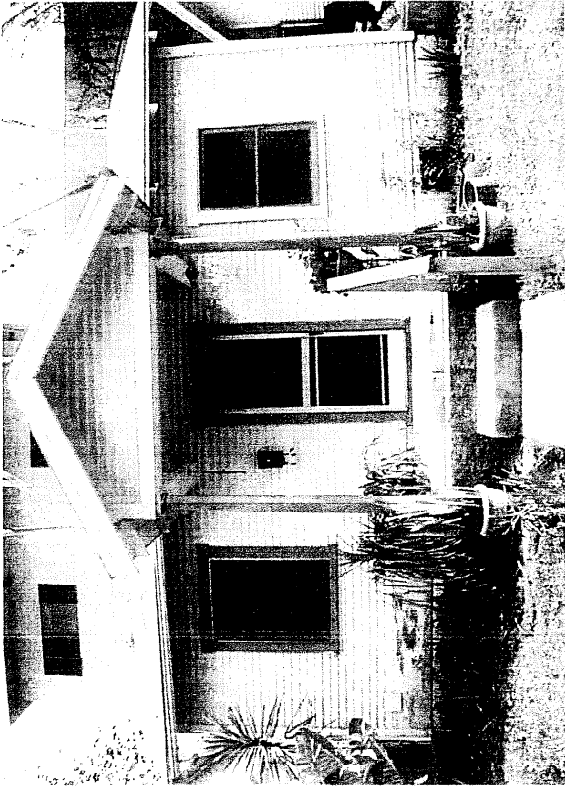


Lot No. 106-1/2



Lot No. 112

Waverly High School - New Campus Site on Waverly Drive



Bungalow Court (1924-25) on Lot No. 106 (4 Units)



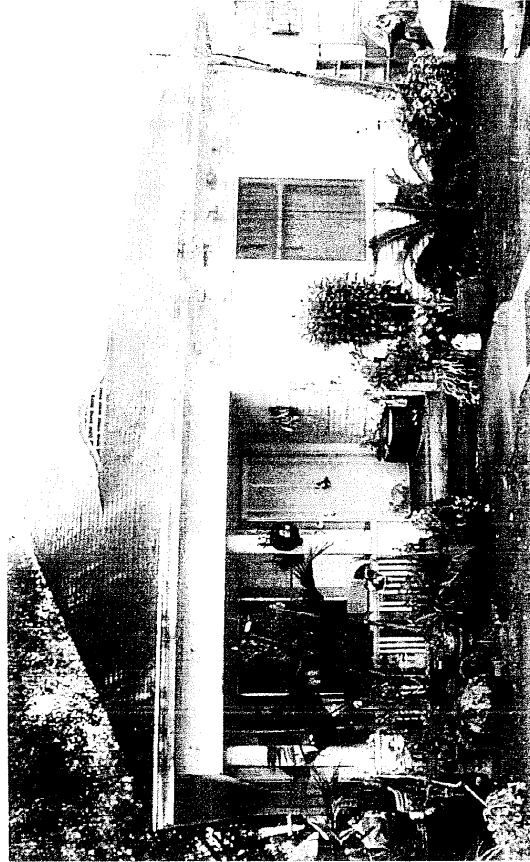
Trull House (1890) on Lot No. 106-1/2



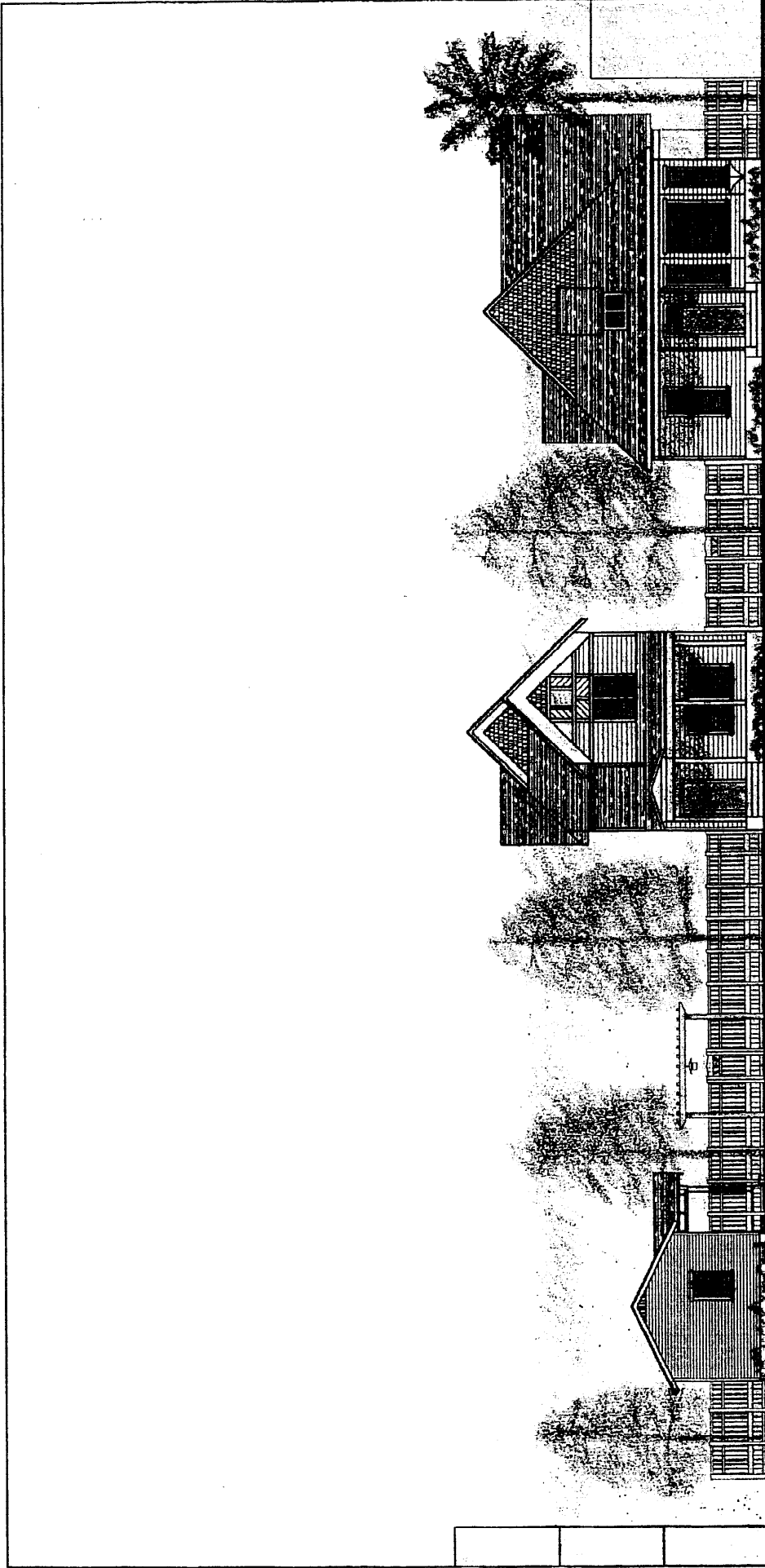
Dearth House (1893) at 144 Valley Street,
(house to be relocated to front of Lot No. 112)



House on Lot No. 112
(house to be shifted backwards to middle of lot)



Waverly High School - Historic Structures to be Renovated



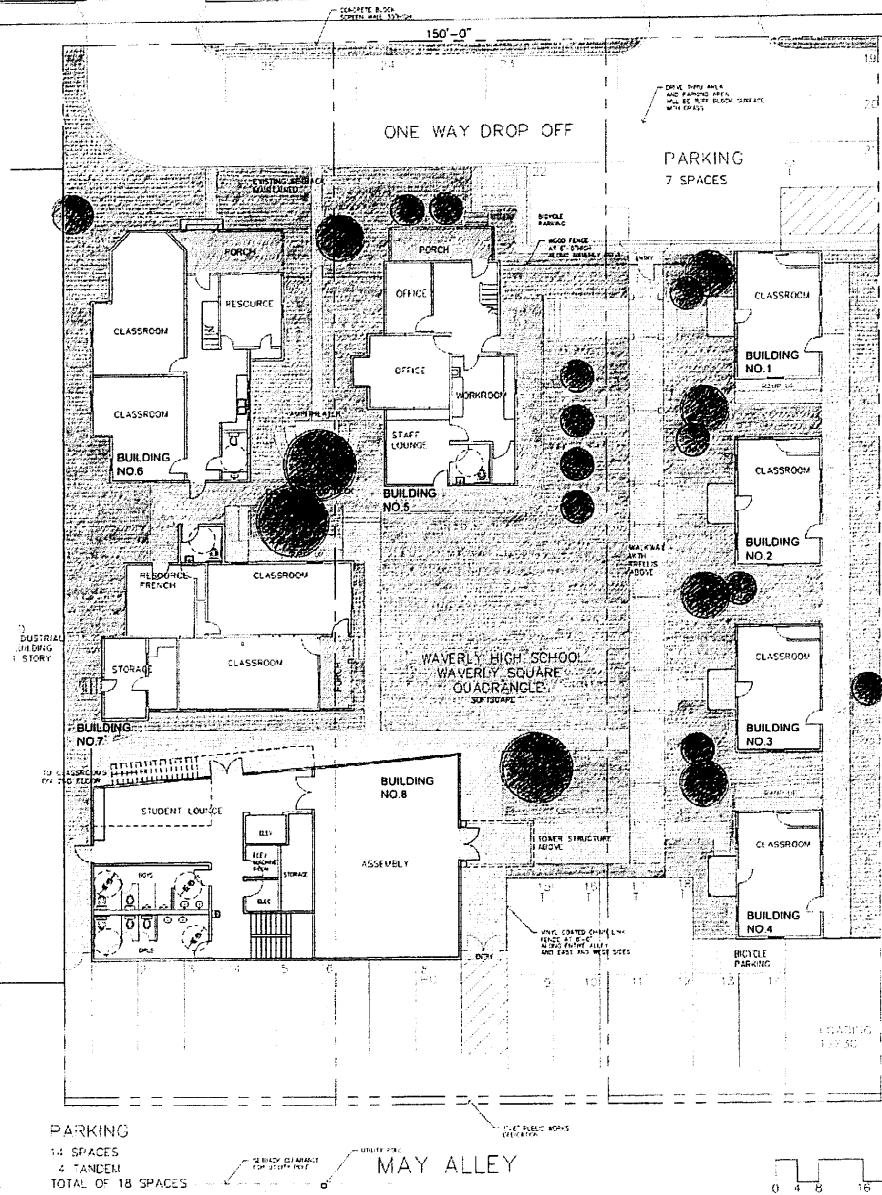
North Elevation of Renovated Houses and One Relocated House
with New Fencing along Waverly Drive

Waverly High School
◆— Waverly Drive Campus —◆
House Relocation Concept

WAVERLY DRIVE

SITE INFORMATION:
 TOTAL SITE: 29,968.75 SF
 BUILDING FOOTPRINTS: 7,644 SF
 PARKING: 8,710 SF

OPEN SPACE: 13,615 SF
 HARDSCAPL: 5,109 SF
 LANDSCAPE: 8,506 SF
 TOTAL SITE: 29,969 SF



CONCEPT DESCRIPTION:
 120 STUDENTS RELOCATED
 TO NEW HIGH SCHOOL SITE

OPEN SPACE ANALYSIS:
 120 STUDENTS X
 75 SF/STUDENT = 9,000 SF

OPEN SPACE PROVIDED:
 9,058 SF (CENTRAL QUAD)
 0 SF (NORTH SIDE)
 9,058 SF

PARKING ANALYSIS:
 120 STUDENTS / 5 = 24 SPACES
 TEACHERS 6 TOTAL / 2 = 3 SPACES
 TOTAL REQUIRED = 27 SPACES
 LESS 10% FOR TOD = 25 SPACES
 TOTAL PROVIDED = 25 SPACES

BUILDING NO.1: EXISTING/HISTORIC
 GROUND FLOOR: 383 SF

BUILDING NO.2: EXISTING/HISTORIC
 GROUND FLOOR: 383 SF

BUILDING NO.3: EXISTING/HISTORIC
 GROUND FLOOR: 383 SF

BUILDING NO.4: EXISTING/HISTORIC
 GROUND FLOOR: 383 SF

BUILDING NO.5: EXISTING/HISTORIC
 GROUND FLOOR: 1,049 SF
 SECOND FLOOR: 728 SF
 TOTAL: 1,777 SF

BUILDING NO.6: RELOCATED/HISTORIC
 RELOCATED FROM VALLEY SHELLE
 GROUND FLOOR: 1,312 SF
 SECOND FLOOR: 1,090 SF
 TOTAL: 2,402 SF

BUILDING NO.7: RELOCATED/HISTORIC
 GROUND FLOOR: 1,323 SF

BUILDING NO.8: NEW
 GROUND FLOOR: 2,428 SF
 SECOND FLOOR: 2,428 SF
 THIRD FLOOR: 2,428 SF
 LOWER LEVEL: 2,428 SF
 TOTAL: 9,696 SF

TOTAL SF: 16,746 SF

PARKING
 14 SPACES
 4 TANDEM
 TOTAL OF 18 SPACES

MAY ALLEY

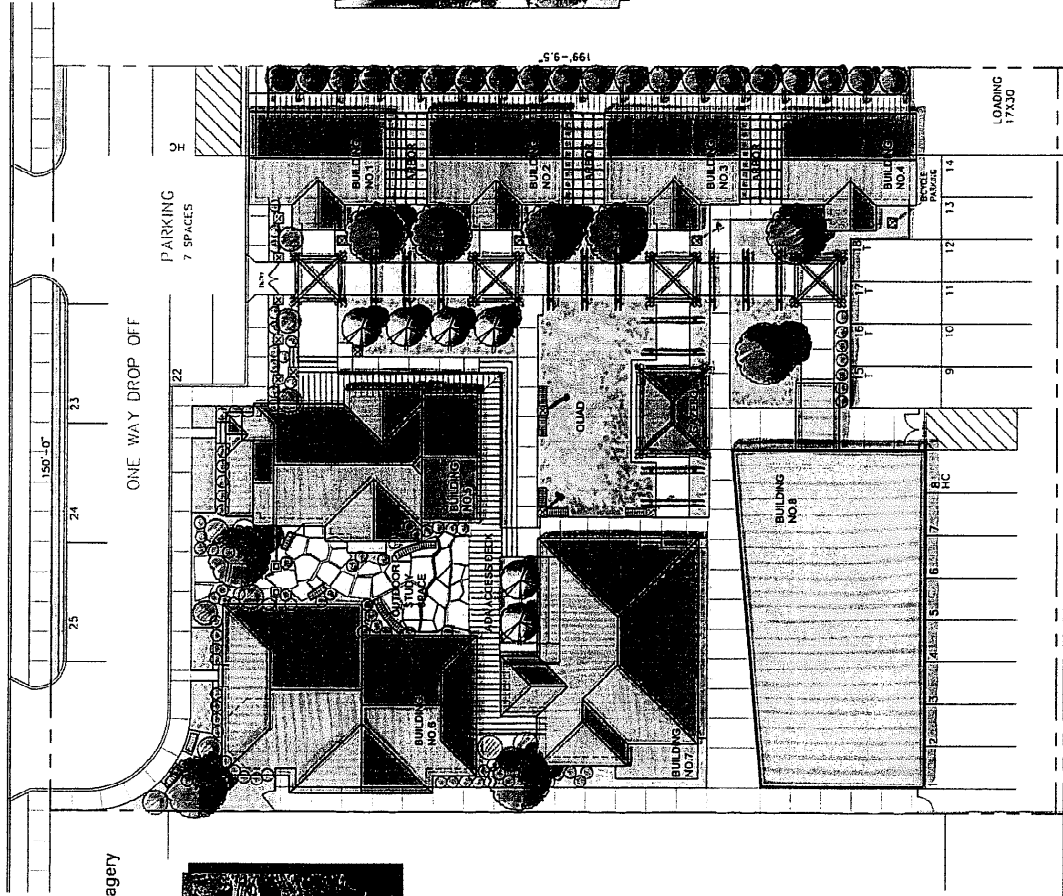
Waverly High School

Waverly Square Campus



October 26, 2005
 McLaughlin Associates
 Architects
 975 East Green Street Suite 100
 Pasadena, California 91106
 626-366-9635 Fax 626-792-3781

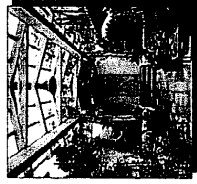
WAVERLY DRIVE



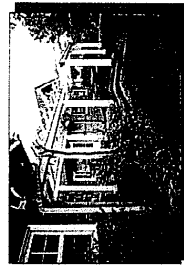
Fencing and Lighting Imagery



Small Space Imagery



Arbor Imagery

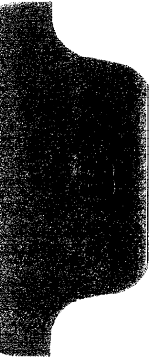


Planting and Paving Imagery

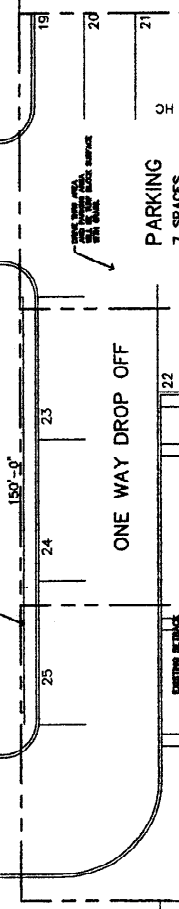


Arbor Imagery for Center Quad





WAVERLY DRIVE



PARKING
7 SPACES

ONE WAY DROP OFF

EXISTING OFFICE BUILDING
SALVATION ARMY
3 STORES

EXISTING INDUSTRIAL BUILDING
1 STORY

WAVERLY HIGH SCHOOL
WAVERLY SQUARE
QUADRANGLE

Proposed Site Plan and Ground Floor Plan

PARKING
14 SPACES
4 TANDEN
TOTAL OF 18 SPACES

MAY ALLEY

LOADING
17X30

CYCLE PARKING



NORTH

WAVERLY DRIVE

150'-0"

25

24

23

ONE WAY DROP OFF

PARKING
7 SPACES

22

21

BUILDING
NO. 6

BUILDING
NO. 5

BUILDING
NO. 1

BUILDING
NO. 2

BUILDING
NO. 3

BUILDING
NO. 4

BUILDING
NO. 7

BUILDING
NO. 8

14

13

12

11

10

9

8

7

6

5

4

3

2

1

LOADING
17A30

5'-6" .661

LEGEND FOR LANDSCAPE PLAN:



ELEVATED WOOD DECK



CONCRETE WALKWAYS



GRASS/GROUND COVER
ST. AUGUSTINE; STAR JASMINE; DAY LILIES;
LIGUSTRUM TEXANNA



TREES (EXISTING AND PROPOSED)
EXISTING (NO. 1-11)
PROPOSED (NO. A, B, C, D)

PARKING

14 SPACES

4 TANDEM

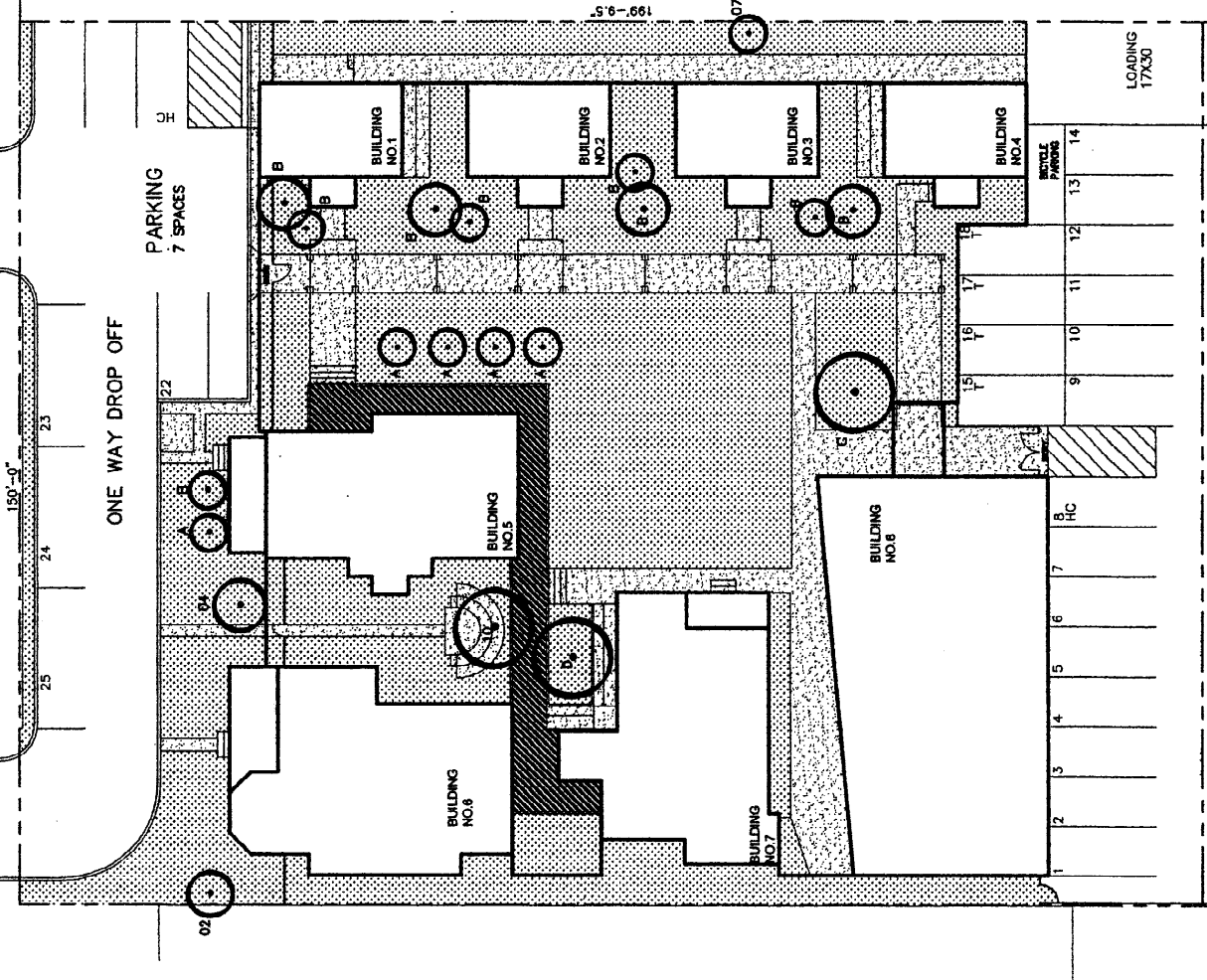
TOTAL OF 18 SPACES

MAY ALLEY

Proposed Hardscape

A-0.4





WAVERLY DRIVE



EXISTING TREE INVENTORY
 TREE NO.01 CANARY ISLAND DATE PALM (36"DBH): X
 TREE NO.02 MEXICAN FAN PALM (22"DBH): R
 TREE NO.03 ACACIA (12" DBH): X
 TREE NO.04 CALIFORNIA LIVE OAK (20"DBH): R
 TREE NO.05 ITALIAN CYPRESS (8"DBH): X
 TREE NO.06 ITALIAN CYPRESS (8"DBH): X
 TREE NO.07 ASH (24"DBH): R
 TREE NO.08 AVACADO (12"DBH): X
 TREE NO.09 DEAD TREE: X
 TREE NO.10 ACACIA (30"DBH): R
 TREE NO.11 ASH (30"DBH): X

PROPOSED TREE INVENTORY:
 TREE NO.A CAPITAL PEAR 24"BOX: TOTAL 8
 TREE NO.B PURPLE PLUM 24"BOX: TOTAL 8
 TREE NO.C CAMPOR TREE 36"BOX: TOTAL 1
 TREE NO.D LIQUIDAMBAR 24"BOX: TOTAL 1

LEGEND FOR LANDSCAPE PLAN:

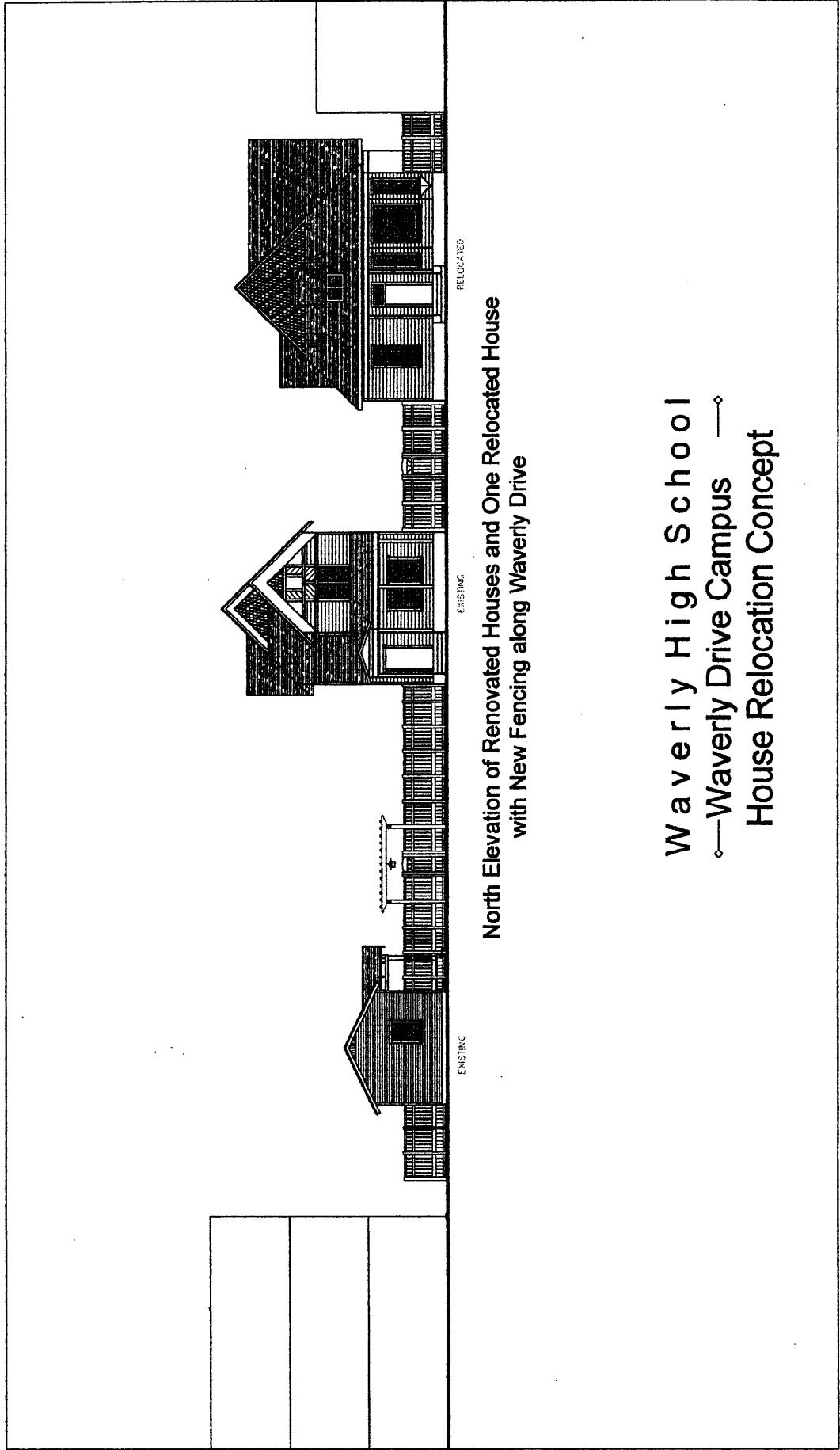
-  ELEVATED WOOD DECK
-  CONCRETE WALKWAYS
-  GRASS/GROUND COVER
ST.AUGUSTINE; STAR JASMINE; DAY LILIES;
LIGUSTRUM TEXANNA
-  TREES (EXISTING AND PROPOSED)
EXISTING (NO.1-11)
PROPOSED (NO.A,B,C,D)

PARKING
 14 SPACES
 4 TANDEN
 TOTAL OF 18 SPACES

MAY ALLEY

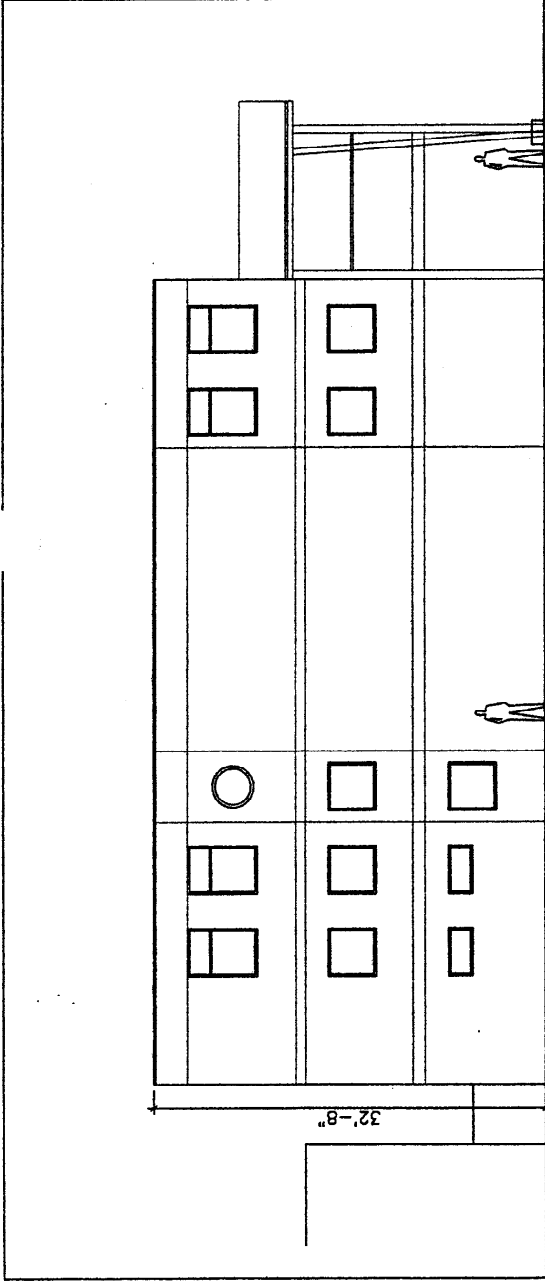
LOADING
 17X30

Proposed Softscape

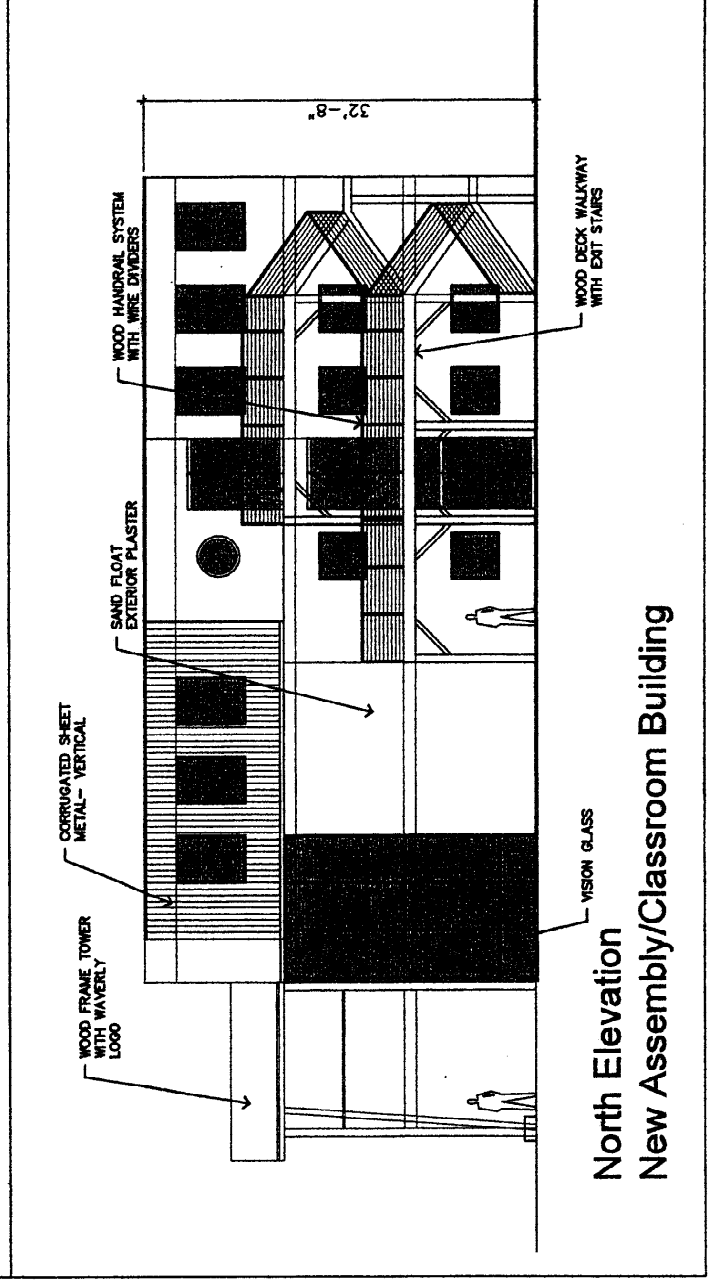


**North Elevation of Renovated Houses and One Relocated House
with New Fencing along Waverly Drive**

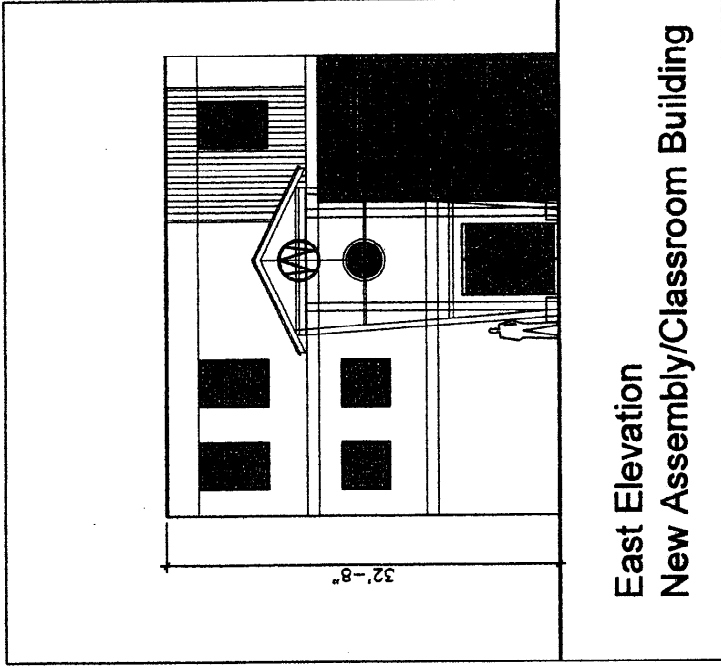
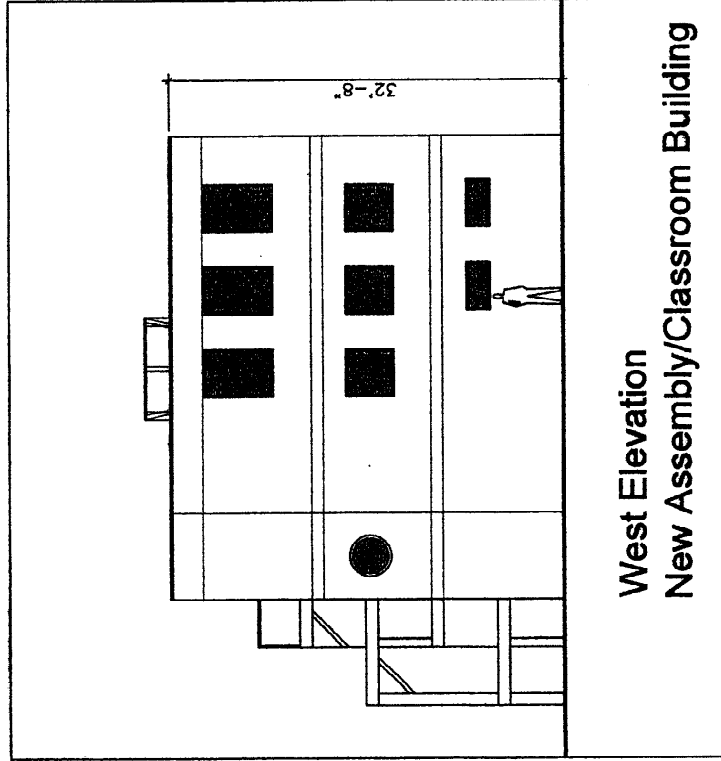
Waverly High School
 ◊—Waverly Drive Campus —◊
House Relocation Concept



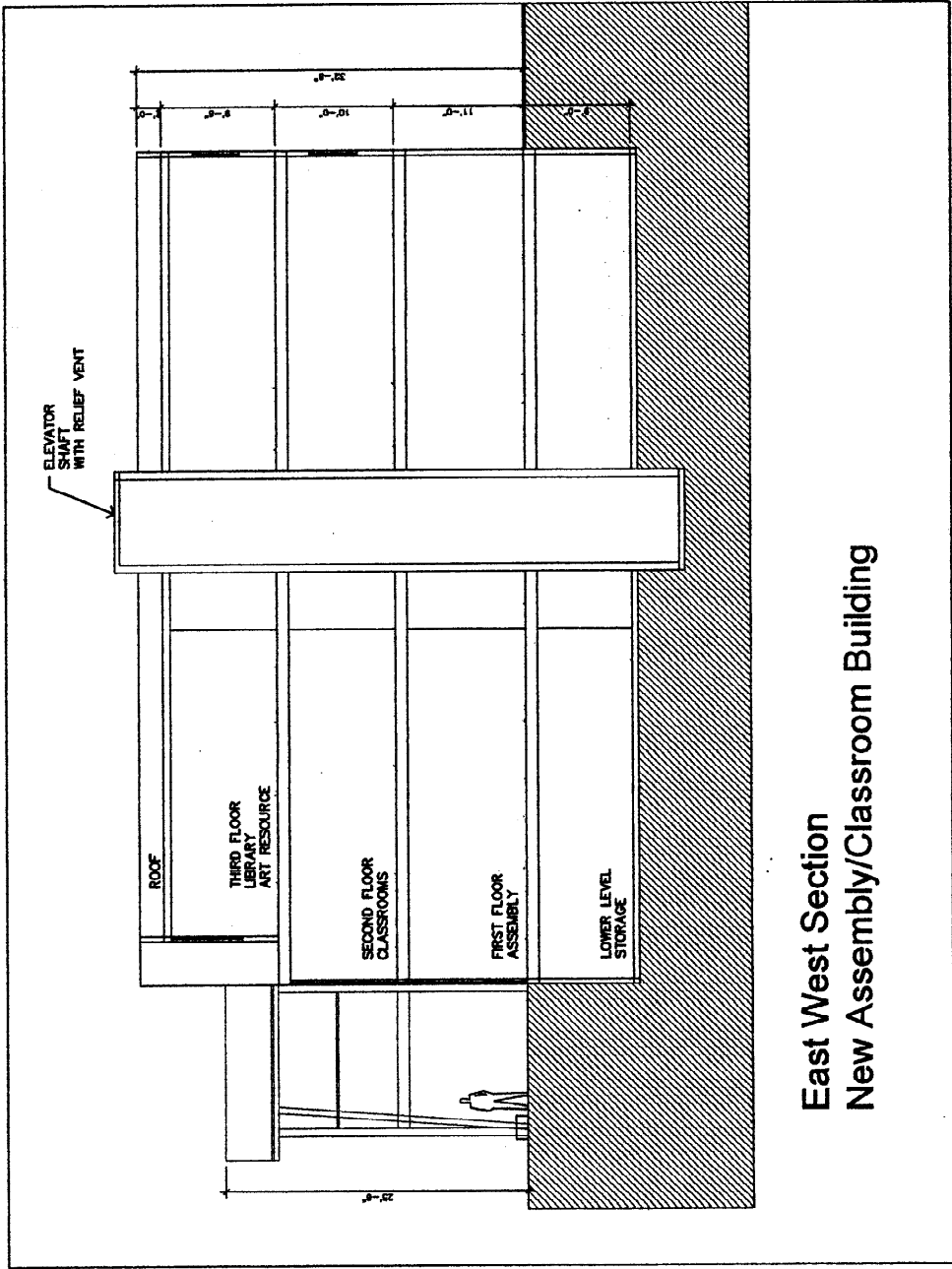
South Elevation
New Assembly/Classroom Building



North Elevation
New Assembly/Classroom Building



Building No. 8 Elevations and East West Section



East West Section
New Assembly/Classroom Building

Building No. 8 Elevations and East West Section