



CITY OF NEWTON, MASSACHUSETTS

PUBLIC BUILDINGS DEPARTMENT

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May 20, 2019

Honorable City Council
City of Newton
1000 Commonwealth Avenue
Newton Centre, MA 02459

RE: Newton Early Childhood Program (NECP) Project, 687 Watertown Street

Subject: Site Plan Approval Submittal

Honorable Council:

The Public Buildings Department on behalf of Newton Public Schools is pleased to submit the enclosed information in support of its request for site plan approval for the above referenced project.

The City of Newton is proposing to renovate the existing former Horace Mann School at 687 Watertown Street to accommodate the Newton Early Childhood Program, NECP. The NECP program will be relocated to 687 Watertown St. to allow for the renovation of 150 Jackson Road which will become the future site of the Lincoln Eliot Elementary School.

The renovation of the existing building will include interior modifications to meet the programmatic needs for additional classroom space, individualized learning spaces, OT and PT programs, other educational and support spaces, and transitional assistance space for newly enrolling students and families. Interior modifications will also include building code required upgrades, accessibility upgrades and a new three stop elevator.

The proposed project site includes the existing school site and existing abutting playground area to the north. The proposed site design features a new entry plaza which connects a proposed new school entrance directly to Albemarle Road. The project will remove the existing modular structures and, in their place, will provide a new access drive and school transportation van loading area. This drive will also provide emergency access and egress. Other site improvements include an accessible ramp which connects the building to new play structures located in the adjacent area to the north and new accessible parking spaces on Albemarle Rd. directly adjacent to the new entry plaza. Site work also includes electric service upgrades, new landscaping and the project will meet the applicable requirements of the Rivers Protection Act, Wetland Protection Act, 301 CMR10.00 and the Newton Conservation Commission. Parking requirements for the project will be accommodated by the existing on-site parking lot, existing parking on Albemarle Rd. and adjacent city streets. Public Buildings will continue to work with the Parks and Recreation Department to facilitate the installation of playground areas.

The enclosed information summarizes the project. Full reports and additional feasibility civil engineering drawings are available upon request can be found on the project web site:

<http://lincolneliot-necp-projects.com/documentation/>

Respectfully submitted,

Josh Morse
Public Buildings Commissioner

cc: Jonathan Yeo, Chief Operating Officer
Maureen Lemieux, Chief Financial Officer
Alex Valcarce, Deputy Buildings Commissioner