



ARROWSTREET

LINCOLN-ELIOT ELEMENTARY SCHOOL

DEVELOPMENT REVIEW TEAM MEETING

NEWTON, MA
27 JANUARY 2022

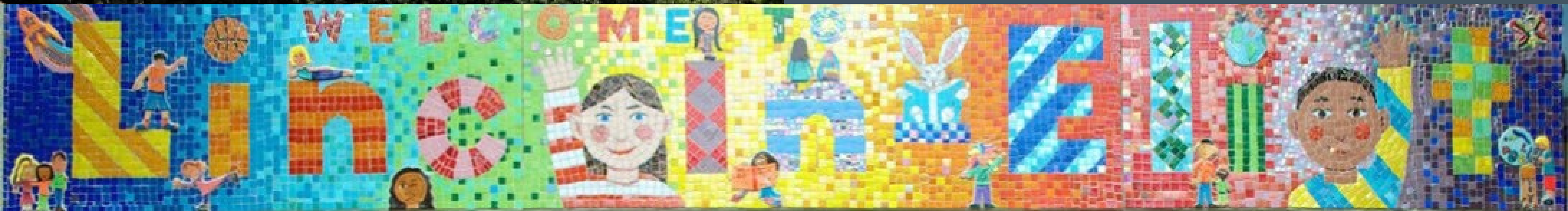
PREPARED FOR



David Fleishman,
Superintendent



Ruthanne Fuller,
Mayor



AGENDA /

- 1 SITE / PROGRAM SUMMARY
- 2 LE SCHOOL DISTRICT & STUDENT DISTRIBUTION
- 3 INITIAL TRAFFIC IMPACT STUDY
- 4 PRELIMINARY SITE CONCEPT
- 5 PRELIMINARY STORMWATER STRATEGIES
- 6 PRELIMINARY FLOOR PLANS
- 7 SITE PLAN APPROVAL SCHEDULE

PROGRAM SUMMARY

Exterior / Site

- » Outdoor age appropriate playground
- » Playing field / lawn area
- » Outdoor program may include outdoor classroom, teaching garden, etc.
- » Safe and Separate Van, Bus and Parent Drop-off/Pick-up Zones
- » Staff Parking (on-site and off-site)

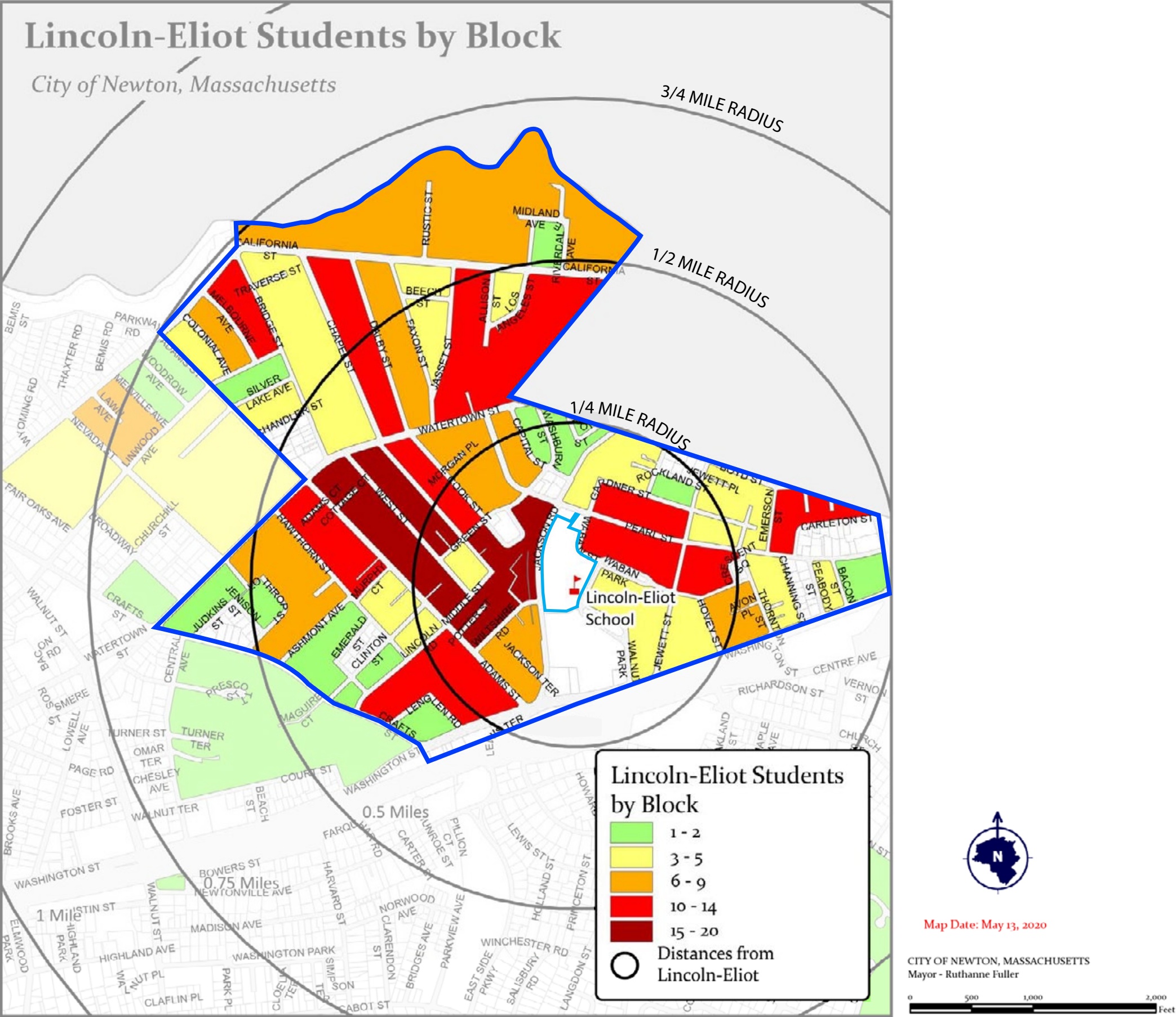
Lot size:	5.7 Acres
Existing Bldg. Area:	~102,000 GSF
Demolition Area:	~25,800 GSF
New Addition:	~21,900 GSF
Total Add/Reno:	~97,400 GSF

Program / Building

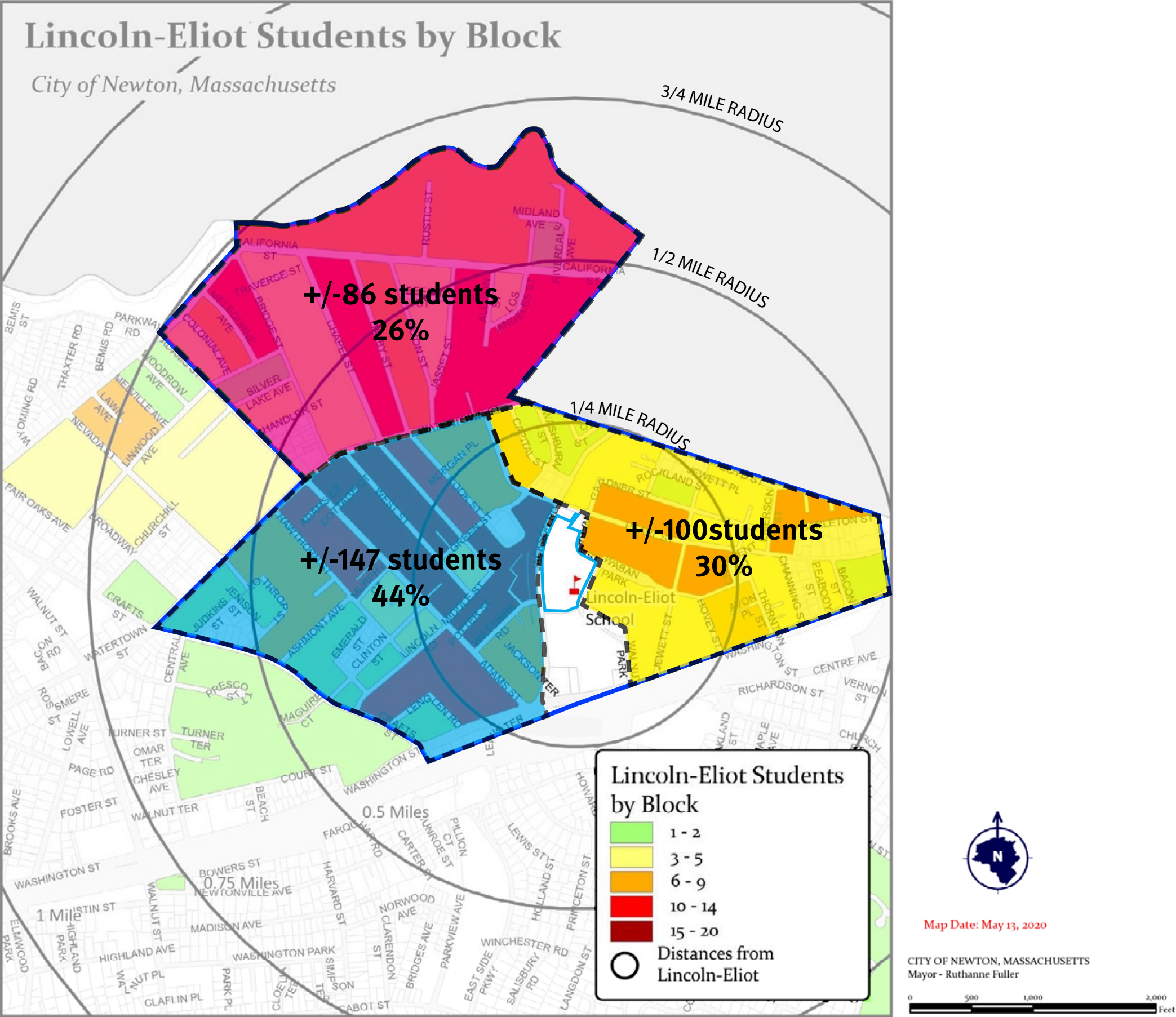
- » Building Renovation and Addition
- » Elementary School (Grades K-5)
- » Student Enrollment projection: 396-414
- » Teachers / Staff: 100
- » 20 Classrooms
- » Building Renovation will include general classrooms, special education rooms, support spaces, administrative rooms, custodial and MEP rooms
- » New Addition will include main entrance, lobby, main office, media center and gymnasium
- » Areas includes renovation of the existing auditorium, cafeteria and NPS storage/maintenance workshop

SCHOOL DISTRICT & STUDENT DISTRIBUTION

STUDENT DISTRIBUTION MAP

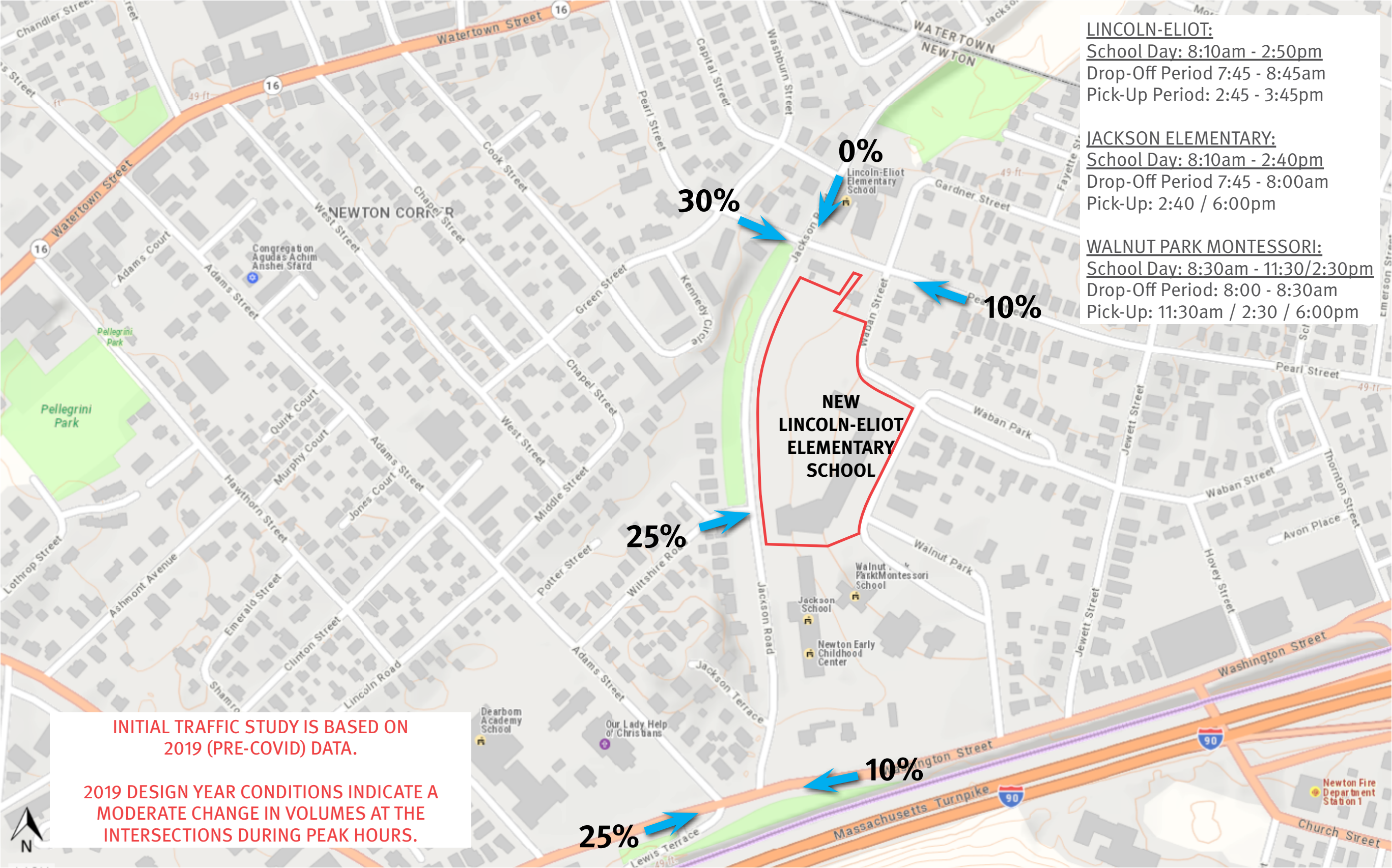


STUDENT DISTRIBUTION MAP



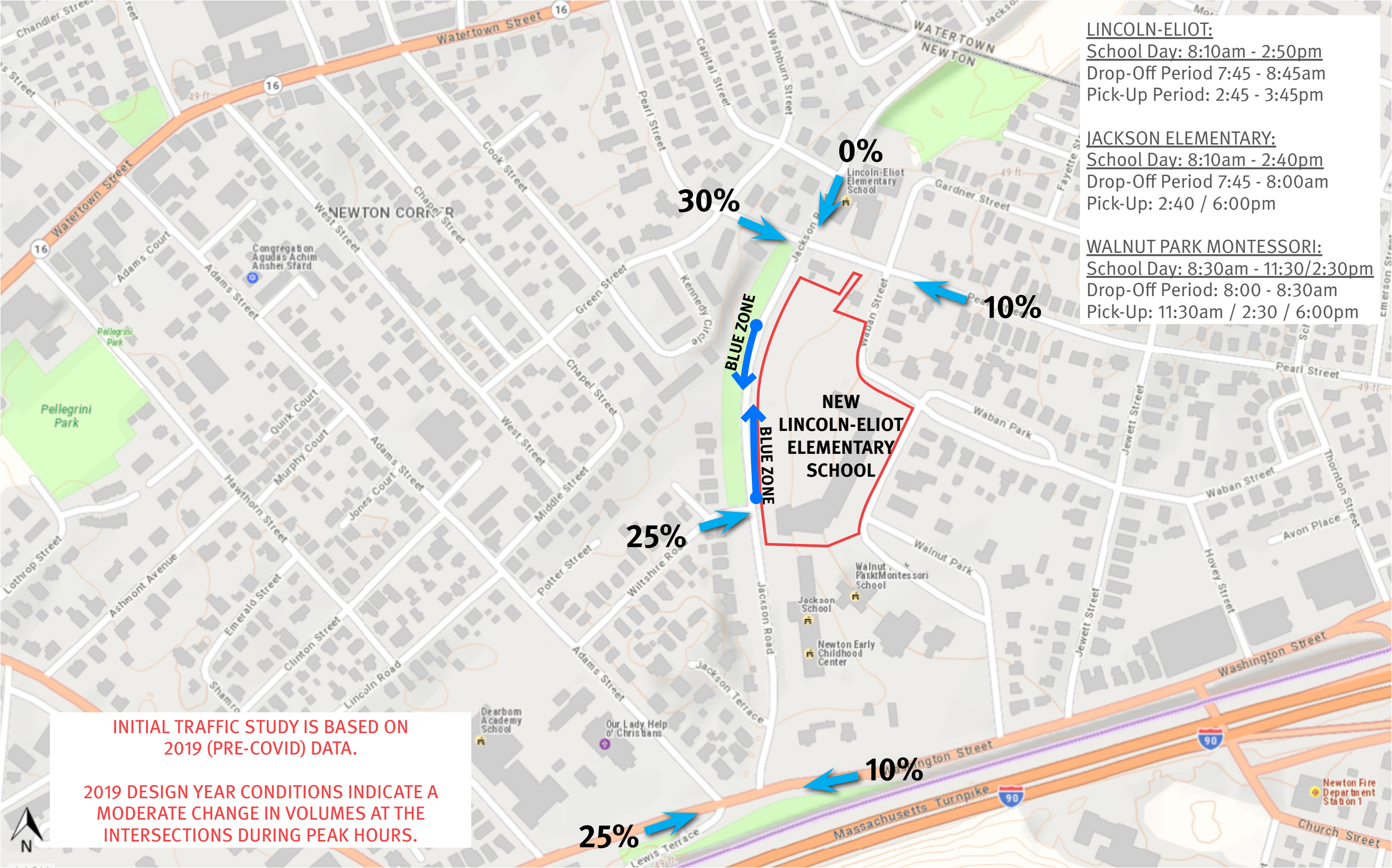
INITIAL TRAFFIC STUDY

TRIP DISTRIBUTION: ANTICIPATED TRAVEL ROUTES FOR PARENT DROP-OFF / PICK-UP



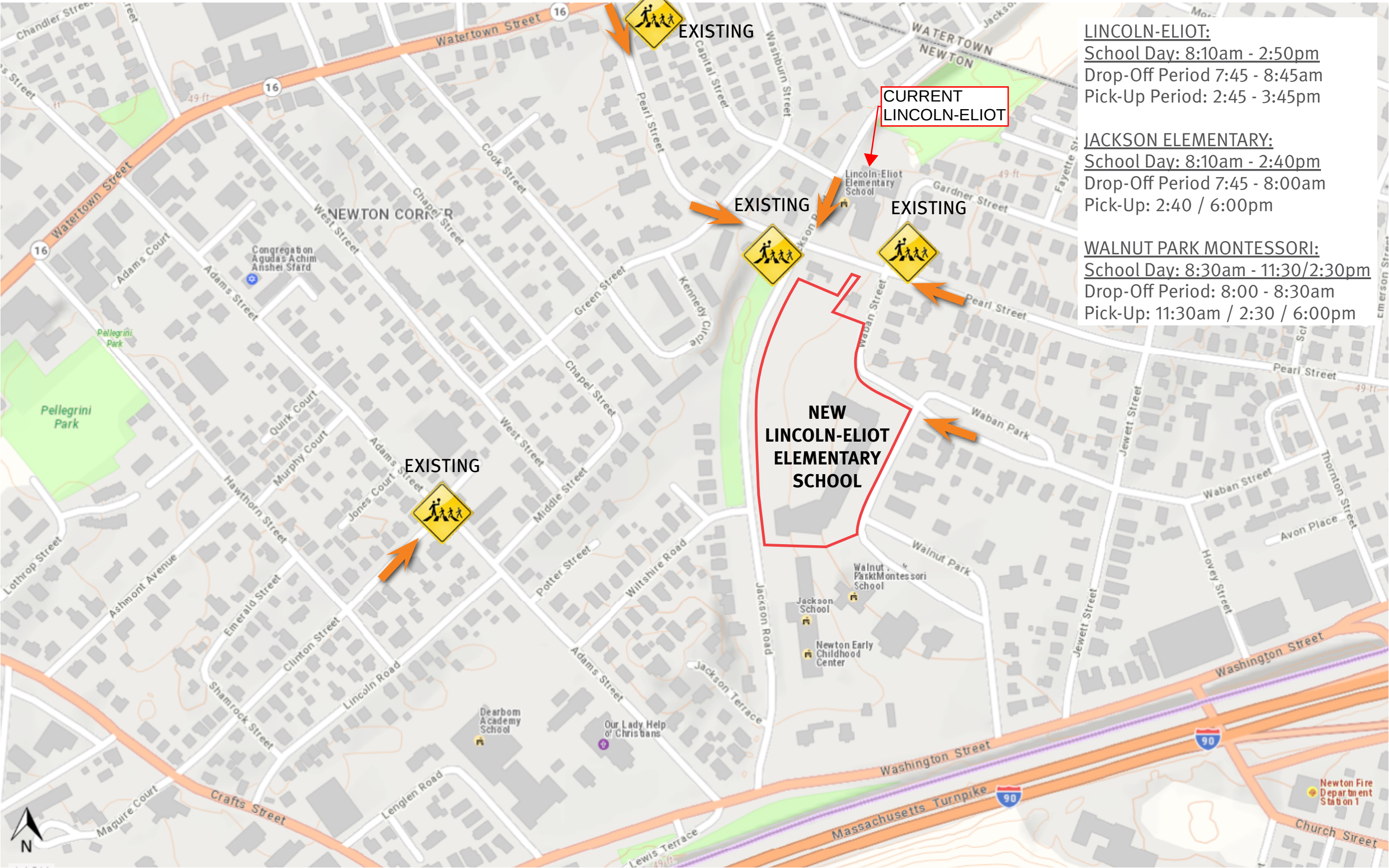
Data based from the 2010 Census for the City of Newton. The distribution also accounts for the existing roadway network and travel patterns within the area.

TRIP DISTRIBUTION: ANTICIPATED TRAVEL ROUTES FOR PARENT DROP-OFF / PICK-UP



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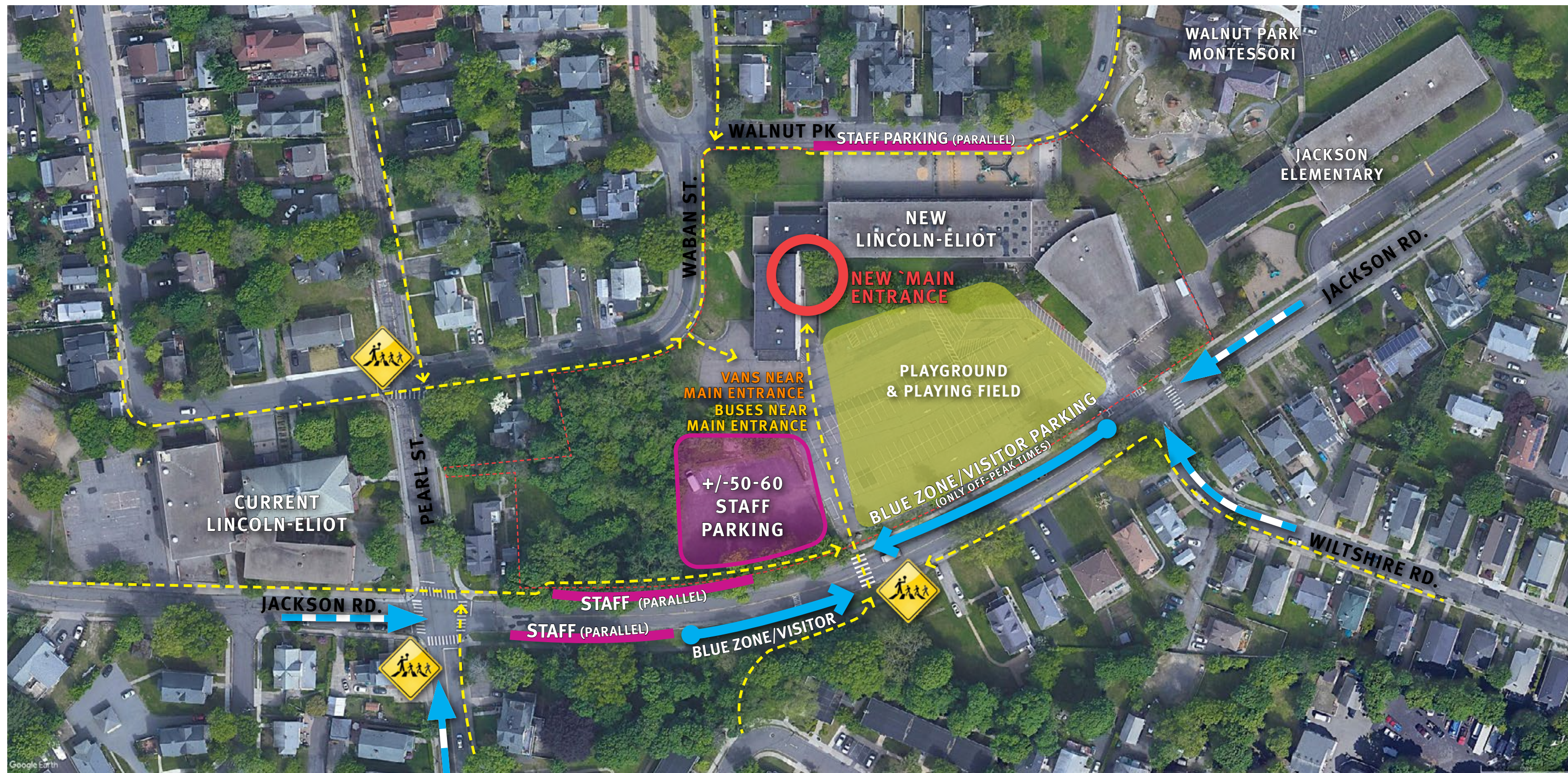
PEDESTRIAN SAFE TRAVEL ROUTES & CROSSING GUARDS - EXISTING



PEDESTRIAN SAFE TRAVEL ROUTES & CROSSING GUARDS



PROPOSED STAFF & VISITOR PARKING
(ALL PARKING SHOULD BE ACTIVELY MANAGED TO AVOID CONFLICTS DURING PEAK DROP-OFF/PICK-UP PERIODS)

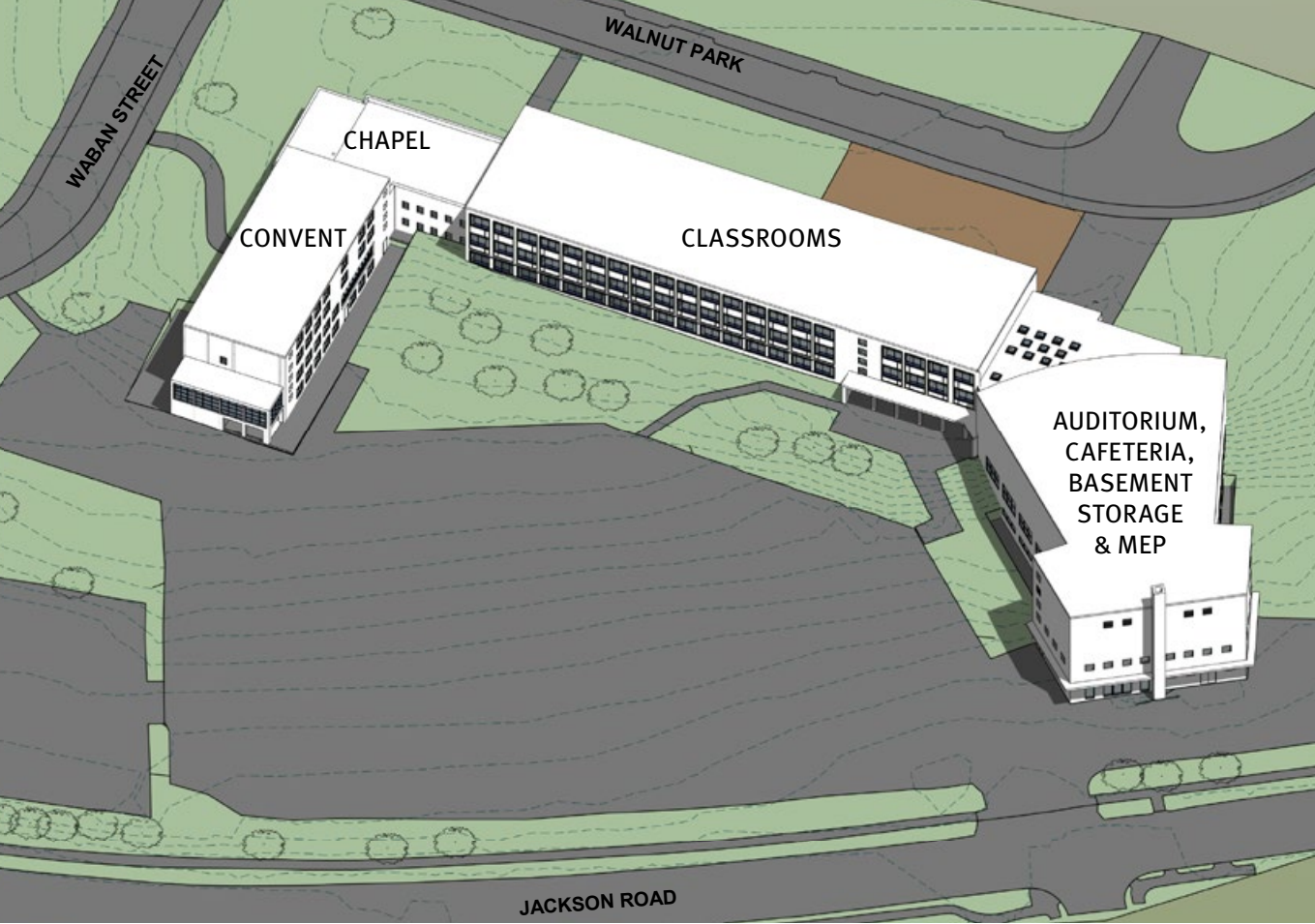


EXISTING CONDITION

150 JACKSON ROAD / NEWTON MA - EXISTING BUILDING

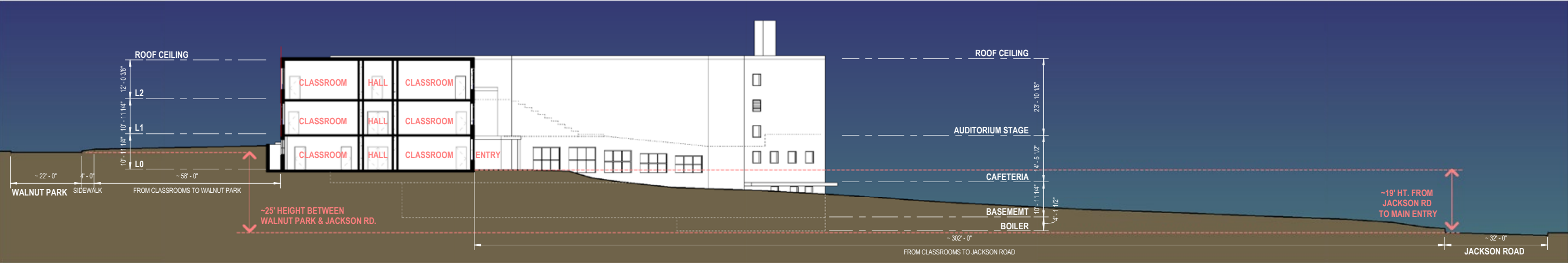


150 JACKSON ROAD / EXISTING CONDITIONS
AXONOMETRIC & WEST ELEVATION

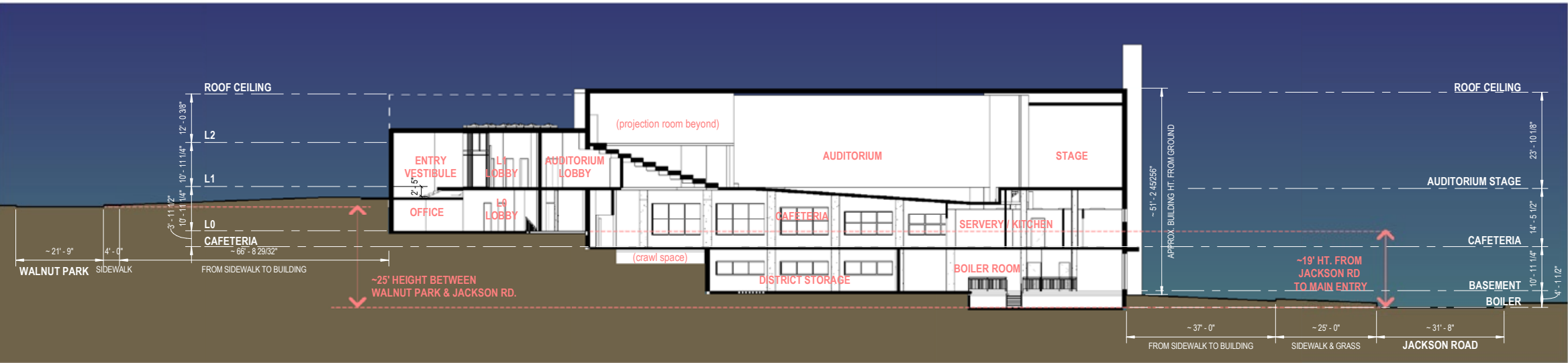


150 JACKSON ROAD / EXISTING CONDITIONS

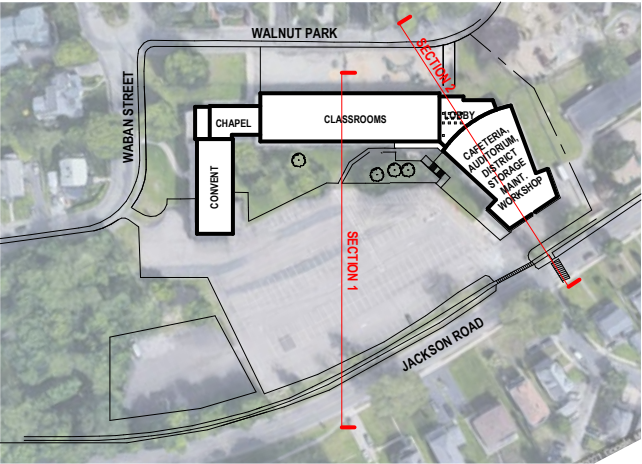
SITE SECTIONS



1 SECTION THRU. CLASSROOMS



2 SECTION THRU. BASEMENT / CAFETERIA / AUDITORIUM



PRELIMINARY SITE CONCEPT

PRELIMINARY SITE PLAN & LANDSCAPE



RENOVATION:	
CLASSROOMS:	40,545 SF
CAFETERIA / KITCHEN:	13,453 SF
AUDITORIUM/ PROJ. RM.:	14,487 SF
BASEMENT (STOR./MEP):	8,069 SF

ADDITION:	
GYMNASIUM:	
CLASSROOMS / ADMIN /	
GROSS AREAS:	21,900 SF

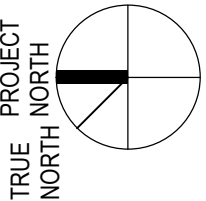
TOTAL GROSS AREA:	~97,400 SF
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DEMOLITION:	
CONVENT, CHAPEL:	25,789 SF

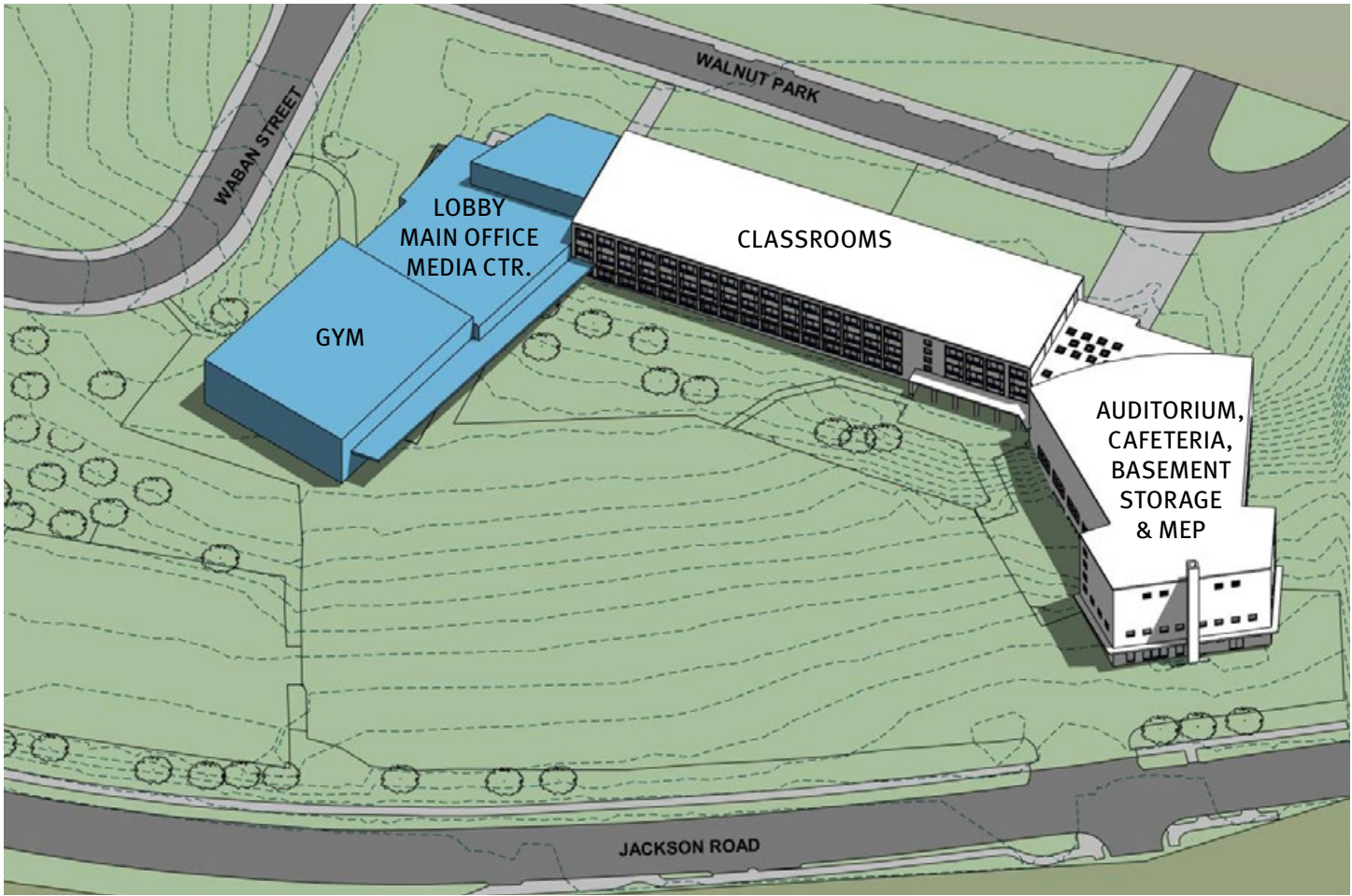
SITE IMPROVEMENTS	~139,000 SF
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PARKING	
ZONING REQUIRES 1 PER STAFF	

59 STAFF PARKING
~41 STAFF OFF-SITE PARKING
2 BUS PARKING
6 VAN PARKING
~20-CAR BLUE ZONE/ VISITOR PARKING



BUILDING DESIGN CONCEPT
AXONOMETRIC & WEST ELEVATION



STORMWATER STRATEGIES

- » Assess Existing Drainage Patterns and Evaluate Existing Issues (if any)
- » Design Stormwater Management System to meet MassDEP Stormwater Standards and City of Newton Stormwater Requirements
- » Promote infiltration throughout site and provide water quality treatment, incorporating green infrastructure where possible



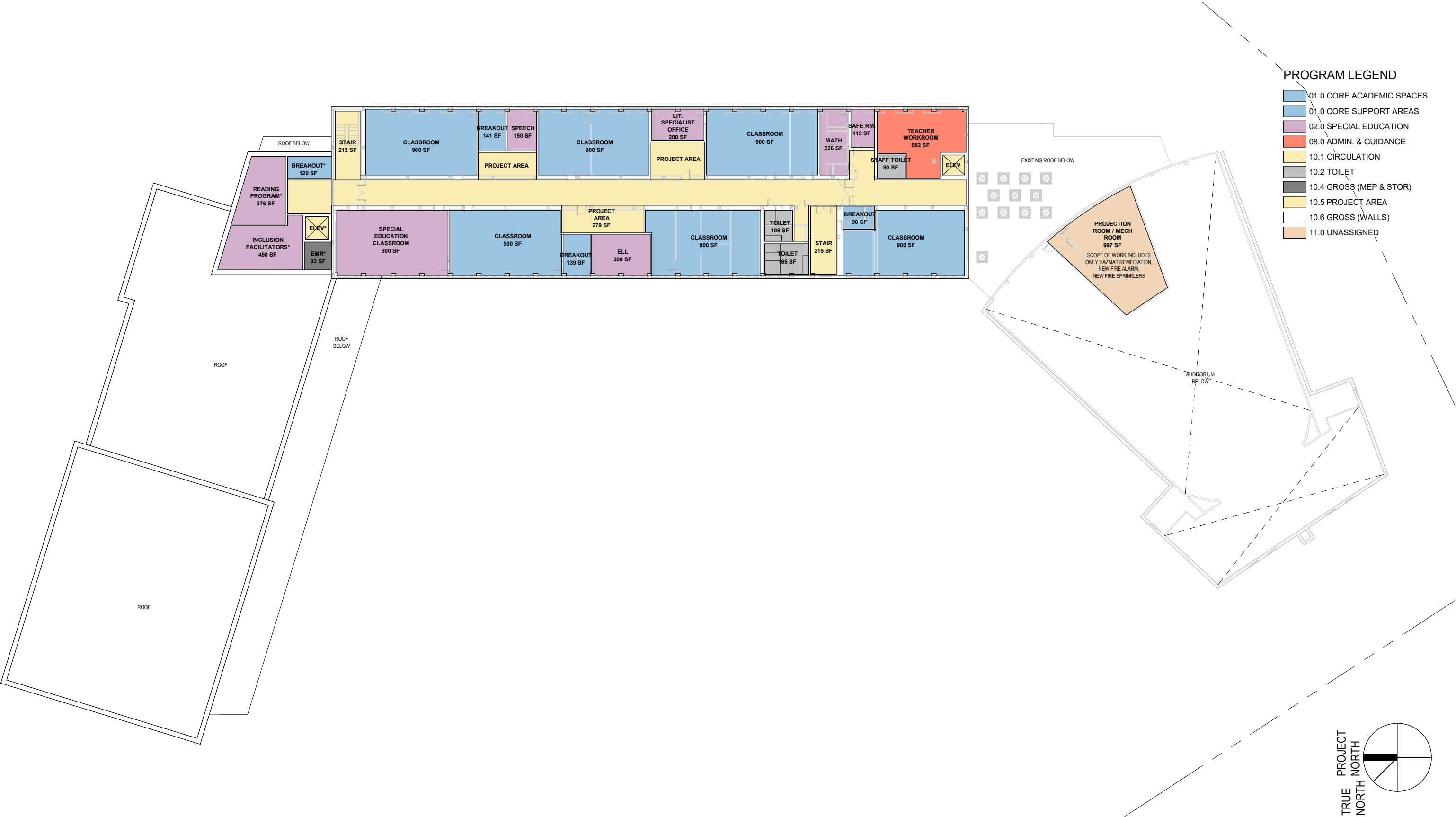
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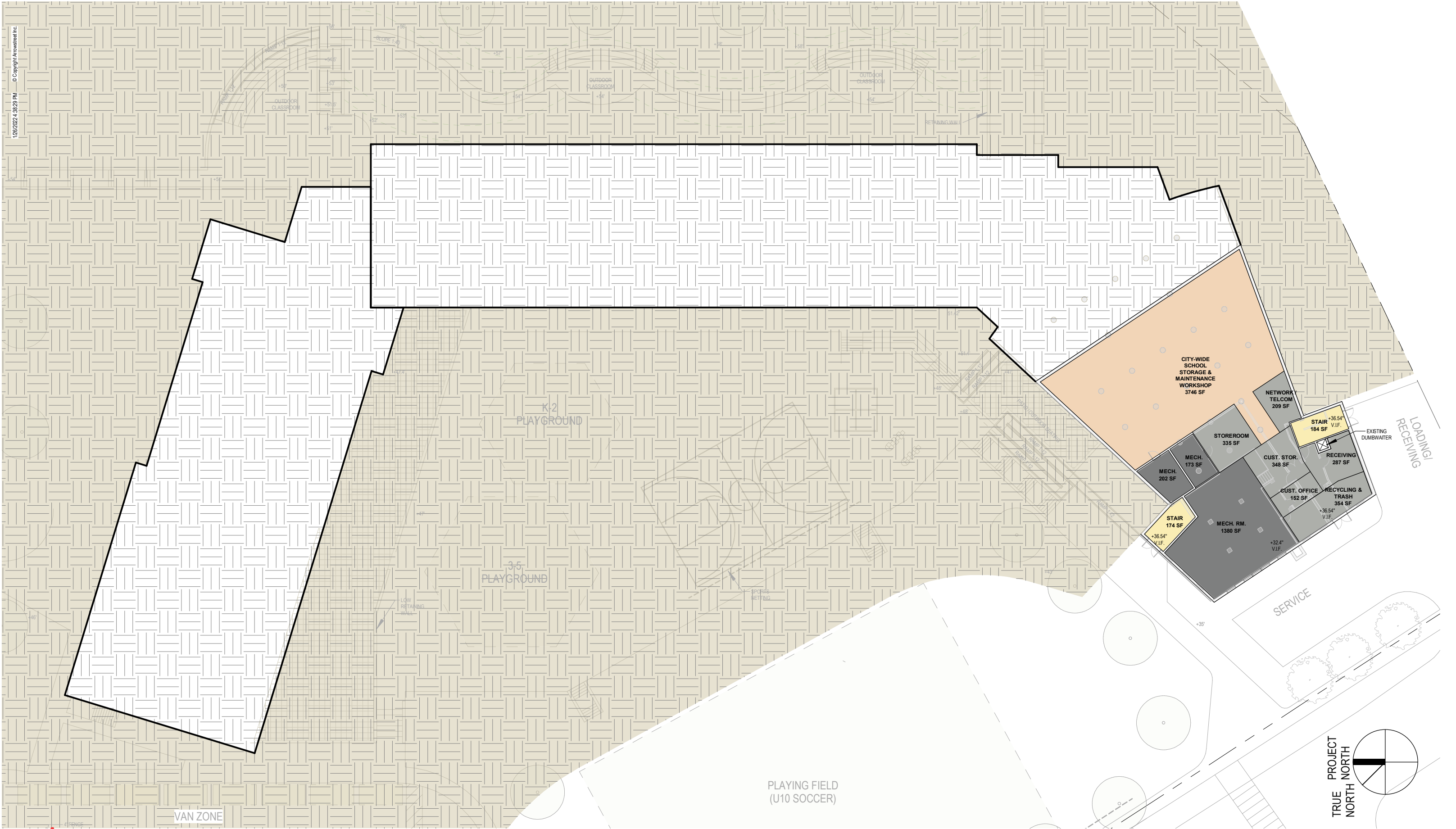


PRELIMINARY FLOOR PLANS / LEVEL 3 FLOOR PLAN

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PRELIMINARY FLOOR PLANS / BASEMENT FLOOR PLAN



SITE PLAN APPROVAL SCHEDULE

SITE PLAN APPROVAL SCHEDULE

<i>Development Review Team (DRT) Meeting</i>	<i>January 27, 2022</i>
● Professional Team Introduction ● Review DRT Site Review Process/Criteria ● Schematic Design & Site Plan Development Progress Report	
<i>DPW - Transportation Division Meeting</i>	<i>February 3, 2022</i>
● Site/Building Preferred Option Report	
<i>LE School Building Committee & Design Review Committee (DRC) Meeting</i>	<i>February 8, 2022</i>
● Schematic Design & Site Plan Development Progress Report	
<i>Historic Commission</i>	<i>February 10, 2022</i>
● Schematic Design and Project Determination Filing	
<i>LE School Building Committee - COMMUNITY MEETING</i>	<i>TBD</i>
● Site/Building Preferred Option Report ● Public Comment	
<i>Historic Commission</i>	<i>February 24, 2022</i>
● Schematic Design Report and Project Determination	

SITE PLAN APPROVAL SCHEDULE

<i>LE School Building Committee & Design Review Committee (DRC) Meeting</i>	<i>March 8, 2022</i>
● Schematic Design & Site Plan Development Progress Report	
<i>Development Review Team (DRT) Meeting</i>	<i>March 23, 2022</i>
● Schematic Design Progress Report ● Site Development Plan & Storm Water Management Report	
<i>School Building Committee Meeting</i>	<i>April 4, 2022</i>
● Schematic Design & Site Plan Development Progress Report	
<i>Public Facilities - P&S Committee Meeting</i>	<i>April 6, 2022</i>
● Schematic Design & Site Plan Development Progress Report	
<i>LE School Building Committee - COMMUNITY MEETING</i>	<i>TBD</i>
● Site/Building Preferred Option Report ● Public Comment	
<i>LE School Building Committee & Design Review Committee (DRC) Meeting</i>	<i>April 12, 2022</i>
● Schematic Design & Site Plan Development Report ● <u>Vote</u> - authorize submission of documents to DRC for 5-58 Ordinance Site Plan Approval	

SITE PLAN APPROVAL SCHEDULE

LE-NECP School Building Committee - COMMUNITY MEETING May 10, 2022

- Schematic Design & Site Plan Development Progress Report and 5-58 Ordinance Site Plan
- Public Comment

Design Review Committee (DRC) Meeting May 11, 2022

- Schematic Design & Site Plan Development Report
- **Vote** - 5-58 Ordinance Site Plan Approval

PUBLIC HEARING DOCKET & PUBLIC NOTICES ISSUED – to City Council Clerk by May 16, 2021

City Council Meeting - 5-59 Site Plan Review Assignment May 20, 2022

Public Facilities - P&S Committee Hearing June 8, 2022

- Public Hearing on LE Schematic Design & Site Development Plan

Public Facilities - P&S Committee Meeting June 22, 2022

- **Vote** - 5-58 Ordinance Site Plan Approval

Finance Committee June 27, 2022

- Project Scope & Budget Review

City Council/School Committee Meeting July 11, 2022

- Schematic Report Presentation
- **Vote** - 5-58 Ordinance Site Plan Approval

Q&A

For Further Information:

- » www.newtonma.gov/gov/building/capital_projects
- » www.lincolneliot-necp-projects.com
- » Alejandro Valcarce, AIA, Deputy Commissioner Newton Public Buildings; avalcarce@newtonma.gov
- » Vivian Varbedian, Project Manager, Hill International; vivianvarbedian@hillintl.com

