



ARROWSTREET

LINCOLN-ELIOT ELEMENTARY SCHOOL

DRC & SBC MEETING

NEWTON, MA
12 APRIL 2023



PREPARED FOR

Dr. Kathleen Smith,
Interim Superintendent

Ruthanne Fuller,
Mayor



AGENDA /

- 1 BUILDING EXTERIOR STUDIES**
- 2 LIBRARY - INTERIOR DESIGN UPDATE**
- 3 SCHEDULE**

BUILDING EXTERIOR

BUILDING EXTERIOR EXISTING



150 JACKSON ROAD



CLASSROOM FACADE



EXISTING BRICK

EXISTING BUILDING:

- Massing is a collection of simple forms
- Building forms are rectilinear boxes punctuated with simple punched window openings
- Special spaces articulated with larger windows or grouped windows (entries, cafeteria, chapel, living quarters)
- Uniform beige / brown brick laid up in random pattern

BUILDING EXTERIOR
EXISTING



CHAPEL ENTRANCE



15 WALNUT PARK ENTRANCE



WALNUT PARK CLASSROOM FACADE



CHAPEL /& CONVENT - VIEW FROM WABAN STREET

SITE PLAN



PROPOSED ADDITION:

- Massing articulated as simple masonry forms
- Special spaces, the Media Center and Gymnasium, articulated through building form
- Patterned brick to articulate the simple building forms and establish contrast with existing building
- Materials to be simple and cost effective given budget pressures

BUILDING EXTERIOR STUDIES

CONCEPT



PEACH TREES OF NONANTUM HILL

Newton is known as 'THE GARDEN CITY' and open space comprises 19.6% of the City's total land area, of which 55% is publicly owned.

In 1790 Newton resident and Horticulturist, John Kenrick, laid out several rows of peach stones on his estate on the southwestern slope of Nonantum Hill. In 1794 he founded a commercial nursery offering a variety of fruit-bearing trees and bushes to the buying public. Kenrick continued adding ornamental trees as well as foreign varieties and bushes, until his Nonantum Hill nursery became the most extensive and varied establishment of its kind in the New England region.

As Lincoln-Eliot resides on Nonantum Hill in Newton (ie. 'THE GARDEN CITY'), the exterior facade of the building is to have a playful nod to both the natural elements of the town and the historic peach trees that Kenrick had planted. This will be achieved through a color scheme primarily of earthy tones mixed in with the 'peach' accent colors as well as playful arrangement of glazed CMU and Masonry.





COMMENTS FROM 4/3/23 WORKING GROUP DISCUSSION

- Like the idea of bringing scale of gymnasium down, particularly along sidewalk at west end
- Insufficient window or glazed openings, particularly at the upper level to provide light into the gym
- Windows or glazed openings at floor level may present safety hazard
- Color spectrum accent feels too distracting and may not age well. Might look dated in a few years.
- Is brick tone too dark?

DESIGN OPTION STUDIES



SCHEME #1A



SCHEME #2



SCHEME #1B



DESIGN STRATEGIES BASED ON ALTERNATE STUDIES

- Articulate the base to provide scale - masonry piers or panels
- Provide windows or glazed openings at the upper levels to let light into the gym
- Use brick patterning in lieu of colored panels to provide visual relief
- Lighten up the brick for the gym. Use darker brick at the office and other areas to establish a contrast with existing brick

SCHEME #1A



SCHEME #2



SCHEME #1B



COMMENTS FROM 4/10/23 WORKING GROUP DISCUSSION

- Prefer more Kalwall fenestration along top to provide evenly distributed daylighting in the gym.
- Prefer the west facade to be just as broken-down in scale as the south and north facades.
- Concern for long-term maintenance with fibercement paneling.
- Prefer using only brick patterning to provide visual reliefs.
- Interested to see what color schemes will be reflected on the exterior as design continues to develop.
- **Prefer Scheme #1B**

PREFERRED SCHEME #1B - VIEW FROM THE SOUTHWEST



* TREES AND PLANTS ARE PLANNED BUT NOT SHOWN IN THIS ILLUSTRATIVE RENDITION OF THE PROJECT.

PREFERRED SCHEME #1B - VIEW FROM THE NORTHEAST



* TREES AND PLANTS ARE PLANNED BUT NOT SHOWN IN THIS ILLUSTRATIVE RENDITION OF THE PROJECT.

PREFERRED SCHEME #1B - APPROACH FROM JACKSON ROAD



* TREES AND PLANTS ARE PLANNED BUT NOT ALL ARE SHOWN IN THIS ILLUSTRATIVE RENDITION OF THE PROJECT.

PREFERRED SCHEME #1B - APPROACH FROM BUS PICK-UP/DROP-OFF



* TREES AND PLANTS ARE PLANNED BUT NOT ALL ARE SHOWN IN THIS ILLUSTRATIVE RENDITION OF THE PROJECT.

PREFERRED SCHEME #1B - APPROACH FROM WABAN STREET



* TREES AND PLANTS ARE PLANNED BUT NOT ALL ARE SHOWN IN THIS ILLUSTRATIVE RENDITION OF THE PROJECT.

PREFERRED SCHEME #1B - APPROACH FROM WABAN STREET



* TREES AND PLANTS ARE PLANNED BUT NOT ALL ARE SHOWN IN THIS ILLUSTRATIVE RENDITION OF THE PROJECT.

PREFERRED SCHEME #1B - APPROACH FROM WABAN STREET & WALNUT PARK

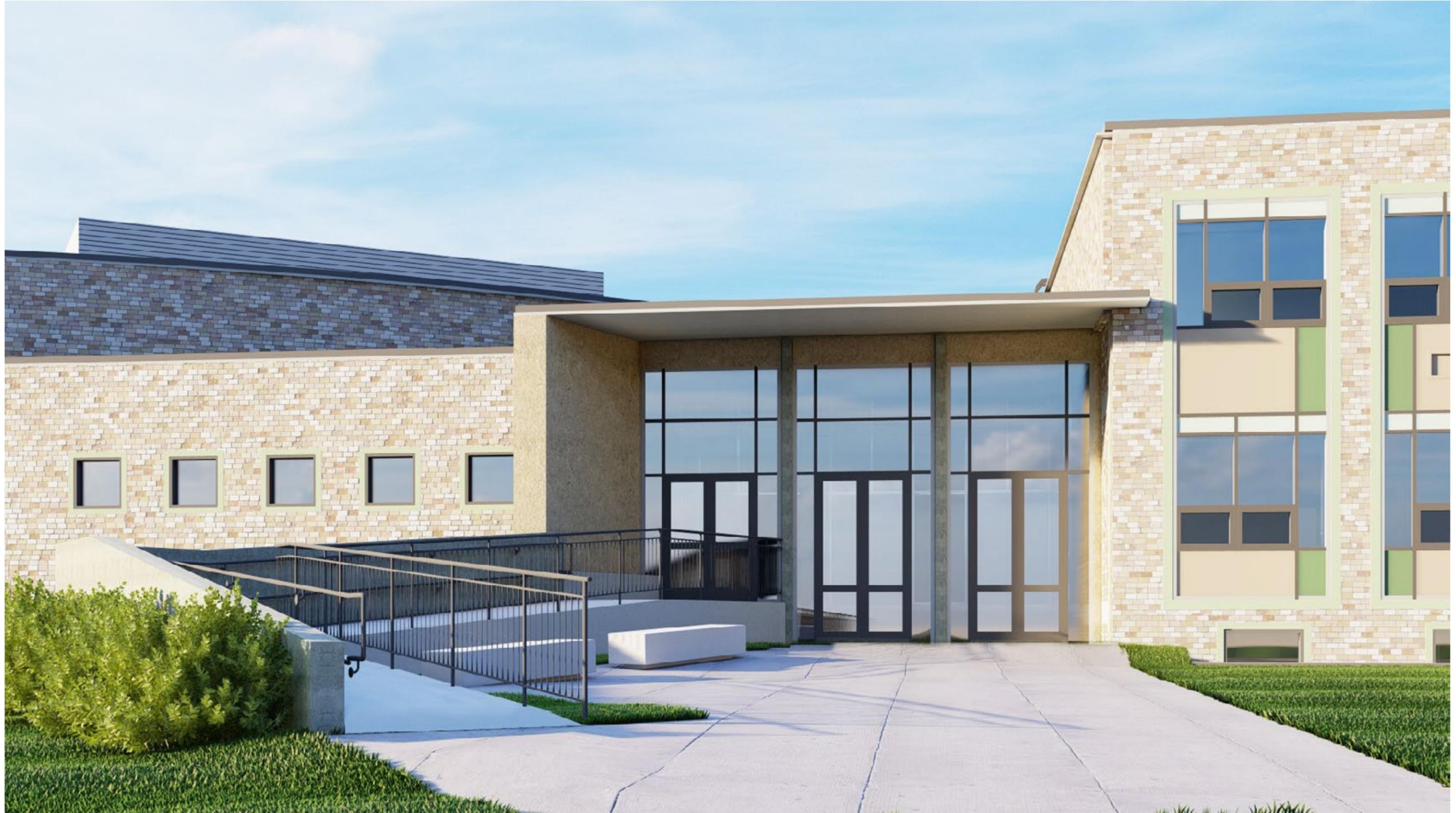


* TREES AND PLANTS ARE PLANNED BUT NOT ALL ARE SHOWN IN THIS ILLUSTRATIVE RENDITION OF THE PROJECT.

KALWALL - DAYLIGHTING



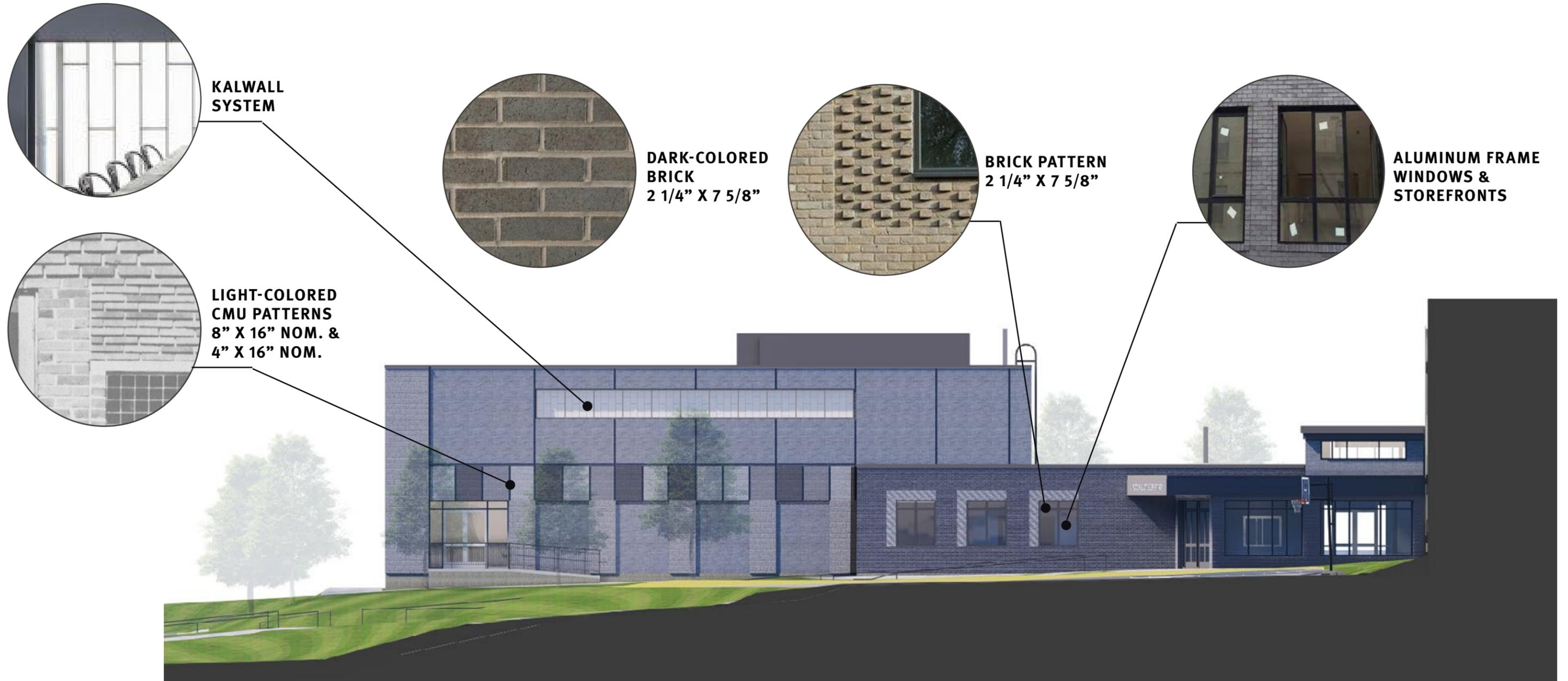
PREFERRED SCHEME #1B - WALNUT PARK ENTRANCE & NEW RAMP



PREFERRED SCHEME #1B - SOUTH ELEVATION



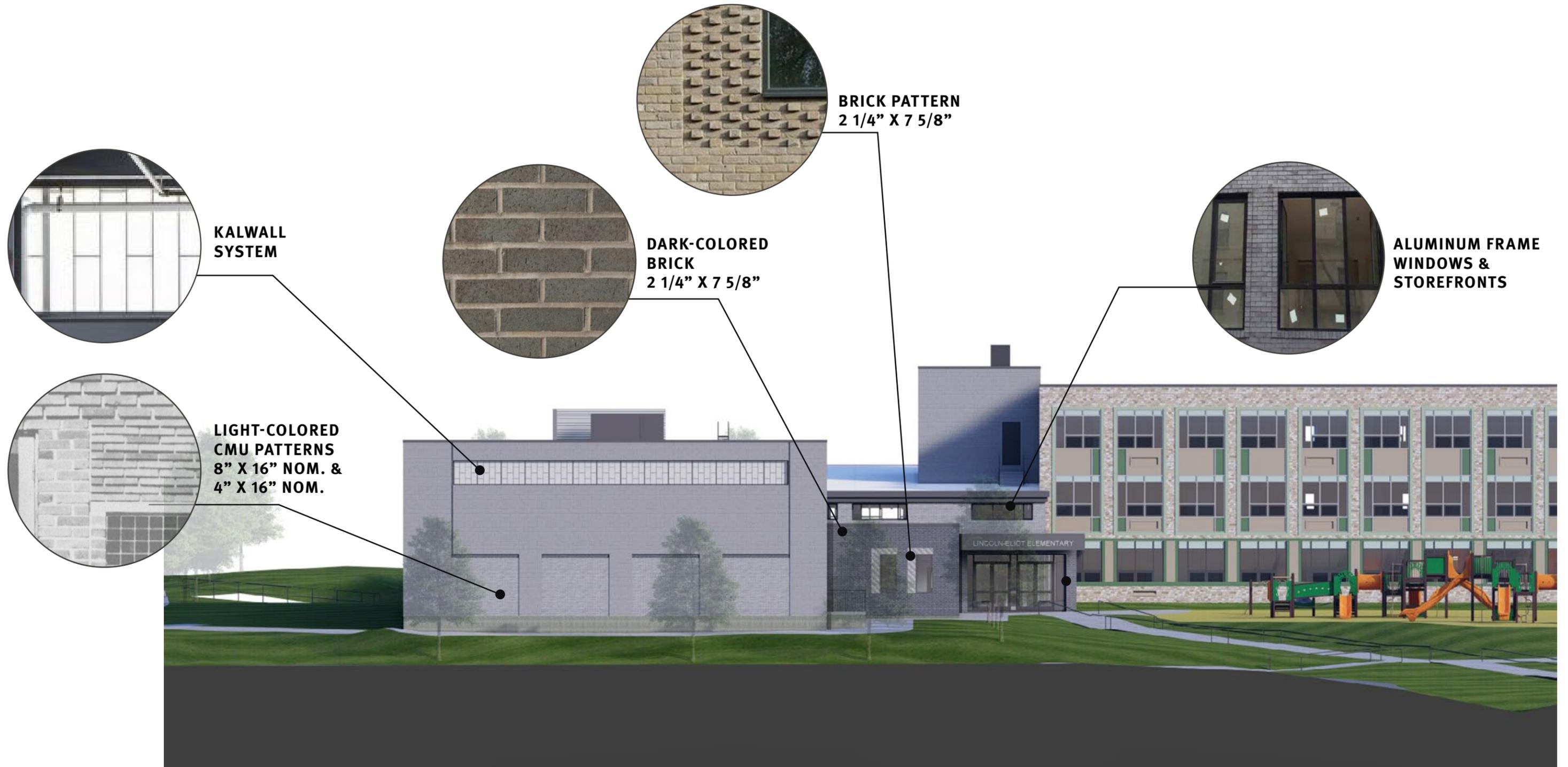
PREFERRED SCHEME #1B - SOUTH ELEVATION



PREFERRED SCHEME #1B - WEST ELEVATION



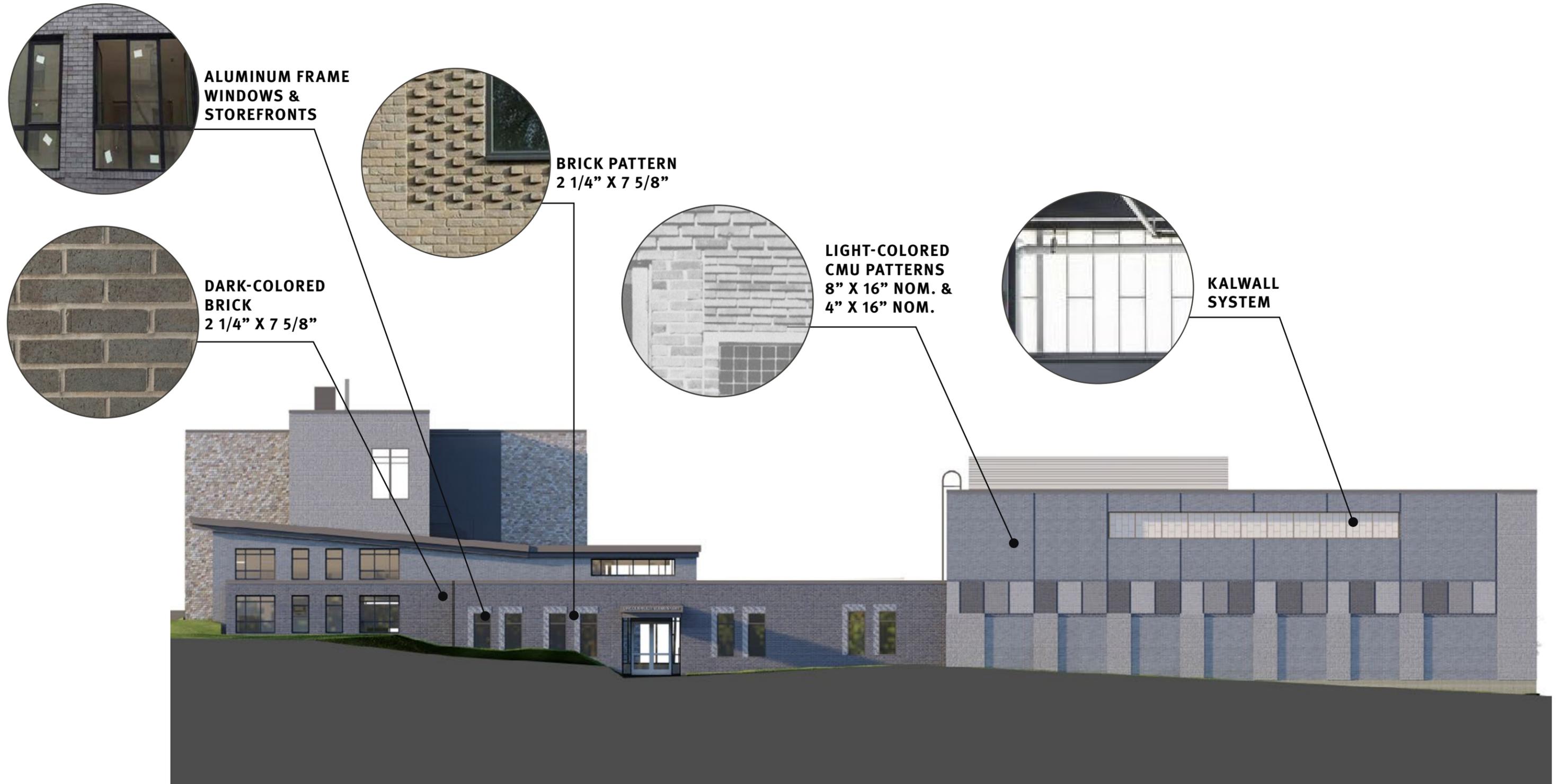
PREFERRED SCHEME #1B - WEST ELEVATION



PREFERRED SCHEME #1B - NORTH ELEVATION



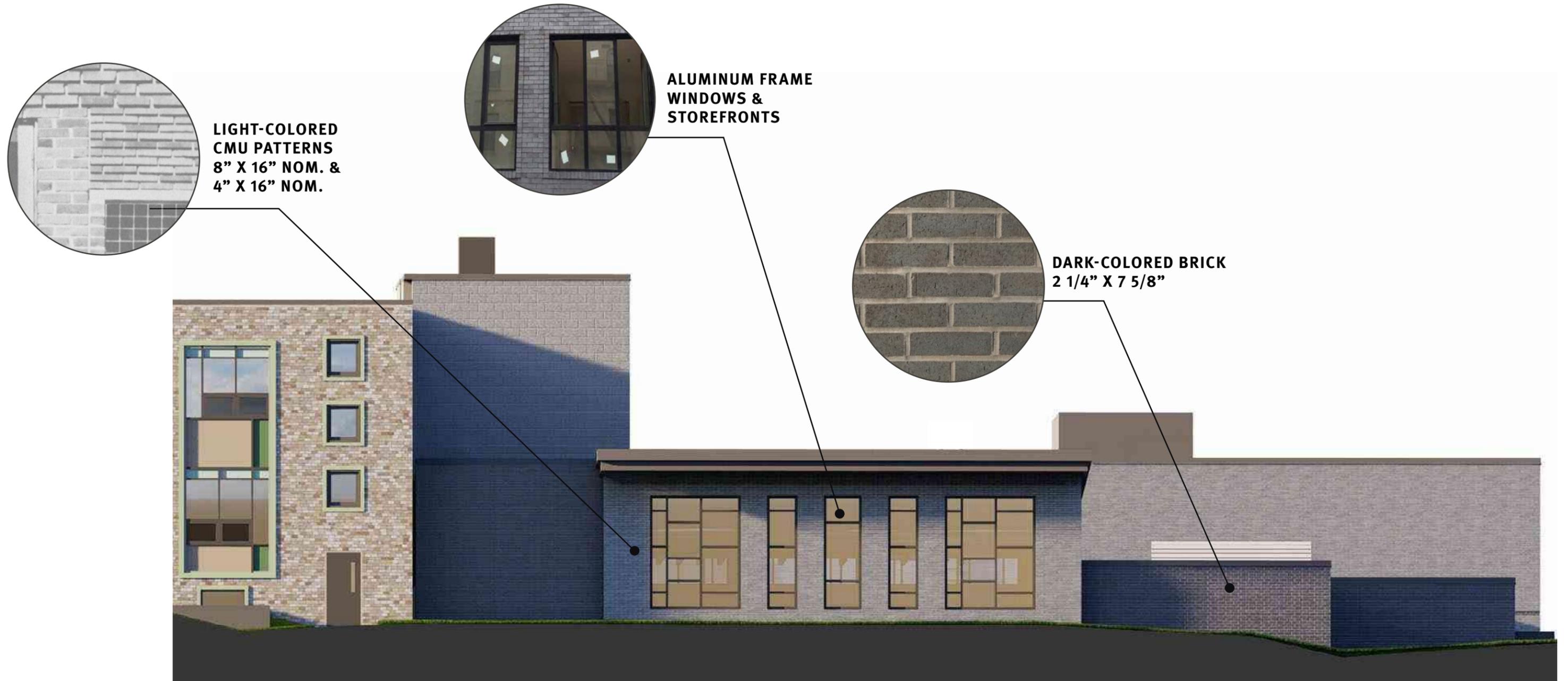
PREFERRED SCHEME #1B - NORTH ELEVATION



PREFERRED SCHEME #1B - EAST ELEVATION

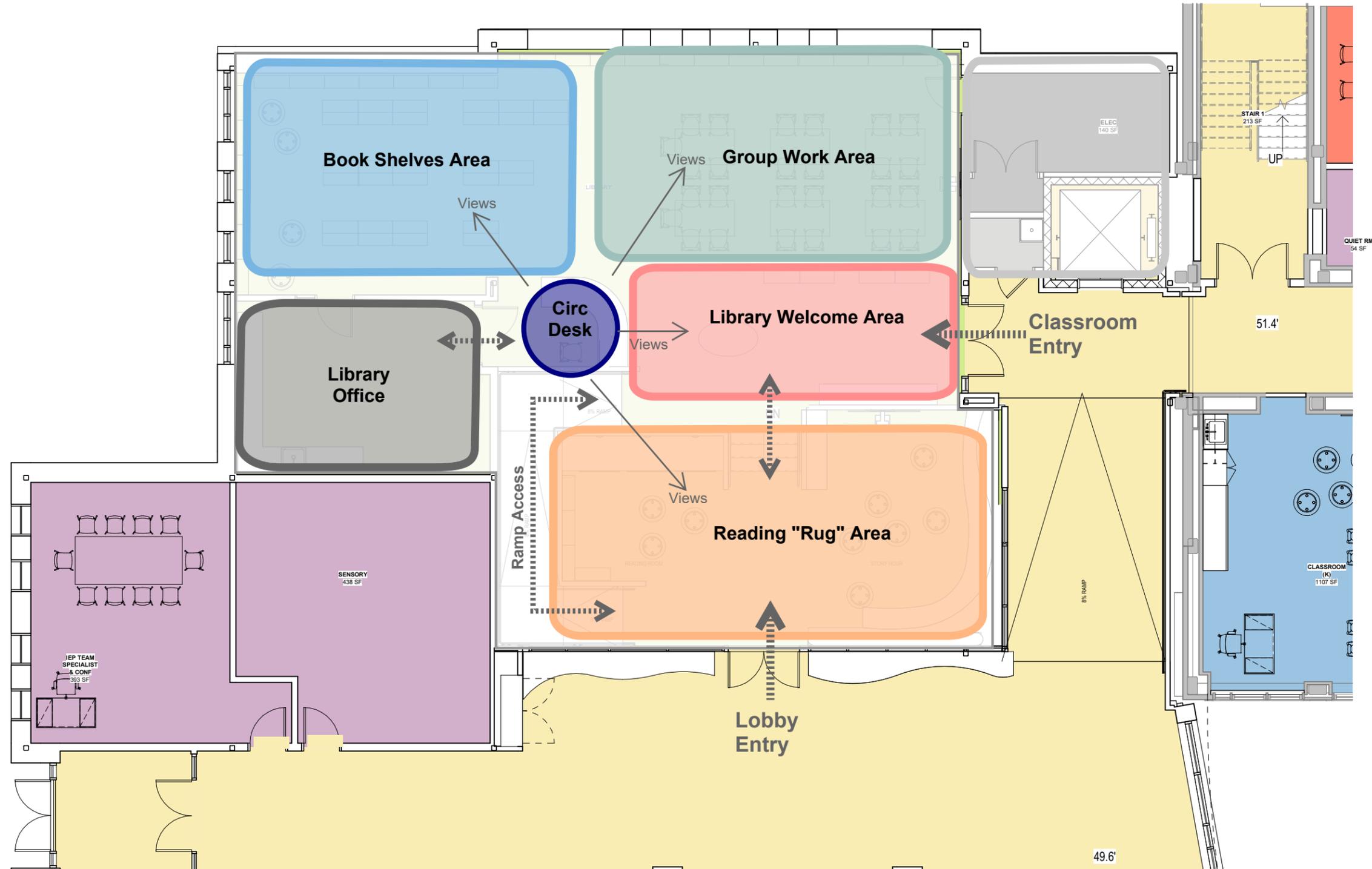


PREFERRED SCHEME #1B - EAST ELEVATION

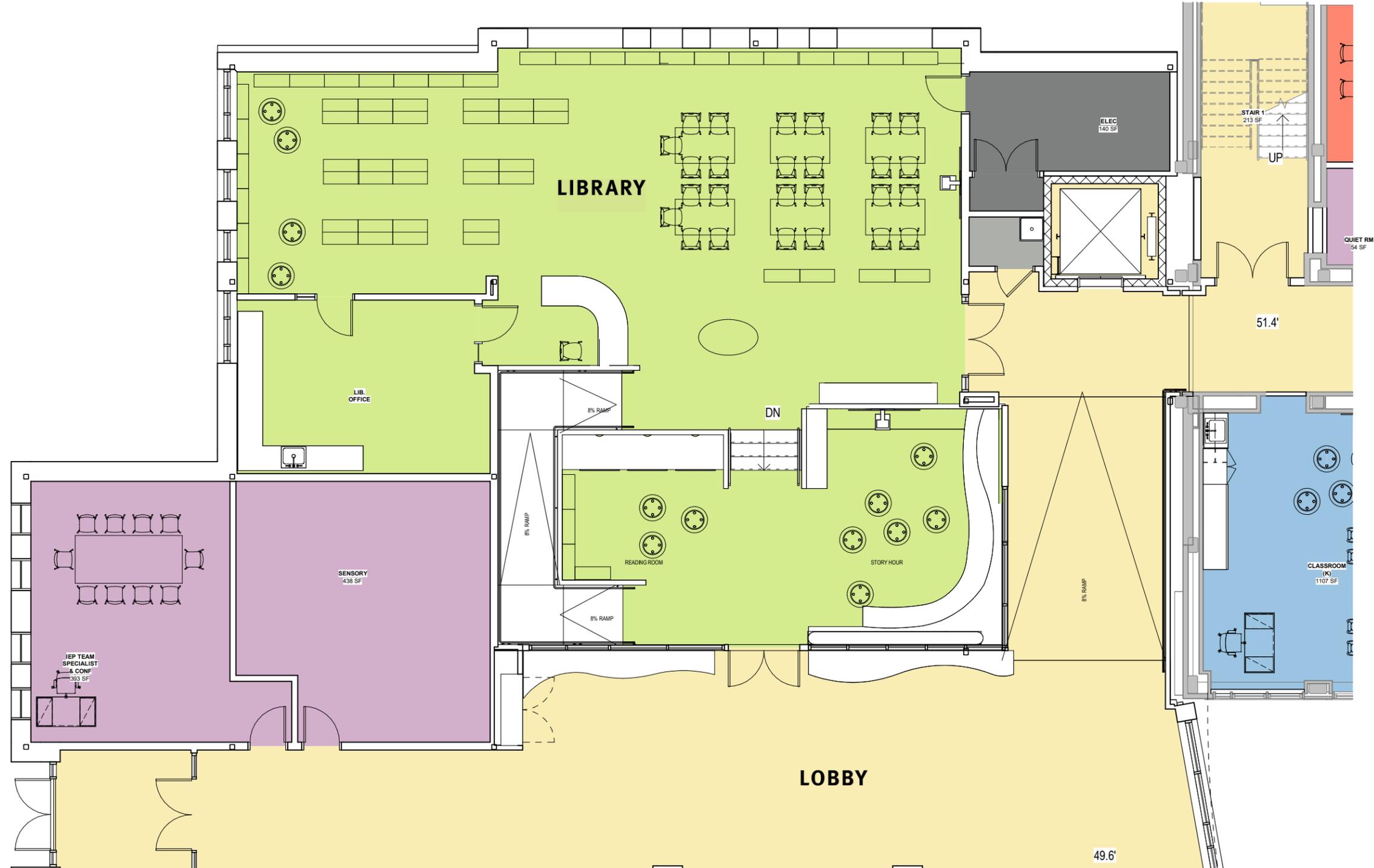


LIBRARY

LIBRARY



LIBRARY



LIBRARY LOBBY



LIBRARY



PROJECT SCHEDULE

PROJECT SCHEDULE UPDATE

2023

- May 10** DRC/SBC Meeting
Exterior Wall Assembly/Thermal Performance
Interior Design Overview
- June 14** DRC/SBC Meeting
Energy/HVAC System
- July 12** DRC/SBC Meeting
90% Bid Documents Review
2-week DRC review and comment period
2-week Design Team response period
- Aug. 16** DRC/SBC Meeting
DRC Vote on 90% Bid Documents
- Aug. 31** Final Construction/Bid Documents
- Sept. 7** Bid Phase
- Nov. 2** Award / Start Construction, 18-month duration

2025

- May 1** Complete Construction
- July/Aug** School Move-in

**FOR REFERENCE:
OVERALL FIRST FLOOR PLAN ON THE FOLLOWING PAGE**

FLOOR PLAN

FIRST FLOOR 1/32" = 1'-0"



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; vvarbedian@hillintl.com

