

CITY OF NEWTON

IN CITY COUNCIL

June 21, 2022

ORDERED:

That the City Council finding that the public interest and convenience would be served by its action hereby grants SITE PLAN APPROVAL for the Lincoln-Eliot Elementary School at 150 Jackson Road (AKA 15 Walnut Park) for the demolition and replacement of the existing former chapel and convent structures with the design of a new 24,000 sq. ft. addition and to renovate the remainder of the former Aquinas Junior College to become the new location for the Lincoln-Eliot Elementary School, pursuant to the provisions of Sec. 5-58, in accordance with the recommendations of the Public Facilities Committee as follows:

Docket Number: #304-22

Petitioner: The Design Review Committee of the City of Newton

Location: Lincoln-Eliot Elementary School at 150 Jackson Road (AKA 15 Walnut Park), specifically described as Section 12 Block 03 Lot 04, containing approximately 248,884 sq. ft. of land in Ward 1

Owner: City of Newton

Owner's Address: 1000 Commonwealth Avenue
Newton Centre, MA 02459

To be used for: Demolish and replacement of the existing former chapel and convent structures with the design of a new 24,000 sq. ft. addition and to renovate the remainder of the former Aquinas Junior College to become the new location for the Lincoln-Eliot Elementary School(hereinafter referred to as the "Project").

Explanatory note: All renovation of a municipal building involving new construction requires Site Plan Approval pursuant to the provisions of Sec. 5-58 of the Revised Ordinances of the City of Newton, 2017.

The land referred to is zoned Public Use.

1. The building, driveways, walkways, landscaping and other site improvements associated with the Project granted through this Site Plan Approval shall be consistent with the following approved plans:

a. Lincoln-Eliot Elementary School, 212 150 Jackson Road (AKA 15 Walnut Park), Newton, Massachusetts 02458, Proposed Maintenance Facilities Improvements & Renovations 5-58 Schematic Design/Site Plan Approval Submittal, May 3, 2022

- i. C-001 Notes
- ii. C-100 Demolition Plan
- iii. C-200 Erosion Control Plan
- iv. C-300 Civil Layout
- v. C-301 Grading Plan
- vi. C-302 Grading Plan
- vii. C-400 Civil Utility
- viii. C-500 Stormwater Plan
- ix. C-600 Erosion Control Details
- x. C-601 Civil Utility Details I
- xi. C-602 Civil Utility Details II
- xii. C-603 Civil Utility Details III
- xiii. C-604 Civil Site Details I

2. The approved plans, including building floor plans and elevations, are subject to modification as the plans are developed during Design Development and Construction Document Phases of the Project. Pursuant to Sec. 5-54(c) of the Revised Ordinances of the City of Newton, 2017, the Design Review Committee shall make periodic reviews of the Project's plans as it moves through the various design phases.

3. During the Design Development phase, the Project Design Team shall evaluate and refine areas of design to address the following concerns:

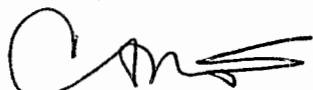
- The design team should continue to take an integrated design approach to the building's design through its mechanical systems, building envelope, floor to floor heights, ceiling heights including the height and extent of glass and glazing, methods of sun control, day lighting, electrical lighting, and sound control. All components should be designed to promote efficient building performance and reduce overall energy consumption, consistent with both its purpose and context. This process should include life cycle cost analysis in the vetting of building systems.

- The design team should continue to strive to meet, or exceed, our sustainability goals. This should include further study and evaluation of geothermal, on-site PV, and other methods of driving down our energy use intensity, as Newton strives to reduce its' carbon footprint and pushes towards net zero buildings. The building will be heated and cooled using no fossil fuels on site. The building design and specifications should be developed in a practical manner that

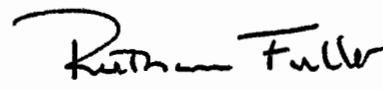
facilitates conversion to higher efficiency systems coupled with LCCA to drive our energy intensity down to achieve net zero.

- The design team should continue to investigate site conditions to refine storm water management design options.
- The team should develop a site photometric plan to confirm adequacy of exterior lighting, and 3-D modeling to ensure that direct glare sources are appropriately cut off in response to the significant grade changes.
- All facades of the proposed building addition should be refined to address concerns over massing and buffering of the building from the abutting properties.
- An image board of existing materials of the surrounding structures should be developed to inform the selection of exterior building components that will result in a contextually appropriate solution.
- The traffic study and recommendations should be completed and presented to the DRC to ensure that the plans work well with the site distribution and pedestrian and bicycle safety, as well as the blue zone(s). The City should continue to explore options for offsite parking, satellite blue zones, and pedestrian and bike routes to account for the use of 191 Pearl Street as future swing school space.
- The design team should continue to study and refine the site accessibility features and access elements to simplify and optimize wherever possible, with a focus on the reduction of ramps in number and or length.
- Maintenance vehicular access should be accommodated via the pathway leading from the parking lot to the basketball court.

Under Suspension of Rules
Readings Waived and Approved
23 yeas 0 nays 1 absent (Councilor Ryan)



(SGD) CAROL MOORE
City Clerk



(SGD) RUTHANNE FULLER
Mayor

Date: 6/24/2022