

CITY OF NEWTON

IN CITY COUNCIL

July 8, 2024

ORDERED:

That the City Council finding that the public interest and convenience would be served by its action hereby grants SITE PLAN APPROVAL for schematic design and site plan approval at 125 Derby Street for the design of the 70,898 SF Franklin School to be located on the western side of the existing location. The new school provides 18 general education classrooms with educational support spaces, cafetorium, and gymnasium to accommodate a design enrolment of 396 to 414 students pursuant to the provisions of Sec. 5-58, in accordance with the recommendations of the Public Facilities Committee as follows:

Docket Number: #269-24

Petitioner: The Design Review Committee of the City of Newton

Location: Franklin School, specifically described as Section 34 Block 37 Lot 21, containing approximately 70,898 sq. ft. of land in Ward 3

Owner: City of Newton

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

To be used for: The design of the new 70,898 SF facility to replace the current Franklin School located at 125 Derby Street in Newton (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.

- 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

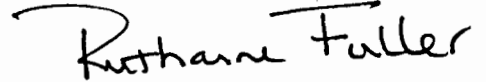
its purpose and context. This process should include life cycle cost analysis in the vetting of building systems.

- In response to high costs and long lead times for glass and glazing systems, the design team will look at alternatives to curtainwall construction and evaluate carrying optional construction as an alternate in the bid documents.
- The design team should provide updated LCCA for GSHP + VRF option for verification, and 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 towards net zero.
- The project team should evaluate options for guardrails and bollards for pedestrian safety along bus loop and entry plaza.
- The team should develop a site photometric plan to confirm adequacy of exterior lighting, and to ensure that direct glare sources are appropriately cut off in response to the significant grade changes.
- The design team should continue to investigate site conditions to refine storm water management design options.
- The design team will continue to develop the playground design to provide fully accessible solutions to meet the design requirements similar to those at the Lincoln-Eliot and Countryside School playgrounds. The team will review with PR&C the potential for netting along the ball field foul lines, and outfield fencing along the pathways.
- All facades of the proposed building should be refined to address concerns regarding massing and buffering of the building from the abutting properties. The project team will work with the abutters to identify and provide appropriate fencing and plantings along abutting property lines.
- The project team should continue to work with NPS, DPW Traffic staff, and city Accessibility Coordinator to ensure that the plans work well with the site distribution and pedestrian and bicycle safety, as well as developing a Parking Management Plan. The project should evaluate options for additional drop-off on Cherry St.
- The project will work with the community and school to develop a remembrance or memorial feature as part of the final site design.

Under Suspension of Rules
Readings Waived and Approved
21 yeas 1 nay (Councilor Gentile) 2 absent (Councilors Downs and Wright)



(SGD) CAROL MOORE
City Clerk



(SGD) RUTHANNE FULLER
Mayor

Date: 7/11/2024