

CITY OF NEWTON

IN CITY COUNCIL

August 12, 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 225 Nevada Street for the design of the 22,000 s q. ft. addition at Horace Mann to be located directly behind and adjacent to the existing gymnasium. The new addition will allow for additional educational space and grade-level clustering of classrooms with additional educational support spaces, an enlarged cafetorium, and music room. The project will include interior renovations to adjust some existing classroom and educational room sizes and provide a new library space. When completed the school facility will provide a total of 18 general education classrooms, Break-out and/or Project Areas for each grade level, improved special education spaces and will 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: #268-24
- Petitioner: The Design Review Committee of the City of Newton
- Location: Horace Mann, specifically described as Section 23 Block 01 Lot 20, containing approximately 211,370 sq. ft. of land in Ward 2
- Owner: City of Newton
- Owner's Address: 1000 Commonwealth Avenue  
Newton Centre, MA 02459
- To be used for: The design of the new 22,000 SF facility to replace the current Horace Mann located at 225 Nevada 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.
- The design team should continue to strive to meet, or exceed, our sustainability goals. This should include further study and evaluation of 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 addition will be heated and cooled using no fossil fuels on site. The building addition 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 new addition roof shall be designed to be solar ready for installation of PV panels.
- 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 review options with PR&C regarding proposed tree species, and landscaping plants, including viability and options for landscaping in the depressed area between the gymnasium and parking area on Nevada Street.
- The team will look at adjustments and modification to the existing main entry to improve accessibility and security.
- The design team shall evaluate and present opportunities to introduce natural light into the gymnasium from the northern façade, and interior finishes to improve lighting and sound control in the existing gymnasium.

Under Suspension of Rules

Readings Waived and Approved

21 yeas 0 nays 3 absent (Councilors Block, Downs and Lobovits)

  
(SGD) CAROL MOORE  
City Clerk

  
(SGD) RUTHANNE FULLER  
Mayor

Date: 8/16/2024