



Design Review Committee
PUBLIC BUILDINGS DEPARTMENT
Ellen Light and Thomas P. Gloria, Co-Chairs
Joshua R. Morse, Commissioner
Telephone (617) 796-1600
FAX (617) 796-1601
TTY: (617) 796-1089
52 Elliot Street
Newton Highlands, MA 02461-1605

Ruthanne Fuller
Mayor

Honorable City Council
City of Newton
1000 Commonwealth Avenue
Newton Centre, MA 02459

29 March 2023

RE: Gath Pool Project, 256 Albemarle Road

SUBJECT: 100% Schematic Design and Site Plan Review

Honorable City Council:

On Wednesday, 29 March 2023 the Design Review Committee met and reviewed the 100% Schematic Design and proposed site plans dated the 24th of March 2023 as presented by BH+A Architects on behalf of the Public Buildings Department and Parks, Recreation, and Culture Department for the above referenced project.

The City of Newton is proposing to demolish and replace the existing pool shell and deck and construct a new zero-entry recreational pool, 8-lane lap pool, splash pad, and new pool decks and amenities. To achieve this the adjacent tennis courts will be removed, and the site will be expanded to allow for the creation of the splash pad. The bathhouse facility will receive minor modifications focused on improving accessibility and functionality. The project program and all changes to the facility and site have been approved and endorsed by the Commissioner of Parks, Recreation, and Culture and the Parks and Recreation Commission.

The Design Review Committee determined that the schematic design and site plans are appropriate. The Committee believes that the proposed pedestrian circulation and orientation of the pools and splash pads and associated site functions are a good solution. The members of the Committee present voted unanimously to recommend that the project be presented for site plan approval. In accordance with Section 5-58 of the Revised Ordinances, this letter is to petition the City Council on behalf of the Parks, Recreation, and Culture Department for Site Plan Approval. The DRC identified the following areas of design which should continue to be evaluated through the Design Development Phase.

- The design team should continue to advance the designs in a way that best balances the needs and interests of the various users of the pool facilities.
- The design team should continue to strive to meet, or exceed, our sustainability goals. This should include further study and evaluation of methods of driving down our energy use intensity, and efforts to reduce the embodied and operating carbon of the project.

- The design team should continue to apply universally accessible design principles to create an inclusive and welcoming facility for people of all abilities.
- The design team will continue to identify opportunities for PV and make the project solar ready.
- The design team will continue to work with PR&C and neighbors to refine appropriate exterior lighting for the facility.
- The design team will continue to work with PR&C with regards to landscaping, trees, and site circulation which will be coordinated with the Albemarle fields Improvements project.
- The design team should continue to investigate site conditions to refine storm water management design, and the final design may be refined in response to the meetings with the Engineering Department and the Conservation Commission.

The Design Review Committee looks forward to continuing to work with BH+A Architects, the Parks, Recreation, and Culture and Public Buildings Departments, and the community as the design evolves through the design development and construction document phases.

Sincerely,

Ellen Light, AIA, LEED AP BD+C



Thomas P. Gloria, Ph. D.



Design Review Committee, Co-Chairs

CC: Joshua R. Morse, Commissioner of Public Buildings
Jonathan Yeo, Chief Operations Officer
Maureen Lemieux, Chief Financial Officer
Nicole Banks, Commissioner of Parks, Recreation, and Culture