

CITY OF NEWTON

IN CITY COUNCIL

May 15, 2023

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 256 Albemarle Road for the design of the 735,508 SF Gath Pool, 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. to meet the needs and interests of Newton's older adults pursuant to the provisions of Sec. 5-58, in accordance with the recommendations of the Public Facilities Committee as follows:

Docket Number: #132-23

Petitioner: The Design Review Committee of the City of Newton

Location: Gath Pool, specifically described as Section 21 Block 22 Lot 01, containing approximately 735,508 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 735,508 SF facility to replace the current Gath Pool located at 345 Walnut 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.

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. Gath Pool, 256 Albemarle Road Newton, Massachusetts 02460, Proposed Maintenance Facilities Improvements & Renovations 5-58 Schematic Design/Site Plan Approval Submittal, May 3, 2022

- i. OM-1 Operation and Maintenance Plan
- ii. C3.1 Grading Drainage and Utility Plan
- iii. A100 Overall Site
- iv. A102 Bathhouse Plan
- v. A800 Deck Plan
- vi. A801 Lap Pool Plan
- vii. A802 Zero Depth Pool
- viii. A813 & A814 Lap Pool Sections
- ix. 824 Spray Deck- Plan and Section

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:

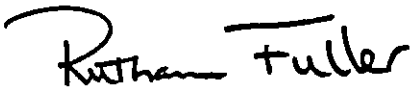
- The design team should continue to advance the designs in a way that best balances the needs and interests of the various users of the pool facilities.
- The design team should continue to strive to meet, or exceed, our sustainability goals. This should include further study and evaluation of methods 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.

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



(SGD) CAROL MOORE  
City Clerk



(SGD) RUTHANNE FULLER  
Mayor

Date: 6/15/2023