



Franklin School

Meeting Date:	January 10, 2024, at 6:00 PM	Design Review Committee Meeting
Prepared by:	Aditya Modi – CHA	

School Building Committee Members	Design Review Committee Members
<input type="checkbox"/> Jonathan Yeo <input type="checkbox"/> Mark Chitty <input type="checkbox"/> Ayesha Farag <input type="checkbox"/> Maureen Lemieux <input type="checkbox"/> Anping Shen <input type="checkbox"/> Paul Levy <input type="checkbox"/> Liam Hurley <input type="checkbox"/> Julia Malakie <input checked="" type="checkbox"/> Pam Wright <input checked="" type="checkbox"/> Aaron Goldman <input type="checkbox"/> Jessica Allen	<input checked="" type="checkbox"/> Peter Barrer <input checked="" type="checkbox"/> Ellen Light <input type="checkbox"/> Ambrose Donavan <input checked="" type="checkbox"/> David Gillespie <input checked="" type="checkbox"/> Thomas Gloria <input type="checkbox"/> Robert Hnasko <input checked="" type="checkbox"/> Jonathan Kantar <input type="checkbox"/> SingNing Kuo <input checked="" type="checkbox"/> Amy Mackrell <input checked="" type="checkbox"/> Carol Schein <input checked="" type="checkbox"/> Steve Siegel
DRC City Council & School Committee Member Reps.	DRC Project Community Reps- Franklin School
<input checked="" type="checkbox"/> Emily Prenner <input checked="" type="checkbox"/> Andrea Kelley	<input checked="" type="checkbox"/> Jessica Baccari <input checked="" type="checkbox"/> Michael Halle
DRC Committee Staff	General Public
<input checked="" type="checkbox"/> Joshua Morse <input type="checkbox"/> Barney Heath <input checked="" type="checkbox"/> Alex Valcarce <input checked="" type="checkbox"/> Stephanie Gilman <input checked="" type="checkbox"/> Jini Fairley	<input type="checkbox"/> Leah Daniel <input checked="" type="checkbox"/> Jake Picariello <input type="checkbox"/> Michael Haueisen <input type="checkbox"/> Geoffrey Keenan <input type="checkbox"/> Mrs. Airasian <input type="checkbox"/> Nick Wong <input checked="" type="checkbox"/> Rick Sheiber <input type="checkbox"/> David Geffen <input type="checkbox"/> Dominic Puniello <input checked="" type="checkbox"/> Ima Jonsdottir <input checked="" type="checkbox"/> Steven Watchorn, Raymond Design Associates <input type="checkbox"/> Mark Kaufman <input checked="" type="checkbox"/> David Donahue <input checked="" type="checkbox"/> David Ljunberg <input checked="" type="checkbox"/> Gordon Kohse <input checked="" type="checkbox"/> Martina Jackson
CHA – Owner’s Project Manager	
<input type="checkbox"/> Tom Gatzunis <input type="checkbox"/> Amanda Sawyer <input checked="" type="checkbox"/> Aditya Modi	
HMFH Architects and consultants	
<input checked="" type="checkbox"/> James Liebman <input checked="" type="checkbox"/> Melissa Greene <input checked="" type="checkbox"/> Lori Cowles <input checked="" type="checkbox"/> Josh Burgel- Lemon Brooke	

Item	Description:	Ball in Court
	<p>Introduction</p> <ul style="list-style-type: none"> • Melissa Greene started sharing the presentation and let everyone know about where exactly the project is in terms of the phase. The agenda for this meeting was to discuss about site review and the building itself. • She explained what the distribution of students would look like as per which route, they take to school. 	
a.	<p>Site Design Review</p> <ul style="list-style-type: none"> • Josh Burgel from Lemon Brooke speaks about the current progress of the site design. He mentions that the Fire Department’s current plan is to access the school via the staff parking lot on the west side, so that everybody musters out in the fields during an emergency. • The pedestrians’ walkways will be made of concrete. He also speaks about the trees that need to be replaced, removed, or saved while talking about the types of trees there will be in the new design. • Ellen Light asks where the bio-swales will be located. <ul style="list-style-type: none"> ○ Josh Burgel responds by that they haven’t exactly marked them out yet, but they will be located wherever possible. Some ideal locations are behind the school in North and some areas around the fields and walkways. • Mike Halle asks about memorial trees – lost or removed or not taken account of and how are we taking care of that. He also asks if any small trees around the playground that were recently planted will be relocated or saved in some way? He mentions that there are sentimental feelings attached with them and someone could raise questions about them, and we should be prepared for that. <ul style="list-style-type: none"> ○ Alex Valcarce would love to figure out which ones are memorial trees and save them. The school currently don’t exactly know where they are and would really appreciate community’s help to locate them. ○ Once marked, we would look to relocate them somewhere else off site and still replace those trees. ○ Josh Burgel added that we're looking at all the memorial benches as well, document it and have the plaques reinstalled. • Jessica Baccari asked if it is possible to create a section to understand what grading the fields are on and how it relates to the street. <ul style="list-style-type: none"> ○ Josh Burgel responds by saying that they are working on it right now. The left field line of the baseball field is matching existing grade at that location. 	
b.	<p>Bus Loop and drop off.</p> <ul style="list-style-type: none"> • Mike Halle asks what constraints how wide the island between the bus loop has to be. <ul style="list-style-type: none"> ○ Josh Burgel replied that the turning radius on the buses is the big constraint here. We do have room for 2 buses to be parked, but this allows for future growth, and you can fit 4 buses in that loop if you need. The island is as narrow as it can be. The tree in the island is the existing tree and we would need to plant 6 or 7 new trees to replace it as it is a big tree. • Mike Halle asks if it is going to be asphalt or any other permeable material for the bus route. <ul style="list-style-type: none"> ○ Josh Burgel responded saying that it will be asphalt. 	

	<ul style="list-style-type: none"> ● Mike Halle asked if a covered waiting area in the school like at the bus stop or the dropoff is planned. <ul style="list-style-type: none"> ○ Lori Cowles responds that it has not come up in the program. ○ Alex Valcarce also adds by saying that we have not typically done that. It is not a big priority but can think about it. ○ Mike Halle responds by saying that school has realized is that when small kids are driven, they can't get themselves out of their car seats, and this makes it difficult for the parents. There are no staff people to support under the current contracts. If possible, staff could walk the kids into school, would make sense. 	
c.	<p>Entry Plaza</p> <ul style="list-style-type: none"> ● Mike Halle asked how the security/privacy of open plaza with kids playing while it being visible from the street will be ensured? <ul style="list-style-type: none"> ○ Josh Burgel mentioned that he would like to try to avoid fencing. Playgrounds tend to be all fenced in, and it feels like a cage. ○ This design pushes everything back with the buffer between the bench and the bus loop, of about 20 feet. ○ There's also the green space behind the bench like shrubs which are lower in height you can see over the top of them, but they act also as a buffer. ○ There would be grading of couple of feet between the play surface and the seating area. The bench could be backed so that that would act as another layer of a barrier. ○ There are different fence types that we could use if we wanted to go there. ○ Other option is limiting paved access in and out so that they're controllable. Basketball courts have fences all the way around them. In this case a bike rack on the street side, and then a whole lot of trees and bio swale to prevent the balls from rolling out into the street. ○ To the north of the basketball court there is uphill slope to the soccer field, and a seat wall there can be installed to stop the balls which makes it a fairly contained space as well. 	
d.	<p>Buffer between the North Side of the School and abutting properties on Clark Road</p> <ul style="list-style-type: none"> ● Gordon Kohse asked about efforts to shift the school building down and rotating it to increase the buffer between the property line. He asked if this is the final location of the school. <ul style="list-style-type: none"> ○ Melissa Greene mentions that the new design has the building shifted atleast 10FT to the South from where it had originally been. ○ We have also tried to create some buffer with plantings and are continuously looking for ways to adjusting it but constrained with the parking lot on the West side and other grade challenges. ○ Alex Valcarce adds that they have done a little bit of shifting. After the meeting with the Fire Department, it was decided that they do not need access for emergency vehicles to the North of the site and thus we have been able to make that part more pleasing with landscaping and creating buffer. 	

e.	<p>Building Design</p> <ul style="list-style-type: none"> • Melissa Greene ends the discussion for site review and moves onto talking about the building. • Service access provides entrance to emergency personnel, service, gym for after hours instead from back of building on Northside. • Mike Halle asked if students come from Russell Road, where would they enter? <ul style="list-style-type: none"> ○ Melissa Greene responds by saying that they could enter through the gymnasium, or either through the service access or the secondary entry into the school. The other option is walking all the way around and enter through the main entrance. ○ Alex Valcarce added by saying that we have built in flexibility for the school and for the principal to have options, but at the end of the day it will be how the principal wants to organize, how the school operate, so they may go back to having everyone come through the main entry and kind of regroup up in the main plaza or may use multiple access points. • Mike Halle asks if the size of the art class similar to existing space and if the kiln outside the art class will be there in the new design too? <ul style="list-style-type: none"> ○ Melissa Greene responds by saying that the exact area of the class is unknown now, but it is definitely as per code. Kiln will be located inside the class in a separate room. But we will work with all different teachers and shareholders and make sure the layouts work for them. • David Ljungberg asks what is the energy plan for the building? Is it solar or geothermal? <ul style="list-style-type: none"> ○ Melissa Greene responded by saying that at the moment we are planning to go for geothermal and planning to have solar panels on the roof. ○ Alex Valcarce added we are looking at following our model from Countryside. Obviously, we'll update the LCAs but ground source heat pump, VR, all electric and solar on the roof. • Rick Sheiber asks where is the elevator for access? <ul style="list-style-type: none"> ○ Melissa Greene responds it is the vestibule unit with the symbol X. 	
f.	<p>Music room</p> <ul style="list-style-type: none"> • Tom Gloria asked what is the plan for sound deadening around the music room? <ul style="list-style-type: none"> ○ Melissa Greene responded that there will be thick walls around the music room to suppress the noise. This is very common, and we put other classes around the music room. Also, there is a vestibule on the side to create a buffer. • Tom Gloria asked about the practice room and ensemble and how would that play out in that space. <ul style="list-style-type: none"> ○ Melissa Greene responded that the small rooms would be the ensemble and practice rooms and the teaching space would be at the back of the room opposite to the small spaces. 	
g.	<p>Extended day and plowshares</p> <ul style="list-style-type: none"> • Someone in the chat asked where are the extended day and plowshares located? <ul style="list-style-type: none"> ○ Melissa Greene responds that it is right off the secondary entry. The thought was that being very near where the parking lot is, and that's probably where parents would be parking. To pick up kids would be very convenient. The cafeteria is one of the main spaces that the extended day program uses, so having that adjacency is beneficial and from there they can get into the lobby and gymnasium. 	

	<ul style="list-style-type: none"> • Andrea Kelley asks if the extended day care program had any designated space or office in the building? <ul style="list-style-type: none"> ○ Melissa Greene responds that is an office and storage. They will utilize the spaces like the cafeteria and the gymnasium. 	
h.	<p>Gym Massing and Admin Wing Massing options</p> <ul style="list-style-type: none"> • Melissa Greene started sharing Gym Massing options and Admin wing Massing options. • Mike Halle asks if any massing options had been created for the side of the school which will be visible from the parent drop offside and Cherry Street and the crosswalk? <ul style="list-style-type: none"> ○ Melissa Greene responds that they do not have that in this slide deck. She shared another visual which is from the point of view of bus dropoff which she mentions that it is sort of close to that zone. It's not quite as far back as that other one and it be seen that the music volume gets more prominent in that rotation from this view as well. • Tom Gloria points out that the notch option in the gym massing creates an entry which can be a security concern. <ul style="list-style-type: none"> ○ Melissa Greene responds by saying that notch is there, but the door has been moved to the service access as it would be monitored. If anybody was trying to access that during voting, they will only be able to access the gym. • Mike Halle asks does the undulation of the exterior wall need to be structural. <ul style="list-style-type: none"> ○ Melissa Greene responds by saying that the notch is a nice like volume metric and break in the heights and it goes hand in hand on the side of the finishes. ○ Brick can be pushed in and out in certain ways, so you can create that undulated finish with the brick like material. ○ There is also an option of brick pushing and pulling to create a texture in the brick, but it's all one color as opposed to colorful patterns which is another way of trying to activate and energize the facade, and that the gym being such an important prominent space in the building would be a good opportunity for a finish like that which gives it a little more detail. • Tom Gloria asked if there is any consideration of moving that support space down south and moving the mass of the building to the middle of the site. <ul style="list-style-type: none"> ○ Alex Valcarce responded by saying that we will continue to work with it and try to massage it as best as we can 	
i.	<p>Cupola</p> <ul style="list-style-type: none"> • Mike Halle talks about any thoughts for saving the cupola or recreating the idea of cupola. Is there something that can be done if that historic element needs to be saved? <ul style="list-style-type: none"> ○ Lori Cowles responds that this design is not finished and is still a work in progress and they will continue to take design inputs and try to incorporate it into the design as best as they can. 	

j.	<p>Voting space</p> <ul style="list-style-type: none"> • Jonathan Kantar asks is one access point for entry and exit to gym for voting is enough? <ul style="list-style-type: none"> ○ Alex Valcarce replies that most of the places have one way in and out to limit access to other areas of the school. ○ James Liebman added that this design gives the flexibility to have two points of access to the gym. ○ Jonathan Kantar responded that at Zervas, they have two access points while voting and it works nicely. ○ Alex Valcarce responds that the gym in that school is bound by parking lot and so it works there. ○ Jonathan Kantar asks if election commission requires any inputs into these? ○ Alex Valcarce responds that every polling site in Newton works closely with them. So, as we start to pin it down, we will continue to talk to the election commission, on how you get in, how you get out and controlling the flow of people in the building. ○ Pam Wright pointed out that the voting needs a close by parking lot for ADA accessibility. ○ Alex Valcarce responded by saying that the accessible parking spaces are along the edge of the school and other van pick up and drop off options. So, all those things are in the works. 	
k.	<p>Commissioning Agent Procurement</p> <ul style="list-style-type: none"> • Alex Valcarce mentioned that CHA (Owner’s Project Managers) is working on onboarding the Commissioning Agent. 	