



Public Facilities Committee Report

City of Newton

In City Council

Wednesday, April 17, 2019

Present: Councilors Crossley (Chair), Leary, Kelley, Gentile, Danberg, Laredo, Lappin, Rice, Grossman, Greenberg, Albright, Kalis, Krintzman, Baker

Absent: Councilors Norton

City Staff Present: Commissioner of Public Buildings Josh Morse

#132-19 Appointment of Anne Cedrone to the Design Review Committee

HER HONOR THE MAYOR appointing ANNE CEDRONE, 49 Walker Street, Newtonville, as a community representative member of the DESIGN REVIEW COMMITTEE for the 687 Watertown Street Project for a term to expire upon completion of the building project. (60 days: 5/29/19)

Action: Public Facilities Held 7-0

Note: Ms. Cedrone was not available to attend the meeting. Councilor Leary motioned to hold the item which carried unanimously.

#147-19 Appointment of Tom Enselek to the Design Review Committee

PRESIDENT LAREDO appointing Tom Enselek, 28 Davis Avenue, West Newton, 02465 as a member of the DESIGN REVIEW COMMITTEE for the 687 Watertown Street Project for a term to expire upon completion of the building project.

Action: Public Facilities Approved 7-0

Note: Mr. Tom Enselek noted that he owns the business at 665 Watertown Street. He explained that his employment experience includes work as a Project Manager and noted that his educational background is in Elementary Education. Mr. Enselek stated that he was asked to serve on the Committee and is looking forward to volunteering. Committee members were appreciative of Mr. Enselek's volunteering to serve. Councilor Laredo moved approval of the appointment which carried unanimously.

Referred to Programs & Services, Public Facilities, and Finance Committees

#102-19 Request to appropriate \$400,000 for NewCAL project

HER HONOR THE MAYOR requesting authorization to appropriate and expend four hundred thousand dollars (\$400,000) from Free Cash for the purpose of funding the completion of feasibility, schematic design, and site plan approval for the NewCAL project.

Action: Public Facilities Approved as Amended 6-0-1

Note: The Public Facilities Committee and Programs and Services Committee met jointly to discuss this item. Councilor Baker noted that the PowerPoint presentations were not available 72 hours prior to the meeting. The Public Facilities Committee Chair explained that it has not been the Committee's practice to distribute PowerPoint slides prior to the public presentation, but instead include them as attachments to the Committee Reports. Since the department shared the presentation via email the day of the meeting, Councilor Baker said that proper protocol is to suspend the rules to allow the item to be discussed. Motions to suspend the rules from Councilor Baker in Programs and Services and Councilor Lappin in Public Facilities carried unanimously.

Commissioner of Public Buildings Josh Morse explained that the \$400,000 request would fund the completion of program development, feasibility assessment, including evaluation of potential sites to suit the program developed for the NewCAL (Newton Center for Active Living) project. The Commissioner stated that the \$100,000 appropriated stated that the \$100,000 appropriated in 2018 was used to work with Steffian Bradley architects and community stakeholders to develop a building program, identify potential site and begin feasibility analysis for the NewCAL project. Commissioner Morse described the work to date as shown in the attached PowerPoint slides. The current request for \$400,000 is intended to fund preliminary design through site plan development and schematic design of the building, once a site is selected. However, it is unclear what further efforts may be in order to achieve site approval.

The Commissioner noted that multiple groups have been working to develop and review the plans for NewCAL including; a working group that includes members of the Council on Aging, Parks and Recreation Commission, Parks and Recreation Staff, Public Buildings staff, the Design Review Committee and members of the City Council. The groups are working collaboratively. The Commissioner stated that many community meetings have been held and estimated that approximately 50,000 man hours have been dedicated to the project up to this point. The Commissioner noted that members of the working groups have toured Senior facilities throughout the state and have met with stakeholders to establish the program.

The Commissioner noted that an early Vision Statement prepared by the administration was not well received by member representatives of the senior community. He confirmed that the program for NewCAL is now being designed, operated and prioritized for seniors. Director of Senior Services Jayne Colino noted that this means the program is being designed for adults aged 50+ but added that some grant programs only apply to specific populations of seniors. Available space in the center may be used in a way that complements the senior programming.

The Commissioner stated that it is anticipated that to meet the desired building program, as well as to allow for some flexibility, NewCAL is expected to be a two-story, 38,000 sq. ft building, where the existing Senior Center is about 10,000 sq. ft. The Commissioner noted that there are several outlying questions (size of the fitness equipment room, whether the facility should have an aquatics program/pool) but stated that other communities have strongly recommended the inclusion of flexible multi-purpose rooms. The Commissioner stated that it is likely that the facility will require a site that is 2-2.5 acres, including 75 parking stalls at grade, and noted that if a site is available with supportive parking, a smaller site could be considered. He stated that the inclusion of a pool will be site dependent and can be added as an

independent structure or wing if space allows. Current hours of operation at the Senior Center are 10:00 am – 4:00 pm Monday – Friday. The new hours of operation are expected to be from 7:00 am up to 10:00 pm, up to seven days a week. The Commissioner noted that the expanded hours of operation will help to mitigate the need for a larger building.

Questions

Q: Typically, you select very intentional words for the Vision Statement. Is NewCAL intended for seniors or the whole community?

A: The facility will be designed and operated for seniors aged 50+. When spaces are available, we will work with the community to allow other programming that is complementary to the senior services. It will be prioritized toward seniors. The building will be fully accessible and will exceed accessibility (ADA) code requirements.

Q: How will a site be selected?

A: Part of the 2.5 acres is to include parking. If we end up with a site with supported parking, we may not need as much land area. Each site offers different opportunities and we will analyze every site. There are 145 City-owned properties identified for consideration. Article 97 protects the conservation of open space. In order to take such protected land for non-recreational purposes, the City must offer up compensatory land. Some Court cases have determined that this use is recreational. This does not mean that we are exclusively looking at open space, but we must consider all options.

Q: Could you go up a story (from 2-3) to reduce the required land area?

A: We can consider going to three-stories, but the roof area would also be smaller, reducing solar energy potential.

Q: Can you think about making the building net zero as you design?

A: Yes, as we design, we are considering opportunities to build to a Net Zero standard.

Q: What will the \$400,000 be used for?

A: To continue the feasibility study. We need to continue to refine the program. We currently have no design detail. The additional funds will be used TO test fit (the program) at potential sites, to evaluate building and solar orientation, site, parking and traffic circulation.

(Later the Commissioner clarified that if site selection goes smoothly, this amount of funding should bring the project through to schematic design, reading for the Council to consider for site plan approval).

Q: A lot of the size constraints are based on the desire to have a pool and gym. Have you given thought to not including those amenities?

A: The 38,000 sq. ft. estimate does not include the pool but does include the gym. The gym is a large space that offers an opportunity for expansion and contraction for programs. It is a multi-purpose space where different activities can be located. The proposed gym is approximately 10,000 sq. ft. and represents 10% of the total land area or 1/3-1/4 of the building space.

Q: What will happen to the current senior center? Can you locate off-site facilities?

A: The building will be maintained. No decisions have been made yet as to what the building will be used for in the future. We are considering decentralized activities and investigating the use of underutilized facilities in village centers. Off-site activities will offer an opportunity to get services closer to residents in village centers as well as encourage them to visit NewCAL.

Q: How much have we spent so far? What is included in architectural services?

A: We have spent \$97,000. "Architectural services" includes everything from program development, design test fits, traffic and other specialty consultants. We are rapidly and aggressively pursuing next steps to get a new design team on board so that we don't lose momentum on the project.

Q: There are multiple sites located near public transportation. Can you look at facilities that minimize the requirement for people to drive to the site?

A: We are looking at options located near public transportation. Access to ride share is also criteria under consideration.

Committee members shared concerns that the program and design would develop too much and expend too many funds prior to the selection of a site. The Commissioner explained that establishing a site is the next step in the process. He noted that it is not expected that more than \$150,000 will be expended prior to the selection of a site. Committee members questioned why the Commissioner is requesting \$400,000 if he is not anticipating spending the full amount prior to selecting a site. The Commissioner noted that the request for \$400,000 allows the City to enter into a sizable contract, which is better for negotiation purposes. The Commissioner confirmed that he will present a short list of sites to the Council prior to schematic design.

Councilors questioned how the project timeline might be impacted by the bankruptcy of the architectural firm who began the project. The Commissioner stated that the City is aggressively pursuing a new design firm to avoid losing momentum. He confirmed that site selection is primarily driven by in-house decisions and noted that the change in designer should not significantly impact the timeline for the project.

The Chair of the Finance Committee noted that there are several ongoing projects in the City and questioned what the estimated cost for the project is. The Commissioner stated that the total project budget is estimated at \$16.45 million dollars. The Chair of Finance noted he has requested that the Administration provide a bonding analysis of ongoing projects FOR the Finance Committee meeting.

Councilor Albright moved approval in Programs and Services with the condition that the Public Buildings Department return to the Council prior to expending more than \$150,000 of the requested funds for feasibility. Councilor Lappin motioned to approve the item with the condition that the Public Buildings Department and NewCAL Working Group return to the Council to present a recommended site or sites, which must be prior to the expenditure of \$150,000. Committee members voted 6-0-1, Councilor Gentile abstaining.

Chairs Note: The Public Buildings Department will present an update to the Committee on the Newton Early Childhood Program at 687 Watertown Street.

Note: Commissioner of Public Buildings Josh Morse presented an update on the Newton Early Childhood Program (NECP) at 687 Watertown Street. The Commissioner noted that the NECP working group has held over 21 public meetings and provided updates to the City Council in November and January. The Commissioner stated that the working group has established the program and is now working to ensure that the final design meets the program. He stated that the group is also working to address the concerns raised by the Design Review Committee (DRC).

The Commissioner explained that it was expected that traffic and parking would be a challenge at the site but noted that the peak demand for the NECP program is less than the peak demand of the existing Horace Mann use. He stated that because drop-off and pick-up for NECP is spaced out throughout the day, the total peak demand is 140-150 parking spaces. Commissioner Morse noted that there are 265 parking spaces in the neighborhood within a reasonable walking distance (measured from the farthest parking space in the parking lot). He noted that the working group is also collaborating with the Parks & Rec Department to allow busses in the emergency access, to help reduce bottleneaking.

Commissioner Morse stated that the current design shifts the main entrance from Watertown Street to Albermarle Street. He noted that the City was previously considering an arrangement with the Boys and Girls Club to allow overflow parking on their site but has determined it not to be necessary. He stated that the City is still working with the Boys and Girls Club regarding development of the site circulation and noted that there may be some opportunities to utilize complementary parking between the two properties.

The Commissioner noted that 687 Watertown Street is outside of the flood plain but confirmed that the City will ensure that the work at the site will not create any flooding conditions. The Commissioner presented details of the project as shown on the attached presentation. He noted that the program will include 17 classrooms as well as space for administrative staff. The Commissioner noted that the updated project estimate is \$10 million dollars, including the gym.

The project also includes cleaning and painting of the interior, installation of light wells to introduce natural lighting, and landscaping. The Commissioner noted that it is possible that the building will be powered without the use of fossil fuels. He stated that the project is on track for holding a site plan and schematic design approval (5-58) hearing in June. In response to questions from Committee members, the Commissioner confirmed that if a site in the vicinity was selected for NewCAL, they would re-evaluate the parking, but noted that it should not overlap with the NECP program. A Committee member asked the Commissioner to consider security measures as the project moves forward, given there are several entrances to the building.

The Commissioner acknowledged that many years ago, oil contamination was identified on site, and clean-up efforts have been ongoing. He confirmed that the project includes excavation and removal of

the remaining oil which he estimates will cost approximately \$50,000. Committee members expressed no concerns relative to the update.

The Committee adjourned at 9:30 pm.

Respectfully Submitted,

Deborah Crossley, Chair

NewCAL Vision Statement

The City of Newton's goal, as an age friendly community, is to build a large, well equipped, comfortable Center to meet the unique interests and needs of older adults, both those currently using the Senior Center and many others who are not. The Center will foster a special sense of community and belonging for this growing group. This facility will be designed to optimize the quality of life for Newton's older adults and those who support them, through welcoming, respectful and meaningful opportunities that engage, value, and empower older adults to remain independent and important assets in our community.

When spaces within this facility are not programmed for older adults, the goal is to offer well managed, quality and enriching community and multigenerational experiences for all residents of Newton.

NewCAL



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UPDATE: DRAFT GUIDING PRINCIPLES – updated on 2/8

1. **Promote and support the Mission Statements of the Senior Services and Parks and Recreation Departments.**
2. **Spaces within this facility that support one another will be clustered to preserve and support the wonderful sense of community that exists in the current Senior Center.**
3. **The Center will be age friendly, welcoming to everyone, and will be designed and programmed to meet the needs of seniors and of the broader community.**
4. **Ensure safety and accessibility both inside and outside the facility through design and operation.**
5. **Promote social equality and maximize access to programs and services to those who are unserved and/or underserved.**
6. **This facility will be environmentally conscious, strive to be carbon neutral, and will leave a legacy of responsible design and operation.**

NewCAL



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Data Comparison - Senior Center site visits Wellesley / Needham / Marlborough (8/17/18)



Newton Council on Aging – The Senior Center
345 Walnut Street, Newton, MA

- ~ **9,850 bgsf** (2 1/2 flrs.)
- Current Population 2010 Census: 85,146 (87,018**)
- Age 60+ population 2010 Census: 18,636 (19,230**) 21.8% of Total Population (22.1%**)
- **SF per Senior over 60 = 0.6 (2010 Census) (.58**)**
- Projected Population Change over 65 years old from 2010 to 2030: 61% to 63% *



Wellesley – Tolles Parson Center: Wellesley Counsel on Aging 2017
500 Washington Street, Wellesley, MA

- ~ **13,096 sf** (2 floors + attic) \$7.2 M project costs (\$9.7M total)
- Current Population 2010 Census: 27,982
- Age 60+ population 2010 Census: 5,429 19.4% of Total Population
- **SF per Senior over 60 = 2.4 (2010 Census)**
- Projected Population Change over 65 years old from 2010 to 2030: 46% to 48% *



Needham Center At The Heights & Council on Aging 2013?
300 Hillside Avenue, Needham, MA

- ~ **20,000 sf** est (2 flrs+partial base.) \$ cost tbd
- Current Population 2010 Census: 28,886
- Age 60+ population 2010 Census: 6,498 22.5% of Total Population
- **SF per Senior over 60 = 3.1 (2010 Census)**
- Projected Population Change over 65 years old from 2010 to 2030: 57% to 59% *



Marlborough Council on Aging and Senior Center 2015
40 New Street, Marlborough MA

- ~ **23,000 sf** est. (2 floors) \$6.5 M construct.cost (tbd)
- Current Population 2010 Census: 38,499
- Age 60+ population 2010 Census: 6,703 17.4% of Total Population
- **SF per Senior over 60 = 3.5 (2010 census)**
- Projected Population Change over 65 years old from 2010 to 2030: 85% to 88% *

* MAPC – Metropolitan Area Planning Council, **Based on City of Newton Demographics web site

Data Comparison – Intergenerational Center site visits Randolph / Natick / Lexington* (10/5/18)



Newton Council on Aging – The Senior Center
345 Walnut Street, Newton, MA

- ~ **9,850 GSF** (2 1/2 flrs.)
- Current Population 2010 Census: 85,146 (87,018**)
- Age 60+ population 2010 Census: 18,636 (19,230**) 21.8% of Total Population (22.1%**)
- **SF per Senior over 60 = 0.6 (2010 Census) (.58**)**
- Projected Pop. Change over 65 years old from 2010 to 2030: 61% to 63% *



Randolph Intergenerational Comm. Center, 10/2017
128 Pleasant St, Randolph, MA

- ~ **36,000 GSF**, est. (Two Floors) \$14.2 m total proj.
- Current Population 2010 Census: 32,112
- Age 60+ population 2010 Census: 5,055 16% of Total Population
- **SF per Senior over 60 = 7.1 (2010 Census)**
- **SF per Resident = 1.12**
- Projected Pop. Change over 65 years old from 2010 to 2030: 65% to 67% *



Natick Community-Senior Center Year Built: 2012
117 East Central St. Natick, MA

- **26,000 GSF** Total, est.(Two Floors) \$10 M Cost
- Current Population 2010 Census: 33,006 (35,385, curr. Est.)
- Age 60+ population 2010 Census: 6,556 (7,465) 19.7% (21% of Total Population)
- **SF per Senior over 60 = 4.0 (2010 Census)**
- **SF per Resident = 0.79**
- Projected Pop. Change over 65 years old from 2010 to 2030: 66% to 69% *



Lexington Community Center Year Built: 2015
30 Marrett Rd., Lexington, MA

- **~34,000 GSF** Total, (Three Floors) \$7M Cost
- Current Population 2010 Census: 31,394
- Age 60+ population 2010 Census: 7,898 25% of Total Population
- **SF per Senior over 60 = 4.3 (2010 Census)**
- **SF per Resident = 1.08**
- Projected Pop. Change over 65 years old from 2010 to 2030: 53% to 55% *

* MAPC – Metropolitan Area Planning Council, **Based on City of Newton Demographics web site

General Observations – Senior Centers

Wellesley – Tolles Parson Center: Wellesley Counsel on Aging



Overall Impression – a very **well crafted center with attention paid to details** and high-end woodworking. **Great storage** placed in logical locations for each type of space.

Footprint smaller than other centers and **they use other resources in the community to support their program needs**, including the nearby park for outdoor activities

Needham Center at the Heights & Council on Aging



Overall Impression – a large center with **high use activities on the first floor**. Welcoming Desk and Store visible when entering the center. **Two story spaces allow you to have easy orientation to your location** in the building on the first and second floors.

A very active center with limited exterior space, with the exception of a very large 2nd floor **outdoor deck – a great feature**. A lot of spots in the center for unprogrammed use on the second floor

Marlborough Council on Aging and Senior Center



Overall Impression – a large center **adjacent to public park land to share amenity spaces**. Welcoming spaces on first floor with view of **outdoor patio and park as you enter the building**.

Took time to **understand community needs and budget before building out second floor**.

Lessons learned – permanent stage may limit flexibility in large multipurpose room and do not locate kitchen on same side as stage/performance area to avoid cross traffic in busy areas

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General Observations – Intergenerational Centers

Randolph Intergenerational Community Center



Overall Impression – **Abundant natural light, bright colors** and modern furniture. **High ceilings**, wide public corridors enhance volume of space. Program areas visible from corridors with garage doors allowing easy access for large events.

Gym area dividable in to 4 sections with indoor walking track and large door to connect with outside activities.

Majority of programs devoted to activity spaces, lesser amount used for unprogrammed social and quiet spaces (nooks, dining, etc).

Natick Community - Senior Center



Overall Impression – **large age-friendly center, extended hours**, Mon-Sun. Anchored on one side with dividable great room for dining and activities. The other side anchored by a **large gym with marked walking path**.

An exterior walking path surrounds the building and opens green space and garden. Additional outdoor activities such as Bocce are planned..

Efficiently designed with **variety of room sizes to serve community needs** and accommodates clubs, sports and classes in the evening.

Lexington Community Center



Overall Impression – an intergenerational center created from 2 existing buildings – **1905 Mansion and addition in 2000 on 10 acres**. Part of campus plan including town preschool/playground connected to site.

Goal to **maximize program space and minimize interior renovations while retaining the original features in the Mansion for unprogrammed spaces**.

Dedicated fitness, game and dining rooms mix with multipurpose rooms and veterans/senior services. Furniture selected to serve all ages.

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Floor Plates Scaled For Comparison:



Newton SC
~ 10,000 sf



Wellesley Tolles Parson SC
~ 13,000 sf



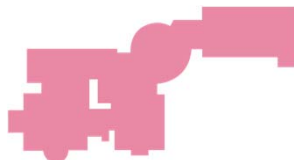
Needham Center at the Heights - SC
~ 20,000 sf



Marlborough Council on Aging & SC
~ 20,000 sf



Natick Community & SC
~ 26,000 sf



Lexington Community Center
~ 34,000



Randolph Intergenerational Center
~ 34,000

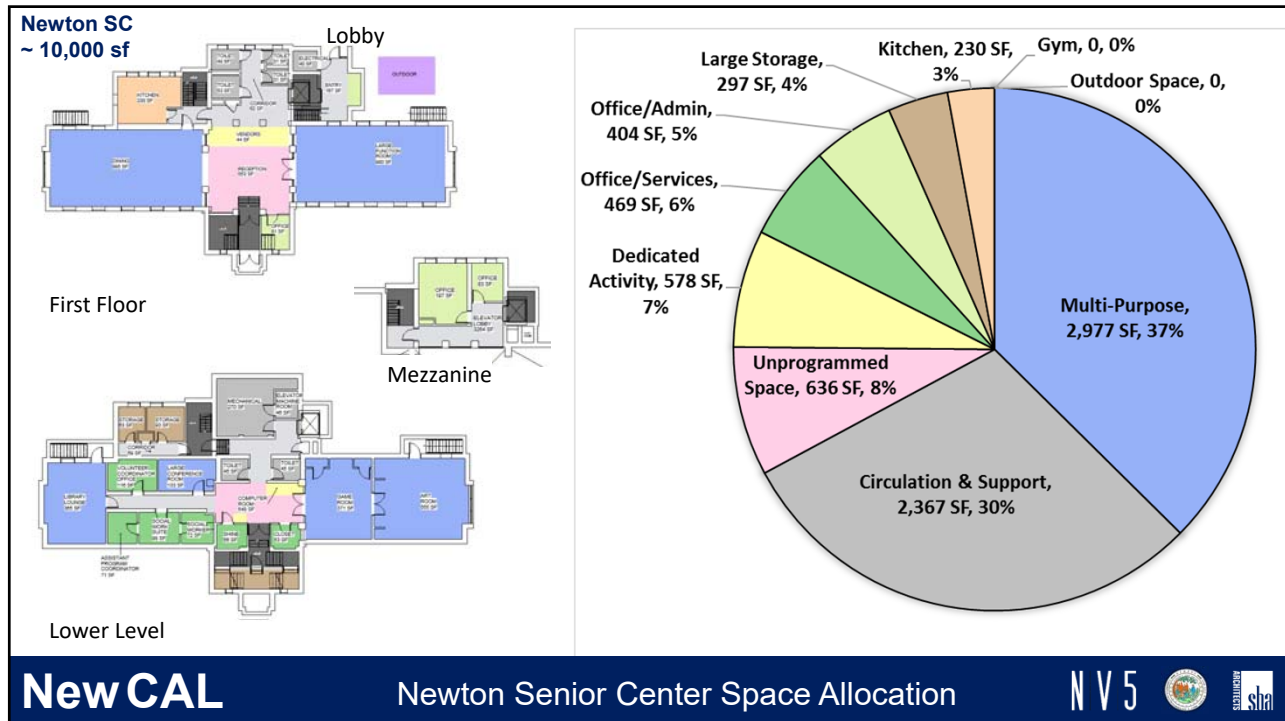
New CAL

Creating a culture of healthy living.

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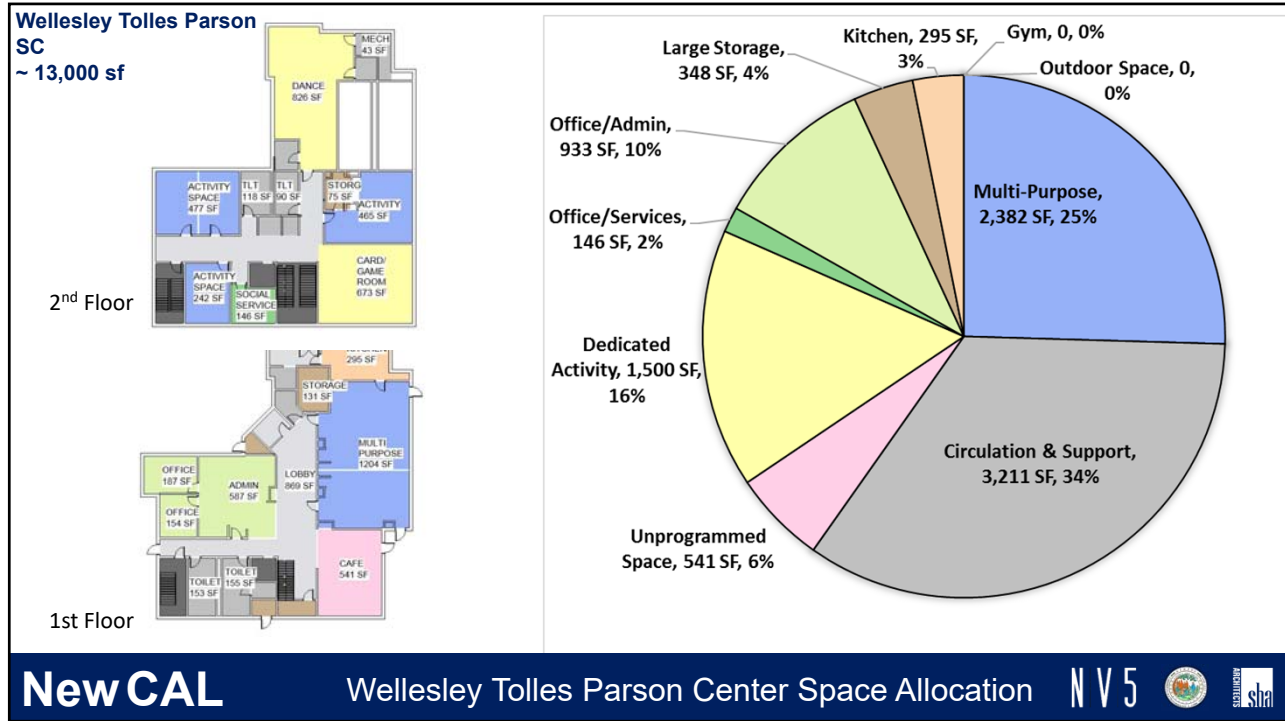
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Newton Senior Center Space Allocation

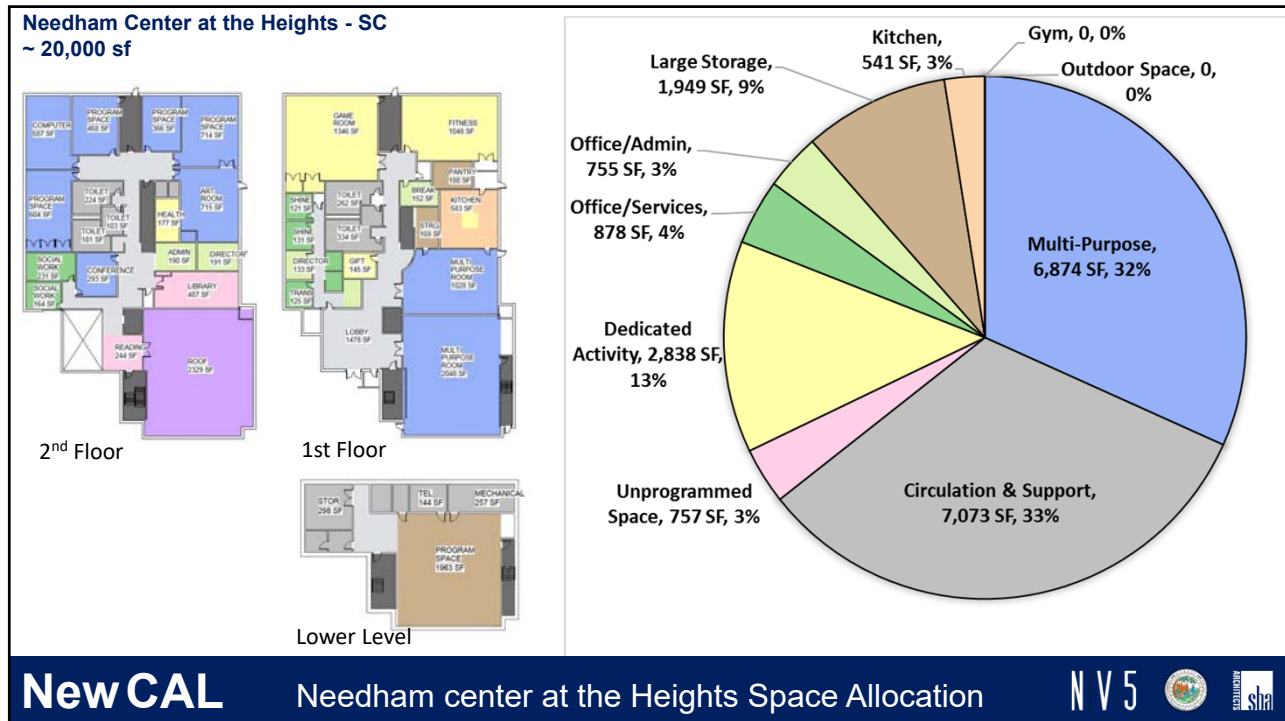
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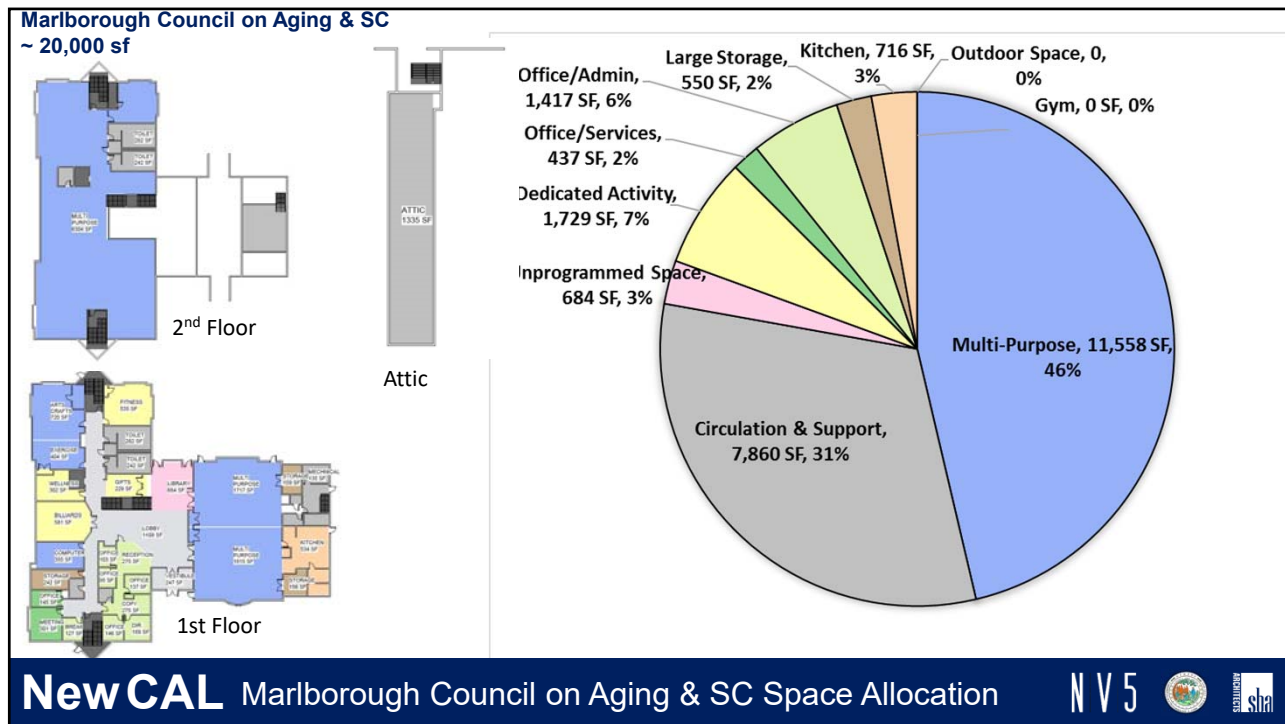
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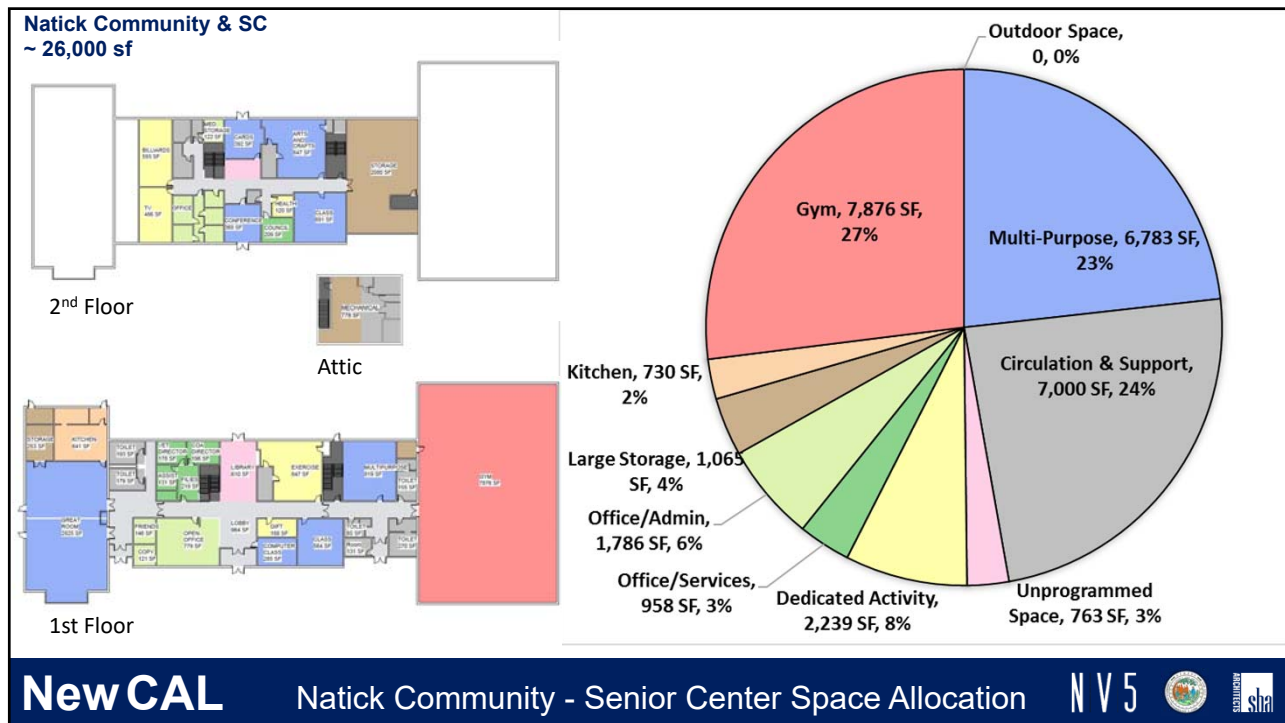
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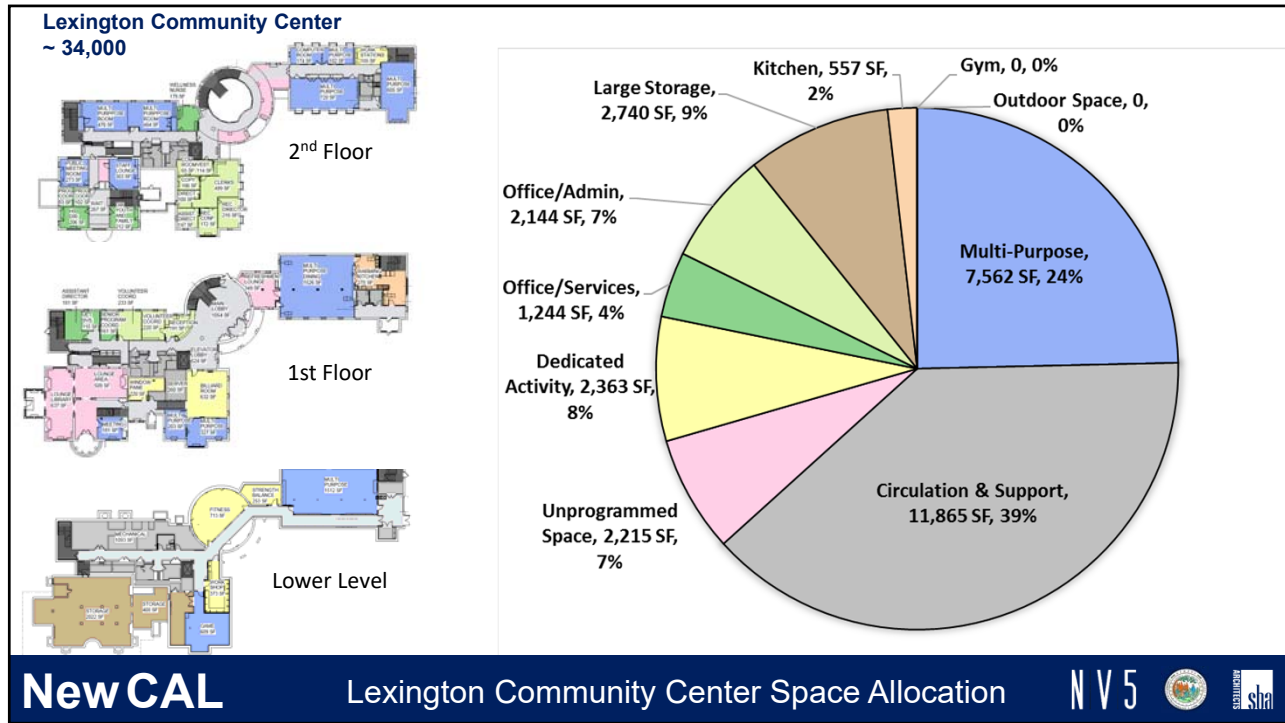
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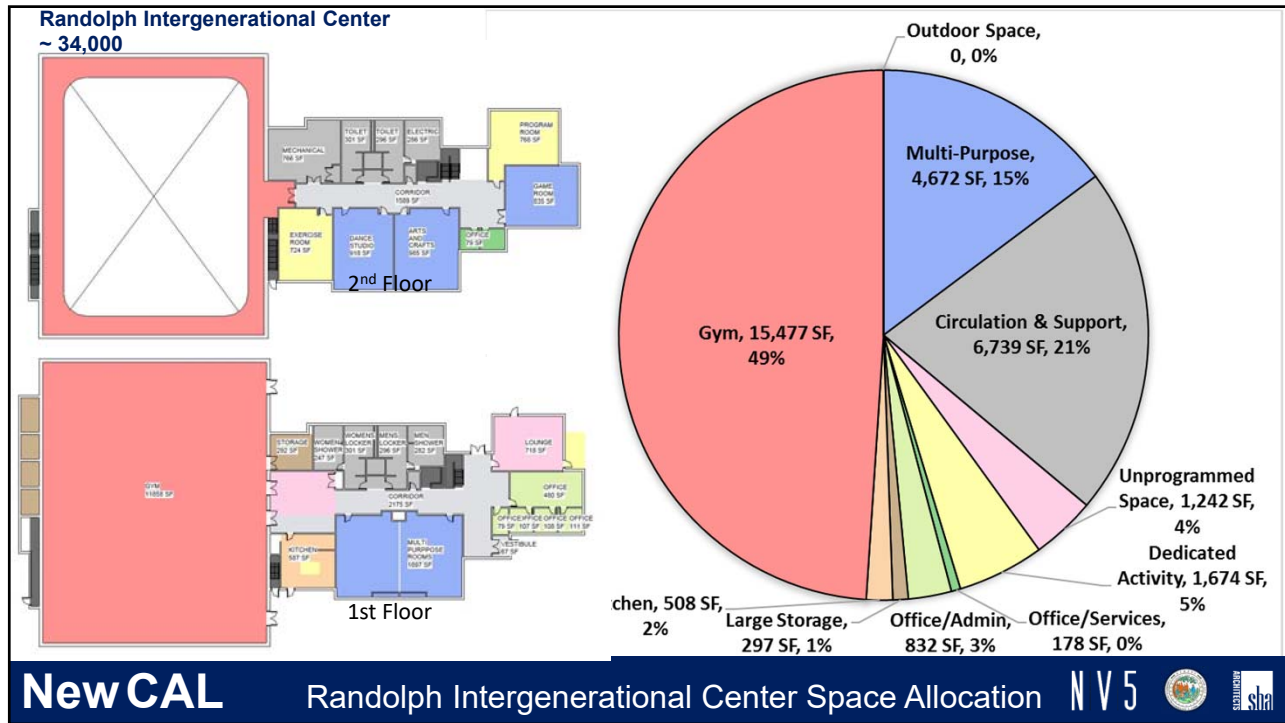
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NewCAL Online Community Questions Feedback

205 people responded

2% people were 31-50 years old

43% people were 51-70 years old

55% people were 71+ years old

75 people filled out 1 activity or service request per questionnaire

130 people filled out 2 or 3 activities per questionnaire

701 individual activities/services were requested

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NewCAL - A First Look:

Current Newton Senior Center

Hours 8:30 am to 4:00 pm

Days/Week Mon – Fri

Building Size: 10,000 sf

NewCAL

Hours could be min. 7:00 am to 7:00 pm
max. 7:00 am to 10:00 pm

Days/Week could be min. Mon - Fri
max. Mon - Sun

Building Size: as much 3 times or more than current building

- A potential increase of 22 – 52 hours / week the building will be open.
- Some centers see the number of senior visits more than triple when new facilities are provided.
- An enormous potential for **increase** in older adult program hours.

NewCAL

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Newton Senior Center – Current Programs

Sample list of current activities provided at the Newton Senior Center:

- AARP Tax Support, Social Services
- Caregiving Support Group
- Workshops and Lectures
- Intermediate Spanish
- The SHINE Program
- Vigorous Minds
- LGBTQ Cafe
- Mindful Meditation
- Water Colors
- Theater Club
- Chess Club
- Mah Jong
- Ceramics
- Tai Chi
- Zumba Gold
- Men's Club
- Chair Yoga
- Pool Cues
- Coloring
- Lunch
- Store

All current activities and services provided at the Newton Senior Center will also be included in the NewCAL program.

New CAL



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Parks and Recreation Dept. – Current Programs

Locations for over 55 Programming are located at:

- LFCC – Lower Falls Community Center
- Hut – Jeannette West Recreation Center
- ALB – Albemarle Field House
- Hawthorne
- Emerson

New CAL



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Parks and Recreation Dept.– Current Programs

Sample list of current “over 55” activities provided through Parks and Recreation:

- Volleyball
- Pickleball
- Line Dancing
- Zumba
- Bridge Group
- TiaYo Ba
- Basketball
- Bingo
- Music
- Art/Painting

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NewCAL Potential Programs

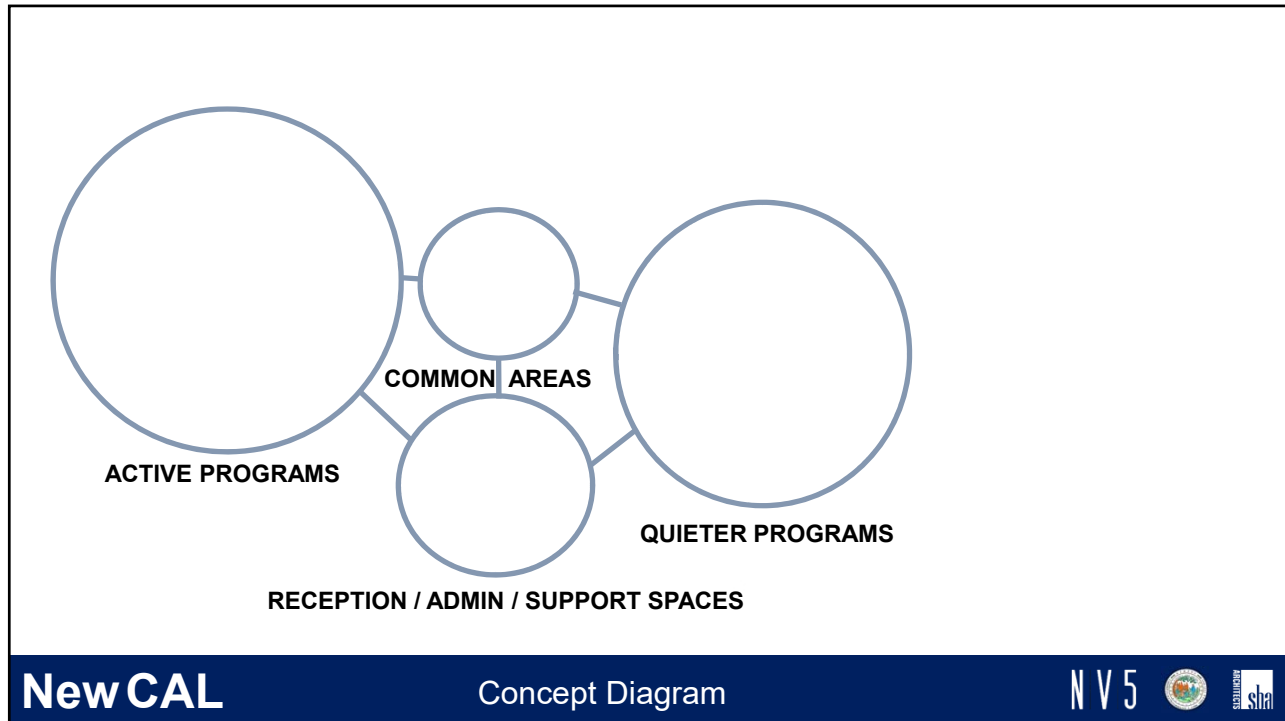
In addition to your current programs at the Senior Center and Parks and Recreation venues, there is the potential to add or improve space for popular activities. A **sample** of activities that could be increased or added:

- Ping Pong/Billiards Tournaments
- Fitness Rm & Exercise Equip. Rm
- Library/Reading Room
- Demonstration/Teaching Kitchen,
- Outdoor Gardening & Activity Space
- Recording/Video Studio
- Computer Room
- Stage
- Health Room
- Café
- Gymnasium
- Swimming Pool
- Basketball
- Pickleball
- Indoor Walk. Track
- Lounge Space
- Bocce
- Fix-It/Workshop

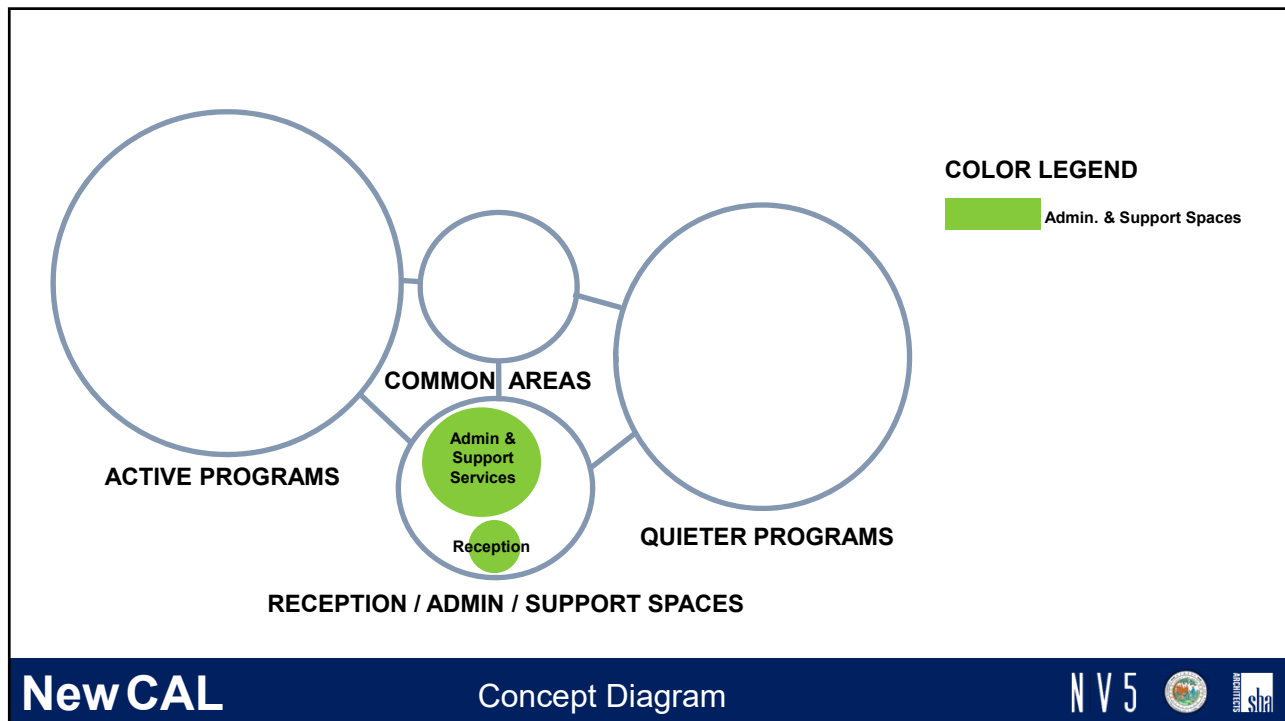
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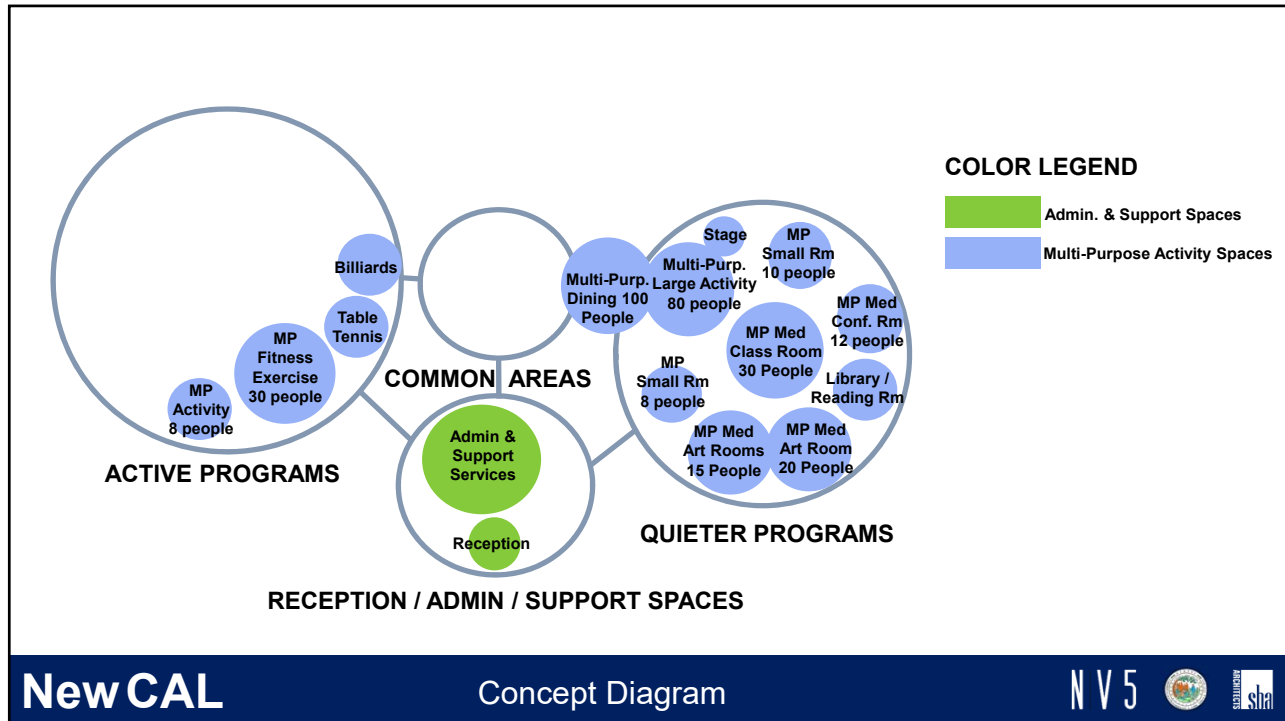
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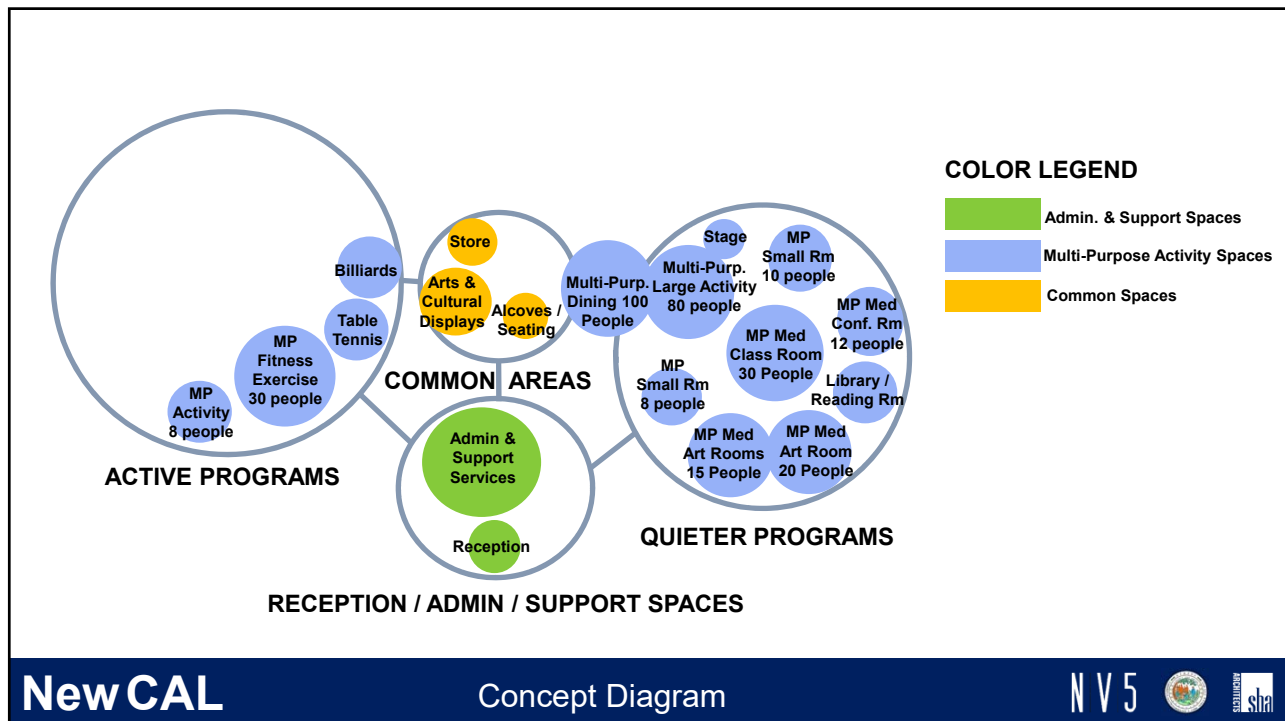
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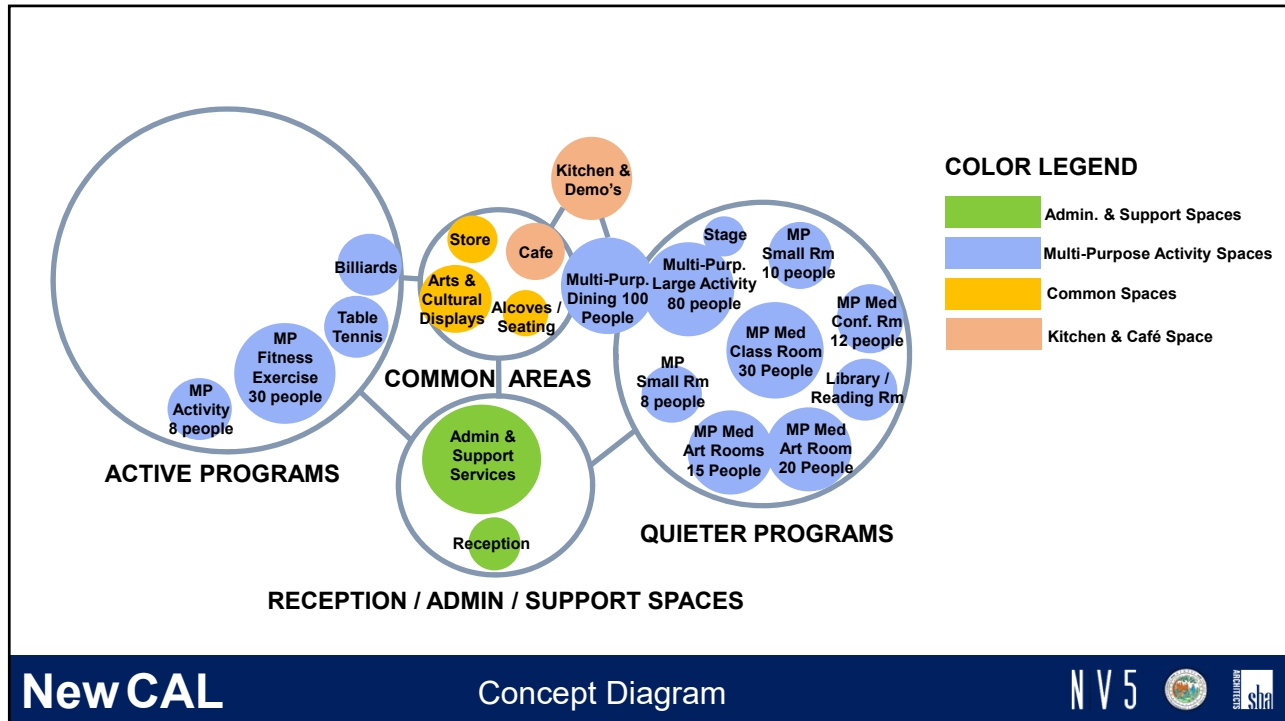
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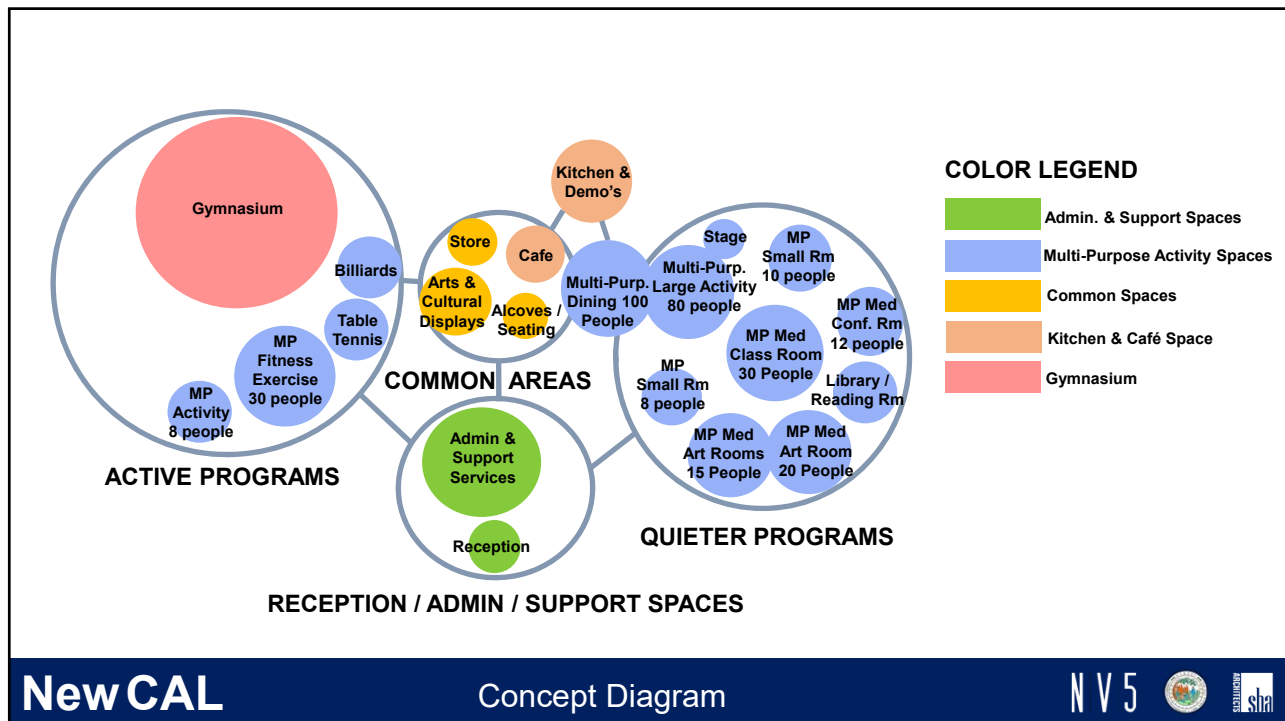
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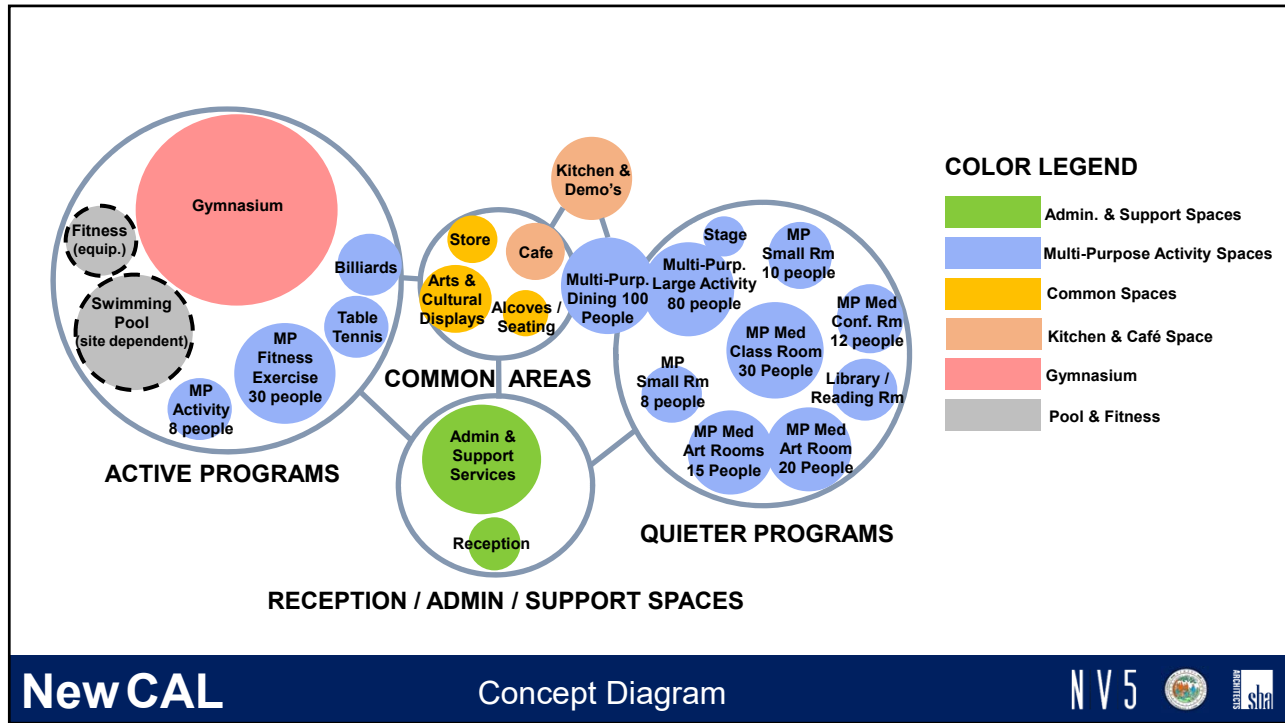
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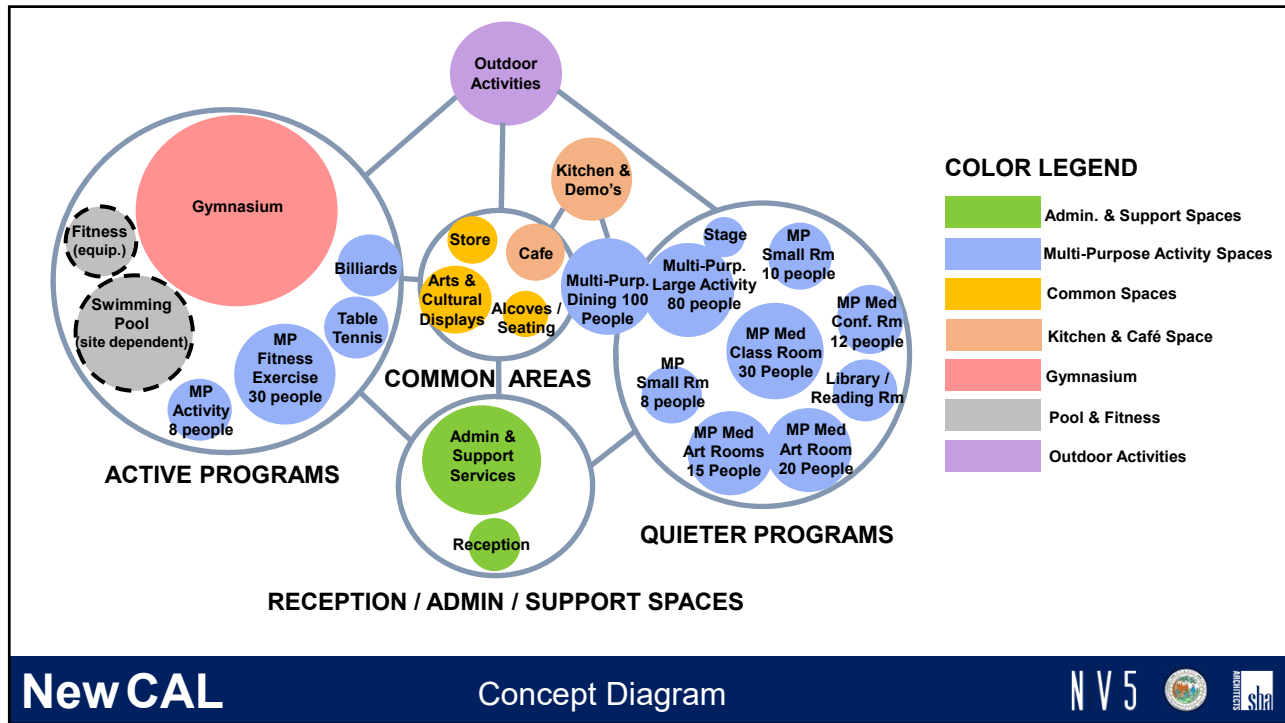
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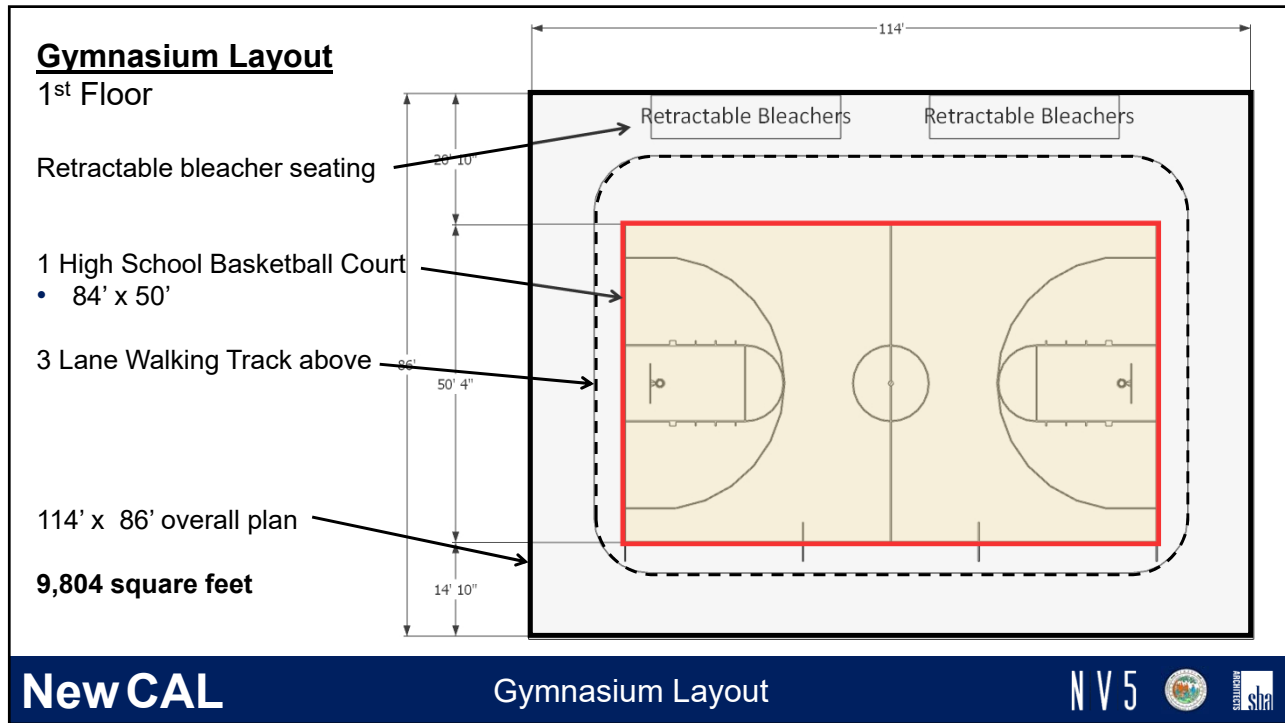
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NewCAL Program Proposed Rooms/Spaces	Net SF (useable space within a room or area)	Examples Uses
Multi-Purpose Activity Spaces		
Fitness/Exercise Room with bench/coat hooks	1,500	
Activity Room	400	
Ping Pong Room with coat alcove	600	
Billiards & Game Room	600	2 competition billiard tables & game
Computer Lab Room / Meeting Use with coat alcove	160	Tutorials, Vigorous Mind
Art Room 1 with coat alcove (shared moveable wall with Art Room 2)	300	Water Color, Drawing, Ceramics
Art Room 2 with coat alcove (shared moveable wall with Art Room 1)	400	Water Color, Drawing, Ceramics
Art Storage Room	70	shared by both rooms
Dining with coat alcove (shared moveable wall with Activity Room)	1,500	lunch program
Activity Room with coat alcove (shared moveable wall with Dining)	1,500	Clubs/Movies/Stage
Chair Table Storage	120	shared by both rooms
Classroom/Meeting Room small	150	tables and chairs
Classroom/Meeting Room med	450	tables and chairs
Conference Room / Meeting Room	180	Conf table and chairs
Library/Reading Room	400	Comfortable Chairs & Tables
General MP Storage	70	Supplies
Subtotal	8,400 NSF	
Gymnasium		
Gym (may be used for more than one activity at a time)	9,800	114' x 86' includes retractable bleachers
Gym Walking Track (second Floor)	3,700	114' x 86' gym below w/10' perim. Walk above
Gym Storage	300	
Subtotal	13,800 NSF	

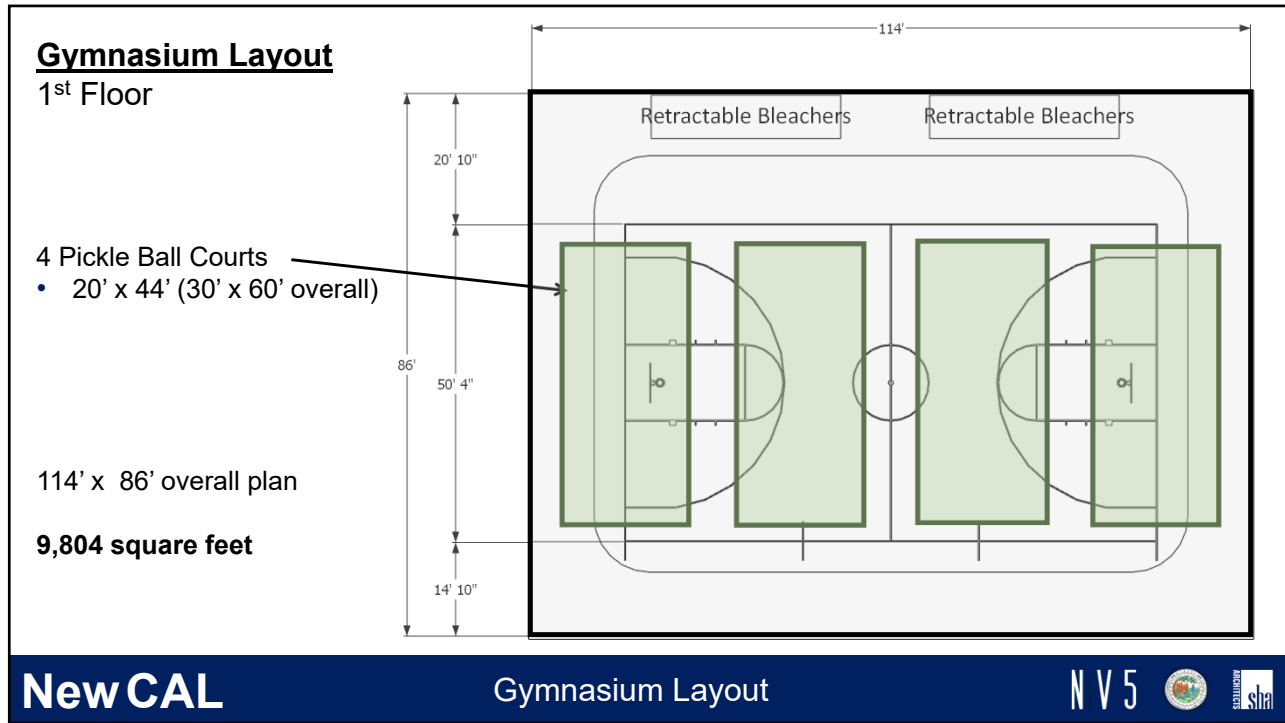
NewCAL Program Proposed Rooms/Spaces	Net SF (useable space within a room or area)	Examples Uses
Common Space		
Lobby /Lounge /Art & Cultural Displays	600	Lobby/Lounge Area - Visit/Read
Library Pick Up/Drop Off Area (sim size to conf table)	50	
Store	100	Store
Subtotal	750 NSF	
Admin. / Support Services		
Receipt/Sign In (also for volunteer Staff & Customer Service)		
Dir Office with Conf./Meeting Area		
Shared Work (Exec. Admin., Admin Asst., Admin Volunteers)		
Parks & Recreation Coordinator		
Department of Senior Services Program Coordinator		
Department of Senior Services Asst Program Coordinator		
Outreach & Engagement Coordinator		
Social Work		
Support Services: Shine, AARP Tax, Parking Stick., Art Community, etc.)		
Vol Coordinator + Visiting Staff		
Family Conference Room		
Health Room		
Durable Medical Equipment (DME)		
Copy Work Room		
Coat Closet		
Staff Lounge		
Subtotal	2,100 NSF	

NewCAL Program Proposed Rooms/Spaces	Net SF (useable space within)	Examples Uses
Kitchen & Café		
Juice Bar/Café	200	
Vending	60	
Kitchen (commercial / teaching)	500	Kitchen/Serving Counter
Pantry	200	
Receiving	80	
Subtotal	1,040 NSF	
Support		
Toilet Rms - Accessible (2 per floor)	100	Public/staff use
Family Toilet with Shower	85	Public/staff use
Women's Room (2 stalls each floor)	240	first floor
Women's Shower/Dressing Room adj (near gym)	110	first floor locate next to gym
Men's Room (2 stalls + Urinal first floor)	240	first floor
Men's Shower Room adj (near gym)	110	first floor locate next to gym
Mech/Elec/Tel-Data/Sprinkler	800	
Custodial Space	100	
General Storage	500	Storage
Subtotal	2,285 NSF	
TOTAL NET SQUARE FOOTAGE	28,375 NSF	
	8,513	30 % Estimated Gross. Factor for Int/Ext Walls Thick., Stairs, Elevators, Corridors, Etc.)
TOTAL BUILDING GROSS SQUARE FOOTAGE	36,888 BGSF	

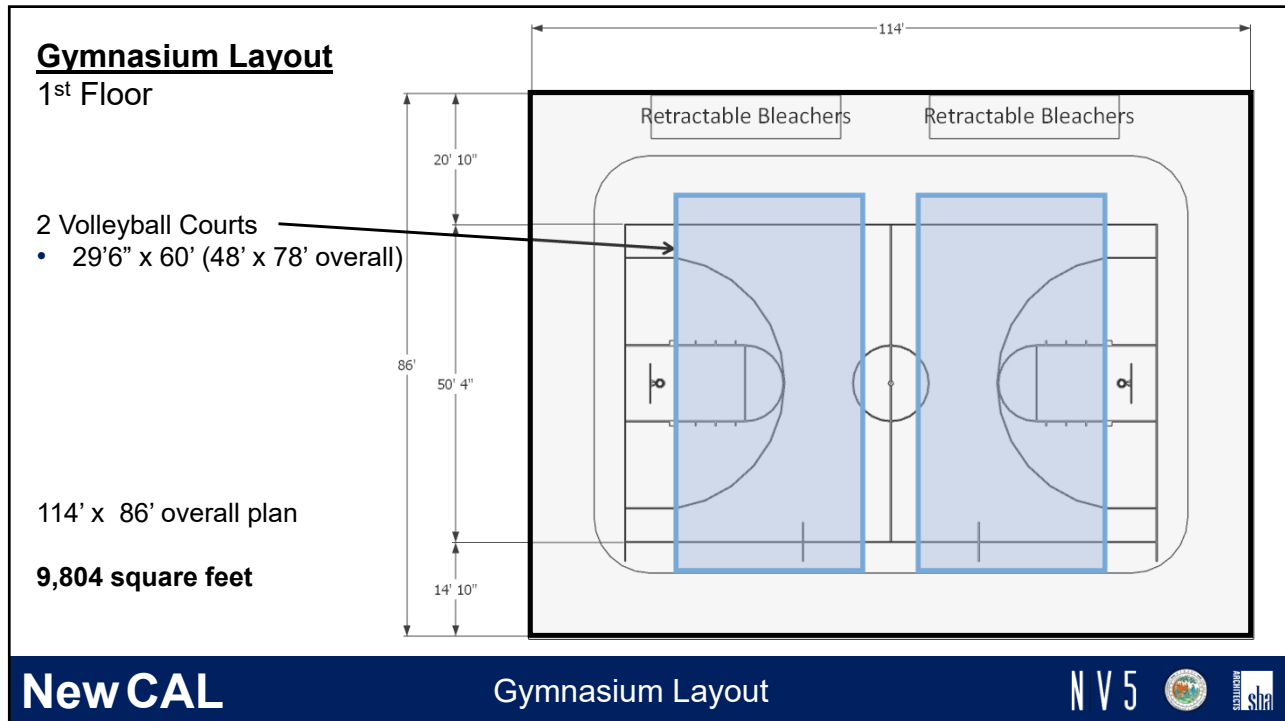
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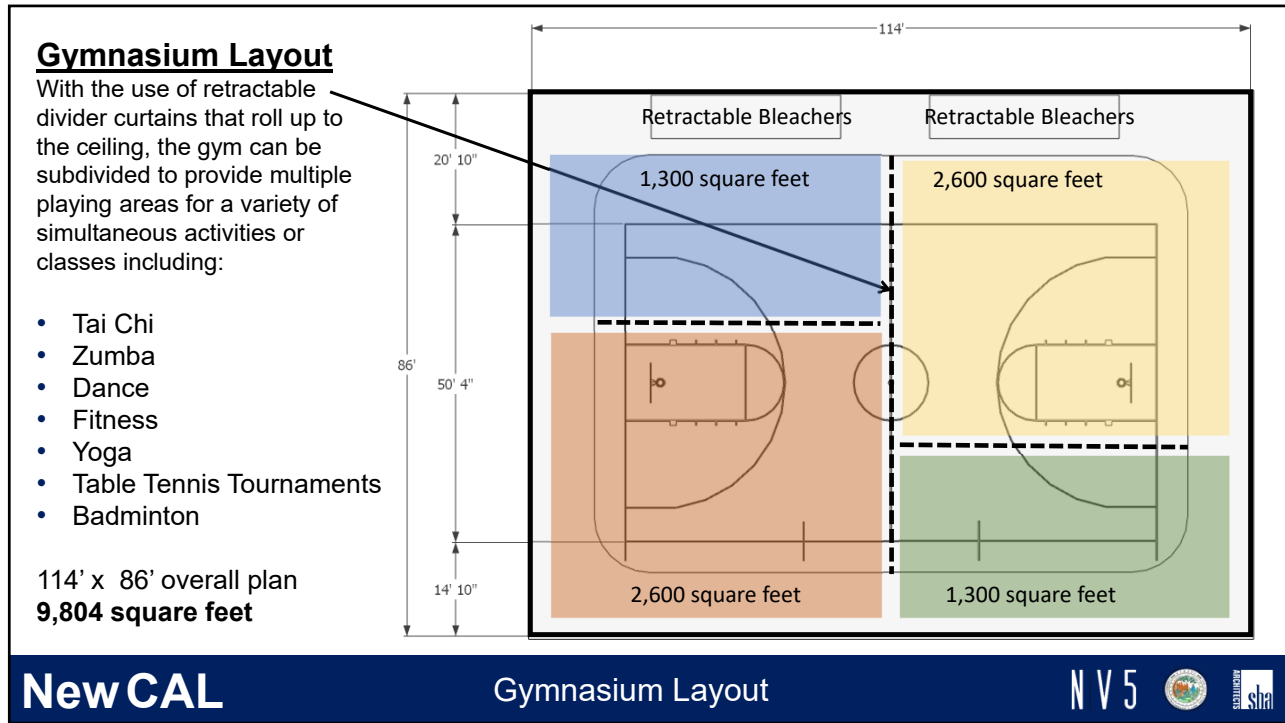
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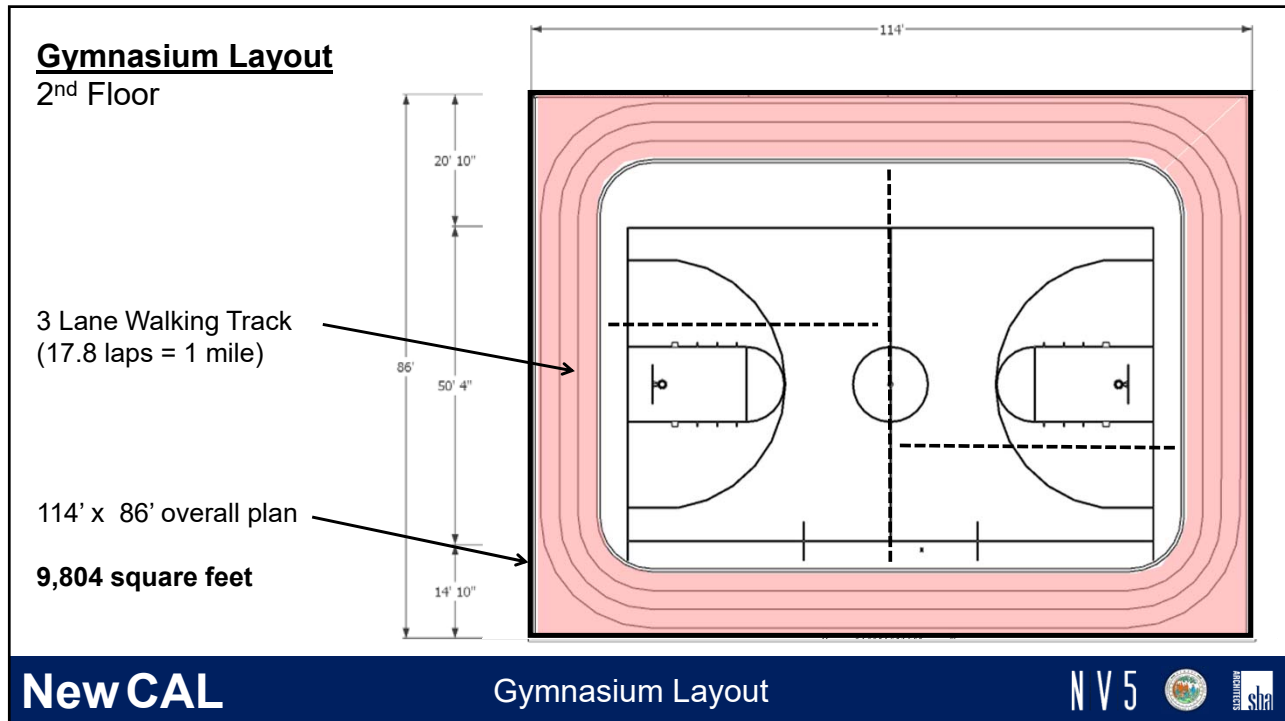
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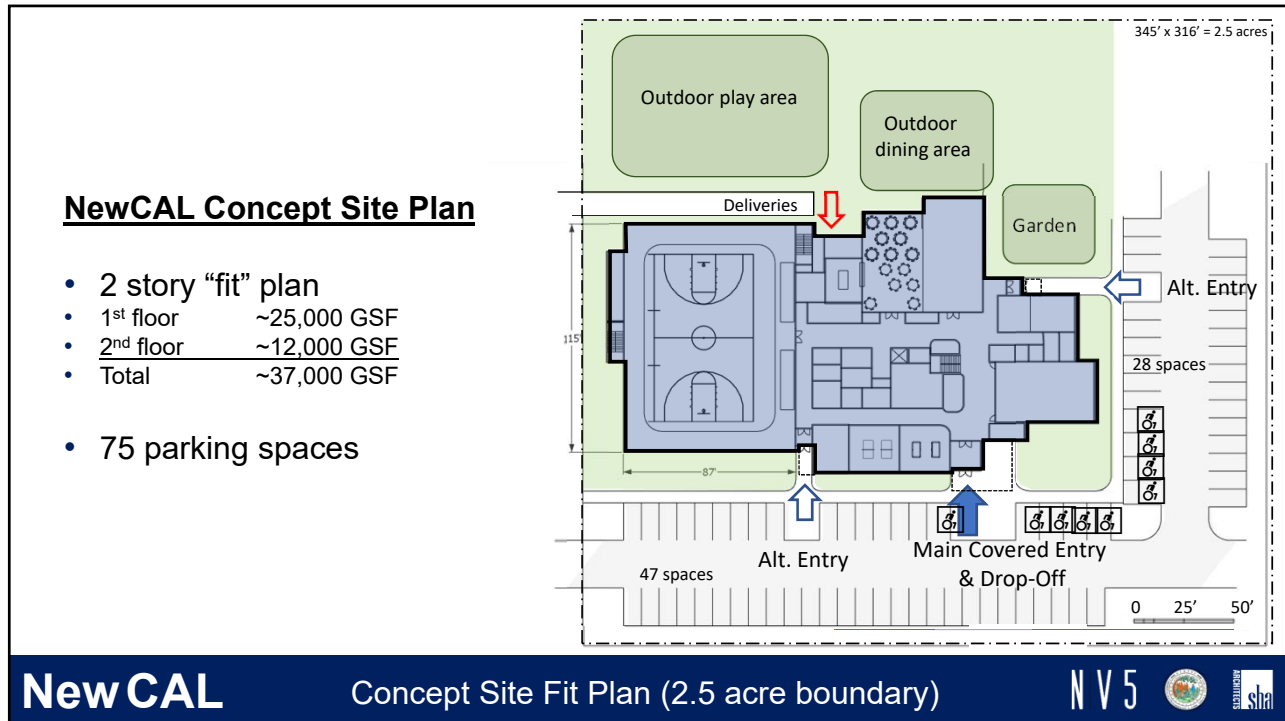
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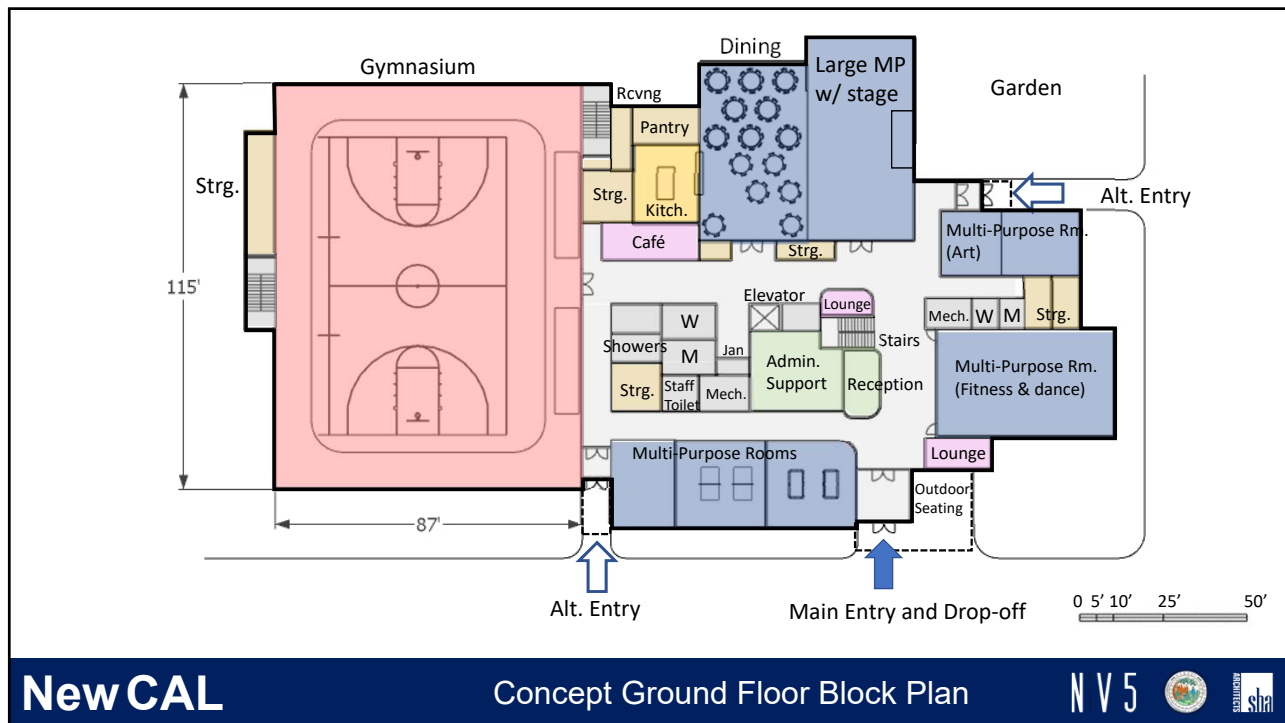
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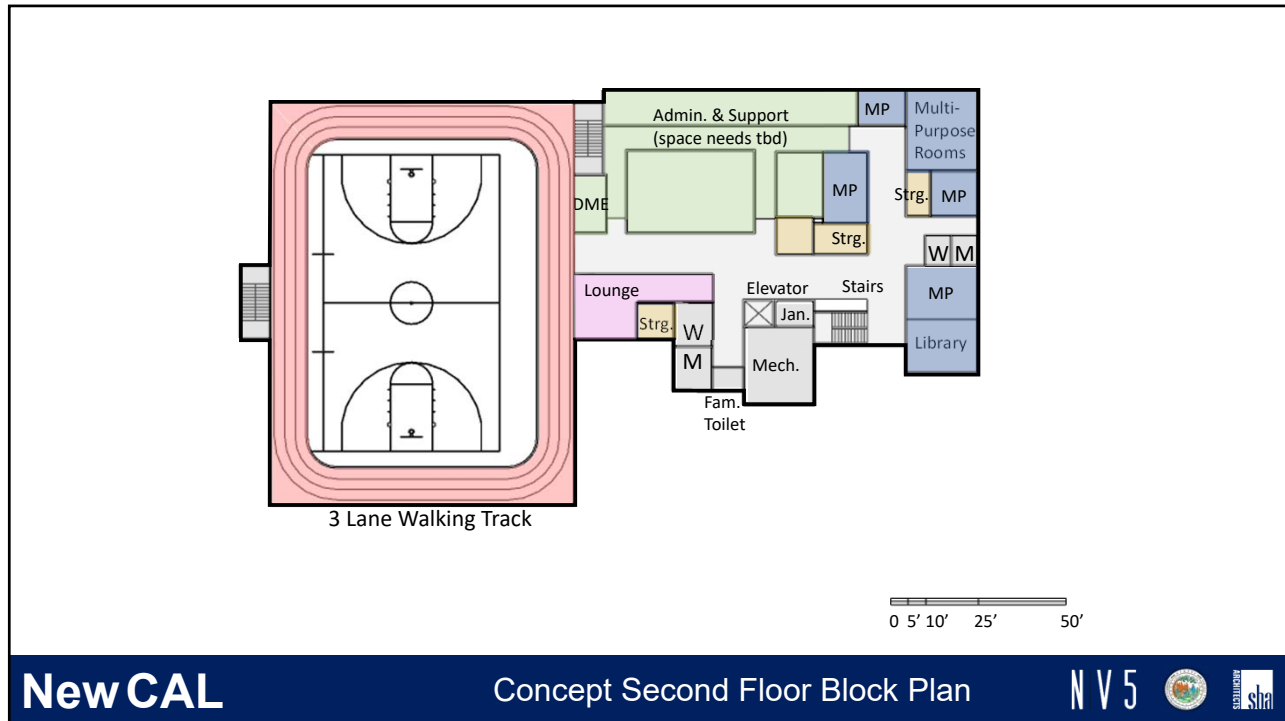
36



37



38



39



Thank you!

Newton Center for Active Living

EBC Meeting

April 9, 2019

Web Address: <https://newcal.projects.nv5.com/>
 Email: newcal@newtonma.org

 NV5 – Owner's PM

 Steffian Bradley Architects

40



HORACE MANN SCHOOL

**NEWTON EARLY CHILDHOOD PROGRAM
687 WATERTOWN STREET**

PUBLIC FACILITIES MEETING

Newton Public Schools
Newton, Massachusetts

April 17, 2019

ARROWSTREET
10 POST OFFICE SQUARE
SUITE 700N
BOSTON, MA 02109
617.623.5555
www.arrowstreet.com

Hill International
75 SECOND AVENUE
SUITE 300
NEEDHAM, MA 02494
617.778.0900
www.hillintl.com

Agenda

- » Parking Plan
- » Preferred Site Plan
- » Floodplain
- » Building Layout, Entry, and Circulation
- » Building Performance Review
- » Sustainability Guidelines
- » Site Plan Approvals Schedule Update

**NEWTON EARLY CHILDHOOD PROGRAM
687 WATERTOWN STREET**

PUBLIC FACILITIES MEETING

Newton Public Schools
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687 Watertown Street

Meetings we have had since our last meeting with DRC on March 13th

- » DPW 3/13
- » School Building Committee – 3/14
- » Newton Engineering Department Site/Civil Plan Review – 3/21
- » Development Review Team – 3/27
- » School Building Committee – 4/4
- » Several Working Group Meetings
 - 3/14, 3/21, 4/4
- » Public Buildings
 - 3/15
- » Newton Public School Administration

Design Review Committee

Topics discussed at last DRC Meeting

- » Site Plan and Layout
- » Floor Plans
- » Building Entry and Circulation
- » HVAC Systems
- » Exterior Insulation System
- » Daylight at Lower Level

Program Summary and Design Guidelines

Projected NECP at 687 Watertown Street

Exterior/ Site

- » Outdoor age appropriate playground
- » Car-centric due to nature of program
- » Vans operation: 12 - 15 Vans
- » Parent/ guardian vehicles: 45 - 65
- » Staff vehicles: 85 - 100

Building/ Program

- » Building Size: 38,000 SF on 3 levels
- » Remove modularity
- » Occupancy:
 - 305 total students (ages 2.9 to under 6 years old)
 - 104 Special needs
 - 90 Typically developing
 - 111 Related services
- » 85 - 105 Staff
- » Hours of Operation:
 - Entry 8:30am to 9:00am
 - Dismissal 12:00 to 12:30pm, 1:30pm, and 2:30pm

Features/ Goals

- » Improve pick-up/ drop off and entry to provide access and security for families and caregivers
- » Design with regard with understanding the mobility and sensory needs of population
- » Design for inclusiveness and spaces for specialists adjacent or within classrooms
- » Create shared specialist offices to foster collaboration and sharing between teachers

» 14 - 18 Classrooms

687 Watertown Street



Trip Generation

Projected NECP at 687 Watertown Street

Trip Generation – Projected NECP

Period	Vehicle-trips ¹			Total
	Staff Auto	Student Auto	Van	
<i>Weekday Morning Drop-Off Period (8:15-9:15 AM):</i>				
Enter	50	89	12	151
Exit	0	89	10	99
Total	50	178	22	250
<i>Weekday Midday Pick-Up Period (11:30 AM-12:30 PM):</i>				
Enter	0	59	3	62
Exit	8	59	6	73
Total	8	118	9	135
<i>Weekday Afternoon Pick-Up Period (1:45-2:45 PM):</i>				
Enter	0	37	6	43
Exit	22	52	10	84
Total	22	89	16	127

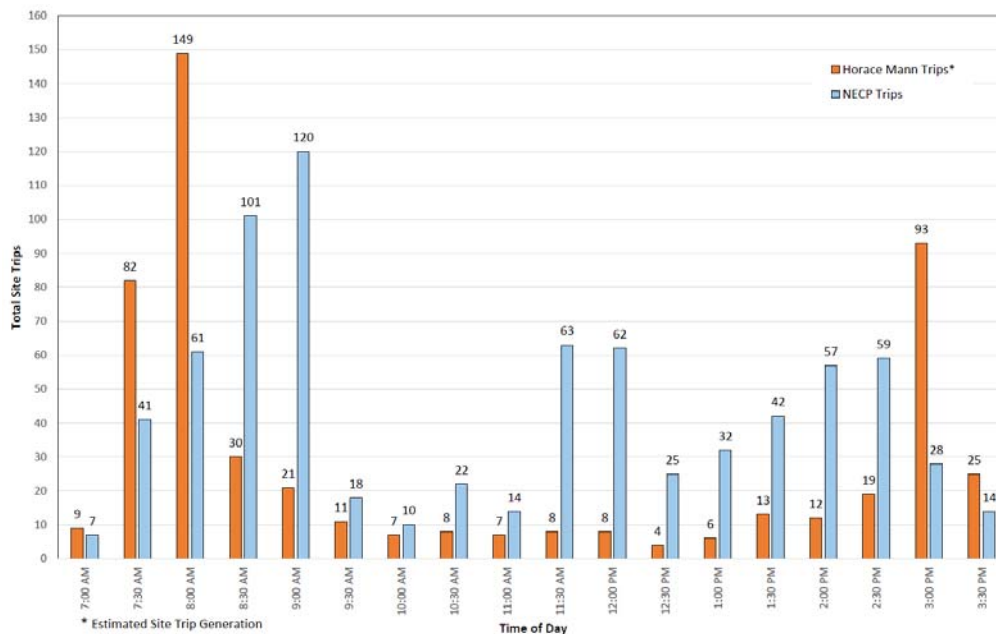
¹Peak hour trips based on empirical trip generation observed at NECP on January 31, 2019 with projected increases based on information provided by NECP staff.

MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

Site Trip Generation Comparison

Existing Horace Mann School vs. Proposed NECP

*Newton Early Childhood Program
Newton, Massachusetts*



MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

Exhibit 1

687 Watertown Street Parking Plan

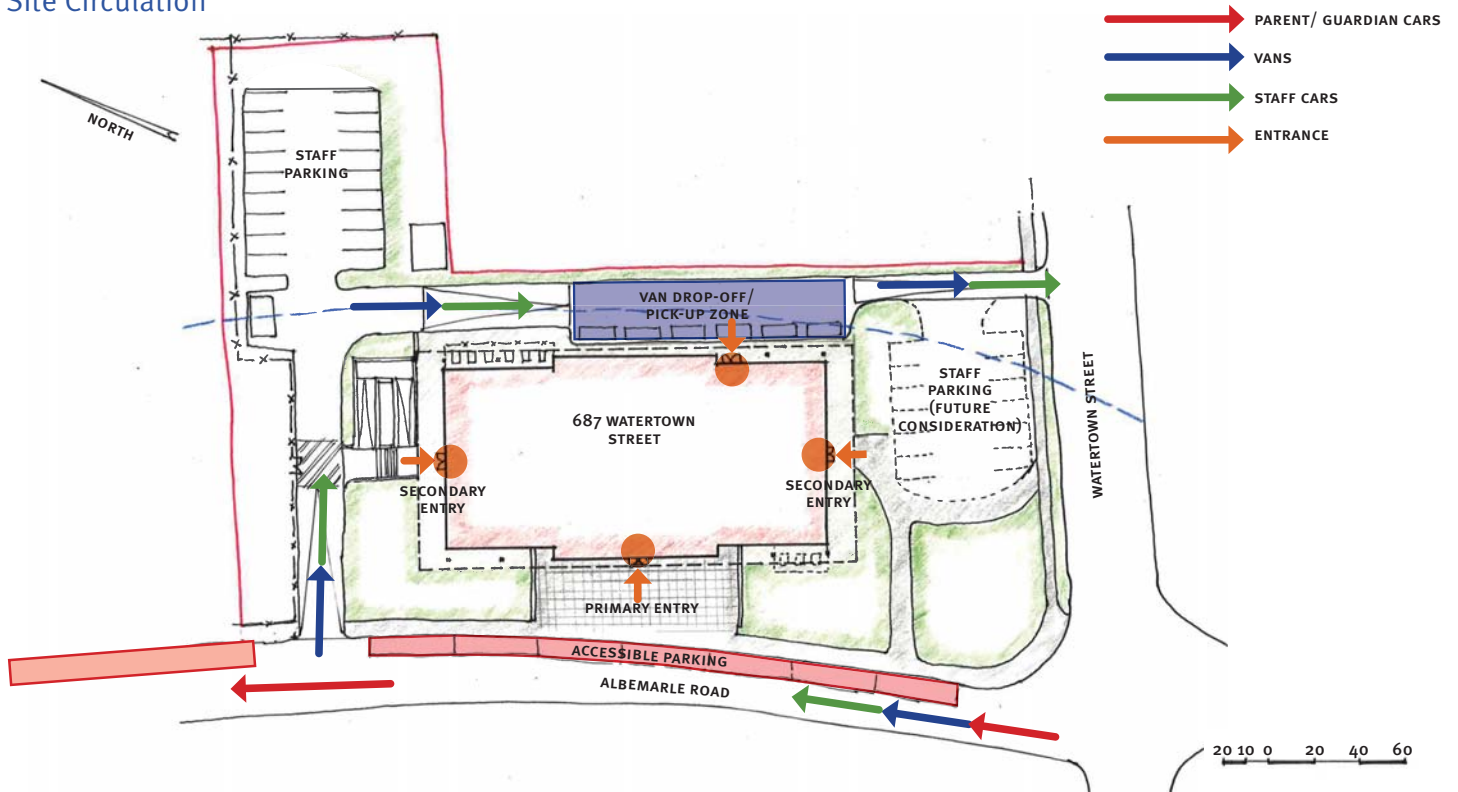


» Projected parking demand:
 85 - 100 Staff
 45 - 65 Parents/ Guardians

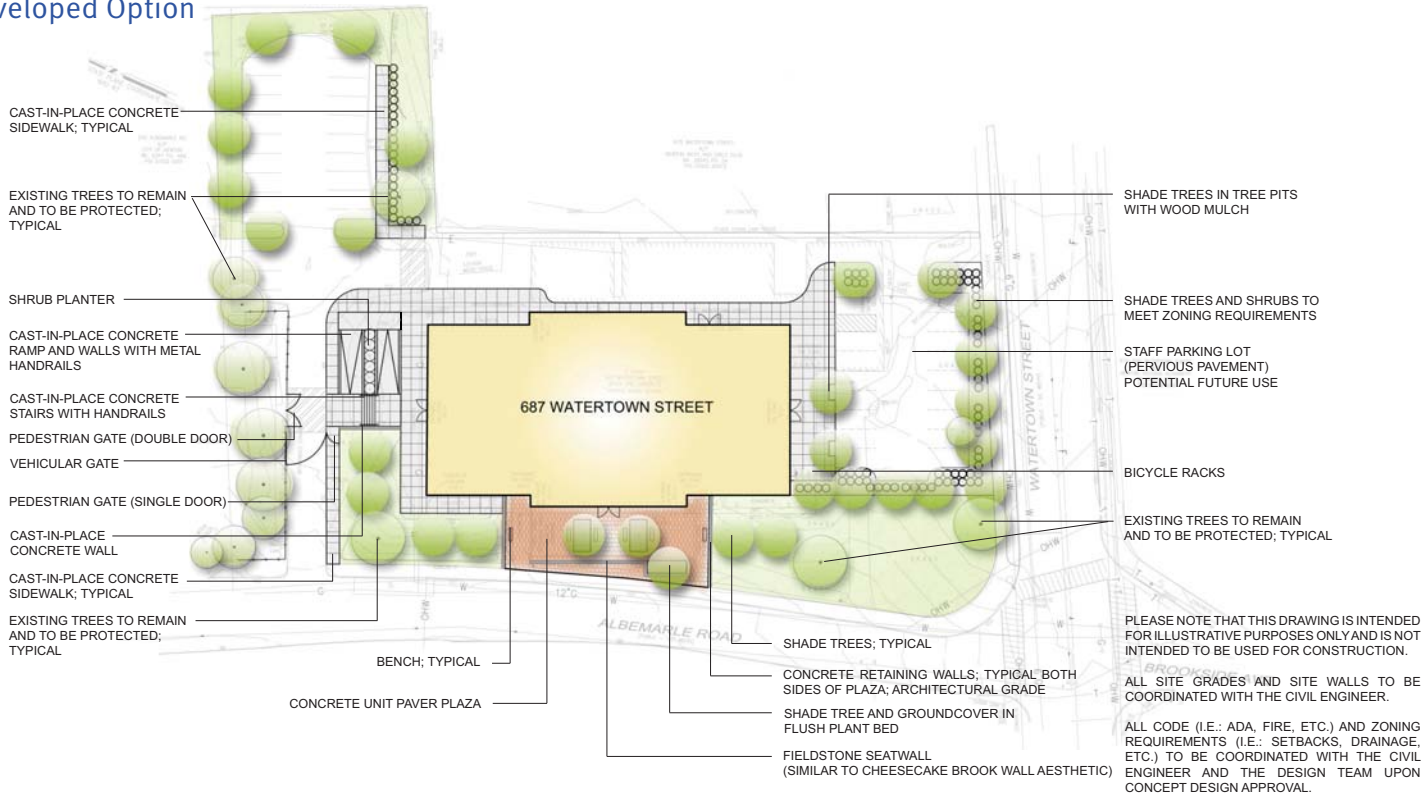
» Available parking:
 (Approx. 265 total existing)
 20 parking lot (Staff)
 93 head in east side of Albemarle down to Gath
 72 parallel on west side of Albemarle down to Gath
 80+ parallel on Edinboro, Page, Walker, and Albemarle (South of Watertown)



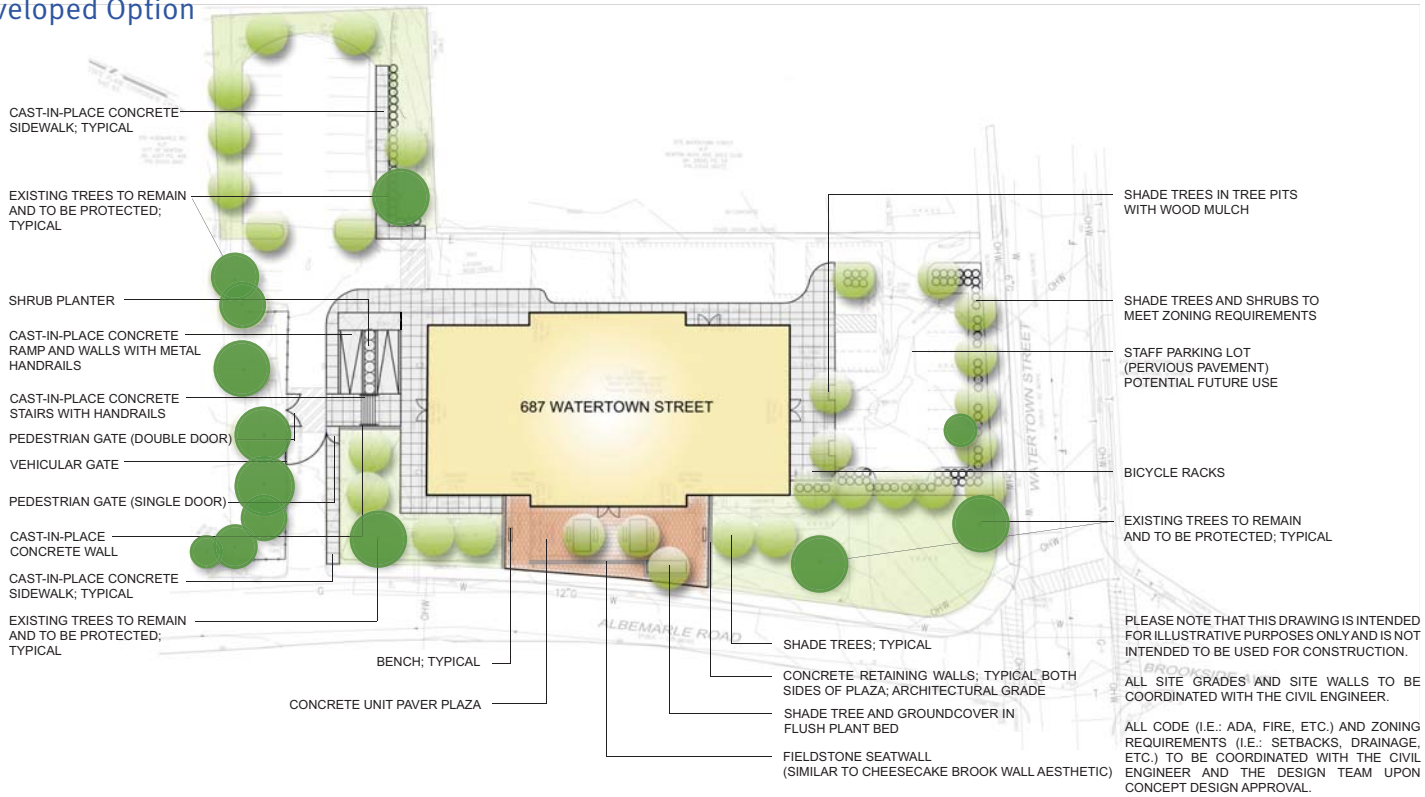
687 Watertown Street Site Circulation



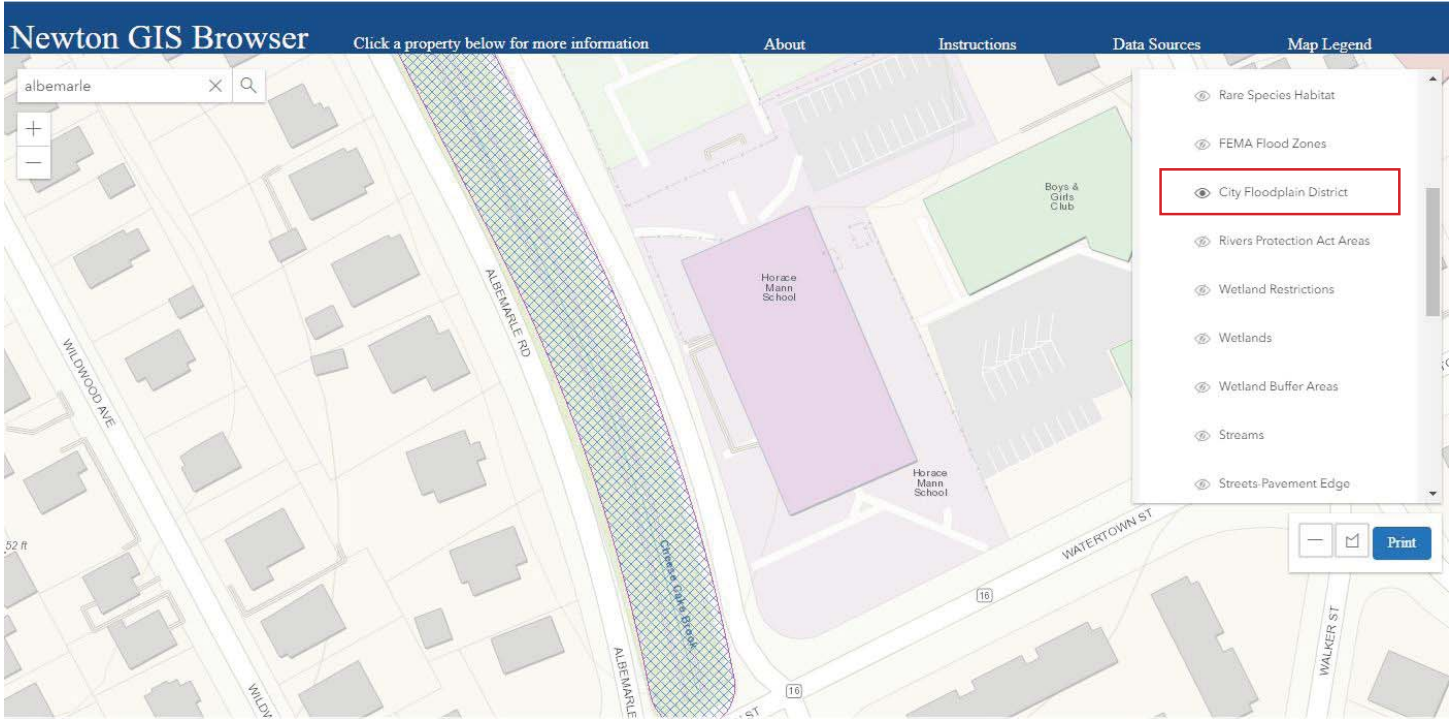
687 Watertown Street Developed Option



687 Watertown Street Developed Option



687 Watertown Street City Floodplain District



687 Watertown Street National Flood Hazard

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, AE
- With BFE or Depth Zone AE, AD, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X
- Future Conditions 1% Annual Chance Flood Hazard. Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone D
- Area with Flood Risk due to Levee. Zone D

OTHER AREAS

- Area of Minimal Flood Hazard. Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard. Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

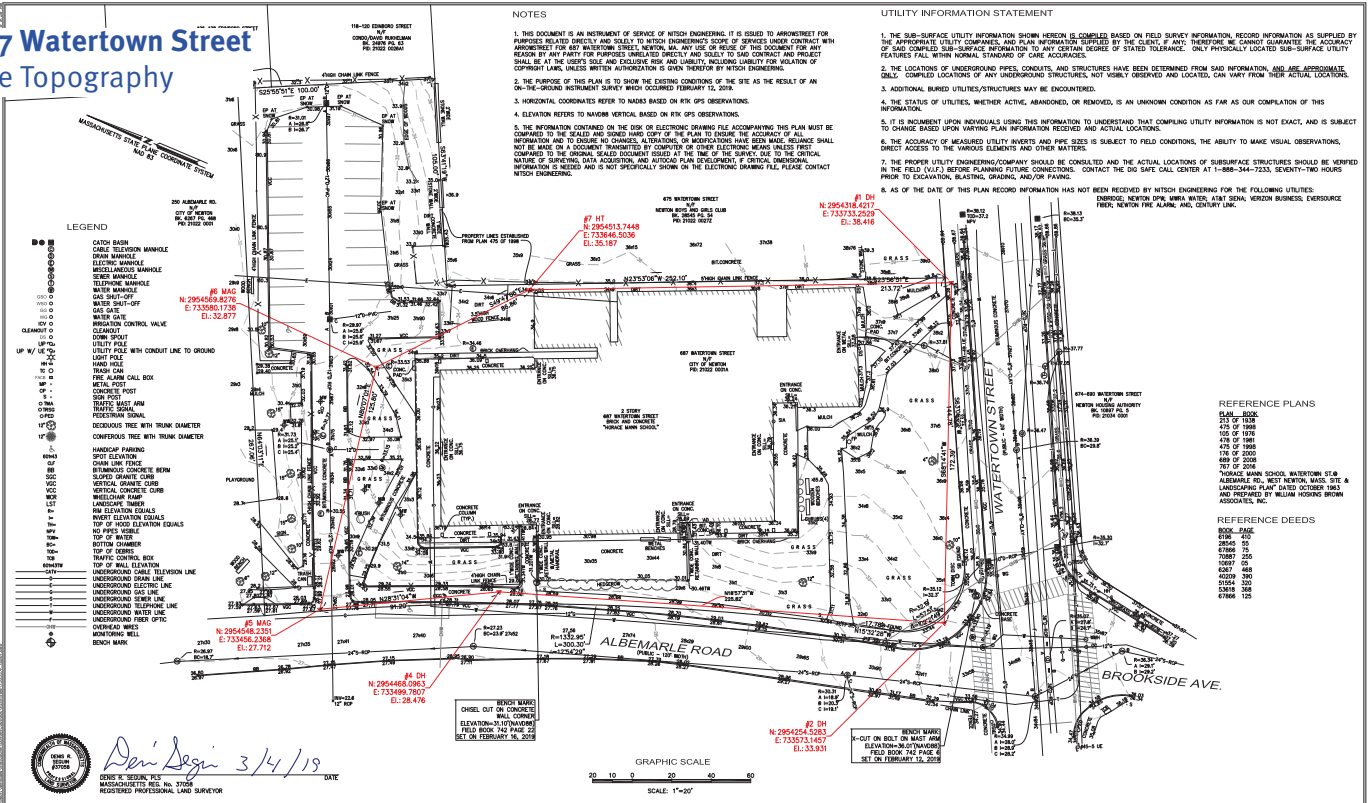
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/23/2018 at 7:31:45 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Area of Minimal Flood Hazard

The site is within an Area of Minimal Flood Hazard **Zone X**, which is identified as an area **outside of the 100-year floodplain**.

687 Watertown Street Site Topography



www.nitsch.com
2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472

Nitsch Engineering

CHIEF ENGINEER	DATE
PROJECT MANAGER	DATE
DESIGNER	DATE
CHECKER	DATE
DATE	DATE

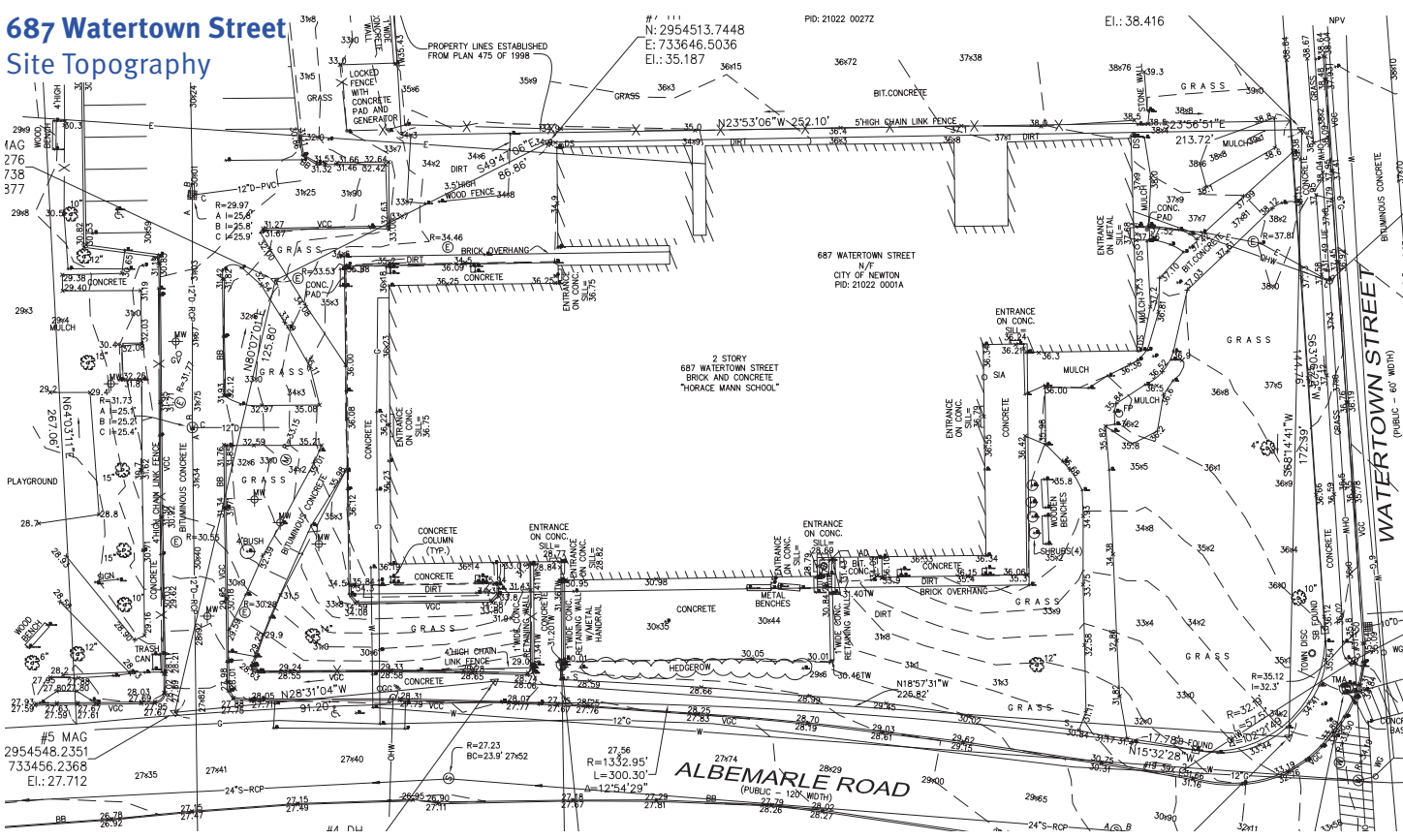
DATE	DESCRIPTION
DATE	DESCRIPTION
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EXISTING CONDITIONS PLAN
HORACE MANN SCHOOL
687 WATERTOWN STREET, NEWTON, MASSACHUSETTS

ARROW STREET
10 POST OFFICE SQUARE, SUITE 700N, BOSTON, MASSACHUSETTS

EX-1

687 Watertown Street Site Topography



www.nitsch.com
2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472

Nitsch Engineering

CHIEF ENGINEER	DATE
PROJECT MANAGER	DATE
DESIGNER	DATE
CHECKER	DATE
DATE	DATE

DATE	DESCRIPTION
DATE	DESCRIPTION
DATE	DESCRIPTION
DATE	DESCRIPTION
DATE	DESCRIPTION

EXISTING CONDITIONS PLAN
HORACE MANN SCHOOL
687 WATERTOWN STREET, NEWTON, MASSACHUSETTS

ARROW STREET
10 POST OFFICE SQUARE, SUITE 700N, BOSTON, MASSACHUSETTS

EX-1

687 Watertown Street

Civil Considerations

Requirements:

- » Located within 200' Riverfront Area
- » Subject to the DEP's Wetland Protection Act for Riverfronts

Goals:

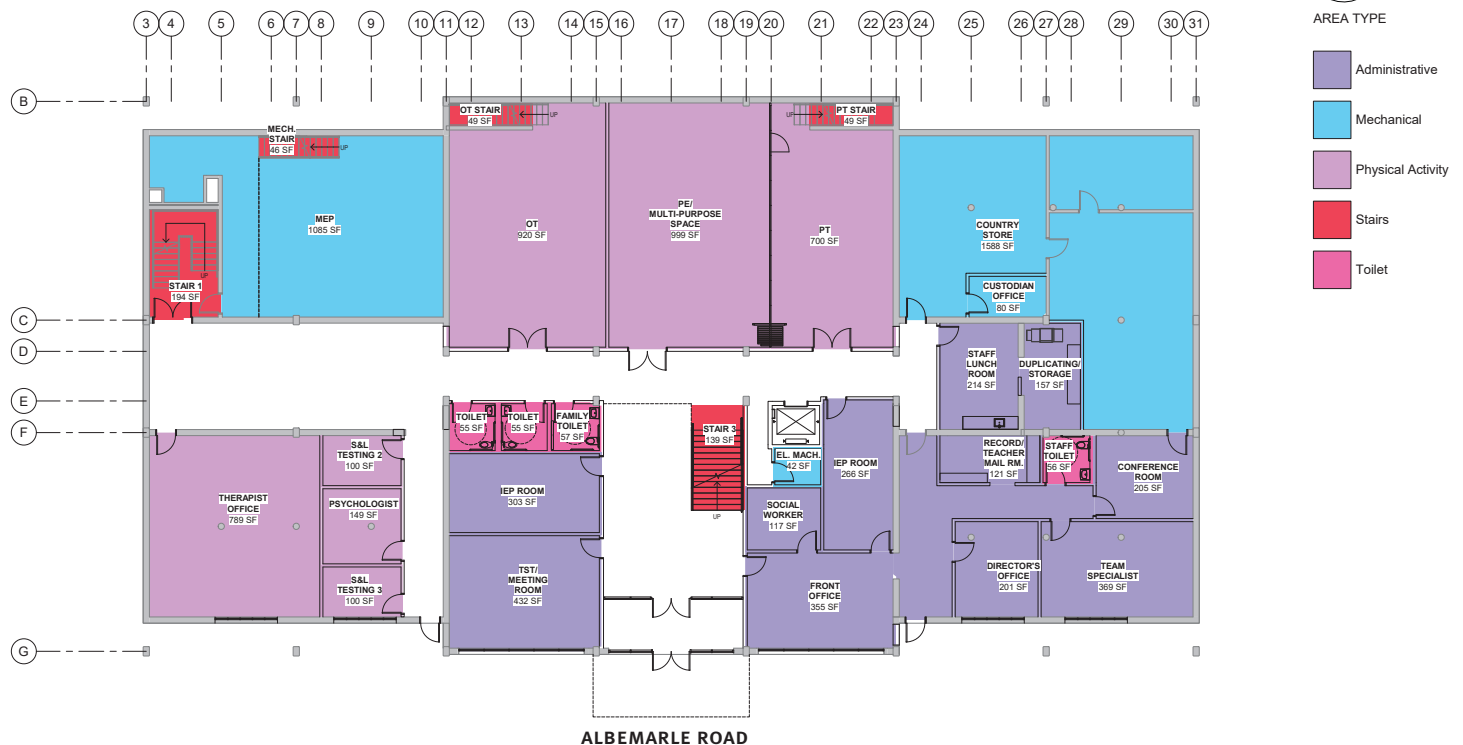
- » To meet the Riverfront requirements, the proposed site improvements will include:
 - Limiting disturbance of the existing site
 - Minimizing increase in impervious cover on the site
 - Installation of stormwater management systems to collect, treat, and infiltrate stormwater

Next:

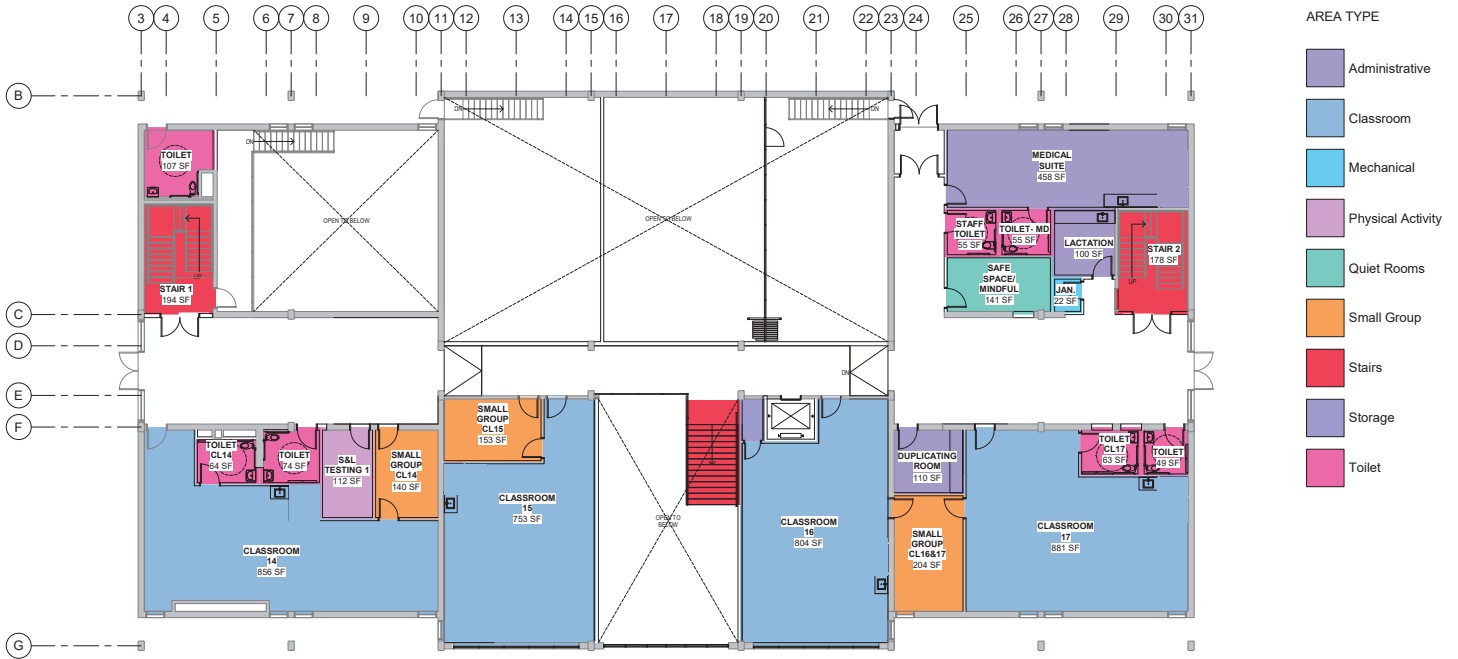
- » Meet with Conservation Commission on April 18th

Newton Early Childhood Program

Lower Level (Level o) – Fit Plan

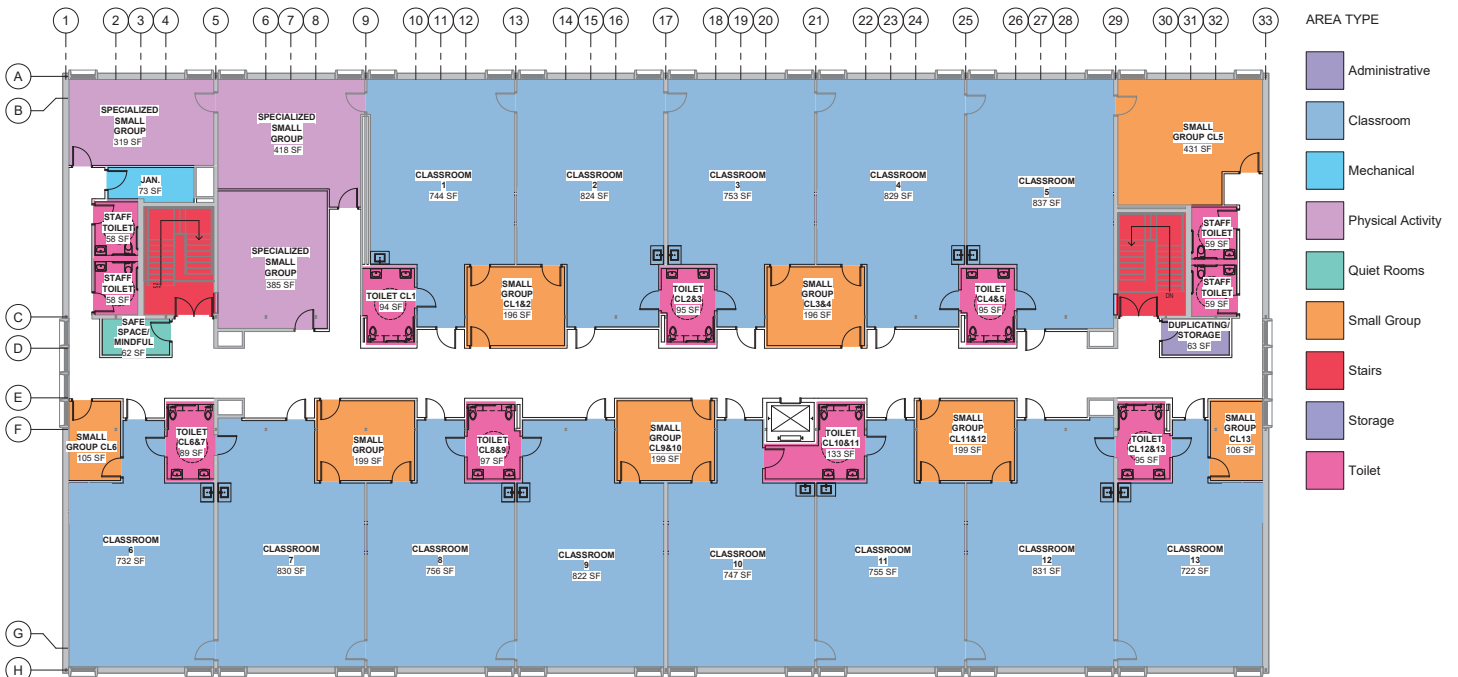


Newton Early Childhood Program Middle Level (Level 1) – Fit Plan



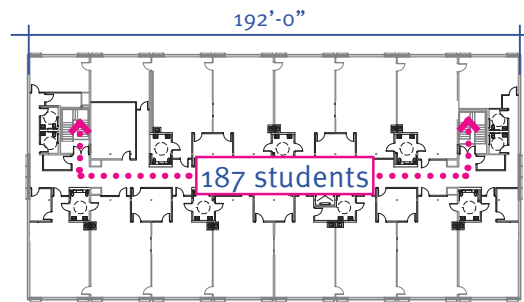
ALBEMARLE ROAD

Newton Early Childhood Program Upper Level (Level 2) – Fit Plan

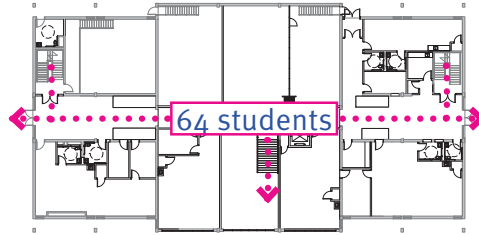


ALBEMARLE ROAD

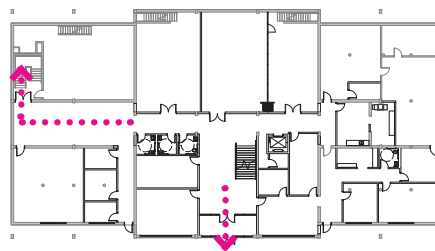
687 Watertown Street /
Feasibility Egress Plan



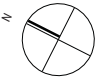
Upper Level (Level 2)
13 Classrooms



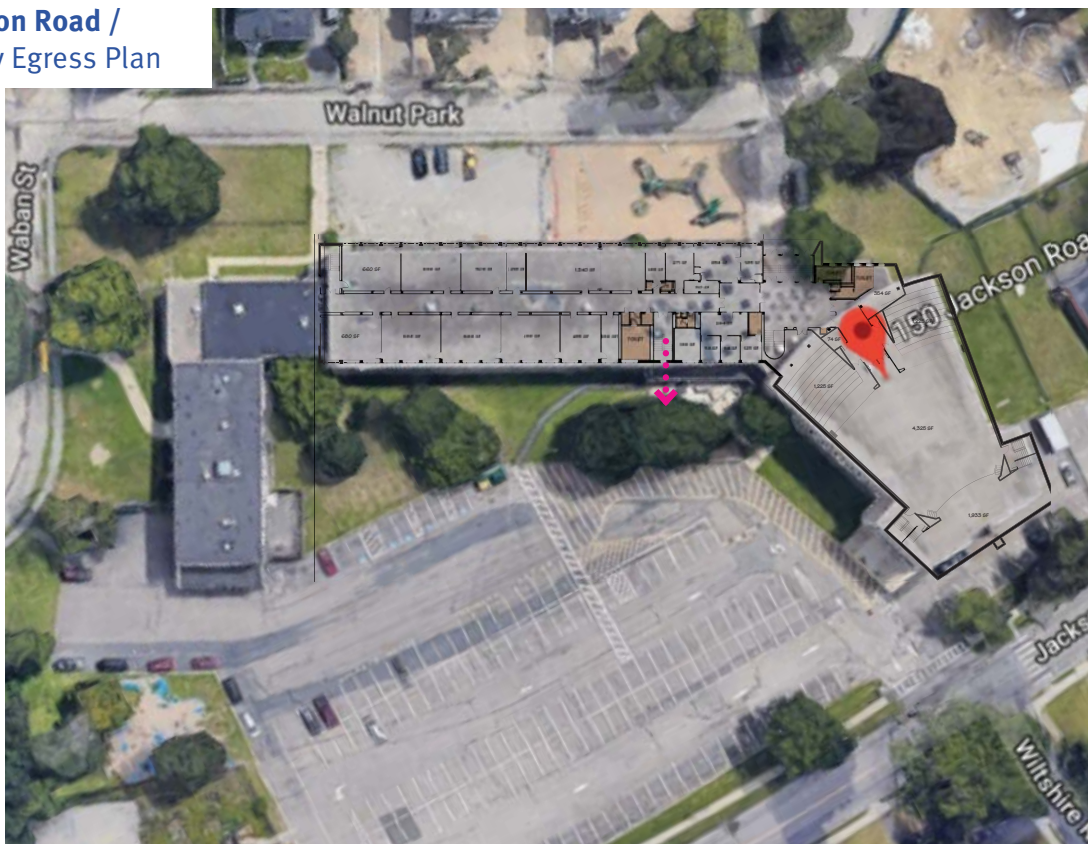
Middle Level (Level 1)
4 Classrooms



Lower Level (Level 0)



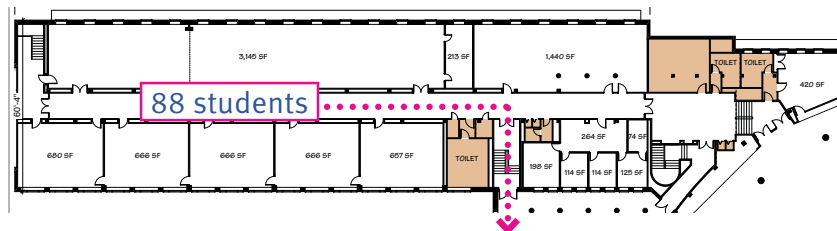
150 Jackson Road /
Feasibility Egress Plan



150 Jackson Road / Feasibility Egress Plan

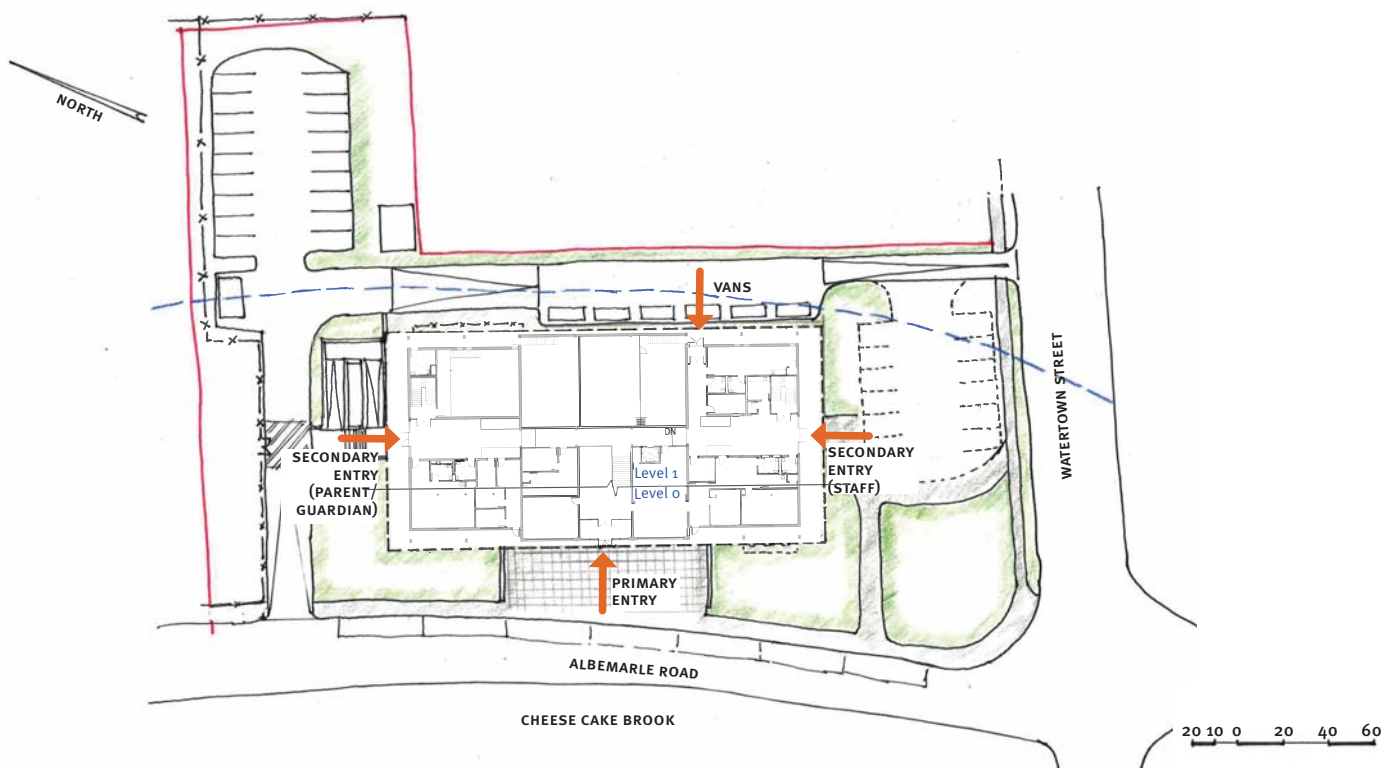


First Floor
6 Classrooms plus
therapy rooms

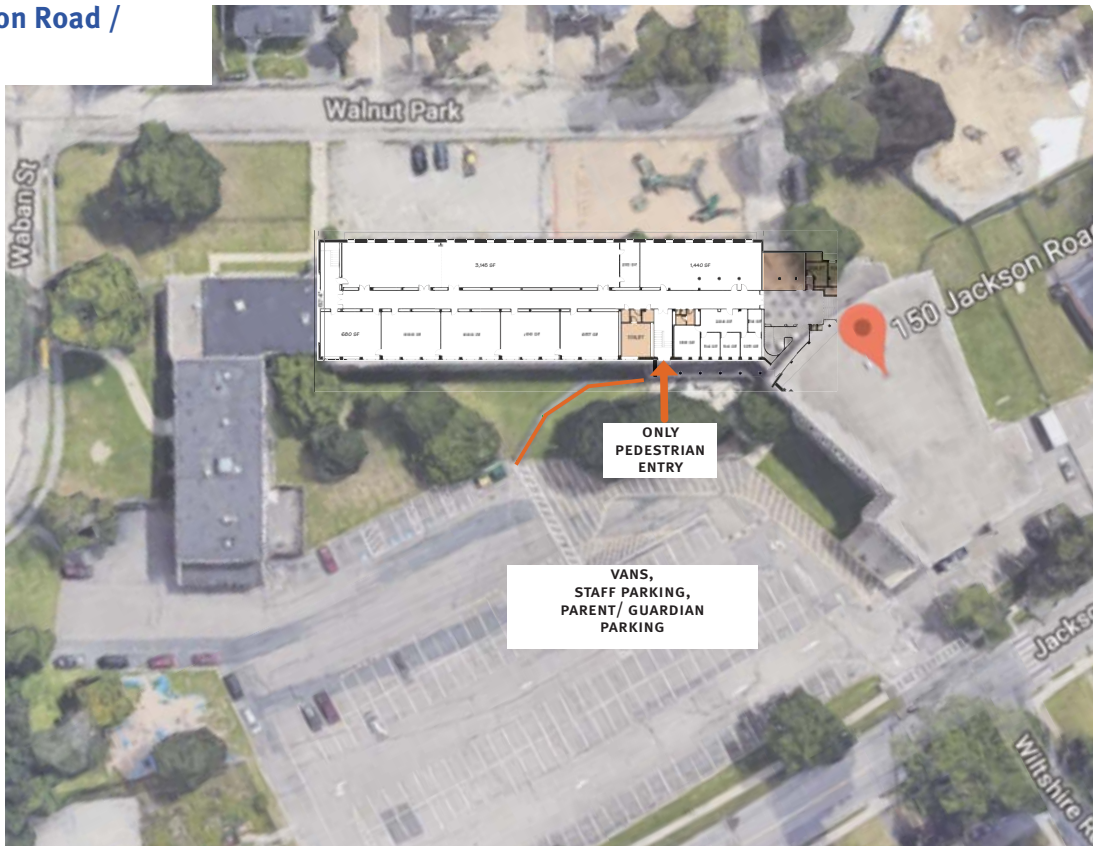


Ground Floor
7 Classrooms

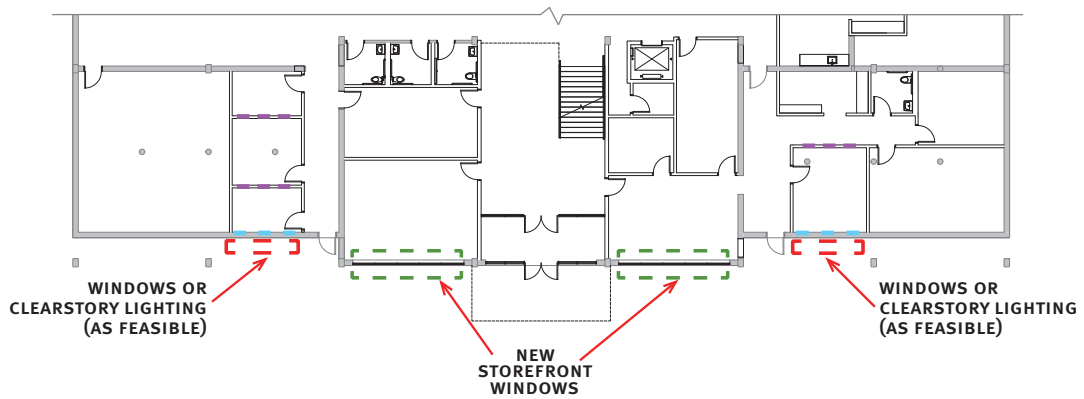
687 Watertown Street / Entry Plan



150 Jackson Road /
Entry Plan



Newton Early Childhood Program /
Daylight at Lower Level



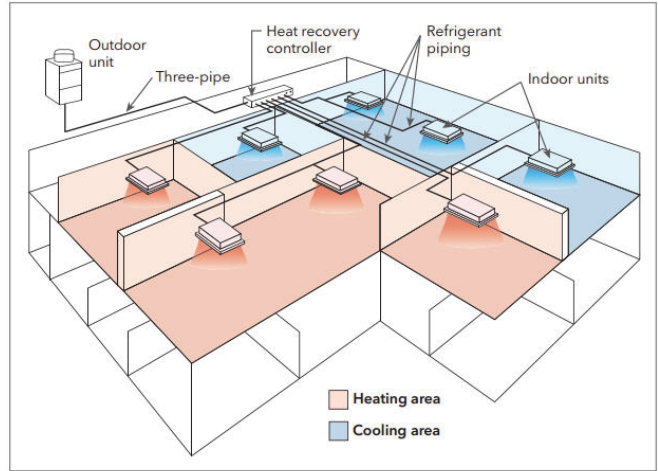
687 Watertown Street
 Building Performance - HVAC Systems/
 Heating and Cooling

**Option 1:
 Variable Refrigerant Flow (VRF) System**

- » All electric
- » Indoor VRF System Units in every room
- » On grade VRF Condensing Units (6 Units Required)

Mechanical System Payback Summary:

- » Lowest life cycle cost by yielding approx. **\$524,600** savings over the 30-year study period compared to the baseline system



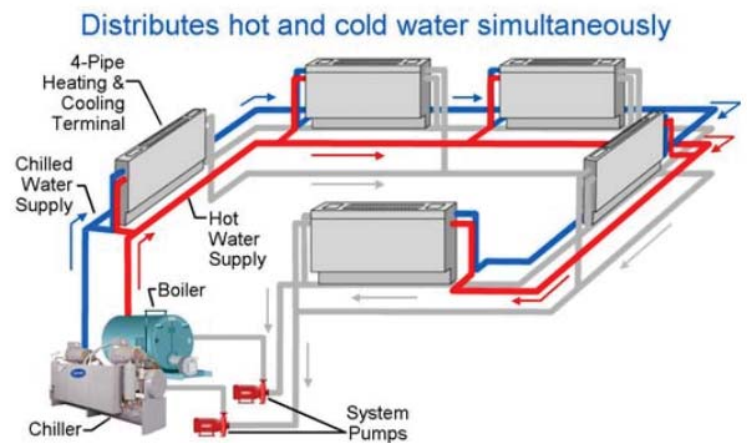
687 Watertown Street
 Building Performance - HVAC Systems/
 Heating and Cooling

**Option 2:
 Hot water/ chilled water fan coil unit system**

- » Indoor fan coil units in every room
- » Air cooled chiller
- » Two new **gas fired** hot water boilers
- » Hot water pumps located throughout the building
- » HW/ CW Fan Coil System
 Added Cost: \$163,354

Mechanical System Payback Summary:

- » Life cycle cost by yielding approx. **\$110,787** savings over the 30-year study period compared to the baseline system



687 Watertown Street Mechanical System Payback Summary



687 Watertown Street - Mechanical System Payback Summary

Baseline	System	Gross Capital Investment*	Annual Elec. Cons. (kWh)	Annual Gas Cons. (MBTU)	Annual Electric Cost	Annual Gas Cost	Combined Utility Cost	Annual Utility \$/s.f.	Annual kBTU/s.f. (EUI)	Annual Maint. Cost	Combined Annual Expense	Combined Expense Savings**	Total Life-Cycle Savings***	Discounted Payback (Years)****
-	1. Hot water coil heating/dx cooling VAV RTU systems with energy recovery wheels serving terminal VAV boxes with hot water reheat coils 2. Standard efficiency gas-fired boiler plant	\$2,004,900	245,000	2,183.9	\$46,379	\$26,731	\$73,110	\$1.74	71.90	\$15,875	\$88,985	-	-	-

Option	System	Gross Capital Investment*	Annual Elec. Cons. (kWh)	Annual Gas Cons. (MBTU)	Annual Electric Cost	Annual Gas Cost	Combined Utility Cost	Annual Utility \$/s.f.	Annual kBTU/s.f. (EUI)	Annual Maint. Cost	Combined Annual Expense	Combined Expense Savings**	Total Life-Cycle Savings***	Discounted Payback (Years)****
1	1. Variable refrigerant flow (VRF) terminal evaporator units with air-cooled condensing units and supplemental electric radiation heating 2. Air-cooled heat pump heating/cooling 100% VAV O.A. ventilating units with energy recovery with terminal VAV boxes with CO2 controls providing ventilation 3. Supplemental electric terminal heating units	\$2,048,600	226,750	0.0	\$42,924	\$0	\$42,924	\$1.02	18.42	\$23,300	\$66,224	\$22,761	\$524,606	2
2	1. Chilled/hot water coil fan coil units with supplemental hot water radiation heating 2. Chilled/hot water coil 100% VAV O.A. ventilating units with energy recovery with terminal VAV boxes with CO2 controls providing ventilation 3. High efficiency gas-fired condensing boiler plant 4. High efficiency air-cooled chiller plant	\$2,224,600	191,720	1,541.4	\$36,293	\$18,867	\$55,160	\$1.31	52.27	\$20,250	\$75,410	\$13,575	\$110,787	18

Newton Early Childhood Program/ Building Performance- Exterior wall Insulation

OPTION 1 - EXTERIOR INSULATION FINISHING SYSTEM (EIFS)



Exterior Wall (at Upper Level)	R-Value
Brick with EIFS	
Exterior Air - Avg Summer/Winter	0.17
Synthetic Stucco	0.20
Rigid Insulation (Expanded Polystyrene Insulation - 2")	9.2
Waterproofing Membrane	0.0
3 5/8" Face Brick	0.44
1" Air Space	1.0
3/4" Concrete (parge at cavity, Concrete Light Weight (110 lb/cft)	0.05
3 5/8" Face Brick	0.44
Interior Air - Vertical	0.68
Assembly Total:	12.18

Exterior envelope upgrades with added EIFS system and waterproofing
Construction Cost: \$819,294

* Our observations of the Building Envelope Payback Summary suggests that adding 2" of rigid insulation to the existing walls **does not result in a payback within the 30 year study period**. It should be noted that improvements to the existing walls will provide other benefits to the building beyond cost implications such as improvements to thermal comfort, moisture management, and other factors that should be considered.

Newton Early Childhood Program/ Building Performance- Exterior wall Insulation

OPTION 2 - INSULATED RAIN SCREEN SYSTEM



Exterior Wall (at Upper Level)	R-Value
Brick with Metal Rain Screen	
Exterior Air - Avg Summer/Winter	0.17
Metal Panel	0.15
1" Air Space	1.0
4" Mineral Wool Insulation w/ continuous galvanized girt	8.6
3 5/8" Face Brick	0.44
1" Air Space	1.0
3/4" Concrete (parge at cavity, Concrete Light Weight (110 lb/cft)	0.05
3 5/8" Face Brick	0.44
Interior Air - Vertical	0.68
Assembly Total:	12.53

Exterior envelope upgrades with added metal panel rainscreen system, insulation, and waterproofing
Construction Cost: \$1,513,736

* Our observations of the Building Envelope Payback Summary suggests that adding 2" of rigid insulation to the existing walls **does not result in a payback within the 30 year study period**. Results in a 48- Year Simple Payback. It should be noted that improvements to the existing walls will provide other benefits to the building beyond cost implications such as improvements to thermal comfort, moisture management, and other factors that should be considered.

687 Watertown Street Building Envelope Payback Summary



687 Watertown Street - Building Envelope Payback Summary

Design	Envelope		Window U-Value	Window SHGC	Curtainwall U-Value	Curtainwall SHGC	Capital Investment Increase*	Annual Elec. Cons. (kWh)	Annual Electric Cost	Combined Utility Cost	Annual Utility \$/s.f.	Annual kBtu/s.f. (EUI)	Combined Utility Savings**	Total Life-Cycle Savings**	Discounted Payback (Years)****
	Roof Assembly R-Value	Wall Assembly R-Value													
-	35.8	2.7 & 4.12	0.43	0.32	0.38	0.39	-	226,750	\$42,924	\$42,924	\$1.02	18.4	-	-	-

Envelope Option	Envelope		Window U-Value	Window SHGC	Curtainwall U-Value	Curtainwall SHGC	Capital Investment Increase*	Annual Elec. Cons. (kWh)	Annual Electric Cost	Combined Utility Cost	Annual Utility \$/s.f.	Annual kBtu/s.f. (EUI)	Combined Utility Savings**	Total Life-Cycle Savings**	Discounted Payback (Years)****
	Roof Assembly R-Value	Wall Assembly R-Value													
A	35.8	12.2 & 13.5	0.43	0.32	0.38	0.39	\$255,200	198,620	\$37,599	\$37,599	\$0.90	16.1	\$5,325	-\$131,503	N/A*****

*Capital Investment Increase accounts for architectural costs provided by architect and system sizing reduction credits outlined in the cost estimate.
 **Combined utility savings is the difference between the combined utility cost of the baseline and system in comparison.
 ***Total life-cycle savings is based on a 30 year study period.
 ****Discounted payback years is based upon BLCC5 Life Cycle Analysis.
 *****Discounted payback never reached within 30 year study period.

687 Watertown Street
 City of Newton - Building Design and
 Construction Sustainability Guidelines

Conceptual Design Phase:

- » **Option 1:** Meets all codes and budget
 - Will be met with baseline VRF System, DDC controls, lighting controls, and minimizing site impacts
- » **Option 2:** Reduces energy use to 30% below code requirements, but exceeds budget for systems
 - Option 1 systems noted above; plus
 - Wall insulation assembly;
 - Will need to purchase renewable energy
- » **Option 3:** Reducing energy use to net zero
 - Based on items above, NZE is not practical nor affordable

Newton Early Childhood Program at 687 Watertown Street
 Site Approvals Schedule

Site Plan Approvals Schedule

NECP at 687 Watertown Street Property

January 31, 2019, Amended 4/1/2019

Task:	Meeting Date:
Design Review Committee (DRC) Meeting	February 13, 2019
<ul style="list-style-type: none"> • Building Test Fit • Preliminary Site Concept Options Plan 	
Development Review Team (DRT) Meeting	February 27, 2019
<ul style="list-style-type: none"> • Professional Team Introduction • Review DRT Site Review Process/Criteria • Preliminary Site Concept Options Plan 	
DPW - Transportation Division Meeting	March 13, 2019
<ul style="list-style-type: none"> • Preliminary Site Concept Options Plan • Report -Traffic Study 	
Design Review Committee (DRC) Meeting	March 13, 2019
<ul style="list-style-type: none"> • Study Progress Report • Site Plan Development and Preferred Option Evaluation 	
LE-NECP School Building Committee Meeting	March 14, 2019
<ul style="list-style-type: none"> • Study Progress Report • Site Plan Development and Preferred Option Evaluation 	
Development Review Team (DRT) Meeting	March 27, 2019
<ul style="list-style-type: none"> • Progress Report, Site Plan Development and Preferred Option Evaluation 	
LE-NECP School Building Committee Meeting	April 4, 2019
<ul style="list-style-type: none"> • Progress Report, Site Plan Development and Preferred Option Evaluation • Vote - authorize submission of documents to DRC for 5-58 Ordinance Site Plan Approval 	

Newton Early Childhood Program at 687 Watertown Street

Site Approvals Schedule

Site Plan Approvals Schedule
NECP at 687 Watertown Street Property

January 31, 2019, Amended 4/1/2019

Task: _____ Meeting Date: _____

TODAY →

Design Review Committee (DRC) Meeting **April 10, 2019**
 • Schematic Floor Plans and Preferred Site Plan

Public Facilities Committee Meeting **April 17, 2019**
 • Building Test Fit
 • Progress Report, Site Plan Development and Preferred Option Evaluation

Conservation Commission Meeting **April 18, 2019**
 • Project Introduction

Design Review Committee (DRC) Meeting **April 24, 2019**
 • Schematic Floor Plans and Preferred Site Plan
 • **Vote - 5-58 Ordinance Site Plan Approval**

Conservation Commission Meeting **May 9, 2019**
 • Site Plan Review
 • Basis of Design and Regulation Compliance

PUBLIC HEARING DOCKET & PUBLIC NOTICES ISSUED – City Council Clerk by May 15, 2019

Public Facilities Committee Hearing **June 5, 2019**
 • Public Hearing on Proposed Site Development/Plan

Public Facilities Committee Meeting **June 19, 2019**
 • **Vote - 5-58 Ordinance Site Plan Approval**

Finance Committee Meeting **June 24, 2019**
 • Preferred Schematic Report and Total Project Budget Request
 • **Vote – Total Project Budget Appropriation**

**JANUARY 2021
687 WATERTOWN ST
OCCUPANCY**

687 Watertown Street

5-58 Conditions of Approval

Continue to:

- » Refine and address all parking, traffic, and site circulation challenges
- » Develop site drainage and storm water management system to meet Con Comm requirements
- » Develop the landscaping and site lighting plans to minimize the impact to the abutters and neighborhood
- » Work with Parks and Recreation to facilitate the installation of the playgrounds
- » Pursue Sustainability initiatives, reduce project energy consumption and embodied carbon, and eliminate and/or reduce our fossil fuel consumption

Discussion

www.newtonma.gov/gov/building/capital_projects

www.lincolneliot-necp-projects.com

**NEWTON EARLY CHILDHOOD PROGRAM
687 WATERTOWN STREET**

PUBLIC FACILITIES MEETING

Newton Public Schools
Newton, Massachusetts

April 17, 2019

ARROWSTREET
10 POST OFFICE SQUARE
SUITE 700N
BOSTON, MA 02109
617.623.5555
www.arrowstreet.com

Hill International
75 SECOND AVENUE
SUITE 300
NEEDHAM, MA 02494
617.778.0900
www.hillintl.com

Trip Generation
at Existing NECP at 150 Jackson Road

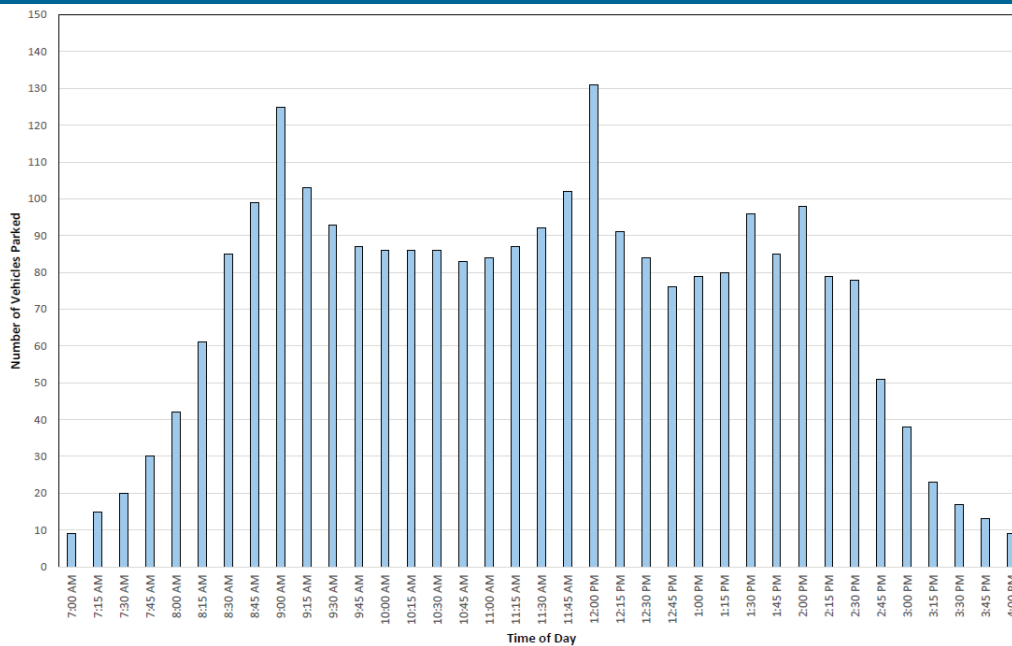
Trip Generation – Existing NECP

Period	Vehicle-trips ¹			Total
	Staff Auto	Student Auto	Van	
<i>Weekday Morning Drop-Off Period (8:15-9:15 AM):</i>				
Enter	40	69	12	121
<u>Exit</u>	<u>--</u>	<u>69</u>	<u>10</u>	79
Total	40	138	22	200
<i>Weekday Midday Pick-Up Period (11:30 AM-12:30 PM):</i>				
Enter	--	49	3	52
<u>Exit</u>	<u>5</u>	<u>49</u>	<u>6</u>	60
Total	5	98	9	112
<i>Weekday Afternoon Pick-Up Period (1:45-2:45 PM):</i>				
Enter	--	27	6	33
<u>Exit</u>	<u>15</u>	<u>42</u>	<u>10</u>	67
Total	15	69	16	100

¹Peak hour trips based on empirical trip generation observed at NECP (150 Jackson Street) on January 31, 2019.

Peak Parking Demand - Existing
at Existing NECP at 150 Jackson Road

Peak Parking Demand - Existing



Summer Program at 687 Watertown Street

Current Summer Program

- » Albemarle Acres Summer Program (currently gathering information)
- » Operation:
July 1 through August 16 for 7 weeks
Monday through Friday
- » Enrollment:
- » Hours:
8:00 Morning Extended Day
8:30 Activities
3:30 Departure
6:00 Afternoon Extended Day

Proposed Summer Program

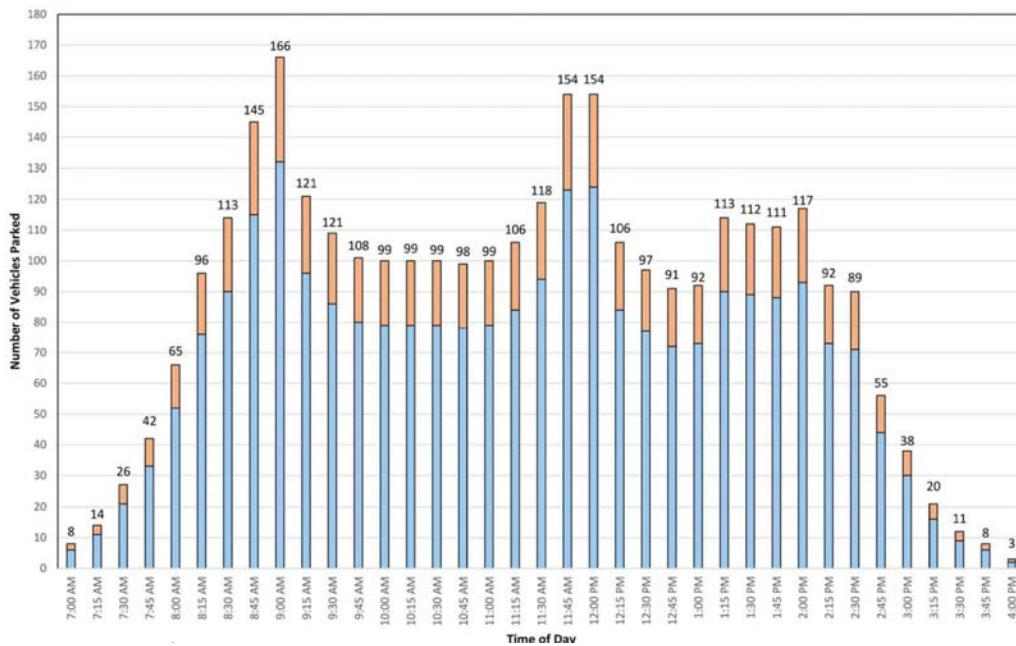
- » NECP Extended School Year Program (ESY)
- » Operation:
July 1 through August 8 for 6 weeks
Monday through Thursday
- » Enrollment: (summer 2018)
- 165 Students
- 60 to 65 Staff
- » Hours: Varies by student
8:30am - 11:30am
8:30am - 1:30pm
8:30am - 2:30pm
11:30am - 2:30pm

Parking Demand - Projected

Projected NECP at 687 Watertown Street

■ Projected Increase
■ Observed Parking Demand - 150 Jackson

Hourly Parking Demand – Projected NECP



Hourly Parking Demand – Projected NECP

