

CITY OF NEWTON

IN BOARD OF ALDERMEN

COMMITTEE OF THE WHOLE AGENDA

**TUESDAY, SEPTEMBER 2, 2014**

**7:45 pm  
Ed Center  
100 Walnut Street**

**AGENDA**

- #189-14     PUBLIC FACILITIES COMMITTEE requesting periodic updates on the Zervas Elementary School Project. [04/17/14 @ 10:48 PM]
- #255-14     HIS HONOR THE MAYOR recommending that 1316 Beacon Street, 1330 Beacon Street, and 1338 Beacon Street, including trees and structures on the properties, be acquired through purchase or takings by eminent domain for the purpose of expanding the Zervas Elementary School site. [06/16/14 @ 11:17 AM]
- #256-14     HIS HONOR THE MAYOR requesting authorization to appropriate the sum of two million seven hundred thousand dollars (\$2,700,000) from the Capital Stabilization Fund-Operating Override Account Fund for purposes of funding all costs associated with the acquisition of 1316 Beacon Street, 1330 Beacon Street, and 1338 Beacon Street including any relocation obligations the City may have pursuant to Massachusetts General Law Chapter 79A. [06/16/14 @ 11:17 AM]

Respectfully submitted,  
Leonard J. Gentile, Chairman

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, please contact John Lojek, at least two days in advance of the meeting: [jlojek@newtonma.gov](mailto:jlojek@newtonma.gov), or 617-796-1064. For Telecommunications Relay Service dial 711.

August 1, 2014

Mr. Joshua Morse  
Public Buildings Commissioner  
City of Newton

Re: Board of Aldermen - Zervas Elementary School Project Update

Dear Josh,

HOOD BUSINESS PARK  
500 RUTHERFORD AVENUE  
CHARLESTOWN, MA 02129

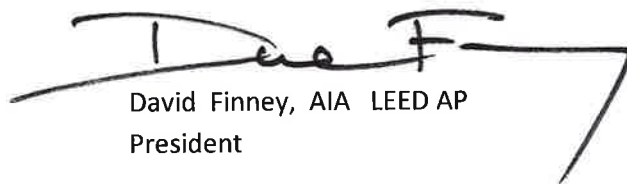
T 617 241 9800  
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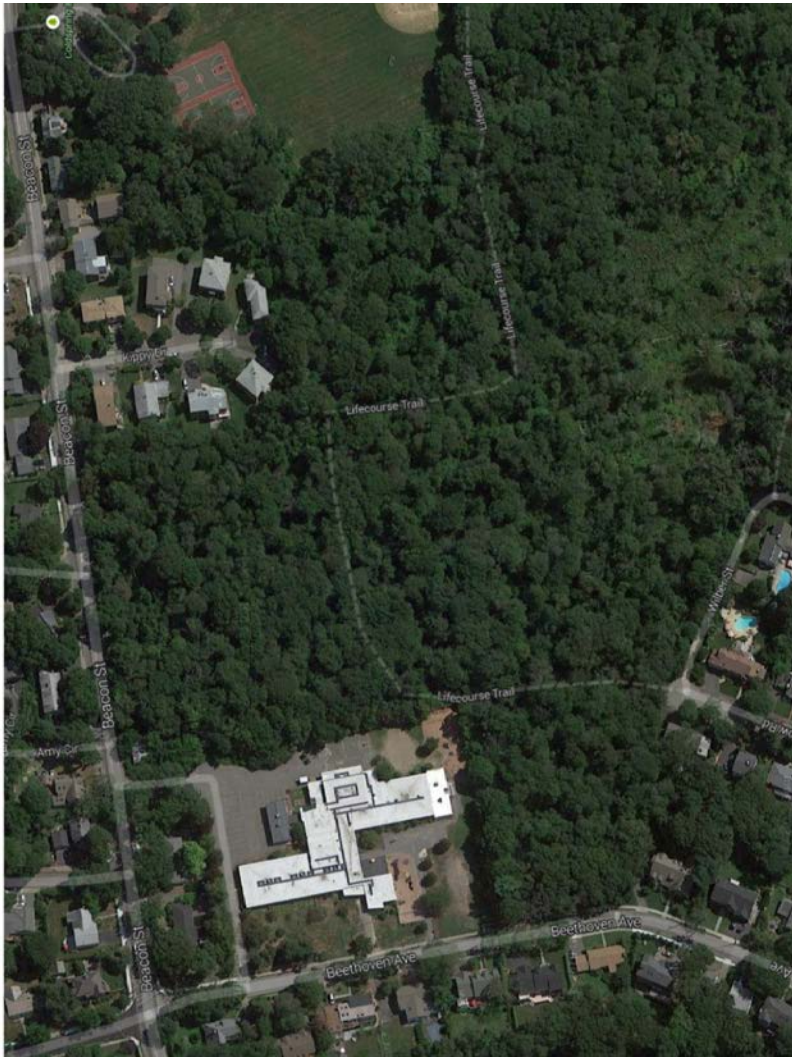
Attached, please find an informational packet that illustrates Schematic Design progress for the Zervas Elementary School Project. The Zervas Elementary School project team has met recently with a broad range of City committees and agencies (including Public Schools, Public Buildings, Development Review Team, Design Review Committee, Engineering and Working Group) to ensure that the concerns of all stakeholders were considered. Community input was provided at School Building Committee meetings. The site and building design has been updated to incorporate the valuable feedback, which has been substantially consistent in regards to goals and priorities.

The proposed site layout emphasizes pedestrian access and safety, provides for a dedicated bus loop, a discrete service area and appropriate staff parking while maximizing green space and play areas. The building is set back from both Beacon and Beethoven streets and is oriented to optimize solar exposure and energy efficient operations.

Regards,  
DESIGN PARTNERSHIP OF CAMBRIDGE



David Finney, AIA LEED AP  
President



## Board of Aldermen Informational Packet

### Zervas Elementary School – Newton, MA

August 1, 2014



# Program Goals:

Program/Area Types		Zervas Program (490 Students)	Zervas Existing (314 Students)
Classrooms	<input checked="" type="checkbox"/>	24	16
Parking Spaces		80 [1]	44 (lined)
Car Drop-Off	<input checked="" type="checkbox"/>	count TBD	on street [2]
Bus Drop-Off (separate)	<input checked="" type="checkbox"/>	4	2 on site
Entry Plaza/Gathering	<input checked="" type="checkbox"/>	8k SF	front lawn
Playground/Field Areas	<input checked="" type="checkbox"/>	50-60k SF	43k SF
Student Gardens	<input checked="" type="checkbox"/>	1,000 SF	1,000 SF
Outdoor Classroom	<input checked="" type="checkbox"/>	1,500 SF	1,500 SF
Bike Storage (1per 10pkg min)	<input checked="" type="checkbox"/>	36+ bikes	16-20 bikes
Service/Dumpster Areas	<input checked="" type="checkbox"/>	flat loading 2 dumpsters	flat loading 2 dumpsters

[1] 75 total staff are estimated for 490 students +3 handicap + 2 visitors = 80 spaces; **75 Spaces are provided in the Schematic Concept**

[2] Car drop-off currently occurs along Beethoven Ave, which functions as a one-way road during drop-off and pick-up times

**Zervas Elementary School – Newton, MA**

**August 1, 2014**



**Designpartnership**  
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5.3 Acres (**3.5 Useable**)  
35k SF Building

**43k SF** Play Areas  
+ Outdoor Classroom  
+ Outdoor Gardens

Plaza/Gathering on Lawn  
**8+** Bike Storage  
Dumpsters/Service

**44** Parking Spaces (lined)  
**1** Bus Drop-Off (lined)  
**0** Car Drop-Off  
(on-site totals listed)

SF Over 100' Setback  
5.2k Building  
19.8k Paving  
25k Total within Setback

## SCHEMATIC DESIGN PROGRESS – EXISTING AERIAL

Zervas Elementary School – Newton, MA

August 1, 2014





6.0 Acres (**4.2 Useable**)  
78.8k SF Building

**60k SF Play Areas**  
+ Outdoor Classroom  
+ Outdoor Gardens

**8k SF Plaza/Gathering**  
**36+ Bike Storage**  
Dumpsters/Service

**75 Parking Spaces**  
**4 Bus Drop-Off**  
**20 Car Drop-Off**  
(added drop-off lane)

SF Over 100' Setback  
11.2k Building (vs. 5.2k)  
5.4k Paving (vs. 19.8k)  
9.2k Pervious  
25.8k Total (25k exists)

## SCHMATIC DESIGN PROGRESS – SITE PLAN

Zervas Elementary School – Newton, MA

August 1, 2014



# Expanded Site Notes:

## Traffic/Safety

- Opens Site and Increases Visibility
- Allows Separate Bus Drop-Off on Site, and from Beacon Street
- Improves Egress for Vehicles on Beethoven
- Aligns Vehicular Entries/Exits with Existing Roadways

## Open Space/Playfields

- Provides More Play Space Area
- Allows for Emphasized Pedestrian Paths and Approach
- Academic Areas Set Within Green Space

## Parking/Paving

- Contains Vehicles to Edges of Site and Minimizes Paving
- Meets Staff Count Without Parking in Streets





# VIEW FROM BEACON/BEETHOVEN INTERSECTION



## SCHEMATIC DESIGN PROGRESS – PRELIMINARY ELEVATIONS

Zervas Elementary School – Newton, MA

August 1, 2014





# VIEW FROM BEACON/BEETHOVEN INTERSECTION



## SCHEMATIC DESIGN PROGRESS – PRELIMINARY ELEVATIONS

Zervas Elementary School – Newton, MA

August 1, 2014



# VIEW FROM BEETHOVEN TOWARD BEACON



## **SCHEMATIC DESIGN PROGRESS – PRELIMINARY ELEVATIONS**

**Zervas Elementary School – Newton, MA**

**August 1, 2014**

