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Newton Lincoln Elliot School - NECP Project

Development Review Team Meeting – NECP at 687 Watertown Street
February 27, 2019

Attendees: See sign-in sheet

Action Items are demoted in bold/italic font.

Items Discussed:

1. Attendee introductions.
2. A. Valcarce reviewed the Lincoln Eliot – NECP Project:
 - a. Project goals, work to date, and project impact to the School Department's long term capital improvements plan.
 - b. Long term city/school department school improvements plans including relocation of Horace Mann students and staff to the existing Carr School at 225 Nevada St. which then will allow for 687 Watertown St (existing Horace Mann) to house the NECP program with some building/site improvements to meet program needs.
 - c. The relocation of NECP to 687 Watertown St then opens 150 Jackson Rd for repair/renovations to relocate students and staff from Lincoln Eliot School which creates a future school swing space at 191 Pearl St. (existing Lincoln Eliot School).
3. A. Valcarce provided additional project background including City purchase of and initial use plans 150 Jackson Rd. NECP's move from the Education Center to 150 Jackson Rd. A Statement of Interest submitted to MSBA for improvements to Lincoln-Eliot and MSBA decision not to invite the project into its capital pipeline. NECP's program growth and expectations for future community need.
4. A. Valcarce reviewed heating plant issues at 150 Jackson Rd. and 191 Pearl St. (Lincoln Eliot) and benefits to school improvement plans by expediting the site approval and schematic design process with an opportunity to move NECP to 687 Watertown St earlier than planned.
5. Arrowstreet reviewed the NECP program at 150 Jackson Rd, including but not limited to the following:
 - a. Program includes 13 classrooms for students age 3-5 yrs old with operating hours 8:30am – 2:30pm with varying start and release times based on program and therapy session offered throughout the day
 - b. Total staff count is 81 with both full time and part time positions.
 - c. Student arrival and departure practices were reviewed including van drop-off and parent drop-off where parents/families walk students to their classrooms and pick up in classrooms at dismissal.

Q1: What is the NECP Proposed program for 687 Watertown St.? – 305 students and 17 class rooms.

Q2: What Percentage of Students use van transportation and what is typical occupancy per van? – ANSWER TO BE PROVIDED to Jen Caira.

6. Arrowstreet reviewed work being performed on traffic studies at 687 Watertown St, NECP at 150 Jackson Rd, and Lincoln Eliot school at 191 Pearl St. and 150 Jackson Rd. Space use



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considerations for 687 Watertown St including; parking, vehicular and pedestrian circulation, van drop and parent drop with access to upper level classrooms. Impacts to Cheese Cake Brook. Opportunities for sharing land area with Albemarle Park or the Boy's and Girl's Club.

7. Arrowstreet reviewed the existing conditions at 687 Watertown St. including but not limited to:
 - a. Existing site layout, building position and building interior layout, and on site and adjacent park use.
 - b. Location of modular classroom units attached to the building and desire of the School Building Committee and DRC to eliminate the units.
 - c. Adjacent Park play structures, structure play areas, and need to provide a contained age appropriate and accessible play structure for the NECP program structure in close proximity to the building.
 - d. Review site and adjacent area topography including grade challenges from the school to the park area.
 - e. Review preliminary thoughts on relocating the building's main entry to Albemarle St. at the existing outdoor patio area.

Q3: Does the project propose to purchase residences? - No.

Q4: Will this be a MSBA grant project? - No. Project is a City funded project.

- f. 687 Watertown St. property boundaries and boundaries for River Front Protection, Wetland/buffers, flood plan and proximity to Cheese Cake Brook were reviewed.

Claire Rundelli reviewed Conservation Commission project review requirements and possible concerns related to the proposed project including: 1. Stormwater Management plans and 2. Impact of an existing concrete swale directing storm water from Albemarle Rd and the 687 Watertown site into Cheese Cake Brook. Site development at 687 Watertown St may need to improve the quality of storm water entering the brook from the site. Also that River Front Protection areas require 2:1 mitigation either on site or off site for impacts (State requirement).

Q5: Does the project propose to take Park land? - Not at this time.

8. Parking, student drop off/pick up and vehicular patterns at the present 687 Watertown St. and at NECP at 150 Jackson Rd were discussed.
9. Site development options were reviewed including but not limited to:
 - a. Parking on site and along Albemarle Rd.
 - b. Modular removal and gained space to offer a van only drive at the back of the building.
 - c. Play Structure locations on site and at the adjacent park.
 - d. Land sharing with the Boy's and Girl's Club and possible van drop at new drive along Watertown St.
 - e. Options for parent drop-off and pick up whether with parking or active staff controlled drop off along Albemarle Rd.
10. Floor Plans – existing and new conceptual plans were reviewed while noting constraints of the existing building layout, limited ceiling height in lower level areas and grade access.
11. The 5-58 Site Plan approval schedule for 687 Watertown St. was reviewed and comments received as follows:
 - a. **Conservation Commission will require presentation at schematic design phase but process will not require full storm water calcs. or full project approval. Conservation Committee meeting dates are May 9, 30, and June 20, 2019**



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- b. DRT (Katie Holmes) will need time to review documentation prior to final vote consideration.***
- c. Town Engineering will needed a project presentation separate from the DRT process.***
- d. DPW Transportation Division requests a meeting to review Parking, Pick-Up and Site Circulation, with summer activity impacts from Albemarle Park considered. Meeting tentatively scheduled March 13th at 1pm.***
- e. Parks & Recreation should be invited to the DPW Transportation Division meeting, tentatively scheduled March 13th at 1pm.***
- f. Katie Holmes to check if the Boys and Girls Club field stone wall has any historical significance.***

Next meeting of the Development Review Team (DRT) for NECP at 687 Watertown Street March 27, 2019 at 1pm.

DPW Transportation Division meeting scheduled 1pm, March 13, 2019, Rm 211 at City Hall.

To the best of my knowledge, these notes are a fair representation of the items discussed at the meeting. Additional items or corrections should be brought to the attention of the writer. Submitted by: Mary Mahoney 2/28/19

DRT - 687 Watertown St
NECP

Feb 27, 2019

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Katie Whewell	Newton Planning	
Claire Rudelli	Newton Planning - Conservation	
Jennifer Carr	Newton Planning	
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