



HORACE MANN SCHOOL

NEWTON EARLY CHILDHOOD PROGRAM
687 WATERTOWN STREET

DEVELOPMENT REVIEW TEAM

Newton Public Schools
Newton, Massachusetts

February 27, 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

- » Professional Team Introduction
- » Review DRT Site Review Process/ Criteria
- » Preliminary Site Concept Design Options
- » Preliminary Fit Plan Design Options

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Professional Team Introduction - Architect

Arrowstreet



PROGRAMMED & DESIGNED OVER
500,000 SF OF PRE-K & ELEMENTARY
SCHOOL SPACES

RENOVATED OVER 385,000 SF WITHIN
ACADEMIC BUILDINGS

EXPERTISE IN DESIGNING PUBLIC
FACILITIES ON TIGHT, URBAN SITES

COMMITTED TO STAYING ON BUDGET

Professional Team Introduction - Owner Project Manager

Hill International, Inc.

Elementary School Experience



Howe-Manning Elementary School | \$31M



Estabrook Elementary School | \$41M



Paul Revere Elementary School | \$17M



Millbury Shaw Elementary School | \$40M

Elementary/ Pre- School Experience



James Hill Elementary School | \$32M



Park Avenue Elementary School | \$47M



Natick High School w/ Pre-K | \$78M



AC Whelan Elementary School | \$39M

Newton Early Childhood Program at 687 Watertown Street

Site Approvals Schedule

Site Plan Approvals Schedule NECP at 687 Watertown Street Property

January 31, 2019

Task: Meeting Date:

Design Review Committee (DRC) Meeting February 13, 2019

- Building Test Fit
- Preliminary Site Concept Options Plan

Development Review Team (DRT) Meeting February 27, 2019

- Professional Team Introduction
- Review DRT Site Review Process/Criteria
- Preliminary Site Concept Options Plan

Design Review Committee (DRC) Meeting March 13, 2019

- Study Progress Report
- Site Plan Development and Preferred Option Evaluation

LE-NECP School Building Committee Meeting March 14, 2019

- Study Progress Report
- Site Plan Development and Preferred Option Evaluation

City Council/School Committee Meeting March 2019 - TBD

- Building Test Fit
- Study Progress Report and Site Plan Development

Development Review Team (DRT) Meeting March 27, 2019

- Progress Report, Site Plan Development and Preferred Option Evaluation

LE-NECP School Building Committee Meeting April 4, 2019

- 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

Task: Meeting Date:

Design Review Committee (DRC) Meeting April 10, 2019

- Schematic Floor Plans and Preferred Site Plan

Design Review Committee (DRC) Meeting April 24, 2019

- Schematic Floor Plans and Preferred Site Plan
- **Vote** - 5-58 Ordinance Site Plan Approval

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

City Council/School Committee Meeting July 8, 2019

- Preferred Schematic Report Presentation
- **Vote** - 5-58 Ordinance Site Plan Approval
- Total Project Budget Request
- **Vote** – Total Project Budget Appropriation

JANUARY 2021
687 WATERTOWN ST
OCCUPANCY

687 Watertown Street



687 Watertown Street / Existing Site



687 Watertown Street / Existing 1-Foot Contours



687 Watertown Street / Wetlands



687 Watertown Street / Site Circulation



2017-18 Drop-off, Pick up, and Parking at existing NECP

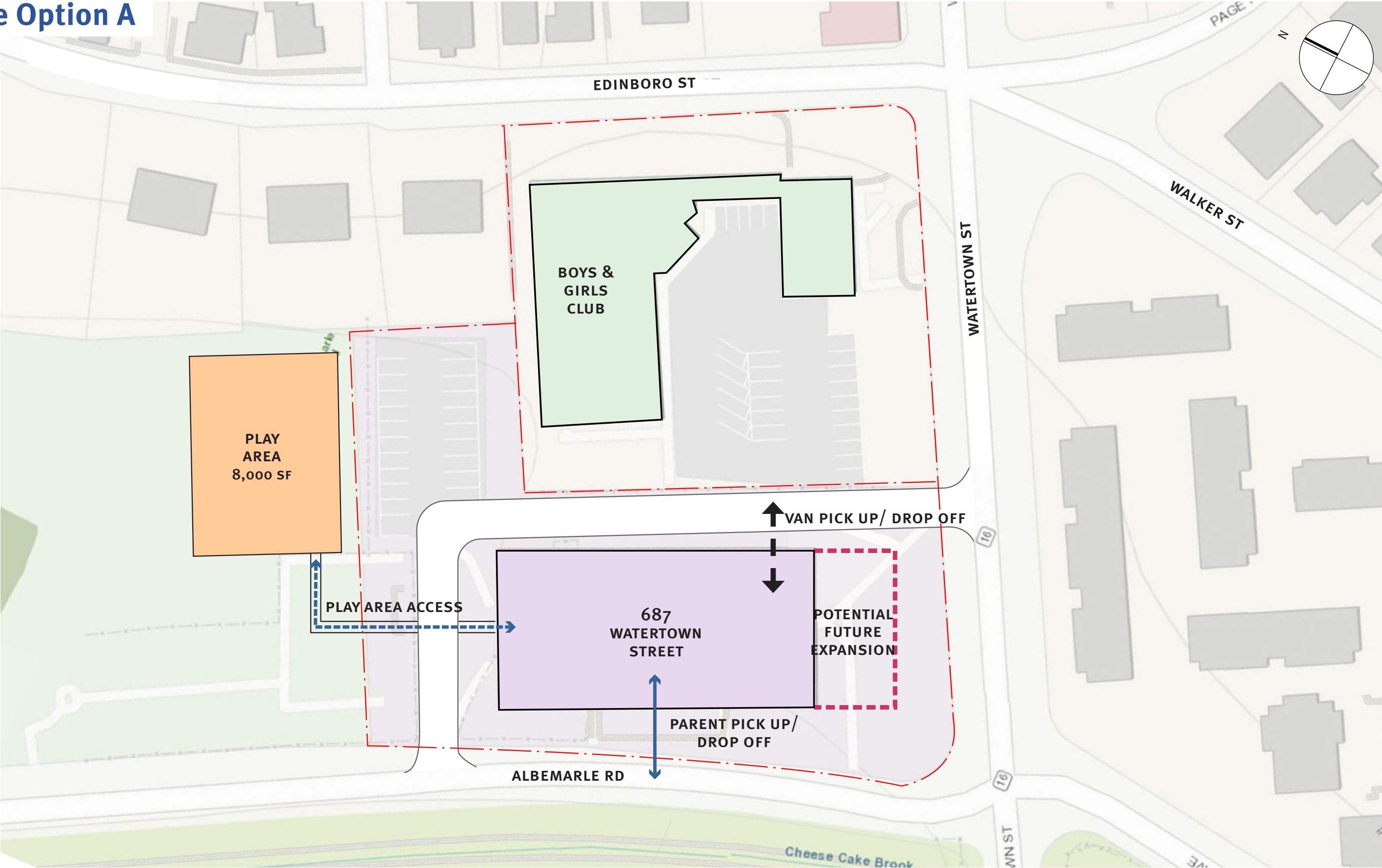
Parent Drop Off	
8:30	16 -20 Parent Cars In
9:00	75 Parent Cars In
Noon	50 - 60 Parent Cars Out
12:30	10 - 15 Parent Cars In
2:00	40 Parent Cars Out
2:30	20 Parent Cars Out

Vans	
8:30	5 Vans In
9:00	10 - 12 Vans In
Noon	10 - 12 Vans Out (15 on Tues.)
12:30	4 Vans Out
1:30	5 - 6 Vans Out
2:00	4 Vans Out
2:30	5 - 6 Vans Out

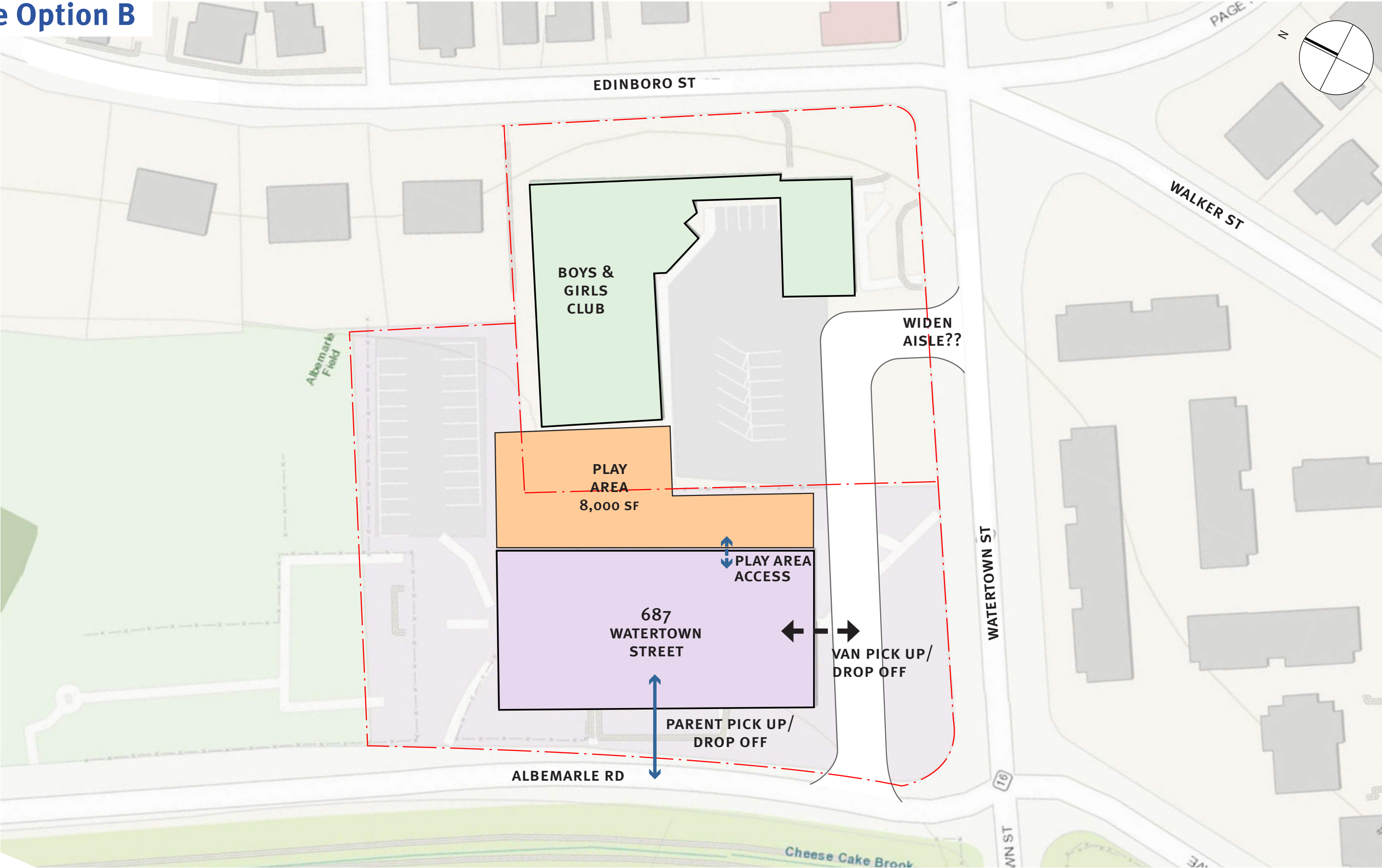
Preschool Staff Parking		
Full-time Equivalency (FY19)	FY19 # Staff	# Spots Proposed
Full-time	35	35
Part-time	38	38
Proposed Full and Part-time	8	8
TOTAL PERSONNEL	81	81

* Part-time staff typically might be expected to share parking spaces, but scheduling does not allow that at NECP because the majority of staff all work during the main program morning hours.

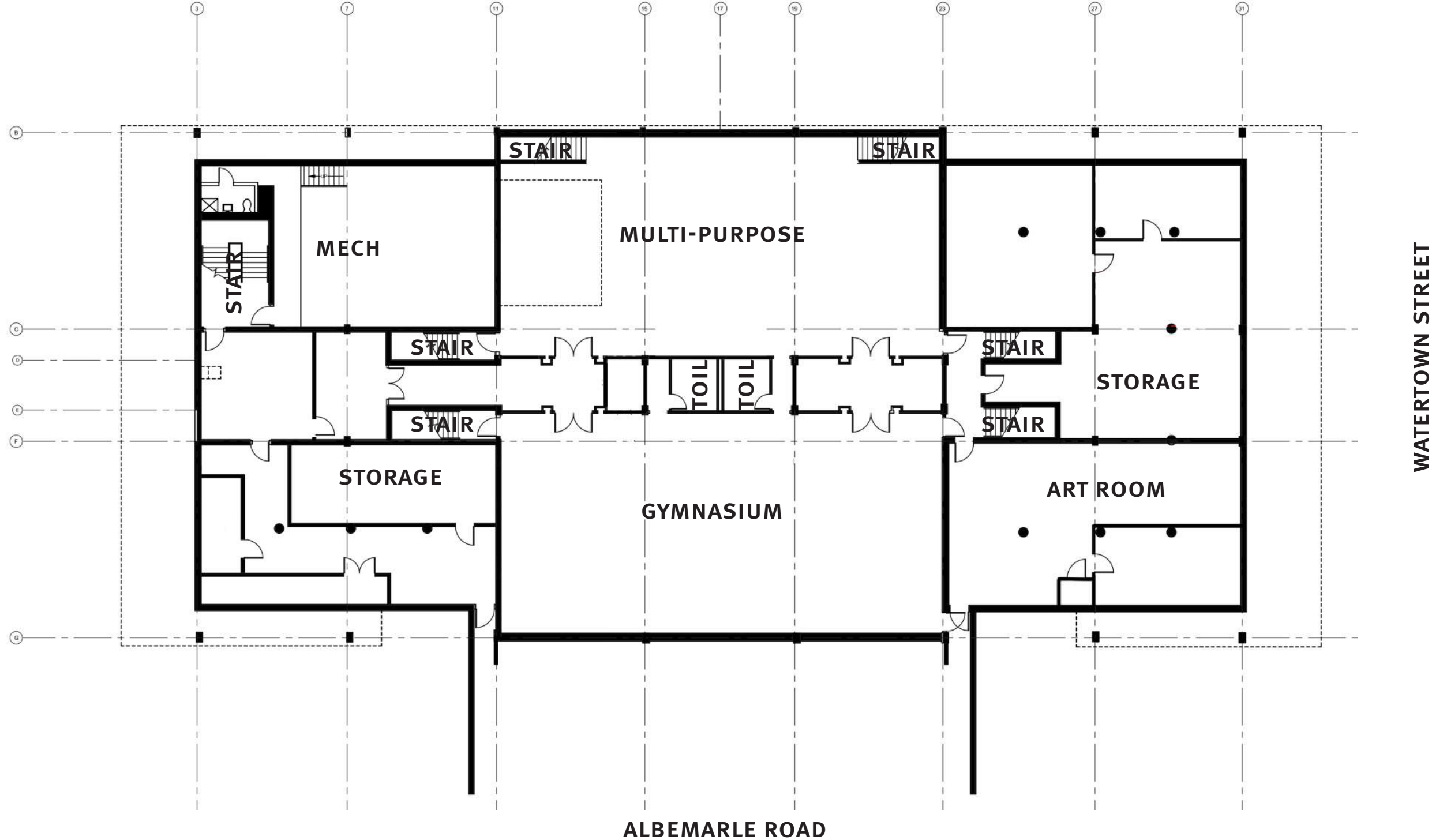
Site Option A



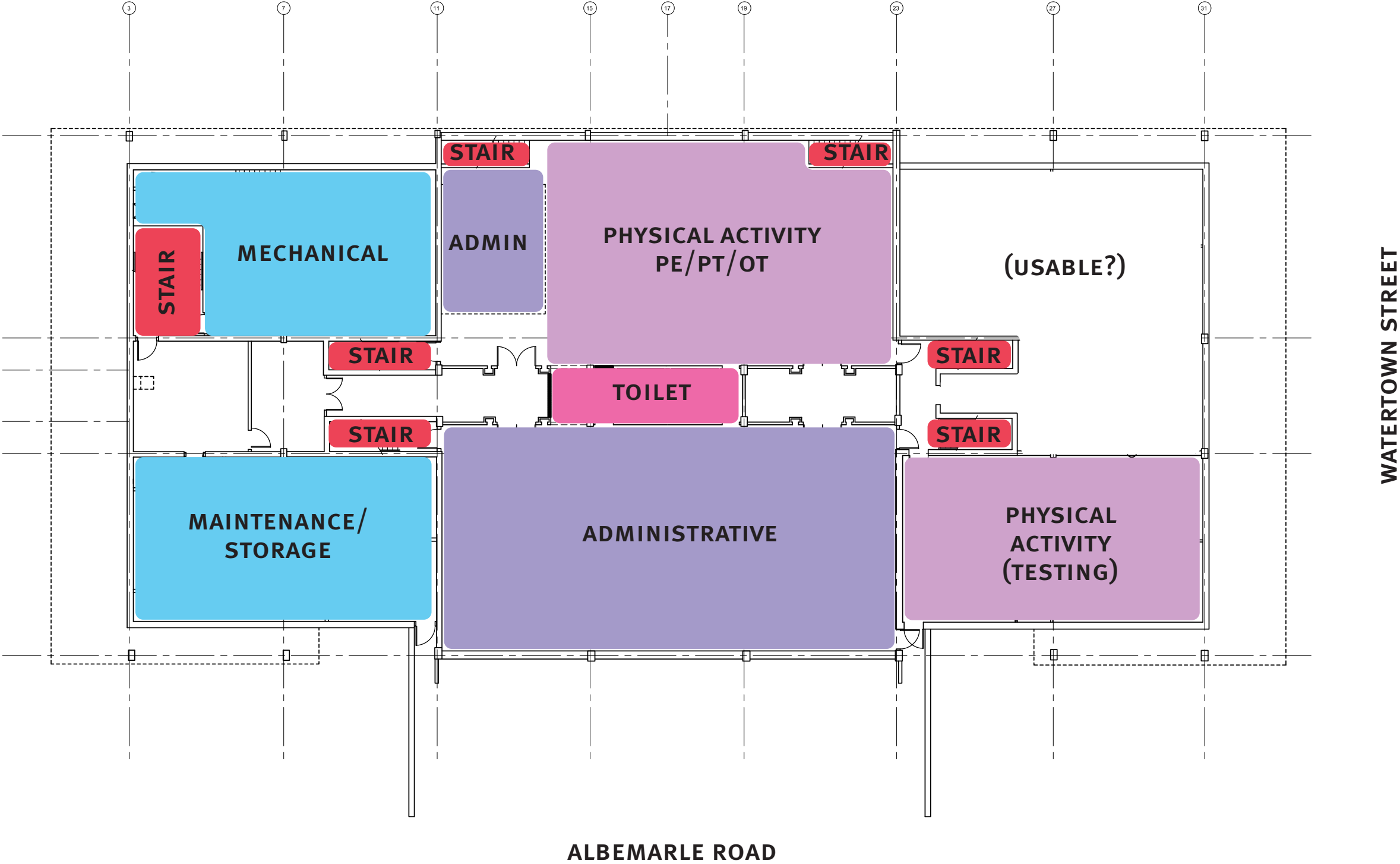
Site Option B



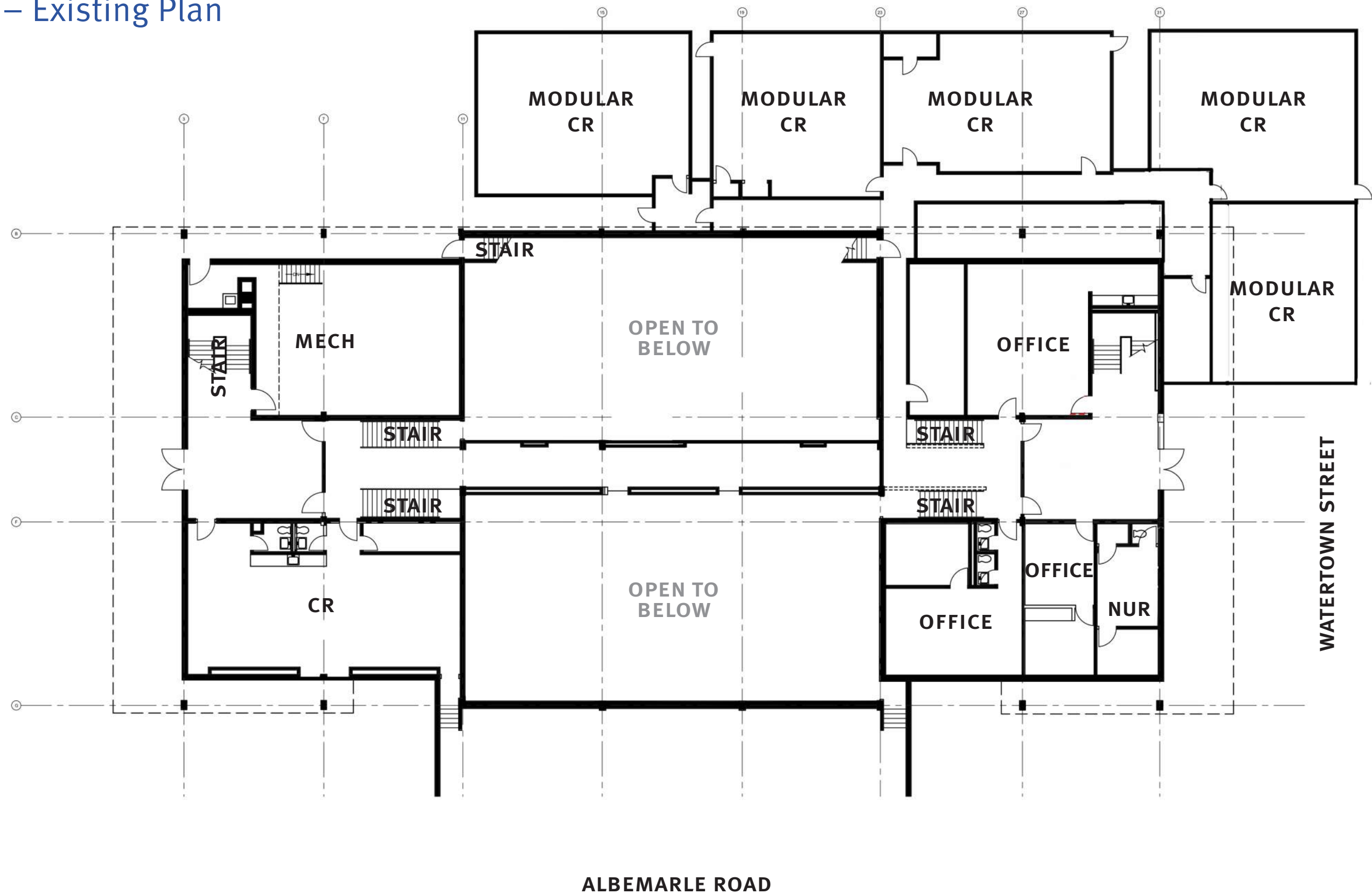
687 Watertown Street /
Lower Level – Existing Plan



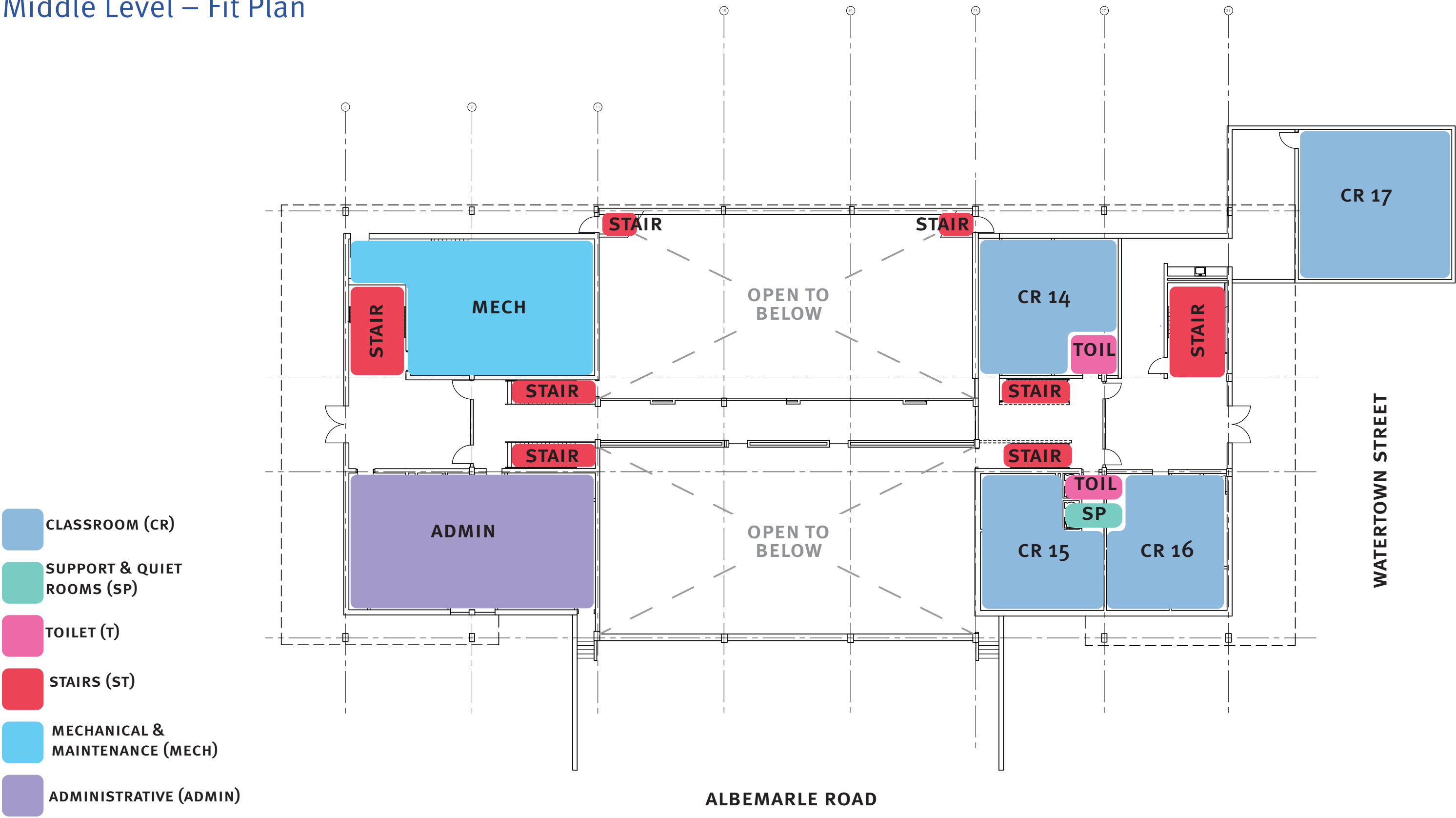
Newton Early Childhood Program / Lower Level – Fit Plan



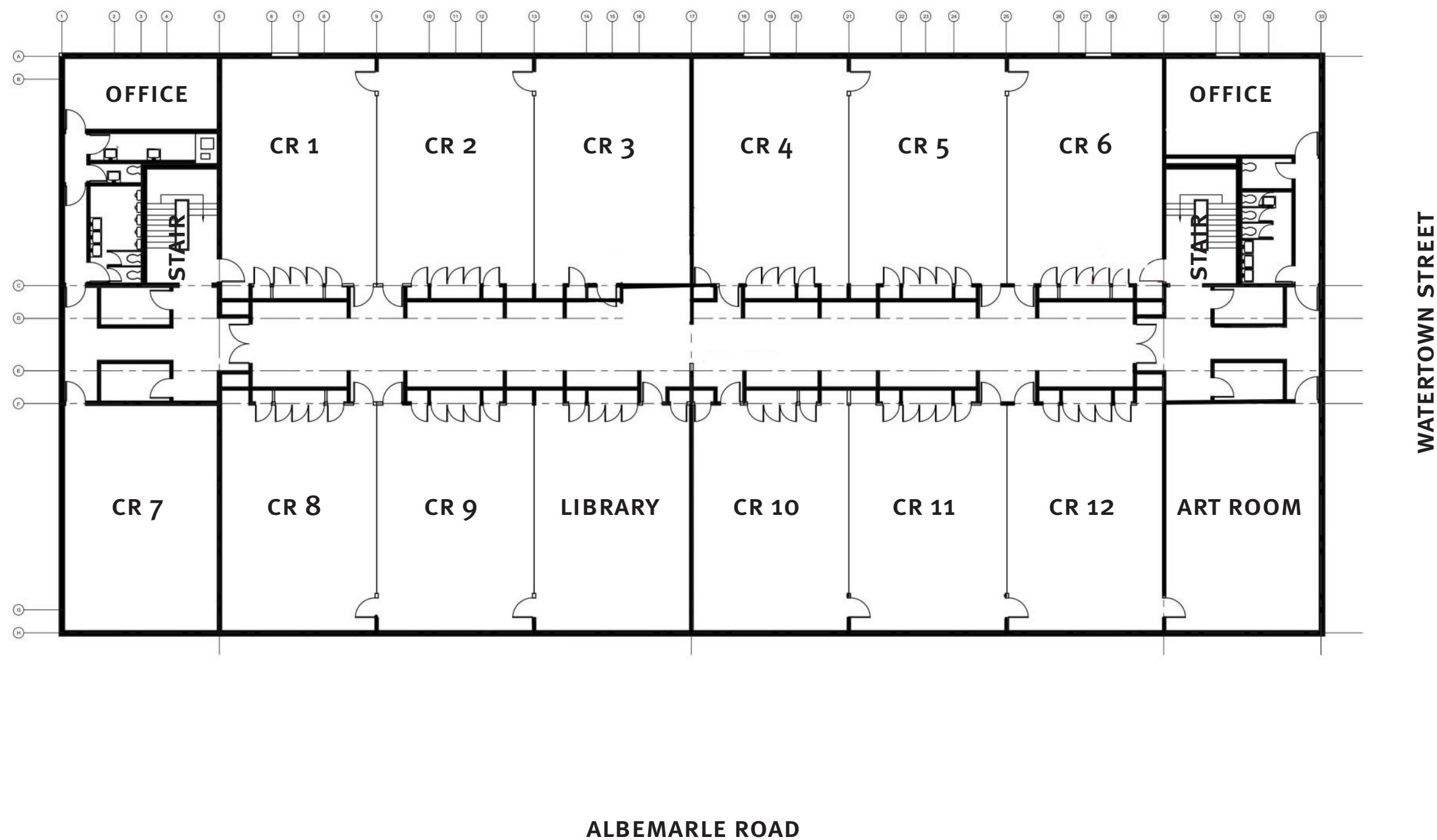
687 Watertown Street /
Middle Level – Existing Plan



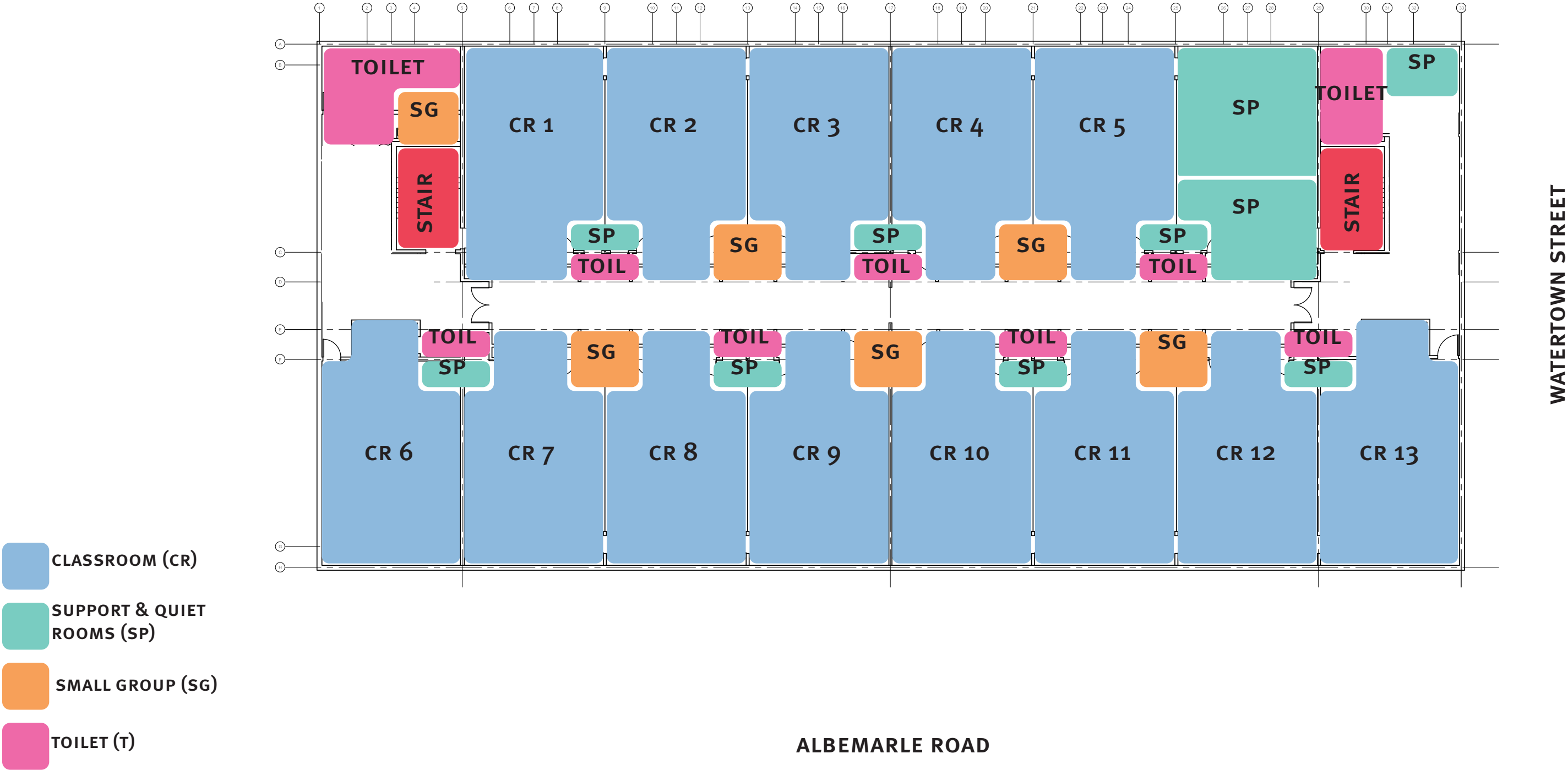
Newton Early Childhood Program/ Middle Level – Fit Plan



687 Watertown Street /
Upper Level – Existing Plan



Newton Early Childhood Program/ Upper Level – Fit Plan



Discussion

www.newtonma.gov/gov/building/capital_projects

www.lincolneliot-necp-projects.com

**NEWTON EARLY CHILDHOOD PROGRAM
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