

HORACE MANN SCHOOL

NEWTON EARLY CHILDHOOD PROGRAM
687 WATERTOWN STREET

SCHOOL BUILDING COMMITTEE

March 14, 2019

Newton Public Schools
Newton, Massachusetts

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

School Building Committee Agenda

- » Preliminary Site Plan Development
- » NECP Fit Plan Development
- » Site Plan Approvals Schedule Update

NEWTON EARLY CHILDHOOD PROGRAM
687 WATERTOWN STREET

SCHOOL BUILDING COMMITTEE
March 14, 2019

Newton Public Schools
Newton, Massachusetts

ARROWSTREET
10 POST OFFICE SQUARE
SUITE 700N
BOSTON, MA 02109
617.623.5555

www.arrowstreet.com

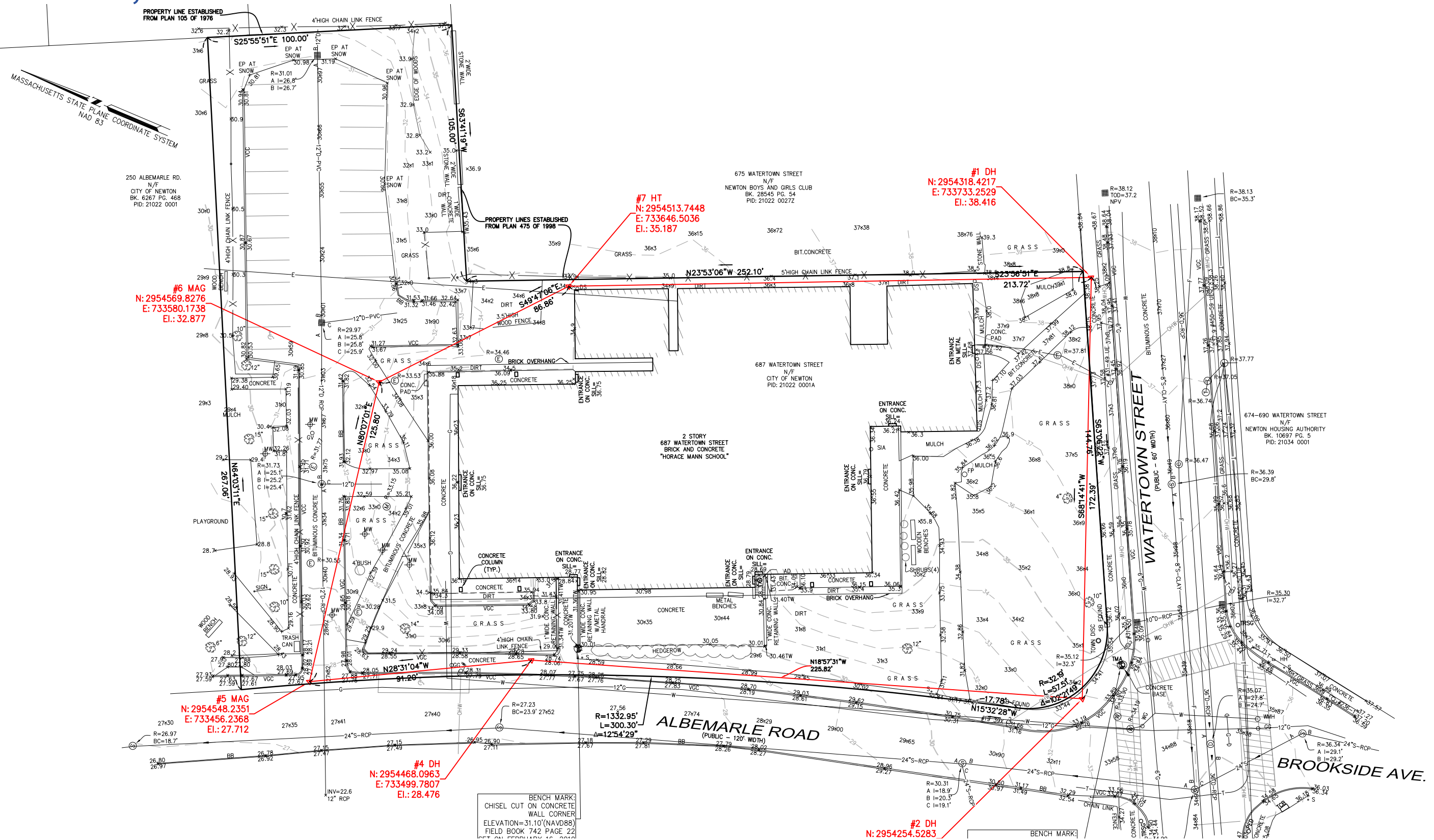
Hill International
75 SECOND AVENUE
SUITE 300
NEEDHAM, MA 02494
617.778.0900

www.hillintl.com

687 Watertown Street



687 Watertown Street Site Survey



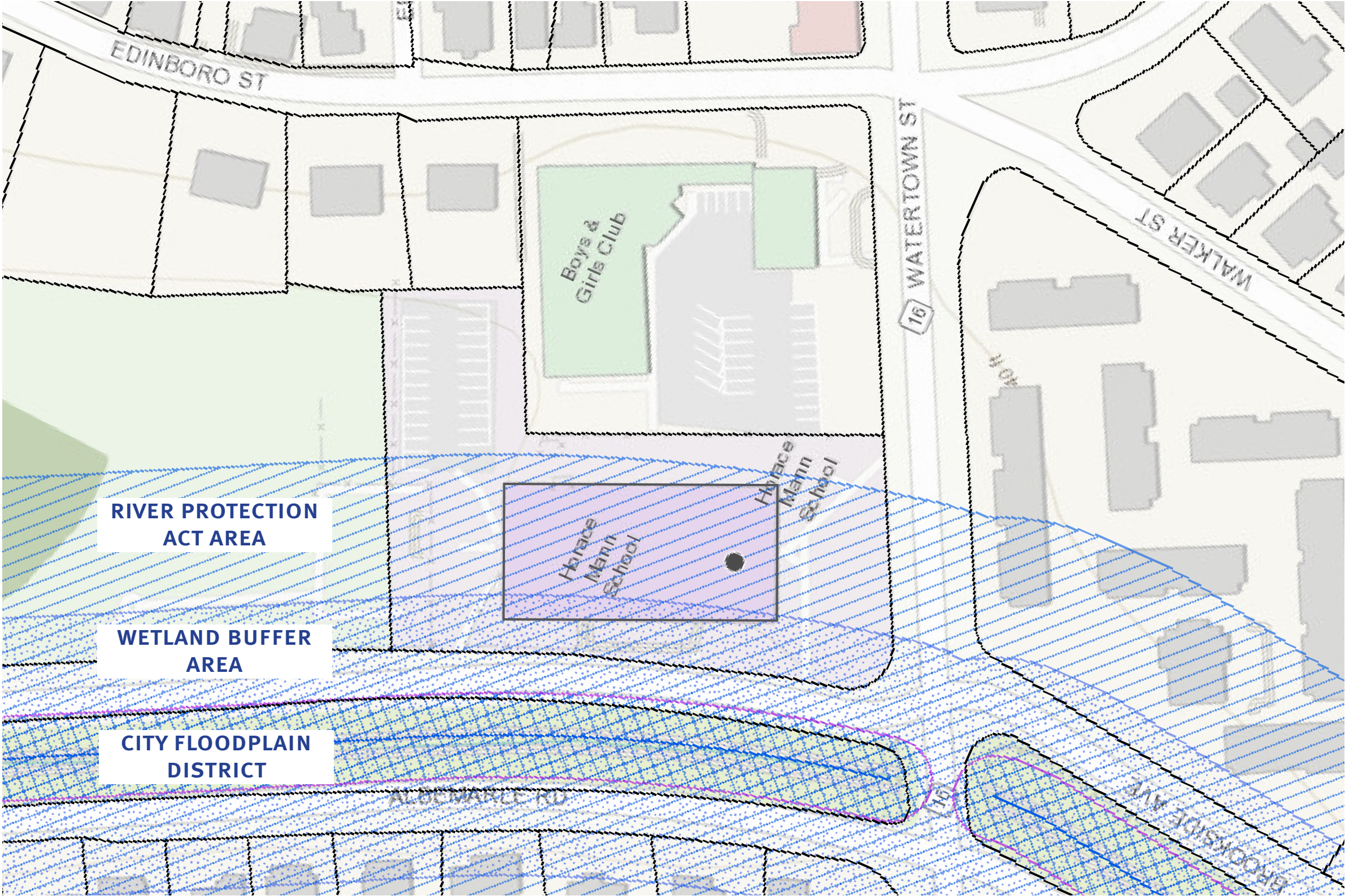
687 Watertown Street / Existing Site



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

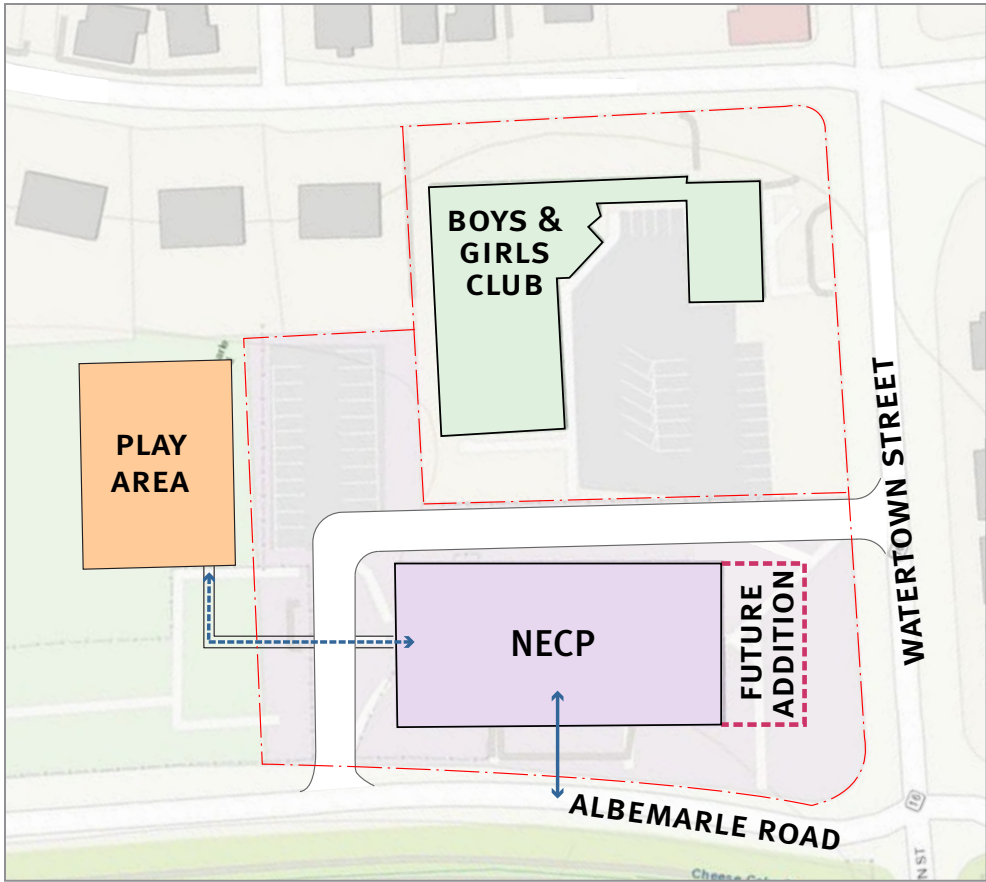
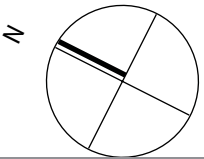
Vans	
8:30	5 Vans In
9:00	10 - 12 Vans In
Noon	10 - 12 Vans Out (15 on Tues.)
12:30	4 Vans Out
1:30	5 - 6 Vans Out
2:00	4 Vans Out
2:30	5 - 6 Vans Out

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.

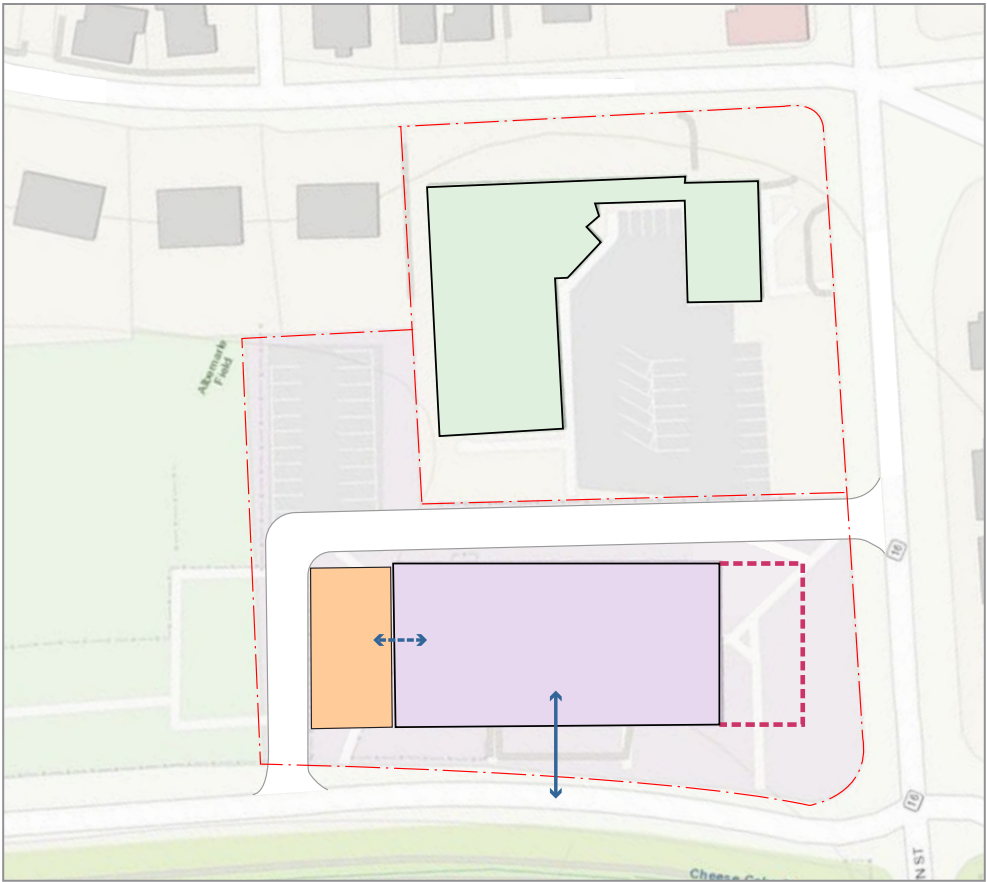
687 Watertown Street

Design Options Considered



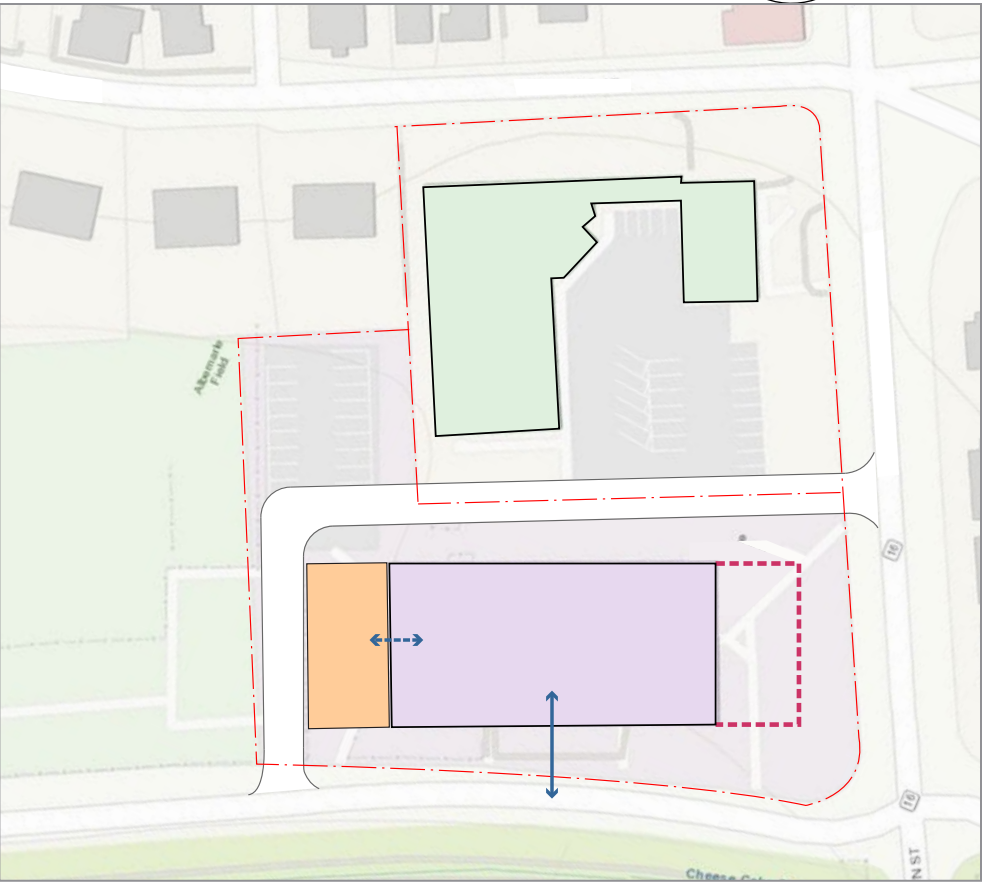
Option 1

- KEEPS EXISTING DRIVE AISLE ENTRY LOCATION FROM ALBEMARLE ROAD
- PLAY AREA IN PARKS AND REC



Option 1A

- MOVE DRIVE AISLE ENTRY INTO EXISTING PLAYGROUND
- SMALL PLAY AREA WITH DIRECT ACCESS FROM BUILDING

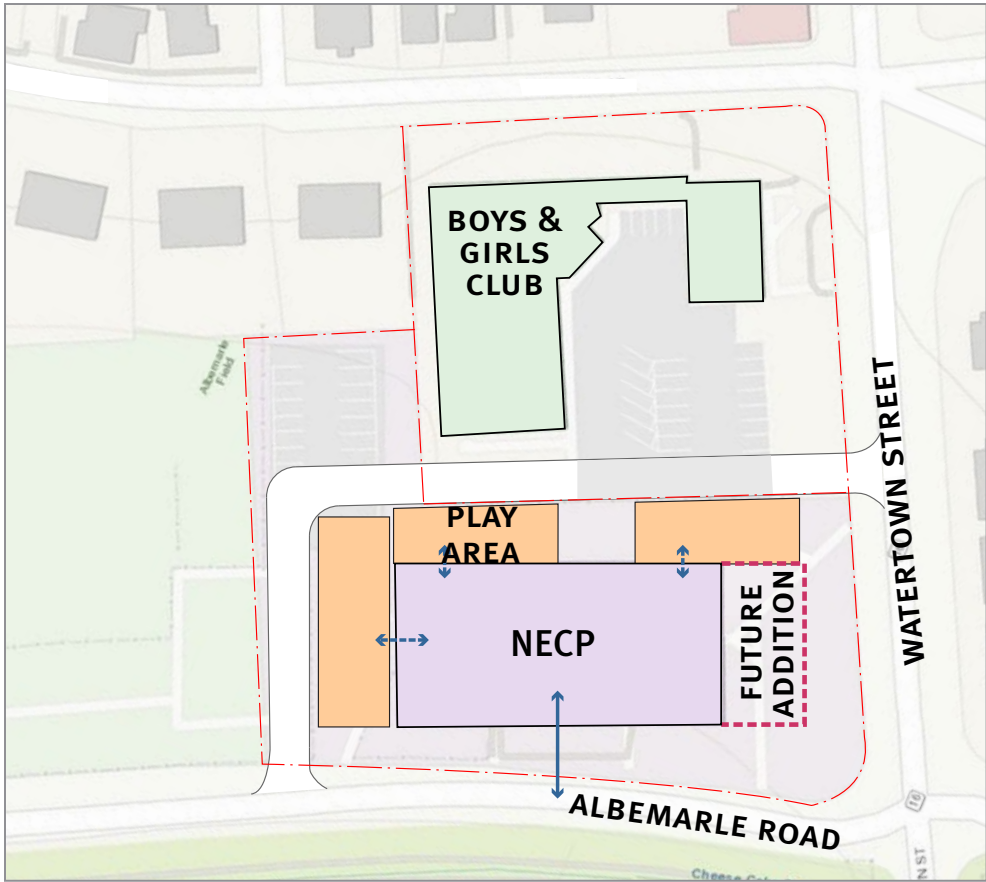
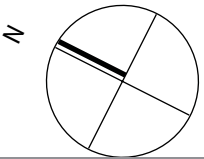


Option 2

- STRADLE REAR PROPERTY LINE WITH DRIVE AISLE
- SMALL PLAY AREA WITH DIRECT ACCESS FROM BUILDING

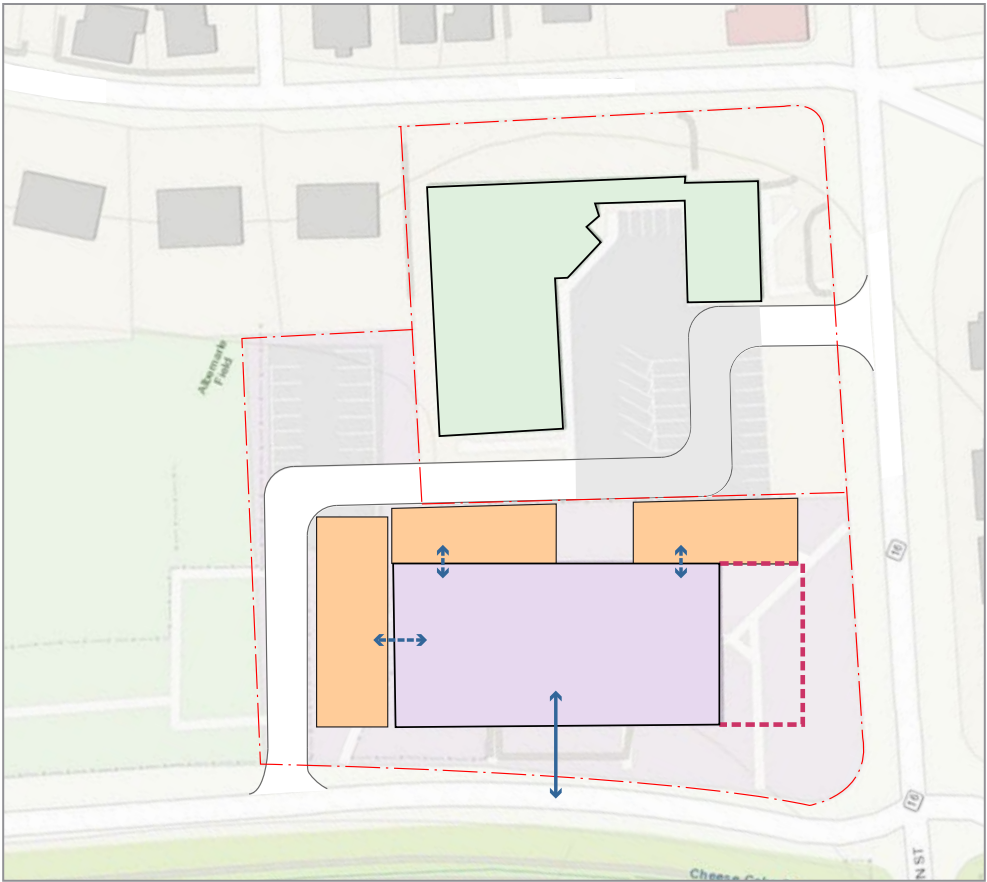
687 Watertown Street

Design Options Considered



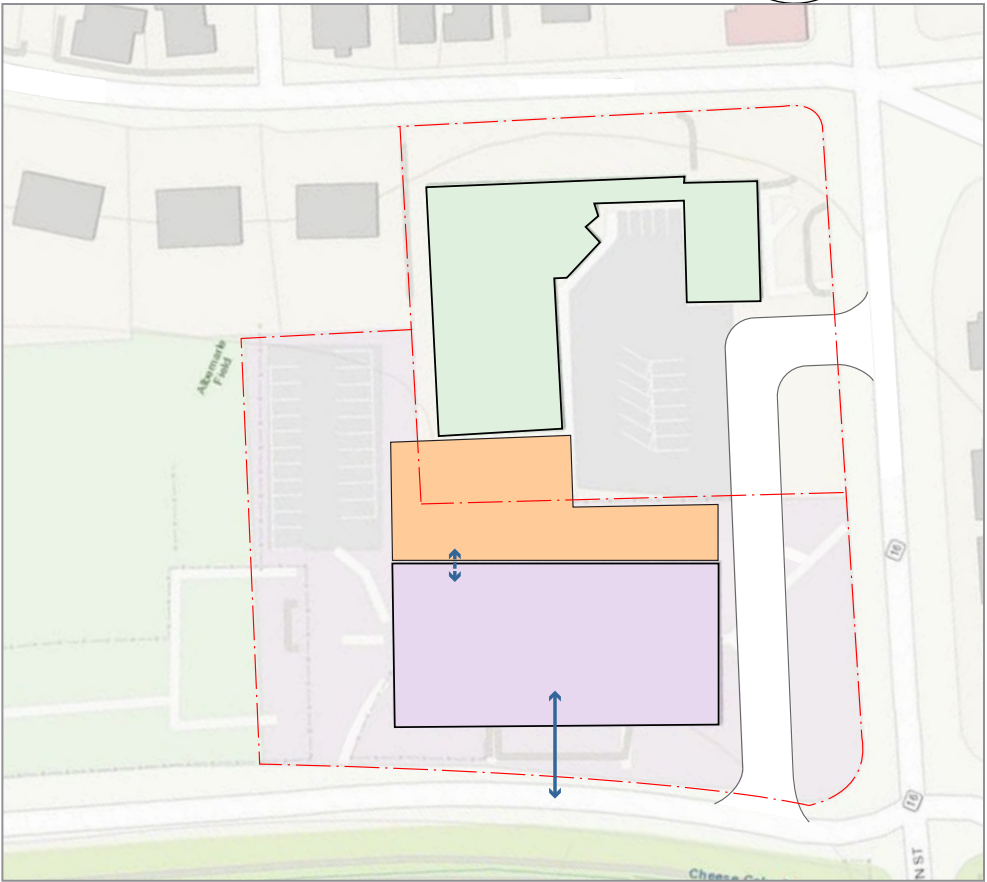
Option 3

- DRIVE AISLE USES BOYS AND GIRLS CLUB PROPERTY TO EXIT ONTO WATERTOWN STREET



Option 4

- DRIVE AISLE ON BOYS AND GIRLS CLUB PROPERTY
- DIRECT ACCESS TO SEVERAL PLAY AREAS ADJACENT FROM BUILDING

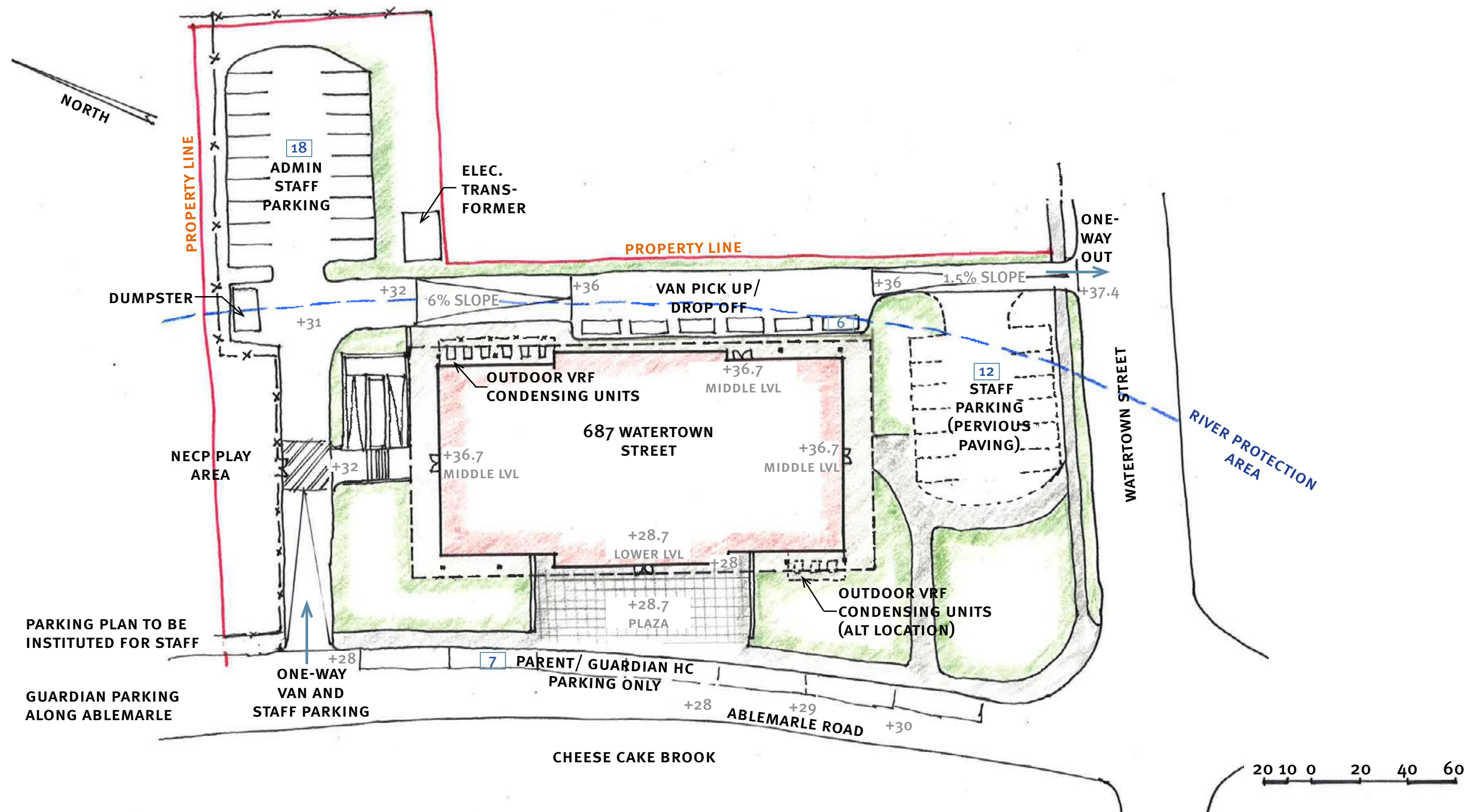


Option 5

- DRIVE AISLE PARALLEL TO WATERTOWN STREET
- LARGE PLAY AREA ADJACENT TO BUILDING USING BOYS AND GIRLS CLUB PROPERTY

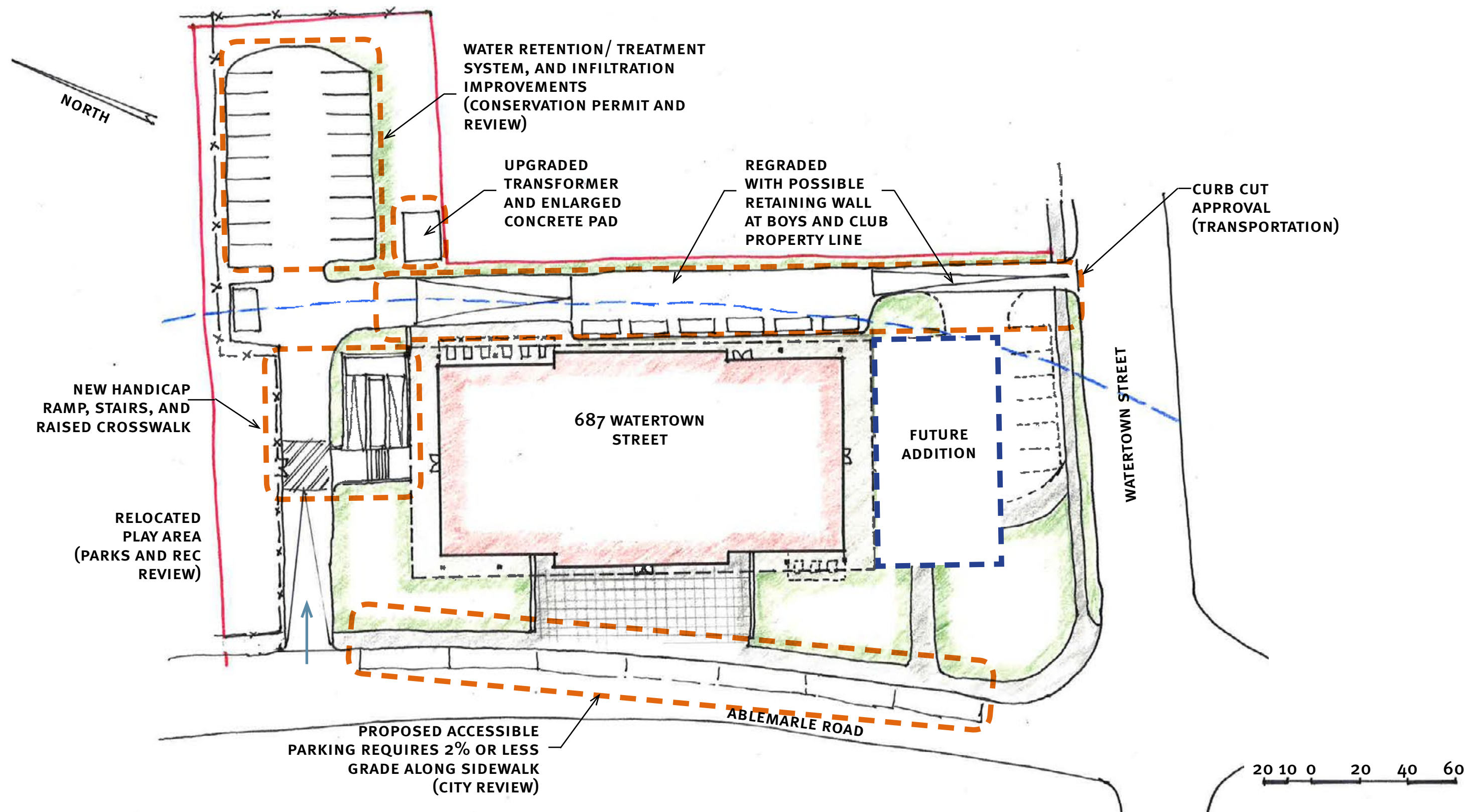
687 Watertown Street

Developed Option



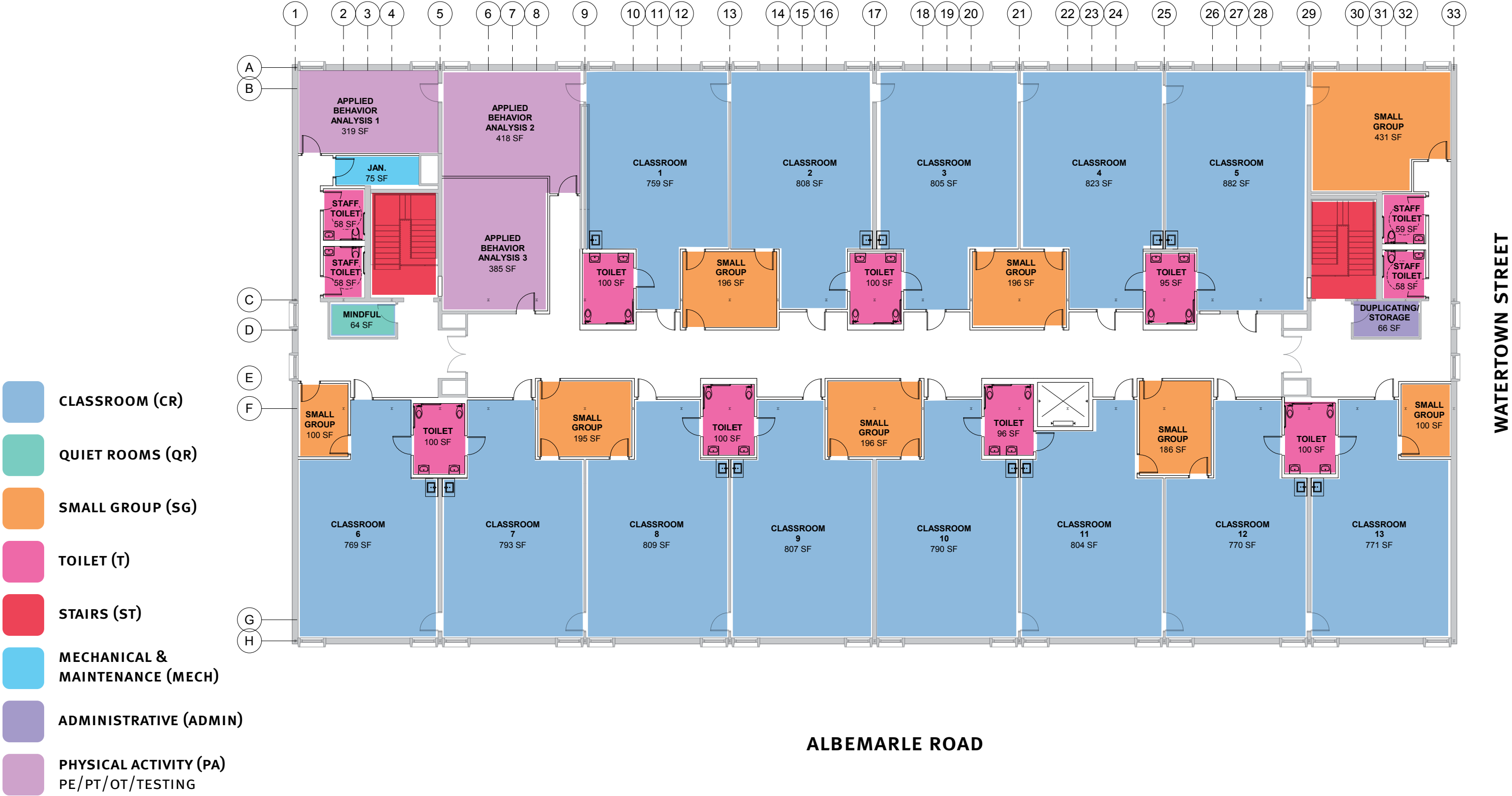
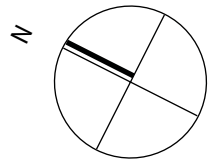
687 Watertown Street

Site Improvements



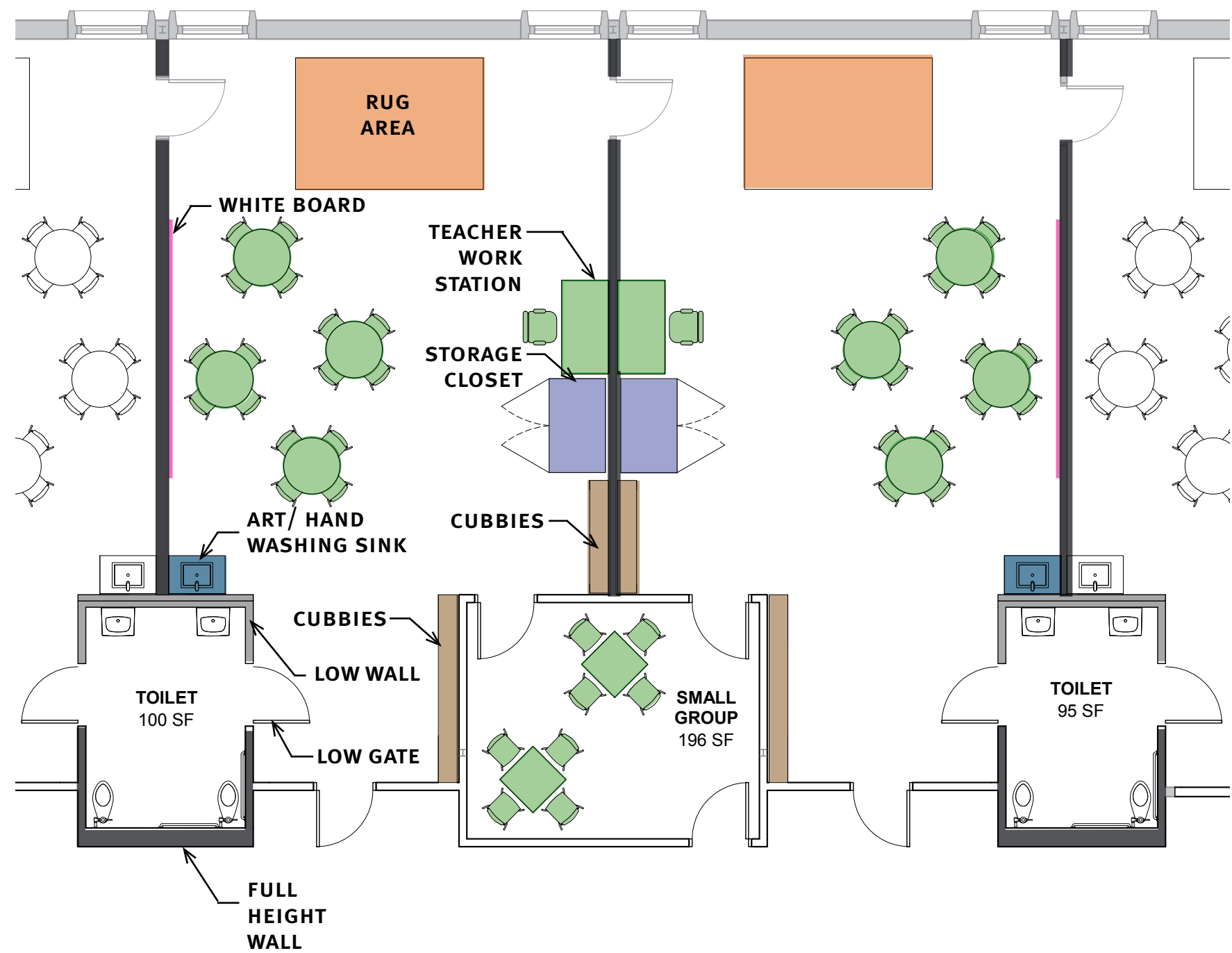
687 Watertown Street

Upper Level – Developed Option



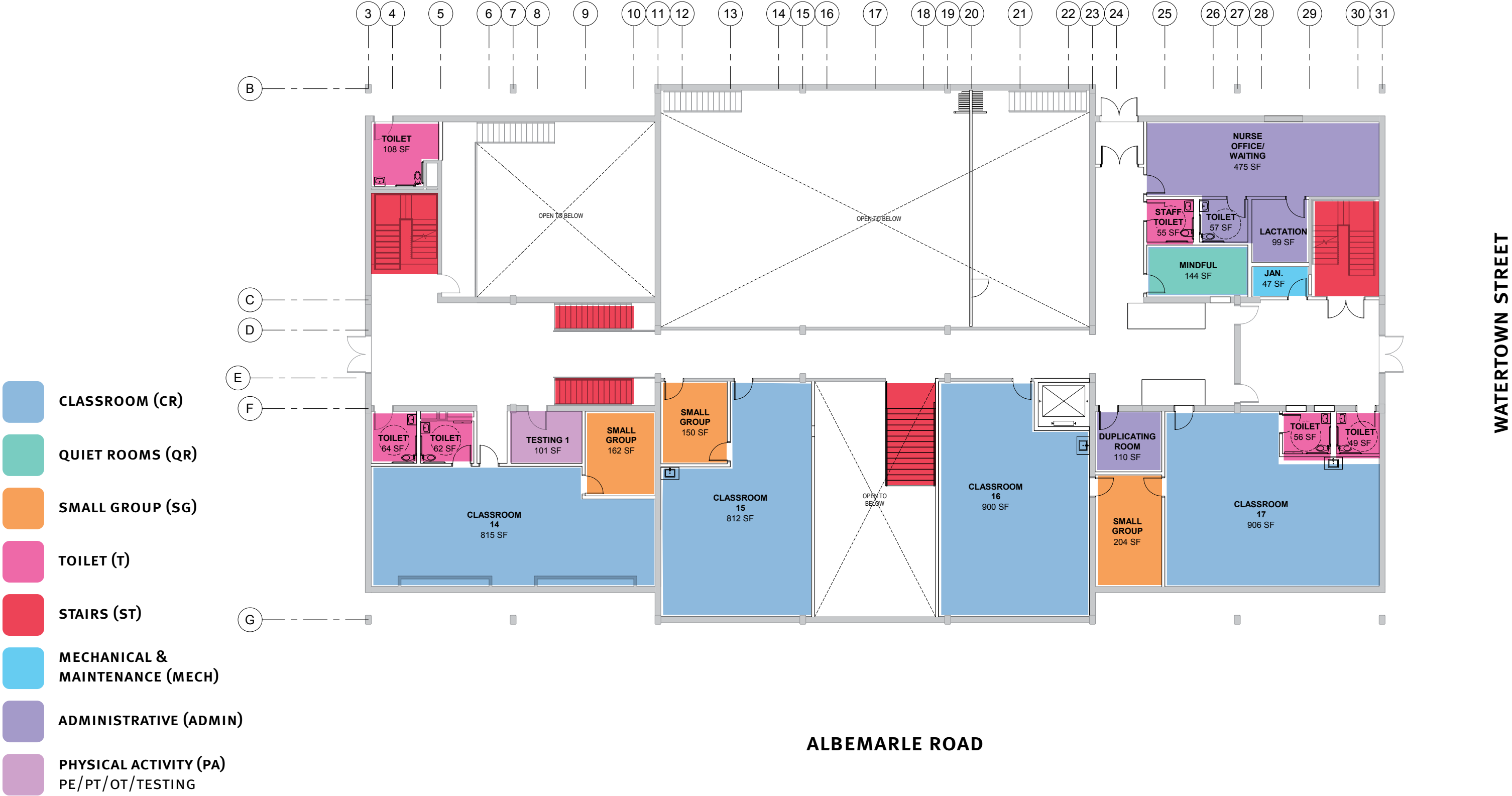
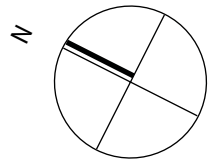
687 Watertown Street

Upper Level – Typical Classroom layout



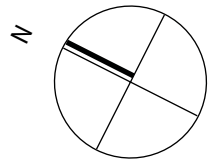
687 Watertown Street

Middle Level – Developed Option



687 Watertown Street

Lower Level – Developed Option



NECP at 687 Watertown Street

Site Plan Approvals Schedule

January 31, 2019, Amended 3/1/2019

Task:	Meeting Date:
<i>Design Review Committee (DRC) Meeting</i> <ul style="list-style-type: none">● Building Test Fit● Preliminary Site Concept Options Plan	<i>February 13, 2019</i>
<i>Development Review Team (DRT) Meeting</i> <ul style="list-style-type: none">● Professional Team Introduction● Review DRT Site Review Process/Criteria● Preliminary Site Concept Options Plan	<i>February 27, 2019</i>
<i>DPW - Transportation Division Meeting</i> <ul style="list-style-type: none">● Preliminary Site Concept Options Plan● Report -Traffic Study	<i>March 13, 2019</i>
<i>Design Review Committee (DRC) Meeting</i> <ul style="list-style-type: none">● Study Progress Report● Site Plan Development and Preferred Option Evaluation	<i>March 13, 2019</i>
<i>LE-NECP School Building Committee Meeting</i> <ul style="list-style-type: none">● Study Progress Report● Site Plan Development and Preferred Option Evaluation	<i>March 14, 2019</i>
<i>Development Review Team (DRT) Meeting</i> <ul style="list-style-type: none">● Progress Report, Site Plan Development and Preferred Option Evaluation	<i>March 27, 2019</i>
<i>Public Facilities Committee Hearing</i> <ul style="list-style-type: none">● Building Test Fit● Progress Report, Site Plan Development and Preferred Option Evaluation	<i>April 3, 2019</i>

NECP at 687 Watertown Street

Site Plan Approvals Schedule

January 31, 2019, Amended 3/1/2019

Task:	Meeting Date:
<i>LE-NECP School Building Committee Meeting</i> <ul style="list-style-type: none">Progress Report, Site Plan Development and Preferred Option Evaluation<u>Vote</u> - authorize submission of documents to DRC for 5-58 Ordinance Site Plan Approval	<i>April 4, 2019</i>
<i>Design Review Committee (DRC) Meeting</i> <ul style="list-style-type: none">Schematic Floor Plans and Preferred Site Plan	<i>April 10, 2019</i>
<i>Design Review Committee (DRC) Meeting</i> <ul style="list-style-type: none">Schematic Floor Plans and Preferred Site Plan<u>Vote</u> - 5-58 Ordinance Site Plan Approval	<i>April 24, 2019</i>
PUBLIC HEARING DOCKET & PUBLIC NOTICES ISSUED – City Council Clerk by	<i>May 15, 2019</i>
<i>Public Facilities Committee Hearing</i> <ul style="list-style-type: none">Public Hearing on Proposed Site Development/Plan	<i>June 5, 2019</i>
<i>Public Facilities Committee Meeting</i> <ul style="list-style-type: none"><u>Vote</u> - 5-58 Ordinance Site Plan Approval	<i>June 19, 2019</i>
<i>Finance Committee Meeting</i> <ul style="list-style-type: none">Preferred Schematic Report and Total Project Budget Request<u>Vote</u> – Total Project Budget Appropriation	<i>June 24, 2019</i>
<i>City Council/School Committee Meeting</i> <ul style="list-style-type: none">Preferred Schematic Report Presentation<u>Vote</u> - 5-58 Ordinance Site Plan ApprovalTotal Project Budget Request<u>Vote</u> – Total Project Budget Appropriation	<i>July 8, 2019</i>

Discussion

www.newtonma.gov/gov/building/capital_projects

www.lincolneliot-necp-projects.com

NEWTON EARLY CHILDHOOD PROGRAM
687 WATERTOWN STREET

SCHOOL BUILDING COMMITTEE
March 14, 2019

Newton Public Schools
Newton, Massachusetts

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