



Hill International

Lincoln Eliot School - NECP School Building Committee

Meeting: May 9, 2019, 6PM

Location: Multi-Purpose Room, 687 Watertown Street, Newton

Attendees: Rebecca Grossman*, Liam Hurley*, Margaret Albright*, Josh Morse*, Nancy Ferrari*, Alison Leary*, Kathleen Browning*, Diana Fisher-Gomberg*, Peter Barrer*, Julie Kirrane, Alex Valcarce

* - Denotes Voting Member

Professional Team: Meryl Nistler, Larry Spang – Arrowstreet (AST)
Mary Mahoney – Hill International (Hill)

Guests: Tom Enselek, John Mulligan, Anne Cedrone – Design Review Committee
Regina Moody – Newton Public Schools
Anping Shen – School Committee
David Sellers – John Barry Boys and Girls Club

The meeting was called to order at 6:01PM.

1. Introduction of attending School Building Committee members and project professional team members from Hill International, Owner's Project Manager (OPM), and Arrowstreet, Designer.
2. J. Morse provided an overview of NECP at 687 Watertown Street project scope, existing site conditions, proposed site improvements, traffic and parking, and playground impacts, including:
 - a. Review of the existing site conditions and vehicle access to onsite parking, building access, and location of (4) modular classrooms.
 - b. Existing parking lot will remain and an alternate proposed parking lot along Watertown Street was eliminated to maintain green space on site. Existing trees will be maintained to the extent possible.
 - c. Modular classrooms will be removed to allow for a van drop off/pick up area for NECP students.
 - d. Existing adjacent public parking including active parking at the blue zone along Albemarle Rd and street parking totaling 265 spaces. Peak parking need for NECP is 140 spaces. There is public parking surplus in the area of 125 spaces.
 - e. Review traffic impacts due to F.A. Day Middle School bus queue and travel route on Albemarle Rd. and an option under consideration to relocate Day bus queue/travel to an emergency access road from Craft St.
 - f. F.A. Day staff parking practices and current use of spaces on Albemarle Rd and option under consideration to direct staff to park at the Education Center at 457 Walnut St. to provide relief to vehicle congestion on Albemarle Rd.
 - g. Existing play equipment adjacent to the school site and need to create age appropriate outdoor play area for NECP. Plans for relocating existing play equipment and installing NECP equipment were reviewed. Project team is working with the Parks and Recreation Department regarding play equipment and associated park improvements.
3. NECP Educational Program was reviewed including:
 - a. NECP is a city-wide classroom based program with related student support services that serves children ages 2.9 yrs to under 6 yrs old.



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- b. Approximately 65-70% of NECP students have Individualized Education Plans (IEPs).
 - c. NECP class size is 16 per classroom for integrated classes and 9 per classroom for two sub-separate classes. Enrollment increases throughout the year based on student age and needs.
4. Community Input/Engagement – during feasibility study the project team has attended numerous public meetings and provided progress presentations to review and refine the scope for the project, including meetings with the School Department, Department of Public Works, Engineering Department, Development Review Team, Design Review Committee, Working Group, Public Buildings, Public Facilities, and Conservation Commission.
5. Ordinance 5-58 Site Plan Approvals schedule was reviewed noting the project has been endorsed by the School Building Committee, Development Review Team, and Design Review Committee for 5-58 Site Plan Approvals.
6. NECP Program Summary – review of programmatic and operational aspects of the NECP program that differ from an elementary school, including:
 - a. Program is District-wide.
 - b. Occupancy: 305 total students at ages 2.9yrs to under 6yrs and 85-105 staff.
 - c. Need for a contained outdoor play area with age and access appropriate configuration that is close to the building.
 - d. Student drop-off and pick-up for full day, half day and therapy programs is car-centric with students transport by private vehicle or school van. Van transport is provided by the School Dept. based on a child's IEP.
 - e. Drop/pick up vehicle counts: school vans 10-12 and private vehicles 45-65.
 - f. Staff vehicles: 85-100 with various arrival and departures based on the half day, full day and therapy only schedules.
 - g. Program arrival time 8:30am-9:00am, dismissal times 12:00pm-12:30pm, 1:30pm, and 2:30pm, and therapy only occurs intermittently throughout the day.
7. Unique Features of the NECP Program:
 - a. No Yellow Buses.
 - b. Private drop/pick up includes parent escorting children to and from the building at arrival and dismissal and for therapy programs that occur throughout the day. Staff escort children for school department (NPS) transportation.
 - c. 70-110 students are transported daily by NPS transportation with 10-12 vans required to pick up students.
 - d. NPS transportation is door to door by specialized van that are required to make full stop/park while loading and unloading students.
 - e. All students arriving by van are in 5-point restraint booster seats requiring additional loading and unloading time.
 - f. NECP has multiple programs that include varied start/dismissal times, full day, half day, and therapy/support services. Morning arrival has two start times (student drop off) and multiple afternoon dismissals from noon to 2:30pm.
 - g. Existing Horace Mann Elementary School (ES) site parking, student drop off/pick up, and pedestrian/vehicle circulations was reviewed. Horace Mann ES circulation does not work for NECP due to the age and independence of elementary school children as compared to NECP students.
8. Parking Plan and Traffic Considerations:
 - a. Parking Plan:
 - i. Projected NECP parking space demand: 85-100 staff and 45-65 Parent/Guardians. School transportation does not require parking as the vans depart upon student discharge.



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9. Public Comment:

- a. Will the new main entry plaza on Albemarle Rd. include seat walls or benches? – *The existing step up concrete patio will be replaced with paver plaza that is on grade with the sidewalk on Albemarle Rd. Site improvements proposed include new trees, planters, seat wall and benches. The plaza will be constructed with pervious pavers to minimize impacts to the Riverfront Protected Area and improve storm water management and water discharge quality.*
- b. Request to consider adding benches and other features to the green space along Watertown St. to maximize use of the space. – *Benches and other site improvements will be considered in the green space design.*
- c. Will the paved vehicle travel/parking area be constructed with pervious pavement? – *Existing paved areas will be resurfaced to minimize impacts to site conditions. Newly paved areas will include pervious pavement to the extent possible.*
- d. Will vehicles be allowed to entry the site during the school day and what precaution will be used to ensure child safety while using outdoor spaces? – *Vehicles will be restricted from entering the site during the school day. The site plan includes a heavy duty chain across the vehicle entry drive to prevent access as necessary. Van arrival throughout the day will be managed by staff to prevent vehicle/child crossing travel patterns. The site plan also includes a raised speed table to slow traffic on site.*
- e. What is the plan for the green space abutting the Boys and Girls (B&G) Club and will there be measures to control access between the B&G and school sites? – *The green space will include clean-up of the area to make it more visually pleasing and a fence with gate to allow control access between the sites.*
- f. Several neighbors spoke about local community private investment in the playground area/equipment adjacent to the site, the project proposal to relocate equipment to adjacent park area for NECP play equipment installation and request to relocate the ropes play structure to 225 Nevada St. (new Horace Mann School location) – *Public Buildings Department asked that a formal request be submitted to memorialize the scope for re-locating certain Albemarle Park play equipment to 225 Nevada Street so that the option can be investigated and review with Parks and Recreation.*
- g. Several neighbors expressed concern with including Edinboro St. in NECP parking management plans – *Future NECP parking management plans will consider restricting use of Edinboro St.*
- h. Request future consideration that green space include tree species with canopies to provide shade – *Shade trees will be considered for new plantings along with shrubs to create natural buffers.*
- i. Several neighbors noted that children frequently cut across the proposed green space along Watertown St, either on foot or bike, going to/from Day Middle School and Albemarle Park and suggested green space designs should account for student shortcutting practices. – *Project design will consider shortcutting practices and measures to ensure pedestrian/biker safety.*
- j. Will the parking lot continue to have a fence along Albemarle Park? – *Fencing is planned with a pedestrian gate to maintain safety buffer.*
- k. Several neighbors raised concern with soil and landscape conditions at the northeast corner (dirt patch) of Albemarle Park – *The project team will work with Parks and Recreation to develop a plan to address NECP and park needs.*
- l. What is the project proposed façade for the building? – *The project base repair plan includes masonry re-pointing, cornice repair, perimeter concrete patio repair and cantilevered overhang repairs.*

Meeting adjourned at 6:53 PM.