

ARROWSTREET
HILL INTERNATIONAL

NEWTON EARLY CHILDHOOD PROGRAM

STAFF PRESENTATION

NEWTON, MA
9 JUNE 2021

**SCHEDULE UPDATE
PROGRAM SUMMARY
SITE PLAN
BUILDING LAYOUT AND PERSPECTIVES
PARKING PLAN**



Project Update

May 2020	Project Bidding put on hold due to COVID-19
June 2021	Project Restart
July 2021	Target Date to Rebid Project
Sept 2021	Bid / Award
	Start Construction
Fall 2022	Target Date to Finish Construction
Fall 2022	Target Date for Move-In

Program Summary and Design Guidelines

Projected NECP at 687 Watertown Street

No Changes

Exterior/ Site

- » Outdoor age appropriate playground
- » Car-centric due to nature of program
- » Vans operation: 12 - 15 Vans
- » Parent/ guardian vehicles: 45 - 65
- » Staff vehicles: 85 - 100

Building/ Program

- » Building Size: 38,000 SF on 3 levels
- » Remove modulars
- » Occupancy:
 - 305 total students (ages 2.9 to under 6 years old)
 - 104 Special needs
 - 90 Typically developing
 - 111 Related services85 - 105 Staff
- » 17 Classrooms with support spaces

Features/ Goals

- » Improve pick-up/ drop off and entry to provide access and security for families and caregivers
- » Design with regard with understanding the mobility and sensory needs of population
- » Design for inclusiveness and spaces for specialists adjacent or within classrooms
- » Create shared specialist offices to foster collaboration and sharing between teachers

SITE DESIGN

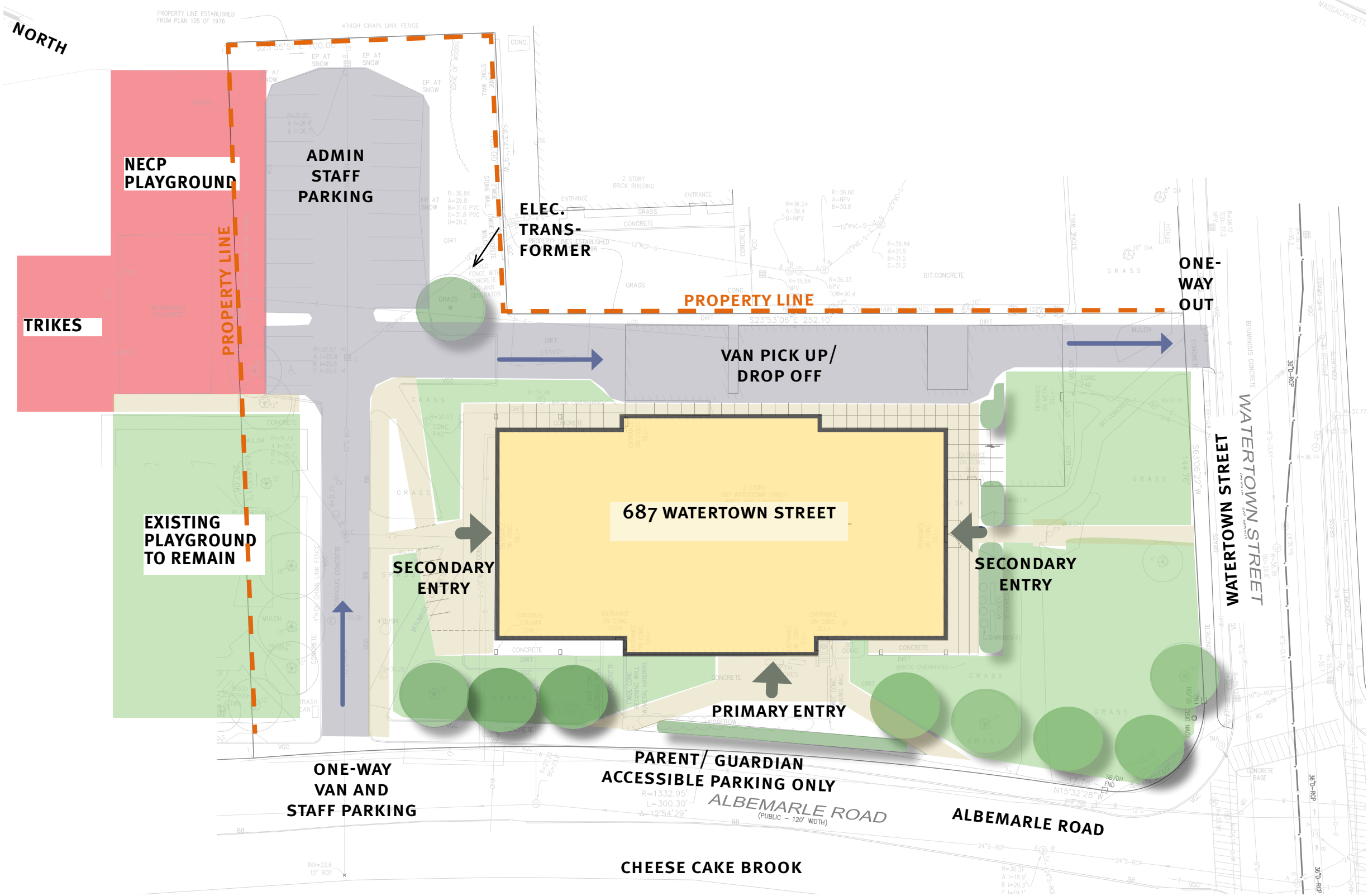
687 Watertown Street



687 Watertown Street



NECP Site Plan



RUBBER SURFACING EXAMPLES

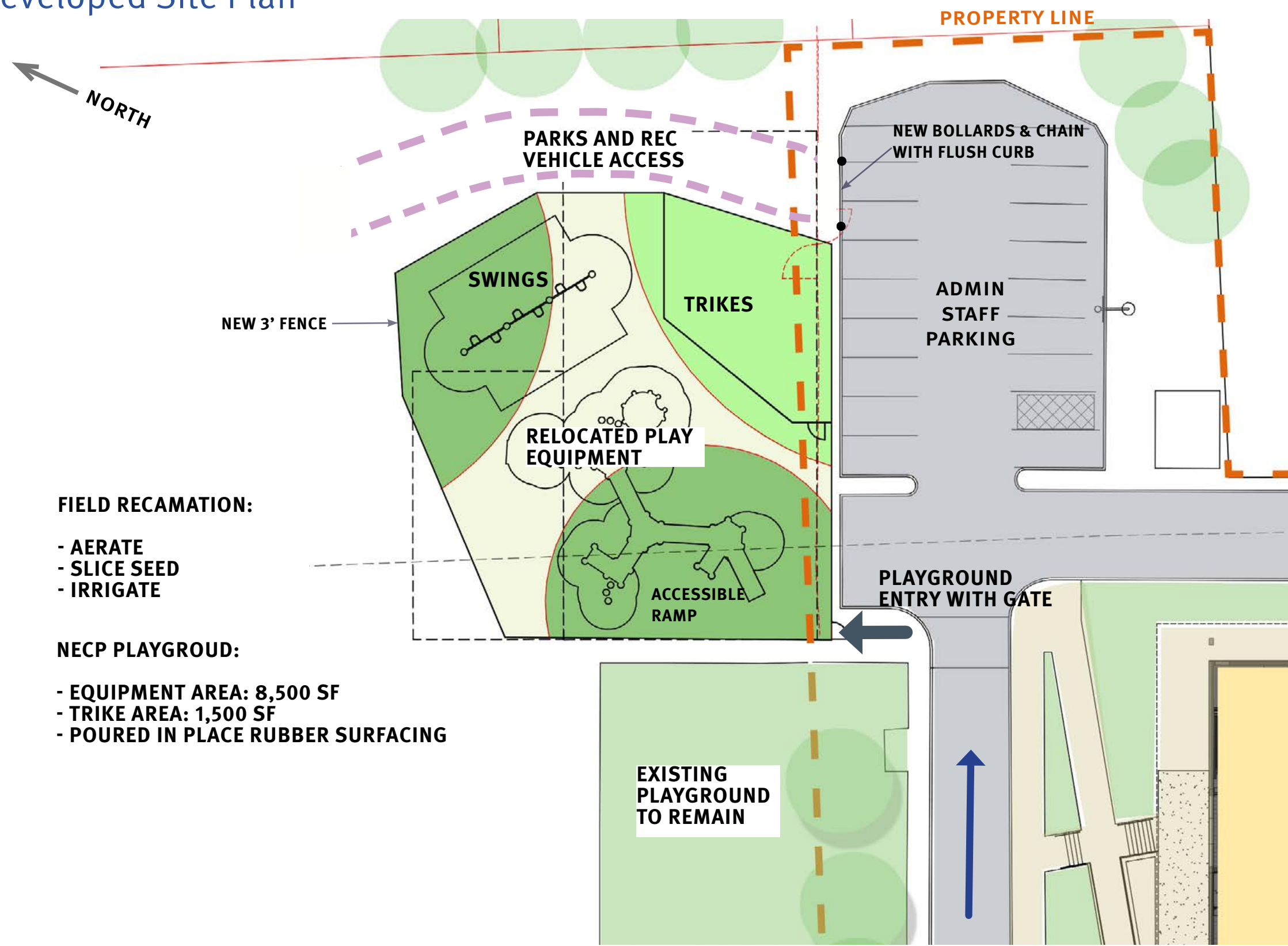


EQUIPMENT FROM 150 JACKSON



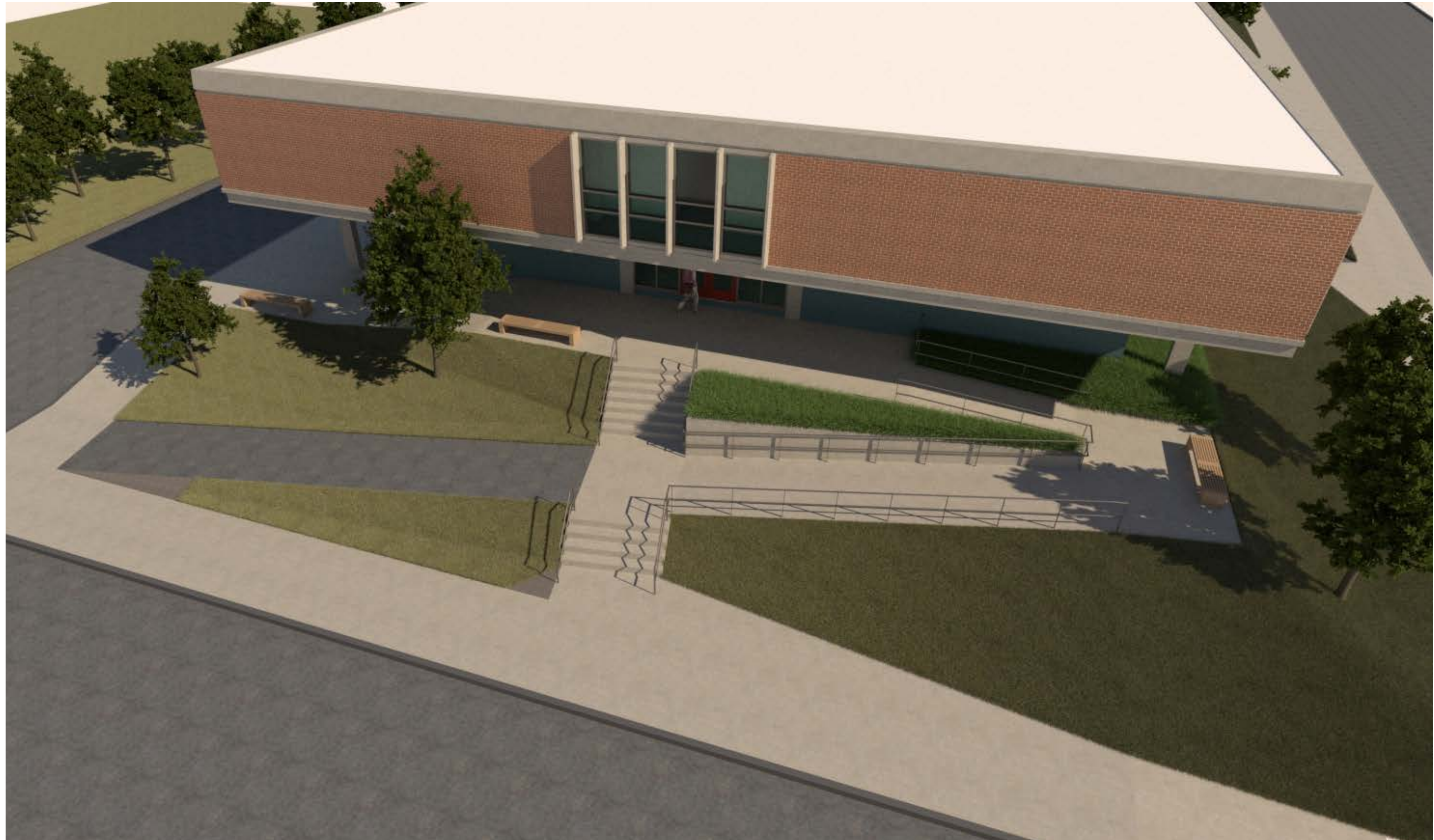
NECP

Developed Site Plan



NECP

View of North Entrance



NECP

View of Front Plaza



NECP

Aerial View



EXTERIOR DESIGN

NECP

View of Front Entrance



NECP

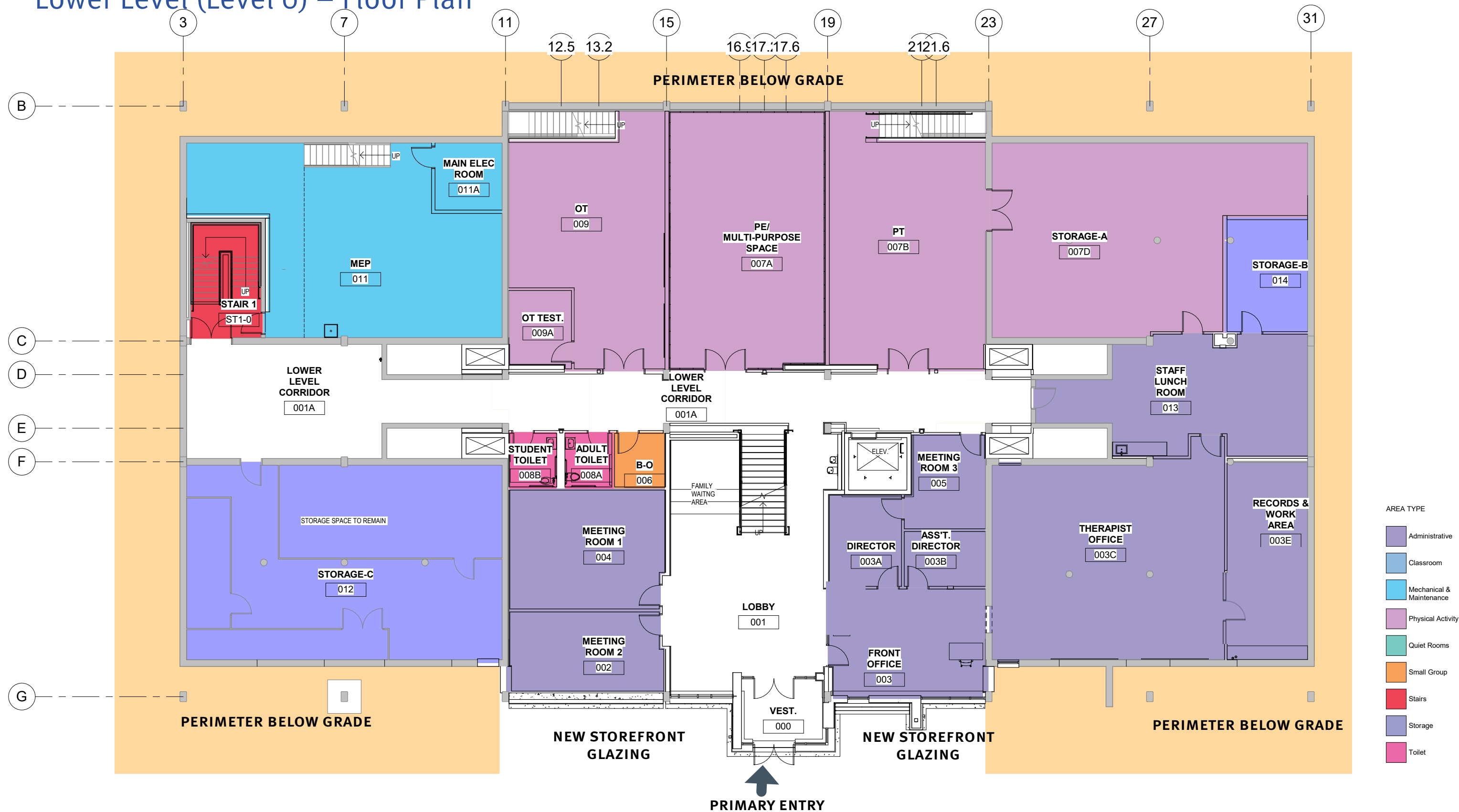
Front Entrance



INTERIOR DESIGN

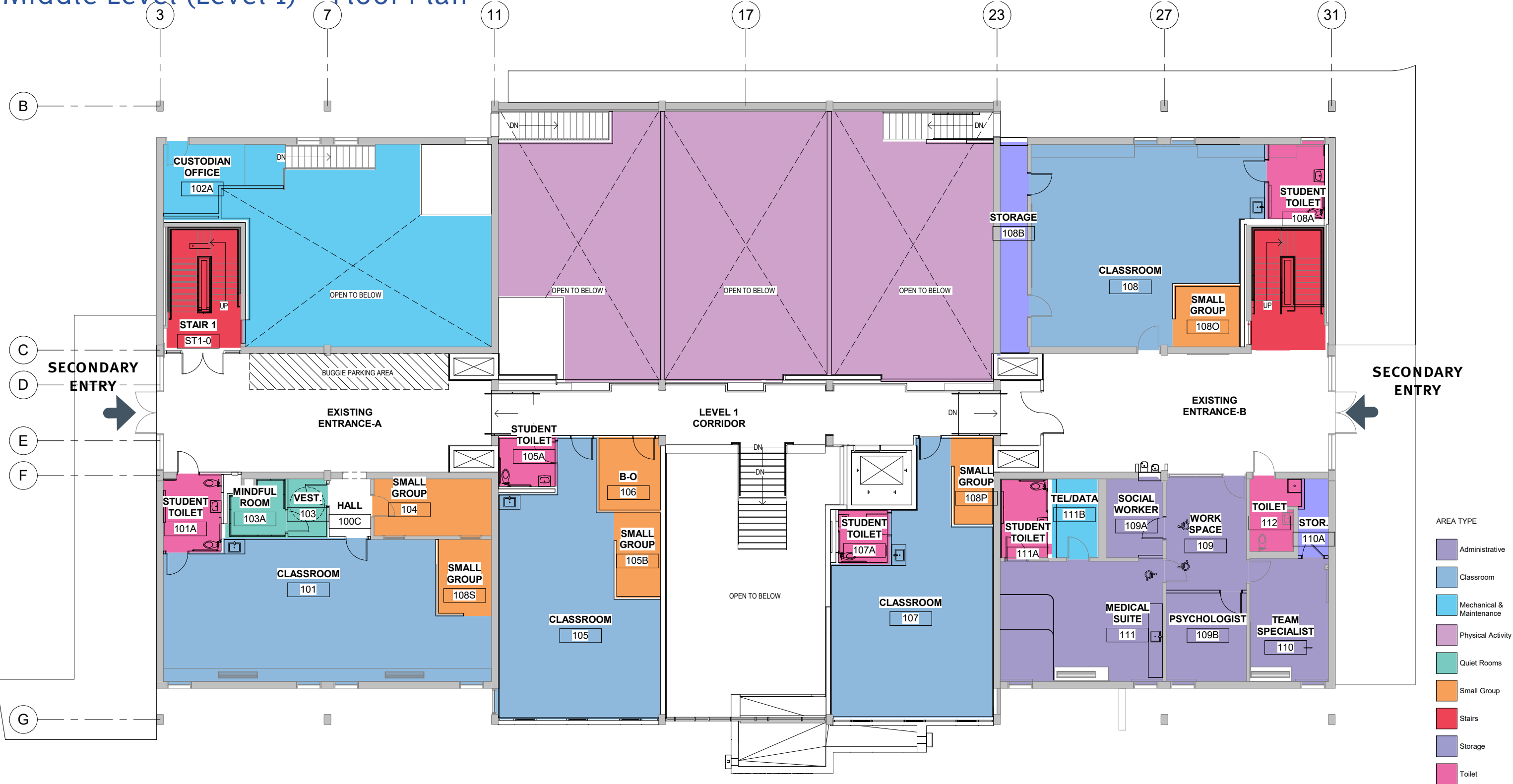
Newton Early Childhood Program

Lower Level (Level o) – Floor Plan



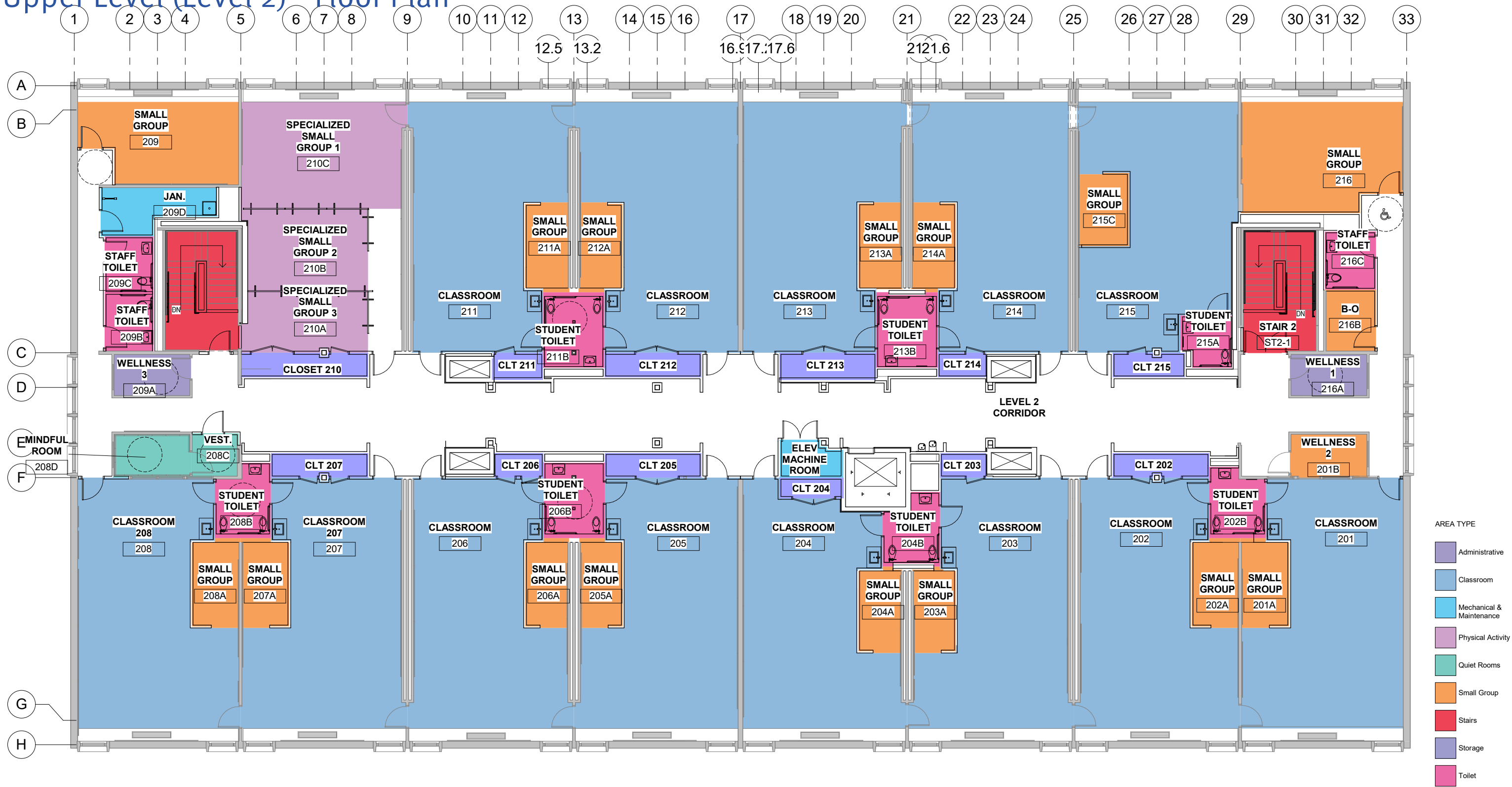
Newton Early Childhood Program

Middle Level (Level 1) – Floor Plan



Newton Early Childhood Program

Upper Level (Level 2) – Floor Plan



Newton Early Childhood Program

Upper Level Perspective



Newton Early Childhood Program

Upper Level Perspective

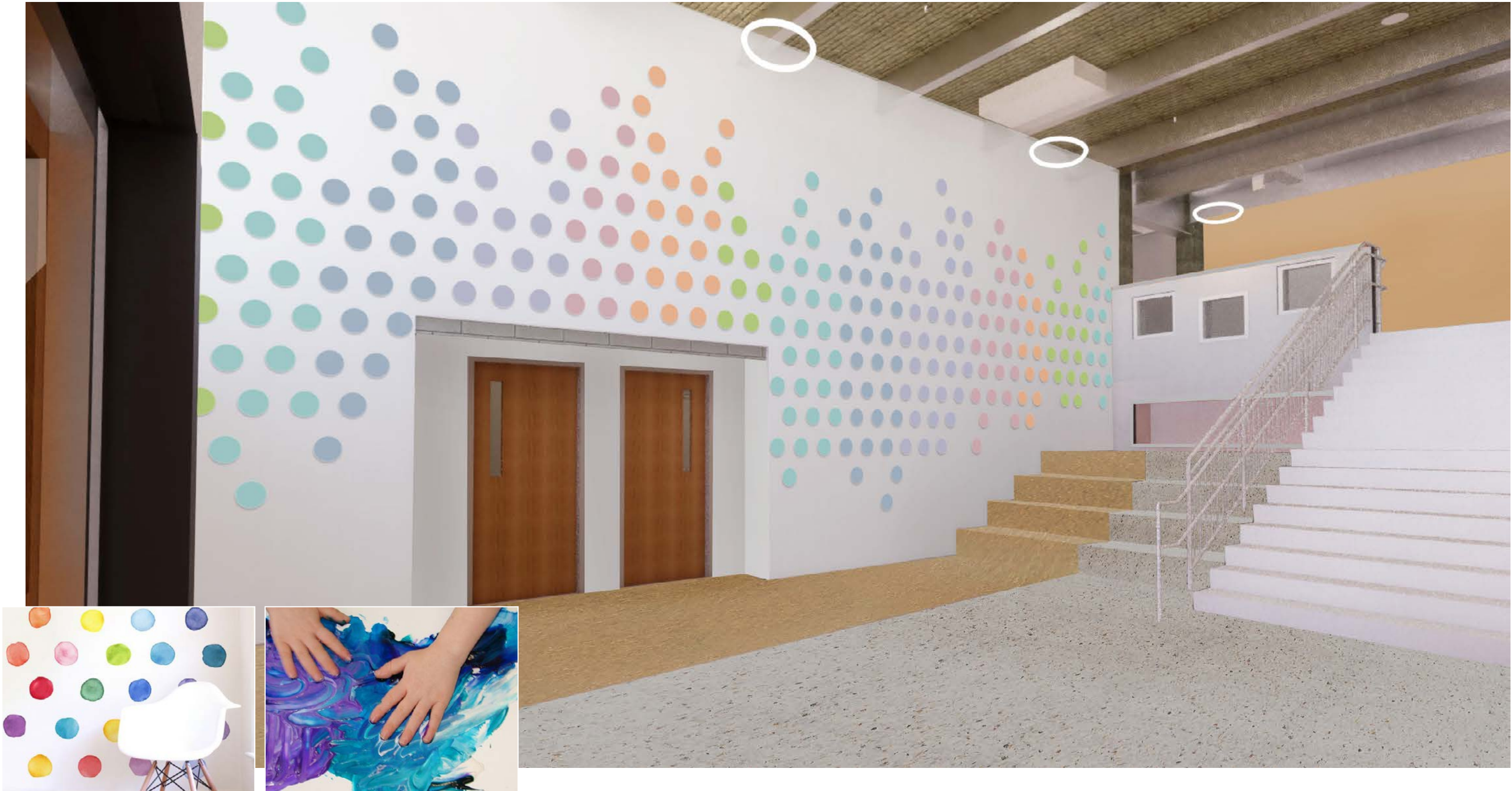


Newton Early Childhood Program

Lobby Perspective

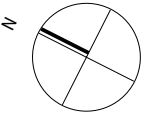


CONCEPT ONE / Created by Hand



PARKING

687 Watertown Street NECP Parking Plan



» Projected parking demand:

85 - 100 Staff

45 - 65 Parents/ Guardians

» Available parking:

(Approx. 265 total existing)

18 parking lot (Staff)

93 head in east side of Albemarle
down to Gath

72 parallel on west side of Albemarle
down to Gath

80+ parallel on Edinboro, Page,
Walker, Brookside, and
Albemarle (South of Watertown)



687 Watertown Street

Current Parking at 150 Jackson St



DISCUSSION