



Hill International

Lincoln Eliot School - NECP School Building Committee

Meeting: November 23, 2021, 6PM

Location: Digital, via Zoom

Committee Members: Josh Morse*, Emily Prenner*, Kathy Shields*, Liam Hurley*, Margaret Albright*, Jonathan Yeo*,
Rebecca Grossman*, Peter Barrer, Alex Valcarce, Stephanie Gilman

* - Denotes Voting Member

Professional Team: Tina Soo Hoo, Larry Spang – Arrowstreet (AST)
Mary Mahoney, Duclinh Hoang – Hill International (Hill)

Guests: Councilor Maria Greenberg
Maria Leo, Ellen Light – Design Review Committee

The meeting was called to order at 6:00PM.

Approval of minutes

Rebecca Grossman made a motion to approve the November 3, 2021 meeting minutes, seconded by Emily Prenner. No further discussion. Motion passed by unanimously.

Lincoln Eliot - Renovation and Addition Conceptual Options Evaluation Matrix

Liam Hurley reminded the committee, that during its last meeting, the committee took a vote to move forward with the addition/renovation (add/reno) project development options and the goal now is to start narrowing down the options to determine a preferred option for the project.

Mary Mahoney, Hill, reported that there was a working session since the vote and that additional work was done to advance schemes for add/reno options and examine options for site layout. Ms. Mahoney reported that tonight's feasibility study presentation will be posted to the project website (<http://lincolneliot-necp-projects.com/>.) Josh Morse added the design scheme being presented are just conceptual.

Tina Soo Hoo, AST, provided an update to the committee on advancement of add/reno development options. Ms. Soo Hoo presented existing conditions site elevations and cross sections and existing building massing for 150 Jackson Road, while reporting that the grade change from Jackson Road to the existing building main entry on the south side of the classroom wing is about 19 feet and the height different from Walnut Park and Jackson Road is about 25 feet. Ms. Soo Hoo presented various versions for each of three development schemes. Option 1, with three versions, that all include Convent demolition, renovation of the existing Chapel, Classroom and Cafeteria wings, and a new Gymnasium wing. Option 2, with four versions, that all include Convent and Chapel demolition, renovation of the existing Classroom and Cafeteria wings, and a new Gymnasium wing. Option 3, with four versions, that all include Convent, Chapel, and Cafeteria/Auditorium demolition, renovation of the existing Classroom wing, and a new Gymnasium wing and Cafetorium wing.



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AST presented and reviewed the Option 1 schemes including general building layout on site and site layout including on site amenities and site access for pedestrians, school transportation, staff and visitor parking, and private vehicle drop-off and pick-up. AST reviewed Option 1, then reviewed Option 1v2 noting it is a new scheme that shifts parking and van drop-off/pick-up closer to the main entry, moves the playing field adjacent to the existing wooded area and locates a school blue zone further north along Jackson Rd. A sidewalk ramp is provided to address a slope change from Jackson Rd to the new main entry. Option 1.B shows the new Gymnasium wing and main entrance/lobby closer to Jackson Road resulting in reduction in sidewalk ramps, however this option will be required ramps inside of the building to account for floor elevation changes. Staff parking is located off Waban Street and van/bus drop-off/pick-up along Jackson Road.

AST presented and reviewed the Option 2 schemes including general building layout on site and site layout showing the onsite amenities and site access for pedestrians, school transportation, staff and visitor parking, and private vehicle drop-off and pick-up. AST reviewed Option 2A, then Option 2.B which locates the van drop-off/pick-up adjacent to a building entry along Waban Street with vehicles exiting on Walnut Park. Staff parking located along Jackson Road and bus drop-off/pick-up off of Jackson Rd. Option 2.C includes a restricted drive through the west side of the site from Jackson Rd to Waban St for bus drop-off/pick-up. Van drop-off/pick-up lane located along Walnut Park on the north side of the site. Option 2.D shows the building perpendicular to the existing building to provide added space for van and bus drop-off/pick-up.

AST presented multiple schemes for Option 3 while noting that previously option 3 located the building and parking along Jackson Road. Option 3C v2 shows van and bus drop-off/pick-up and staff parking enter and exiting from Jackson Road, a blue zone moved further north along Jackson Road. The scheme allows for parking to be closer to the main entry and more continuous green space around playground and play structure.

Discussion ensued.

Kathleen Shields expressed concern with Option 3.D v2 noting that parents may park at areas not designated as blue zone along Jackson Road.

Margaret Albright added a concern that locating a van or bus lane near a blue zone tend to get them blocked in by parents as they queue up for drop-off. Ms. Albright also recommended locating parking near the auditorium to reduce pedestrian travel length during community use.

Mr. Seamans noted a concern regarding impacts to neighbors with drop-off/pick-up on Waban St. and traffic congestion on Walnut Park due to parent queue at arrival and dismissal for the adjacent Montessori School. Ms. Mahoney reported that the 150 Jackson Rd school is presently occupied by the City's Early Childhood Education Program and its Director has provided great logistics input regarding use 150 Jackson Road, thoughts on arrive/departure, and impacts of the adjacent Montessori School. The design team will continue studying options for site layout and use logistical.

Councilor Greenberg requested that the residents of Walnut Park receive notification should a van and/or bus drop-off was situated along Walnut Park.

Emily Prenner asked if all the options allow for fire truck or emergency services around the building? Mr. Morse responded the team will be working with the Fire Department to ensure they have options for access.

Margaret Albright suggested as a safety consideration that community use spaces are able to be closed off from the rest of the school building.

Rebecca Grossman asked how if the site and building designs are to be linked to the surroundings and environment? AST noted that the schemes are still early in conceptual design and that once a preferred scheme is selected, the team will work



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to fine tune the building volume and the relationship of fenestrations including, location of windows, entry ways, canopy to develop a relationship of new construction and existing building and both to the site and surrounding area.

Maria Leo asked if a bus lane is created from Jackson Rd to Waban St would it be open to the public or is there a plan to prevent the public from using it? Mr. Yeo responded the bus lane would not be open for public use to avoid a cut through scenario.

Josh Morse reported that a question was asked about the cost for the various options and how the costs is used in the decision-making process. Mr. Morse reported that the options vary in cost and at this stage the committee should be working towards figuring out the best property development and school fit option. As the plans are further developed, costs will become a consideration.

Brad Seamans, a 150 Jackson Rd neighbor, indicated support for the school project, but stated a road connection from Jackson Rd to Waban St is not preferred by the neighbors as there already is traffic on Waban St.

Peter Barrer expressed hope that the design team can separate the blue zone from bus/van traffic.

Emily Prenner commented Option 1B is not preferred based on the new Gymnasium wing being so close to Jackson Rd and suggested that the option no longer be considered. Rebecca Grossman added that Option 3D v2 with the stacked new Gymnasium and Cafetorium wing is not preferred.

Kathleen Shields noted a preference for options with parking closer to the auditorium side of the site.

Margaret Albright stated Options 2B and 2D resonate with her.

Josh Morse reported that Option 3 and 3B have challenges with Option 3 locating parking under the new Gymnasium wing and Option 3B requiring large retaining walls that may become a maintenance issue over time.

Alex Valcarce noted that the design must work with a significant grade changes across the site that would be addressed by either dropping off the students at the low point and walking to the entrance by a series of stairs and ramps or have vehicles drive up the slope and locate student drop-off closer to the main entry.

Ms. Mahoney noted that Margaret Albright indicated no support for locating the parking under the building and for Option 1 v2 where the bus and vans may be trapped in by blue zone traffic.

Jonathan Yeo liked schemes that keeps green spaces together as shown in Options 1v2 and 2D and is not in favor of any of Option 3 schemes.

Josh Morse asked AST to consider a blue zone closer to the auditorium so parents will not need to drive past the school to drop off their children.

Stephanie Gilman asked for Mr. Seamans' input on Option 1B with staff parking off Waban St. Mr. Seamans stated the option it is not as attractive when compared to options that provide green space, but neighbors are used to the existing parking lot in the area. Mr. Seamans reported that his biggest concern is a vehicle cut through create from Jackson Rd. to Waban St. AST reported that the grade of the proposed parking lot adjacent to Waban St would be about 10 feet lower in elevation than Waban St.

Alex Valcarce suggested the Committee consider which end of the building would work best for entry into the school, left side of the classroom bar or the right.



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Mr. Morse proposed to the committee to review the options and begin to consider what options may be eliminated and what options are preferred then to have the design team review the preferred scheme and conceptual floor plans and using the matrix, rank the options.

Next Meeting

Next SBC meeting is scheduled Tuesday, December 14, 2021 at 6pm via Zoom with link to follow.

Jonathan Yeo made a motion to adjourn the meeting. Seconded by Josh Morse. Meeting adjourned at 7:30 PM.

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: Duclinh Hoang 12/09/21