



## Newton - Lincoln Eliot School – School Building Committee Meeting

*School Building Committee Meeting with Design Review Committee and others in attendance*

**Meeting: January 4<sup>th</sup>, 2022 (6:01 PM-7:17PM)**

**Location: Virtual, via Zoom**

### Attendees

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<b>City of Newton:</b>	Alejandro Valcarce	Stephanie Gilman	
<b>School Building Committee:</b>	Joshua Morse* Johnathan Yeo*	Liam Hurley* Rajeev Parlikar*	Kathleen Shields* Emily Prenner*
<b>Design Review Committee:</b>	Maria Leo* Amy MacKrell*	David Gillespie* Peter Barrer*	John Mulligan*
<b>Arrowstreet Architects:</b>	Tina Soo Hoo	Larry Spang	Daniel Jick
<b>Hill International:</b>	Vivian Varbedian	Duclinh Hoang	
<b>Others:</b>	Terry Sauro Gloria Gavriss Marc Kaufman Carol Schein Councilor Maria Greenberg	Elizabeth Metraux John De Vito Brad Seamans Thomas Gloria	Pam Wright John Oliver Nicole Voss

\* Denotes Voting Members

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**Liam Hurley called the meeting to order at 6:01 PM.**

Rajeev Parlikar introduced as new School Building Committee Member.

It was noted that Vivian Varbedian and Duclinh Hoang will be sitting in for Mary Mahoney who has departed Hill International.

**Approval of Meeting Minutes for December 14, 2021**

No meeting minutes to approve

### Lincoln Eliot

Joshua Morse noted the committee will not be voting tonight but will be working towards voting on a preferred option at the 1/11/22 School Building Committee Meeting.

### Renovation and Addition Conceptual Options Review

Tina Soo Hoo of Arrowstreet presented and reviewed multiple addition/renovation options.

- Option 1; Renovation includes demolition of the Convent.
- Option 2; Demolition of the Convent and Chapel.
- Option 3; Demolition of Convent, Chapel, and the Auditorium/Cafeteria/Storage block.

### **Evaluation Matrix**

Tina of Arrowstreet presented and reviewed the updated Building Evaluation Criteria Matrix with “New Construction” options removed.

It was noted that the green shading denotes recently updated cells.

Joshua Morse provided clarification on the Criteria Matrix, stating it provides a relative comparison between Add/Reno options as New Construction is not being considered. Mr. Morse noted he is to share the matrix with board councilors and the Design Review Committee.

Mr. Morse reviewed the decisions made to populate the Criteria Matrix.

Tina of Arrowstreet reviewed the Building Evaluation Criteria Matrix options ‘scoring’ tally, noting that Option 1, Option 1v3, Option 2, and Option 2.B are currently scored the highest.

### **Committee Member Comments**

Joshua Morse shared updates from meeting with Transportation Department. A desire was expressed to create a parking lot that is as efficient as possible, to eliminate angled parking on Jackson Rd., while simultaneously maximizing green space.

- Review Bus and Van loop.
  - Inbound/Outbound on Jackson Rd.
  - As close as possible to new Gymnasium addition.
  - Minimize vertical transition from loop to building.
- Continue study of blue zones.
- Explore placement of drop-and-go zones in the neighborhood.
- Single point of entry at service entrance to minimize public use.
- Shift crosswalk from one side of Wilshire to the other.
- Show Signal in-between blue zones and at connection of JFK Circle for pedestrian traffic.
- Study opportunities of street presence on Waban St. and Walnut Park side of the building.

Liam Hurley stressed the importance of considering the flow and minimizing the impact of busses, parent vehicles, and staff vehicles once students are in the building as well as the impact the swing space will have on traffic.

Tina of Arrowstreet highlighted the highest grading options per the Evaluation Matrix

Joshua Morse noted he is to provide conditions for vote in upcoming meeting.

Stephanie Gilman noted the difference between Option 1 and Option 2 is whether the Chapel is preserved or demolished. Ms. Gilman asked if floor plan layouts have been explored.

Joshua Morse stated that floor plans are to be explored and specified in the next phase.

Joshua Morse clarified that a vote will be taken on the Preferred site and landscape configuration.

Peter Barrer shared his concerns over having the entry on the right side of the building in Option 1

Tina of Arrowstreet noted that it is possible to make slight modifications to the options and the best features of different options may be combined for the preferred option

Joshua Morse stated that Option 1v3 and Option 2.B look like the most attractive options based on feedback, though the decision to demolish or renovate the Chapel is something that needs to be investigated.

Rajeev Parlikar inquired about the reasons to preserve and potential uses of the Chapel if it is not demolished. Mr. Parlikar also questioned the benefits of separating the driveways for the vans and busses stating his preference for a “Logan Airport Style” nested single lot with a lane for busses, and a lane for vans, noting it was easier to maintain a single parking lot area. Mr. Parlikar asked if the benefits of locating the Gymnasium, Basketball Court, and Playing Field near each other has been considered. Mr. Parlikar also stated that it would be attractive to have a short walking distance from the pick-up and drop-off areas to the main entrance, especially in winter.

Joshua Morse addressed Mr. Parlikar’s questions noting that the committee is to evaluate utilizing the pre-existing Chapel as the new Main Office area though challenges with regards to grading and elevations would need to be addressed. Mr. Morse also noted that keeping Physical Education elements together is being considered and walking distances throughout the site are relatively short.

Liam Hurley expressed a preference to separate parents, staff parking, and van/bus pick-up and drop-off to limit traffic and back-ups due to stopped vehicles. Mr. Hurley suggested limiting the entrance with to a single lane which then separates into two lanes.

Liam noted the Transportation Department agrees with Mr. Parlikar in that they like the nested parking lot and recommends a single lane entry which then splits off into two lanes.

David Gillespie shared concerns about the location of main entry and the long distance from Jackson Rd. taking grading into consideration. Mr. Gillespie stated his preference for a two-sided lobby providing access from Walnut Park/Waban St. and Jackson Rd. Mr. Gillespie shared his concern about the entrance on Option 2.B being functionally located on Waban St. and Walnut Park, noting that a blue zone may need to be designated on Walnut Park due to grade changes and the distance from Jackson Rd. to the Main Lobby.

Councilor Maria Greenberg noted she is glad the Auditorium block is being preserved and agrees with the Transportation Department that angled parking on Jackson Rd. is not preferred. Councilor Greenberg inquired as to whether the existing Chapel space could be utilized as part of the Gymnasium.

Tina of Arrowstreet clarified noting the pre-existing Chapel is smaller than the Gymnasium footprint requirements.

Councilor Maria Greenberg expressed concerns over the space reserved for the 4 future classrooms being isolated from the rest of the classrooms and suggested incorporating them into the existing Classroom Bar

Tina of Arrowstreet noted that re-locating the reserved space to the existing classroom bar would disrupt the existing classroom layout to accommodate circulation and support space

Carol Schein expressed her surprise at not seeing contiguous greenspace on the site, noting that the field and woods being located together create a stronger site for the school and neighborhood. Ms. Schein also expressed concerns over the Parking lot fragmenting the site in most of the proposed options.

Joshua Morse – evaluated options 3.D and 3.C with contiguous greenspace

Rajeev stated that coyotes in the area are a consideration with regards to utilizing woods and noted a benefit to separating the playing field from the wooded area.

Joshua Morse noted work is continuing to develop the site plans

**Joshua Morse provided a 1-2 week lookahead**

- 1/5 @ 7pm - update to PF/P&S committees of the city council
- 1/10 Update meeting with the School Committee
- 1/11 SBC and DRC meeting to work towards a vote with conditions on preferred option
- Site plan approval needed later in the spring
- Advancement of schematic floor plans

**Liam Hurley Adjourned the meeting at 7:17 PM**

Details of this meeting can be found on the project website at <http://lincolneliot-necp-projects.com/>.

***These notes will become part of the project record as written***

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: Mark Krikorian 2/25/22