



Lincoln Eliot School – Design Review Committee Meeting

Design Review Committee Meeting with others in attendance.

Meeting: April 13, 2022 (7:02 PM-8:28 PM)

Location: Digital, via Zoom

Attendees

City of Newton:	Joshua Morse Stephanie Lapham	Stephanie Gilman	Louis Perez Demorizi
Design Review Committee:	Maria Leo* Ambrose Donovan* Carol Schein* Thomas Gloria* Steve Siegel*	Peter Barrer* Amy MacKrell* David Gillespie* SingNing Kuo*	Ellen Light* Andrea Kelley Jonathan Kantar* Robert Hnasko*
Arrowstreet Architects:	Larry Spang	Tina Soo Hoo	Daniel Jick
Terraink:	Kellie Connelly		
Nitsch Engineering:	Michelle Callahan		
Hill International:	Douglas Murray	Mark Krikorian	
Others:	David Donahue	Marc Kaufman	Tom Scarlata

* Denotes Voting Members

Joshua Morse called the meeting to order at 6:03PM.

The Lincoln Eliot school project was addressed at 7:02PM.

Lincoln Eliot

Tina Soo Hoo of Arrowstreet presented the updated site design plans. ([Link to PDF](#))

Entry Walkways and Pathing from Jackson Road

- Simplified roadside entry - sloped walkway with no handrails.
- Roadside entry node off Jackson Road located at the head of the proposed blue zone.
 - School signage to greet visitors.
- Haywood house sidewalk plans were highlighted on the plans.
- Bus/Van entry node at the base of the main entry walkway.
- Main entry; 8% ramp leading up to a less than 5% sloped walkway.

Playground and Field Updates

- Playground reconfigured into a single elevation, flat area.
 - 2% or less slope for drainage.
 - Yellow coloration denotes the rubberized play surface for structures and equipment.
- Open use Hardscape adjacent to the gymnasium for Physical Education activities.
- Hardscape area adjacent to the cafeteria patio, with basketball court, foursquare, gaga pit, etc.
- Direct access from the cafeteria to an outdoor patio seating area.
- Walkway along the classroom bar from the main entry to the Auditorium terrace.
- 5% arcing walkway from the playground up to an 8% ramp to access the Auditorium terrace.
- Multi-use lawn area.
 - U-8 sized soccer field outlined on the greenspace for visualization.

East, South, and North Side Updates

- Outdoor Classroom with stadium seating on Walnut Park.
- Walkway relocated to the corner of Waban St. and Walnut Park.
- Removed secondary walkway directly off Walnut Park.
- Future classroom addition outlined on the plans along Walnut Park.
- Bioswale/Pollinator garden along the classroom bar greenspace on Walnut Park.
- Outdoor classroom and teaching garden along the Auditorium entry walkway on Walnut Park.
- No changes planned for the south side of the building and site.
- Urban forest will need to be modified slightly due to grading.
 - Modifications along Jackson Road.
 - Modifications on the north side of the parking lot to accommodate a sidewalk.
 - Removed trees will be replanted.

Kellie Connelly of Terraink presented site landscape updates, noting the challenge grading presents throughout the site.

- 14ft difference from Jackson Road to the Main Lobby.
- 4ft difference from the Lobby to the Cafeteria.

Ms. Connelly stated the intent to limit the number of ramps and stairs throughout the site, and limit play areas all to one level.

Ms. Connelly noted working with a tree warden for a preliminary review of the trees on-site. Preliminary review indicates the following diameter breast height inches of tree on the site:

- 451 inches of trees total on-site.
- 79 inches of trees which need to be removed.
- 93 inches of major trees which will be preserved and actively protected.
 - One along Waban St.
 - One along Walnut Park.
 - One on the far end of Walnut Park near the Montessori school.
- 279 inches of trees, plus any forthcoming from additional surveys, will be examined with the tree warden to determine equal replacements.

Ms. Connelly noted the preference for native, low water requirement, low maintenance plantings throughout the site.

3D Site Renderings

Tina Soo Hoo of Arrowstreet presented and reviewed 3D renderings of the site.

- Roadside entry node on Jackson Road, looking towards the school.
- Half-way up the roadside entry walkway, looking towards the school.
- Van zone, looking up to the main entry.
- Bottom of the main entry ramp, looking up to the main entry.
- Walkway on the corner of Waban St. and Walnut Park, looking towards the main entry.

Comments and Questions

Thomas Gloria asked if the walkway leading up to the auditorium terrace is a compound ramp.

Tina Soo Hoo of Arrowstreet clarified stating it is a 5% ramp noting that if it was steeper, it would require handrails.

Mr. Gloria asked if there is a maximum length limit for 8% accessible ramps.

Ms. Soo Hoo noted the maximum length of 8% ramps is 30ft, before a landing is required, and clarified that a landing will be incorporated into the main entry ramp.

Ms. Soo Hoo added that bike racks will be located at the main entry node at the bottom of the ramp to prevent kids from biking up, or especially down the ramp.

Ellen light inquired about the size of the walkways, and if the depicted square modules were to scale or an artistic representation.

Tina Soo Hoo of Arrowstreet clarified that the concrete squares were an artistic representation, however, the walkways will be 8-10ft in width.

David Gillespie asked if the main entry ramp and walkway can be reduced to a longer more gradual slope with handrails the entire length.

Tina Soo Hoo of Arrowstreet stated the elevation change of the walkway to the surrounding area at the top of the walkway is very slight, with a curb along the playground to make up the slight difference in elevation.

Joshua Morse added that discussions will be held with NPS, City Hall and the Commission on Disability to review ramping and pathing.

Jonathan Kantar suggested further studying the ramps at the top, noting that curbing could be a tripping hazard and may get damaged by plowing.

Mr. Kantar also recommended studying the curved 5% ramp to the Auditorium terrace, noting that it was a compound curve.

Mr. Kantar also stated his disappointment with the landscaping at Zervas school, noting that plantings were not adequately maintained and subsequently failed.

Tina Soo Hoo of Arrowstreet stated that grading will be refined as the plans continue to develop.

Joshua Morse noted that vehicle wheels ride the edges of 4ft pathing creating ruts, and 6ft pathing leads to the panels breaking. Mr. Morse stated that 8ft pathing is the ideal width.

Ellen light stated her preference for minimizing the number of railings along the pathing.

SingNing Kuo suggested relocating the bike racks at the main entry node, stating that bike rack areas are generally messy and will interfere with the focal point of the school.

Ms. Kuo also requested studying the main entry node area further, to create a more welcoming, exciting focal point for the school.

Ms. Kuo also suggested lengthening the main entry walkway and ramp to minimize the slope, suggesting to arc the pathway along the curved perimeter of the playground.

Ms. Kuo recommended studying the arced 5% walkway leading to the 8% ramp up to the Auditorium terrace, noting that it looks awkward in the plans, to tie into the playground more seamlessly.

Tina Soo Hoo of Arrowstreet acknowledged SingNing Kuo's comments stating that the plans will be developed further.

Luis Perez Demorizi requested confirmation on where maintenance vehicles will be able to access the playground.

Tina Soo Hoo of Arrowstreet confirmed that the main entry ramp/walkway will be wide enough to accommodate maintenance vehicles.

Mr. Perez stated that it seems as though the entry/playground area might be too small for maintenance vehicles to turn around. Mr. Perez suggested studying the playground further, or utilizing the Auditorium pathway for access as there is more asphalt area on the cafeteria side of the playground.

Mr. Perez stated that low maintenance, drought tolerant plantings were ideal.

Mr. Perez also recommended setting the benches along the pathways back so as to not interfere with plowing of the pathways.

Roadway/Parking/Circulation plans were reviewed.

Jackson Road will be modified slightly.

- Curb pushed in to accommodate blue zone.
- Bump-out at the head and end of the blue zone

Existing roadway of Waban St. and Walnut Park will not be modified.

- A small bump-in of the curb on Walnut Park, at the Auditorium entrance, to accommodate 2 accessible parking spots.

Ellen Light noted that the blue zone bump-out on Jackson Road could interfere with traffic turning off Wiltshire Road. Ms. Light inquired if the traffic groups had reviewed and commented on the plans.

Tina Soo Hoo of Arrowstreet noted that the plans were reviewed with the traffic groups, and further studies will be done to explore potential issues and solutions.

Joshua Morse stated it will be studied further, noting that it may be modified, however it will be complimented by drop and walk zones, and potentially a secondary blue zone.

Maria Leo inquired about the removal of the crosswalk at Wiltshire Road, noting that students of other schools currently utilize it.

Joshua Morse stated the intent to have students cross the street where there is a crossing guard, acknowledging demands outside of people walking to the new Lincoln Eliot. Mr. Morse noted that it will be discussed with the DPW and traffic groups to potentially relocate the crosswalk farther down Jackson Road towards Washington St.

Stormwater and Resiliency

Michelle Callahan of Nitsch Engineering presented the stormwater strategy for the site.

- Net reduction in impervious areas.
- Maximize amount of stormwater management on site while meeting water treatment requirements.
- Re-use tank located near the building
 - Overflow to subsurface infiltration system beneath the proposed parking lot.

- Mitigate 2-inches over the proposed impervious area across the site.
- Cascading bio-retention basins along the entry walkway.
 - 3 smaller step-down bio-retention areas in chain, due to grading.
 - Basins will pull runoff from playground and walkways and will be treated prior to entering the closed drainage system.
- Existing runoff from the site connects to the culvert on the opposite side of Jackson Road.
 - Proposed design will utilize the same culvert for drainage.
- Porous pavement at the service/loading area.
 - If porous pavement is not desired, a secondary subsurface infiltration system will be needed to meet water quality requirements.
 - 80% Total Suspended Solids(TSS) removal.
 - 50% Phosphorous removal.
- Bio-retention area along the classroom bar on Walnut Park.
 - Overflow will be piped around the building to the closed drainage system.

Comments and Questions

Jonathan Kantar inquired about the strategies in place to mitigate runoff from the walkways.

Michelle Callahan of Nitsch Engineering stated that trench drains will be utilized along the ramps and walkways to capture runoff.

David Gillespie asked if there were any concerns, or design considerations, for mitigating water infiltration from the bioswale/pollinator garden along Walnut Park.

Michelle Callahan of Nitsch Engineering stated that the Bioswale will most likely be lined and act as an intercept for stormwater, providing treatment prior to being piped out.

Mr. Gillespie inquired if the better solution would be to move the water away quickly rather than collecting it so close to the building.

Mr. Gillespie inquired as to what type of subsurface drainage structure will be utilized below the parking lot.

Ms. Callahan stated current sizes are based off plastic arch chambers. Ms. Callahan noted that bedrock was located in the area limiting options in terms of the amount of depth there is to work with.

Mr. Gillespie asked if thought had been given to locating the drainage structures under the playing field.

Ms. Callahan noted that bedrock was also located under the playing field.

Stephanie Lapham stated a preference for not locating drain pipes under the playground area noting that due to grading, and the utilization of close to a foot of sub-base crushed stones, it should not be needed.

Luis Perez Demorizi added that pipes should ideally be located under walkways or lawn.

Michelle Callahan of Nitsch Engineering noted that Nitsch will be cognizant of drain pipe locations and what they will be underneath.

SingNing Kuo stated her preference for a nicely designed rain garden instead of a gravel pit.

Michelle Callahan of Nitsch Engineering clarified stating that the intent is to have them be fully planted rain gardens.

Ms. Kuo asked if it was possible to incorporate planted islands in the parking lot which can be utilized as treatment of drainage.

Ms. Callahan noted that islands were not included due to maximizing parking spaces in the parking lot.

Tina Soo Hoo of Arrowstreet confirmed that plantings are not being shown due to carport solar canopies which are being studied.

Ms. Callahan clarified noting that water being captured in the parking lot will be treated prior to entering the subsurface drainage system, adding that PV's incorporate roof drains to divert water to the drainage system underneath.

Ms. Kuo also suggested moving the bio-retention area on Walnut Park further away from the classroom bar, and utilizing a perforated pipe under the rain garden to connect with the drainage system. Ms. Kuo also noted the importance of the rain garden being used as an educational feature.

Luis Perez Demorizi expressed his interest in incorporating the bio-retention area into the outdoor classroom. Mr. Perez asked if materials had been considered for the weirs in the cascading bio retention area. Michelle Callahan noted that the specifics will be worked out as the design progresses however multiple options, including metal mesh and precast are available to study.

Floor Plan Updates

Tina Soo Hoo of Arrowstreet presented and reviewed updated floor plans.

- Adjustments to the Media Center were reviewed.
 - Technology office in the hallway outside the media center/library.
 - Librarian Office inside the media center/library
 - Circulation desk location will be finalized as the plans develop.
 - 2nd egress stairwell off the media center to accommodate higher occupancy in the media center.
 - Utilize path around gymnasium to the main entry to reconvene with other students/staff.
 - Walk directly out to Waban st.
- Study of the Auditorium required to understand how it could be used by the school and community.
 - Auditorium seating will be removed.

SingNing Kuo expressed concern over locating a 8-10ft tall fence in the middle of the playground.

Tina Soo Hoo of Arrowstreet clarified stating that a low fence will be utilized to contain balls within the court area.

Discussion of Lincoln Eliot concluded at 8:28PM.

Meeting recording can be found on the project website at:

<http://lincolneliot-necp-projects.com/meeting-recordings/>

The next Lincoln-Eliot Design Review Committee Meeting is scheduled for April 27th, 2022 at 6:00PM via Zoom.

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