



Lincoln Eliot School – Development Review Team

Review meeting for Draft Report

Date & Time: April 20, 2022 (12:00 PM)

Location: Virtual - Zoom Video Call

Attendees

Arrowstreet Architects:	Tina T. Soo Hoo	Larry Spang	Daniel Jick
Terraink:	Kelly Connelly		
Nitsch Engineering:	Michelle Callahan		
MDM	Dan Mills		
Hill International:	Doug Murray		
City of Newton:	Alejandro M. Valcarce	Jason Sobel	Jane Satasuosso
	Michael Gleba	Cat Kennett	Liora Silke
	Jennifer Caira	Katie Whewell	

The purpose of this meeting is to present and review the proposed site plans and identify concerns and questions that need to be answered by either the City of Newton or consultant team.

The site plan was presented with the following information and discussion:

Site Plan presentation included plans and renderings. Revisions to previous plans include:

- There is a 19-foot grade change from Jackson Road to the building entry.
- Pedestrian path from Jackson to “node” area. A ramp with handrails bordered by vegetation will be provided to access from node to playground area with pitched walkway at playground area.
- Playground area will be single level with raised platform near cafeteria/ auditorium. Location of playground equipment/basketball court to be studied.
- Low fencing is anticipated at east side of playground area.
- Outdoor garden and teaching area at west side of building located adjacent to southern entry.
- Rain gardens will be provided along west of classroom building and adjacent to the walkway from Jackson Road.

Tree removal/replacement:

- 31 trees currently designated as impacted (revisions to quantities are anticipated)
- Preliminary meeting with Arborist to review caliber inches affected, new plantings anticipated on site and contribution to tree fund.
- Some trees which were anticipated to be retained at Waban/ Walnut may need to be removed due to condition of tree.

Traffic Plans

- Most students originate from north and west, walking students for east.
- Blue zone proposed at west side of Jackson Road only
- Existing on street parking areas will remain along Jackson Road
- A single crosswalk will be provided at Jackson Road
- No drop off areas indicated at Waban/ Walnut

- Parking limited at Waban/Walnut to two accessible spaces at Walnut near entry to Auditorium.
- Continued study of traffic and parking plans incorporating adjacent schools is necessary

Site lighting:

- Pole lighting is indicated along walkway paths and parking areas,
- Bollards indicated at van drop off,
- Building mounted lighting at entry canopies and at service area,
- Playground lighting to be limited to discourage nighttime use
- Cut-off/shielding of lights will be used to prevent light spill and comply with dark sky requirements.
- Lighting plan with footcandle distribution will be prepared during design development

Stormwater:

- Bio-retention areas indicated at west of classroom wing and adjacent to entry walkway from Jackson Road
- Potential underground rainwater storage/reuse tank indicated under entry plaza
- Subsurface retention area indicated under parking lot.
- Site drainage will be directed by sub-surface conduits to u/g retention which will overflow to municipal system.
- Geotech report indicated presence of ledge at test pits/borings at proposed u/g retention

Draft DRT report due to School Building Committee/Design Review Committee on May 6, 2022.