



Design Review Committee
PUBLIC BUILDINGS DEPARTMENT
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Ruthanne Fuller
Mayor

Honorable City Council
City of Newton
1000 Commonwealth Avenue
Newton Centre, MA 02459

12 May 2022

RE: Lincoln Eliot Elementary School Project, 150 Jackson Road

SUBJECT: Site Plan Review and Approval

Honorable City Council:

On Wednesday, May 11, 2022, the Design Review Committee, DRC, met and reviewed the proposed site plans, building floor plans, and architectural schematics dated May 11, 2022, as submitted by Arrowstreet Architects on behalf of the Public Buildings Department and Newton School Department for the above referenced project.

The City of Newton is proposing to demolish and replace the existing former chapel and convent structures with the design of a new 24,000 SF addition, and to renovate the remainder of the former Aquinas Junior College to become the new location for the Lincoln-Eliot Elementary School.

The Design Review Committee determined that the proposed site plan, building floor plans, and architectural schematics are appropriate. The Committee believes that the proposed circulation and placement of building and associated site functions are a good solution to a site that presents a challenging topographical landscape. The Committee voted unanimously to recommend that the project be presented for site plan approval. In accordance with Section 5-58 of the Revised Ordinances. This letter is to petition the City Council on behalf of the School Department for Site Plan Approval. The DRC identified the following areas of design which are to continue to be developed and evaluated. It is understood that the Public Buildings Department and Arrowstreet will continue to work with the DRC on the completion of the schematic design phase and all future design phases.

- The design team should continue to take an integrated design approach to the building's design through its mechanical systems, building envelope, floor to floor heights, ceiling heights including the height and extent of glass and glazing, methods of sun control, day lighting, electrical lighting, and sound control. All components should be designed to promote efficient building performance of the building and reduce its overall energy consumption, consistent with both its purpose and context. This process should include life cycle cost analysis in the vetting of building systems.
- The design team should continue to strive to meet, or exceed, our sustainability goals. This should include further study and evaluation of geothermal, on-site PV, and other methods of driving down our energy use intensity, as Newton strives to reduce its' carbon footprint and pushes towards net zero buildings. The building will be heated and cooled using no fossil fuels on site. The building design and specifications should be developed in a practical manner that facilitates conversion to higher efficiency systems coupled with LCCA to drive our energy intensity down to achieve net zero.
- The design team should continue to investigate site conditions to refine storm water management design options.

- The team should develop a site photometric plan to confirm adequacy of exterior lighting, and 3-D modeling to ensure that direct glare sources are appropriately cut off in response to the significant grade changes.
- All facades of the proposed building addition should be refined to address concerns over massing and buffering of the building from the abutting properties.
- An image board of existing materials of the surrounding structures should be developed to inform the selection of exterior building components that will result in a contextually appropriate solution.
- The traffic study and recommendations should be completed and presented to the DRC to ensure that the plans work well with the site distribution and pedestrian and bicycle safety, as well as the blue zone(s). The City should continue to explore options for off-site parking, satellite blue zones, and pedestrian and bike routes to account for the use of 191 Pearl Street as future swing school space.
- The design team should continue to study and refine the site accessibility features and access elements to simplify and optimize wherever possible, with a focus on the reduction of ramps in number and or length.
- Maintenance vehicular access should be accommodated via the pathway leading from the parking lot to the basketball court.

Sincerely,



Ellen Light, AIA, LEED AP BD+C



Peter J. Barrer

Design Review Committee, Co-Chairs

CC: Joshua R. Morse, Commissioner of Public Buildings
Jonathan Yeo, Chief Operations Officer
Maureen Lemieux, Chief Financial Officer
Dr. David Fleishman, School Superintendent
Liam Hurly, Deputy Superintendent/Chief Administrative Officer