



Lincoln Eliot School – Design Review Committee Meeting

Design Review Committee Meeting with others in attendance.

Meeting: February 15, 2023 (6:00PM-8:00 PM)

Location: Digital, via Zoom

Attendees

| | | | |
|---------------------------------|--|--|---|
| City of Newton: | Joshua Morse | Alejandro Valcarce | Stephanie Gilman |
| Design Review Committee: | Maria Leo Jonathan Kantar Ellen Light | Carol Schein Thomas Gloria John Mulligan | David Gillespie Emily Prenner Maura Morse |
| Arrowstreet Architects: | Larry Spang Katy Lillich | Tina SooHoo Tora Coursey | Daniel Jick |
| Hill International: | Douglas Murray | Mark Krikorian | |
| Others: | Amanda King Jacqueline Freeman Cheryl S. | Amanda Webber Kim Selwyn | Brad Seamans Marc Kaufman |

[Link to Meeting Recording](#)

[Link to Presentation PDF](#)

Joshua Morse provided a status update and briefed the DRC on recent developments with a revised single level design option.

Original first proposed VE Option Revision was reviewed

Tina SooHoo of Arrowstreet presented updated VE Option revisions.

- Gymnasium remains in the same location
- Admin area shifted closer to Jackson Rd.
 - o Windows from Admin are facing the Main entry ramp and plaza
- New Main Entry reoriented to face Jackson Rd.
 - o Lobby can also be entered from an entrance on Waban St.
- Media Center reoriented to face Walnut Park
 - o Media Center is the main hub of the lobby and school
- Wide 8% ramp to communicate elevation changes between existing classroom bar and lobby floor level.
 - o Lobby/New addition floor elevation raised by approximately 2ft.

- Split-level Media Center
 - o Story Hour/Reading Area on the lower level
 - o Library and teaching area on the upper level
 - Work Tables
 - Whiteboard
 - Projector
 - Distributed bookshelves
 - Additional seating for other opportunities
 - Small circulation desk

It was noted that the furniture being shown within the media center are placeholders. Arrowstreet will be working with the town to determine furniture needs as the design progresses.

- Elevator which serves all three floors located adjacent to classroom bar entry.

Tina SooHoo of Arrowstreet presented and reviewed 3D renderings of the main lobby.

- Main Lobby
 - o Trying to maintain raised ceiling height
 - o Planet design lights may be replaced with light fixtures
- Media Center

David Gillespie inquired about the coordination of exterior and landscaping work with regards to the revised lobby design, asking if it works well with the grading and elevations that were previously looked at.

Tina SooHoo of Arrowstreet noted that they tried to maintain as much of the site plan design as possible.

Some grading changes were made primarily around the higher elevation main plaza. The sloped walkway was converted to a generously wide ramp.

Mr. Gillespie inquired about the secondary entrance on Waban st.

Ms. SooHoo noted that previously the entrance walkway used to be off the corner of Waban St. and Walnut park with the entrance facing Walnut Park. Previous orientation obscured sightlines within the lobby and was reconfigured to face Waban St.

Tina SooHoo of Arrowstreet presented a 3D rendering of the interior of the Media Center.

- View as seen when walking into the Media Center from the classroom bar level.

Tina SooHoo of Arrowstreet performed a comparison of site changes from the 60%DD to the Revised VE Option.

- Main entry walkway/ramp was extended to meet the raised elevation of the new addition.
- Bus/Van loop was maintained
- Revised, and incorporated a segmented curving ramp up to the main entry
- Location of playground remains unchanged
 - o Size will remain unchanged
 - o Shape may need to be modified to accommodate new entry ramp design
- Multi-use Lawn Area remains unchanged
- Waban St. Entry
 - o Now shown as a direct entry off Waban St. with a ramp leading to the door
- Retaining wall alongside the gymnasium has been removed
 - o Re-sloped for gentle grading
- Pedestrian walkway off Waban St. that leads around the Gymnasium to the main entrance

Tina SooHoo of Arrowstreet presented and reviewed a birds-eye massing view of the revised VE Option

- Jackson Rd. Side
- Walnut Park/Waban St. Corner
- Eye level from the bottom of the main entry ramp

Joshua Morse acknowledged that there would be a sign wall on Jackson road and asked to think about where to locate the Lincoln Eliot sign on the building noting that he likes to have it over the main entrance. Locating the sign over the main entrance would need the roof line to be taller.

Tina SooHoo noted that there is some space above the windows on the Admin window wall to locate a sign.

Carol Schein expressed concern that the base of the main entry ramp feels awkward.

Tina SooHoo noted that it will be studied further. The main entry ramp had to be extended to address accessibility concerns.

Joshua Morse clarified stating that the elevation change inside the building has been shifted to the exterior, necessitating an extended ramp.

Ms. Schein added that the triangle grass patch at the base of the main entry ramp is not an elegant solution.

Alejandro Valcarce suggested reconfiguring the main entry ramp into more of an "S" shape.

David Gillespie suggested exploring a combination of stairs and switchback ramping for more direct access.

Joshua Morse noted that the team is working towards a unified design where all students will use the same paths to access the school.

Mr. Gillespie suggested studying the entry ramp/route from the main entrance all the way down to Jackson Rd.

Joshua Morse noted that he identified some trees in the parking lot that would block sightlines and relocated them along Waban St.

John Mulligan expressed concern over moving the Waban St. entry walkway closer to the curve on Waban St.

Mr. Mulligan noted that people speed around that corner and could cause unsafe conditions for pickup and dropoff. Mr. Mulligan suggested curving the walkway up Waban St. to be farther from the curve.

Tina SooHoo noted that Arrowstreet will study further. There are some elevation changes that need to be navigated to move the entry walk farther up Waban St.

Mr. Mulligan expressed concern over cars parking on Waban St. noting that NECP parents were parking on both sides of Waban St. narrowing it down to a single usable lane.

Joshua Morse suggested studying routing the walkway closer to the corner of Walnut Park and Waban St. which may provide the option of removing hand railings.

Joshua Morse asked if parents and students are still going to be encouraged to use a single entry point.

Maura Morse noted that currently Lincoln Eliot staffs two entry doors to allow students into the building.

- Doors in the mornings which students enter are always staffed, otherwise they're locked

Potential entrances students could use are located at:

- Main entrance at Jackson Rd.
- Secondary entrance at Waban St.
- Auditorium Lobby entrance at Walnut Park
- Cafeteria Lobby entrance at Jackson Rd.

Alejandro Valcarce noted that there will be multiple entrances to provide flexibility to staff depending on how they would like to operate and staff entrances.

Maura Morse noted that ideally Lincoln Eliot would utilize two staffed entrances. Ms. Morse added that if there are entrances which are deemed dangerous, or pose difficulties for the community, the school could potentially work around it.

60% DD Comments and Responses

General

- Design Team will follow up on updates to the embodied carbon analysis with the revised addition

Site/Civil

- Revised site plan will address some of the comments on the northside of the Gymnasium
- No new landscaping work planned on the existing steep slope, south side of the Auditorium (Montessori School side)
- Provisions are made for all hazmat materials
- It is likely the existing fence between the urban forest and school will need to be replaced
- Sidewalk closures during construction will be determined by the GC and should only be required to maintain safety
- Project North will be adjusted so that it is relative to the True North
- Bike rack alternatives will be studied

Structural

- Revise building addition abuts to the existing differently and will be detailed carefully

Architectural

- Afterschool may use the gym as well as other spaces in the school
- Gymnasium storage was enlarged per NPS request
- Other storage rooms have been identified in the existing building and will continue review with LE staff

Electrical

- Exterior lighting will be revisited with the site design updates
- Automated lighting controls systems offering simple control options for the end users while offering higher level functionality
- Most rooms will have 1 to 3 light controls
- Occupancy and Vacancy sensors will be provided as required by the energy code
- Site lighting will use wireless photocell controls

HVAC

- For HVAC, full building management system(BMS) control and monitoring will be provided
- Roof access is planned from the building addition with exterior ship ladders to the upper roofs
- Revise HVAC system for the building (VRF) – new HVAC drawings will be issued at 60%CD for review
- Commissioning Agent for building systems will be provided, starting at CD phase

Specifications

- Updates to the technology specs will be made as noted on the specs
- Building is designed to be PV ready. Locations for the PV arrays will be marked as available areas on the roof plans. Rooftop equipment will be located as efficiently as possible to allow for maximum PV arrays.

John Mulligan asked if the green trim on the windows will remain.

Joshua Morse noted that the green trim is part of the curtainwall and will be existing to remain.

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 March 15, 2023 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