



Lincoln Eliot School – Design Review Committee Meeting

Design Review Committee Meeting with others in attendance.

Meeting: April 12, 2023 (6:00PM-8:00 PM)

Location: Digital, via Zoom

Attendees

City of Newton:	Joshua Morse	Alejandro Valcarce	Stephanie Gilman
Design Review Committee:	Ambrose Donovan John Mulligan Thomas Gloria	Carol Schein Jonathan Kantar Maura Morse	Ellen Light Steve Siegel
Arrowstreet Architects:	Larry Spang	Tina SooHoo	Tora Coursey
Hill International:	Douglas Murray	Mark Krikorian	
Others:	Brad Seamans Pam Wright	Isabella Fitman N Johnson	Liz Sinclair

[Link to Meeting Recording](#)

[Link to Presentation PDF](#)

Alejandro Valcarce briefed the DRC on removal of two linden trees on the corner of Walnut Park and Waban St.

- The City's director of urban forestry came to the conclusion that with the removal of the contaminated soils, the tree would not survive the remediation efforts
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Arrowstreet and Terraink will continue to work on developing the planting and tree plan to replace 70 caliper inches of trees.

Urban forest will not be impacted by the project and will be fenced off and become a separate parcel to obtain a clean bill of health for the school site.

Exterior Design

Larry Spang and Tina SooHoo presented the project design concept

- Nonantum Hill peach orchard

Existing exterior massing was presented and reviewed.

- Existing convent will be demoed and will be the location for the new addition.

Site plan of proposed addition was presented and reviewed.

- Specific patterns, colors, and materials have not yet been identified. Arrowstreet is being mindful of the budget with regards to materials.

April 3rd Working Group meeting Gymnasium exterior presentation and comments were briefly reviewed.

- Arrowstreet briefly reviewed studied options
 - o Scheme 1A, Scheme 1B, Scheme 2
 - Working group reached consensus on Scheme 1B

Tina SooHoo of Arrowstreet presented exterior renderings and briefly reviewed Scheme 1B

- Combination of patterned bricks with different tones
- Strip windows or kalwall across the top of the wall along the roofline to bring in natural light
- Darker toned brick connection between gymnasium and admin/main lobby

Ground view renderings were presented and reviewed.

Preliminary brick patterns, colors, aluminum framing, and kalwall systems were presented and reviewed.

Ellen Light noted that students may want to play basketball afterschool when the gymnasium will receive sunlight and asked if natural lighting has been studied and how it would impact the playing area.

Tina SooHoo noted that the renderings depict early morning lighting. Ms. SooHoo added that varying levels of transparency are available with kalwall and will be studied further with the representative of the kalwall systems.

Ellen Light asked if considerations were being made for incorporation of solar panels.

Tina SooHoo noted that a preliminary study was performed, and will need to be updated. The design team is planning to locate solar on the roof of the gym, new addition, the existing classroom bar, and some located on the auditorium room.

Jonathan Kantar asked if there are any methods that could be utilized to break up the facade and make it feel less imposing.

Tina SooHoo of Arrowstreet suggested that additional features can be studied however, current designs are an attempt to keep it cost efficient with different colored brick and materials.

Jonathan Kantar noted that portico's are part of the existing building and suggested incorporating a portico on the gym structure to tie the addition and gymnasium together.

John Mulligan noted that the gymnasium doesn't follow the same design dynamics as the rest of the building.

Mr. Mulligan asked if the gymnasium was located closer to Walnut St.

Tina SooHoo clarified that the footprint of the gymnasium and new addition was revised with the removal of the 2nd floor. Some corners have been squared off however, the building is no closer to Waban St. than previously designed.

John Mulligan stated that the wall of the gym, where the ladder goes up to the roof, could use further detailing.

Larry Spang noted that clear story windows could be incorporated on all four sides of the gym.

John Mulligan also noted that he's in favor of brick over CMU, and added that the ceramic tile at Cabot school is a nice detail.

John Mulligan asked if something is being incorporated on the roof to block sightlines to the solar panels. Tina SooHoo responded noting that there is a slight parapet on some parts of the roof and the design team is trying to keep the roof profile as low as possible. The angle and height of the solar panels will be determined in future studies.

Alejandro Valcarce provided clarification noting that solar panels are generally low profile and are set back from the roof edge to minimize visibility.

Larry Spang added that Arrowstreet will be studying this to ensure solar panels are not overtly visible.

Carol Schein noted that there is a lot of handrails on the entry walkway and questioned if it had been studied further.

Tina SooHoo stated that studies have been done as the entry walkway was reconfigured. The current design has maximized efficiency of the ramp with regards to slope, distance, and handrails.

Carol Schein asked if students could traverse from the gymnasium egress door across to the playground noting that there will be railings on that entry walkway that students will jump over to get to the playground.

Interior Design

Tora Coursey of Arrowstreet presented and reviewed a library section plan.

- Reading "Rug" Area
 - o Can fit two full classrooms
 - o Seating along the window wall
 - o Allows for teachers to have an eye on the students
 - o Reading nooks with glass backs for students that may need quiet time
 - o Projection and whiteboard screen
- Library workstation area
 - o Computers for students to find books
- Group Working Area
- Bookshelf area
 - o Enough shelving for Lincoln Eliot book needs
- Library/Technology Office
 - o Librarian and Technology office combined into one space
 - o Will have window access

Tora Coursey of Arrowstreet presented and reviewed the library floor plan.

3D rendering view of the media center from the lobby was presented and reviewed

- Design philosophy ties interior elements to nature
 - o River
 - o Pond
 - o Trees

3D rendering of the library interior was presented and reviewed

- Open sightlines
- Carpet tile colors highlight different areas for student use

Stephanie Gilman asked if there is a 3D rendering view that looks towards the Jackson Road entrance. Tina SooHoo stated that they are not available but can be prepared for the next meeting.

Tora Coursey presented a 3d rendering walkthrough of the media center.

Jonathan Kantar asked if visitors enter the building, how will they know where to go?

Tina SooHoo provided clarification stating that the main doors will be locked during the school day. Visitors will utilize the intercom to be allowed entry into the vestibule. There is a communicating window from the vestibule to the main office to drop off materials/lunch for students from the vestibule. If the visitor is entering the school for an event, they will need to be buzzed into the office to speak with someone in the main office prior to being allowed entry into the school building.

Jonathan Kantar added that there should be visual clues incorporated to guide people around the building.

Tina SooHoo noted that wayfinding is not currently shown. Wayfinding will be incorporated as a part of signage and environmental graphics.

Maura Morse added that the front desk is never lefts uncovered. The doors to the school will always be locked so to get in the building visitors are required to interact with someone in the main office prior to being allowed entry.

Jonathan Kantar asked how people would access the gymnasium during off-hours.

Tina SooHoo stated that during an off-hours event, both doors could remain unlocked and provide access from either the main entry or the Waban St. entry to access the gymnasium. If voting is taking place during school hours, the side gymnasium doors can be utilized to minimize impact on daily school activities.

Maura Morse clarified that Lincoln Eliot is a voting site but has never seen an overwhelming flow of voters.

Jonathan Kantar asked if voters come into the school when voting.

Maura Morse stated that the ideal situation would be an entry separate from the school. Dr. Morse noted that the current Lincoln Eliot utilizes a side door with police presence to ensure voters move directly into the gymnasium and exit with no issue.

Jonathan Kantar asked if there is a grate to block off visitors to the gymnasium from the rest of the building.

Larry Spang noted that further studies will be conducted to incorporate a way to block off the rest of the building during off-hour use. The school should plan on after hours use of the gymnasium.

Alejandro Valcarce added that there needs to be a way to prevent people from accessing the classroom areas during after hours public events.

Jonathan Kantar suggested incorporating a second door to the entry.

Stephanie Gilman asked if there is a 2nd ramp incorporated outside the gymnasium.

Tina SooHoo clarified that the "second ramp" was a remnant of the redesign. There will only be one ramp incorporated.

Larry Spang of Arrowstreet added that the bathrooms should be available for people who are staffing the voting polls.

Alejandro Valcarce noted that voting will be coordinated with the clerks office who will handle formulating an operational plan for voting.

Tina SooHoo of arrowstreet briefly reviewed the project schedule and upcoming milestones for 2023:

- **May 10 – DRC/SBC Meeting** – Exterior Wall assembly/Thermal Performance and Interior Design review
- **June 14 – DRC/SBC Meeting** – Energy/HVAC system
- **July 12 – DRC/SBC Meeting** – 90% Bid Docs review.
 - 2-week DRC Review and Comment Period
 - 2-week Design Team response period
- **August 16 – DRC/SBC Meeting** – DRC Vote on 90% Bid Documents
- **August 31** – Final Construction/Bid Documents
- **September 7** – Bid Phase
- **November 2** – Award/Start Construction (18 month duration)

Ellen Light requested reviewing updated elevations prior to reviewing 90% bid docs.

Ellen Light also noted that many members are away during the month of August and suggested NPB review who will be available for DRC bid doc review and vote.

Alejandro Valcarce noted that as the date gets closer, NPB will confirm availability and can attend the meeting.

Alejandro Valcarce concluded the meeting at 8:05PM

Please send any questions/comments to: lincolneliot@newtonma.gov

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 May 10, 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