

CITY OF NEWTON

IN BOARD OF ALDERMEN

December 1, 2014

ORDERED:

That the Board of Aldermen finding that the public interest and convenience would be served by its action hereby grants SITE PLAN APPROVAL to the City of Newton for the Zervas Elementary School Project to construct a new 78,800 square foot elementary school at the site of the existing Zervas Elementary School and site improvements that include modifications to parking, vehicular and pedestrian access, and landscaping, as well as construction of playground structures, pursuant to the provisions of Sec. 5-58 of the Revised Ordinances of the City of Newton, 2012, in accordance with the recommendations of the Public Facilities Committee as follows:

Docket Number: 255-14(2)

Petitioner: The Design Review Committee of the City of Newton

Location: Zervas Elementary School at 30 Beethoven Avenue, specifically described as Section 54 Block 13 Lot 3, containing approximately 229,865 square feet of land, together with the additional properties at 1316 Beacon Street, Section 54 Block 22 Lot 68, containing approximately 10,958 square feet of land, 1330 Beacon Street, Section 54, Block 13 Lot 2, containing approximately 10,000 square feet of land, and 1338 Beacon Street, Section 54 Block 13 Lot 1, containing approximately 10,000 square feet of land, all in Ward 5

Owner: City of Newton

Owner's Address: 1000 Commonwealth Avenue
Newton Centre, MA 02459

To be used for: Construction of a new brick and metal structure with a one-story wing containing common and community areas such as gym and cafetorium and a three-story wing containing administrative and academic areas to be used for the Zervas Elementary School with site improvements that include modifications to parking; vehicular and pedestrian access; landscaping; and construction of playground structures (hereinafter referred to as the "Project").

Explanatory note: All new construction of a municipal building requires Site Plan Approval pursuant to the provisions of Sec. 5-58 of the Revised Ordinances of the City of Newton, 2012.

The land referred to is zoned Public Use.

1. The building, driveways, walkways, landscaping and other site improvements associated with the Project granted through this Site Plan Approval shall be consistent with the following approved plans:

a. Zervas Elementary School, Site Plan Review Submission, dated September 18, 2014, revised November 14, 2014, Prepared by *Designpartnership* of Cambridge, Inc., and more specifically, the following plans in such submission, all revised November 14, 2014, except for the Schematic Design floor plans and elevations, which are dated September 18, 2014:

- i. Ex0.01-Ex0.02 Existing Conditions Plan;
- ii. C0.0 Civil Notes and Legend;
- iii. C1.0 Site Utility Plan;
- iv. C1.1 Site Layout, Grading, and Utilities Plan
- v. C2.0 Erosion and Sediment Control Plan;
- vi. C3.0 Erosion and Sediment Control Details;
- vii. C3.1 Erosion and Sediment Control Details;
- viii. C3.2 Site Details;
- ix. C3.3 Site Details;
- x. L-1.1-L1.5 landscape Drawings;
- xi. A1.1A Main Level, Plan Part A;
- xii. A1.1B Main Level, Plan Part B;
- xiii. A1.2 Second Level Plan;
- xiv. A1.3 Third Level Plan;
- xv. A3.1 Exterior Elevations; and
- xvi. A3.2 Exterior Elevations.

2. The approved plans, including building floor plans and elevations, are subject to modification as the plans are refined during Design Development and Construction Document Phases of the Project. Pursuant to Sec. 5-54(c) of the Revised Ordinances of the City of Newton, 2012, the Design Review Committee shall make periodic reviews of the Project's plans as the Project moves through the various design phases. The Zervas School Building Committee and Working Group shall also make periodic reviews of the Project's plans as the Project moves through the various design phases.

3. The Board of Aldermen acting through its Public Facilities Committee will receive regular updates on the status of the Project.

4. An Existing Conditions Survey plan will be prepared for the structure at 1316 Beacon Street at the time the City takes physical possession of the house and an Architectural Salvage Plan prepared with attention paid to any portions of the structure that may reasonably be salvaged.
5. The City shall use best efforts to retain and protect the existing trees on the site including along the east side of the site and on the residential properties which are being added to the existing Zervas school site in consultation with the Tree Warden.
6. During the Design Development phase, the Project Design Team shall analyze ways of addressing the following concerns:
 - i. Provide a landscape buffer between the parking lots and Beacon Street to enhance the residential character of this edge of the site;
 - ii. Study fencing along the western side of the site and the blue zone to determine if a fence or a landscape barrier is needed, and if so, what type of fencing or landscaping should be installed;
 - iii. Study pedestrian circulation through the site to enhance safe walkable routes to the new school entrance;
 - iv. Consider additional ways of mitigating the appearance of mass of the three story administrative and academic wing facing Beethoven Avenue;
 - v. Consider additional materials and/or ways to add interest to the gym wall facing Beacon Street as it presents to the street, school entrance and neighborhood across Beacon Street; and
 - vi. Pursue an integrated design approach to all aspects of the building including, but not limited to, comparison of the life-cycle costs of different mechanical systems and construction methods, to promote the building's efficient use and conservation of natural resources and energy and further the City's sustainability goals for its municipal facilities.
7. The Public Works Commissioner shall recommend to the Board of Aldermen possible street improvements to address the following concerns:
 - i. Promote overall safety and operation at the intersection of Beacon Street and Beethoven Avenue including all approaches that may include but not be limited to upgrade of existing traffic signal equipment, vehicle detection systems, ADA compliance, pavement markings/treatments, advanced warning systems, signage, etc.;

- ii. Maintain and/or improve vehicular circulation during morning drop-off and afternoon pick-up activity along Beethoven Avenue that may include but not be limited to a modified 'blue' zone and lane configuration along Beethoven Avenue; and
- iii. Improve pedestrian safety along Beacon Street, Beethoven Avenue and all adjacent walk routes to the Zervas School as deemed appropriate by the Transportation Division that may include but not be limited to sidewalk improvements, pedestrian activated traffic signals, ADA compliance, street lighting, etc.

8. The Project Design Team shall evaluate entrance/egress movements at the driveways to the school along Beacon Street and the effect on traffic circulation and implement the appropriate systems/devices that will provide the safest and most efficient operation.

9. If the Conservation Commission requires the building to move closer to Beethoven Avenue, the revised site plan must be brought back to the Public Facilities Committee for a determination of whether the shift in location requires the Board of Aldermen to amend the site plan.

Under Suspension of Rules

Readings Waived and Approved

16 yeas 6 nays (Aldermen Blazar, Cote, Hess-Mahan, Norton, Sangiolo, and Yates) 2 absent (Aldermen Ciccone and Johnson)

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date: _____