



Public Facilities Committee Report

City of Newton **In City Council**

Wednesday, October 19, 2016

Present: Councilors Crossley (Chair), Albright, Laredo, Danberg, Brousal-Glaser, Lennon; absent: Councilors Gentile, Lappin; also present: Councilors Fuller, Auchincloss

City Staff Present: School Committee Members Margaret Albright, Diana Fisher Gomberg, School Committee Chair Matt Hills, School Department CFO Liam Herlihy, Deputy City Solicitor Ouida Young, Chief Financial Officer/Chief of Staff Maureen Lemieux, Commissioner of Public Works Jim McGonagle, Associate City Engineer John Daghlion, Public Buildings Program Manager Alex Valcarce.

Referred to Public Facilities Committee

#66-16(2) Site Plan Approval for the Cabot Elementary School Project

DESIGN REVIEW COMMITTEE petitioning, pursuant to Sec 5-58, for schematic design and site plan approval to construct an addition and renovate the Cabot Elementary School located at 229 Cabot Street, Newtonville, the city's newly acquired property at 23 Parkview Avenue, Newtonville and a portion of Parkview Avenue abutting the school site in the east. [09/29/16 @ 12:30 PM]

Action: Public Hearing Closed; Public Facilities Approved 6-0.

Note: The Chair read the item into the record and provided a brief overview of the 5-58 process. She noted that while the Design Review Committee initiates the process with their recommendation once the project has met certain criteria, they continue to guide and review the design, development and construction documents. A Councilor who served on the Cabot School Building Committee noted excitement about how the project has evolved. Councilors agreed that the decision to preserve the historic building at the core will be positively impactful. It was noted that the plans me with approval from Mass Historic Commission, Newton Historic Commission, the School Committee and School Department.

Public Buildings Program Manager Alex Valcarce presented the site plan for Cabot School (attached). He noted that the project has gone through several iterations, evaluating whether school should be relocated, replaced or preserved, resulting in the final proposal to preserve the existing building has received support. Key to improving site circulation at the school is the unifying of Cabot School and Cabot Park parcels and eliminating the road between as well as the acquisition of 23 Parkview which allowed additional site access. The parking demand at the school is between 90-100 spaces. The school will provide additional parking at newly acquired 23 Parkview, along East Side Parkway and can utilize approximately 20 spaces at Cabot Park Village, if necessary.

Mr. Valcarce presented images of the proposed elevations and façade changes, demonstrating how the new additions will be separate and distinct and simpler than the historic core building. He

noted that the architect worked to use the lines, rhythm and scale of the historic building when designing the elevations to ensure that the completed complex is cohesive. Mr. Valcarce presented the plan for each floor, noting that the second floor will have project areas similar to Xervas and Angier. A three-story transparent stairwell will be added to the north side of the existing building, joining the historic and new gymnasium. Mr. Valcarce also confirmed that there would be opportunities for solar panels on both the cafetorium and the gym, but that the best option will be the South facing gym which has no mechanical equipment on the roof. It was additionally confirmed that the utilities for the school would be underground and that the school will be air conditioned.

The Public Hearing was opened.

Committee members asked if the bus drop off area could be used for daytime parking. Mr. Valcarce stated that the area, when not used for drop off would be used as emergency access to the site. It was also noted that when students are dropped off at this location, it is expected that they will go around, entering through the main entrance. Councilors stated that there has been some neighborhood concern relating to the parking on East Side Parkway and if it would be overburdened. It was suggested that there may be resident parking permits. Some Councilors did feel that East Side Parkway has a significant amount of space for parking.

Alison Dunn, 15 Harvard Street, noted that she has attended many of the meetings for the Cabot School redesign and is very pleased with the current site plan.

Bob Carter, 126 East Side Parkway, has concerns about potential spillover effects including; HVAC noise, light spillage, led street lamp illuminating neighboring residences and requested that the City and light engineer be cognizant of these impacts.

Bud Grantham, 46 East Side Parkway, asked if the relocation of the softball field was set in stone. Mr. Valcarce stated that it is not set in stone, but that they would work with Parks & Recreation to determine the best option.

Jennifer Abbott, 26 Whitney Road, feels that one side of East Side Parkway is adequate for parking. Additionally, she is very excited and appreciative about the design.

Duncan Sanger, 59 Gay Street, asked about the traffic circulation on Norwood Street. Mr. Valcarce stated that the expectation is that drivers would access the school through Bridge Street or around East Side Parkway and would avoid going down Norwood Street.

With no additional comment, the public hearing was closed. The Chair voiced appreciation for the Design Review Committee (DRC) and their extensive efforts and thanked members of the public for their input. She noted that there is much work to be done to refine and detail the design and prepare construction documents and that the input received tonight from the public is valuable. Additionally, it was requested that updates be provided to the Committee during the continued work with DRC, School Building Committee. Councilors also noted the amount of impact made by neighborhood input.

Mr. Valcarce noted that with the Public Facilities Committee approval, the item will go next to Finance and before the Full Council in time for the MSBA to have a Council vote, project scope and budget agreement on November 9, 2016. With Councilor Albright's motion to approve the item, the Committee voted 6-0 in favor. Also noted was the support of the Committee members not present.

Referred to Public Facilities and Finance Committees

#358-16 Appropriate \$46,590,000 for the renovation of and addition to the Cabot School
HIS HONOR THE MAYOR requesting authorization to appropriate forty-six million five hundred ninety thousand dollars from bonded indebtedness for the purpose of funding the renovation and construction of an addition at the Cabot Elementary School.
[10/11/16 @ 11:29 AM]
Action: Public Facilities Approved 6-0.

Note: Mr. Valcarce presented the request for funding for the project noting that while the project will be \$49 million dollars, the MSBA grant is for approximately \$14 million dollars. The City has met with MSBA staff and is excited about moving forward with the project. Councilors noted that there was an error between the asterisks for the construction and owners contingencies on the backup for the item and requested that it be corrected. Councilor Albright's motion to approve carried 6-0 in favor.

#350-16 Eversource petition for grant of location at Crafts Street
EVERSOURCE ENERGY AND VERIZON NEW ENGLAND, INC. petitioning for a grant of location to relocate Pole #108/54-1X approximately 40'± southwesterly to allow for widening of the campus entrance at the Fessenden School.(Ward 3) [09/27/2016 @ 3:14 PM]
Action: Public Facilities Approved 6-0.

Note: Eversource representative Karen Johnson presented the petition to relocate a pole on Crafts Street to allow for widening of the campus entrance at the Fessenden School. There was no member of the public to speak for or against the petition. Councilor Brousal-Glaser motioned to approve and the motion carried 6-0 in favor.

#351-16 National Grid petition for grant of location in Austin Street
NATIONAL GRID petitioning for a grant of location to install and maintain 2000'± of 8" gas main in Austin Street from existing main at Mt. Vernon Street easterly to the 8" main at Walnut Street.(Ward 2) [10/03/2016 @11:17 AM]
Action: Public Facilities Approved 6-0.

Note: National Grid Permit Representative Dennis Reagan presented the petition to install and maintain gas main in Austin Street in collaboration with the work to be done with the Public Works Department. Associate City Engineer John Daghljan noted that work is being done currently to

underground the utilities. This work is at the expense of National Grid. With no member of the public to speak for or against the petition, the public hearing was closed. Councilor Albright motioned to approve and the Committee voted 6-0 in favor of the item.

Referred to Public Safety & Transportation, Public Facilities and Finance Committees

#335-16 Request for Ordinance amendments to require removal of snow from sidewalks

COUNCILOR DANBERG requesting that §26-8 through §26-9 and §20-21 of the City of Newton Rev. Ords., 2012, be amended to establish criteria and provisions for requiring removal of snow in all districts by property owners, occupants, and property managers from sidewalks abutting their property and to review and amend enforcement provisions including structure of fines for snow removal violations. [09/27/16 @ 11:36 AM]

Action: Public Facilities Held 6-0.

Note: After the Committee's discussion relating to snow on October 5, Councilors felt that more information was required prior to the approval of the ordinance amendments. Councilor Danberg stated that the City needs additional time to work out details of the ordinance, particularly enforcement mechanisms and so in the interim wish to have the current trial extended. When discussing enforcement, Police Department staff had voiced concerns. Chief Financial Officer/Chief of Staff Maureen Lemieux addressed enforcement by stating that the administration will enforce decisions made by the Council. Councilors sympathized with the police department's concerns that the issuance of snow clearing violations could negatively impact their community outreach effort in residential areas, and questioned the appropriateness of utilizing highly trained officers to issue snow violations in those areas.

Councilor Danberg noted that she intends to return to the Committee requesting several amendments governing snow removal at commercial properties including; the; the reduction in time for commercial properties to clear from 24 to 12 hours and making commercial clearing requirements apply as well to residential properties with 4 or more units. Ms. Lemieux added that the fines for commercial properties would be \$100/day as opposed to having graduated fines. Councilor Danberg motioned to hold this item which carried 6-0 in favor.

Referred to Public Safety & Transportation and Public Facilities Committees

#338-16 Extend the trial program for snow and ice removal from sidewalks

COUNCILOR DANBERG , requesting an amendment to City of Newton Ordinances Chapter 26, Section 8D Trial program for removal of snow and ice from sidewalks. by extending the expiration date of the trial from November 1, 2016 to November 1, 2017.

Action: Public Facilities Approved 6-0.

Note: Committee members were in agreement about extending the current trial as the working group refines revisions to the draft ordinance. Councilors commented on the improvements that have been made to snow removal efforts. A committee member emphasized the importance of not only plowing, but maintaining the cleared sidewalks for safety after inclement weather. In

response to Councilors' requests for a cost estimate for additional sidewalk clearing, Ms. Lemieux stated that the administration hopes to first reevaluate what is appropriate to plow and then determine cost increases. It is necessary to first redo the map and identify at what point residents drive vs. walk focusing on transportation nodes, bus stops, school zones and village centers. Councilor Danberg additionally welcomes feedback from all Ward Councilors regarding commonly travelled sidewalks in different areas of the City. With Councilor Danberg's motion to approve, the Committee voted unanimously in favor.

Referred to Public Facilities and Finance Committees

#357-16 Reallocate \$250,467.24 for decommissioning two elevated storage tanks

HIS HONOR THE MAYOR requesting authorization to reallocate the sum of two hundred fifty thousand four hundred sixty-seven dollars and twenty-four cents (\$250,467.24) from the Waban Hill Reservoir Improvements Account to be used for the decommissioning of the Stanton Avenue and Winchester Street elevated storage tanks.
[10/11/16 @ 11:29 AM]

Action: Public Facilities Approved 6-0.

Note: Ms. Lemieux presented the request to reallocate funds from the Waban Hill Reservoir Improvements Account to help fund the total cost of the project which would total around \$700,000. In 2011 when the project to remove these tanks was first identified, the bids were higher than anticipated and the City chose to postpone the project. Director of Utilities Ted Jerdee noted that rehabilitation was cost prohibitive due to the age and condition of the tanks. As the City no longer needs the equipment, an engineer is working on specifications for removal. For additional funds that will be necessary, the item will return to the Committee.

The meeting was adjourned.

Respectfully Submitted,

Deborah J. Crossley



Site Plan Approval Public Hearing

October 19, 2016



Cabot School

NV5

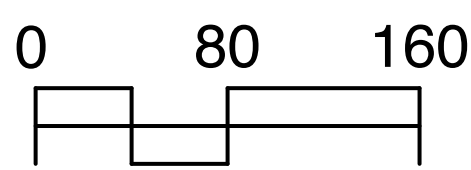
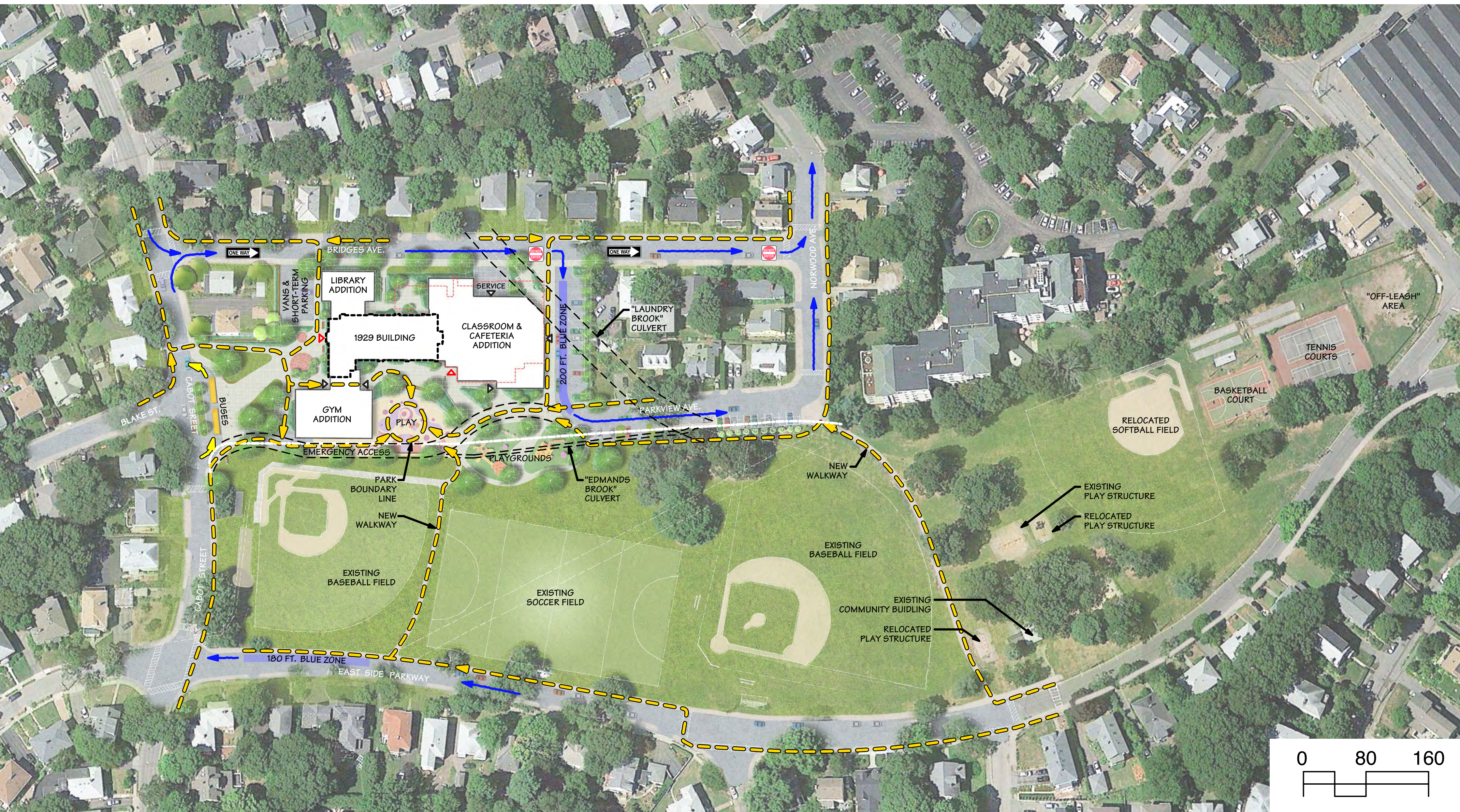
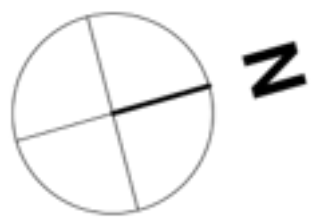


W.T. RICH COMPANY, INC.

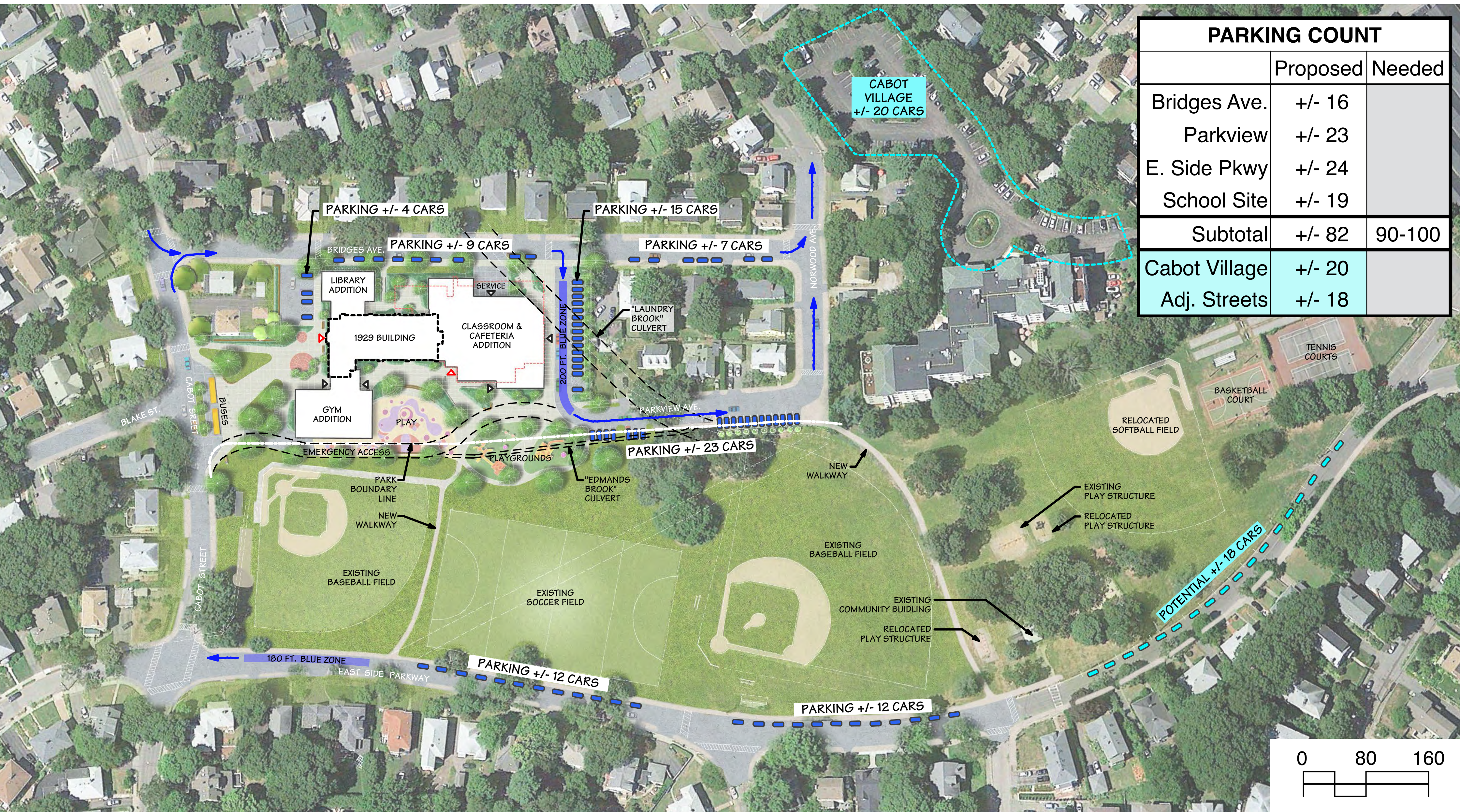
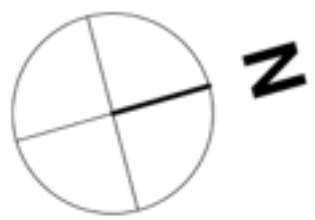


DINISCO DESIGN
architects + planners

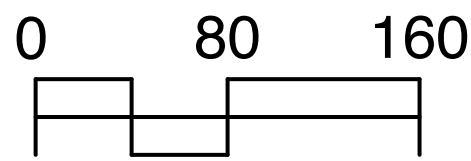
Site Circulation



Proposed Parking Plan Concept



PARKING COUNT		
	Proposed	Needed
Bridges Ave.	+/- 16	
Parkview	+/- 23	
E. Side Pkwy	+/- 24	
School Site	+/- 19	
Subtotal	+/- 82	90-100
Cabot Village	+/- 20	
Adj. Streets	+/- 18	



First Floor Plan



Second Floor Plan

LEGEND

CLASSROOM

SPECIAL EDUCATION

LIBRARY

ART/MUSIC

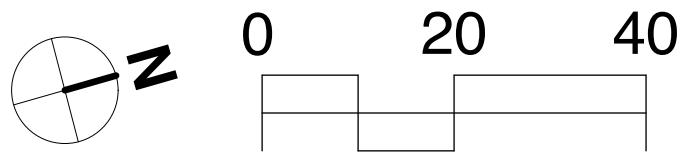
STAGE

GYMNASIUM

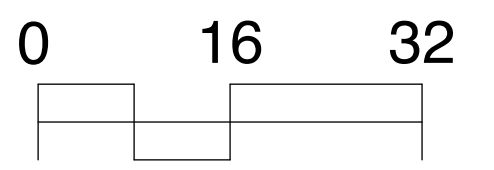
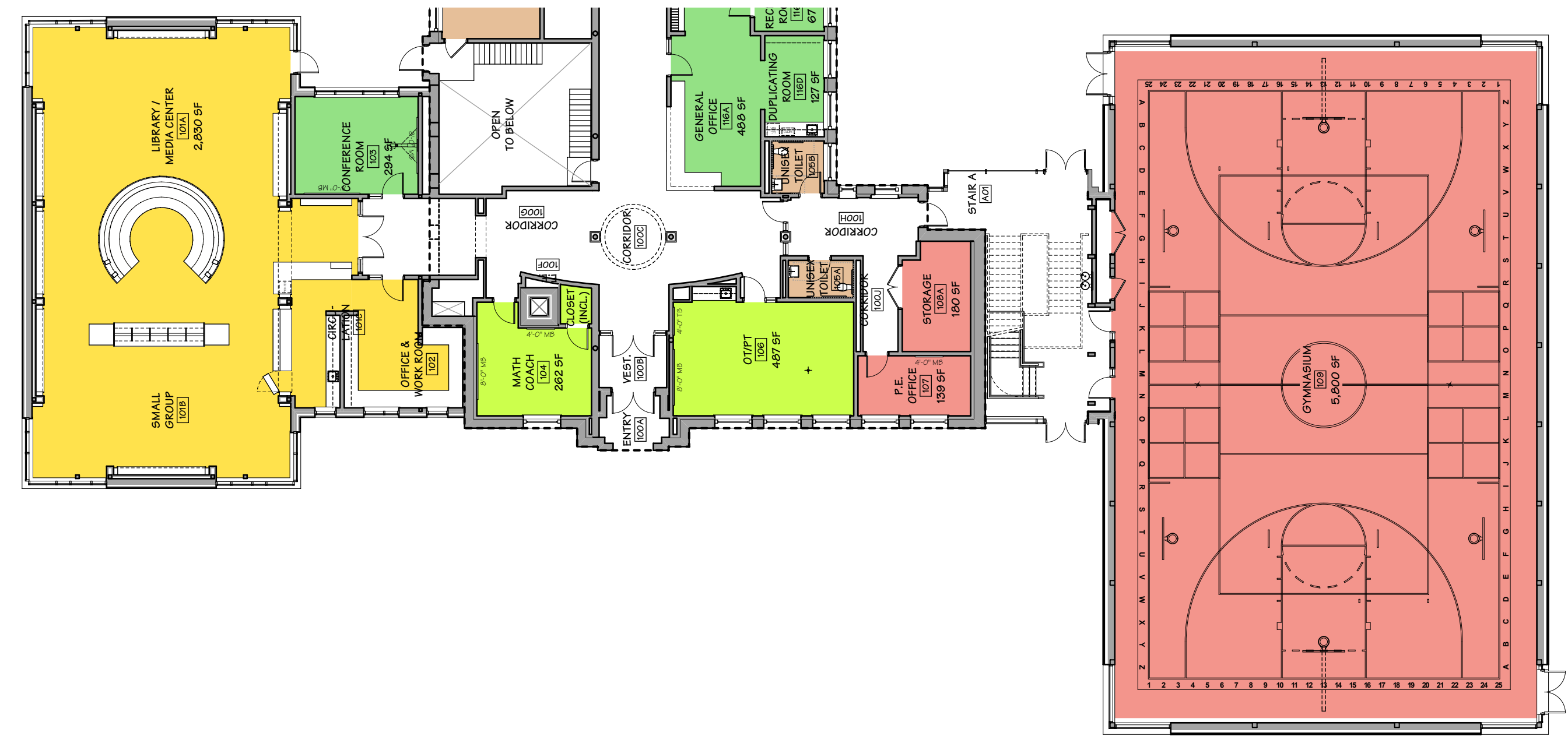
KITCHEN/CAFETERIA

ADMIN/EXTNDED DAY

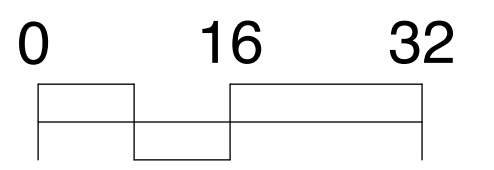
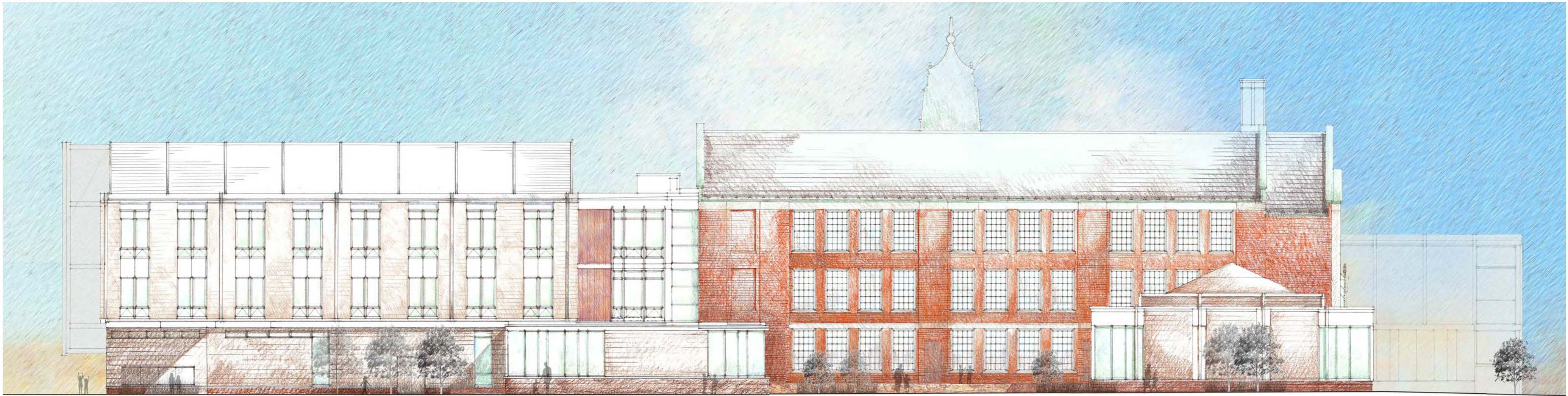
BUILDING SERVICES



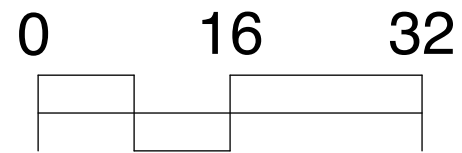
South Elevation



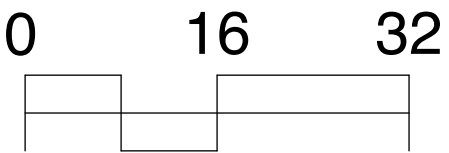
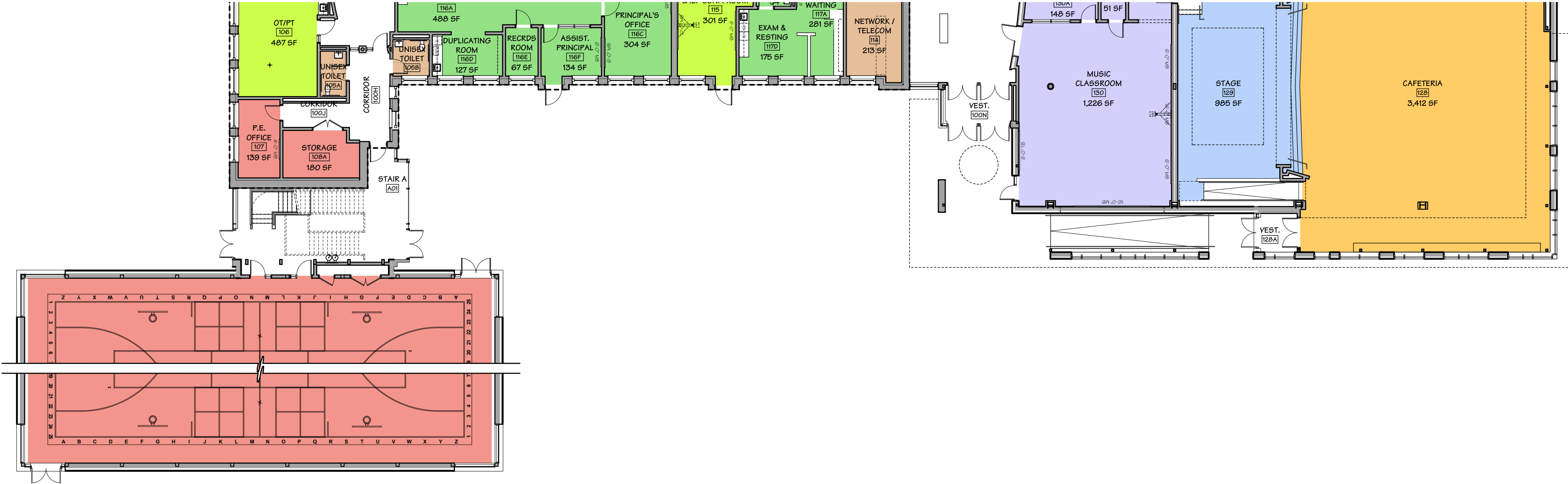
West Elevation



North Elevation



East Elevation



Perspective

Aerial View



Perspectives

From Cabot Street



Perspectives

From 144 East Side Parkway



Approvals Process

10/19/16 Public Facilities 5-58 Site Plan Approval

11/09/16 MSBA Board Vote - Project Scope & Budget Agreement

11/14/16 Finance Committee Approval

11/21/16 Council Vote 5-58 Site Plan Approval



Site Plan Approval Public Hearing

October 19, 2016



Cabot School

NV5



W.T. RICH COMPANY, INC.



DINISCO DESIGN
architects + planners