



Memorandum

To: Board of Aldermen
From: David Olson
Re: Support Materials for Site Plan Review
Date: June 21, 2006

Board Members,

Attached please find two documents that may help in your deliberations as you discuss approval of the Newton North Site Plan.

The first document is a **draft** board order for site plan approval. This draft is based on the Board Order for approval of the Newton South High School Site Plan. This is only a draft and will need to incorporate any restrictions or conditions that you deem necessary once your deliberations are complete.

The second document is a Site Plan Approval Checklist that list the requirements of the 5-58 and 30-23 approval processes. The checklist will help you to understand what has been completed to date, and what still needs to be done in this approval process.

Thank you

David

DRAFT site plan approval board order for the new high school, **for discussion only**, dated June 21, 2006 (prepared by Mr. Olson with the assistance of Ms. Young of the Law Department and others; note also attached for convenience is a consolidated checklist of the various requirement of section 5-58 and 30-23 to which it refers, indicating what has been done and remains to be done as part of the site plan approval process under the Newton ordinances.)

#224-06

CITY OF NEWTON

IN BOARD OF ALDERMEN

June , 2006

ORDERED:

That the Board of Aldermen finding that the public interest would be served by its action, hereby grants SITE PLAN APPROVAL to the City of Newton for construction of a new Newton North High School with related athletic facilities and other site improvements pursuant to the provisions of Sec. 5-58 of the Revised Ordinances of the City of Newton, in accordance with the recommendations of the Public Facilities Committee and subject to the following conditions:

Docket Number: 224-06

Petitioner: The Design Review Committee of the City of Newton

Location: Newton North High School, 360 Lowell Avenue, Ward 2, Newtonville, more specifically described as Section 24, Block 18, Lot 1, containing approximately 1,045,658 square feet of land.

Owner: City of Newton

Owner's Address: Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02159

To be used for: Public High School

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

The land referred to is zoned Public Use.

1. The building and site improvements for the new Newton North High School shall be constructed consistent with the set of plans approved by the Design Review Committee entitled

"Site Plan Approval Set", prepared by Gund Partnership, dated May 4, 2006, and on file with the City Clerk. The "Site Plan Approval Set," which sets out Option 4A considered by the Design Review Committee, consists of the following plans:

- a. EX-1, Existing Conditions Plan;
- b. C-1, Utility Plan;
- c. L1.0, Site Plan;
- d. L2.0, Grading Plan;
- e. L3.0, Landscape Plan;
- f. A2.20, Plan Basement Level;
- g. A2.21, Plan First Level South;
- h. A2.22, Plan First Level North;
- i. A2.23, Plan Second Level South;
- j. A2.24, Plan Second Level North;
- k. A2.26, Plan Third Level North;
- l. A2.27, Plan Fourth Level South;
- m. A3.11, Building Elevations; and
- n. A3.21, Site Sections.

[Note: the following items relate to site plan review found in Section 30-23 of the zoning ordinances to which Section 5-58 makes reference. For purposes of facilitation of the discussion of the proposed site plan by the Public Facilities Committee, they are set out below as they appear in the ordinance, but framed in the affirmative for convenience of the discussion. If there are changes "negotiated" (as section 5-58 provides) to the plan as submitted or restrictions or conditions to be attached (which section 5-58 also provides), they can be added as appropriate to the elements noted below as exceptions to these statements. For example, item 2 might add something along the following lines if it is the will of the Committee: "a. the island at Hull and Walnut shall be removed prior to construction." Or the Committee may also give guidance to the architect during design development, but not dictate the solution at this point as a condition itself, e.g., "During the Design Development Phase, the City, acting through its design team, shall undertake a comparative design and financial analysis of the following feature of the

proposed site plan to propose options that the Design Review Committee might further consider and recommend among: ." The point is simply use the draft board order as a way of framing a discussion of the site plan around the criteria in the ordinance and to determine what modifications or conditions may be appropriate, if any.]

2. The convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent streets, properties or improvements, including regulation of the number, design and location of access driveways and the location and that the design of handicapped parking is adequate. The sharing of access driveways by adjoining sites have been encouraged wherever feasible;
3. There are adequacy of the methods for disposal of sewage, refuse and other wastes and of the methods of regulating surface water drainage;
4. There are adequate provisions for off-street loading and unloading of vehicles incidental to the servicing of the buildings and related uses on the site;
5. There is adequate screening of parking areas and structure(s) on the site from adjoining premises or from the street by walls, fences, plantings or other means. Location of parking between the street and existing or proposed structures shall be discouraged;
6. There is avoidance of major topographical changes; tree and soil removal has been minimized and any topographic changes are in keeping with the appearance of neighboring developed areas;
7. The location of utility service lines are underground wherever possible. There has been consideration of site design, including the location and configuration of structures and the relationship of the site's structures to nearby structures in terms of major design elements including scale, materials, color, roof and cornice lines;
8. There has been the avoidance of the removal or disruption of historic resources on or off-site. Historical resources as used herein to include designated historical structures or sites, historical architectural elements or archaeological sites.

[to be further elaborated in and by Committee]

Under Suspension of Rules
Readings Waived and Approved

(SGD) _____
DAVID OLSON, City Clerk

Newton North Site Plan Approval Checklist

This checklist has been prepared to provide guidance to the Aldermen on the steps and processes established in sections 5-58 and 30-23 of the Site Plan Approval Process.

Items checked have been completed.

- A. Under Section 5-58 of the revised ordinances of the City of Newton, the Design Review Committee is charged to consider the project plans, designs, and specifications for a new North High School not only in terms of the details of layout and construction of the building or facility, but also in terms of the site and its surrounding area.

(Clerk's Note: The Design Review Committee's work was detailed in their letter to the Board of Aldermen dated June 1, 2006.)

- B. The Design Review Committee has approved the initial design concept, and filed with the clerk of the board of aldermen its approved site plan, referencing what has become known as Scheme 4a, more particularly described on the formal drawings and specifications dated May 4, 2006 which includes building floor plans and architectural schematics, along with a formal petition for site plan approval in accordance with the procedure outlined in section 30-23 of these Revised Ordinances.

(Clerk's Note: The Design Review acknowledged their approval of Scheme 4a through their letter to the Board of Aldermen dated May 8, 2006.)

- C. The plans submitted with an application for site plan approval have been prepared by an architect, landscape architect, professional engineer or land surveyor. Such site plan(s) have been drawn at a suitable scale, on sheets no larger than twenty-four (24) by thirty six (36) inches. When more than one (1) sheet is required, a key sheet has been provided. The site plan(s) includes the following information:

(Clerk's Note: The plans developed by the Gund Partnership dated May 4, 2006 were submitted with the DRC's letter and meet the above criteria.)

- (1) Boundaries, dimensions and area of the subject lot(s);
Plan labeled EX-1

- (2) Use, ownership, zoning of, and existing buildings or structures on the subject lot(s); such information shall also be provided for all parcels adjacent to the subject lot(s);
Plan labeled EX-1

- (3) Existing and proposed topography of the subject lot(s) at two (2) foot intervals;
Plan labeled L2.0

- ✓ (4) Existing and proposed easements, if any;
There are no existing or proposed easements.
- ✓ (5) Existing and proposed wetlands and watercourses, if any;
Plan labeled C-1
- ✓ (6) All existing and proposed buildings, structures, parking spaces, maneuvering aisles, driveways, driveway openings, pedestrian walks, loading areas, and natural areas and landscaping on the subject lot(s), with the dimensions thereof;
Plans labeled L1.01 & L3
- ✓ (7) All facilities for sewage, refuse and other waste disposal, for surface water drainage, utilities, proposed screening, surface treatment, exterior storage, lighting, and landscaping, including fencing, walls, planting areas, and signs; or
Plans labeled C-1, L-3, L1.01, & L1.0, & A2.20-A3.21
- ✓ (8) Facade elevations and floor plans for any proposed new construction and/or alteration to the existing building or structure.
Plans labeled A2.20-A3.21

✓ D. The Board of Aldermen assigned this petition for public hearing before its committee dealing with matters of public buildings, the public facilities committee, and this committee held public hearing on X and Y dates, within sixty-five (65) days of the filing of an application for site plan approval, and notice of such public hearing has been provided as required by G.L. c.40A, §11. **(Clerk's Note: The Public Facilities Committee held a Public Hearing on June 6 and 14, 2006, which was within 65 days of the applications filing.)**

_____ E. When conducting a site plan approval, the board of aldermen, acting through its Public Facilities Committee, has considered the application in light of the following criteria:

- _____ (1) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent streets, properties or improvements, including regulation of the number, design and location of access driveways and the location and design of handicapped parking. The sharing of access driveways by adjoining sites has been encouraged wherever feasible;
- _____ (2) Adequacy of the methods for disposal of sewage, refuse and other wastes and of the methods of regulating surface water drainage;
- _____ (3) Provision for off-street loading and unloading of vehicles incidental to the servicing of the buildings and related uses on the site;
- _____ (4) Screening of parking areas and structure(s) on the site from adjoining premises or from the street by walls, fences, plantings or other means. Location of parking between the street and existing or proposed structures shall be discouraged;

- _____ (5) Avoidance of major topographical changes; tree and soil removal has been minimized and any topographic changes are in keeping with the appearance of neighboring developed areas;
- _____ (6) Location of utility service lines underground wherever possible. Consideration of site design, including the location and configuration of structures and the relationship of the site's structures to nearby structures in terms of major design elements including scale, materials, color, roof and cornice lines;
- _____ (7) Avoidance of the removal or disruption of historic resources on or off-site. Historical resources as used herein include designated historical structures or sites, historical architectural elements or archaeological sites.

✓ G. The Department of Planning and Development has maintained cognizance over the development of specifications, conceptual designs and site plans to determine the consistency and compatibility of such designs and plans with the city's comprehensive plan and other pertinent planning and analytical studies, and the director of planning and development shall have made written notification of this finding to the mayor, to the clerk of the board of aldermen, to the design review committee, and (in the case of school buildings) to the secretary of the school committee.

(Clerk's Note: The Department of Planning and Development has satisfied this requirement in Mike Kruse's letter dated June 2, 2006.)

_____ H. The Board of Aldermen, acting through its Public Facilities Committee has conditioned approval of a site plan submittal in a manner consistent with the objectives set forth in these criteria as set forth in the attached Board Order, and anticipates that construction will begin within two years from approval of this site plan.

_____ I. After the conclusion of the public hearing, the Committee deliberated, and considered whether and how to negotiate such changes to the site plan and affix such restrictions and conditions as are in the public interest, and which it now reports to the board of aldermen. (For purposes of this board order, the reference shall be to plan L1.0, more generally known as Scheme 4a.)