



Memorandum

To: Board of Aldermen
From: President Lisle Baker
Re: Agenda for Committee of the Whole Meeting on August 23, 2006
Date: August 18, 2006

Thanks for submitting your questions in writing to Mr. Olson. These, as well as questions that were raised on Monday, August 14th, are being compiled and distributed to the appropriate individuals for response at the Committee of the Whole meeting on Wednesday. (Because of the number and scope, issues in common may be consolidated to facilitate an orderly discussion. Also, some questions may focus on issues unrelated to the site plan before us, and those may be deferred until site plan issues are discussed.)

Also, attached to this memo is a copy of the Draft Board Order for Site Plan Approval, which the Public Facilities Committee approved on July 19, 2006. Please take a few minutes before the meeting to familiarize yourself with the Draft Board Order and its conditions. This document will be used to frame the presentations and discussion at our meeting on Wednesday since it is the subject of the Board meeting on September 5.

The meeting will take place in the Aldermanic Chambers. Please note the early start time of 7:00 pm.

The preliminary agenda for the meeting will be as follows:

1. Meeting called to order, and a motion to go into Committee of the Whole entertained .
2. President Baker will introduce the agenda for the evening and the sequence of presentations.
3. Chairman Schnipper may provide additional information about the Public Facilities Committee process and its approval of the site plan now before the Board.
4. Commissioner Parnell will provide a brief history of how the project's form as approved by the Public Facilities Committee emerged from the functional elements of the program, and how the proposed design emerged from the Design Review Committee.
5. The Gund Partnership will present a view of the project, including Plan Option 5B approved by the Public Facilities Committee.
6. Mr. Parnell or others will respond to questions submitted not already addressed, focusing on the draft Board Order approved by the Public Facilities Committee.
7. Finally, questions that have been raised beyond Site Plan Approval will be addressed.

Thank you, and please let me know if you have any questions.

CITY OF NEWTON

IN BOARD OF ALDERMEN

August 14, 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: New Newton North High School and related athletic facilities (hereinafter referred to as the "Project")

Construction: Brick and glass façade

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 Site Plan L1.0, which plan has been revised to show Option 5B, and the "Site Plan Approval Set," prepared by Gund Partnership, dated May 4, 2006, and

on file with the City Clerk, which "Site Plan Approval Set" shall be amended and supplemented as necessary to reflect the approved Option 5B Site Plan L1.0. The approved Site Plan and "Site Plan Approval Set" consists of the following plans:

- a. EX-1, Existing Conditions Plan;
- b. C-1, Utility Plan;
- c. L1.0, Site Plan, showing Option 5B and dated August 10, 2006;
- 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.

The building floorplans and elevations are subject to modification as the plans are developed during the Design Development and Construction Document phases of the Project. Pursuant to §5-54(c) of The Revised Ordinances of Newton, 2001, the Design Review Committee shall make periodic reviews of the Project's plans as it moves through the various design phases.

2. The Board of Aldermen acting through its Public Facilities Committee will receive regular updates and plans on the status of the Project, on the issues to be analyzed pursuant to the conditions contained in this board order.

3. During the Design Development phase, the Project's Design Team shall make a comparative design and associated financial analysis of the following alternatives:

- a) Building the multi-purpose playing field at grade rather than sinking it;

- b) Providing basement space for such of the mechanical equipment as may be relocated from the roof;
- c) Providing basement space above and beyond that needed for mechanicals to be used for secure storage;
- d) Adjusting the layout of Elm Road in the area of the bus waiting zone to maximize the opportunity to increase the landscape buffer between Elm Road and the abutting residential properties and narrowing the width of Elm Road to not more than thirty (30) feet;
- e) Providing a drop-off area along Lowell Avenue and studying alternative traffic patterns on Elm Road;
- f) Covering the stairs leading from Hull Street into the east side of the site and studying the location of the drop-off area on Hull Street;
- g) Designing the classroom building to allow expansion space for additional classrooms to be built later;
- h) Comparing different mechanical equipment systems and life-cycle costs of such systems; and
- i) Studying the noise to be generated by the HVAC system if located on the roof or on the ground.

4. The Public Works Commissioner shall recommend to the Board of Aldermen possible street improvements to promote safety on Walnut Street from Mill Street to Cabot Street, including at the intersection of Hull Street and Walnut Street. Such street improvements might include, but not limited to, signage and the narrowing of the intersection at Hull Street and Walnut Street. Such improvements as approved by the City shall be undertaken as soon as possible and in no event later than the Project's opening.

5. A traffic signal shall be installed by the City at the driveway to the Project's center entrance on Walnut Street. Such signal shall be in operation at the time of the Project's opening. The Design Team shall study the effect on traffic circulation if the turning movements are limited to a right turn into and out of such driveway and shall also study providing a pedestrian crossing north of such driveway.

6. The City shall use best efforts to retain and protect the existing trees on the site along the north side of Hull Street to provide a landscape buffer for the adjacent residential properties.

Under Suspension of Rules
Readings Waived and Approved

(SGD)
DAVID OLSON, City Clerk