

CITY OF NEWTON

IN BOARD OF ALDERMEN

September 5, 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 5A, 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 5A 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 5A 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 or alternative vehicular entrance along Lowell Avenue and creating alternative traffic patterns on Elm Road;
- f) Covering the stairs leading from Hull Street into the east side of the site and developing a plan to better utilize Hull Street as a drop-off location;
- 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;
- i) Developing a plan to mitigate noise to be generated by the HVAC system if located on the roof or on the ground; and,
- j) Creating an alternative bus drop-off area on Walnut Street.

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 be 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. The Design Team shall study the effect on traffic circulation if the turning movements are limited to a right turn into and out of the driveway to the project entrance on Walnut Street, and shall also study providing a pedestrian crossing north of such driveway. If the results of the said study so recommend, a traffic signal shall be considered by the City at such driveway. If approved by the Board of Aldermen, such signal shall be operational at the time of the Project's opening.

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.

7. No further parking spaces shall be added at the entrance on Trowbridge Avenue.

Under Suspension of Rules

Readings Waived and Approved

16 yeas (Aldermen Burg, Danberg, Fischman, Gentile, Hess-Mahan, Lappin, Lennon, Lipof, Merrill, Salvucci, Samuelson, Schnipper, Vances, Weisbuch, Yates, and Baker

7 nays (Aldermen Albright, Coletti, Harney, Johnson, Mansfield, Parker, and Sangiolo)

1 absent (Alderman Linsky)

EXECUTIVE DEPARTMENT

Approved: September 7, 2006

(SGD) DAVID A. OLSON
City Clerk

(SGD) DAVID B. COHEN
Mayor