

**ZERVAS SCHOOL BUILDING COMMITTEE (ZSBC) +
DESIGN REVIEW COMMITTEE (DRC) JOINT MEETING**

Zervas Elementary School – Newton, MA
FEBRUARY 27, 2014



Design*partnership*
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Proposed Space Summary (presented to School Committee on 2/24/14)

Zervas Elementary	
<u>ROOM TYPE</u>	
CORE ACADEMIC SPACES	
Pre-Kindergarten w/ toilet	
Kindergarten w/ toilet	
General Classrooms - Gr. 1-6	
SPECIAL EDUCATION	
Self-Contained SPED	
Self-Contained SPED - toilet	
Resource Room	
Small Group Room / Reading	
Substantially Separate Classroom	
Learning Centers (K-2 & 3-5)	
Breakout Rooms (1 for each grade)	
ELL Program	
OT/PT	
Quiet Room (1 per academic floor)	
Speech & Language	
Reading/Literacy Classroom	
Inclusion Facilitators	
Literacy Specialist	
Math Coach	
IEP Conference Rooms	
Psychologist (office, testing, therapy & storage)	
Social Worker (office, testing & conference)	

PROGRAM COMPARISON						
ANGIER SCHEMATC 465 STUDENTS			PRELIMINARY ZERVAS 490 STUDENTS			Difference
NFA	QTY	TOTAL	NFA	QTY	TOTAL	TOTAL
		21,450			23,300	1,850
0	0	0	0	0	0	0
1,200	4	4,800	1,200	4	4,800	0
925	18	16,650	925	20	18,500	1,850
		5,800			5,825	25
		0			0	0
		0			0	0
		0			0	0
		0			0	0
925	1	925	925	1	925	0
433	2	866	450	2	900	34
125.3	6	752	125	6	750	-2
240	1	240	250	1	250	10
450	1	450	450	1	450	0
105	2	210	100	2	200	-10
240	1	240	250	1	250	10
925	1	925	925	1	925	0
207	1	207	200	1	200	-7
140	1	140	150	1	150	10
127	1	127	125	1	125	-2
420	1	420	400	1	400	-20
149	1	149	150	1	150	1
149	1	149	150	1	150	1

MSBA Guidelines at 490 Students (refer to MSBA Educational Program & Space Standard Guidelines)			
NFA	QTY	TOTAL	Comments
	21	20,950	
1,200		-	1,100 SF min - 1,300 SF max
1,200	4	4,800	1,100 SF min - 1,300 SF max
950	17	16,150	25 SF/CR shared project space in GSF
		5,540	
950	4	3,800	8% of pop. in self-contained SPED
60	4	240	
500	2	1,000	1/2 size Genl. Clrm.
500	1	500	1/2 size Genl. Clrm.
			does not exist at Zervas
			may need to add (1) if 3-story solution

Zervas Elementary School – Newton, MA

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Proposed Space Summary (cont.)

Zervas Elementary	
<u>ROOM TYPE</u>	
MEDICAL	
Medical Suite Toilet	
Nurses' Office / Waiting Room	
Examination Room / Resting	
ADMINISTRATION & GUIDANCE	
General Office / Waiting Room / Toilet	
Teachers' Mail and Time Room	
Duplicating Room	
Records Room	
Principal's Office w/ Conference Area	
Principal's Secretary / Waiting	
Assistant Principal's Office	
Supervisory/Spare Office +After School Pgm	
Conference Room	
Guidance Office	
Guidance Storeroom	
Teachers' Work Room	
CUSTODIAL & MAINTENANCE	
OTHER	
Total Building Net Floor Area (NFA)	
Total Building Gross Floor Area (GFA) ²	
Grossing factor (GFA/NFA)	

PROGRAM COMPARISON						
ANGIER SCHEMATC 465 STUDENTS			PRELIMINARY ZERVAS 490 STUDENTS			Difference
NFA	QTY	TOTAL	NFA	QTY	TOTAL	TOTAL
		510			510	0
51	1	51	60	1	60	9
234	1	234	250	1	250	16
112.5	2	225	100	2	200	-25
		2,318			2,790	472
681	1	681	680	1	680	-1
included in General Office			included in General Office			
included in General Office			included in General Office			
62	1	62	60	1	60	-2
300	1	300	300	1	300	0
included in General Office			included in General Office			
125	1	125	125	1	125	0
450	1	450	925	1	925	475
200	1	200	200	1	200	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
250	2	500	250	2	500	0
		1,861			1,865	4
		0			0	0
		49,943			53,518	3,575
		74,960			80,277	
		1.50			1.50	

MSBA Guidelines at 490 Students (refer to MSBA Educational Program & Space Standard Guidelines)			
NFA	QTY	TOTAL	Comments
		510	
60	1	60	
250	1	250	
100	2	200	
		2,355	
395	1	395	
100	1	100	
150	1	150	
110	1	110	
375	1	375	
125	1	125	
120	0	-	
120	1	120	full size CR required for After School
250	1	250	
150	2	300	
35	1	35	
395	1	395	
		2,090	
		0	
		50,246	
		77,338	
		1.54	

Zervas Elementary School – Newton, MA

FEBRUARY 27, 2014



Proposed Space Summary (cont.)

Zervas Elementary	
<u>ROOM TYPE</u>	
ART & MUSIC	
Art Classroom - 25 seats	
Art Workroom w/ Storage & kiln	
Music Classroom / Large Group - 25-50 seats	
Music Practice / Ensemble	
Music Storage	
HEALTH & PHYSICAL EDUCATION	
Gymnasium	
Gym Storeroom	
Health Instructor's Office w/ Shower & Toilet	
MEDIA CENTER	
Media Center / Reading Room	
DINING & FOOD SERVICE	
Cafeteria / Dining	
Stage	
Chair / Table / Equipment Storage	
Kitchen	
Staff Lunch Room	

PROGRAM COMPARISON						
ANGIER SCHEMATC 465 STUDENTS			PRELIMINARY ZERVAS 490 STUDENTS			Difference
NFA	QTY	TOTAL	NFA	QTY	TOTAL	TOTAL
		2,575			2,725	150
1,000	1	1,000	1,000	1	1,000	0
150	1	150	150	1	150	0
1,200	1	1,200	1,200	1	1,200	0
155	1	155	150	2	300	145
70	1	70	75	1	75	5
		6,300			6,300	0
5,997	1	5,997	6,000	1	6,000	3
198	1	198	200	1	200	2
105	1	105	100	1	100	-5
		2,763			2,875	112
2,763	1	2,763	2,875	1	2,875	112
		6,366			7,328	962
3,025	1	3,025	3,675	1	3,675	650
996	1	996	1,000	1	1,000	4
355	1	355	363	1	363	8
1,470	1	1,470	1,790	1	1,790	320
260	2	520	250	2	500	-20

MSBA Guidelines at 490 Students (refer to MSBA Educational Program & Space Standard Guidelines)			
NFA	QTY	TOTAL	Comments
		2,575	
1,000	1	1,000	assumed schedule 2 times / week / stude
150	1	150	
1,200	1	1,200	assumed schedule 2 times / week / stude
75	3	225	additional practice room required
		6,300	
6,000	1	6,000	6000 SF Min. Size
150	1	150	
150	1	150	
		2,875	
2,875	1	2,875	2,020 sf for first 300 stu. plus 4.5sf/stu. ov
		7,051	
3,675	1	3,675	2 seatings - 15SF per seat
1,000	1	1,000	
363	1	363	200 SF for first 400 plus .333 SF/stu. Ove
1,790	1	1,790	1600 SF for first 300 + 1 SF/stu. Add'l
223	1	223	20 SF/Occupant

Zervas Elementary School – Newton, MA

FEBRUARY 27, 2014



Proposed Classroom and Site Program

Program/Area Types	Zervas Program (490 Students)	Zervas Existing (320 Students)	New Angier (465 Students)
Classrooms	24	16	22
Parking Spaces [1]	80-95	57	66 [5]
Car Drop-Off [2]	count TBD	on street	8
Bus Drop-Off (separate)	4	2 on street	3
Entry Plaza/Gathering Area [3]	size TBD	front lawn	front plaza
Playground/Field Areas (K-2, 3-5) [4]	50-60k SF	43k SF	60k SF
Student Gardens	1,000 SF	1,000 SF	in plaza
Outdoor Classroom	1,500 SF	1,500 SF	in plaza
Bike Storage	1 per 10pkg min.	16-20 bikes	32 bikes
Service/Dumpster Areas	flat loading 2 dumpster	flat loading 2 dumpster	flat loading 2 dumpster

[1] 75 total staff are estimated for 490 students; parking would also include 3 handicap + 2 visitors = 80 spaces required. Zervas currently has 320 students; if prorated for 490, the count would be 88 spaces + 4 HCP + 3 visitors = 95 total.

[2] Car drop-off currently occurs along Beethoven Ave, which functions as a one-way road during drop-off and pick-up times. The project seeks to improve circulation in and around the site. A formal traffic study is underway to fully assess conditions and determine needs, but likely requires continued use of Beethoven as a Blue Zone.

[3] Plaza Areas are for informal gathering, including parents waiting, and may overlap other open space.

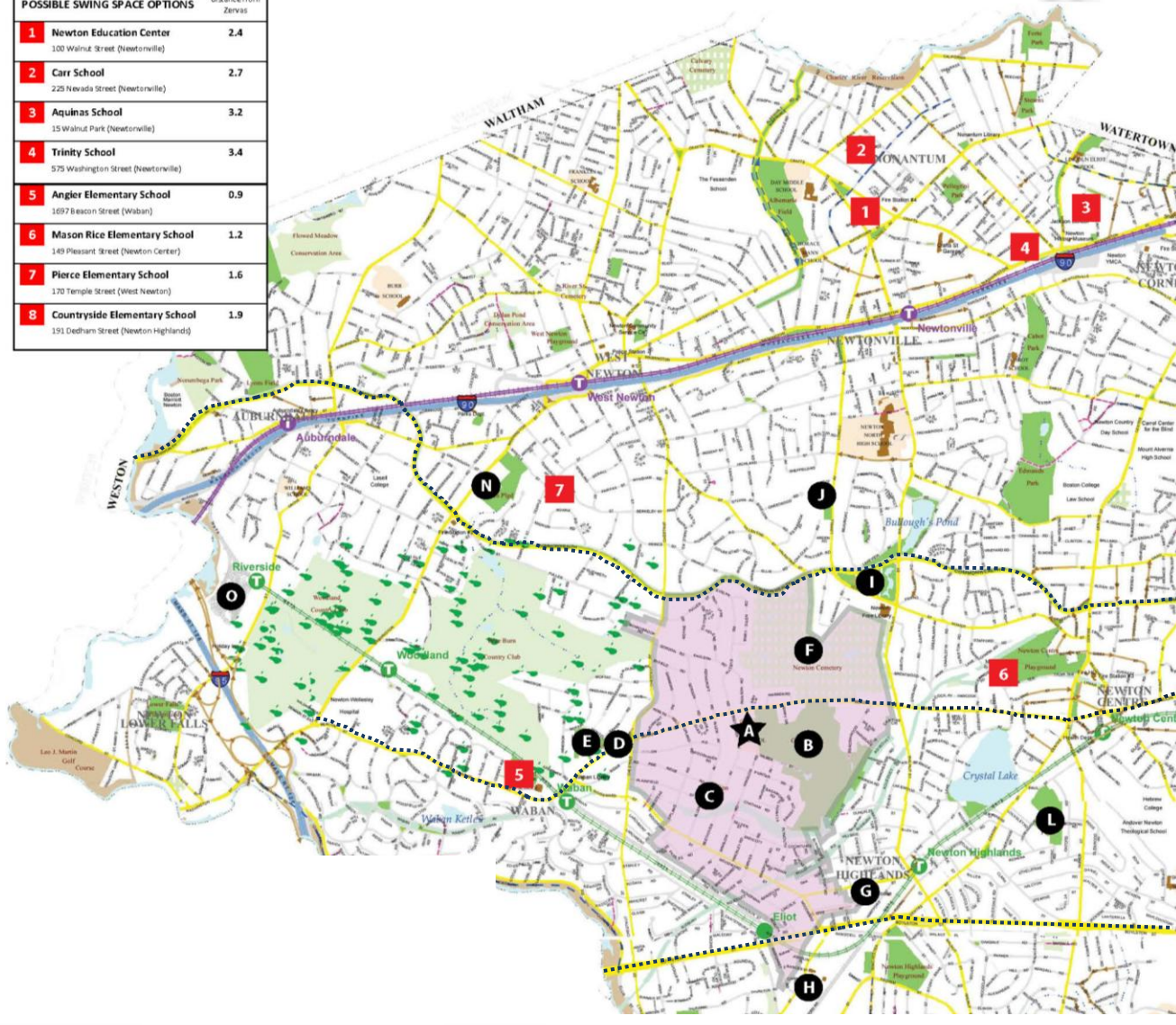
[4] New, Existing & Program Play Areas include 20k SF playground/hard surface. Angier utilizes adjacent park land for fields

[5] 75 Parking Spaces were Programmed for Angier, but modified for site constraints



Alternative Site Selection

POSSIBLE SWING SPACE OPTIONS	distance from Zervas
1 Newton Education Center 300 Walnut Street (Newtonville)	2.4
2 Carr School 225 Nevada Street (Newtonville)	2.7
3 Aquinas School 15 Walnut Park (Newtonville)	3.2
4 Trinity School 575 Washington Street (Newtonville)	3.4
5 Angier Elementary School 1697 Beacon Street (Waban)	0.9
6 Mason Rice Elementary School 349 Pleasant Street (Newton Centre)	1.2
7 Pierce Elementary School 170 Temple Street (West Newton)	1.6
8 Countryside Elementary School 191 Dedham Street (Newton Highlands)	1.9



ALTERNATIVE SITE DESIGN OPTIONS

- A** Existing Zervas site
30 Beethoven Street (Waban)
- B** Cold Springs Park
Beacon Street (Waban)
- C** Richardson Field
Beethoven Street / Allen Avenue (Waban)
- D** St. Phillip Neri Church
1518 Beacon Street (Waban)
- E** Lincoln Playground
Montclair Road (Waban)
- F** Newton Cemetery
Walnut Street (Newton Centre)
- G** Hyde Playground
Lincoln Street (Newton Highlands)
- H** DPW Site
Elliot Street (Newton Highlands)
- I** City Hall (behind War Memorial)
Commonwealth Avenue (Newton Centre)
- J** Claffin Park
Lowell Avenue (Newton Centre)
- K** Echo Bridge Office Park
Chestnut Street / Elliot Street (Upper Falls)
- L** Weeks Playground
Paul Street (Newton Centre)
- M** Bobby Braceland Park
Chestnut Street (Upper Falls)
- N** Former Warren MS
Washington Street (West Newton)
- O** Riverside Parking Lot
Grove Street (Lower Falls)

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Alternative Site Selection Criteria Matrix

ZERVAS ELEMENTARY SCHOOL - NEWTON, MA

FEASIBILITY STUDY

ALTERNATIVE SITE SELECTION MATRIX

Relative Cost:
 \$0
 \$ = less than \$1M
 \$\$ = \$1M-\$2M
 \$\$\$ = \$2.M +

Feasible
 Not feasible * (see footnote)
 Not available

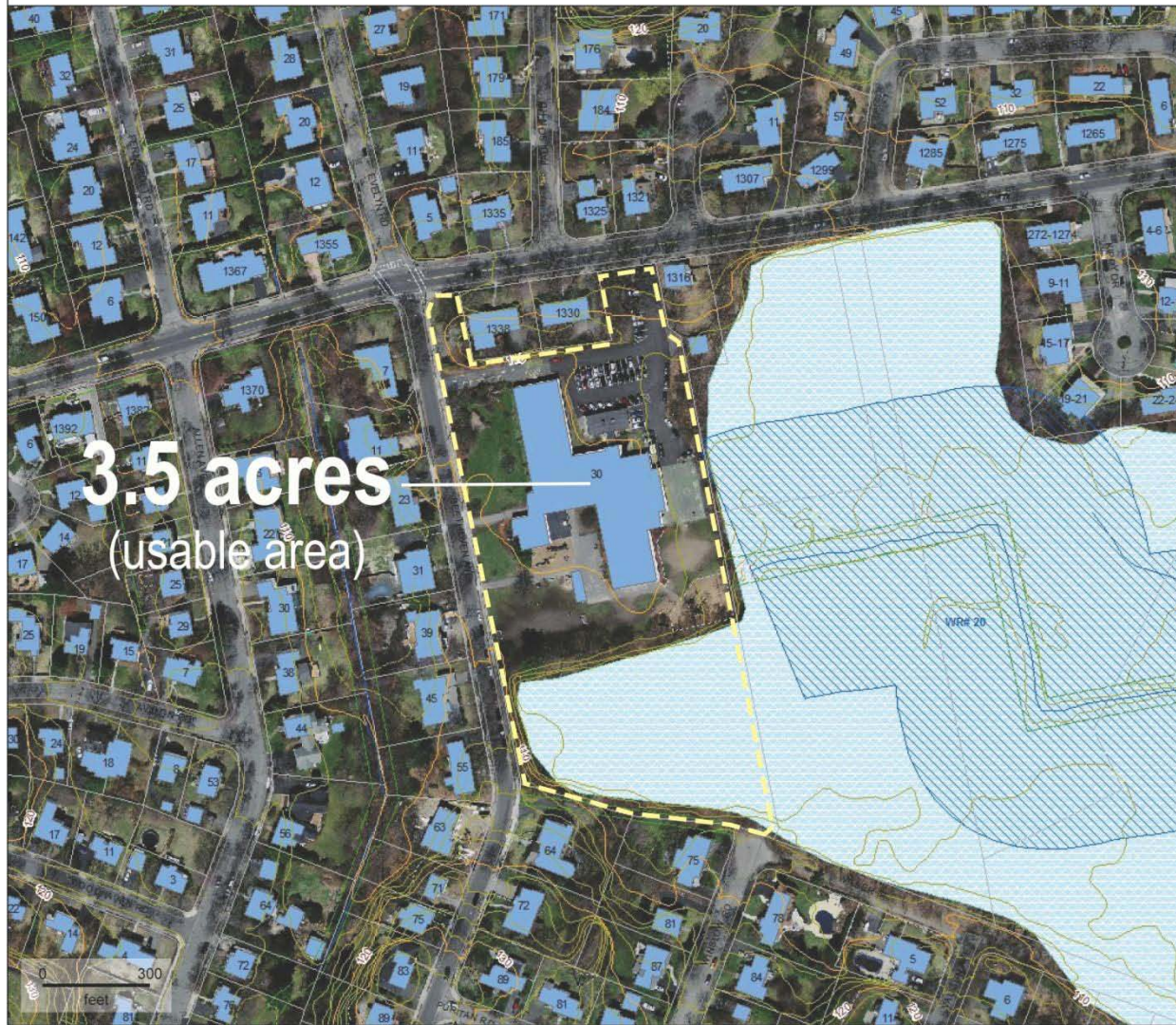
● Favorable
 ○ Neutral
 ○ Unfavorable
 X Not available
 ⊗ Not reasonable

CRITERIA	IN ZERVAS DISTRICT				ADJACENT TO ZERVAS DISTRICT				OUT OF ZERVAS DISTRICT						
	A	B	C	F	D	E	G	H	I	J	K	L	M	N	O
Angier ES Comparison: Current usable site: 1.76 acres Reclaimed site area: .08 acres Total size of new site: 1.84 acres Note: SF data does not include reclaimed area for parking and play space.	Existing Zervas site	Cold Springs Park (Beacon St)	Richardson Field (between Beethoven Ave and Allen St)	Newton Cemetery (Walnut St)	St. Philip Neri Church (1521 Beacon St)	Lincoln Playground (Montclair Rd)	Hyde Playground (Lincoln St)	DPW/Municipal (Elliot St)	City Hall (behind War Memorial)	Claflin Park (Lowell Ave)	Echo Bridge Office Park (Chestnut St & Elliot St)	Weeks Playground (near Crystal Lake)	Braceland Park (Chestnut St)	R.J. McGrath Playground (1600 Washington St)	Riverside parking lot (Grove St)
SITE	Waban	Waban	Waban	Newton Centre	Waban	Waban	Highlands	Highlands	Newton Centre	Newton Centre	Upper Falls	Newton Centre	Upper Falls	West Newton	Auburndale
1 Newton village	---	0.1	0.4	1.3	0.4	0.6	1.1	1.2	1.2	1.3	1.5	1.5	1.7	1.8	2.9
2 Distance from existing Zervas (miles)	---	0.1	0.4	1.3	0.4	0.6	1.1	1.2	1.2	1.3	1.5	1.5	1.7	1.8	2.9
3 Size of site (acres)	5.3	65.0	3.0	TBD	1.6	5.4	1.0	13.8	TBD	1.2	4.3	1.7	8.8	10.1	22.5
4 Legal restrictions, City owned land	●	○	○	---	---	○	○	TBD	○	○	○	○	○	○	X
5 Site acquisition/legal issues, privately owned land	●	○	○	X	---	○	○	TBD	○	○	○	○	○	○	---
6 Publicly owned, available for school building	●	---	---	---	---	---	---	○	○	---	---	---	---	---	X
7 Privately owned, available for school building	---	---	---	X	X	---	---	---	---	---	○	---	○	---	---
8 Maximum buildable area	3.5	5.5	3.0	X	X	TBD	1.0	TBD **	TBD	TBD	TBD	TBD	TBD	TBD	X
9 Maintains neighborhood 'walkability'	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○
10 Minimizes busing	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○
11 Degree of redistricting required	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
12 Optimizes parking and play capacity	○	●	○	●	○	○	○	○	○	○	○	○	○	○	○
13 Minimizes building height	○	●	○	●	○	○	○	○	○	○	○	○	○	○	●
14 Does not increase demand for on street parking	●	●	○	●	○	●	●	●	●	●	●	●	●	●	●
PROJECT COST															
1 Site acquisition cost	\$0	TBD	TBD	\$\$	\$\$	\$	\$\$\$	\$\$\$	\$0	\$	\$\$	\$	\$	\$	\$\$
2 Minimizes phasing logistics	TBD	\$\$	\$\$	\$0	\$0	\$0	\$0	\$\$\$	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3 Minimizes busing	\$0	\$0	\$0	\$	\$	\$	\$	\$	\$\$	\$\$	\$\$	\$\$	\$\$	\$\$	\$\$\$
4 Reduces need for swing space/busing	TBD	●	●	\$0	\$0	\$0	\$0	\$0	\$	\$	\$	\$	\$	\$	\$
RECREATIONAL IMPACT															
1 Minimizes recreational impact	●	○	○	●	●	○	●	○	○	○	●	○	○	○	●

within current Zervas district

* There would be considerable legal and financial issues to acquire this particular site.
 ** Maximum buildable area at the Elliot Street DPW site is TBD based on an ongoing site analysis.





3.5 acres
(usable area)

Existing Zervas Site

A

Total Site = 5.3 acres*
Usable = 3.5 acres**

Neighborhood School
Minimizes Busing
Maintains Walk-ability

*acreage obtained from the City Tax Assessor's web-site

**includes usable areas within wetland buffers. The amount of paving allowed within the buffers is at the discretion of the Conservation Commission

Zervas Elementary School – Newton, MA

FEBRUARY 27, 2014



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Cold Spring Site

B

Total Site = 65 acres*
Usable = 5.5 acres**

**Not Available for Use
per Article 97 Lands**

Neighborhood School
Minimizes Busing
Maintains Walk-ability

*acreage obtained from the
City Tax Assessor's web-site

**includes usable areas within
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Elliot Street Site

H

Total Sites = 13.8 acres*

DPW Program - 9.9 acres
(includes Public Buildings)

Fire Station - 1.5 acres

Net Usable = 2.4 acres**

Net Acreage Does Not Meet Zervas Program

Parks/Rec to Relocate
Industrial Adjacency
Increases Busing
Traffic Issues

*acreage obtained from the City Tax Assessor's web-site

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Existing Zervas ES

A1.0

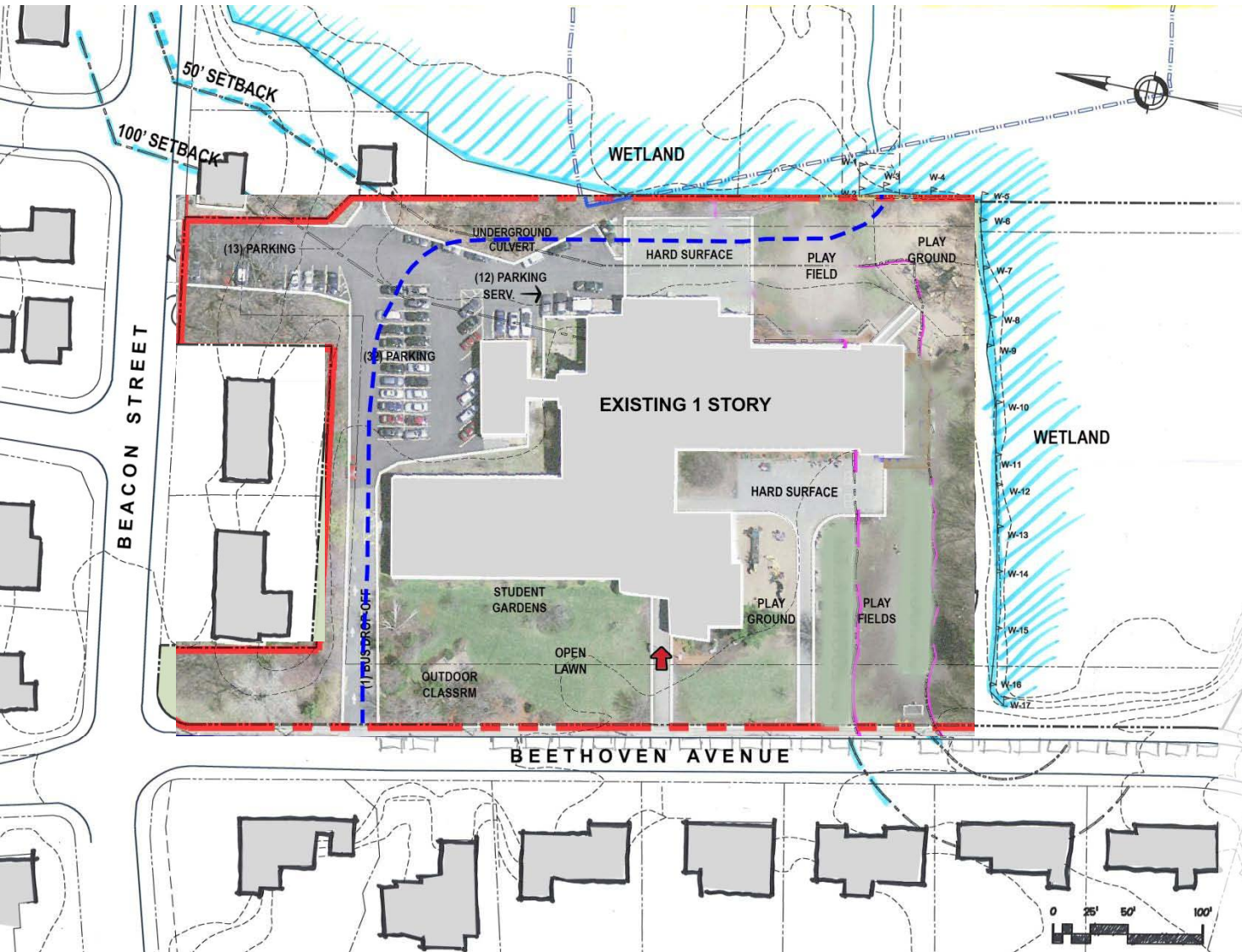
**1 Story Pinwheel Plan
with Parking Behind**

Total Site = 5.3 acres*
Usable = 3.5 acres**
Parking = 57 spaces
Drop-Off = 1 bus/0 car
(+ Beethoven Ave)

Play Areas = 43k SF

*acreage obtained from the
City Tax Assessor's web-site

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Existing Site Option

A1.1

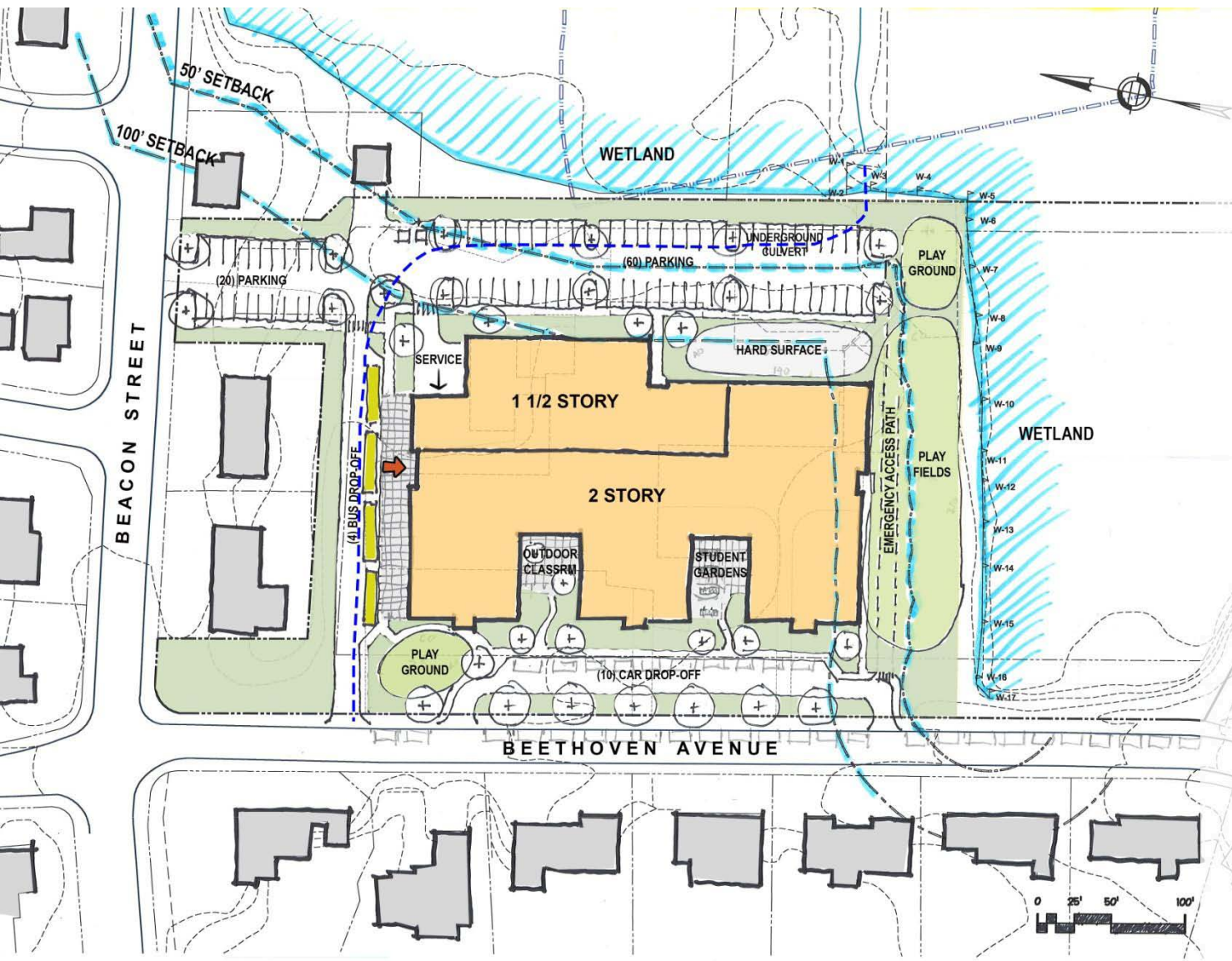
2 Story Box Plan with Parking Behind

Total Site = 5.3 acres*
Usable = 3.5 acres**
Parking = 80 spaces
Drop-Off = 4 bus/10 car
(+ Beethoven Ave)

Play Areas = 25k SF

*acreage obtained from the City Tax Assessor's web-site

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FEBRUARY 27, 2014



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A1.1 2/14

Existing Site Option

A1.2

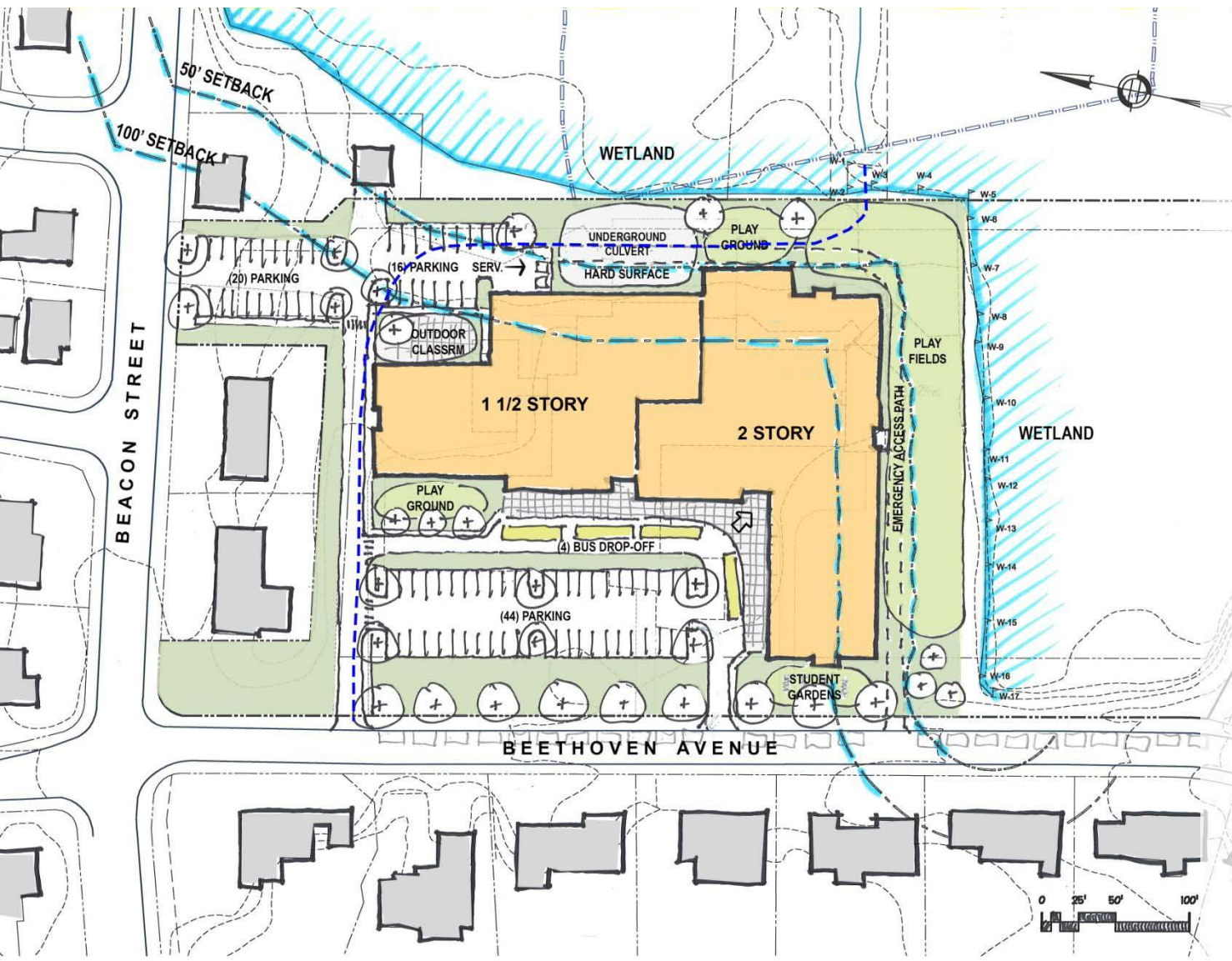
**2 Story Elbow Plan
with Split Parking**

Total Site = 5.3 acres*
Usable = 3.5 acres**
Parking = 80 spaces
Drop-Off = 4 bus/0 car
(+ Beethoven Ave)

Play Areas = 29.5k SF

*acreage obtained from the City Tax Assessor's web-site

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Zervas Elementary School – Newton, MA

FEBRUARY 27, 2014



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Existing Site Option

A1.2c

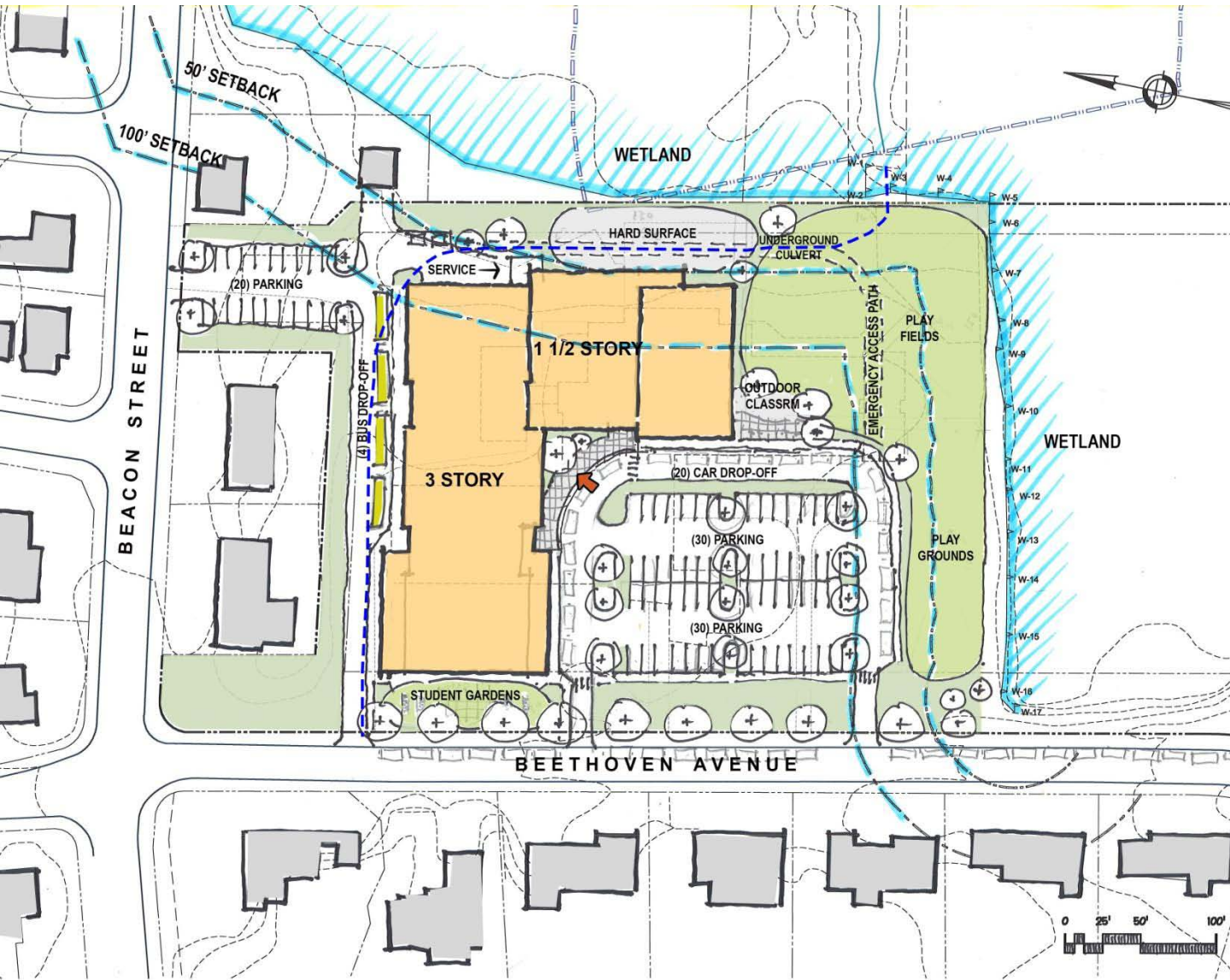
**3 Story Elbow Plan
with Parking in Front**

Total Site = 5.3 acres*
Usable = 3.5 acres**
Parking = 80 spaces
Drop-Off = 4 bus/20 car
(+ Beethoven Ave)

Play Areas = **37k SF**

*acreage obtained from the
City Tax Assessor's web-site

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FEBRUARY 27, 2014



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Existing Site Option

A1.3

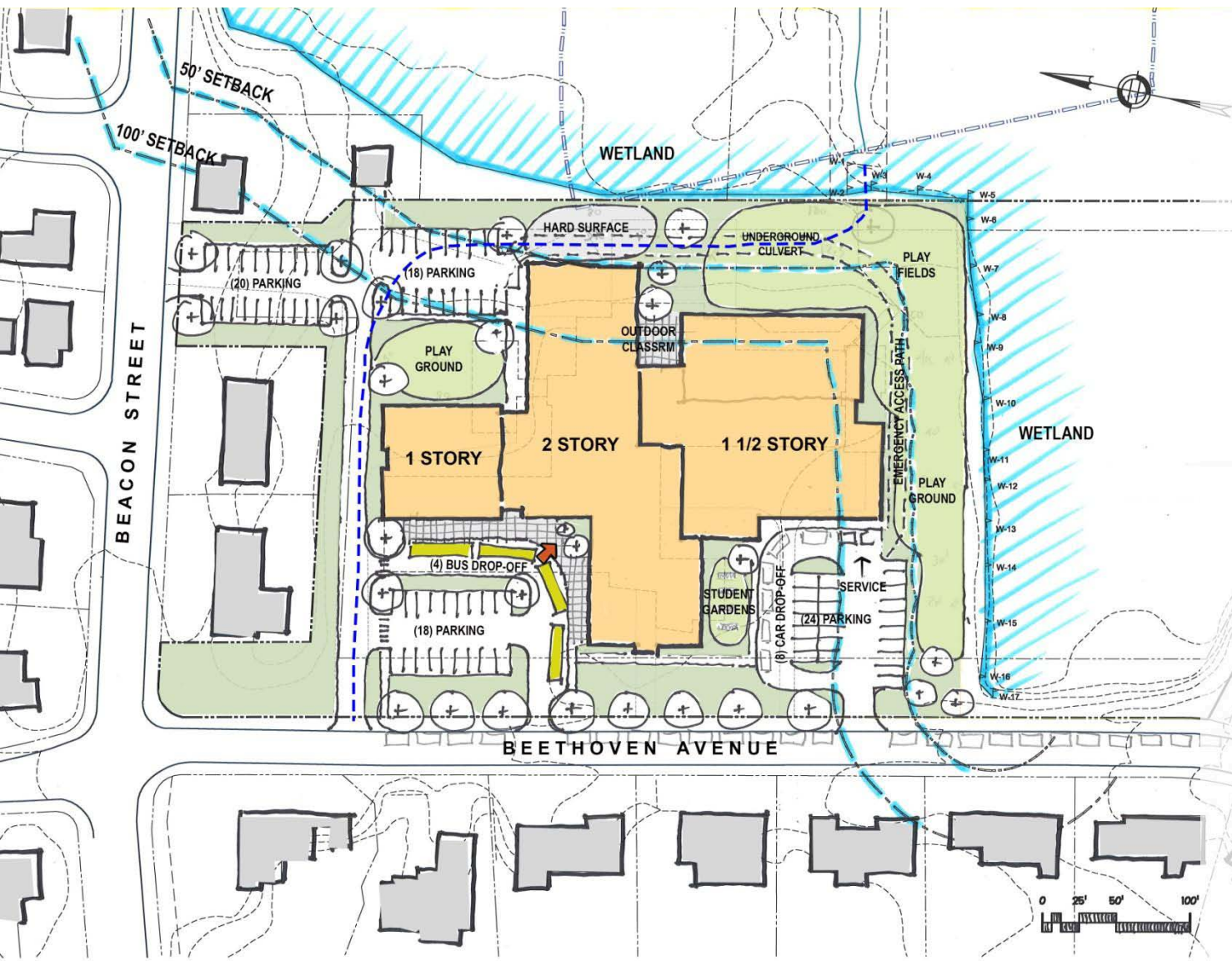
2 Story Pinwheel Plan with Split Parking

Total Site = 5.3 acres*
Usable = 3.5 acres**
Parking = 80 spaces
Drop-Off = 4 bus/6 car
(+ Beethoven Ave)

Play Areas = 28.5k SF

*acreage obtained from the City Tax Assessor's web-site

**includes usable areas within wetland buffers. The amount of paving allowed within the buffers is at the discretion of the Conservation Commission



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FEBRUARY 27, 2014



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Existing Site Option

A1.4

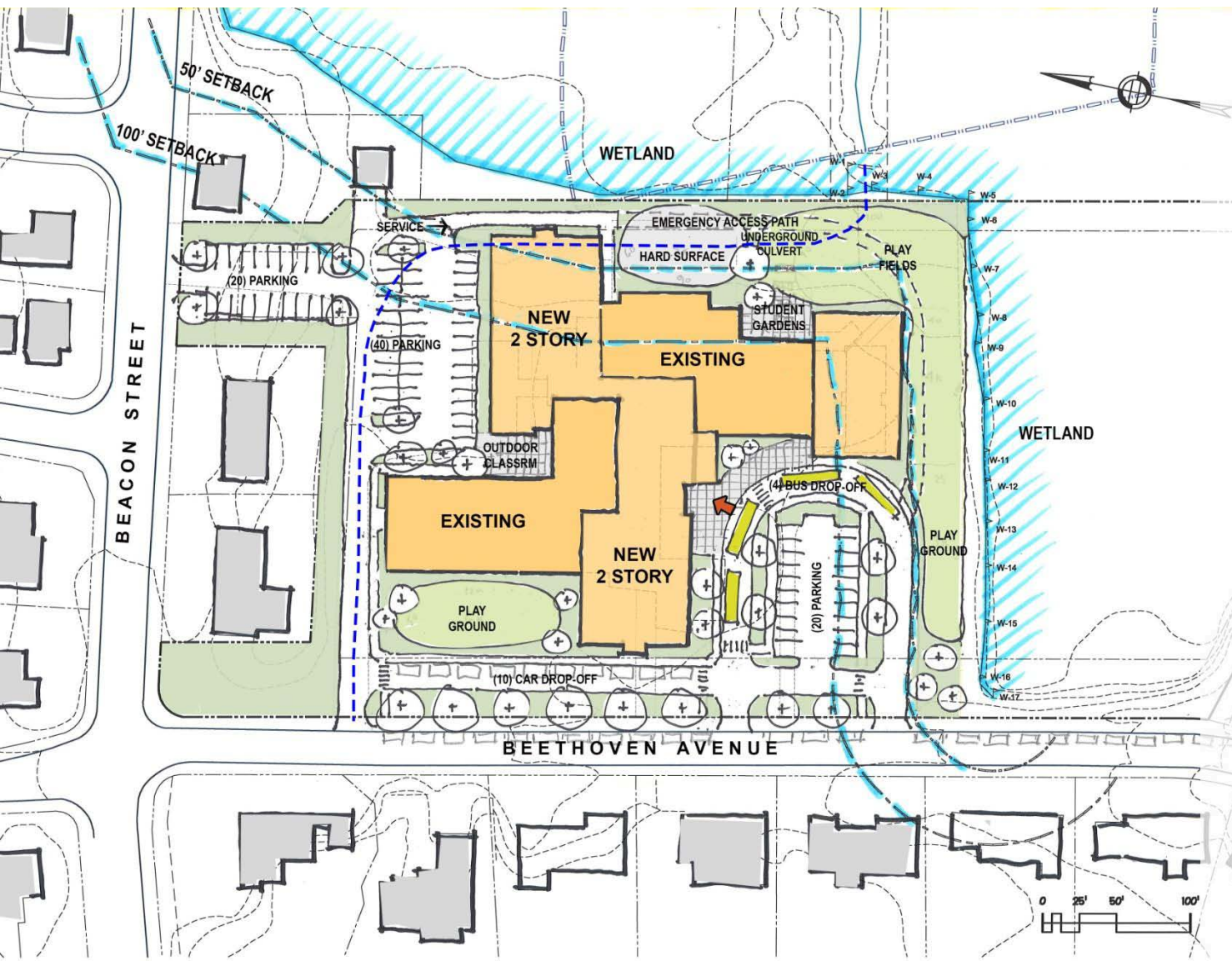
**2 Story Add/Reno Plan
with Split Parking**

Total Site = 5.3 acres*
Usable = 3.5 acres**
Parking = 68 spaces
Drop-Off = 4 bus/10 car
(+ Beethoven Ave)

Play Areas = 25k SF

*acreage obtained from the
City Tax Assessor's web-site

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