

| ZERVAS SCHOOL BUILDING COMMITTEE (ZSBC) MEETING | | | | MEETING MINUTES | |
|---|---------------|---------|--------------------------------------|-----------------|---|
| Newton Education Center, Room 210 | | | APPROVED, 06/26/14 | |  |
| April 3, 2014 | | | | | |
| 7:00 PM | | | | | |
| ATTENDEES: | | | | | |
| NAME | ZSBC | PRESENT | NAME | ASSOC. | PRESENT |
| Diana Beck | ZSBC | Y | OWNER'S PROJECT MANAGER | | |
| Arthur Cohen | ZSBC, DRC | Y | Jeffery Luxenberg | JLA | Y |
| Deb Crossley (Alderman) | ZSBC, DRC | Y | David Krawitz | JLA | Y |
| Diana Fisher Gomberg | ZSBC | Y | Melissa Gagnon | JLA | Y |
| David Fleishman | ZSBC | --- | Tom Murphy | JLA | --- |
| Ruthanne Fuller (Alderman) | ZSBC | Y | ARCHITECT | | |
| Sandra Guryan | ZSBC, DRC | Y | Dave Finney | DPC | Y |
| Maureen Lemieux (CFO) | ZSBC | --- | Joe Drown | DPC | Y |
| Joshua Morse (NPB) | ZSBC, DRC | Y | Robert Bell | DPC | Y |
| Chris Neal | ZSBC | Y | DESIGN REVIEW COMMITTEE (DRC) | | |
| Nicholas Read | ZSBC | --- | Peter Barrer | DRC | --- |
| John Rice (Alderman) | ZSBC | Y | William Eldredge | DRC | --- |
| Robert Rooney (COO) | ZSBC Co-Chair | --- | Robert Franchi | DRC | --- |
| Margie Ross Decter | ZSBC | Y | Tom Gloria | DRC | --- |
| Joseph Russo | ZSBC | Y | Candace Havens | DRC | --- |
| Steven Siegel | ZSBC, DRC | Y | Jonathan Kantar | DRC | Y |
| Setti Warren, Mayor | ZSBC | --- | Andrea Kelley | DRC | --- |
| OTHER SCHOOL/LOCAL PARTICIPANTS | | | Ellen Light | DRC | Y |
| Carol Chafetz | NPS | Y | Marc Resnick | DRC | Y |
| Mike Cronin | NPS | Y | Mark Susser | DRC | --- |
| Adam Gilmore | NPB | Y | Eve Tapper | DRC | --- |
| Ouida Young (Law Dept) | CITY | Y | | | |

S. Guryan called the meeting to order at 7:02PM. NPS provided an overview of the process to date as well as the Education Program. It was noted that there will be 24 regular education classrooms, equating to four classrooms per grade with an implied student enrollment between 450 and 490. It was noted the design team has studied the site with a variety of schematics for the existing and expanded site options. Introductions were made by all attendees including representatives from the Zervas School Building Committee, Joslin, Lesser + Associates, Design Partnership of Cambridge, Design Review Committee and the public.

1. Approval of Minutes from the February 27, 2014 ZSBC+DRC Joint Meeting

MOTION: J. Morse moved, seconded by D. Fisher Gomberg, that the February 27, 2014 meeting minutes be approved. **The vote was unanimous.**

2. Upcoming Meetings

It is anticipated that the next ZSBC+DRC meeting will be scheduled in mid-May.

3. Feasibility Site Options on Zervas Site

Architectural Presentation

Design Partnership of Cambridge (DPC) provided an overview of existing site conditions with regard to visibility from Beethoven, traffic and circulation, wetlands, solar orientation and the existing culvert. It was noted that these elements are important as criteria to create a safer environment and relieve existing pressures. It was noted that this project is an opportunity to establish a good educational model with the flexibility to adapt into the future. DPC reviewed comments heard from the community at the last public forum on 3/11/14. A few images were presented of features that a new school can provide including the development of outdoor play spaces and classrooms, green features and the relationship of the building to the outside and natural light.

DPC reviewed the range of studies for both the existing and expanded set of site options, which explored numerous building shapes, site configurations, two vs three story and new vs renovation. One option from the existing site studies (A1.2c) and two options from the expanded site (A2.3b and A2.3c) were highlighted as best meeting the educational, community and site needs.

It was noted that the highlighted options that push the building towards Beacon Street with the elbow plan configuration maximize the use of the site and conceptually, prove to be the most efficient and the most effective from an educational perspective. It was noted that all schemes offer north/south facing classrooms for consistent day lighting and meet the educational program. Option A1.2c falls short of meeting site program with only 52 parking spaces and less play space than the expanded site option A2.3b. The two story option (A2.3c) stretches the building which causes play space to be approximately 8K SF less than the three story option (A2.3b).

DPC noted that there is approximately a 10% differential in energy cost consumption between a two and three story building. The two story building has a larger roof area which contributes to greater area for heat loss. It was also noted that a two story scheme could have higher construction costs and was not preferred educationally over the three story option, due to the remoteness of some program and compromised team clusters.

Preliminary 3D studies of the highlighted options were also presented, illustrating the overall massing, eye-level views and site sections.

Public Comment

Questions and comments made from the community included the following:

Thoughtfulness exhibited with regard to energy consumption and traffic and vehicular issues.

Construction phasing and swing space options. NPS noted logistics are being sorted out.

Traffic. It was noted that the focus is to separate buses and cars and provide safe routes. It was noted that as part of to the ongoing traffic study, there is a robust process in the City to analyze traffic, buses and walkers.

Wetlands. Concern that play fields will be submerged and need to make sure the new fields are usable. DPC noted that there are 50 and 100 foot buffer zone setbacks which prevent building right up to wetlands and that hydrology will be studied as part of the design process.

Parking. There was a comment about possibly not having adequate parking space and perhaps off-site parking should be considered.

Increased program and expanded site. It was noted that the focus should be on the expanded site to address the increased program and if the site cannot be expanded, program should be reduced.

Safe Routes. It was noted that from all directions students should be encouraged to walk and bike to school. A series of walking paths through Cold Spring Park could be considered. Comments were made with regard to creating a trail system through the wetlands that could be used as an educational tool. There was interest to better understand Safe Routes to School and create an inviting and welcoming entrance.

Parking. There was consensus that a large parking lot in front of the school (off of Beethoven) is not desirable. A suggestion was made to move parking to the Beacon Street side of the building and the area of Beethoven could be playfields and gathering space.

Noise from Beacon Street. It was noted that acoustics will be studied per requirements of ANSI standards and MA-CHPS and/or LEED. It was noted that an increase to onsite parking will have a greater impact to neighbors.

Drop off areas. There was concern noted with regard to the different drop off areas and would like a scheme that integrated all three modes including buses, student walkers and parents.

A suggestion was made that the north entrance could be for walkers and bikers. Students should be encouraged to ride the bus which would inherently reduce traffic.

Cafetorium and Gymnasium. It was noted that a connection between these two program areas could be beneficial from both educational and community perspectives.

NPS noted the preferred design would be the expanded site. The site is more advantageous as it can include parking and pulls cars off of Beethoven and increased play fields. The expanded site addresses many of the current problems on the site. It was noted that a grass area in front of the school is needed for parents and the community. There was preference towards a three story option with request to locating the building further away from Beacon to shift parking from Beethoven.

4. Adjournment

MOTION: At 8:40PM, there being no further business to come before the meeting, D. Crossley moved, seconded by D. Fisher Gomberg, that the meeting be adjourned. **The Committee vote was unanimous.**

Respectfully submitted,

Melissa Gagnon
Joslin, Lesser + Associates, Inc.

[End of 04/03/14 Meeting Minutes]