ZERVAS ELEMENTARY SCHOOL PROJECT

The community is invited to attend:
The Zervas School Building Committee and Design Review Committee
joint meeting

Thursday April 3, 2014
7:00 PM
Newton Education Center
100 Walnut Street, Room 210

for a Zervas Elementary School Project update.

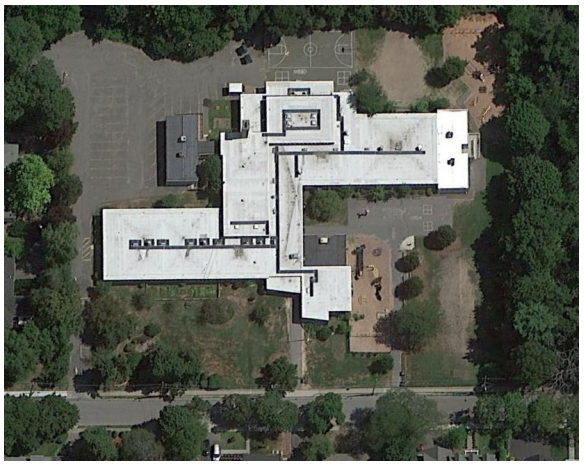
The Project Consultant team will present Feasibility Site Options on the Zervas site for evaluation.

This meeting is open to the public and the community is invited and welcome to attend. NewTV will broadcast the meeting live on NewTV's Government Channel (Comcast 9, RCN 13, Verizon 33).

There will be opportunity for public comment.

We hope to see you there!

Existing Zervas ES



Aerial View of Existing Zervas ES

Existing Zervas ES

For Project information, and to track updates throughout the process, including upcoming meetings, please visit:

http://zervas.projects.joslinlesser.com/

Please submit contact information on this website if you would like to receive future meeting notifications by e-mail.

If you have any questions, please contact: Adam Gilmore, City of Newton Project Manager: (617) 796-1603

JOSLIN LESSER
Project Management

Designpartnership OF CAMBRIDGE

Zervas Elementary School – Newton, MA

Zervas School Building Committee and Design Review Committee Joint Meeting

Thursday, April 3, 2014	Newton Education Center, Room 210	7:00PM

Agenda

1. **Review Order of Business**
2. **Approval of ZSBC Meeting Minutes**
   - February 27, 2013
3. **Feasibility Site Options on Zervas Site**
   - Architectural Presentation
   - Public Comment (approximately 30 minutes)
   - ZSBC+DRC Discussion
4. **Other Business**
5. **Additional Public Input**
   - Further comments and questions should be submitted via the project website: http://zervas.projects.joslinlesser.com
6. **Upcoming Meetings**

TBD	Zervas School Building Committee + Design Review Committee Joint Meeting	TBD

ZERVAS SCHOOL BUILDING COMMITTEE (ZSBC) + DESIGN REVIEW COMMITTEE (DRC) JOINT MEETING					MEETING MINUTES
Newton Education Center, Room 210					
February 27, 2014					
6:00PM					
ATTENDEES:					
NAME	**ZSBC**	**PRESENT**	**NAME**	**ASSOC.**	**PRESENT**
ZERVAS SCHOOL BUILDING COMMITTEE (ZSBC)			**OWNER'S PROJECT MANAGER**		
Diana Beck	ZSBC	Y	Jeffery Luxenberg	JLA	Y
Arthur Cohen	ZSBC	Y	David Krawitz	JLA	Y
Deb Crossley (Alderman)	ZSBC	Y	Melissa Gagnon	JLA	Y
Diana Fisher Gomberg	ZSBC	Y	Tom Murphy	JLA	---
David Fleishman	ZSBC	---	**ARCHITECT**		
Ruthanne Fuller (Alderman)	ZSBC	Y	Dave Finney	DPC	Y
Sandra Guryan	ZSBC Co-Chair	Y	Joe Drown	DPC	Y
Maureen Lemieux (CFO)	ZSBC	---	Robert Bell	DPC	Y
Joshua Morse (NPB)	ZSBC	Y	**DESIGN REVIEW COMMITTEE (DRC)**		
Chris Neal	ZSBC	---	Peter Barrer	DRC	Y
Nicholas Read	ZSBC	---	Arthur Cohen	DRC	Y
John Rice (Alderman)	ZSBC	Y	Andrew Copelotti	DRC	---
Robert Rooney (COO)	ZSBC Co-Chair	Y	Deb Crossley	DRC	Y
Margie Ross Decter	ZSBC	Y	William Eldredge	DRC	---
Joseph Russo	ZSBC	---	Robert Franchi	DRC	---
Bob Santry	ZSBC	Y	Candace Havens	DRC	---
Steven Siegel	ZSBC	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	Steven Siegel	DRC	Y
Adam Gilmore	NPB	Y	Victor Vitols	DRC	---
Ouida Young (Law Dept)	CITY	Y			

PUBLIC PARTICIPANTS	
Maxine Bridger, Upper Falls Area Council	Bruce Henderson, Public/Resident
Mark Bridger, Upper Falls Area Council	Emma Henderson, Former student
Karen Nacht, Public/Resident	Jonathan Yeo, Public

S. Guryan called the meeting to order at 6:10PM.

1. Approval of ZSBC Meeting Minutes

MOTION: R. Fuller moved, seconded by S. Guryan, that the 02/06/14 meeting minutes be approved. It was noted that Diana Beck and Deb Crossely were at the 02/06/14 meeting.
Vote: 11 in favor/0 opposed/1 abstention, to approve the 02/06/14 minutes as amended.

2. Review Preliminary Program

Design Partnership of Cambridge (DPC) presented the prepared the Proposed Space Summary for Zervas, which was presented to the School Committee on 2/24/14. Relative to the Angier program and MSBA guidelines, differences in the Zervas program were highlighted and explained. It was noted that the proposed student enrollment would add approximately 150 students to the current enrollment for the new Zervas Elementary School which equates to 24 classrooms. NPS noted that the desired number of classrooms keeps a pure model of four (4) classrooms/grade. The after school classroom would be full size whereas at Angier it is half size. DPC explained that the sizes of core program areas such as Media Center and the Cafeteria are generated by the total number of students. It was reiterated that the Space Program is the basis for determining the needs for the new building. DPC presented the Proposed Classroom and Site Program slide as it relates to the gross differential from Angier with regard to classrooms, parking and playground/playfields.

3. Review Alternative Site Selection Matrix Criteria Ratings

Joslin Lesser + Associates, Inc. (JLA) presented the Alternative Site Selection map as well as the Alternative Site Selection Criteria Matrix. It was noted that the Design team, along with the OPM and the Working Group studied the viability of range of sites discussed at the last meeting with regard to a relative criteria. It was indicated that it would not be prudent to expend time on sites that have been deemed to be not available or are not reasonable.

DPC provided explanation of a few particular sites which initially appeared to be the most viable of the options listed: Existing Zervas site (A), Cold Spring Park (B) and the Elliot Street site (H). It was noted that as the matrix indicates, site options B and H are not reasonable to pursue for the new School. Per the City, Cold Spring Park (B) is not available for school use per Article 97. Per collaboration with the City (DPW/NPB), the design team has determined that the Elliot Street site would not work for the new school for reasons including: current DPW and Parks/Rec operations would need to relocate (the net available site area would not be large enough for the Zervas program), industrial/commercial adjacency, increased busing and potential traffic issues as the site relates to Route 9. Backup analysis for the DPW site will be packaged and distributed to the City, as requested.

It was noted that none of the alternative sites are viable or reasonable according to the criteria evaluation and therefore the existing Zervas site is the preferred location to build the new Zervas School.

4. Review Preliminary Test Fit Plans

DPC presented five (5) test fits for the existing site (option A): A1.1, A1.2, A1.2c, A.1.3 and A1.4. The options presented a range of concepts including 2 and 3 story options configured on the site

as a box plan, elbow plan or a pinwheel. For all options, it was noted that the required educational building program fits although it was noted that all options are short for exterior program. It was also noted that classrooms are oriented north/south in all options.

Public Input

A member of the ZSBC noted that if area for the total site program is not adequate, play space for students would take precedence over parking spaces. A comment was made that if the building were located more in the north/west portion of the site, more play space would be available. With regard to option A1.2c, a member of the DRC noted that the adjacency of the buses between the school and the neighboring homes could be problematic and it was suggested that building mass be moved to not be so close to the adjacent properties. A suggestion was made to flip the footprint which would relieve pressure on the neighborhood and the classrooms would be adjacent to the wetlands for view. A comment was also made that although option A1.2c is more consolidated and maximizes site/play area to the west/adjacent to wetlands, the adjacent properties could offer a significant improvement to the site design and provide more flexibility on the site. A comment was made as to whether a solution for parking under the building could be explored.

With regards to the question of student enrollment at the new Zervas, S. Guryan explained that the Zervas project was selected to address increasing capacity in the City and that four classrooms per grade is desired for flexibility and that three classrooms per grade would not have an impact on the current capacity issues. The intent is that the new Zervas will add 150 students to the current Zervas school.

5. Construction Delivery Method Presentation

JLA prepared a Comparison of Construction Delivery Methods. The relative merits were presented in detail including advantages and disadvantages of the following construction delivery methods: Design-Bid-Build (MGL Chapter 149) and Construction Manager at Risk (MGL Chapter 149A). It was noted that the Angier project is a good model for Zervas and NPS noted that they have been impressed with what CMR has brought forward to the Angier project. The City also noted that the more complex the design, CMR is more beneficial. Following a brief review and discussion, the ZSBC reached the following consensus that the CM at Risk delivery method would be beneficial for a project of this complexity:

Consensus: (10) ZSBC members were in favor with (1) abstention (due to lack of understanding) to authorize the City to recommend CM at Risk delivery method to the Mayor.

6. Recommended Site Selection

Following additional discussion comparing the sites presented on the Criteria Matrix as well as the existing site options, the ZSBC made the following motion:

MOTION: R. Fuller moved, seconded by S. Siegel, that given the Criteria Matrix presented, the best site for the new Zervas school is the existing site.

Vote: 10 in favor/0 opposed/0 abstentions, to recommend the existing Zervas site as the preferred location for the new Zervas school.

7. Upcoming Meetings

▪ TBD	ZSBC+DRC Joint Meeting	6:00PM	TBD
▪ TBD	Zervas ES Community Forum	TBD	Zervas ES
▪ 3/14/14	Tour Precedent School Projects	TBD	TBD

8. Adjournment

At 8:07PM, there being no further business to come before the meeting, S. Guryan adjourned the meeting.

.

Respectfully submitted,

Melissa Gagnon
Joslin, Lesser + Associates, Inc.

[End of 02/27/14 Meeting Minutes]

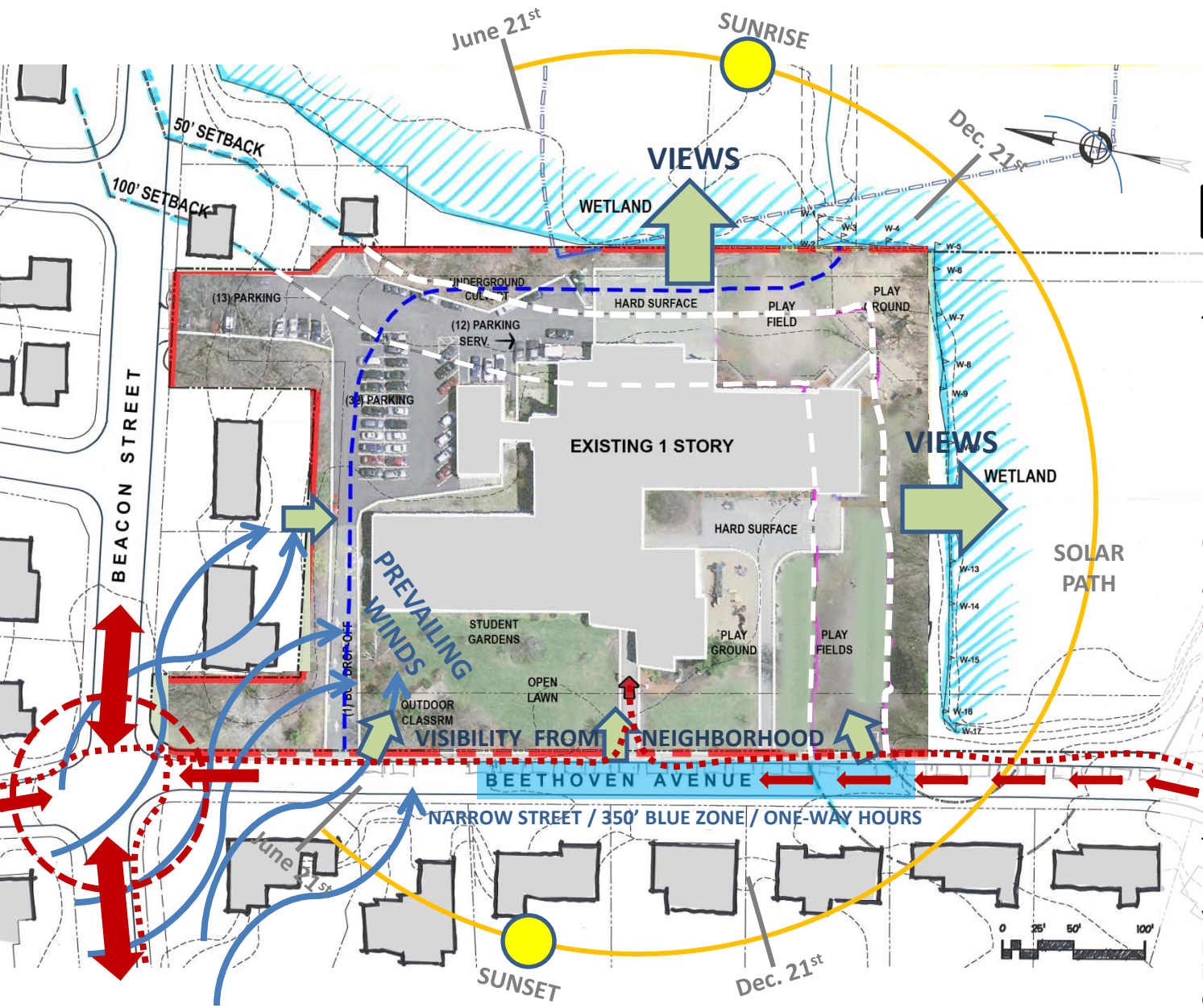
ZERVAS SCHOOL BUILDING COMMITTEE and DESIGN REVIEW COMMITTEE

Zervas Elementary School – Newton, MA

April 3, 2014

Project Management

Designpartnership OF CAMBRIDGE



Zervas Elementary

EXISTING

Pinwheel Plan

Total Site = **5.3 acres***
Usable = **3.5 acres****
Play Areas = **43k SF**
Parking = **57 spaces**
Drop-Offs = **0 car/1 bus**
(+ **Beethoven Avenue**)
Outdoor Class + Garden

- **Small Scale /1 Story**
- **Wetland Buffer Overlaps (Approximately 18k SF)**
- **West Facing Entry**
- **East/West Orientation**
- **All Drop-Offs on Street**

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

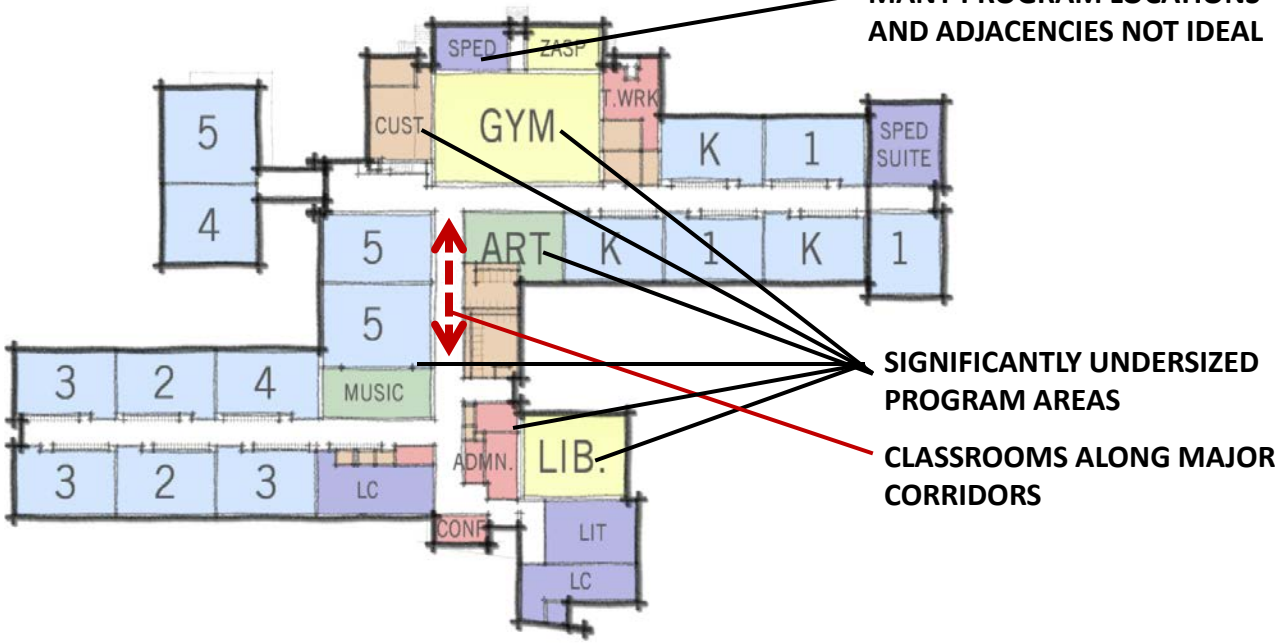
**includes usable areas within wetland buffers. The amount of paving allowed within the buffers is at the discretion of the Conservation Commission

Zervas Elementary School – Newton, MA

April 3, 2014

Designpartnership OF CAMBRIDGE

BIRCHWOOD DESIGN GROUP



Zervas Elementary

EXISTING

Pinwheel Plan

- Small Scale /1 Story
- Open, Natural and Community Connection
- 1954 Construction with Modest Updates
- Multiple Modular Classrooms Added
- Insufficient Number and Size of Spaces
- Lack of Space for Collaborative Work
- No Cafeteria / Assembly
- Wetland Buffer Overlaps (Approximately 18k SF)
- West Facing Entry
- East/West Orientation
- All Drop-Offs on Street

What We Heard from the Zervas Community
(comments from the 3.11.2014 Zervas Forum):

- Keep the Community Feel and Attributes of the Current School.
- School Configuration and Character to Respond to Neighborhood
- Address current traffic problems and anticipated future problems.
  - Blocked driveways
  - Speeding
  - Try to get school vehicles off the street and onto the site.
- Accommodate the outdoor playspace requirements (program) of the expanded school.
- Verify that the soil structure will support the larger building.

Design Examples and Attributes

John D. Runkle School, Brookline, MA

Runkle School, Brookline, MA

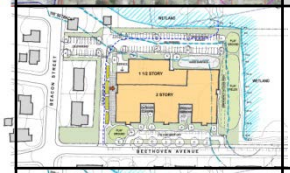
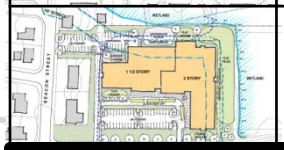
Woodland School, Weston, MA

South School, Hingham, MA

Zervas Elementary School – Newton, MA

April 3, 2014

Designpartnership OF CAMBRIDGE

EXISTING SITE STUDIES		SITE PROGRAM ELEMENTS						OTHER NOTES
5.3 acre site (3.5 useable including setbacks)		Play Space	Parking	Car Drop*	Bus Drop	Outdoor Learning	Service	Including Wetland Buffers**
	**EXISTING** Pinwheel Plan	43k square feet	57 spaces	0 cars	1 bus	2 (classroom + garden)	2 dumpsters + loading	• Small Scale / 1 to 1-1/2 Story Building • Wetland Buffer Overlaps = 18k SF • West Facing Entry • East/West Classroom Orientation • All Bus & Car Drop-Offs on Street
	**A1.1b** Multi-Wing Plan	50k square feet	20 spaces	10 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	• 2 Story Along Beethoven Edge, 1 & 2 Story Behind • Reduced Wetland Buffer Overlap • Hidden / North Entry • Playfields Behind School
	**A1.2b** Elbow Plan - South	50k square feet	36 spaces	0 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	• Maintains 1 & 2 Story Building • Increased Wetland Buffer Overlap • North-West Entry • Narrow / Separated Playfields
	**A1.2c** Elbow Plan - North	50k square feet	52 spaces	23 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	• Wetland Buffer Overlap = Existing • South-West Entry • 3-Story Adjacent to Neighbors with 1 & 2 Story Caf/Gym Opposite
	**A1.3b** Pinwheel Plan	50k square feet	38 spaces	0 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	• Maintains 1 & 2 Story Building • Reduced Wetland Buffer Overlap • North-West Entry • Very Separate Playfields
	**A1.4b** Add/Reno Plan	45k square feet	40 spaces	0 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	• Maintains 1 & 2 Story Building • Reduced Wetland Buffer Overlap • South-West Entry • Very Separated Playfields
PROGRAM NEEDS		50-60k	80-95	TBD	4	2	2	

*Car drop-off counts listed are within the property. Additional drop-off/cueing remains along Beethoven Avenue.

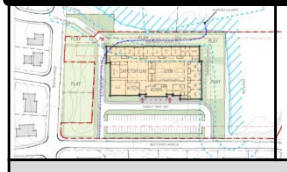
** Any work within wetland buffers requires Conservation Commission approval

Zervas Elementary School – Newton, MA

April 3, 2014

Designpartnership OF CAMBRIDGE

BIRCHWOOD DESIGN GROUP

EXPANDED SITE STUDIES		SITE PROGRAM ELEMENTS						OTHER NOTES
6.0 acre site (4.2 useable including setbacks)		Play Space	Parking	Car Drop*	Bus Drop	Outdoor Learning	Service	Including Wetland Buffers**
	**EXISTING** Pinwheel Plan	43k square feet	57 spaces	0 cars	1 bus	2 (classroom + garden)	2 dumpsters + loading	• Small Scale / 1 to 1-1/2 Story Building • Wetland Buffer Overlaps = 18k SF • West Facing Entry • East/West Classroom Orientation • Bus & Car Drop-Offs on Street
	**A2.1b** Multi-Wing Plan	50k square feet	80 spaces	10 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	• 2 Story Along Beethoven, 1 & 2 Story Behind • Reduced Wetland Buffer Overlaps • Hidden / North Entry • Playfields Behind School
	**A2.2b** Elbow Plan - South	50k square feet	80 spaces	15 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	• Wetland Buffer Overlap = Existing • North West Entry • Separate Playfields + Rd Crossing • Long / Narrow Service Approach
	**A2.3b** Elbow Plan - North	58k square feet	80 spaces	30 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	• 3-Story Along Beacon, 2 Story Behind • Reduced Wetland Buffer Overlaps • South West Entry • Diverts Culvert
	**A2.3c** Elbow Plan - North	50k square feet	80 spaces	30 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	• 2 Story • Reduced Wetland Buffer Overlaps • South West Entry • Tight Service & Perimeter Access • Diverts Culvert
	**A2.4** Box Plan	45k square feet	80 spaces	0 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	• 2 Story along Wetland, 1 Story Front • Wetland Buffer Overlap = Existing • North West Entry • Narrow / Separated Playfields • Building Plan Not Ideal (un-zoned)
PROGRAM NEEDS		**50-60k**	**80-95**	**TBD**	**4**	**2**	**2**	

*Car drop-off counts listed are within the property. Additional drop-off/cueing remains along Beethoven Avenue.

** Any work within wetland buffers requires Conservation Commission approval

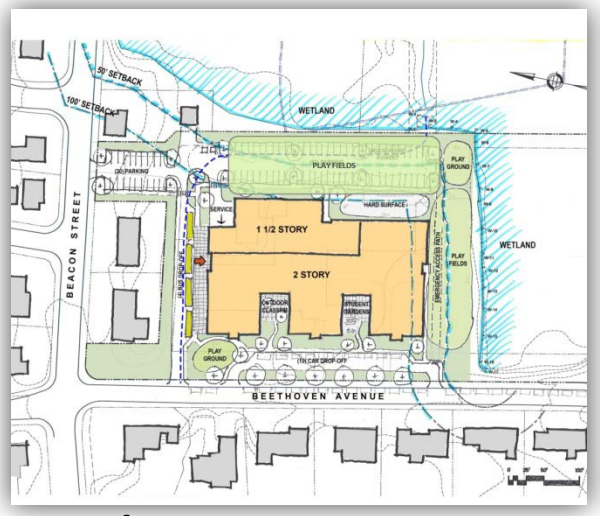
Zervas Elementary School – Newton, MA

April 3, 2014

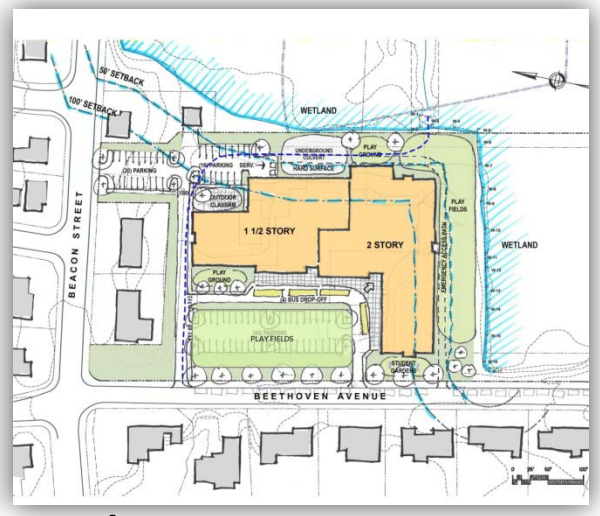
Designpartnership OF CAMBRIDGE

BIRCHWOOD DESIGN GROUP

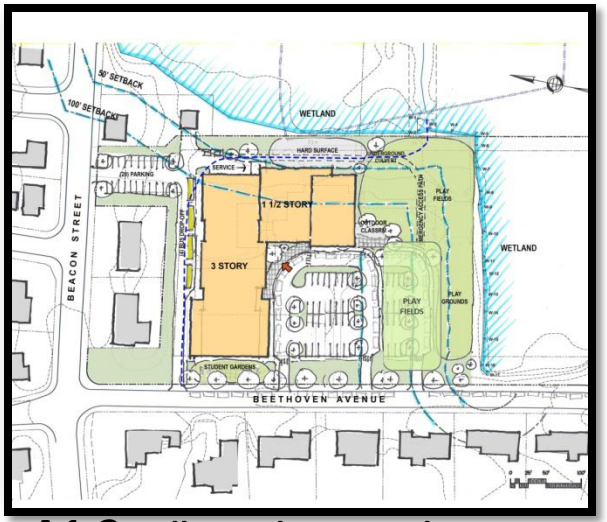
EXISTING SITE – RANGE of STUDIES:



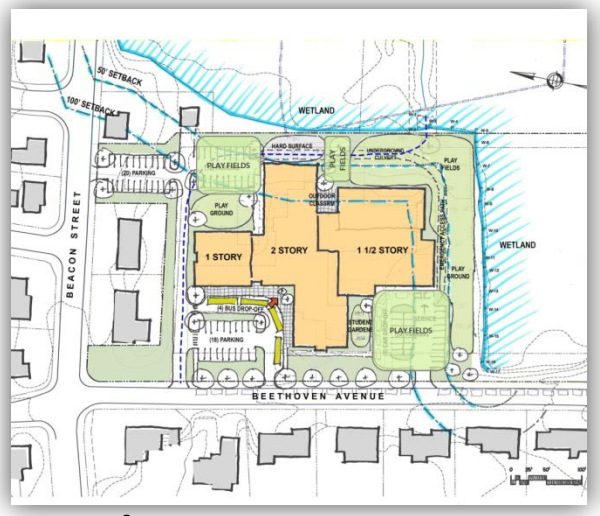
A1.1b Multi-Wing Plan



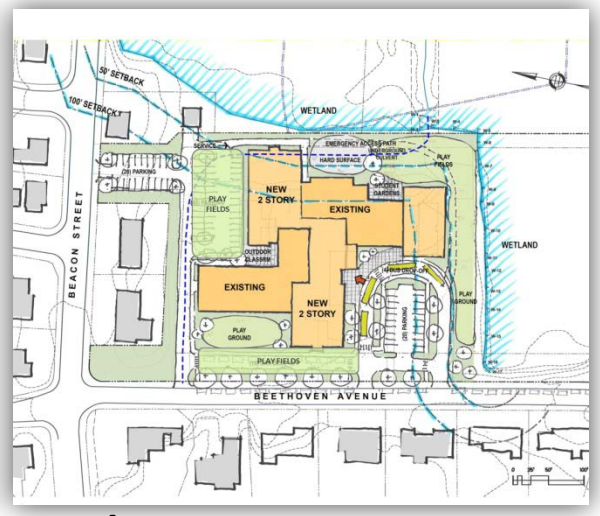
A1.2b Elbow Plan - South



A1.2c Elbow Plan - North



A1.3b Pinwheel Plan



A1.4b Add/Reno Plan

Zervas Elementary School – Newton, MA

April 3, 2014

Designpartnership OF CAMBRIDGE

BIRCHWOOD DESIGN GROUP

Existing Site Option

A1.2c

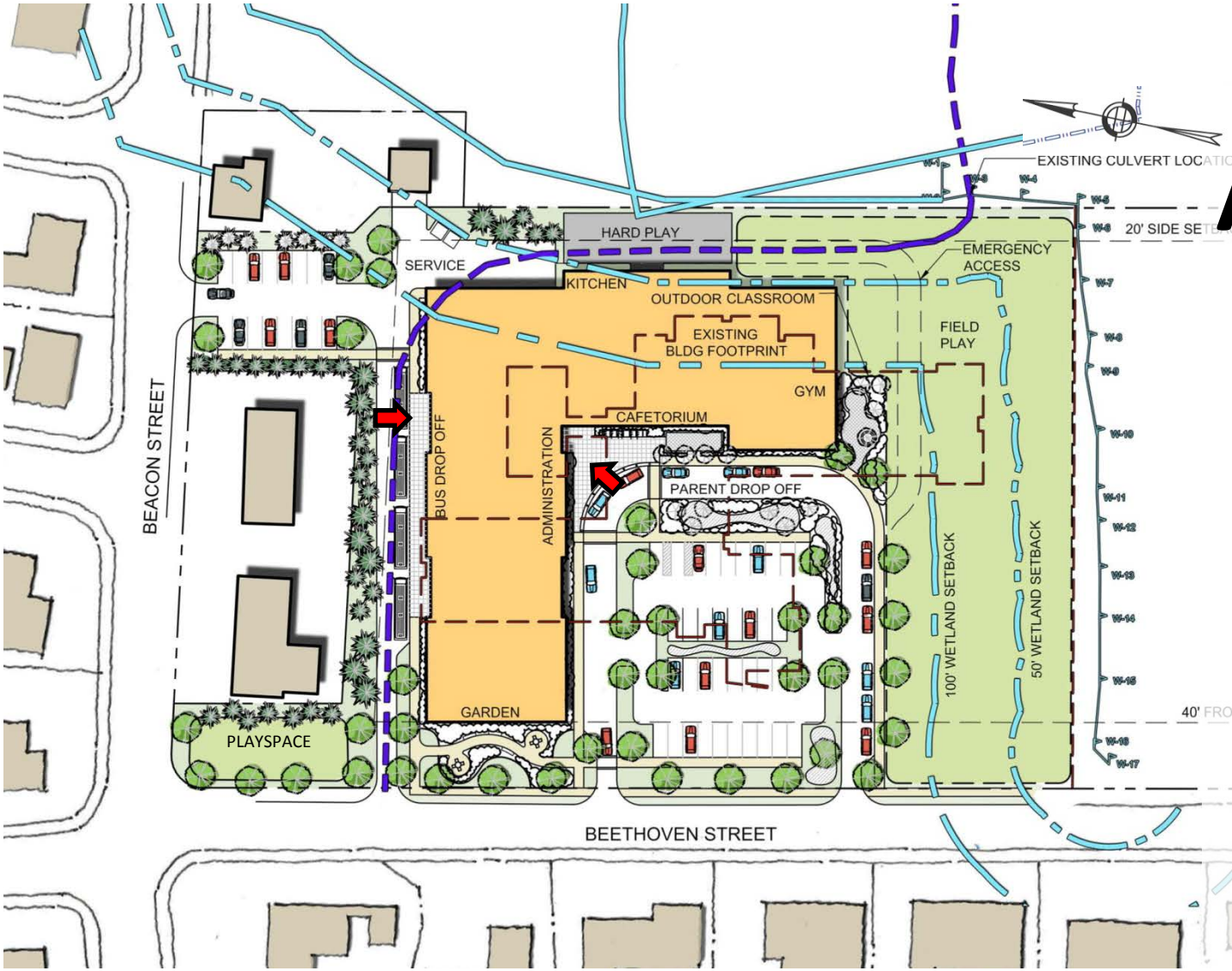
Elbow Plan

Total Site = **5.3 acres***
Usable = **3.5 acres****
Play Areas = **50k SF**
Parking = **52 spaces**
Drop-Offs = **23 car/4 bus**
(+ **Beethoven Avenue**)
Outdoor Class + Garden

- **Wetland Buffer Overlap Equal to Existing**
- **South-West Entry**
- **3-Story Adjacent to Several Neighbors**

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

**usable site includes areas within wetland buffers and is subject to Conservation Commission approval



Zervas Elementary School – Newton, MA

April 3, 2014

Designpartnership OF CAMBRIDGE

BIRCHWOOD DESIGN GROUP

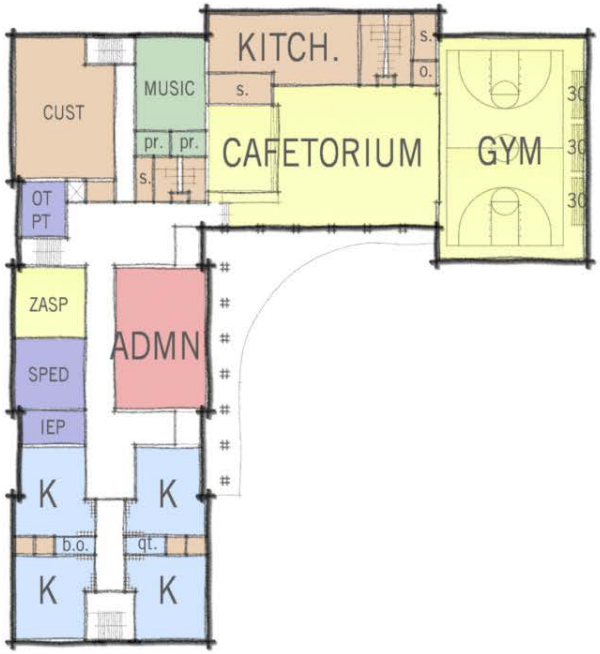
Existing Site Option

A1.2c

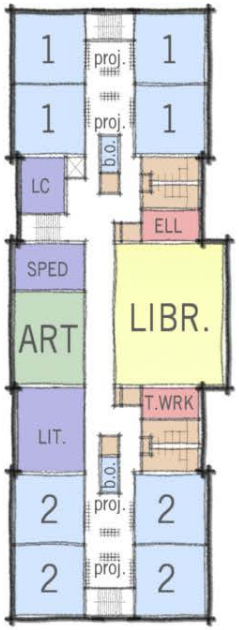
3 Story, Elbow Plan

Total Site = **5.3 acres***
Usable = **3.5 acres****
Play Areas = **50k SF**
Parking = **52 spaces**
Drop-Offs = **23 car/4 bus**
(+ **Beethoven Avenue**)
Outdoor Class + Garden

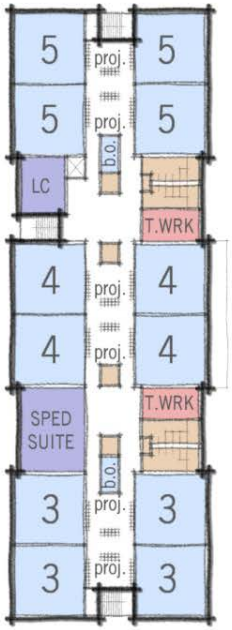
- **Wetland Buffer Overlap Equal to Existing**
- **South-West Entry**
- **3-Story Adjacent to Several Neighbors**



GROUND FLOOR
37,400 SF



MID FLOOR
22,300 SF



UPPER FLOOR
21,200 SF

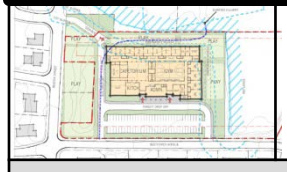
*acreage obtained from the City Tax Assessor's web-site

**usable site includes areas within wetland buffers and is subject to Conservation Commission approval

Zervas Elementary School – Newton, MA

April 3, 2014

Designpartnership OF CAMBRIDGE
BIRCHWOOD DESIGN GROUP

EXPANDED SITE STUDIES		SITE PROGRAM ELEMENTS						OTHER NOTES
6.0 acre site (4.2 useable including setbacks)		Play Space	Parking	Car Drop*	Bus Drop	Outdoor Learning	Service	Including Wetland Buffers**
	**EXISTING** Pinwheel Plan	43k square feet	57 spaces	0 cars	1 bus	2 (classroom + garden)	2 dumpsters + loading	• Small Scale / 1 to 1-1/2 Story Building • Wetland Buffer Overlaps = 18k SF • West Facing Entry • East/West Classroom Orientation • Bus & Car Drop-Offs on Street
	**A2.1b** Multi-Wing Plan	50k square feet	80 spaces	10 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	• 2 Story Along Beethoven, 1 & 2 Story Behind • Reduced Wetland Buffer Overlaps • Hidden / North Entry • Playfields Behind School
	**A2.2b** Elbow Plan - South	50k square feet	80 spaces	15 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	• Wetland Buffer Overlap = Existing • North West Entry • Separate Playfields + Rd Crossing • Long / Narrow Service Approach
	**A2.3b** Elbow Plan - North	58k square feet	80 spaces	30 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	• 3-Story Along Beacon, 2 Story Behind • Reduced Wetland Buffer Overlaps • South West Entry • Diverts Culvert
	**A2.3c** Elbow Plan - North	50k square feet	80 spaces	30 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	• 2 Story • Reduced Wetland Buffer Overlaps • South West Entry • Tight Service & Perimeter Access • Diverts Culvert
	**A2.4** Box Plan	45k square feet	80 spaces	0 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	• 2 Story along Wetland, 1 Story Front • Wetland Buffer Overlap = Existing • North West Entry • Narrow / Separated Playfields • Building Plan Not Ideal (un-zoned)
PROGRAM NEEDS		**50-60k**	**80-95**	**TBD**	**4**	**2**	**2**	

*Car drop-off counts listed are within the property. Additional drop-off/cueing remains along Beethoven Avenue.

** Any work within wetland buffers requires Conservation Commission approval

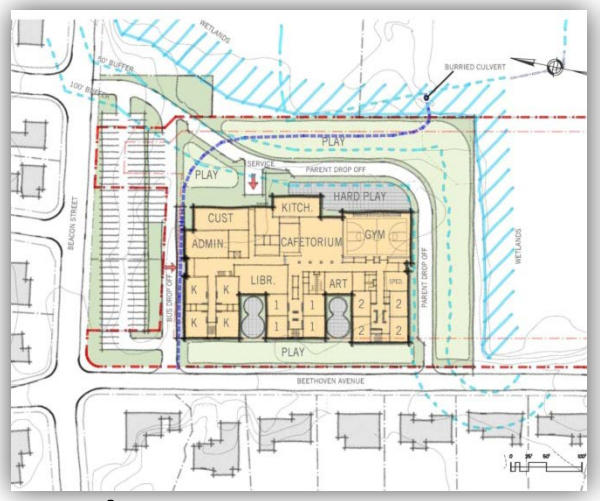
Zervas Elementary School – Newton, MA

April 3, 2014

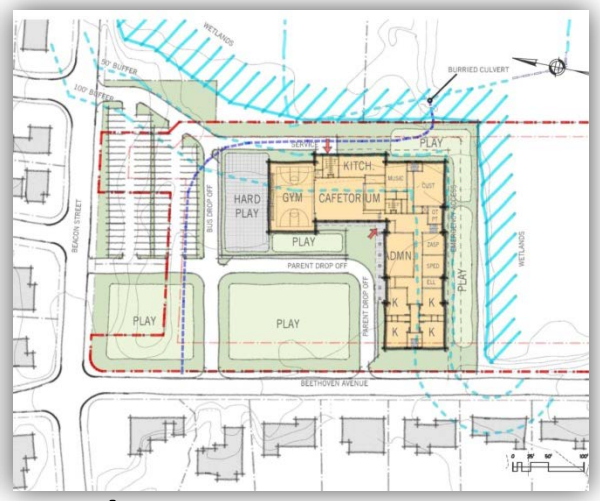
Designpartnership OF CAMBRIDGE

BIRCHWOOD DESIGN GROUP

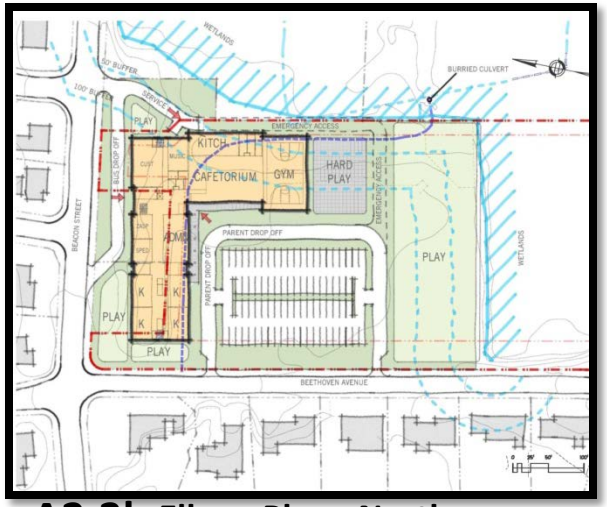
EXPANDED SITE – RANGE of STUDIES:



A2.1b Multi-Wing Plan

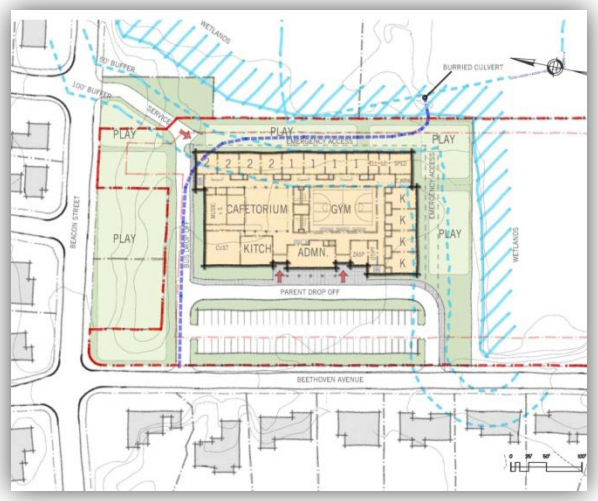


A2.2b Elbow Plan - South



A2.3b Elbow Plan - North

A2.3c Elbow Plan - North



A2.4 Box Plan

Expanded Site

A2.3b

Elbow Plan - North

Total Site = **6.0 acres***
Usable = **4.2 acres****
Play Areas = **58k SF**
Parking = **80 spaces**
Drop-Offs = **30 car/4 bus**
(+ **Beethoven Avenue**)
Outdoor Class + Garden

- **Reduced Wetland Buffer Overlaps**
- **South West Entry**
- **Diverts Culvert**

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

**usable site includes areas within wetland buffers and is subject to Conservation Commission approval

Zervas Elementary School – Newton, MA

April 3, 2014

Designpartnership OF CAMBRIDGE
BIRCHWOOD DESIGN GROUP

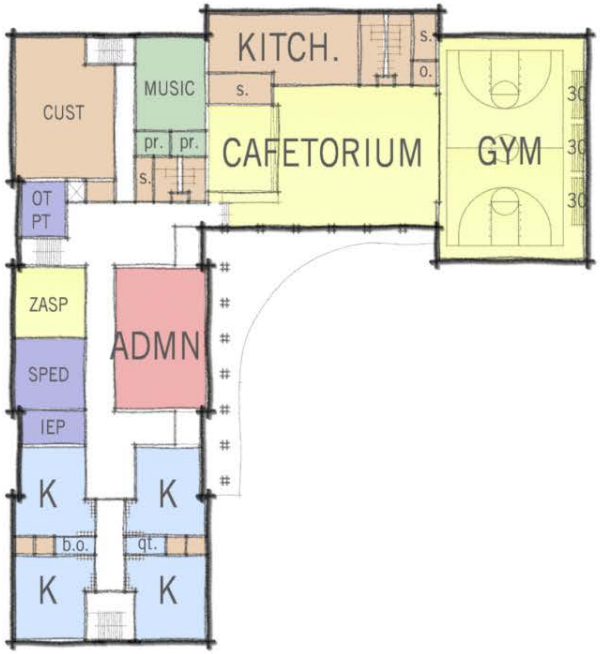
Expanded Site

A2.3b

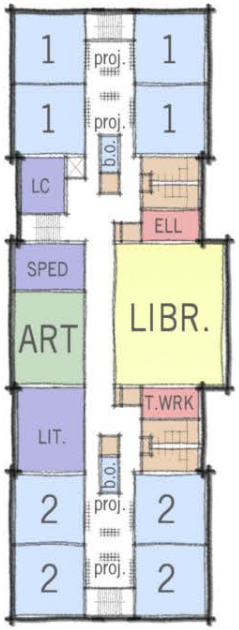
Elbow Plan - North

Total Site = **6.0 acres***
Usable = **4.2 acres****
Play Areas = **58k SF**
Parking = **80 spaces**
Drop-Offs = **30 car/4 bus**
(+ **Beethoven Avenue**)
Outdoor Class + Garden

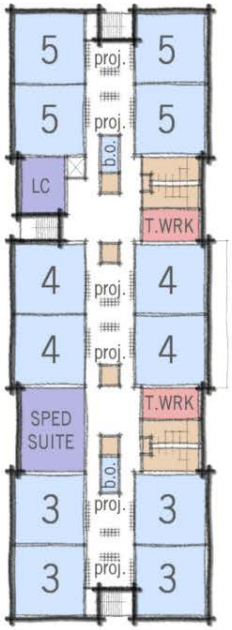
- **Reduced Wetland Buffer Overlaps**
- **South West Entry**
- **Diverts Culvert**



GROUND FLOOR
37,400 SF



MID FLOOR
22,300 SF



UPPER FLOOR
21,200 SF

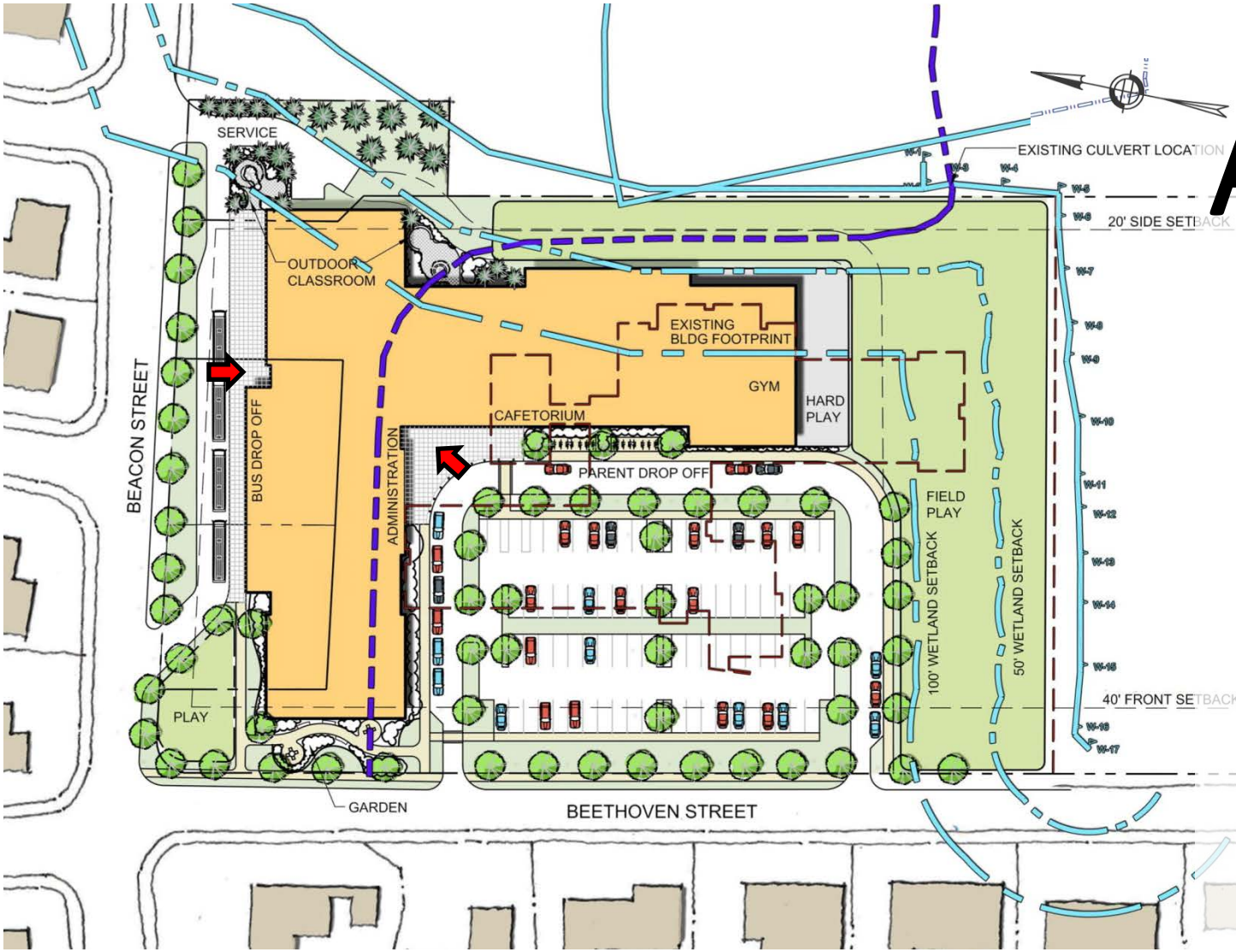
*acreage obtained from the City Tax Assessor's web-site

**usable site includes areas within wetland buffers and is subject to Conservation Commission approval

Zervas Elementary School – Newton, MA

April 3, 2014

Designpartnership OF CAMBRIDGE
BIRCHWOOD DESIGN GROUP



Expanded Site

A2.3c

Elbow Plan - North

Total Site = **6.0 acres***
Usable = **4.2 acres****
Play Areas = **50k SF**
Parking = **80 spaces**
Drop-Offs = **30 car/4 bus**
(+ **Beethoven Avenue**)
Outdoor Class + Garden

- **Reduced Wetland Buffer Overlaps**
- **South West Entry**
- **Service & Perimeter Access is Very Tight**
- **Diverts Culvert**

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

**usable site includes areas within wetland buffers and is subject to Conservation Commission approval

Zervas Elementary School – Newton, MA

April 3, 2014

Designpartnership OF CAMBRIDGE

BIRCHWOOD DESIGN GROUP

Expanded Site

A2.3c

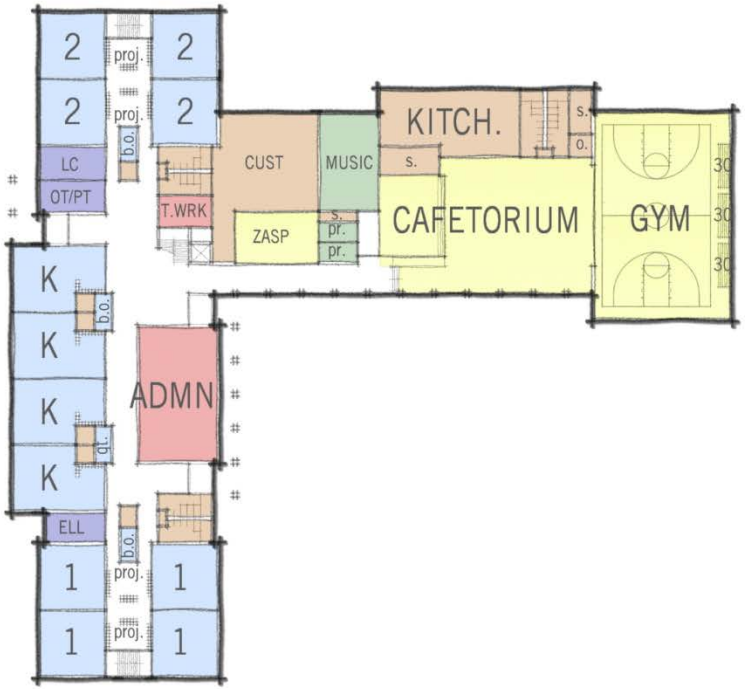
Elbow Plan - North

Total Site = **6.0 acres***
Usable = **4.2 acres****
Play Areas = **50k SF**
Parking = **80 spaces**
Drop-Offs = **30 car/4 bus**
(+ **Beethoven Avenue**)
Outdoor Class + Garden

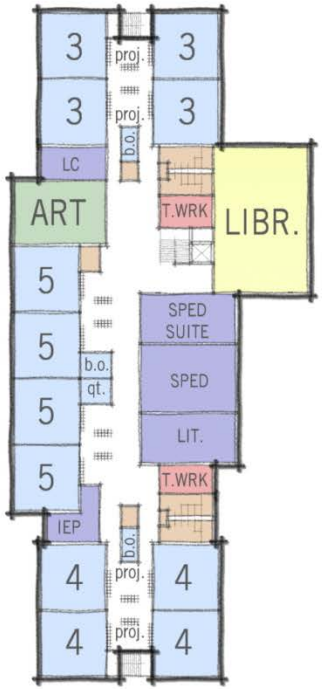
- **Reduced Wetland Buffer Overlaps**
- **South West Entry**
- **Service & Perimeter Access is Very Tight**
- **Diverts Culvert**

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

**usable site includes areas within wetland buffers and is subject to Conservation Commission approval



MAIN FLOOR
49,700 SF



UPPER FLOOR
31,100 SF

Zervas Elementary School – Newton, MA

April 3, 2014

Designpartnership OF CAMBRIDGE
BIRCHWOOD DESIGN GROUP

Section Along Beethoven Avenue – Looking East

Aerial View - Looking West

Approach on Beethoven Avenue – Looking North

Zervas Elementary

EXISTING

Pinwheel Plan

Total Site = **5.3 acres***
Usable = **3.5 acres****
Play Areas = **43k SF**
Parking = **57 spaces**
Drop-Offs = **1 bus/0 car**
(+ **Beethoven Avenue**)

- **Small Scale /1 Story**
- **Wetland Buffer Overlaps (Approximately 18k SF)**
- **West Facing Entry**
- **East/West Orientation**
- **All Drop-Offs on Street**

*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

April 3, 2014

Designpartnership OF CAMBRIDGE

BIRCHWOOD DESIGN GROUP

Section Along Beethoven Avenue – Looking East

Aerial View - Looking West

Approach on Beethoven Avenue – Looking North

Existing Site Option

A1.2c

Elbow Plan - North

Total Site = **5.3 acres***
Usable = **3.5 acres****
Play Areas = **50k SF**
Parking = **52 spaces**
Drop-Offs = **23 car/4 bus**
(+ **Beethoven Avenue**)
Outdoor Class + Garden

- **Wetland Buffer Overlap Equal to Existing**
- **South-West Entry**
- **3-Story Adjacent to Several Neighbors**

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

**usable site includes areas within wetland buffers and is subject to Conservation Commission approval

Zervas Elementary School – Newton, MA

April 3, 2014

Designpartnership OF CAMBRIDGE

BIRCHWOOD DESIGN GROUP

Section Along Beethoven Avenue – Looking East

Aerial View - Looking West

Approach on Beethoven Avenue – Looking North

Expanded Site

A2.3b

Elbow Plan - North

Total Site = **6.0 acres***
Usable = **4.2 acres****
Play Areas = **58k SF**
Parking = **80 spaces**
Drop-Offs = **30 car/4 bus**
(+ **Beethoven Avenue**)
Outdoor Class + Garden

- **Reduced Wetland Buffer Overlaps**
- **South West Entry**
- **Diverts Culvert**

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

**usable site includes areas within wetland buffers and is subject to Conservation Commission approval

Zervas Elementary School – Newton, MA

April 3, 2014

Designpartnership OF CAMBRIDGE
BIRCHWOOD DESIGN GROUP

Section Along Beethoven Avenue – Looking East

Aerial View - Looking West

Approach on Beethoven Avenue – Looking North

Expanded Site

A2.3c

Elbow Plan - North

Total Site = **6.0 acres***
Usable = **4.2 acres****
Play Areas = **50k SF**
Parking = **80 spaces**
Drop-Offs = **30 car/4 bus**
(+ **Beethoven Avenue**)
Outdoor Class + Garden

- **Reduced Wetland Buffer Overlaps**
- **South West Entry**
- **Service & Perimeter Access is Very Tight**
- **Diverts Culvert**

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

**usable site includes areas within wetland buffers and is subject to Conservation Commission approval

Zervas Elementary School – Newton, MA

April 3, 2014

Designpartnership OF CAMBRIDGE

BIRCHWOOD DESIGN GROUP