

***Newton Highlands Neighborhood Area Council
Zervas Working Group***

Proposed “Plan B” Site Plan for Expanded Zervas Elementary School

The Newton Highlands Neighborhood Area Council (NHNAC) has created its Zervas Working Group (ZWG) to monitor ongoing plans for the replacement/expansion of Zervas Elementary School and to provide community input to the Zervas Building Committee/Design Review Committee

As part of this effort, the NHNAC ZWG has developed **“Plan B” – an alternate site plan** for the new Zervas. This Plan B **retains the same building size, classrooms, and educational program** as the most recent plans from the ZBC/DRC. It accomplishes some design goals and provides some benefits of value to the residents who use and/or live in the school’s neighborhood.

Design Goals Accomplished in Plan B

Plan B accomplishes the following design goals:

- No need for taking of private property – saving of more than \$2.4 million.
- Residential streetscape on Beacon Street is retained, rather than turned into a parking lot.
- 45 mature trees are preserved at locations that would otherwise be paved over with asphalt.
- Functional open space on the site is increased by 20% – from 60K to 73K square feet.
- Gardens and open space are doubled in size due to the additional corner space at Beacon Street
- Outdoor classroom space is maintained at similar size to current plans
- Entrance plaza faces Beethoven and the play areas, rather than a parking lot.
- Total amount of pavement within the 100' wetland setback is decreased by 3K square feet.

Benefits of Plan B

Plan B is a comprehensive and balanced plan that incorporates the desired educational program while reducing adverse effects of school expansion on the community.

It creates more open space and more green space with the expansion of playing fields, gardens, and gathering space.

The welcoming gathering space at the school entrance is oriented toward the majority of those who walk from the community – and not toward an asphalted parking lot.

Pedestrian safety – and the safety of children – will be improved by maintaining Beethoven Avenue at its current slow, safe speeds and by not widening the road to accommodate more cars to pass by the school site more quickly.

Plan B makes Zervas what it should be: the jewel of the community, safely accessible to its students and neighbors while being surrounded by new gardens and green space.

Key Changes in Plan B

The essential differences of Plan B from the most recent plans from the ZBC/DRC are that Plan B:

- Reverses the "L" design of the building to allow contiguous open space and more open space overall
- Shifts the rear wing of the building away from the rear property line by 16 feet
- Shifts the entire structure toward Beacon Street by about 16 feet
- Removes the widening of Beethoven that would have allowed faster traffic passing a dedicated Blue Zone lane
- Places parking in the rear of the building, rather than in the front (All pavement should be made pervious to reduce run-off.)
- Includes about 70 on-site parking spaces, compared to 75 on the ZBC/DRC plan

Parking in Plan B

Although Plan B provides about 5 fewer parking spaces compared with the ZBC/DRC plan, Plan B still provides:

- More on-site parking per teacher than all but two of other Newton elementary schools
- More on-site parking per teacher than the new Angier school.
- Adequate on-site parking for teachers, without unnecessary purchase of adjacent properties or unwanted demolition of homes in the neighborhood.

Any remaining parking needs can be met on nearby streets. There are approximately 150 on-street spaces (excluding the Blue Zone) on 12 blocks within 1/8 mile (2-3 minute walk) of Zervas. A very small portion of these spaces, spread equitably among the blocks and managed by teacher parking passes, could easily meet any remaining parking needs.

Appendices

The following pages contain these appendices:

1. **Plan B site plan**, as prepared by the NHNAC
2. **Floor plans in the "Reverse-L" orientation used in Plan B**
(Note that the front entrance door on the Reverse-L floor plans would need to be redesigned/redrawn to take the place what now appears as a small room or closet adjacent to the main office.)
3. **Most recent site plan from ZBC/DRC** (for comparison with Plan B)
4. **Analysis of Parking at Newton Elementary Schools**, prepared by NHNAC
5. **Survey of Trees on Abutting Properties to be Acquired for Parking Lots**

1. Plan B Site Plan (prepared by NHNAC)

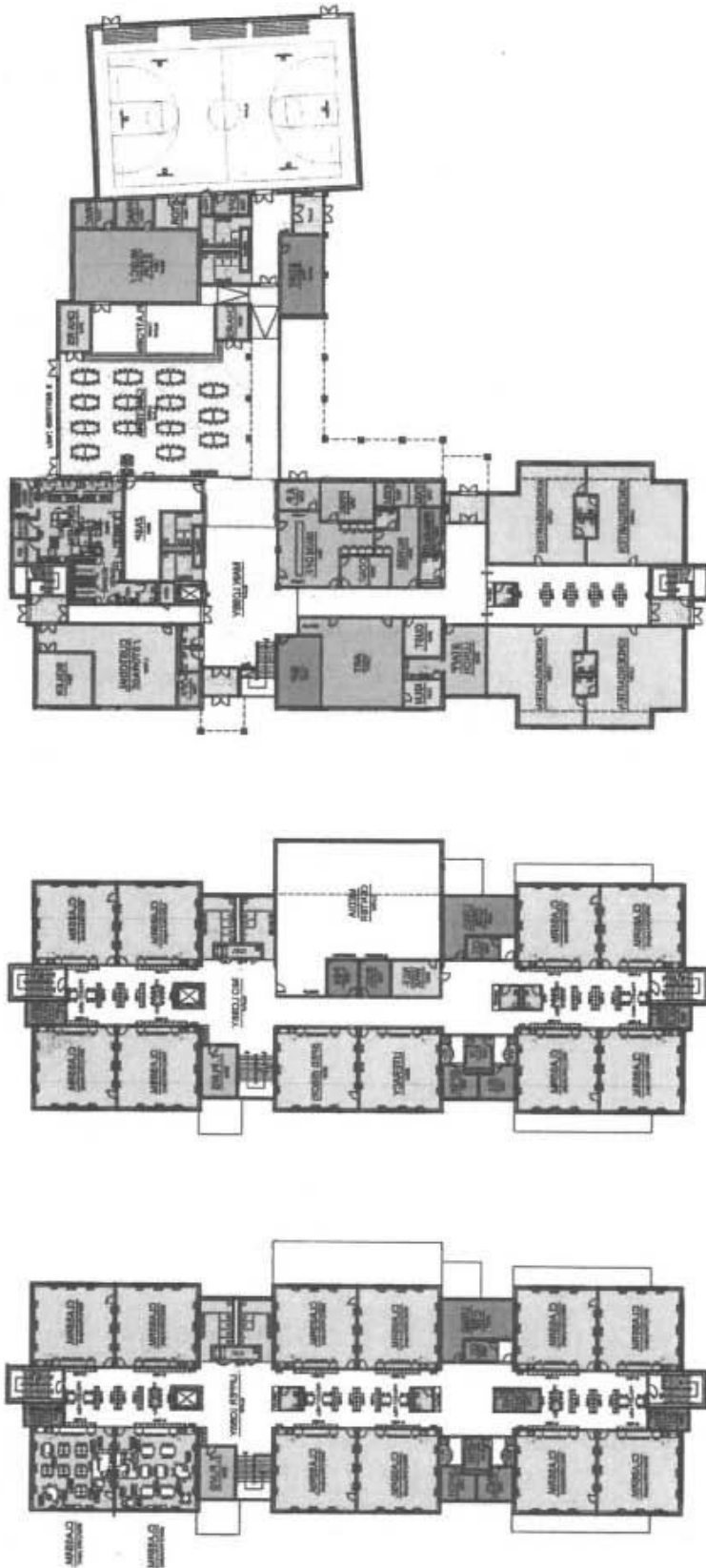


SCHEMATIC DESIGN PROGRESS - SITE PLAN

Zervas Elementary School -- Newton, MA
 August 31, 2014

Newton Highlands
 Neighborhood Area Council
 Zervas Working Group

2. Floor plans in the “Reverse-L” orientation used in Plan B



3. Most recent site plan from ZBC/DRC (for comparison with Plan B)



4. Analysis of Parking at Newton Elementary Schools (prepared by NHNAC)

1. Zervas Plan B provides...
 - More on-site parking per teacher than all but two of other Newton elementary schools
 - More on-site parking per teacher than the new Angier school.
 - Adequate on-site parking for teachers, without unnecessary purchase of adjacent properties or unwanted demolition of homes in the neighborhood.
2. Zervas student/teacher ratio (12.6) is lower than Newton elementary school average (13.25).
3. Zervas Plan B's parking spaces/ teacher ratio (1.92) exceeds Newton elementary average (1.33).

Newton Elementary Schools	Students	Teachers	Student/Teacher Ratio	Parking Spaces	Parking Spaces/Teacher
Angier	417	31.4	13.3	36	1.15
Bowen	502	37.6	13.4	11	0.29
Burr	424	28.9	14.7	56	1.94
Cabot	419	30.2	13.9	23	0.76
Countryside	454	37.5	12.1	44	1.17
Franklin	390	33.7	11.6	40	1.19
Horace Mann	427	31.4	13.6	22	0.70
Lincoln Eliot	329	27.3	12.0	29	1.06
Mason Rice	457	31.3	14.6	67	2.14
Memorial Spaulding	429	35.4	12.1	53	1.50
Peirce	312	22.1	14.1	44	1.99
Underwood	327	25.5	12.8	20	0.78
Ward	289	20.3	14.2	53	2.61
Williams	303	21.9	13.8	34	1.55
Zervas (current)	317	25.1	12.6	52	2.07
Newton (total)	5796	439.6	13.18	584	1.33
Newton (average)	386.4	29.3	13.25	38.9	1.33
Heath, Brookline	550	38.1	14.4	60	1.57
Angier (old)	417	31.4	13.3	36	1.15
Angier (new)	465	35.0	13.3	59	1.69
Zervas (current)	317	25.1	12.6	52	2.07
Zervas (ZBC/DRC plan)	460	36.5	12.6	75	2.05
Zervas (Plan B proposal)	460	36.5	12.6	70	1.92

Enrollment data from Massachusetts Dept of Elementary and Secondary Education
 Parking data from Bing Maps and Field survey (August 23, 2014)

5. Survey of Trees on Abutting Properties to be Acquired for Parking Lots

