

## Newton Center for Active Living (NewCAL) project

<b>Working Group + EBC meeting</b>					
Date: Tuesday, February 26, 2019					
Date: Newton City Hall - Room 204					
Time: 9:00AM					
<b>Attendees:</b>					
Alex Valcarce	Working Group	Y	Sandra Butzel	EBC	Y
Amanda Berman	Working Group	---	Bea Goldsmith	EBC	Y
Barney Heath	Working Group	---	Peter Johnson	EBC	--
Bob DeRubeis	Working Group	Y	Marian Knapp	EBC	Y
Jayne Colino	Working Group	Y	Cheryl Lappin	EBC	Y
John Rice	Working Group	---	Brooke Lipsitt	EBC	Y
Jonathan Yeo	Working Group	Y	Jack Neville	EBC	---
Josh Morse	Working Group	Y	Sue Rasala	EBC	Y
Maureen Lemieux	Working Group	---	Richard Rasala	EBC	Y
Ruthanne Fuller	Working Group	---	Carol Schein	EBC	---
Thomas Rooney	City Staff	Y			
Deb Youngblood	Working Group	---	Joe Sirkovich	Stefian Bradley	Y
Jini Fairley	Working Group	Y	Teresa Wilson	Stefian Bradley	Y
Nancy Scammon	Working Group	Y	Anthony Miniscalco	Stefian Bradley	
Phil McNulty	Working Group	---	Tom Murphy	NV5	---
Rachel Sherman	Working Group	---	Italo Visco	NV5	Y
Seth Bai	Working Group	---	Melissa Gagnon	NV5	Y

Highlights discussed at this meeting are as follows:

- 1) A meeting with the Building Development Action Team (BDAT) took place on 2/18/19. Sue Rasala, Bea Goldsmith and Marian Knapp are representatives of BDAT.

- 2) In response to the question of who will manage the new building, which continues to arise at meetings, the City noted that the Parks and Recreation Department will have a role with regard to programming events.
- 3) The City noted that the “Current Senior center User Group” is the acceptable name for the cohorts.
- 4) Community Update Meeting: A meeting was scheduled for March 14, 2019, at 7:00PM. The Senior Center is not available that day. Therefore, the City will try to reserve the large meeting room in the Newton Education Center. This meeting room is on the lower level and is HCP accessible. Attendance is expected to be in the range of 60-80. Alternatives locations would be City Hall cafeteria or the City Hall War Memorial.
- 5) In addition to the March meeting, public meetings will be scheduled on a regular basis, similar to the Working Group meetings.
- 6) Site Selection Committee: With regard to potential negotiations for site selection, the Parks & Recreation Department will need to be engaged early and often. The City established a “Site Selection Committee” which will be charged with negotiating with Parks & Rec during the selection process. The committee is comprised of: Jayne Colino, Alex Valcarce, Josh Morse, Cheryl Lappin, John Rice, Jonathan Yeo, Bob Derubeis, Arthur Magni, Brooke Lipsitt and Sandra Butzel. The NewCAL project is on the regular update at the monthly Parks & Recreation Commission meetings. The Council on Aging (COA) and BDAT do not need to be involved in the P&R negotiation process. The determination of sites will have many options with differing negotiation requirements. The Mayor’s office noted that ultimately, the City Council will make the final decision on the site selection. Additional sites including Northland, Riverside, New England Mobile Book Fair (former site on Needham Street). Although a City owned site is preferred, if needed, private land alternatives would be negotiated with Josh Morse, the City Solicitor and Mayor Fuller. It was suggested than an alternate committee be established to explore properties other than those which are City owned.
- 7) Tom R. shall distribute a map of potential City Owned sites to the site selection committee. The maps shows City owned parcels of 2-1/2 acres or more.
- 8) Accessibility: Jini Fairley, the City ADA Coordinator, expressed interest in being involved with site selection to address accessibility issues early on. The City noted that the

Working Group is the correct committee to explore the advantages/disadvantages of - the various site options.

- 9) Transportation service: The City is in the process of finalizing a contract for improved transportation for seniors in Newton. The new service is called VIA and is expected to launch this summer. The service is intended to provide door to door transportation for senior residents, with a lot more ease than the ride sharing programs which are currently in place. Credit was given to Jayne Colino and Nicole Freedman (Director of Transportation Planning). Purchased vehicles will be branded to be highly visible.
- 10) Fundraising: A Friends Group can be used to raise funds, particularly for FFE and Technology and in the event, that land is acquired. Currently, there is a Friends group at the Newton Senior Center, which supports the existing building and its users. There will be further discussion regarding possible fundraising opportunities, including naming rights, etc.
- 11) SBA presentation for the next Community meeting: The Design team previewed their current Draft. The Focus was on having “the right number of spaces”, “appropriately sized, spaces for the uses”, and “the clustering of spaces which is in keeping with our Guiding Principles and Vision Statement.”
- 12) The current program creates roughly 36,000 SF of building, including circulation, walls, and other grossing factors. The gymnasium includes flexible court layouts for basketball, tennis, or pickleball in a 9,800 SF area. Potentially the gym can be further subdivided into large multipurpose spaces for special events. A second level supports a 3-lane running track where 18 laps total just over a mile. Acoustic issues and the compatibility of uses will be managed by the staff. The gym divider, which will likely be a curtain, will not have acoustical properties. Similar types of events could happen concurrently on either side of the divider curtain.
- 13) A revised bubble diagram was shown, with 10+ multipurpose spaces in a great variety of sizes, and adjacencies; some with built-in moveable partitions.
- 14) Block plans showing conceptual floor layouts were discussed. A rough generic site plan illustrated a two story building with a 27,300 SF footprint and a 15,300 SF second floor. 75 parking spaces were also shown, with a main entry, and separate gym, garden, and confirm SF delivery entries included (as well as a gym access point for larger equipment

movements). Proximity of more parking spaces near the main entry, particularly accessible spaces, were considered to be desirable. The relative activity and noise levels of the ground floor vs. the second floor were reviewed. Also reviewed was the balance of passive vs. active spaces, and the quantity of staff program areas will need to be carefully considered in the upcoming design phases. The possibility of an outdoor terrace on the 2<sup>nd</sup> level was discussed.

- 15) The need for public showers in a public building was debated and will need further consideration. There was discussion that showers can be problematic from a safety and security standpoint. Shower facilities are not required in a designated emergency shelter.
- 16) Additional architectural design features were discussed and are as follows:
  - Distributed storage. All program areas will have countertops with sinks.
  - The possibility of a second elevator (Waltham senior center has two elevators). SBA noted that depending on the layout, a 2<sup>nd</sup> elevator may or may not be needed.
  - Consideration regarding emergency areas of refuge.
  - The provision of, and access to, a stage area in the large multipurpose room. There are three (3) stage options: 1) portable stage which requires set up and break down, 2) built-in stage with a ramp system and 3) slab depression where one side of the building sits lower than another portion of the building (Angier School).
  - A more welcoming entry area where visitors can gather upon entering; function as a casual area for “people watching.”
  - A large canopy above the front door.
  - Demand for more individual restrooms vs gang toilets; specifically, private near the main entry are important.
  - Effective airlocks at vestibules to help keep reception area warmer. Vestibule arrangement will depend upon site selection.
  - A potential pool.