

Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, December 29, 2020					
Date: Zoom Meeting (online)					
Time: 9:30 AM					
Attendees:					
Working Group		Present	City Staff		Present
Sandra Butzel	<i>Community Member</i>	---	Jonathan Yeo	<i>Chief Operating Officer</i>	---
Bea Goldsmith	<i>Community Member</i>	---	Seth Bai	<i>Veteran's Services</i>	---
Brooke Lipsitt	<i>Community Member</i>	√	Devra Bailin	<i>Planning</i>	---
Norm Meltz	<i>COA Member</i>	√	Amanda Berman	<i>Planning</i>	---
Jack Neville	<i>P&R Commission</i>	---	Ellen Ishkanian	<i>Mayor's Office</i>	---
Richard Rasala	<i>Community Member</i>	√	Zachery LeMel	<i>Planning</i>	---
Sue Rasala	<i>COA Member</i>	√	Thomas Rooney	<i>Public Buildings</i>	---
John Rice	<i>Community Member</i>	---	Rachel Sherman	<i>City IT</i>	---
Susan Albright	<i>City Councilor</i>	√	Linda Walsh	<i>Public Health</i>	---
Nicole Banks	<i>P&R Commissioner</i>	---	Deb Youngblood	<i>Health/Human Services</i>	---
Jayne Colino	<i>Senior Services Dir.</i>	---			
Jini Fairley	<i>ADA Coordinator</i>	---	Consultants		
Barney Heath	<i>Planning Director</i>	---	Tom Murphy	<i>NV5</i>	---
Maureen Lemieux	<i>Chief Financial Officer</i>	---	Melissa Gagnon	<i>NV5</i>	√
Josh Morse	<i>Public Buildings Comm.</i>	---	Joel Bargmann	<i>BH+A</i>	√
Nancy Scammon	<i>P&R Department</i>	---	James Bruneau	<i>BH+A</i>	---
Alex Valcarce	<i>Public Buildings</i>	---	Dan Chen	<i>BH+A</i>	√

Melissa Gagnon (NV5) opened up the online Zoom meeting at 9:30AM.

The intent of this meeting was to review the presentation for the upcoming Community meeting on 01/05/21. The plan is to elicit Community feedback with regard to the two design approaches.

The two schemes were reviewed: Adaptive Reuse and New Construction.

Option F – Reuse Existing Building with Addition:

The first floor plan has been modified to incorporate a stair, lift and ramp all accessible via an entrance off of Highland Ave, all terminating at a landing near the reception desk. This reconfiguration is in response to, and addresses recent DRC comments. The existing Walnut Street entry will be addressed as all entries need to be accessible. A question for the NHC is whether the existing entrance needs to remain intact as a non-functional entrance or whether it can be modified to function as a raised outdoor terrace or something of the like. From a code perspective, the stairway/door is functional for the purpose of emergency egress.

Option E1 - New Building L –Shape (3 story):

Sliding the gymnasium wing closer to Walnut Street would provide more of a buffer from neighbors to the west. The building is 35'-40' high at the point closest to the abutters, which is approximately a 40' distance.

In the adaptive reuse option, the building mass is closer to abutters.

A special meeting is needed with the direct abutters.

Whereas the adaptive reuse option utilizes the existing basement, a basement is not designed in the new construction option. There is currently 1000SF of storage space in the existing building basement in comparison with 500SF of storage space shown on the 3rd floor in the new building scheme. Currently, 10'-12' of chairs are stored in the multipurpose room. In the new construction option, storage is distributed throughout the facility allowing for flexibility and various program set up.

Presentation: Colors and labels on massing diagrams are helpful in making the design more understandable and seem real. Program spaces are identified. Slides with pros and cons can be simplified. The bullet point about 20th century classical avant garde Art Deco details should be removed as it may be inaccurate.

In response to potential questions about building cost, the delta to renovate will likely be 10-15% higher. Structural reinforcement, as well as a new roof, will need to be considered into design and cost.

Additional Upcoming Meetings (all online with remote participation via Zoom):

- 01/05/21 Community Update meeting
- 01/14/21 DRC Meeting (to be confirmed)
- 01/19/21 Working Group meeting
- (TBD) Council on Aging meeting

Melissa G shall coordinate with Alex and Jayne and distribute Zoom info for all meetings noted, as it becomes available.

NV5 shall send out notices to the WG of any additional upcoming meetings relative to this project.