Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, April 28, 2020					
Date: Zoom Meeting (online)					
Time: 9:30 AM					
Attendees:					
Alex Valcarce	*Public Buildings Dept.*	Y	Linda Walsh	*Public Health Dept.*	---
Amanda Berman	*Planning Department*	---	Maureen Lemieux	*Chief Financial Officer*	---
Barney Heath	*Planning Department*	---	Nancy Scammon	*Parks & Rec Dept.*	Y
Bea Goldsmith	*Community Member*	Y	Norm Meltz	*Community Member*	Y
Nicole Banks	*Parks & Rec Dept.*	---	Rachel Sherman	*City IT*	---
Brooke Lipsitt	*Community Member*	Y	Richard Rasala	*Community Member*	Y
Deb Youngblood	*Health/Human Services*	---	Sandra Butzel	*Community Member*	---
Devra Bailin	*Planning Department*	Y	Seth Bai	*Veteran's Services*	---
Ellen Ishkanian	*Mayor's Office*	---	Sue Rasala	*Community Member*	Y
Gabriel Holbrow	*Planning Department*	---	Susan Albright	*City Councilor*	Y
Jack Neville	*Parks & Rec Dept.*	---	Thomas Rooney	*Public Buildings Dept.*	---
Jayne Colino	*Senior Services Director*	Y	Zachery LeMel	*Planning Department*	---
Jini Fairley	*Working Group*	---			
John Rice	*Community Member*	Y	Tom Murphy	*NV5*	---
Jonathan Yeo	*Chief Operating Officer*	Y	Melissa Gagnon	*NV5*	Y
Josh Morse	*Public Buildings Dept.*	Y	Joel Bargmann	*BH+A*	Y
			James Bruneau	*BH+A*	Y

Josh Morse opened up the online Zoom meeting at 9:30AM. The City noted the importance of the Executive Office reviewing the Community meeting presentation, after the Working Group. Therefore, the Community meeting has been pushed out two weeks, to 5/21/20.

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Presentation logistics for the online Zoom meeting will be reviewed and fine tuned to ensure that residents have access to both audio and video. The following points were discussed:

- The option for a Zoom webinar will be explored.
- Text for the presentation will be on the graphics so participants can read along.
- The title slides should be changed to read "NewCAL Newtonville" and "NewCAL Newton Center."
- Whereas PowerPoint does not have a zoom feature, an additional slide could be created to zoom into a specific area.

In response to feedback and recommendations at the last Working Group meeting on 4/21/20, BH+A prepared a presentation entitled NewCAL Progress Studies for Newtonville and Newton Center - Preliminary Draft, dated April 28, 2020. Included are variations of options previously reviewed for each of the two sites.

Newtonville site

Option #1: Existing building renovation with a 3-story addition

Option #3, has been tweaked based on discussion and feedback last week. In this rendition, the building mass pulled back from the property line, allowing for more space between the new building and the neighbor's property to the west. The garage accommodates (26) spaces at 90 degree parking. The 2-story wing at the corner of Walnut Street and Highland Avenue is animated with a lobby area, reception and juice bar. By orienting the gymnasium in alignment with the existing building, creates a more regularized connector space, which eliminates challenges of programming a triangular shaped space. A new monumental stair outside the former main entry, facing Walnut Street, would serve as a 2nd means of egress. By removing the existing stair at the original lobby area, creates approximately 3000 SF of activity space. 2nd floor programming includes a 6200SF gymnasium as well as dining, kitchen, multipurpose and activity spaces. 3rd floor programming includes an elevated walking track, game room, fitness and administrative spaces. To meet the full NewCAL program, an additional 800SF of program area could be added as a 3rd floor at the corner of Walnut and Highland, although the roofline of the existing building would be blocked from view. This option will be explored.

- *The pitched roof could extend to the south end although the building mass would feel taller. By only being above the gym, helps to break down the massing.*

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- *The City noted that NewCAL design concepts should be based on plans previously approved for the Walnut Street Expansion project in Newtonville, specifically at the truck loading area on Highland Ave. Perhaps the NewCAL drop off will need to be located at the Walnut Street side.*

Option #2: New construction with three (3) stories and partial covered parking

This concept is an additional variation of previously reviewed Option #6. Based on feedback, the gymnasium is rotated 90 degrees, in the east/west orientation resulting in a minimal façade relative to direct abutters, with a 65' edge. The pitched roofline as well as 2/3 of the parking area designed as open (not covered), helps to mitigate neighborhood impact. There is also a cost savings without all covered parking. The building steps back from the public edge towards the neighborhood, creating a large green space at the corner of Walnut Street and Walnut Place, across from Washington Park. Similar to previously studied concepts, there is a through building entry from Walnut Street to the parking lot. The kitchen with receiving area is located at the corner, along the Highland Ave side of the building. The relationship is logical and flows well between the kitchen, pantry, juice bar, café and lobby area.

2nd floor programming includes a 6200SF gymnasium as well as art, library/computer, classroom and activity space and administration. 3rd floor programming includes an elevated walking track, game room, classroom and administrative spaces, with roof deck access.

- *A 3rd floor roof deck could be located off the fitness room.*

Option #3: New construction with four (4) stories and no parking garage

This concept is a variation of the previously reviewed Option #5. Based on feedback, the building was pulled back and is now 70' from the property line to the west. The height increased by 14'. The building can shift southward, to not narrow Highland Ave, near Walnut Street. There is parking lot expanded to accommodate (34) spaces, with no covered garage, which offers opportunity for cost savings. Landscaping is rendered as a soft buffer between the back and the neighbor's property. The lobby is a two-story space, which can be accessed from the parking lot as well as from Walnut Street. The Walnut Street entrance is oriented across from Washington Park (similar to the former entrance at the existing building). The relationship between the dining area, kitchen, juice bar and lobby area flows well. There is ample space for a potential art gallery off the lobby area.

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The 2nd floor programming area includes a fitness room with many program areas for art, classroom, etc. A 6200SF gymnasium and roof deck are on the 3rd floor with an elevated walking track on the 4th floor. The 4th floor could be designed with a lower ceiling height.

- *Shadow studies will be projected to better understand the possible impact of a four-story building.*

General Discussion - Newtonville:

- *A few rendered tree elements would help to add context and soften massing.*
- *A few street level perspective views would be helpful, in addition to aerial views.*

Newton Center Triangle site

Similar to Newtonville, three (3) options were presented, as further renditions in response to feedback, of the option reviewed last week. For all (3) options, NewCAL faces the Newton Center green, oriented with the gymnasium on the north side, across from the former Church building. Both designs accommodate the full NewCAL program.

Option #1: Two-story design with (70) at grade (uncovered) parking spaces

Parking is accessible from both Langley Road and Beacon Street. Flat roof areas with pop up pitched roofs help to reduce the overall scale. The dashed line represents a possible 9800SF gymnasium. A through lobby connects green space to parking (similar to Newtonville options #2 and #3). The relationship between the dining, kitchen, café and lobby areas flow well, with potential for an outdoor café seating area on the green. The 2nd floor has a walking track, fitness and game rooms as well as smaller and more intimate spaces including a library, classrooms and activity spaces.

Option #2: Three-story design with (119) at grade parking spaces (with some covered)

In response to feedback last week, the gymnasium is raised which accommodates parking below. The parking lot is redesigned to achieve (119) spaces. A 3-story building would be more narrow which would improve traffic circulation and increase parking and green space.

There would be a secondary building entrance from the covered area, under the gymnasium. The program would be organized similar to other schemes with kitchen, dining, administration and some activity space on the 1st floor. The gymnasium, multipurpose room and admin on the 2nd floor with a walking track, fitness and large activity room on the 3rd floor.

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BH+A noted that another option is to raise the south end of the building, which could possibly accommodate ten (10) more parking spaces, below the building. This option will be explored.

Option #3: Four-story design with (119) at grade parking spaces (including 8 covered)

Although this option was not presented, merits were discussed. BH+A will develop a 4-story design for review at the next Working Group meeting.

General Discussion – Newton Center Triangle:

- *The question was asked about whether parking in the Triangle would be available during construction. As noted in the 4/21/20 minutes, during construction, the City may look to Walgreen's as an opportunity to lease some parking spaces if needed.*
- *The gymnasium should be shown as the 6200SF size only, which is equal to the size designed for Newtonville site.*
- *Traffic may flow better if both access and egress were via Langley Road only. This could be accommodated if the building shifted slightly northward plus, additional parking spaces could be accommodated.*
- *In comparison with the 25-30 dedicated spaces at the Newtonville site, only 25-30 spaces would need to be dedicated at the Newton Center site.*
- *A 3-story building would have a significantly smaller footprint, which would offer more green space and a larger parking area.*

General Discussion:

- *For the presentation, the building should be rendered other than white, to help soften the massing. Perhaps a buff color to represent masonry. Also, thin lines would help to delineate floor levels.*
- *A store should be shown in floor plans for all schemes.*
- *Building entrances should be indicated with arrows.*
- *Text size on floor plans should be larger.*
- *To avoid cold air coming in, all entrance areas should be designed to avoid opening directly into lobby area (incorporate a turn).*
- *Flat roofs are very common. Flat roofs are necessary for roof top and are good for solar heating.*

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- *Statistics were reviewed for all options presented. Covered Parking and Building & Parking data is not needed for the presentation.*
- *The main purpose of these studies is to test fit the program on each of the sites, in different configurations.*
- *To develop NewCAL on the Newtonville site would take approximately 4-5 years.*
- *To make the Newton Center site viable for NewCAL will take time. As noted at the 4/21/20 Working Group meeting, there are many steps that would need to occur for NewCAL to happen on this site. NewCAL at this site, will likely take 8-10 years to complete and at a cost of $10M or more than building in Newtonville.*
- *If all factors were equal, Newton Center may be a better site for NewCAL. The question is whether all factors being equal, is the Newton Center site worth the extended amount of time?*
- *City department heads are reviewing budgets for next year.*

Upcoming Community Meeting and City Outreach

Although it is inevitable that the business community will take interest in the project, given the Covid-19 health crisis, attendance was low at the 4/23/20 meeting.

A Community meeting (via Zoom), was confirmed for May 21, 2020. The plan is to present the best possible options for both the Newtonville site (add/reno, 2 and 3 story option) and the Newton Center Triangle site (2, 3 and 4 story options). Massing at both sites is critical.

Upcoming Meetings

All upcoming meetings will be online with remote participation via Zoom:

- 05/12/20 Working Group meeting 9:30AM
- 05/19/20 Working Group meeting 9:30AM
- 05/21/20 Community meeting 6:00PM

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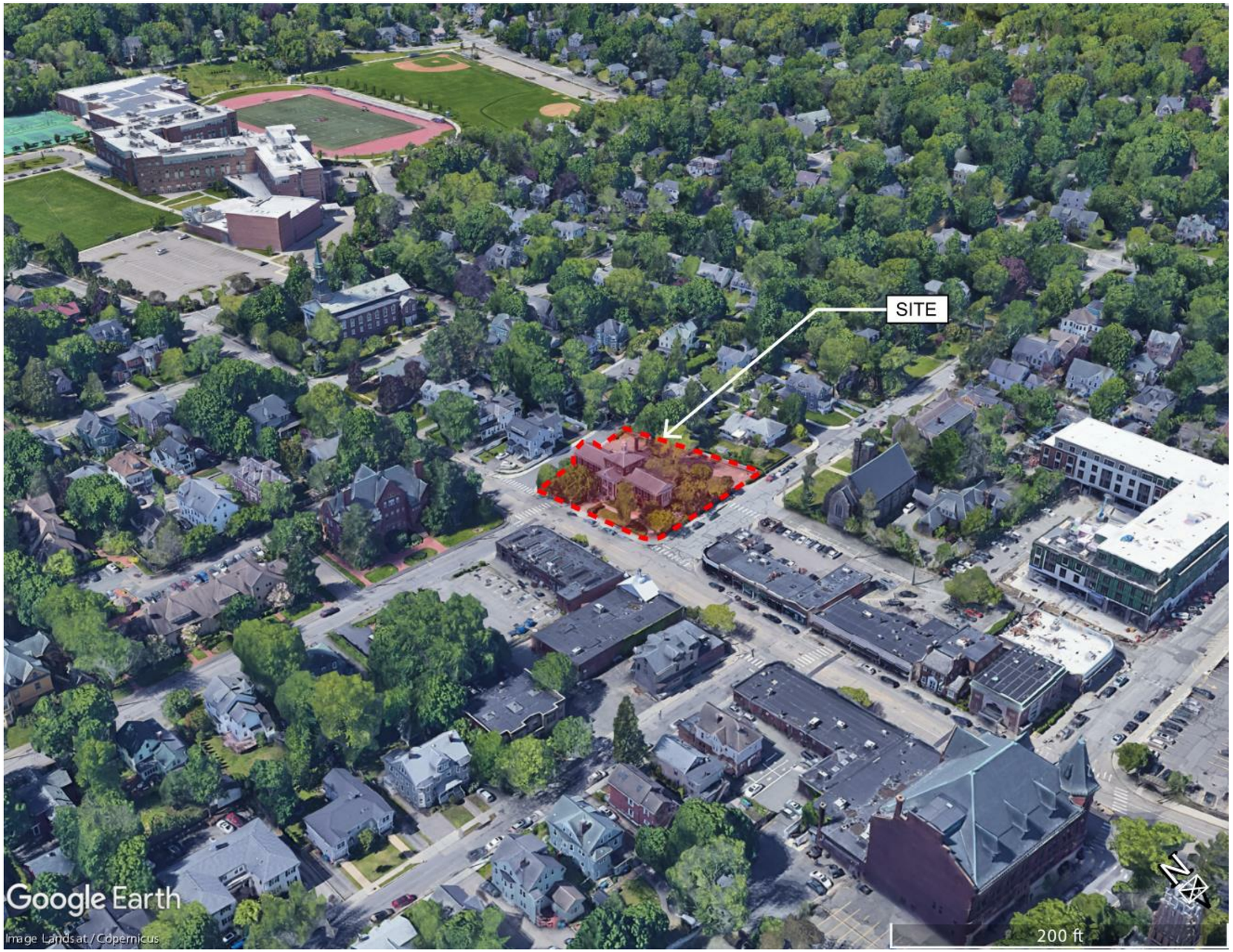
NewCAL Progress Studies for Newtonville and Newton Centre

NewCAL Working Group
April 28, 2020

PRELIMINARY DRAFT

Bargmann Hendrie+ Archetype, Inc.



NewCal Newtonville

Site Aerial

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NewCal **Newtonville Option 1: Retain Existing Building**

Site Plan Program Area: 31,900 SF Garage Area: 8,700 SF

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NewCal **Newtonville Option 1: Retain Existing Building**

First Floor Plan: First Floor Area 8,200 SF Basement Area: 3,000 SF Garage Area: 8,720 SF

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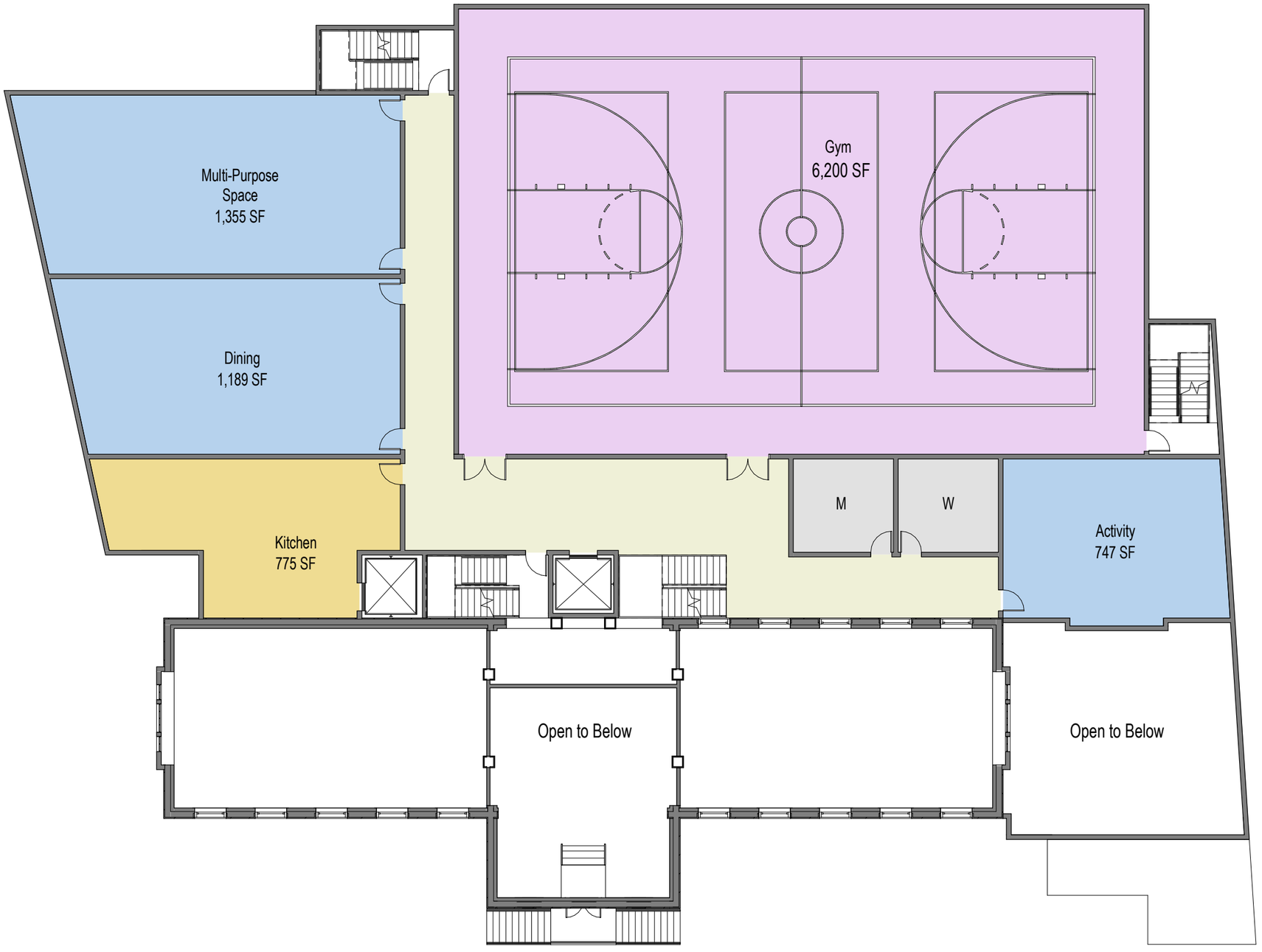

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NewCal **Newtonville Option 1: Retain Existing Building**

Second Floor Plan: Second Floor Area: 12,800 SF

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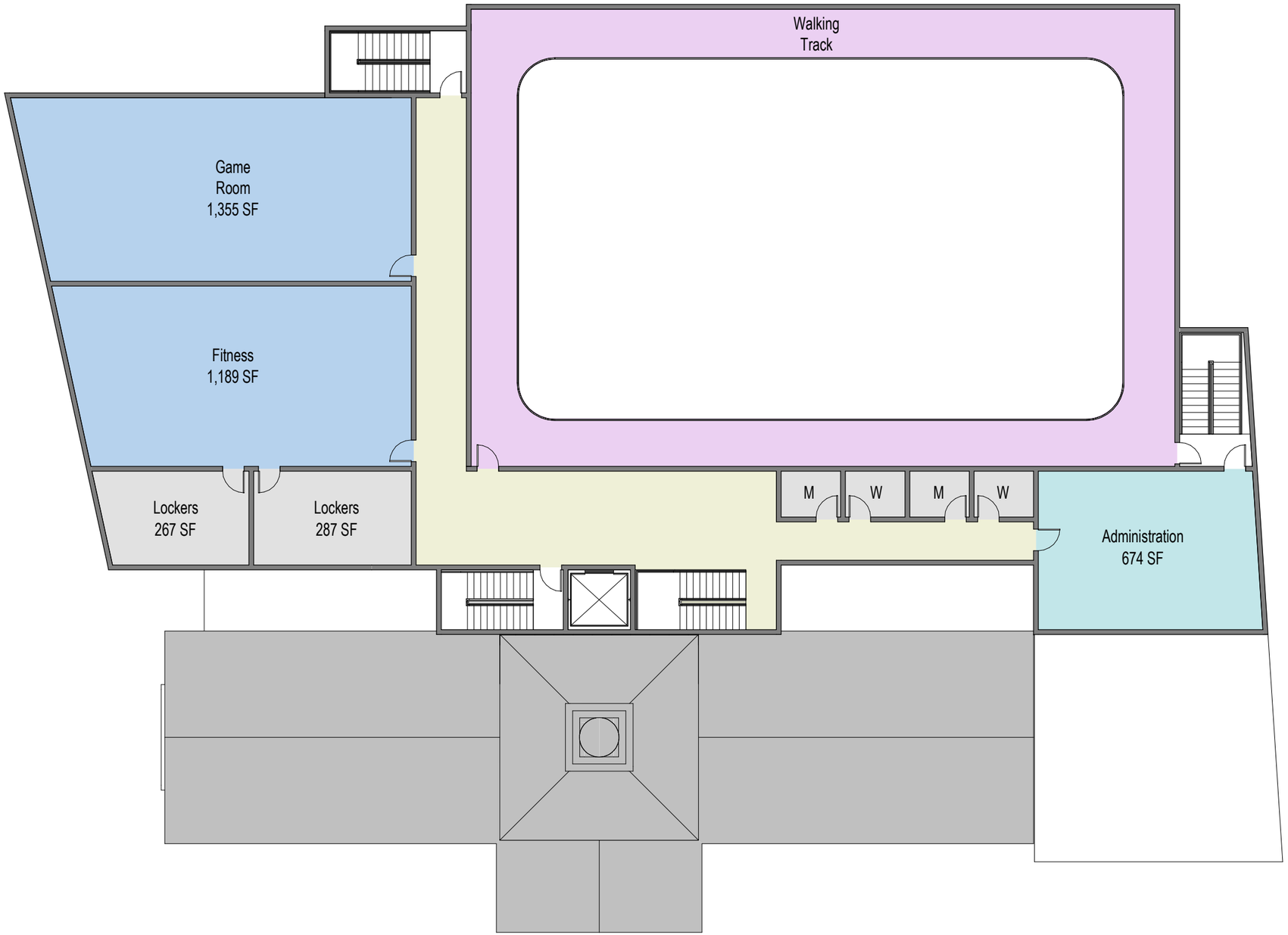

NewCal **Newtonville Option 1: Retain Existing Building**

Third Floor Plan: Third Floor Area: 7,900 SF

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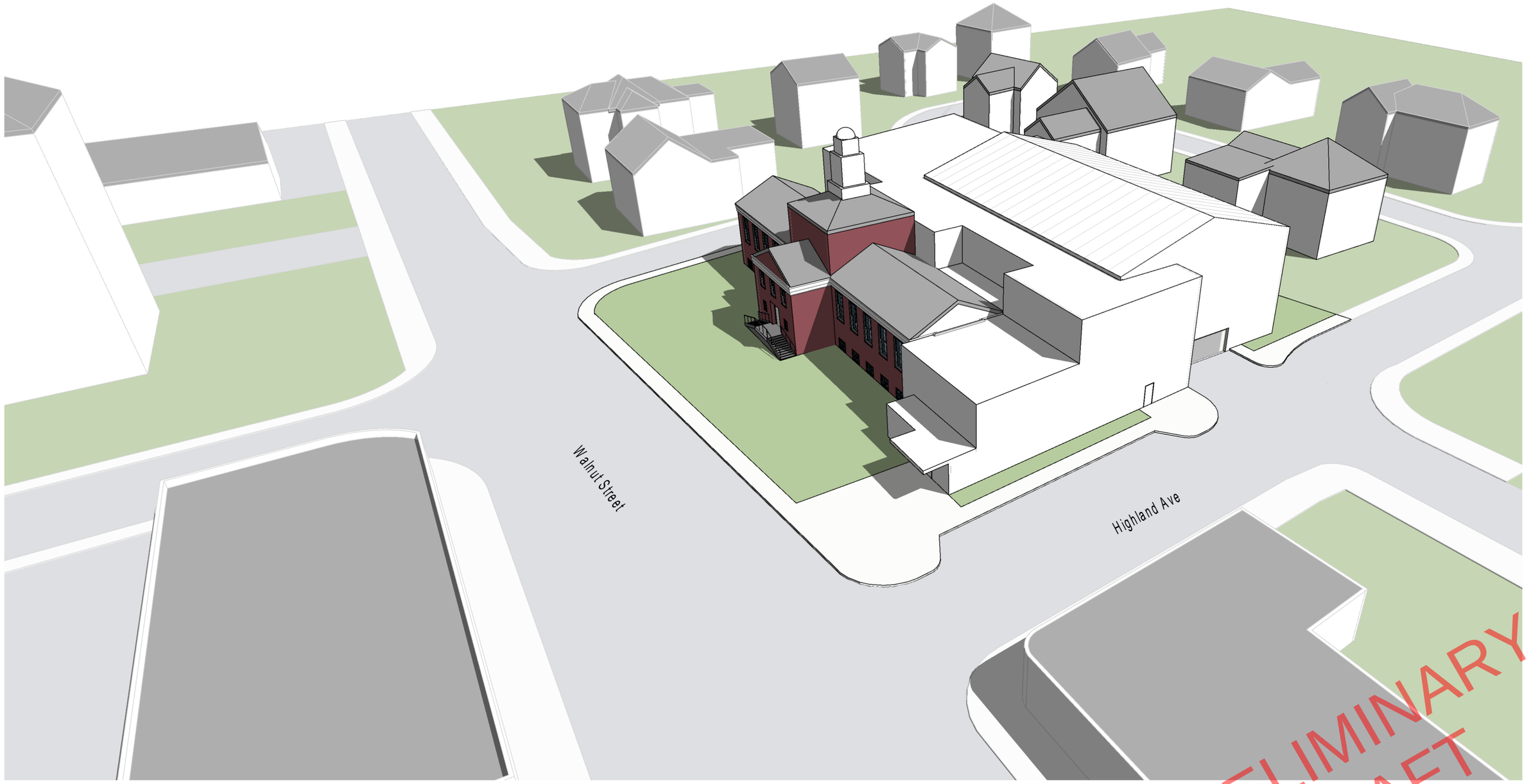

NewCal **Newtonville Option 1: Retain Existing Building**

Aerial View from Northeast

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NewCal **Newtonville Option 1: Retain Existing Building**

Aerial View from Southeast

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NewCal **Option 2**

Site Plan Program Area: 35,600 SF Parking Area: 9,900 SF

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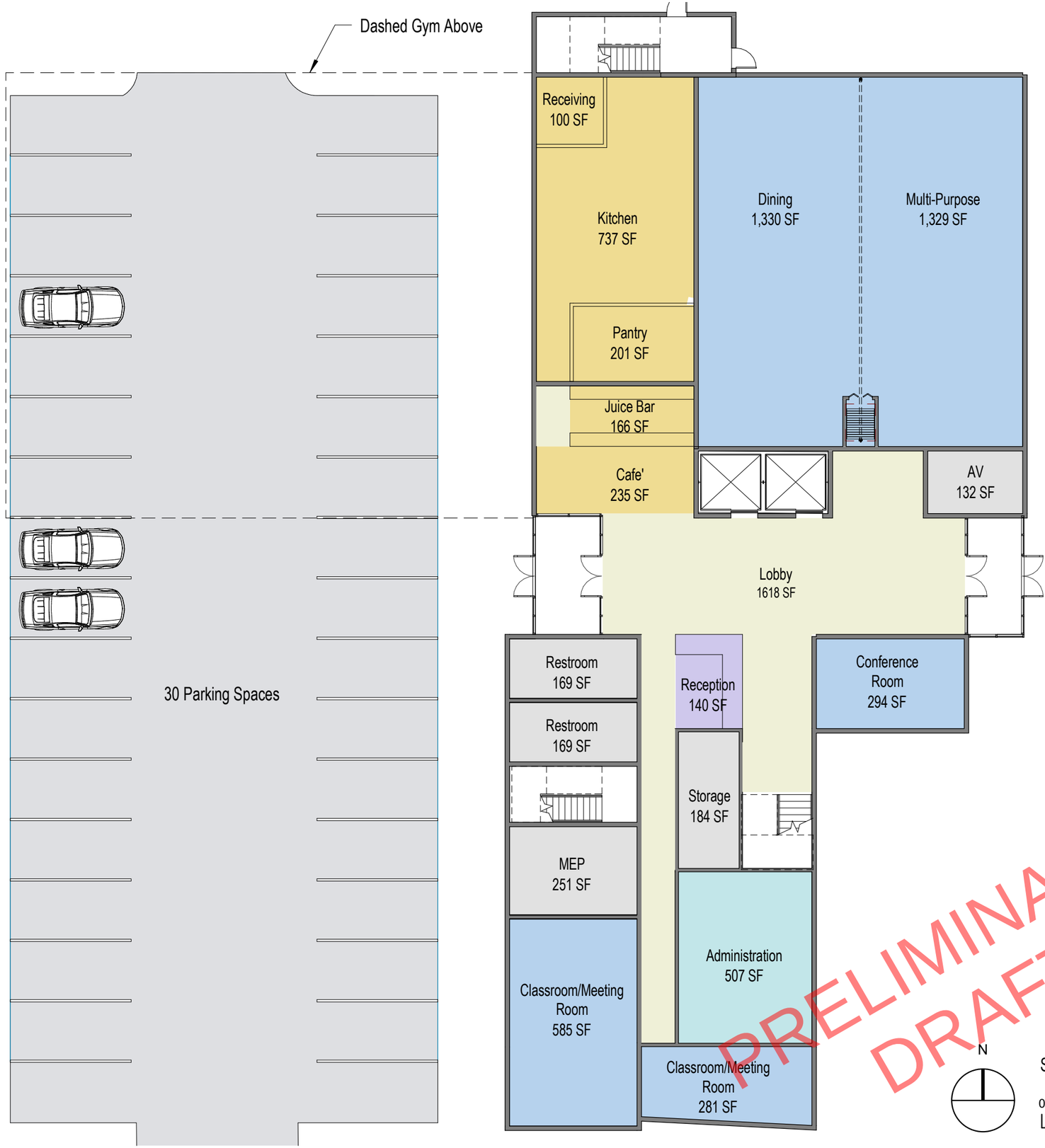

NewCal **Option 2**

First Floor Plan First Floor Area: 10,200 SF Parking Area: 9,900 SF

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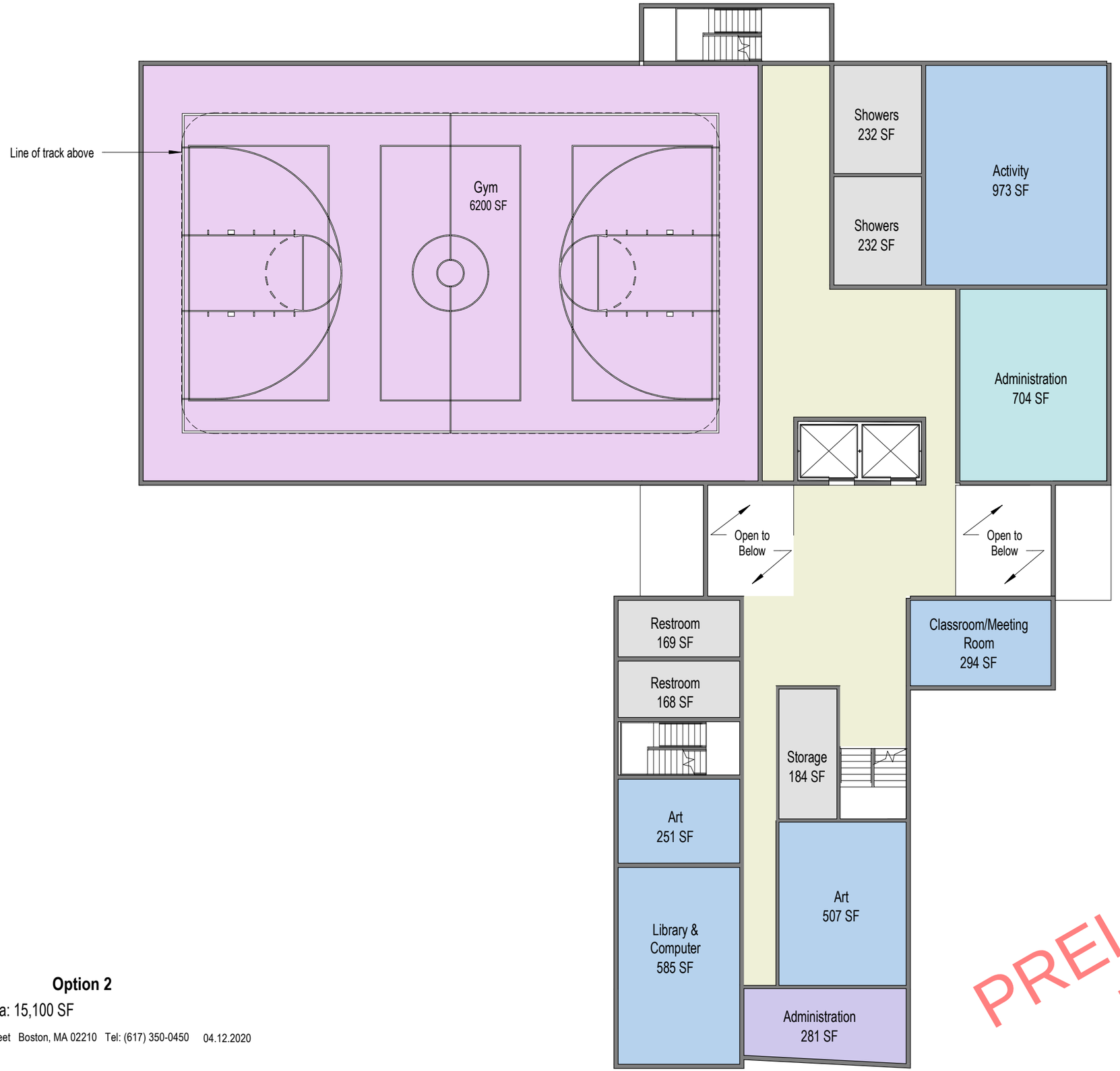

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NewCal **Option 2**

Second Floor Plan Second Floor Area: 15,100 SF

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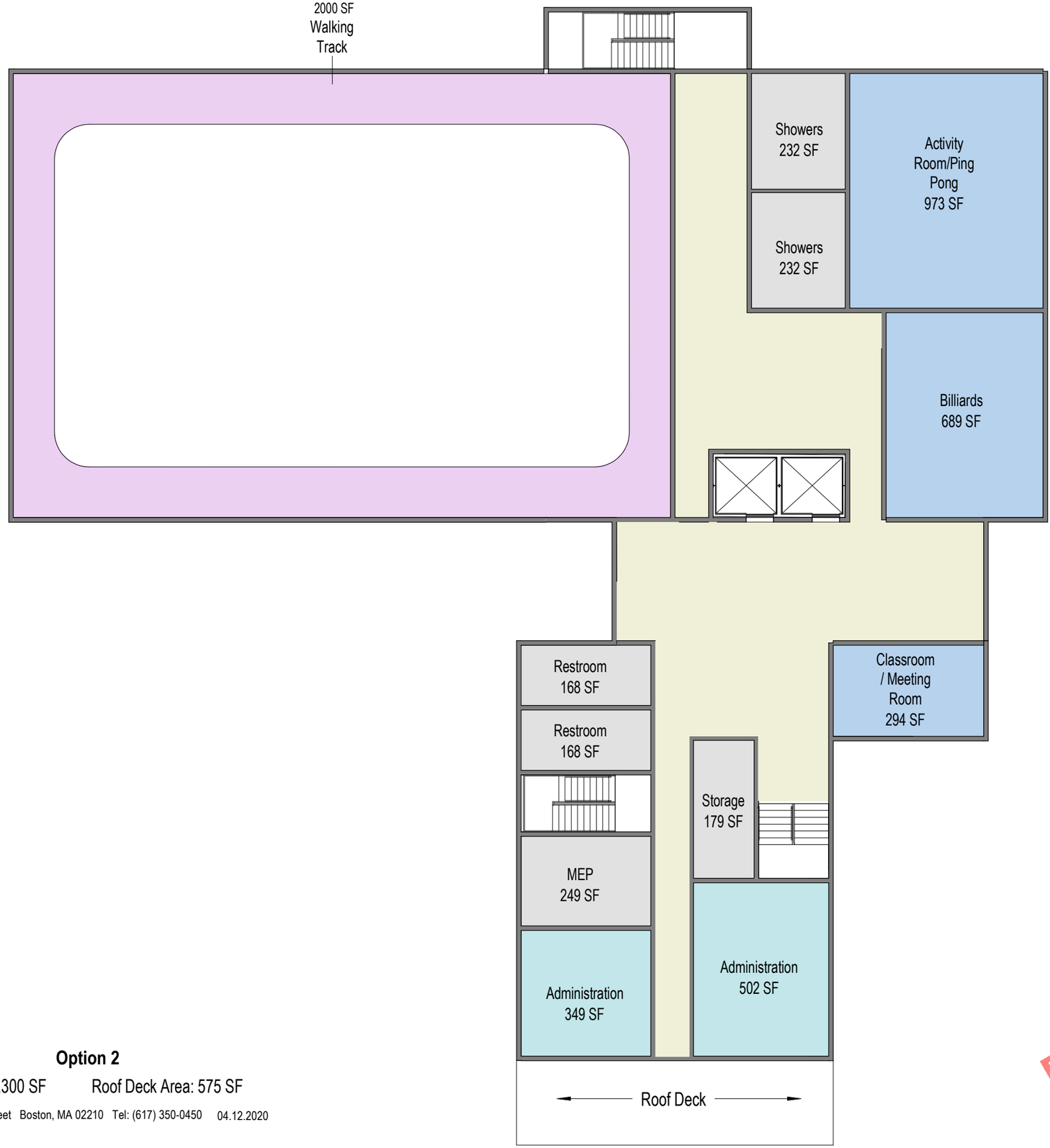

NewCal **Option 2**

Third Floor Plan Third Floor Area: 10,300 SF Roof Deck Area: 575 SF

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NewCal **Option 2**

Aerial View

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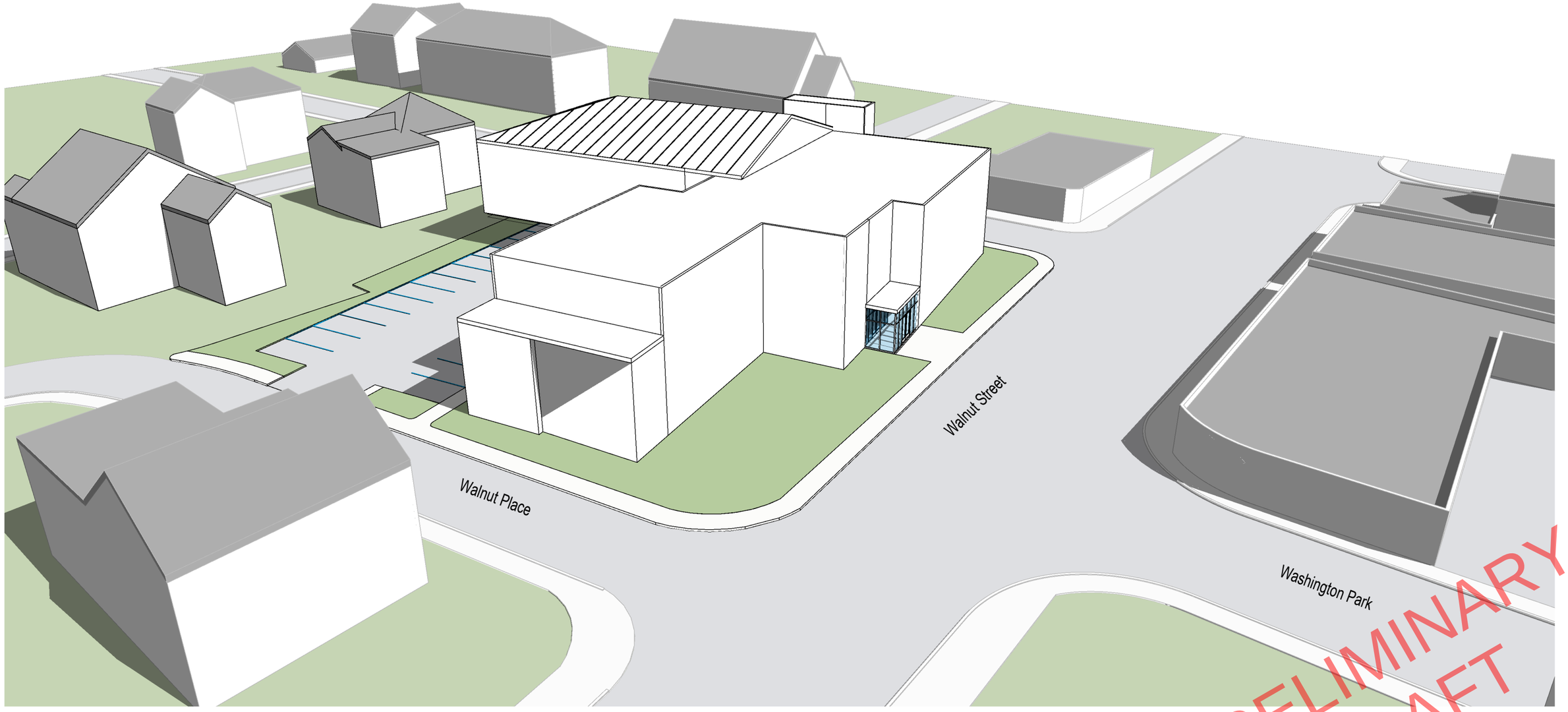

NewCal **Option 2**

Aerial View

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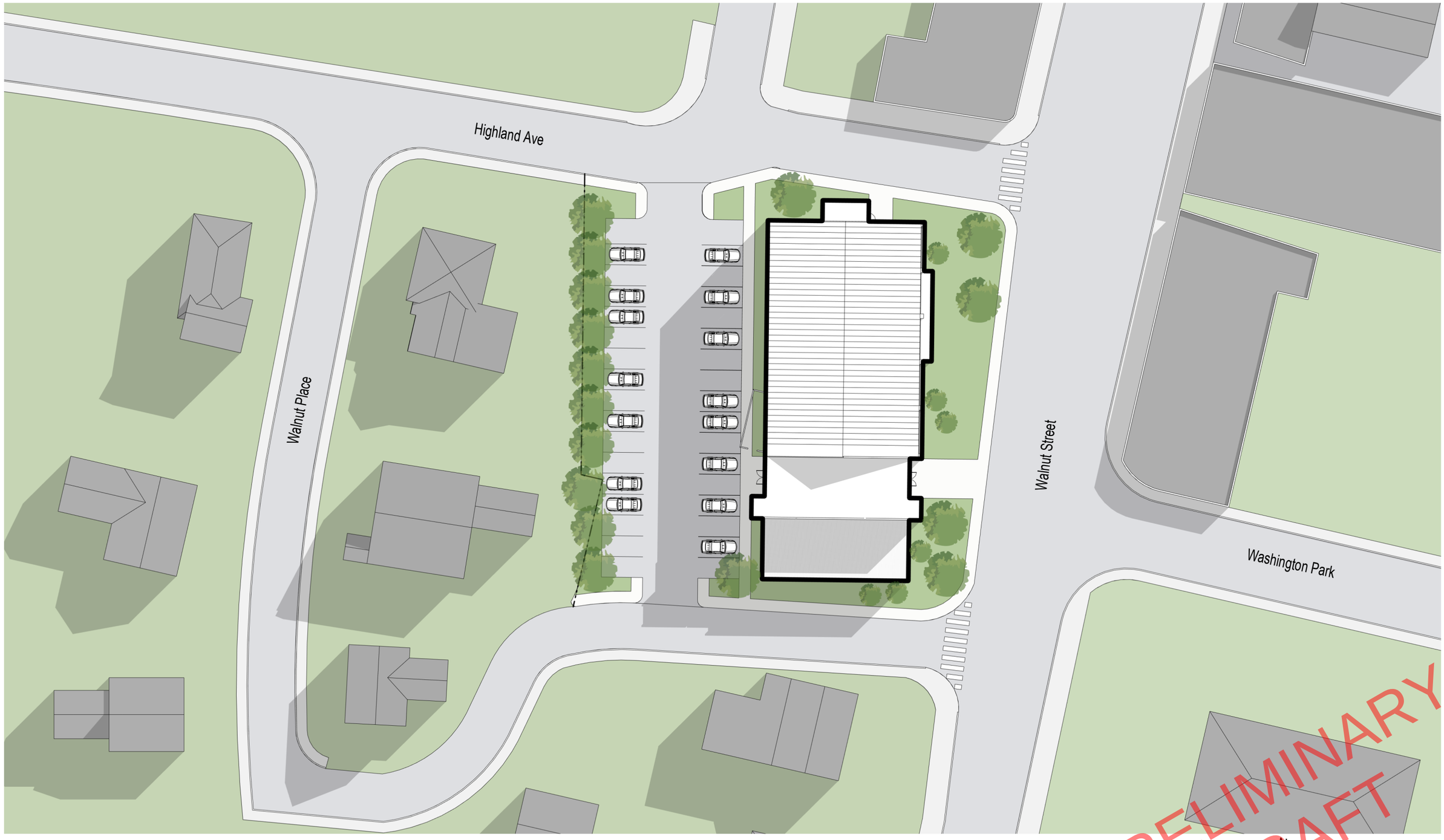

NewCal **Option 3**

Site Plan Program Area: 35,000 SF Parking Area: 9,600 SF

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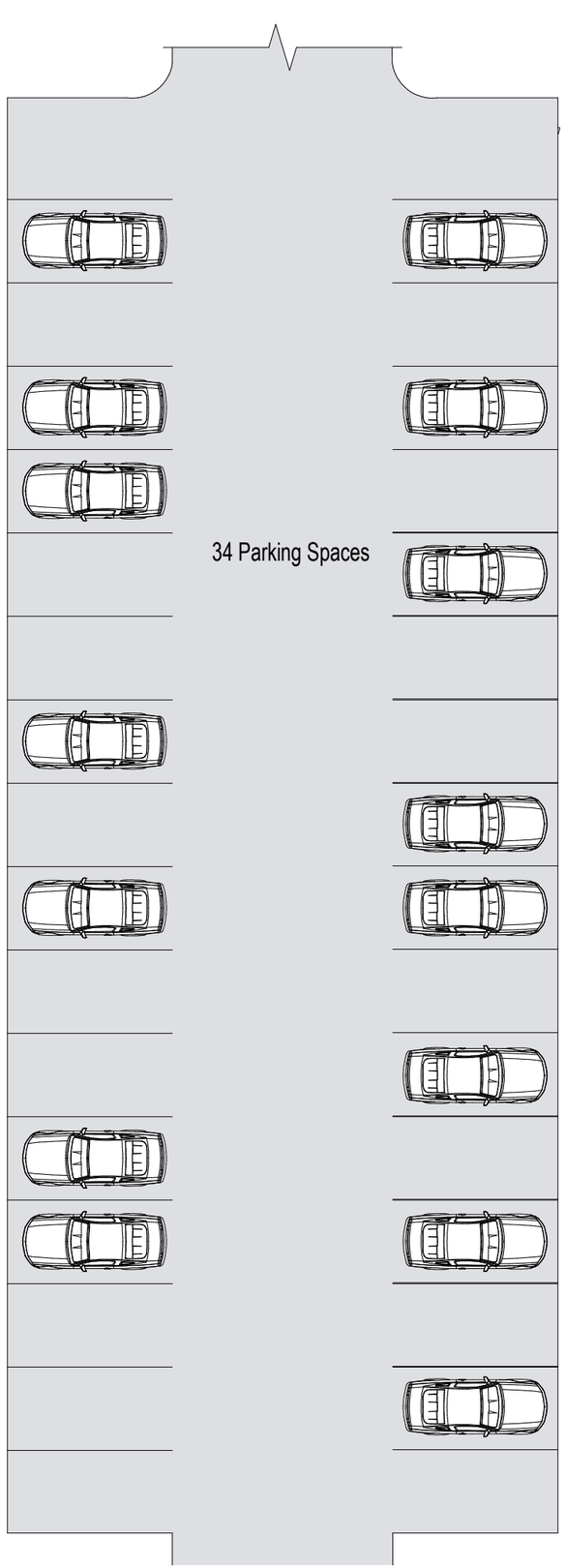

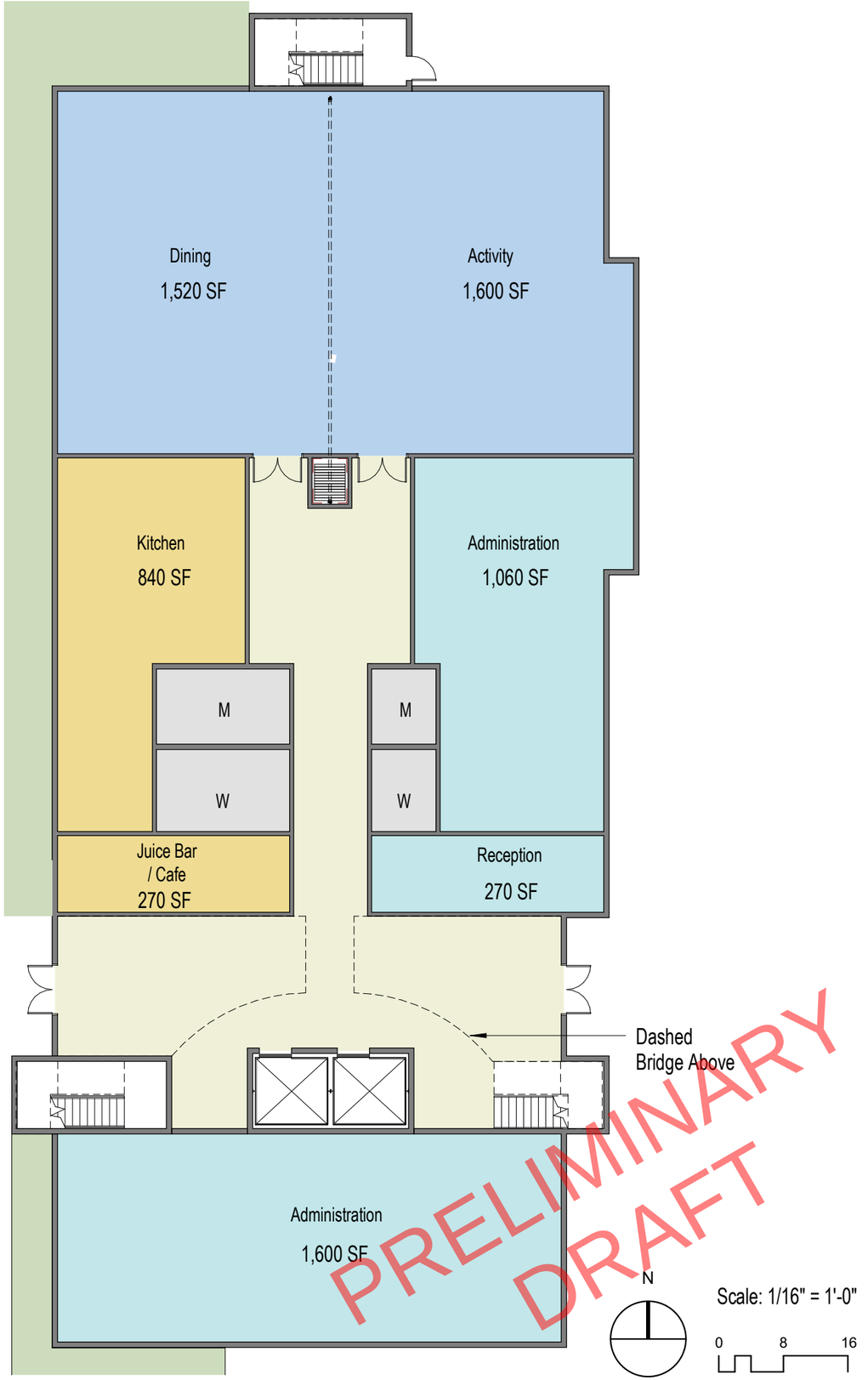

NewCal **Option 3**

First Floor Plan First Floor Area: 11,900 SF Parking Area: 9,600 SF

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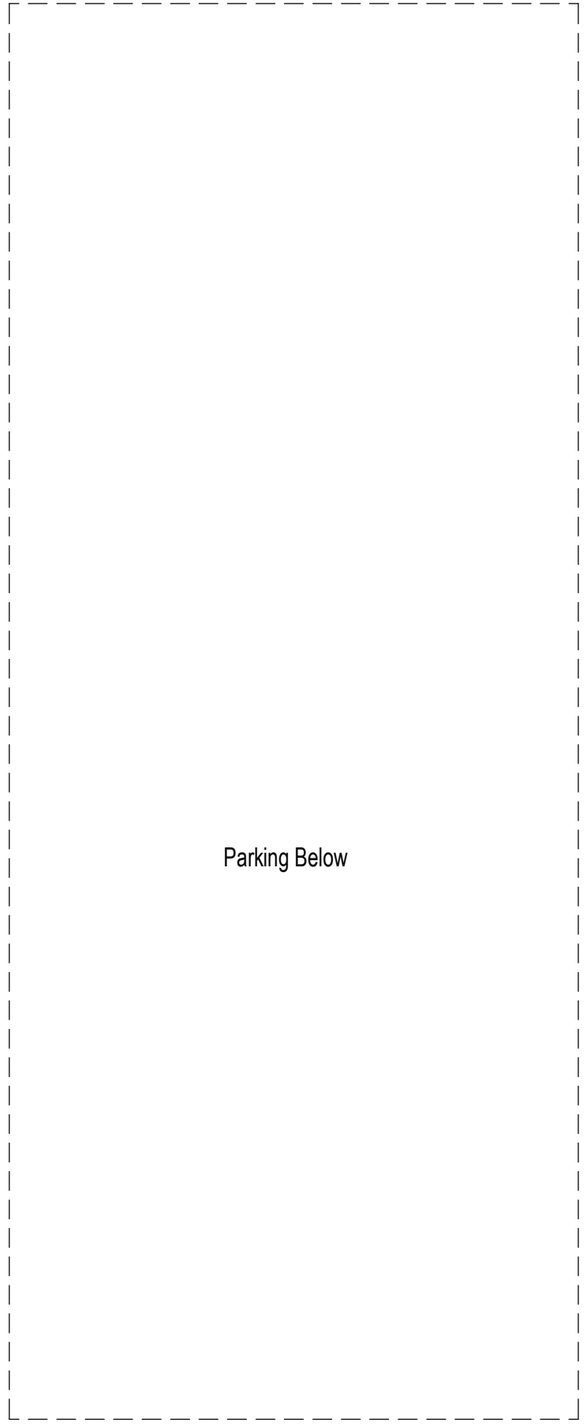

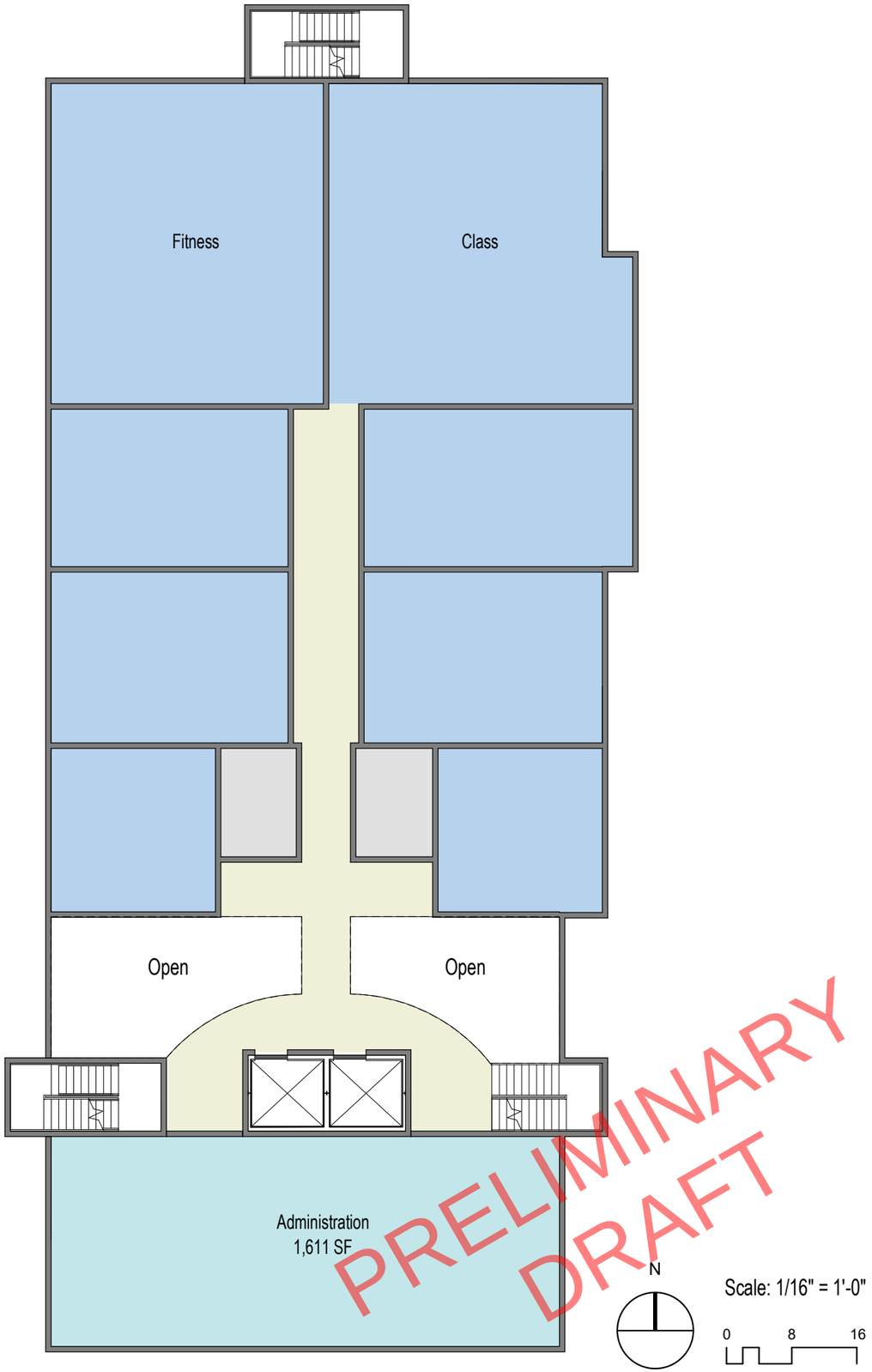

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Second Floor Plan

Option 3

Second Floor Area: 11,900 SF

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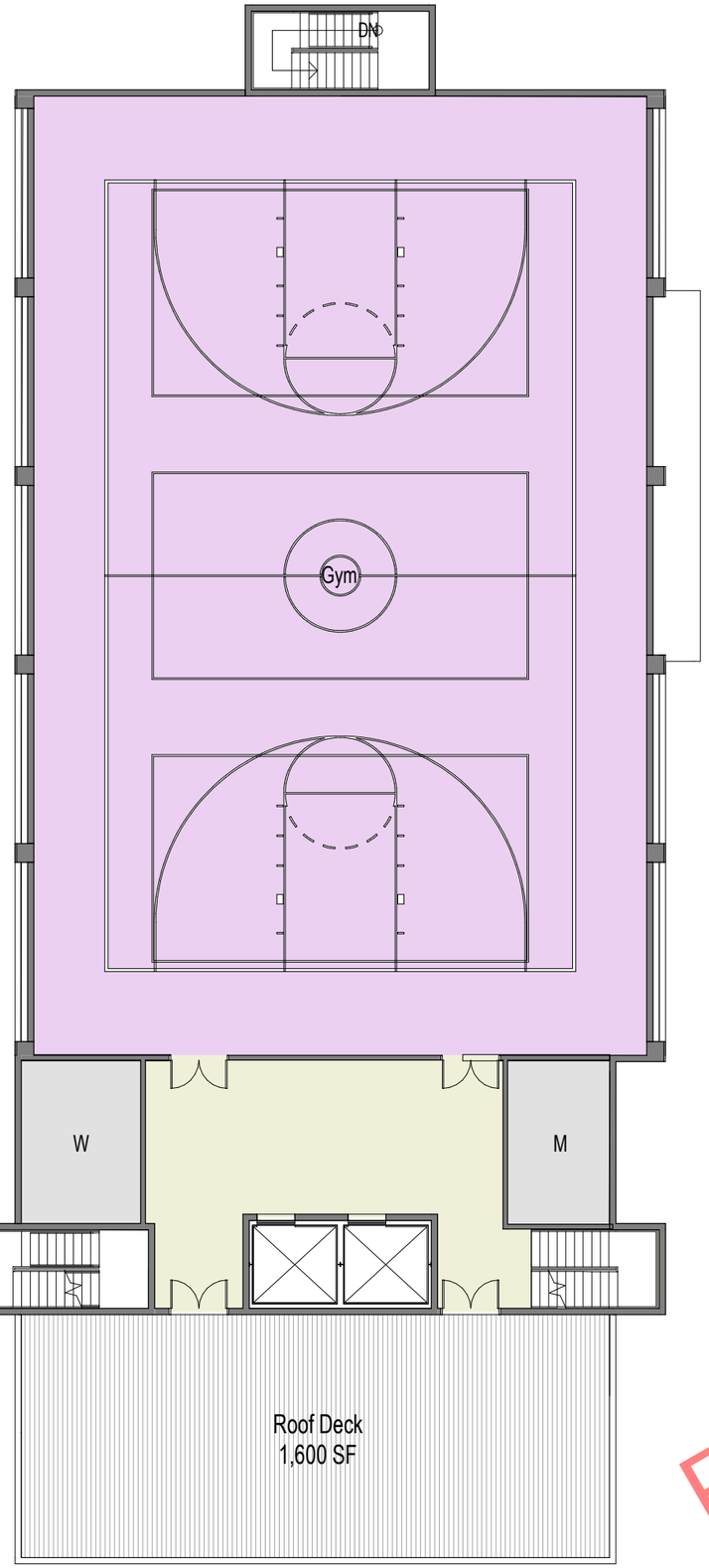

NewCal **Option 3**

Third Floor Plan Third Floor Area: 8,200 SF

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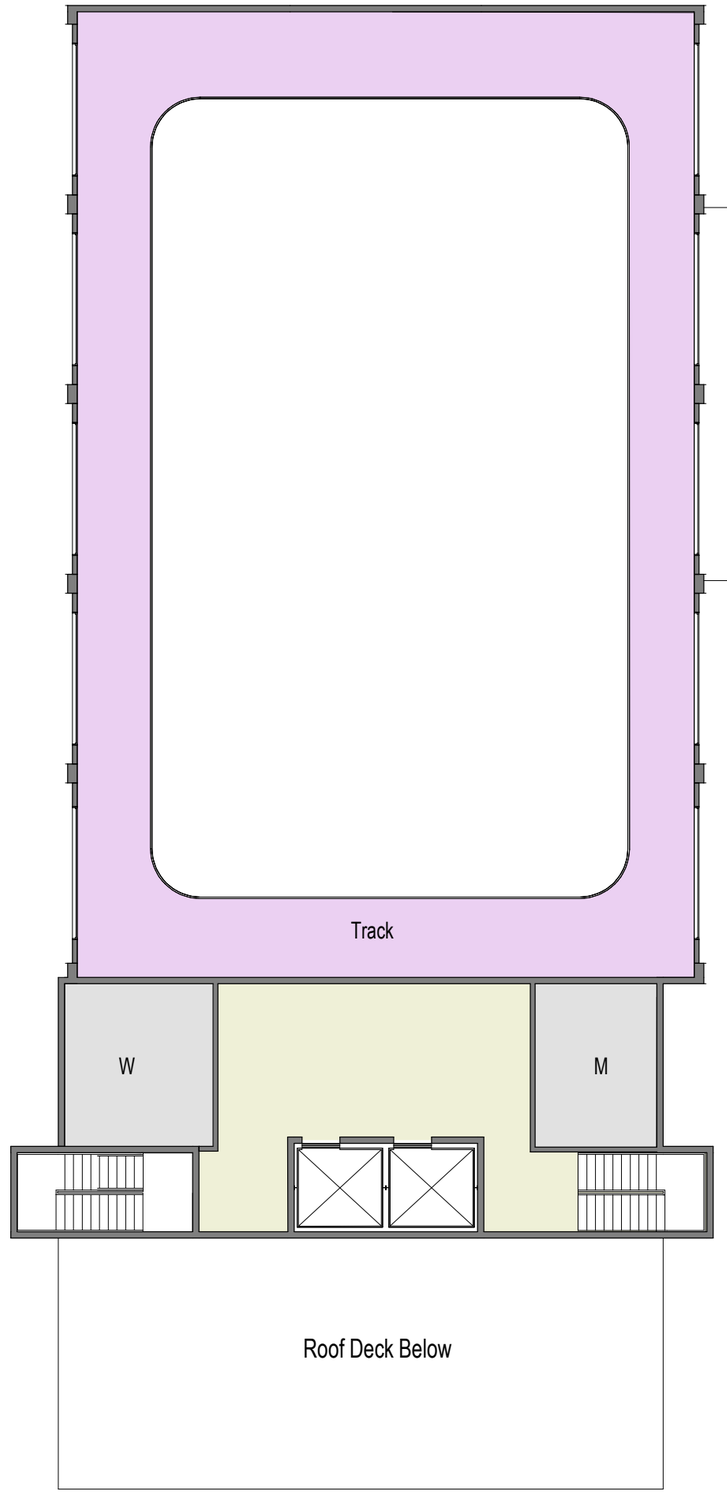

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NewCal **Option 3**

Fourth Floor Plan Fourth Floor Area: 4,000 SF

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NewCal **Option 3**

Aerial View

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NewCal **Option 3**

Aerial View

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NewCal Newton Center

Site Aerial

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NewCal

Existing Parking

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NewCal

Site Plan Program Area: 34,000 SF

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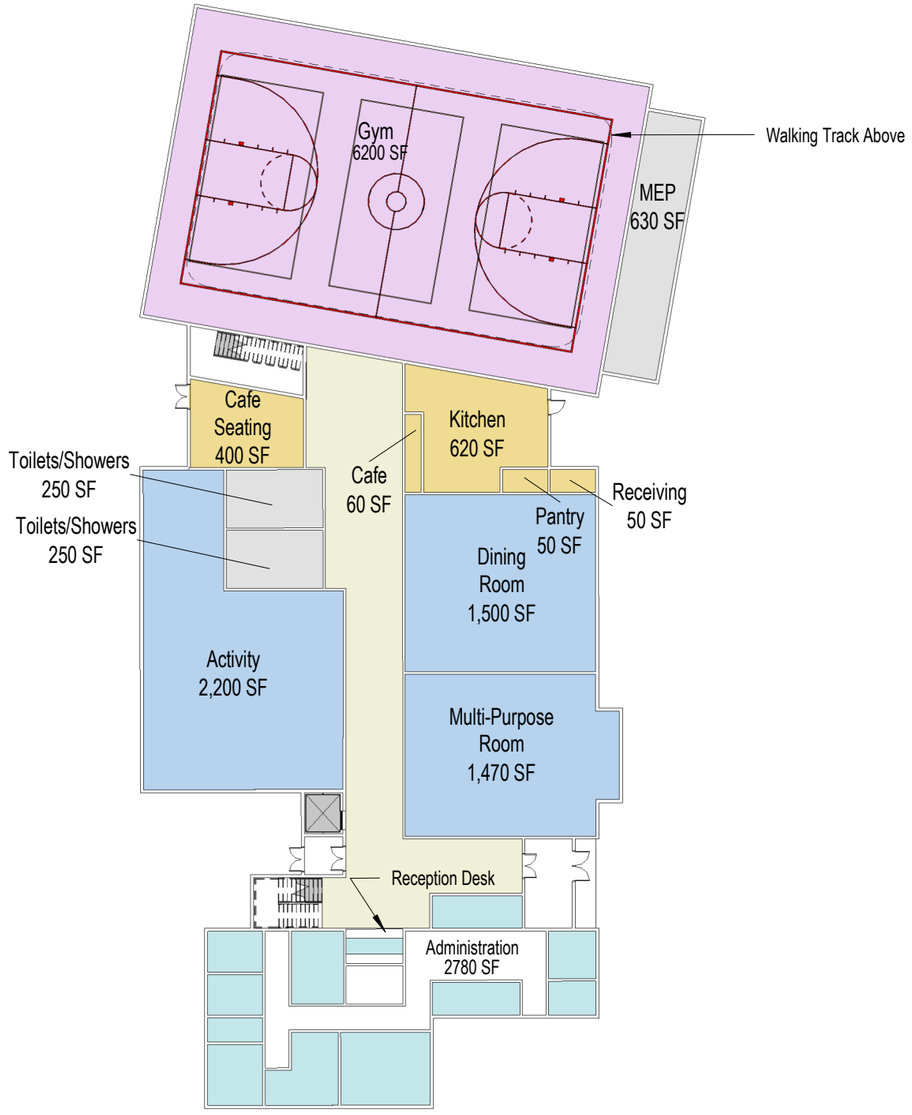

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First Floor Plan First Floor Area: 20,000 SF

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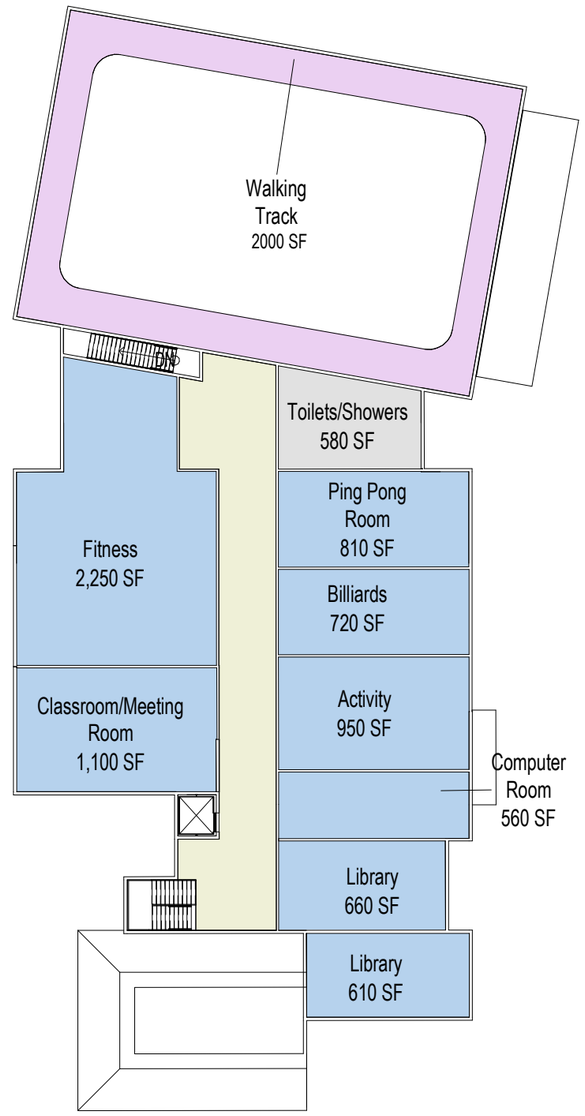

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Second Floor Plan Second Floor Area: 14,000 SF

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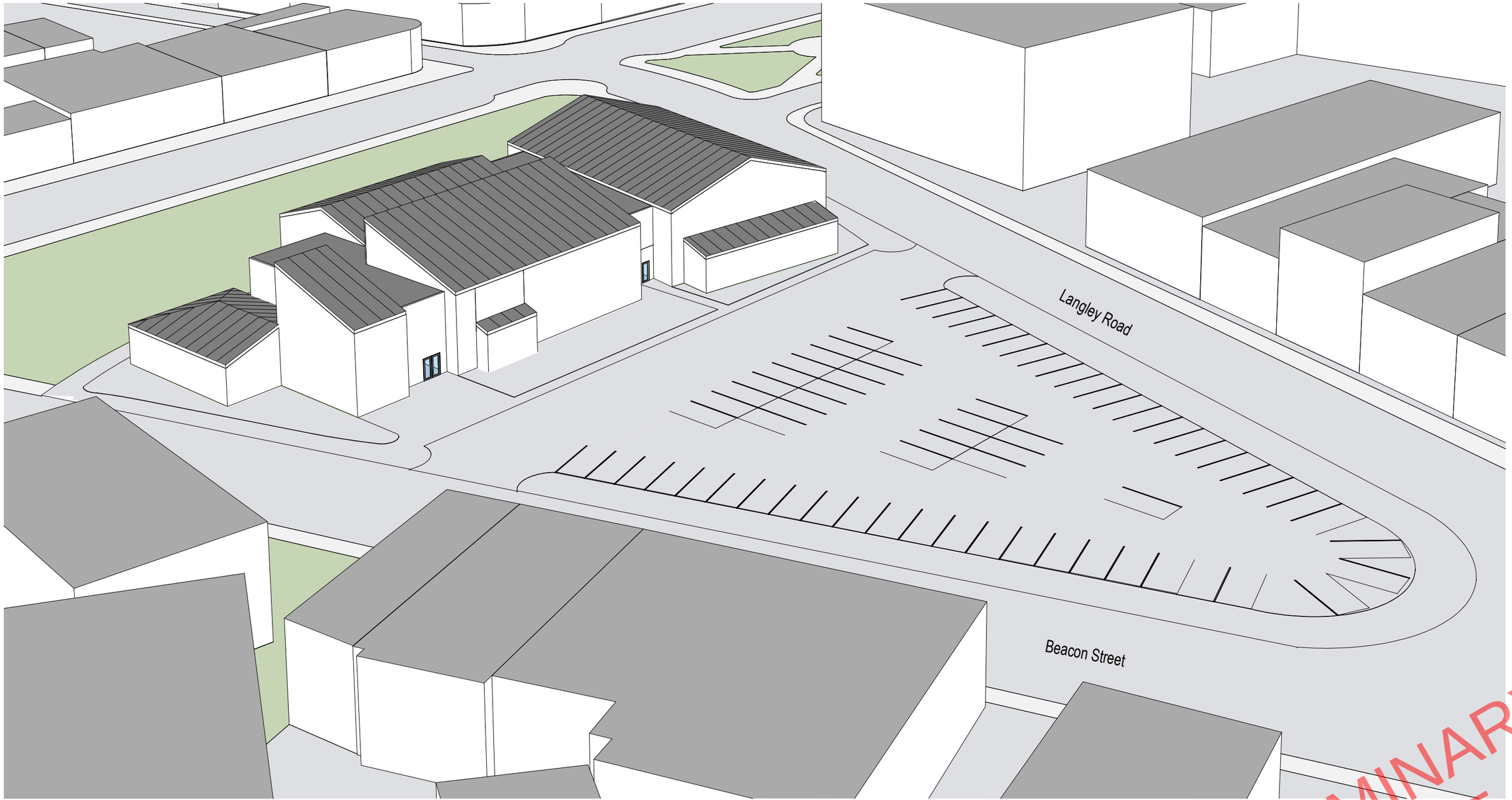

NewCal

Aerial View

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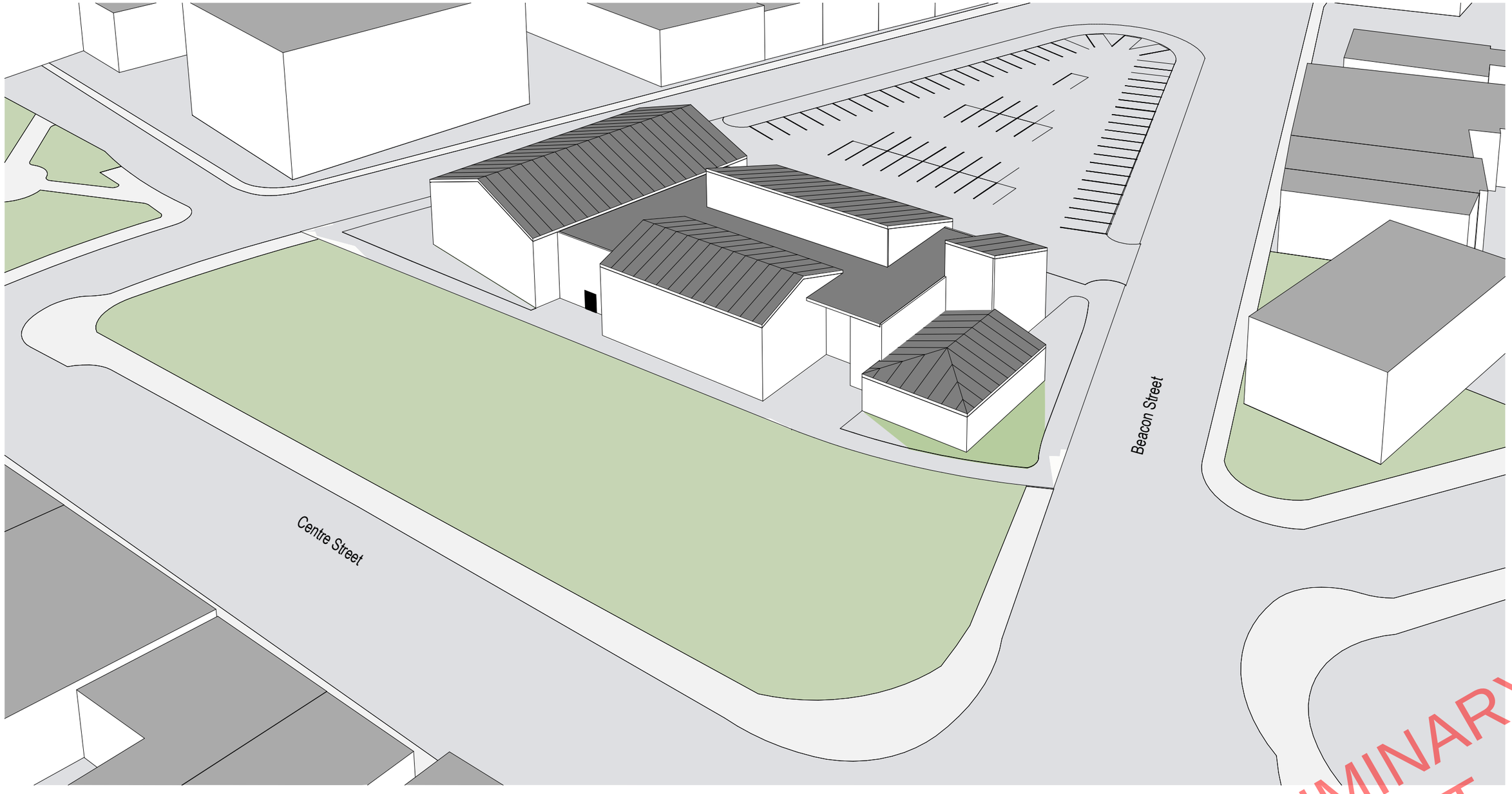

NewCal

Aerial View

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NewCal

Site Plan Program Area: 31,280 SF

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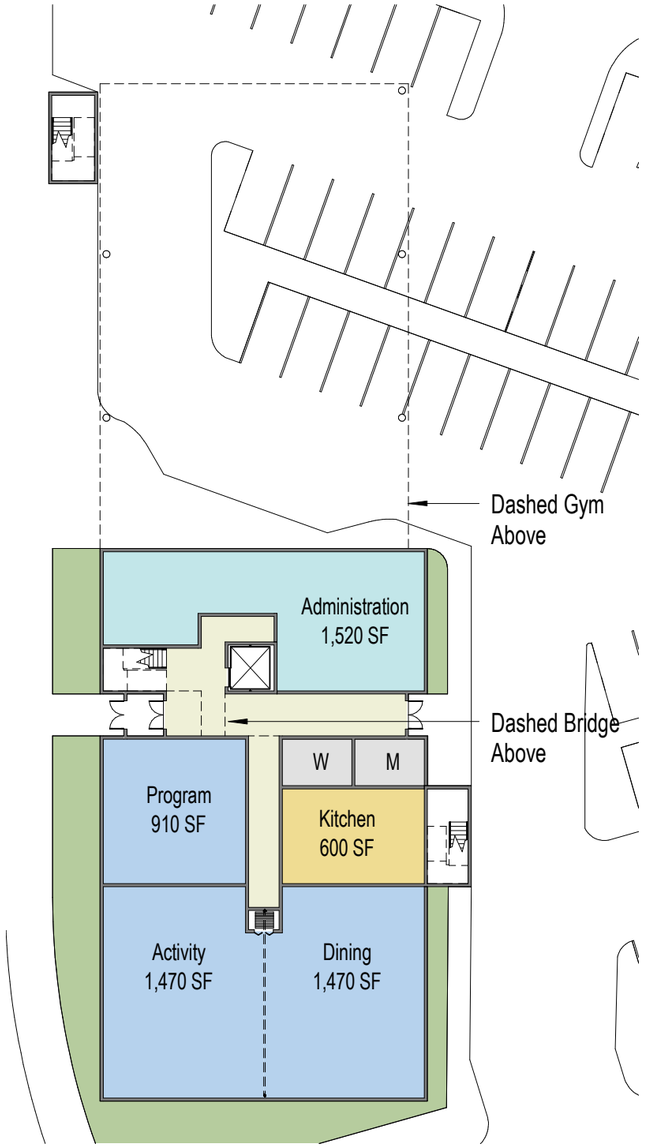
Scale: 1" = 40'

0 20 40



NewCal

First Floor Plan

First Floor Area: 8,160 SF

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N

Scale: 1/16" = 1'-0"

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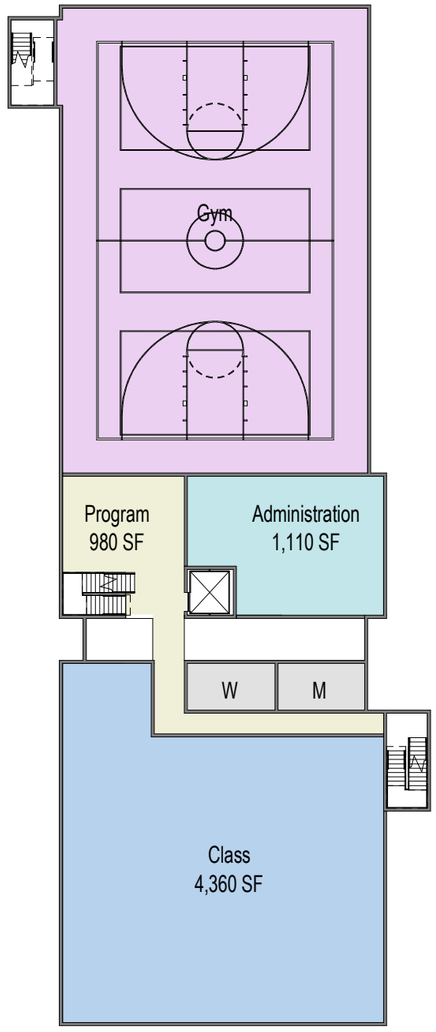

NewCal

Second Floor Plan

Second Floor Area: 14,360 SF

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N

Scale: 1/32" = 1'-0"

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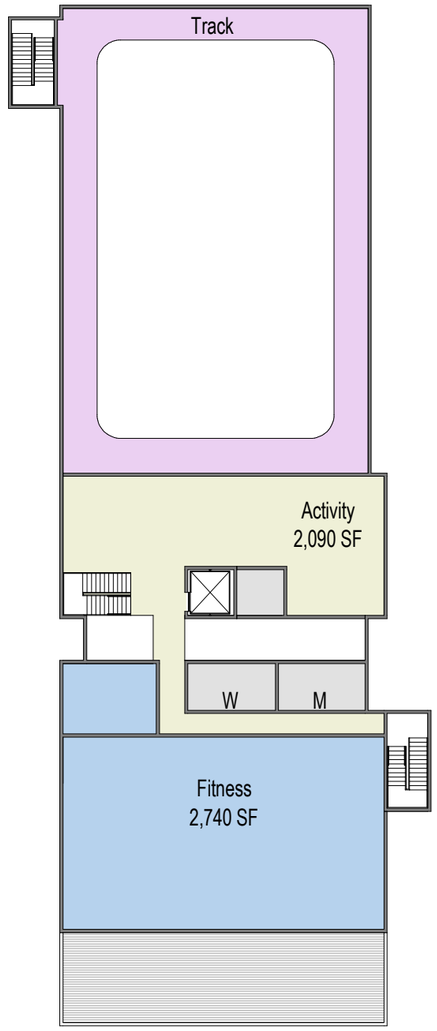

NewCal

Third Floor Plan

Third Floor Area: 8,760 SF

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N

Scale: 1/32" = 1'-0"

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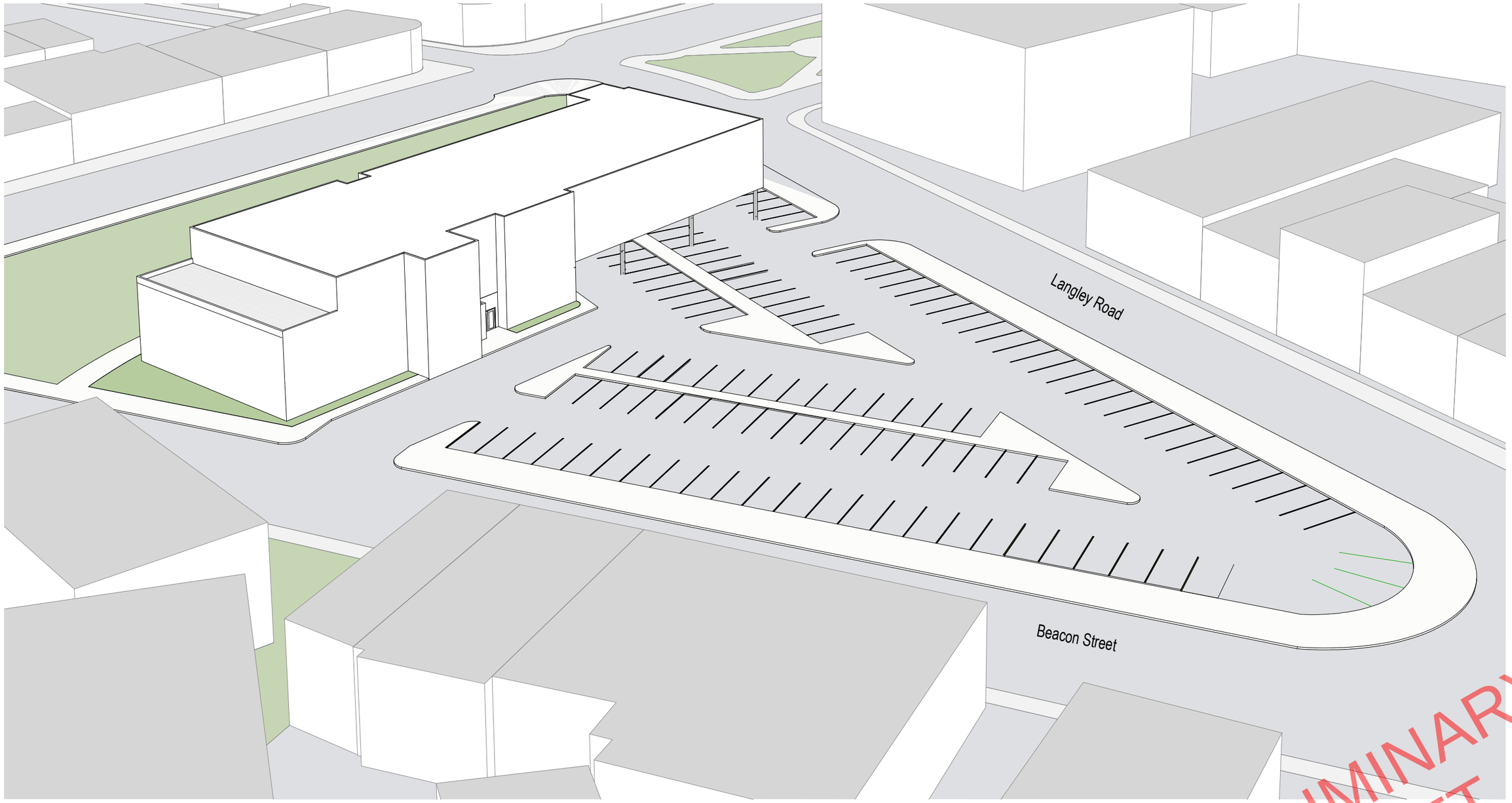

NewCal

Aerial View

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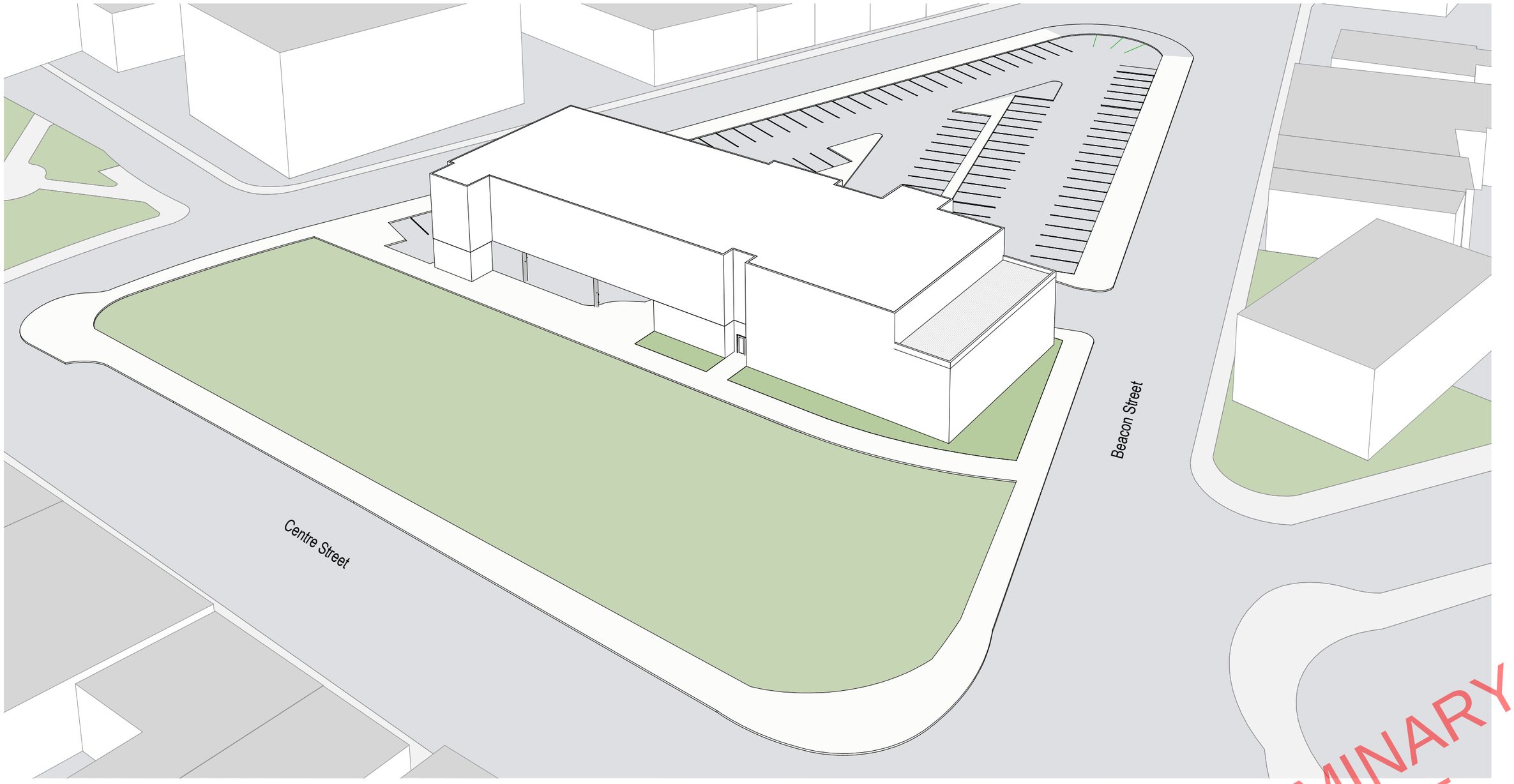

NewCal

Aerial View

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PRELIMINARY DRAFT

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Site Plan

Scale: 1" = 40'

0 20 40

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Newton NewCAL
April 28,2020

OPTION STATISTICS

	345 Walnut Street, Newtonville			Newton Center Triangle			
	Option 1 use existing	Option 2 all new 3-story	Option 3 all new 4 story	Option 1 all new 2 story	Option 2 all new 3-story	Option 3 all new 4-story	
Building Program Area	32,000	35,000	35,000	34,000	31,000	35,000	sf
Covered Parking Area	9,000	5,000	0	0	2,000	0	sf
Total Area: Building & Parking	41,000	40,000	35,000	34,000	33,000	35,000	sf
Floor Levels	3	3	4	2	3	4	
Parking Spaces	26	30	34	70	119	119	
Roof Deck	0	600	1,600	0	1,400	1,600	sf

Note:
1) building area includes all enclosed program area but not the covered parking
2) roof deck areas as per current schemes.
3) Parking for Newton Center site reflects parking in entire lot

bh+a

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