


## Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, May 12, 2020					
Date: Zoom Meeting (online)					
Time: 9:30 AM					
					
<b>Attendees:</b>					
Alex Valcarce	Public Buildings Dept.	Y	Maureen Lemieux	Chief Financial Officer	---
Amanda Berman	Planning Department	---	Nancy Scammon	Parks & Rec Dept.	Y
Barney Heath	Planning Department	---	Norm Meltz	Community Member	Y
Bea Goldsmith	Community Member	Y	Rachel Sherman	City IT	---
Nicole Banks	Parks & Rec Dept.	---	Richard Rasala	Community Member	Y
Brooke Lipsitt	Community Member	Y	Sandra Butzel	Community Member	---
Deb Youngblood	Health/Human Services	---	Seth Bai	Veteran's Services	---
Devra Bailin	Planning Department	Y	Sue Rasala	Community Member	Y
Ellen Ishkanian	Mayor's Office	---	Susan Albright	City Councilor	Y
Gabriel Holbrow	Planning Department	---	Thomas Rooney	Public Buildings Dept.	---
Jack Neville	Parks & Rec Dept.	---	Zachery LeMel	Planning Department	---
Jayne Colino	Senior Services Director	Y			
Jini Fairley	Working Group	Y	Tom Murphy	NV5	---
John Rice	Community Member	Y	Melissa Gagnon	NV5	Y
Jonathan Yeo	Chief Operating Officer	---	Joel Bargmann	BH+A	Y
Josh Morse	Public Buildings Dept.	Y	James Bruneau	BH+A	---
Linda Walsh	Public Health Dept.	---			

Josh Morse opened up the online Zoom meeting at 9:33AM. The purpose of today's presentation is to review comments based on an updated presentation in preparation for the upcoming Community meeting on May 21. Currently, all six (6) options presented are 33,000SF so from an overall size perspective, the building area is unitized.

In response to feedback and recommendations at the last Working Group meeting on 4/28/20, BH+A prepared a presentation entitled NewCAL Progress Studies for Newtonville and Newton Center - Preliminary Draft, dated May 12, 2020. Included are variations of (5) options previously reviewed, as well as one additional option, for the two sites.

## Newtonville site (NV)

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

In this design, a 3-story addition is pulled as tight as possible to the back of the existing building. Approximately 3000SF per floor in the existing building can be utilized for program area (identified as activity spaces). A glass enclosed urban space at the corner of Walnut and Highland, creates a new reception area with a juice bar, while allowing for transparency to the existing building façade.

If there is a desire to expose three sides of the existing building, some north side program area (including the corner space at Walnut/Highland) could move to the west side, which would bring the addition within three feet of the property line. An alternate site plan was presented. There was consensus that the building should not encroach upon the property line further westward.

Circulation from the new entry to the elevator lobby may be challenging and will need to be worked out. A store was added at the new elevator lobby. Including the basement, there are five different floor levels. The parking area accommodates (27) spaces in an area beneath the dining and multipurpose room (sizes of these two common areas shall be studied further as they are currently slightly undersized). The gymnasium is on the north side of the building, closer to the larger structures on Highland Ave.

- *A variation could include a 4<sup>th</sup> story behind the cupola, at the pitched roof.*

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

This is a three-story version without the existing building. There are (30) parking spaces with approximately 50% of the spaces covered, underneath the gymnasium. The main entrance is centrally located relative to the building plan, with through lobby access from Walnut Street to the parking garage. A maker space could be considered, as a combined art and computer lab on

the 2<sup>nd</sup> floor. Programming is distributed with destination spaces on the upper floors and more public spaces on the ground level, with a larger green space along Walnut Street, at the corner of Walnut Place.

- *The aerial and street views shall be updated to adjust the rendered appearance of the glass walls at the ground floor, which currently appear as a fence.*

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

This is a four-story version without the existing building. The building has been pulled back further and is now close to 80 feet from the property line. There are (34) parking spaces, with no covered garage, which offers a cost saving opportunity. Similar to Option #2, there is through lobby access from Walnut Street to the parking lot. The two-story lobby space will help to connect the three floors of programming. Overall building massing steps down closer to the neighborhood, southward, from Highland Ave towards Walnut Place. The design intent is for the height of the addition not to exceed the height of the cupola.

- *Shadow projections will be studied further to better understand the possible impact of a four-story building.*

## General Comments - Newtonville:

- *For all options, the north facing aerial view rendering shall be updated to show existing retail buildings on both sides of Walnut Street.*
- *Street names shall be included on all renderings.*
- *Existing mature trees will be evaluated to determine which, if any, can be salvaged.*

## Newton Centre Triangle site (NC)

Similar to Newtonville, three (3) options were presented, as further renditions in response to feedback, to options reviewed last week. For all (3) options, NewCAL faces the Newton Centre green, oriented with the gymnasium on the north side, across from the former Church building. Note that the existing triangle parking lot has 152 spaces.

## NC Option #1: Two-story design with (92) at grade parking spaces (uncovered)

Parking is accessible from both Langley Road and Beacon Street. The building is connected to the existing landscape/walkway system. A through lobby connects green space to parking (similar to Newtonville options #2 and #3). Programming is distributed with destination spaces on the 2nd floor and more public spaces on the ground level, with a café and patio facing the green.

## NC Option #2: Three-story design with (127) at grade parking spaces (partial covered)

By raising the gym with some parking underneath and by closing off parking lot access to/from Beacon Street additional parking spaces are accommodated. Similar to other options, through lobby access connects green space to parking. There is potential for a large roof deck.

- *If the roof deck were smaller, perhaps the building mass could be compressed and shift north or south, to increase the number of parking spaces.*

## NC Option #3: Four-story design with (127) at grade parking spaces (partial covered)

In response to feedback last week, the four-story Newtonville plan was presented on the Newton Centre site. The building shifted northward and (127) parking spaces are accommodated.

## General Discussion – Newton Center Triangle:

- *During construction, existing gardens along the Newton Center green would need to be temporarily moved and replanted.*
- *Existing mature trees should be able to be protected. The trees would be evaluated.*

## General Discussion:

- *Building entrances should be indicated with larger arrows.*
- *Drawings are essentially sketches of test fits to prove that the NewCAL program is possible and can be accommodated on either of the two sites. In the final plans, the program elements may be in different places. s show the basic components, sizes and relationships of the program.*



- *Site Option Statistics were reviewed for all options presented. Covered Parking “Area” will be edited to read Covered Parking “Spaces.” The area is not needed for the presentation.*
- *The decrease in the total # of parking spaces is a deficit in the # of spaces.*
- *For each of the two (2) sites, the plan would be to have approximately (30) dedicated spaces onsite, close to the building. Total available parking, on and off site, will need to be determined.*
- *With regard to current parking in Newtonville, there are 13 spaces onsite and 45 offsite.*
- *For Newton Centre, in addition to creating dedicated onsite parking, the spaces lost will need to be replicated. Options #2 and #3 accommodate 127 spaces. Of the 127, 30 would be dedicated for NewCAL. To replicate the 152 community parking spaces, an additional 55 spaces will need to be provided. Nearby parking lots and streets as well as conversations with business owners will be considered.*
- *In response to a question about the feasibility of a parking deck at the Triangle, at the opposite end from NewCAL, it was noted that parking structures add time and cost. An option would be ground level retail with two parking levels above. Zoning adjustments or a special permit will need to be implemented.*
- *As noted previously, it will take time to make the Newton Center site viable for NewCAL as there are many factors which will need to be considered and approved as part of the overall vision plan for that site. Traffic and parking improvements will need to be resolved.*
- *As noted previously, if all factors were equal, and if Newton Center were a better site for NewCAL, the question is whether the site is worth the extended amount of time?*
- *In terms of comparative cost between the two site options, the cost for NewCAL at the Newtonville location is \$16.5M, which is the budget. In Newton Center, additional time to work out parking and traffic would contribute to escalation, which over 5 years would be \$6M. With regard to construction cost, time is a significant factor. Therefore, the cost for building NewCAL at the Newton Centre site is estimated to be somewhere within the range of \$26.65M to \$30M. Although a more precise cost is unknown, the final cost would be more than \$16.5M budget.*

## Upcoming Community Meeting and Next Steps

A Community meeting (via Zoom), is scheduled for May 21, 2020. A mass email went out to the NewCAL listserve and the website has been updated with meeting log-in info. Also, the meeting will be broadcast on NewTV. The plan is to present the best possible options for both the Newtonville site (add/reno, 3 and 4 story option) and the Newton Center Triangle site (2, 3 and 4 story options). The City will provide a brief historical bulleted overview outlining the site selection process. Viewers will have the ability to participate and provide comments through the “chat” feature in Zoom or by sending an email to [newcal@newtonma.gov](mailto:newcal@newtonma.gov). NV5 and the City of Newton will record and read questions. Lengthy comments will be summarized. Post recording, the presentation will be posted to the website and questions/comments can be submitted. Precautions will need to be in place to prevent Zoom bombing.

In terms of schedule, the goal is to have a site selected by the end of June. Given the ongoing Covid-19 health crisis, the site selection process will need to be accomplished through a remote format. The plan is for the Working Group to meet on 5/26 following the 5/21 Community meeting to debrief. Prior to the Working Group making a site recommendation to the Mayor, next steps will include an update to the City ward councilors as well as to the City Council Public Facilities and Program and Services committees. There will also need to be an informative review with the Newton Historic Commission.

## Additional Upcoming Meetings

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

- 05/19/20 Working Group meeting 9:30AM
- 05/21/20 Community meeting 6:00PM
- 05/26/20 Working Group meeting 9:30AM

# **NewCAL Progress Studies for Newtonville and Newton Centre**

Working Group Meeting  
May 12, 2020

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Bargmann Hendrie+ Archetype, Inc.

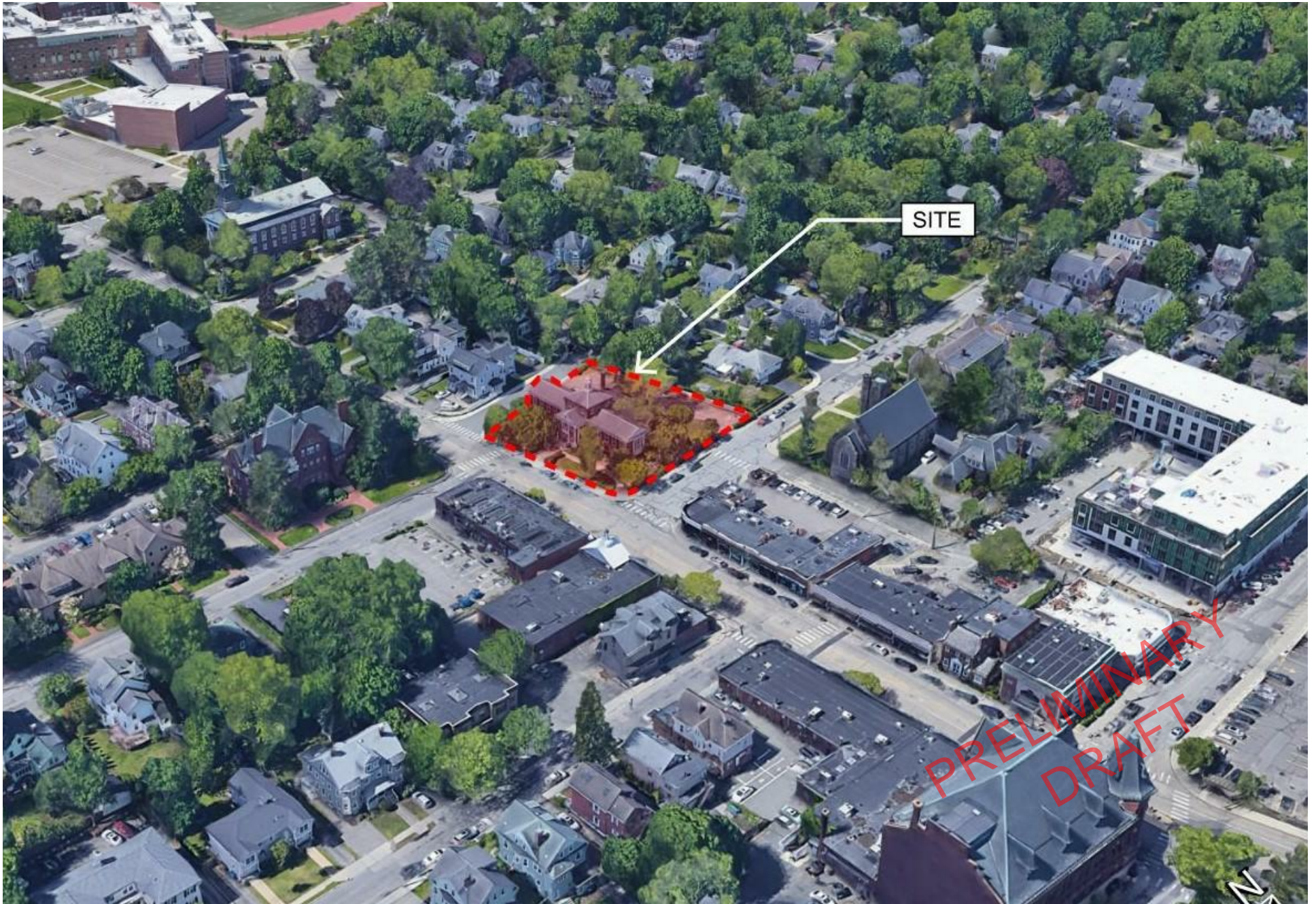
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## **PART 1. Newtonville Site**

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## Newtonville Site Context



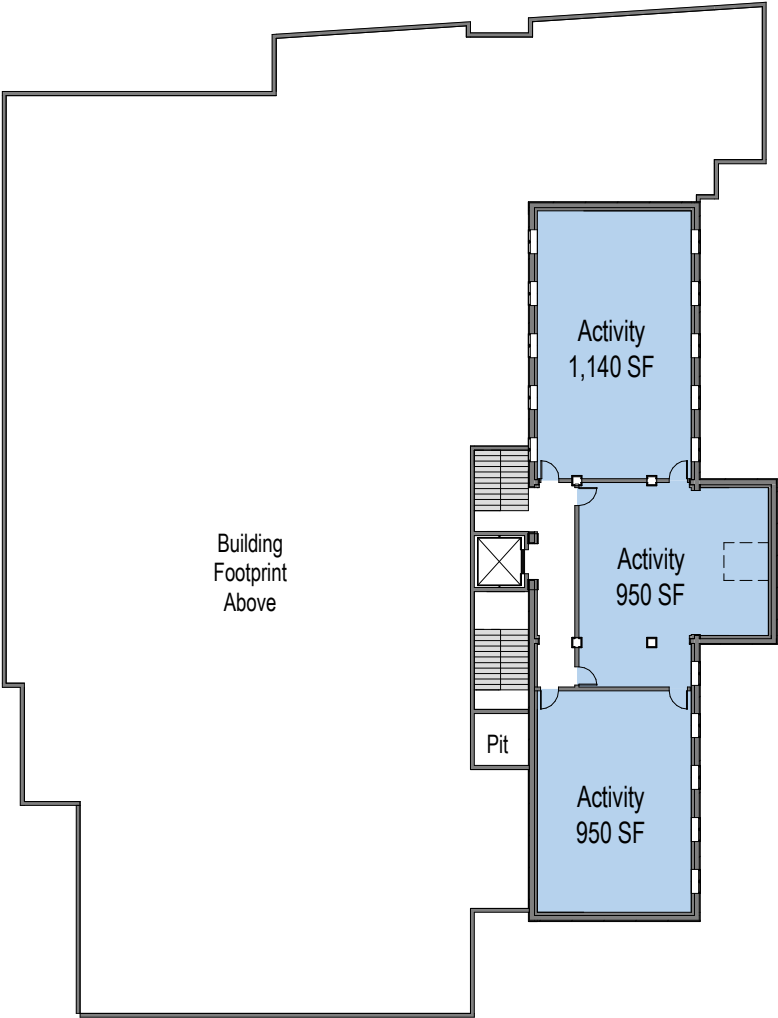


## Newtonville Option 1: Retain Existing Building



Site Plan: 33,000 sf

# Newtonville Option 1: Retain Existing Building



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Basement Plan: 3,700 sf



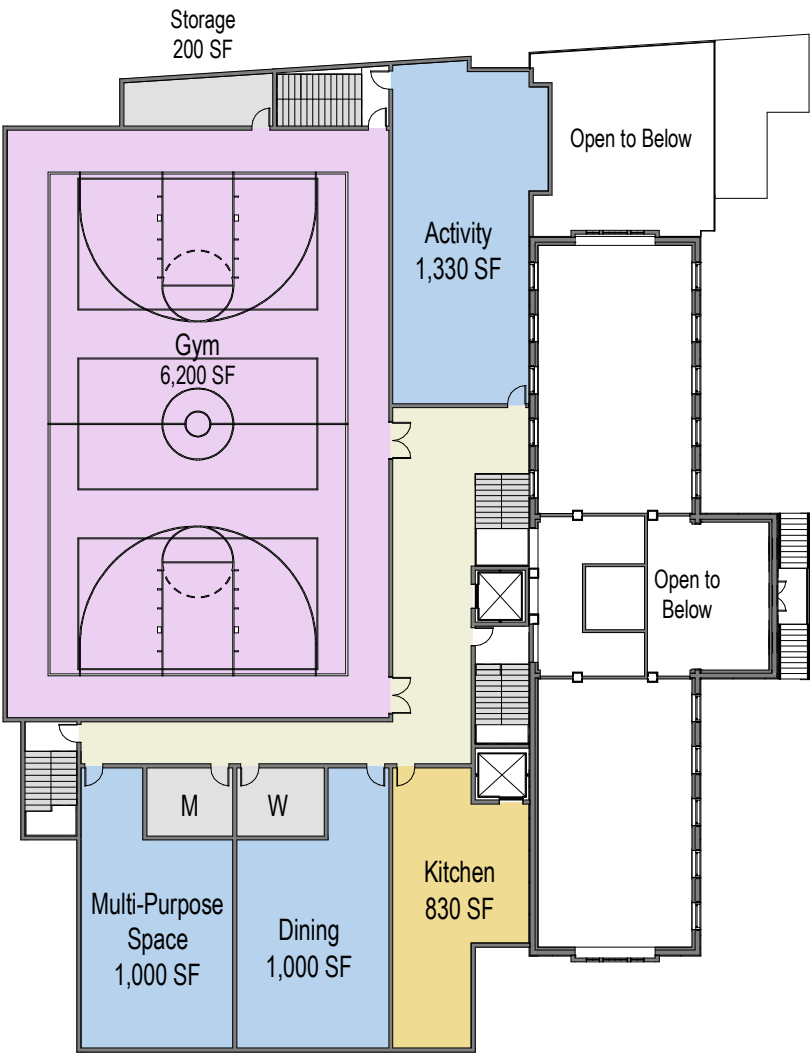
## Newtonville Option 1: Retain Existing Building



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First Floor Plan: 8,200 sf  
Garage Area: 9,000 sf

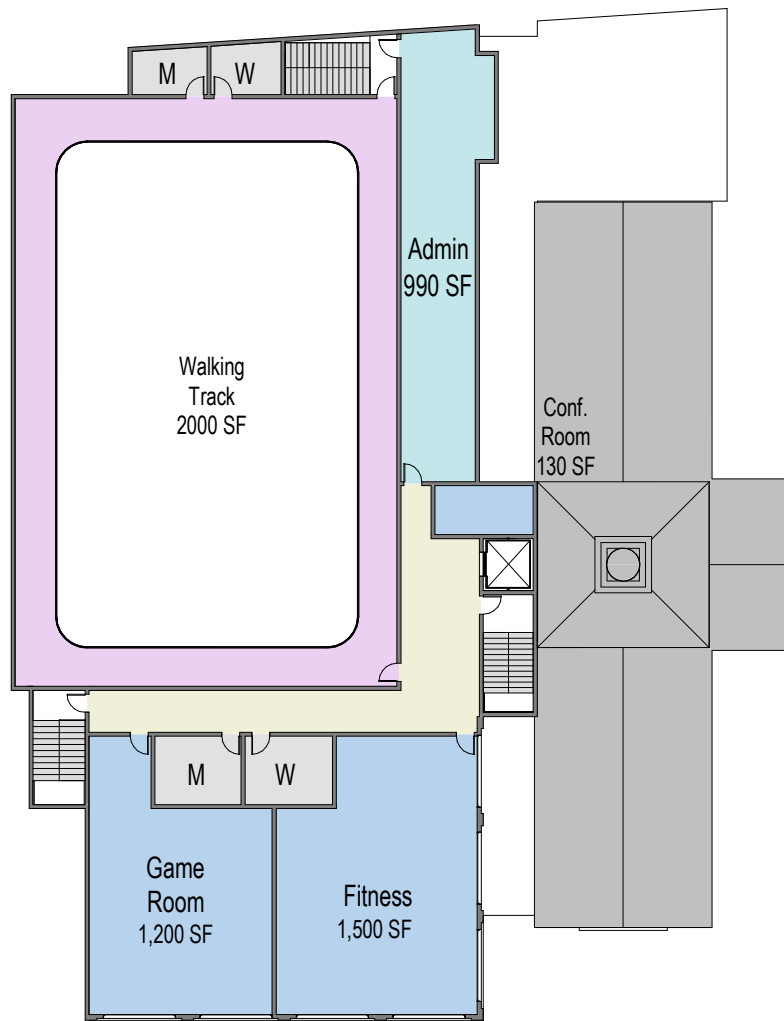
# Newtonville Option 1: Retain Existing Building



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Second Floor Plan: 13,000 sf

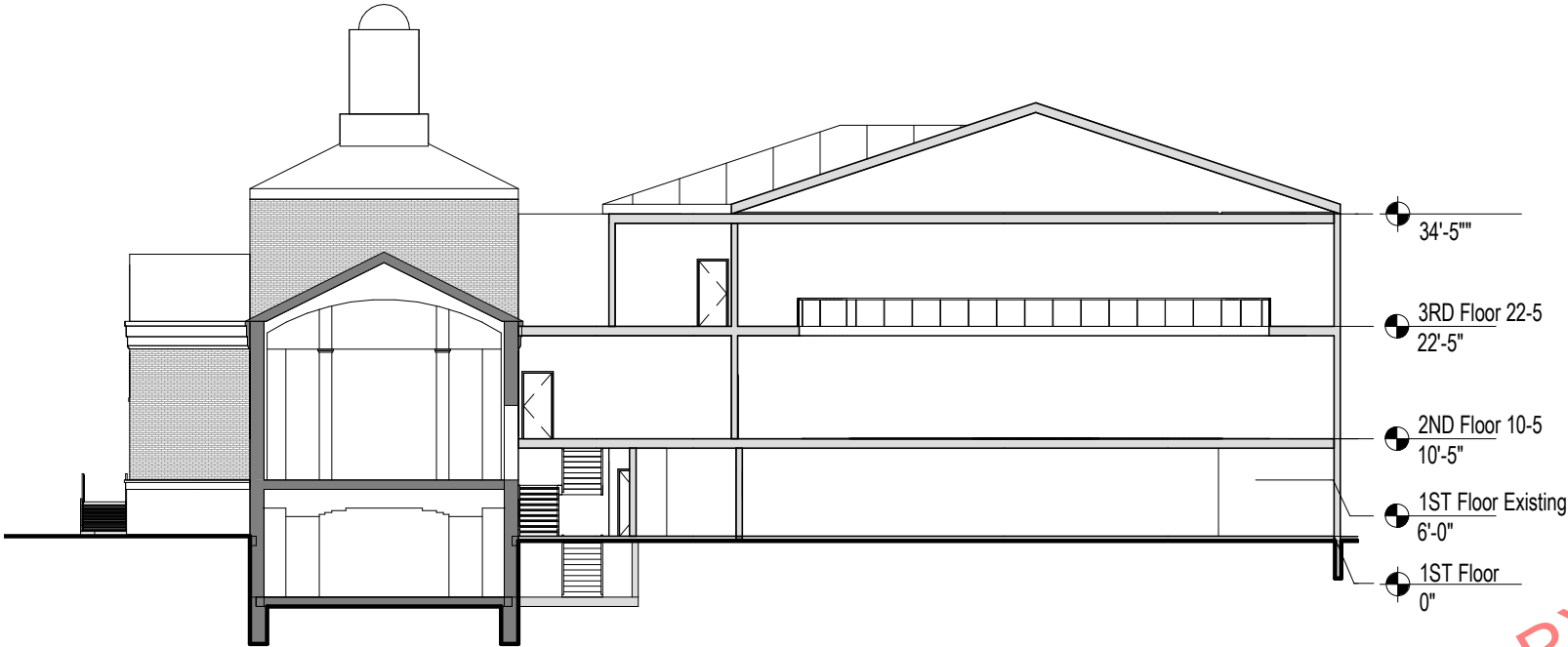
# Newtonville Option 1: Retain Existing Building



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Third Floor Plan: 8,000 sf

# Newtonville Option 1: Retain Existing Building



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Building Section

## Newtonville Option 1: Retain Existing Building



Street View

## Newtonville Option 1: Retain Existing Building



Aerial View from Northeast

## Newtonville Option 1: Retain Existing Building



**Aerial View**

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## Newtonville Option 1 (Alternate): Retain Existing Building



Site Plan: 33,000 sf

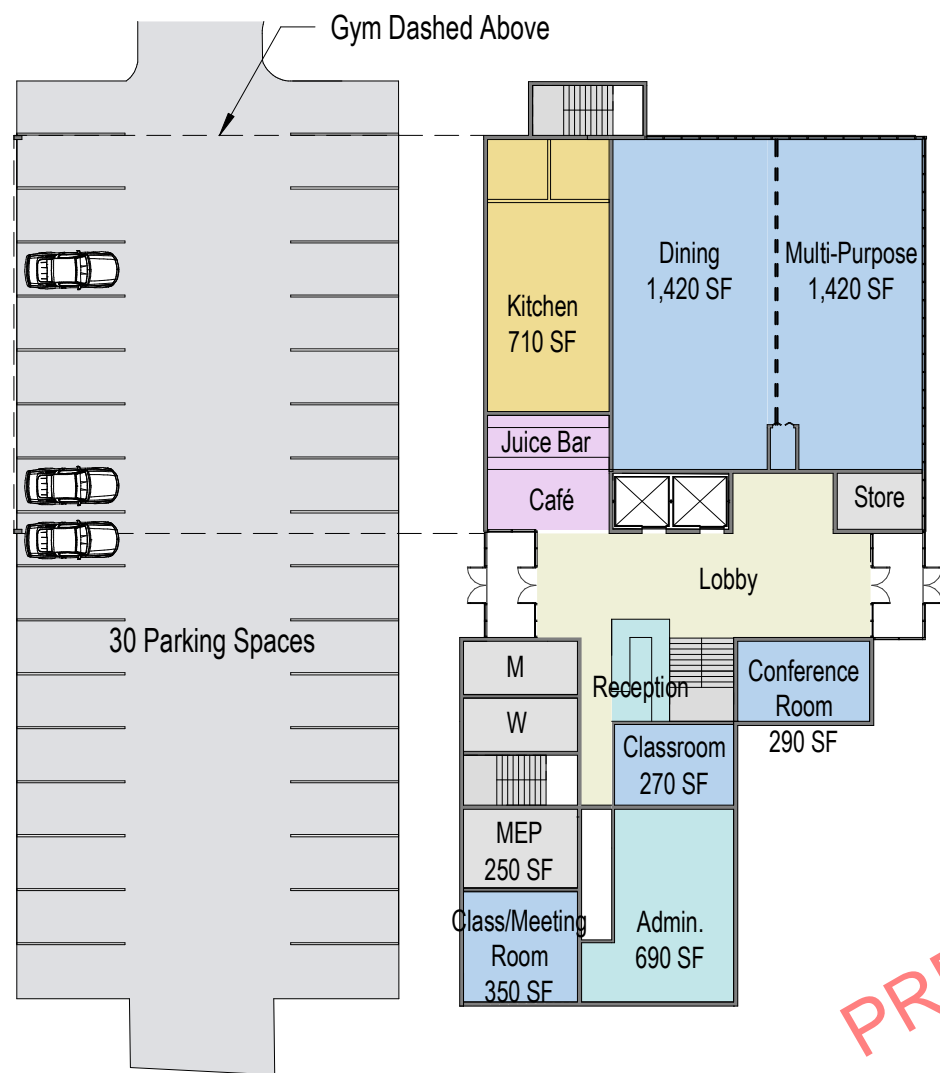
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## Newtonville Option 2



Site Plan: 33,000 sf

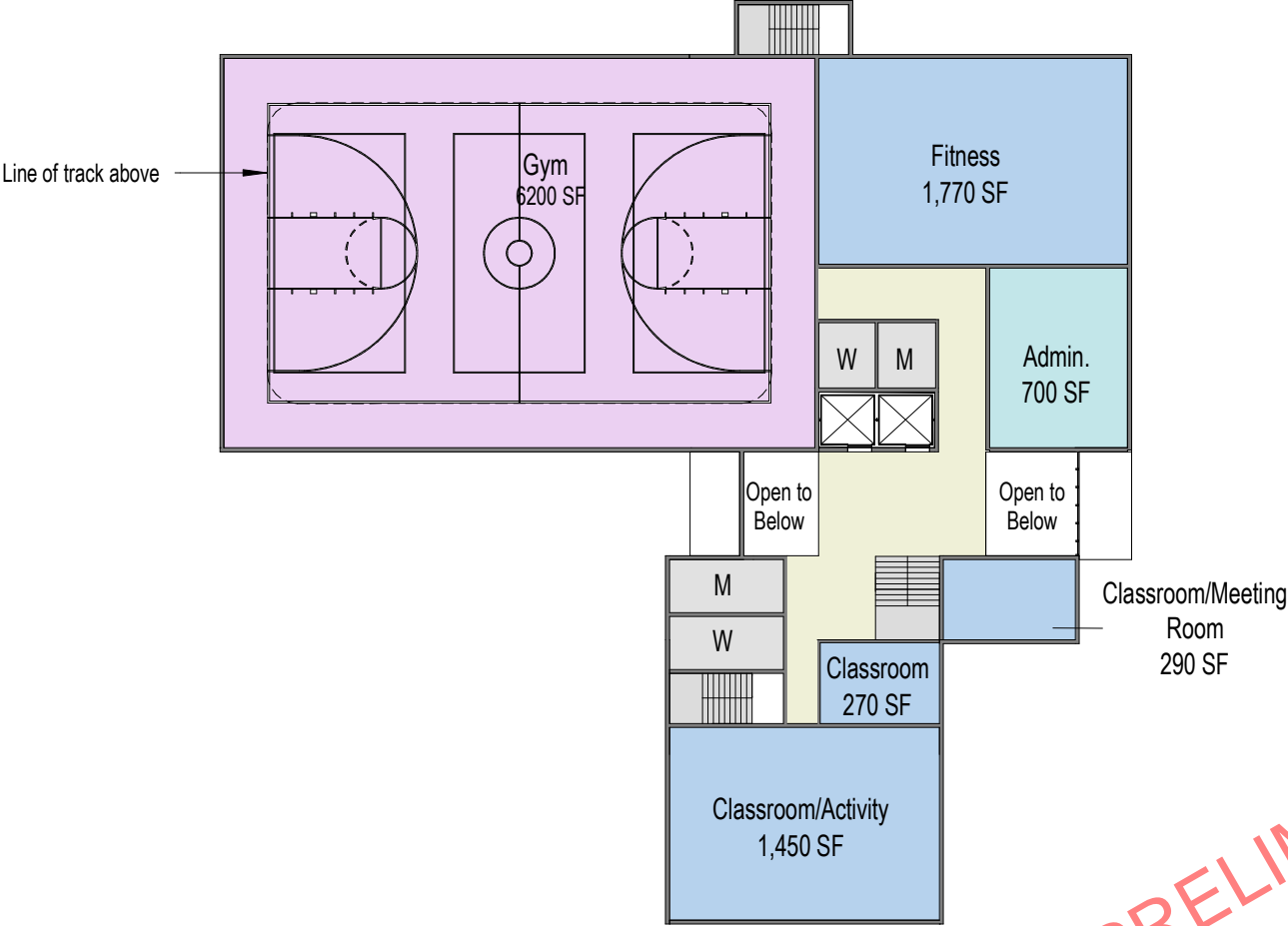
# Newtonville Option 2



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First Floor Plan: 9,000 sf

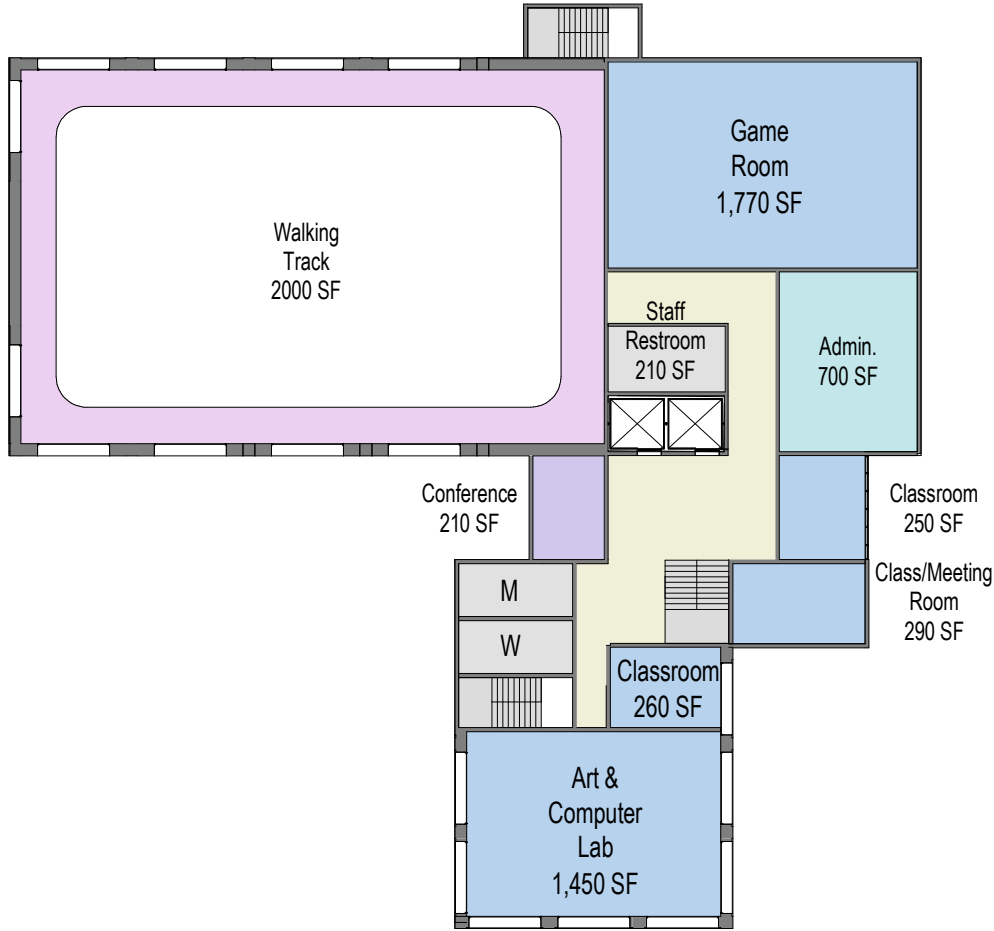
# Newtonville Option 2



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Second Floor Plan: 14,000 sf

# Newtonville Option 2



Third Floor Plan: 10,000 sf

## Newtonville Option 2



Aerial View from Northeast



**Newtonville Option 2**



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**Street View**



## Newtonville Option 2



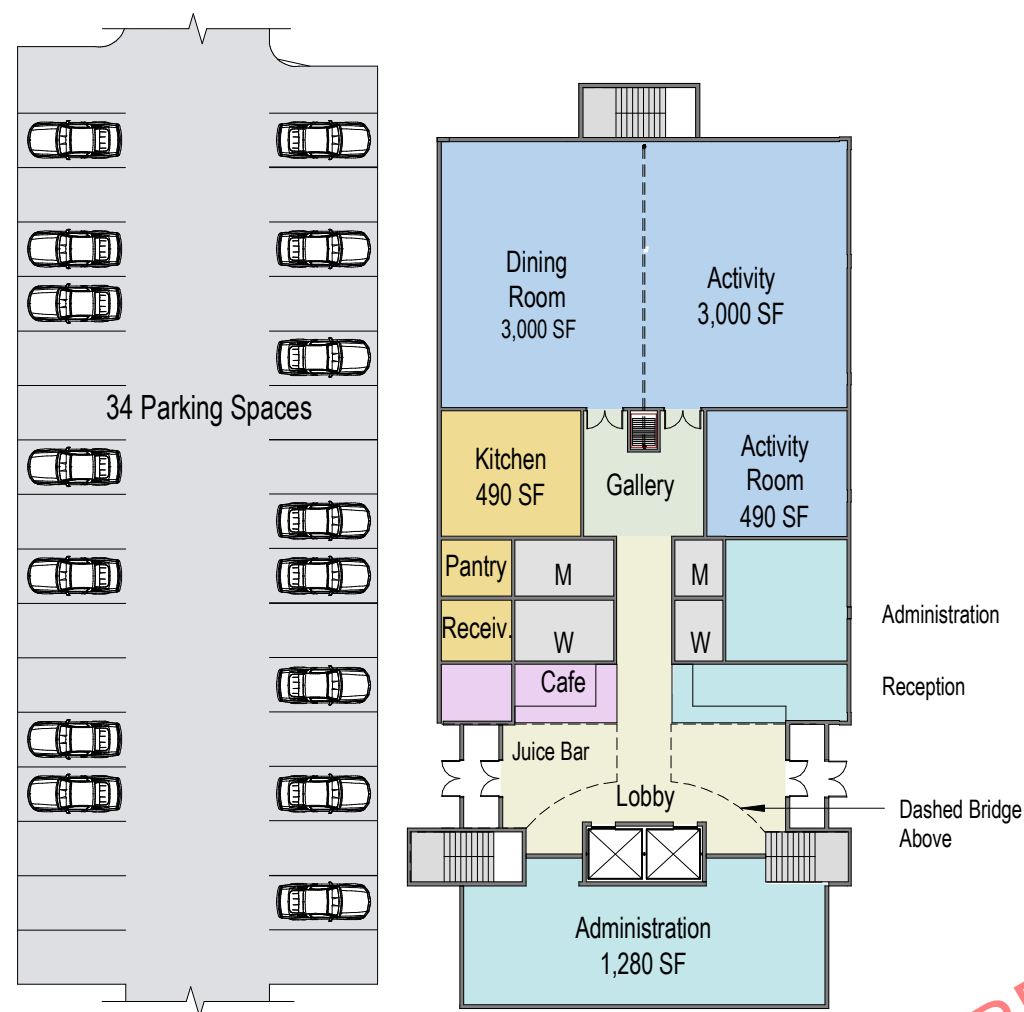
Aerial View from Northeast

## Newtonville Option 3



Site Plan: 33,000 sf

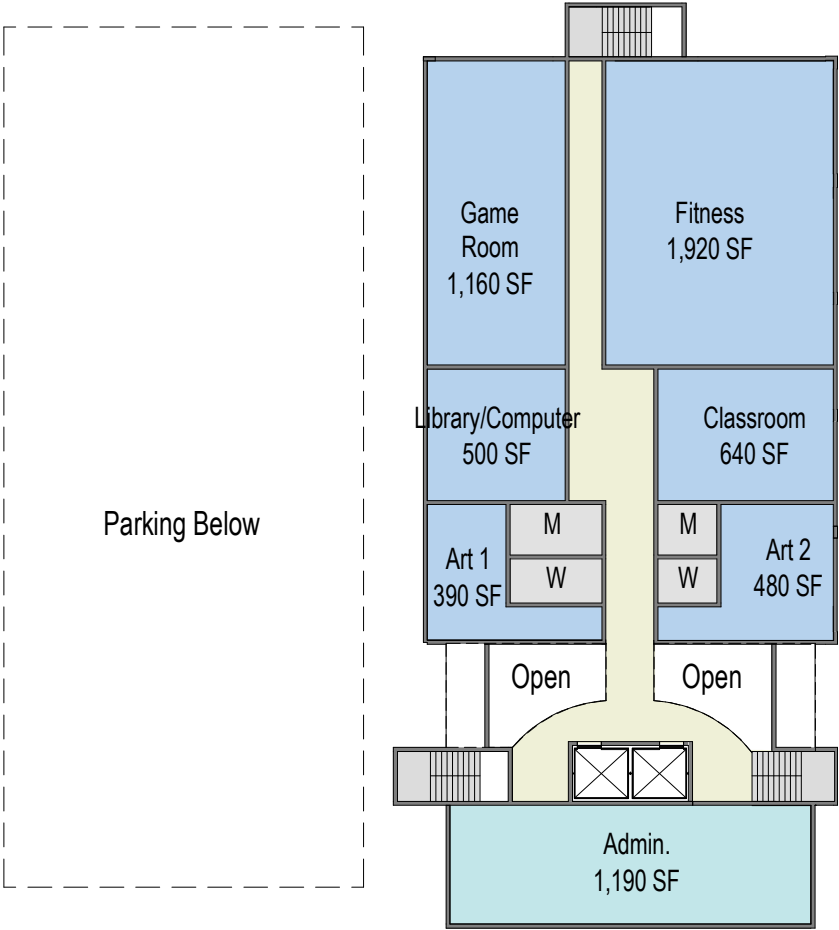
# Newtonville Option 3



First Floor Plan: 10,200 sf

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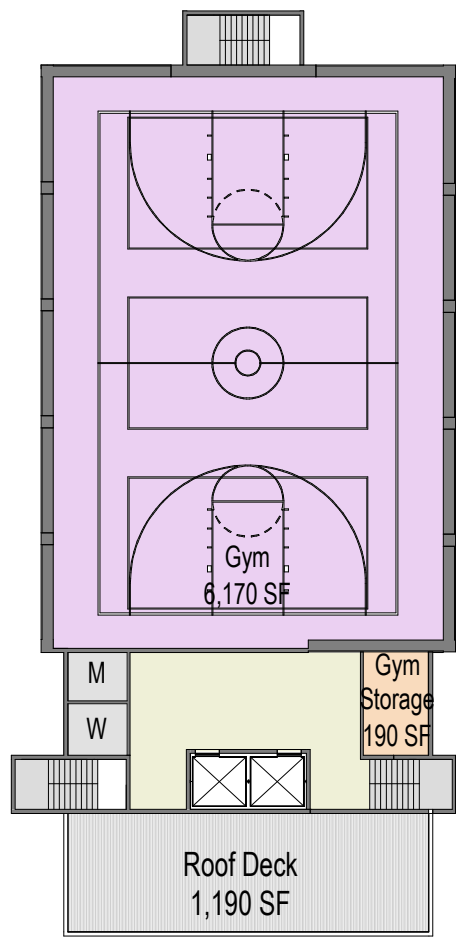
# Newtonville Option 3



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Second Floor Plan: 10,200 sf

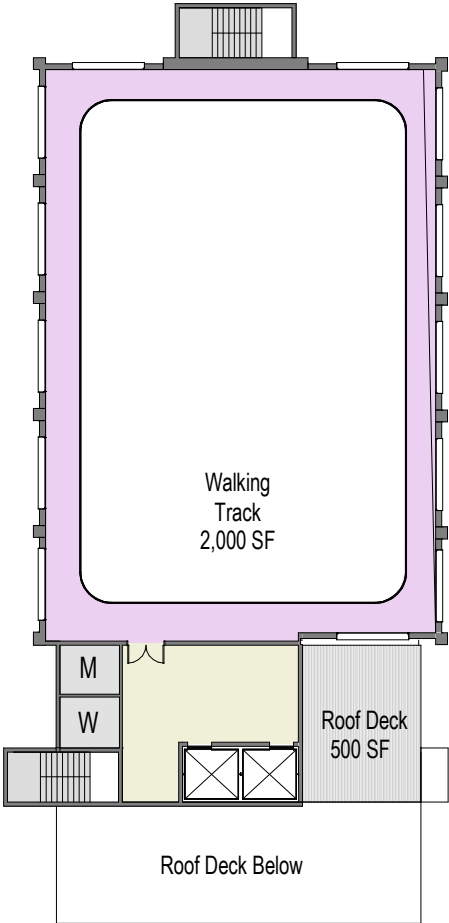
Newtonville Option 3



Third Floor Plan: 8,600 sf

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Newtonville Option 3



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Fourth Floor Plan: 3,600 sf

## Newtonville Option 3



Aerial View from Northeast



## Newtonville Option 3



**Street View**



## Newtonville Option 3



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Aerial View

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## PART 2. Newton Centre

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# Newton Centre



Site Context



# Newton Centre



Existing Parking



# Newton Centre



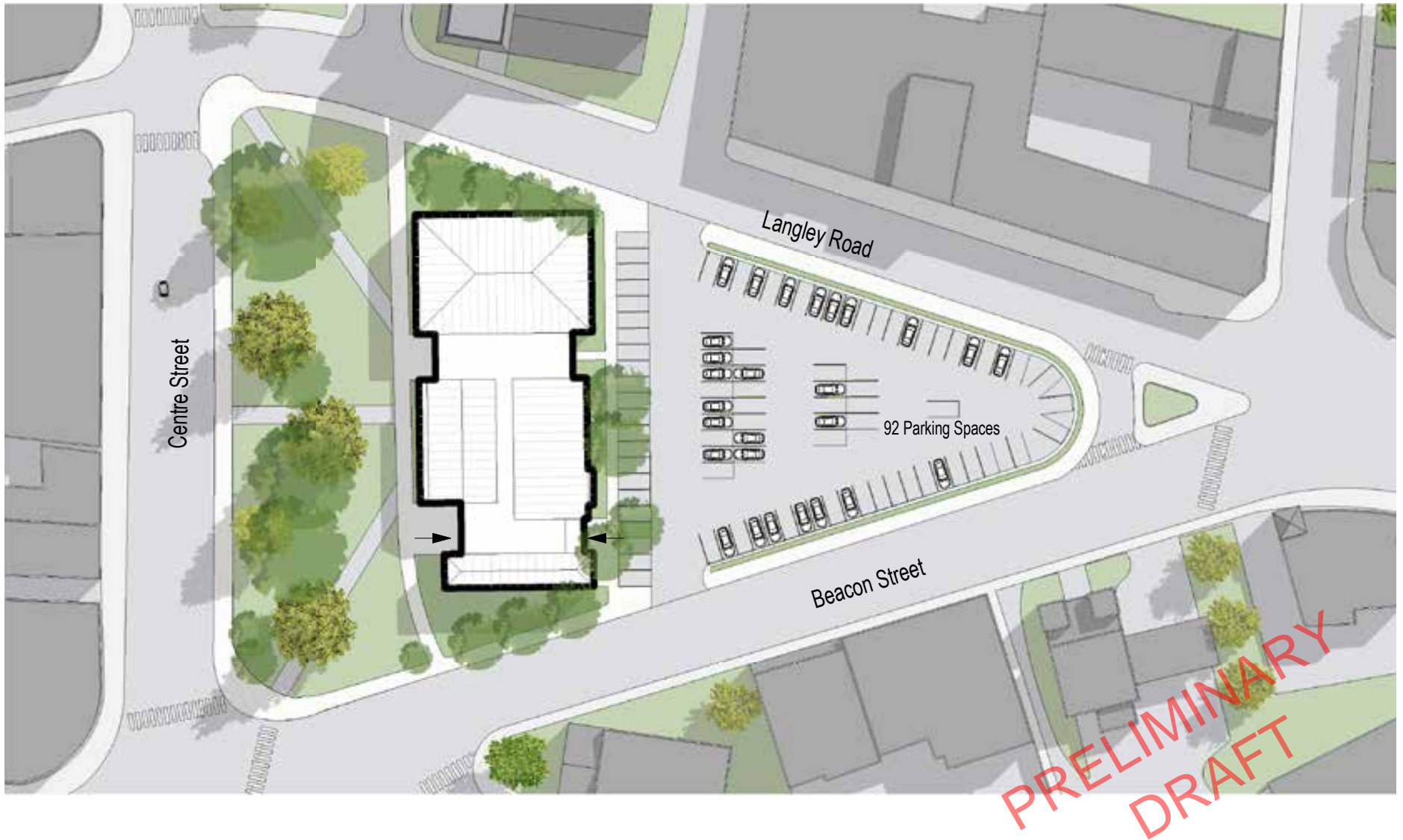


# Newton Centre



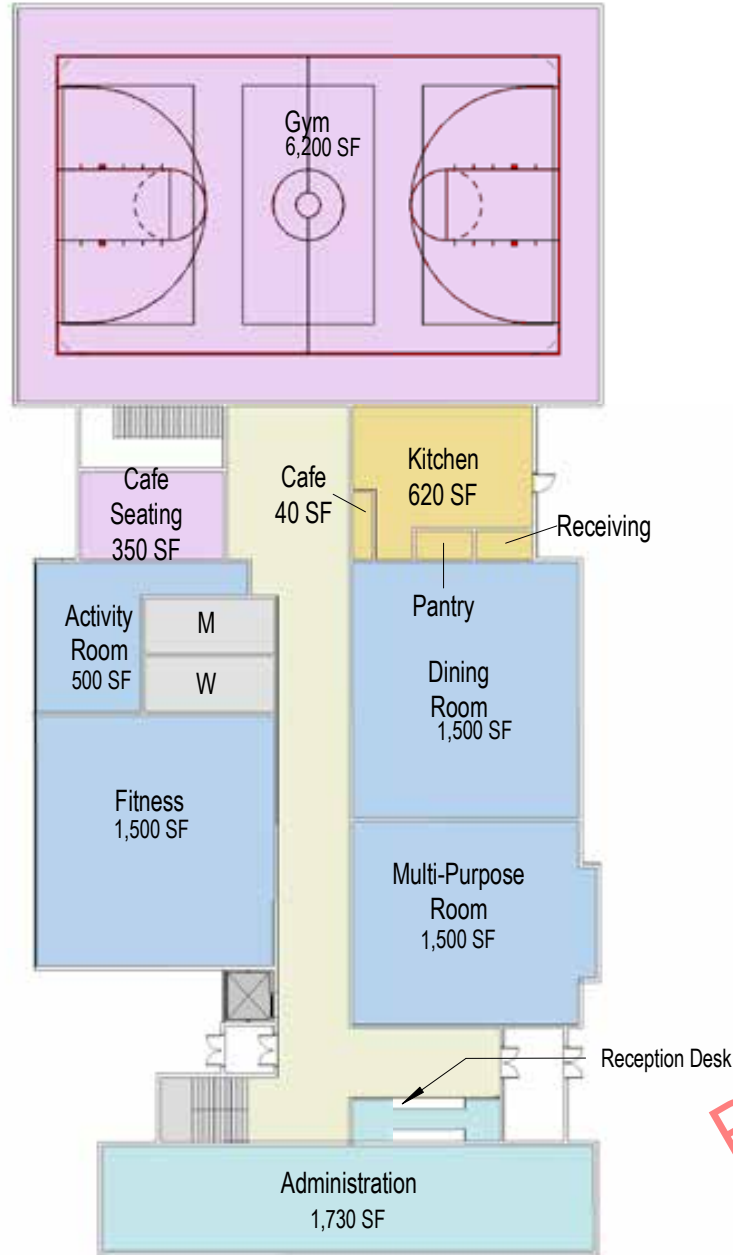


## Newton Centre Option 1



Site Plan: 33,000 sf

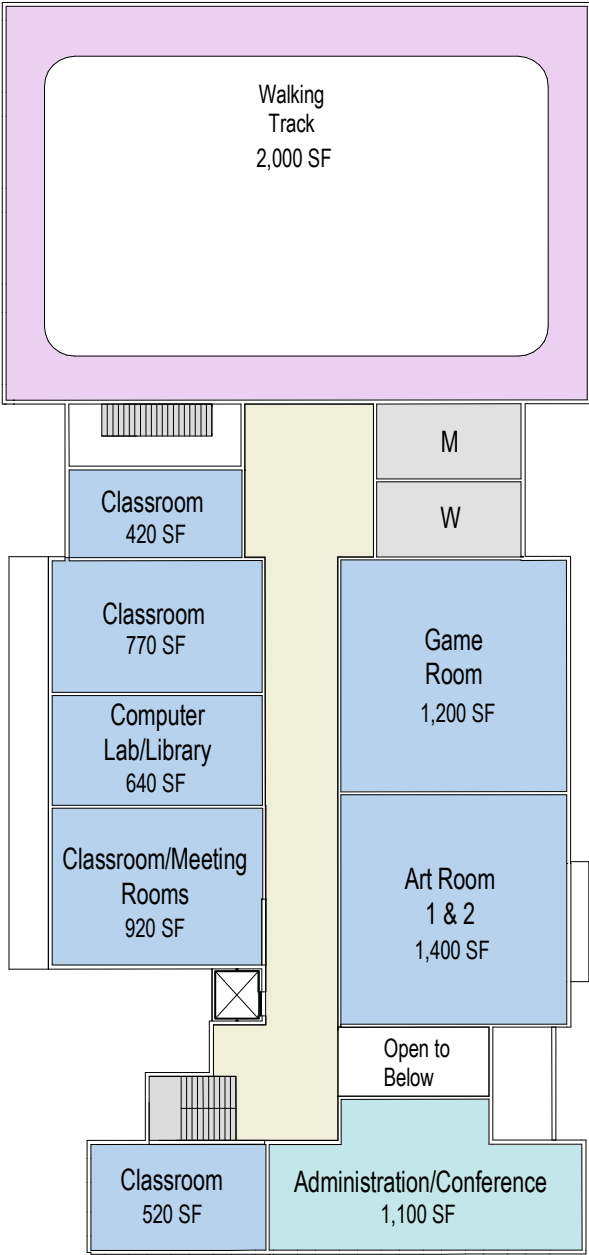
# Newton Centre Option 1



First Floor Plan: 19,000 sf

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# Newton Centre Option 1



Second Floor Plan: 14,000 sf

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## Newton Centre Option 1



Street View

## Newton Centre Option 1



Aerial View



## Newton Centre Option 2



Site Plan: 33,000 sf

# Newton Centre Option 2

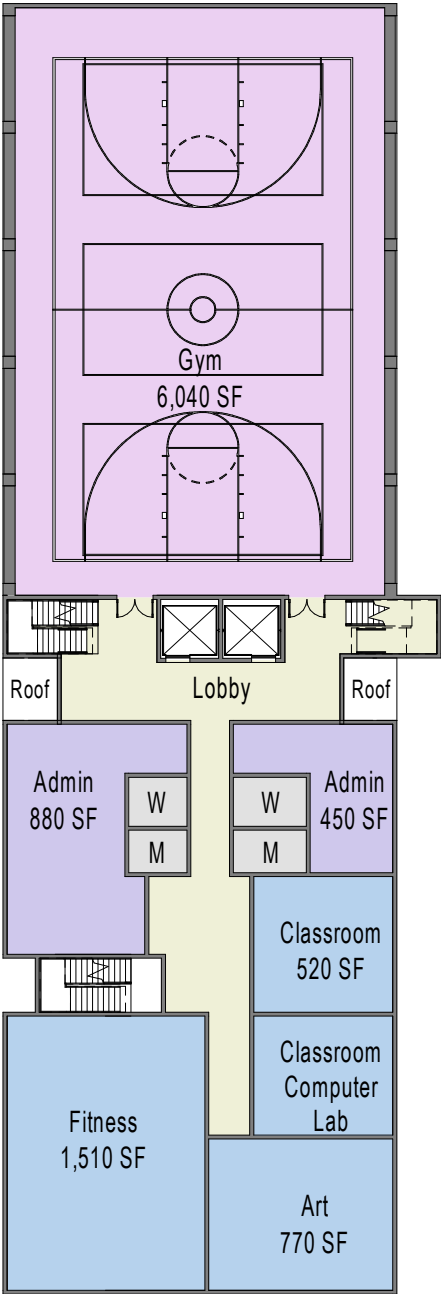
First Floor Plan: 8,160 sf



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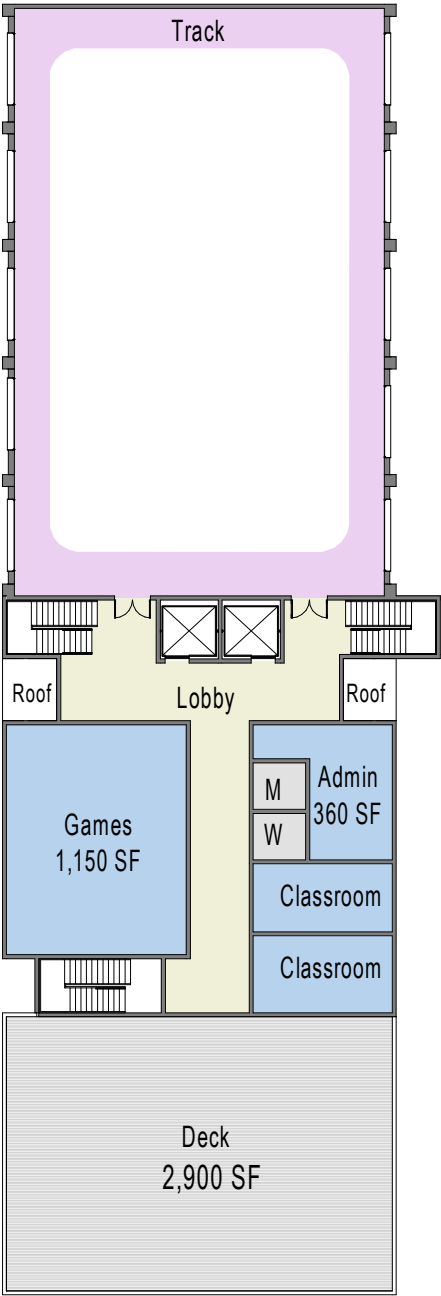
# Newton Centre Option 2



Second Floor Plan: 14,360 sf

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# Newton Centre Option 2



Third Floor Plan: 8,760 sf

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## Newton Centre Option 2



Aerial View

# Newton Centre Option 2



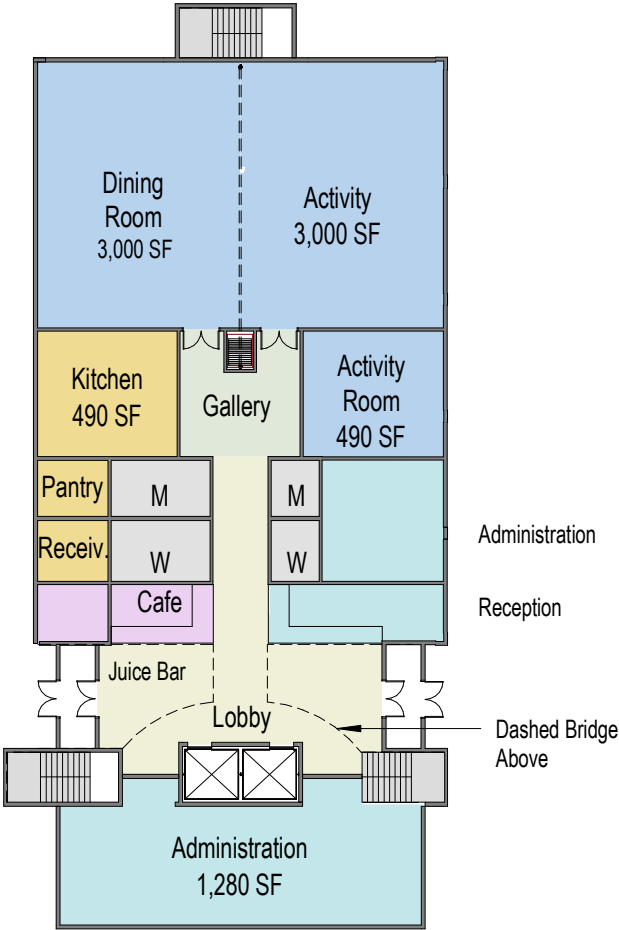
Street View

## Newton Centre Option 3



Site Plan

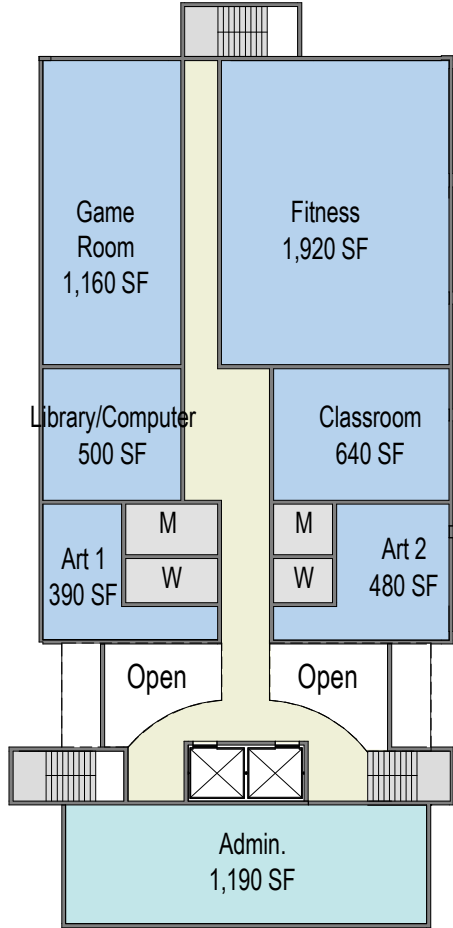
# Newton Centre Option 3



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First Floor Plan: 10,200 sf

# Newton Centre Option 3

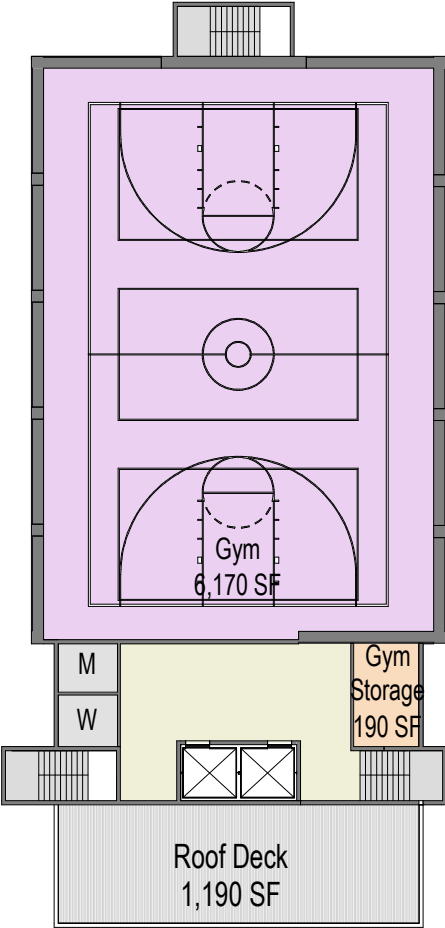


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Second Floor Plan: 10,200 sf



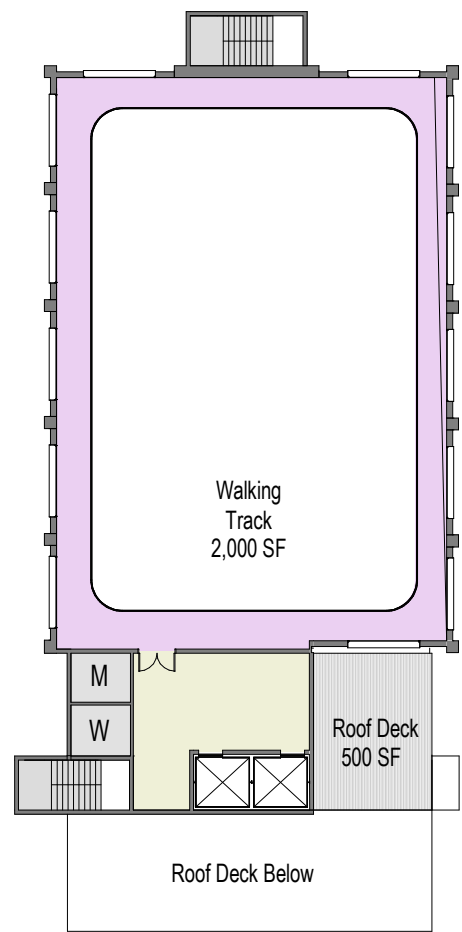
# Newton Centre Option 3



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Third Floor Plan: 8,600 sf

# Newton Centre Option 3



Fourth Floor Plan: 3,600 sf

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## Newton Centre Option 3



**Aerial View**

# Newton Centre Option 3



Street View

# Program Options Matrix

NewCAL Program Proposed Rooms/Spaces	Net SF	Sums
<b>Multi-Purpose Activity Spaces</b>		
<b>Fitness/Exercise</b>		
Exercise Equipment Room	1,500	
Yoga, Dance, Movement		
<b>Multi-Purpose Suite</b>		
Activity Room with coat alcove (shared moveable wall with Dining)	1,500	
Dining with coat alcove (shared moveable wall with Activity Room)	1,500	
Chair Table Storage	150	
Activity Room	400	
<b>Games Room</b>		
Ping Pong Room with coat alcove	600	
Billiards & Game Room	600	
<b>Art Rooms</b>		
Art Room 1 with coat alcove (shared moveable wall with Art Room 2)	300	
Art Room 2 with coat alcove (shared moveable wall with Art Room 1)	400	
Art Storage Room	60	
<b>Classroom</b>		
Library/Reading Room	400	
Computer Lab Room / Meeting Use with coat alcove	160	
Classroom/Meeting Room med	450	
Classroom/Meeting Room small	150	
Conference Room / Meeting Room	180	
General MP Storage	60	
<b>Subtotal</b>		<b>8,410 NSF</b>
<b>Common Space</b>		
Lobby /Lounge /Art & Cultural Displays	600	
Juice Bar/Cafe	200	
Vending	60	
Library Pick Up/Drop Off Area (sim size to conf table)	50	
Store	100	
<b>Subtotal</b>		<b>1,010 NSF</b>
<b>Kitchen</b>		
Kitchen (commercial / teaching)	500	
Pantry	200	
Receiving	80	
<b>Subtotal</b>		<b>1,180 NSF</b>
<b>Admin. / Support Services</b>		
Reception/Sign In (also for volunteer Staff & Customer Service)		
Dir Office with Conf./Meeting Area		
Shared Work (Exec. Admin., Admin Asst., Admin Volunteers)		
Parks & Recreation Coordinator		
Department of Senior Services Program Coordinator		
Department of Senior Services Asst Program Coordinator		
Outreach & Engagement Coordinator		
Social Work		
Support Services: Shine, AARP Tax, Parking Stick, Art Community, etc.)		
Vol Coordinator + Visiting Staff		
Family Conference Room		
Health Room		
Durable Medical Equipment (DME)		
Copy Work Room		
Coat Closet		
Staff Lounge		
<b>Subtotal</b>		<b>2,100 NSF</b>
<b>Support</b>		
Toilet Rms - Accessible (2 per floor)	100	
Women's Room (2 stalls each floor)	240	
Men's Room (2 stalls + Urinal first floor)	240	
Family Toilet with Shower	90	
Staff Restroom	90	
Women's Shower/Dressing Room adj (near gym)	110	
Men's Shower Room adj (near gym)	110	
Mech/Elec/Tel-Data/Sprinkler	800	
Custodial Space	100	
General Storage	500	
<b>Subtotal</b>		<b>2,380 NSF</b>
<b>Gymnasium</b>		
Gym (may be used for more than one activity at a time)	6,300	
Gym Walking Track (second Floor)	1,800	
Gym Storage	300	
<b>Subtotal</b>		<b>8,400 NSF</b>
<b>TOTAL NET SQUARE FOOTAGE</b>		<b>23,490 NSF</b>
Grossing Factor		8.147
<b>TOTAL BUILDING GROSS SQUARE FOOTAGE</b>		<b>31,637 BGsf</b>

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# Site Option Statistics

	345 Walnut Street, Newtonville			Newton Center Triangle		
	Option 1 new & existing	Option 2 new 3-story	Option 3 new 4 story	Option 1 new 2 story	Option 2 new 3-story	Option 3 new 4-story
NewCAL Building Area* <sup>1</sup>	33,000	33,000	33,000	33,000	33,000	33,000
Floor Levels	5* <sup>2</sup>	3	4	2	3	4
Available Roof Deck Area	none	none	2,000	none	3,000	2,000
Covered Parking Area	9,000	5,000	none	none	6,200	none
Current Parking at Walnut Street lot	13					
Proposed Parking Spaces in NewCAL lot	26	30	34			
Increase in Parking Spaces	13	17	21			
Revised Parking as a percent of Current	200%	231%	262%			
Current Parking in Newton Triangle Lot				152		
Revised Parking in Newton Triangle Lot* <sup>3</sup>				92	127	127
Decrease in Parking Spaces				-60	-25	-25
Revised Parking as a percent of Current				61%	84%	84%

Note:

- 1) Building area includes all enclosed program area but not the covered parking
- 2) The existing building is at half level relationship to grade creating 5 different levels although the highest floor is 3 levels above grade
- 3) Parking for Newton Center site reflects parking in entire lot

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