

Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, July 21, 2020					
Date: Zoom Meeting (online)					
Time: 9:30 AM					
Attendees:					
Working Group		Present	City Staff		Present
Sandra Butzel	<i>Community Member</i>	√	Seth Bai	<i>Veteran's Services</i>	---
Bea Goldsmith	<i>Community Member</i>	√	Devra Bailin	<i>Planning</i>	---
Brooke Lipsitt	<i>Community Member</i>	√	Amanda Berman	<i>Planning</i>	---
Norm Meltz	<i>COA Member</i>	√	Barney Heath	<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>	√			
Barney Heath	<i>Planning Director</i>	---			
Maureen Lemieux	<i>Chief Financial Officer</i>	---	Consultants		
Josh Morse	<i>Public Buildings Comm.</i>	√	Tom Murphy	<i>NV5</i>	---
Nancy Scammon	<i>P&R Department</i>	√	Melissa Gagnon	<i>NV5</i>	---
Alex Valcarce	<i>Public Buildings</i>	√	Joel Bargmann	<i>BH+A</i>	√
Jonathan Yeo	<i>Chief Operating Officer</i>	---	James Bruneau	<i>BH+A</i>	√

Josh Morse opened up the online Zoom meeting at 9:35AM. The goal of today's meeting is for the Working Group to vote on a preferred site to recommend to the Mayor. The following DRAFT documents were sent to the Working Group for review last week: A site selection letter as well as

a list of pros of cons with regard to new construction vs. an addition/renovation. In addition to feedback received by email, the following comments were offered today:

Demolish the existing Senior Center and build a new facility:

- Bullet #10 - Change “minimize” to “reduce” in reference to the impact to the direct residential neighbors.

Draft Site Selection Letter

- Newton Centre Triangle Parking Lot, 4th bullet under Cons – should consider changing *significant impact to village during and after construction* to *“during” construction only* (not after).
- Existing Senior Center Site in Newtonville, bullet #2 under Pros – change to *fits in with “our” budget* (not “out”).
- Existing Senior Center Site in Newtonville, review bullet #3 under Pros and bullet #2 under Cons with regard to “relatively centrally” located and “centrally” located. Remove the 3rd bullet item.

It was recommended that the list of pros and cons are part of the site selection letter, as one document.

Based on feedback discussed, Josh may add language to the site selection letter noting some of the challenges which will need to be addressed.

With regard to transitioning to a temporary location, factors to be considered will include the timing of when seniors would return to participate in onsite programming and services as well as the financial aspect of a real estate commitment. Moving expenses are estimated to be at \$25-\$30K which is a relatively small percentage of the project budget. 10,000SF of transition space will be required.

Next Steps

An overview of next steps was provided. Following submitting the recommendation of the preferred site to the Mayor, and its acceptance, the Mayor will make an announcement.

BH+A will need to perform an in depth scope analysis of the existing building to fully understand any compromises which will need to be made to retain a portion of the existing building. This is key to help determine the feasibility of an addition/renovation. Regardless of which direction the

project moves forward in, an analysis of existing features is important to determine which items can be salvaged and incorporated in the new facility.

Newton Public Buildings will prepare an application to file with Newton Historic Commission (NHC). This will commence the demolition delay, as both new construction and addition/renovation options continue to be evaluated.

The project will be presented to the Design Review Committee (DRC) at a meeting which will be scheduled for some time in August.

An updated presentation will be made to the City Council Public Facilities and Programs and Services Committees in September.

Outreach to the Newtonville community will be helpful to guide the team forward in a particular direction. Within approximately 4-6 months (by the end of the year), the team will need to return to the City Council for additional funds to continue design work. Depending on the City's financial situation, construction funding would be requested in 18-24 months thereafter.

Vote for the Preferred Site Location

MOTION: Brooke Lipsitt moved to make a recommendation to the Mayor to move forward with the Newtonville site for NewCAL. Norm Meltz seconded that motion.

The vote was unanimously approved 13-0-0.

Design Discussion

If there is desire to retain the existing building, and move forward with an addition/renovation, onsite parking may need to be reduced to expand ground level space for programming. A new building will allow for more onsite parking. Pros and cons of onsite parking will need to be evaluated as well as creative ways to create more space for outdoor programming.

Additional Upcoming Meetings

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

- 08/04/20 Working Group meeting 9:30AM

Alex Valcarce shall include the WG on the DRC Zoom meeting distribution.

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