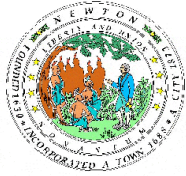


Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, August 3, 2021					
Date: Zoom Meeting (online)					
Time: 9:30 AM					
Attendees:					
Working Group		Present	City Staff		Present
Susan Albright	<i>City Councilor</i>	√	Jonathan Yeo	<i>Chief Operating Officer</i>	---
Nicole Banks	<i>P&R Commissioner</i>	---	Seth Bai	<i>Veteran's Services</i>	---
Sandra Butzel	<i>Community Member</i>	---	Devra Bailin	<i>Planning</i>	---
Jayne Colino	<i>Senior Services Dir.</i>	√	Amanda Berman	<i>Planning</i>	---
Jini Fairley	<i>ADA Coordinator</i>	---	Ellen Ishkanian	<i>Mayor's Office</i>	---
Bea Goldsmith	<i>Community Member</i>	√	Zachery LeMel	<i>Planning</i>	---
Barney Heath	<i>Planning Director</i>	---	Thomas Rooney	<i>Public Buildings</i>	---
Joan Belle Isle	<i>COA Chair</i>	√	Rachel Sherman	<i>City IT</i>	---
Maureen Lemieux	<i>Chief Financial Officer</i>	---	Linda Walsh	<i>Public Health</i>	---
Brooke Lipsitt	<i>Community Member</i>	√	Deb Youngblood	<i>Health/Human Services</i>	---
Norm Meltz	<i>COA Member</i>	√			
Josh Morse	<i>Public Buildings Comm.</i>	√	Consultants		
Jack Neville	<i>P&R Commission</i>	---	Tom Murphy	<i>NV5</i>	---
Richard Rasala	<i>Community Member</i>	√	Melissa Gagnon	<i>NV5</i>	√
Sue Rasala	<i>COA Member</i>	√	Joel Bargmann	<i>BH+A</i>	√
John Rice	<i>Community Member</i>	√	Jennifer Bentley	<i>BH+A</i>	---
Nancy Scammon	<i>P&R Department</i>	---	Dan Chen	<i>BH+A</i>	---
Alex Valcarce	<i>Public Buildings</i>	√	James Bruneau	<i>BH+A</i>	---

Josh Morse (Newton Public Buildings) opened up the online Zoom meeting at 9:30AM.

The intent of this meeting is to discuss next steps as well as to discuss site plan and programming adjacencies.

A meeting with the Design Review Committee (DRC) is scheduled on September 8. The goal is to provide an update with regard to moving the project forward with replacing the existing building.

Site Plan Approval and Schematic Design are the next project milestones for approval.

BH+A shall continue to develop the building layout in terms of height, adjacencies, entrances, circulation, traffic, etc. Addressing drop off and pick up areas are critical site planning components.

BH+A shall prepare a design schedule which will be helpful for meeting planning with the DRC.

BH+A walked through the site planning approach, particularly as it relates to the alignment with buildings in the adjacent block on the opposite side of Highland Avenue. These buildings are tight to the property line, close to Walnut Street. It was explained that a set back with green space would be created by aligning the new building with these buildings.

Tightening up the main entrance creates greater visibility enhanced by a two story lobby space offering a view to the second floor gymnasium.

A circulation zone lined with glass along Walnut was presented as an alternate configuration. It was noted this may trigger a need for borrowed lights at adjacent program areas, to achieve natural light deeper into the building.

Programming along the street edge could be for spaces where privacy is not required, such as the lounge.

An alternate layout was presented which brings the building closer to Walnut Street. Although this option has appeal, concerns were noted about the lack of green space.

As part of Site Plan Approval, the building set back will be established and approved.

With either design approach, there is a two story element with a roof deck overlooking Walnut Street. A concern was noted that the deck may be too warm on hot days and folks may not want to be outside, similar to the green space shown along the Highland Ave side of the building.

There was conversation about the need for two roof decks, one at the 3rd floor overlooking Walnut and another at the 2nd floor, at the backside, above the parking area.

The following points were noted:

- Roof decks will need to be at least partially covered to increase usability of comfortable outdoor space throughout the year.
- Considerations for roof deck coverings are solar panels, trellis, or a combination thereof.
- A roof deck at the back would provide a benefit of additional covered parking.
- A roof deck at the back would have an advantage of not being situated over habitable space which would simplify design and construction logistics.

- The building is at the edge of the Newtonville village in an urban setting with very little green space. Depending on weight, perhaps plantings could be incorporated into the deck design.
- With limited space to work with, the goal is to maximize outdoor/green space.
- Community access after certain hours will need to be considered, particularly to certain spaces, including the gymnasium and restrooms, while restricting access to administrative areas.
- Circulation spaces will need to be defined and detailed with chair rails, hand rails and benches.
- In lieu of a designated coat area, coat hooks could be provided in program spaces.
- The street side will need to be treated with landscape elements such as plantings and benches.
- The juice bar should have a direct connection to the lounge and the outdoors.
- Given limited green space between the street and building, trees may need to be more vertical.
- Without trees there could be better garden productivity with annuals and perennials.
- CPA money was used for front garden elements at the existing building. If in good condition, elements could be salvaged and reinstalled.

There may be a NHC member looking to landmark the existing building. If pursued, a majority vote by the NHC would be required as well as a co-sign by a City Council member. The following points were noted:

- The City has a strong track record of cataloging, salvaging, repurposing and displaying historical elements at the Angier and Cabot school projects.
- By land marking a building, it becomes nearly impossible to make any improvements, which would be a significant disadvantage for a building of this condition.
- If the building is landmarked, a majority vote would be required by the NHC for demolition.

Additional points noted:

- In the near future, the project team will engage with the Arts community.
- Residents have come forward interested in fundraising opportunities.

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

- 08/17/21 Working Group Meeting – 9:30AM
- 08/19/21 Community Meeting – 6:30PM
- 08/31/21 Working Group Meeting – 9:30AM
- 09/08/21 Design Review Committee Meeting – 6:00PM

NV5 shall coordinate with the City of Newton in distributing Zoom info for all meetings noted.

The meeting was adjourned at 10:35AM.