


## Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, August 17, 2021					
Date: Zoom Meeting (online)					
Time: 9:30 AM					
<b>Attendees:</b>					
Working Group		Present	City Staff		Present
Susan Albright	<i>City Councilor</i>	√	Jonathan Yeo	<i>Chief Operating Officer</i>	---
Nicole Banks	<i>P&amp;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>	√	<b>Consultants</b>		
Jack Neville	<i>P&amp;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&amp;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 siting of the new building, particularly in relation to Newtonville, as well as the ordering of program throughout the building.

The following building program organization was discussed:

1<sup>st</sup> Floor – Public Spaces

2<sup>nd</sup> Floor – Programing Rooms

3<sup>rd</sup> Floor – Activity Spaces

BH+A presented two design options with regard to siting on or off the Newtonville geometry.

Option #1 – Massing pulled back from Highland Avenue with orientation aligning with Walnut Place; some elements (deck) aligns with neighborhood geometry

Design shall be studied in terms of how to best maintain view corridor along Walnut Street

Some highlights noted:

- Pulling the building back from Highland Avenue allows for pockets of outdoor spaces along Highland Avenue and Walnut Street.
- Orientation is beneficial for parking and traffic circulation.
- The majority of traffic will be on the first two floors, with greater density on these floors. First floor public spaces would include: library, lounge, juice bar and a 3000SF sub-dividable multipurpose space for dining and activities.
- Active spaces are on the corner, near entrance, to create activity along Walnut Street.
- Two story entry lobby will help to create transparency to the second floor spaces.
- 2<sup>nd</sup> floor game room is on corner, opening up to Newtonville.
- Fitness center has a direct connection to the deck.
- Direct building access from the parking lot will be incorporated.
- Could the building be incorporated into the north side stair, similar to Option #2?
- Storage could move to interior wall, at dining area to maximize exterior walls for natural light.
- Exterior spaces are good to enliven the building and to connect NewCAL to the neighborhood.
- 2<sup>nd</sup> floor deck would be more usable if adjacent to program areas which could take advantage of deck space.

Option #2 – The new building is angled to align with the geometry of the neighborhood. Parking is no longer aligned with Walnut Places and becomes slightly less efficient, needing to be jogged.

When general consensus is built with regard to the floor plans a charrette like session will be scheduled to work through visions for the new building.

There was consensus that Option #1 shall be presented at the upcoming Community meeting on August 19, as a concept to solicit feedback. It was agreed that no “white” box 3-D images shall be presented.

The following points/questions were noted:

- Within 200’ of the main entrance, there is ample parking available either onsite, along Highland Avenue and at the Austin Street parking lot. Additional onsite parking would compromise the building footprint and program.
- The parking garage will have 8’-6” clearance which will be sufficient for the senior center van.
- Two (2) parking meters, on either Highland Avenue or Walnut Street, could be dedicated for the van.
- Deliveries are typically early in the morning.
- The Boston Food Bank delivers once a week.
- There will need to be dumpsters as well as a trash room off the kitchen.
- The site is a haul site and will not need to house snow removal equipment.

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

- 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 10:45AM.