

Newton Center for Active Living (NewCAL) project

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

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

The intent of this meeting is to review the current BH+A presentation and for the Working Group to gain consensus on the approach to covering the roof deck so the project can continue to move forward and maintain schedule.

BH+A presented the presentation for the Design Review Committee meeting tomorrow evening, 11/10/21.

Floor plan refinements and adjustments include:

- Improved circulation and additional storage where possible throughout
- Relocation and enlargement of the art rooms
- Enlarged waiting/gathering area outside of gymnasium with benches and possible cubbies below
- Storage room added to the north side of the gym, creates storage options at both sides of the gym
- Lounge area near fitness room

In response to prior presentations and feedback, further conceptual developments were presented and discussed for roof covering options:

- 1) Continuous roof line – 3/4 deck covered outside fitness, 1/3 deck covered near central lobby area, completely open at northern corner
- 2) Completely covered area outside fitness, roof line steps back to cover of 1/3 deck near central lobby area, completely open at northern corner
- 3) Both decks completely covered outside fitness area and central lobby area, completely open at northern corner

Roof plans and elevations, with materials and components identified were presented as well as early concept rendered perspectives from the corners of Walnut Street and Highland Avenue and from Walnut Street and Walnut Place.

BH+A noted high level pros and cons for the three (3) roof options presented:

- 1) Provides coverage at the majority of the deck areas outside fitness and central lobby/lounge. Full coverage is not provided. Allows flexibility of fitness program to extend outside. Allows for roof planters at central lobby area.
- 2) Approximately 750SF of deck area near the fitness room is completely covered, with only a small portion covered at central lobby area. Provides opportunity for planter boxes on decks.
- 3) Could lose flexibility for outdoor activities and could create some architectural challenges to cover both decks.

The following points were noted with regard to roof options presented:

- A continuous roof line simplifies massing from the street and is less intrusive while providing shade.
- Deck needs to be functional as well as architecturally aesthetic. A deck covering should provide functional space for activities in all weather.

- The three (3) deck areas can be broken down into the following type of uses:
 - Seated area uncovered, open air deck (possibly with furnishings)
 - Seated area covered (with furnishings)
 - Outdoor covered exercise area (with movable furnishings)
- Planters should not be the primary decision making factor when creating a usable functional space.
- Shading options are important.
- Ability to have an outdoor exercise area is important.
- The new building will be large with hopefully more green space being able to be incorporated. A partially covered deck will offer opportunities for indoor and outdoor spaces.
- The deck is 15' deep from the railing along Walnut Street to the exterior wall at the fitness center.
- COVID has increased the appeal of outdoor activities, vs. indoor, provided weather is appropriate.
- Goal is to cover enough deck area to provide programmatic flexibility.
- Suggestion to bump out roof over central deck area to create a covered programming/seating area.
- Bumping out central area may look fragmented and choppy.
- The central area could emulate imagery with an architectural element reminiscent of the existing building.
- Need to understand how much shade will be cast at what times of day.

After deliberation, the Working Group reached the following consensus with regard to roof coverage:

- *The south portion of the deck, adjacent to the fitness room, will be covered.*
- *The central portion of the deck, adjacent to the lobby area, will be covered.*
- *The north portion of the deck shall be uncovered.*
- *BH+A will have flexibility to work with roof lines to create full or partially covered areas at the central and south portions of the deck.*

Additional points were noted:

- The main entrance needs to be more prominent. Perhaps a sign band on Walnut Street as well as Highland Avenue.
- The question was asked about a possible need for short term locked storage. Lockers will be good. A percentage of the lockers will need to be accessible in terms of location and the type of lock. Locker identification will be needed for those that are visually impaired.

- Access from the maker space is currently from the adjacent classroom. It may be challenging to have a separate activity in this space without direct corridor access.
- Privacy is critical for tax services and Shine services. A space with a closable door will be needed.
- Natural light from the stair to the art room would be good, to provide northern.
- The question was asked whether the Working Group would consider relocating the library to the 2nd floor and move the classrooms to the 1st floor. One of the benefits of the library on the 1st floor is the opportunity for a waiting area/pick up space. Public access computers will be in the library.
- Desired level of sound proofing at particular areas will be studied. Walls will have an STC (sound transmission class) rating and will be designed to achieve desired acoustic values. The library may be carpeted along with soft seating which will offer sound absorption.

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

- 11/10/21 Design Review Committee Meeting – 6:00PM
- 11/18/21 Community Update Meeting – 6:30PM
- 11/23/21 Working Group Meeting – 9:30AM

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