


Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, January 4, 2022					
Date: Zoom Meeting (online)					
Time: 9:30 AM					
Attendees:					
Working Group		Present	City Staff		Present
Susan Albright	<i>City Councilor</i>	<input checked="" type="checkbox"/>	Seth Bai	<i>Veteran's Services</i>	<input type="checkbox"/>
Sandra Butzel	<i>Community Member</i>	<input type="checkbox"/>	Devra Bailin	<i>Planning</i>	<input type="checkbox"/>
Jayne Colino	<i>Senior Services Dir.</i>	<input type="checkbox"/>	Nicole Banks	<i>P&R Commissioner</i>	<input type="checkbox"/>
Jini Fairley	<i>ADA Coordinator</i>	<input checked="" type="checkbox"/>	Amanda Berman	<i>Planning</i>	<input type="checkbox"/>
Bea Goldsmith	<i>Community Member</i>	<input checked="" type="checkbox"/>	Barney Heath	<i>Planning Director</i>	<input type="checkbox"/>
Joan Belle-Isle	<i>COA Chair</i>	<input checked="" type="checkbox"/>	Ellen Ishkanian	<i>Mayor's Office</i>	<input type="checkbox"/>
Maureen Lemieux	<i>Chief Financial Officer</i>	<input type="checkbox"/>	Zachery LeMel	<i>Planning</i>	<input type="checkbox"/>
Brooke Lipsitt	<i>Community Member</i>	<input checked="" type="checkbox"/>	Jack Neville	<i>P&R Commission</i>	<input checked="" type="checkbox"/>
Norm Meltz	<i>COA Member</i>	<input checked="" type="checkbox"/>	Rachel Sherman	<i>City IT</i>	<input type="checkbox"/>
Josh Morse	<i>Public Buildings Comm.</i>	<input checked="" type="checkbox"/>	Linda Walsh	<i>Public Health</i>	<input type="checkbox"/>
Richard Rasala	<i>Community Member</i>	<input checked="" type="checkbox"/>	Consultants		
Sue Rasala	<i>COA Member</i>	<input checked="" type="checkbox"/>	Tom Murphy	<i>NV5</i>	<input type="checkbox"/>
John Rice	<i>Community Member</i>	<input type="checkbox"/>	Melissa Gagnon	<i>NV5</i>	<input checked="" type="checkbox"/>
Nancy Scammon	<i>P&R Department</i>	<input checked="" type="checkbox"/>	Frank Kennedy	<i>NV5</i>	<input checked="" type="checkbox"/>
Alex Valcarce	<i>Public Buildings</i>	<input checked="" type="checkbox"/>	Joel Bargmann	<i>BH+A</i>	<input checked="" type="checkbox"/>
Jonathan Yeo	<i>Chief Operating Officer</i>	<input checked="" type="checkbox"/>	Dan Chen	<i>BH+A</i>	<input checked="" type="checkbox"/>
			Ruofeng You	<i>BH+A</i>	<input checked="" type="checkbox"/>

Josh Morse (Newton Public Buildings) opened up the online Zoom meeting at 9:34AM.

The intent of this meeting is to continue to review feedback received at the last Working Group meeting, as well as via subsequent emails, with regard to design options for the roof deck canopy, floor plan refinements and ways to create a more traditional building aesthetic.

In response to previous comments, BH+A presented updates to the floor plans which include:

First Floor

- No additional updates were made to the first floor since the last meeting.

Second Floor

- Per the previous Working Group meeting, the game room and art room switched locations. Per the new locations, the game room is undersized by approximately 200SF and the art room is slightly oversized. BH+A noted the third floor location, off the roof deck, is more appropriate as a game room, adjacent to casual social outdoor space. It was recommended that these rooms switch back to their former locations with the game room on the third floor and the art room on the second floor.

Third Floor

- Art room moved to the third floor (switched with the game room), to take advantage of the northern light. Per notes above, it was recommended that these rooms switch back to their former locations with the game room on the third floor and the art room on the second floor.

Roof Deck

- South deck is completely covered, outside of fitness room
- Middle deck is completely covered for proposed gable or pyramidal roof to work
- North deck is $\frac{3}{4}$ open

Elevations and Perspectives

Rendered conceptual drawings were presented of all four (4) elevations as well as perspectives, with focus on East (Walnut Street) and North (Highland Avenue) elevations. Two (2) roof variations for each of these two (2) elevations were presented: Gable and Pyramid. A rough elevation was shown for both the West and South elevations. Updates are as follows:

- Articulation of coping, corbelling and fenestration of exterior materials including brick and stone
- Main entrance and stair tower are articulated with stone, which is different than the main building
- Gable roof with cupola at center portion of elevation; cupola is entirely decorative
- Prominent front entry with large curved entry canopy; canopy serves to counterbalance rigid geometry
- Clock tower concept rendered at stair tower

Discussion points are noted as follows:

- Pyramidal roof option is preferred - more consistent with overall design, less court house like in style and building does not appear as tall as compared with the pediment roof.
- BH+A noted the design concept was for a 2-story building with a 3rd floor stepping back from the street. With the attempt to incorporate traditional elements the building mass is increasing and is becoming a three story building at the sake of creating not great covered space at the roof deck.
- If covering is removed from the deck, there could be a traditional roof line along the 3-story portion.
- BH+A will study whether there are any possible effects of heating and cooling by an uncovered deck. Covered deck was also more functional in purpose to shade deck activity rather than the interior spaces. The energy model will help to understand solar impacts. There will be curtains or roller shades.
- BH+A noted there is too much brick. The building is becoming heavy, massive and less inviting with elements that emulate a masonic temple reducing the feeling of openness and transparency.
- Exterior synthetic materials that look like wood would create a warmer feel. Synthetic wood could be in the center portion of the east elevation. There was discussion that the gymnasium volume should be a different material than the east elevation.
- Part of the decision to select materials should be based on environmental cost and benefits, particularly with regard to how the choice of cladding will affect the goal of net zero. BH+A will need study materials with regard to energy goals and embodied carbons.
- Next steps are to create a visual image which is architecturally sensitive and contextually appropriate to Newtonville.
- BH+A shall study options to create a “traditional” look without the predominant use of red brick.
- BH+A shall study the size of the entry canopy and whether it can be reduced, extending a smaller distance from the building as well as being lower and quainter.
- BH+A shall study options for a single entry door at the corner, with the vestibule reconfigured at an angle.
- Green space is preferred at the rear of the building, rather than at the front, depending on possible acquisition.
- There is no issue venting the art room kiln from the proposed second floor location.

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

- *The roof deck canopy shall be eliminated to reduce the building volume along Walnut Street. The deck will be appropriately furnished with tables, chairs, planters, etc.*

Moving forward with preparation for the upcoming Community meeting presentation on January 20:

- The roof deck canopy shall be eliminated.
- Pyramidal roof option is preferred.
- Two (2) viable material cladding options rather than many options. Consider environmental impacts and “warmer” materials.
- Switch back art room to the second floor and game room to the third floor.
- The format can be structured to solicit feedback re: pros and cons of various options including eliminating canopy at roof deck and incorporating a pyramidal roof.
- Slides with potential exterior building materials can be presented.

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

- 01/18/22 Working Group Meeting – 9:30AM
- 01/20/22 Community Update Meeting – 6:30PM

It was decided that an update to the DRC would be more appropriate in February, after the January Community meeting.

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