

# Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, March 29, 2022					
Date: Zoom Meeting (online)					
Time: 9:30 AM					
<b>Attendees:</b>					
Working Group		Present	City Staff		Present
Susan Albright	City Councilor	<input checked="" 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"/>	Nicole Banks	P&R Commissioner	<input type="checkbox"/>
Jini Fairley	ADA Coordinator	<input checked="" type="checkbox"/>	Amanda Berman	Planning	<input type="checkbox"/>
Bea Goldsmith	Community Member	<input checked="" type="checkbox"/>	Barney Heath	Planning Director	<input type="checkbox"/>
Joan Belle-Isle	COA Chair	<input checked="" type="checkbox"/>	Ellen Ishkanian	Mayor's Office	<input type="checkbox"/>
Maureen Lemieux	Chief Financial Officer	<input type="checkbox"/>	Zachery LeMel	Planning	<input type="checkbox"/>
Brooke Lipsitt	Community Member	<input checked="" type="checkbox"/>	Jack Neville	P&R Commission	<input type="checkbox"/>
Norm Meltz	COA Member	<input checked="" type="checkbox"/>	Rachel Sherman	City IT	<input type="checkbox"/>
Josh Morse	Public Buildings Comm.	<input checked="" type="checkbox"/>	Linda Walsh	Public Health	<input type="checkbox"/>
Richard Rasala	Community Member	<input checked="" type="checkbox"/>	Tom Rooney	Public Buildings	<input checked="" type="checkbox"/>
Sue Rasala	COA Member	<input checked="" type="checkbox"/>	<b>Consultants</b>		
Nancy Scammon	P&R Department	<input checked="" type="checkbox"/>	Tom Murphy	NV5	<input type="checkbox"/>
Alex Valcarce	Public Buildings	<input checked="" type="checkbox"/>	Melissa Gagnon	NV5	<input checked="" type="checkbox"/>
Jonathan Yeo	Chief Operating Officer	<input type="checkbox"/>	Frank Kennedy	NV5	<input type="checkbox"/>
			Joel Bargmann	NV5	<input checked="" type="checkbox"/>
			Dan Chen	BH+A	<input checked="" type="checkbox"/>
			Ruofeng You	BH+A	<input checked="" type="checkbox"/>
			Camile Wimpe	BH+A	<input checked="" type="checkbox"/>

Josh Morse opened the online Zoom meeting at 9:30AM.

The intent of this meeting is to review next steps to move forward with the design.

## Design Update

### Roof Line Study

Dan Chen (BH+A) presented a design update with particular focus on roof lines above the second-floor deck, overlooking Walnut Street. Roof plans and rendered perspectives were presented for the following three (3) roof line options from the vantage points at the corner of Walnut Street and Highland Ave as well as from Walnut Street and Walnut Place:

- Pyramidal Roof (current) – Provides partial shade to all three deck areas (fitness, central and north).
- Two-Stepped Roof – Two continuous roof lines provide a smaller profile along Walnut Street, camped with the pyramidal roof. Provides partial shade to all three deck areas although limited shade at central area adjacent to lounge. Cupola is moved to above stair, allowing light into stairwell.
- Three-Stepped Roof – Three continuous roof lines further reduce profile along Walnut Street. The deck area adjacent to the fitness room would have minimal roof coverage while and the central and north deck areas would be partially shaded. The roof line can extend and engage with the stair along Highland Ave. The cupola is located above the stair, similar to the two-stepped option.

### Walnut Place / West Elevation Study

A rendered west elevation was presented as well as two (2) bird’s eye view rendered perspectives from Walnut Place and Highland Avenue.

### Gym Material Study

Rendered west and north elevations were presented as well as bird’s eye view rendered perspectives from Walnut Place and Highland Avenue. Rendered studies were presented with material options for the gymnasium – shown as stone as well as with siding.

Regarding the items presentation, highlights of points noted and discussed are as follows:

- More roof steps provide less shade coverage, particularly over the south and central areas. Given deck shading is essential, fewer steps in the roof line is preferred.
- The cupola seems to work better, in terms of functionality, with the two and three stepped options.
- Being the only curved space, the lounge appears slightly out of place as the only non-orthogonal on non-angular volume.
- Stair towers should look attractive and not look purely functional, particularly whereas the volumes are truncated and block-like.
- An alternate material, which is complimentary to red brick, could visually reduce the large volume.
- Darker materials could help to visually reduce the volume and appear smaller.

- For public presentations, exterior materials should not be rendered in white.
- Different materials should not be used just for the sake of trying to make the building appear smaller. A different material could however be used at the inset areas along the gym wall, possibly corresponding with the decorative panels on the east and south elevations.
- The City noted that materials previously presented for the gym massing should not be changed however alternative options for the insets could be proposed to the Community for consideration.
- The West elevation needs to have more articulation to create more interest.
- Trash and medical storage areas should be divided into two volumes, rather than one, with an open space in the middle. Temporary screening could be installed to prevent headlights from shining into neighboring properties.

## Schedule Update

Regarding 5-58 Site Plan Approval, the City indicated for the July 11 City Council meeting to happen, DRT and DRC approvals would need to take place in May and City Council Programs and Services would need to happen in June. If requisite approvals cannot be achieved within the May timeframe, Site Plan Approval would need to shift to an August or September meeting. It was noted that September meetings tend to have full agenda plus momentum tends to be lessened over the summer. City Engineering, Newton Fire Department, Traffic and Planning will all work together to help prepare the final report for 5-58 approval.

It was noted the following deliverables are required for Site Plan Approval: Site plans, stormwater plan with site lighting and screening, sustainability plan with goals (high level) and an energy model, parking and traffic plans and an updated cost estimate.

The City noted the approval timing will depend on how much work can be accomplished this Spring and in the event the approval needs to be pushed to the Fall, the previously released schedule, with construction beginning in Summer 2025 and opening in 2025, will not be able to be achieved.

BH+A presented the following list of topics which will be addressed as part of the approvals package:

- Urban design context and design and massing (Will review with DRT. DRT will prepare the 5-58 report to include these items)
- Historic and Archaeological Resources
- Acoustical Report/Neighborhood Noise
- Zoning Report (noted as not required)
- Energy and Environment – sustainable design and climate change resilience
- Traffic and Parking

- Architectural Access – statement will be included regarding accessibility of plan
- Trash and Recycling
- Shadow Study and Daylight Analysis (exact shadow casts will need to be studied during 4 critical days/year)
- Wind Analysis
- Air Quality
- Geotechnical Impacts (urban fill removal will be reviewed with the DRC)
- Infrastructure (stormwater/water quality, wastewater, potable water electrical, gas and low voltage)
- Construction Impacts – contractor parking location TBD, further from Newtonville commercial area

Temporary Relocation during Construction

The question was asked about where senior center programs and services will be located during construction. The City responded that more details are needed however space at the Hyde Center and the Women’s Club are being studied as potential locations. Potential impacts on parking and business in Newton Highlands will need to be addressed. A senior parking sticker will apply at the Hartford Street parking lot. It was also noted that the DPW is starting to plan a streetscape in Newton Highlands; Josh and Jayne will follow up regarding coordination with temporary relocation plans.