

Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, April 12, 2022					
Date: Zoom Meeting (online)					
Time: 9:30 AM					
Attendees:					
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 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	
Sue Rasala	COA Member	<input checked="" type="checkbox"/>	Consultants		
Nancy Scammon	P&R Department	<input checked="" type="checkbox"/>	Tom Murphy	NV5	<input type="checkbox"/>
Alex Valcarce	Public Buildings	<input type="checkbox"/>	Melissa Gagnon	NV5	<input checked="" type="checkbox"/>
Jonathan Yeo	Chief Operating Officer	<input checked="" type="checkbox"/>	Frank Kennedy	NV5	<input checked="" type="checkbox"/>
			Joel Bargmann	NV5	<input checked="" type="checkbox"/>
			Dan Chen	BH+A	<input checked="" type="checkbox"/>
			Ruofeng You	BH+A	<input 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) conceptual 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 – Provides partial shade to all three deck areas (fitness, central and north)
- Curved Roof – Provides partial shade over three deck areas with alternate cupola placements
- Pediment Roof – Provides full shade over three deck areas with central cupola placement
- Stepped Roof – Provides partial shade over three deck areas with offset cupola placement

The following variations were presented and discussed for each of the above noted roof concepts:

Pyramidal Roof – Due to pyramidal nature, cupola needs to be centered, as shown in all options.

- Current Design – 50% shaded (1000 SF)
- Option A1 - Porch over central and south deck areas, north is open – 80% shaded (1600 SF)
- Option A2 – Full porch/trellis/retractable over all three deck areas – 100% shaded (2000SF)
- Option B – Extended roof with columns over central and south deck areas, partial coverage at north deck – 85% shaded (1700SF)
- Option C – Extended roof with structural columns for support – 100% shaded (2000SF)

Curved Roof – cupola placement varies

- Option A – Cupola over stair - 55% shaded (1100SF)
- Option B – Cupola over lounge - 55% shaded (1100SF)
- Option C – Cupola centered - 95% shade (1900SF)

Pediment Roof

- Extended roof with columns over entire deck - 100% shade (2000SF)

Stepped Roof

- 2-Stepped Roof - Cupola over stair – 40% shaded
- 3-Stepped Roof – Cupola over stair – 20% shaded

Discussion Points are Noted as Follows:

- The question was asked about direct sunlight on the deck which is east facing
- Given importance of sun exposure during the shoulder seasons, having 100% shade is not optimal
- A study should be done to determine shade impact at mid-day and late afternoon
- Options with columns work against minimizing the bulk of the building mass
- Centrally locating the cupola is reminiscent of traditional building design and is preferred
- The curved roof line is softer and more unifying and allows for the cupola to be placed off center
- The curved roof line does not align with the orthogonal massing
- The central cupola provides diffused light over the third-floor circulation corridor
- Decks should be shaded as much as possible
- Perhaps the shape of the lounge shall be modified to be octagonal rather than curved.

The Working Group reached consensus that the cupola should be centrally located and not offset.

Vote: Motion was made by Brooke Lipsitt to take the pediment roof option off the table as a viable option. The motion was seconded by Susan Albright. All were in favor and the motion passed unanimously.

The Working Group reached consensus that the design should be further pursued with the roof extending out as far as possible without requiring structural columns.

The Working Group reached consensus to eliminate the following concepts with columns:

- Pyramidal roof line - Options A1, A2 and C
- Pediment roof – 100% shade

The Working Group reached consensus to eliminate the following concepts with an offset cupola:

- Curved roof line – Options B and C
- 2-stepped roof
- 3-stepped roof

Building Name: The Council on Aging will likely have a significant role in the naming process.

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

- 04/13/22 Design Review Committee Meeting – 6:00PM
- 04/21/22 Community Update Meeting – 6:30PM
- 04/26/22 Working Group Meeting – 9:30AM

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