


Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, April 26, 2022					
Date: Zoom Meeting (online)					
Time: 9:30 AM					
Attendees:					
Working Group		Present	City Staff		Present
Susan Albright	City Councilor	<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"/>	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 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 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		
John Rice	Community Member	<input checked="" type="checkbox"/>	Tom Murphy	NV5	<input type="checkbox"/>
Nancy Scammon	P&R Department	<input checked="" type="checkbox"/>	Melissa Gagnon	NV5	<input checked="" type="checkbox"/>
Alex Valcarce	Public Buildings	<input checked="" type="checkbox"/>	Frank Kennedy	NV5	<input checked="" type="checkbox"/>
Jonathan Yeo	Chief Operating Officer	<input type="checkbox"/>	Joel Bargmann	NV5	<input 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 further review roof line options as a follow up to the last meeting on April 12.

DRT Meeting and Site Plan Approval

The project team is scheduled to meet with the Development Review Team (DRT) next Wednesday, May 4. It was noted that the DRT will advise, not approve, and will prepare the 5-58 report to be included with the Site Plan Approval packet submitted to the City Council for review and consideration.

3-D Imagery

In response to questions asked at the April 21 Community meeting, it was noted that BH+A has the software and will start to generate 3-D interior walk-through images.

Toilet Room Design

Merits of individual vs. gang toilet rooms were discussed, particularly with regard to safety. There was consensus that the current layout with individual toilets is preferred. The following safety measures shall be considered and evaluated: Emergency pull light extending to the floor in the event of a fall, hardware locksets having functionality to be released, call system alert type (light vs. audio or both) and location (front reception and/or admin) and occupied/vacant feature on hardware would be helpful as an indicator of whether a user may be in distress. A suggestion was made for the pull cord in each toilet room to activate an alert signal above each doorway, when activated. The aforementioned items will be studied in the next phase of design.

Roof Line and Shade 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:

- Amount of direct sunlight on the deck (east facing) shall be considered
- Given importance of sun exposure during 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 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
- The lounge shape could 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):

- 05/04/22 DRT Update Meeting – 10:40AM
- 05/10/22 Working Group Meeting – 9:30AM
- 05/11/22 Design Review Committee Meeting – 6:00PM
- 05/19/22 Community Update Meeting – 6:30PM
- 05/24/22 Working Group Meeting – 9:30AM

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