

Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, June 21, 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 checked="" 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 type="checkbox"/>
Josh Morse	<i>Public Buildings Comm.</i>	<input checked="" type="checkbox"/>	Rachel Sherman	<i>City IT</i>	<input type="checkbox"/>
Richard Rasala	<i>Community Member</i>	<input checked="" type="checkbox"/>	Linda Walsh	<i>Public Health</i>	<input type="checkbox"/>
Sue Rasala	<i>COA Member</i>	<input checked="" type="checkbox"/>	Tom Rooney	<i>Public Buildings</i>	<input type="checkbox"/>
John Rice	<i>Community Member</i>	<input type="checkbox"/>	Consultants		
Nancy Scammon	<i>P&R Department</i>	<input checked="" type="checkbox"/>	Tom Murphy	<i>NV5</i>	<input type="checkbox"/>
Alex Valcarce	<i>Public Buildings</i>	<input checked="" type="checkbox"/>	Melissa Gagnon	<i>NV5</i>	<input checked="" type="checkbox"/>
Jonathan Yeo	<i>Chief Operating Officer</i>	<input checked="" type="checkbox"/>	Frank Kennedy	<i>NV5</i>	<input checked="" type="checkbox"/>
			Joel Bargmann	<i>NV5</i>	<input checked="" type="checkbox"/>
			Dan Chen	<i>BH+A</i>	<input checked="" type="checkbox"/>
			Camile Wimpe	<i>BH+A</i>	<input checked="" type="checkbox"/>
			Catherine Brownell	<i>BH+A</i>	<input checked="" type="checkbox"/>
			Wendy Zhuo	<i>BH+A</i>	<input checked="" type="checkbox"/>

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

The intent of this meeting is to continue to prepare in working towards 5-58 Site Plan Approval.

DRC and Site Plan Approval

At the June 15, 2022 meeting, the Design Review Committee (DRC) voted unanimously to recommend the NewCAL project for site plan review and approval by the City Council which allows the project to move forward through the City approvals process. As part of the approval, the DRC identified several areas of design which should continue to be evaluated through the upcoming design Development phase. Some of these areas requiring further study are as follows:

- The design of the cupola and the relationship to the architectural details of the building design. Also, study the merits of the cupola in terms of benefits vs. cost.
- Glazing design options along the lower perimeter of the walking track and the stairwells.
- The design of the stairwells and the relationship to the architectural details of the building.
- Exterior paver design at the entry plaza, specifically in terms of accessibility and durability.

Cupola

- BH+A noted the cost of the cupola will likely be six figures however a more precise value will need to be extracted from the cost estimate.
- At the May 26 NHC meeting the NHC voted unanimously for John Rice to be the interface between the NewCAL Working Group and the NHC.
- It was discussed that there are two approaches for the cupola design which can be presented to NHC: Cupola will be designed in the truest sense to emulate the intent of the 1938 design or alternatively, to extract elements from the 1938 design and blend with the current building architecture.
- It was discussed that based on prior meetings and feedback received to date, the cupola shall remain as part of the building design however alternative designs shall be studied.

Windows at the Walking Track

- Having larger windows than necessary may not be value added.
- Per the current design, the lowest point of the glazing panels is at 16" above the finished floor level.
- BH+A has started to look at an option to reduce the amount of glazing with a transparent panel replacing the lower glazing panel, extending to railing height, at 44" above the finished floor level.
- A suggestion was made for a decorative railing motif to be incorporated into the transparent panels.
- All interior elevations shall be studied, relative to glazing height, from an operations point of view.

Stairwells

- The current glazing design seems to create a larger presence than may be necessary at the stairwells.
- The question was raised whether the stairwells shall be less transparent. BH+A is studying the architectural form of all three stairwells.

- It was noted that emergency stairwells cannot lead to an interior lobby however 50% of an emergency stair can lead to a lobby space.

Exterior Pavers at the Entry Plaza

- Durability and accessibility were discussed in consideration of preferred material at entry plaza.
- It was noted that pavers can shift, and overtime have potential to become a tripping hazard.
- A suggestion was made for pavers to be used as decorative edging with stamped concrete at the main plaza walking paths. A similar approach would be incorporated at all entrances.
- The merits of Trex composite material were discussed. In lieu of pavers, Trex decking would be installed over a concrete base. It was noted that although Trex is horizontal and smooth, snow removal would be challenging and inherently the material is likely to be slippery when wet.
- Concrete could have a broom finish which would help with accessibility and comfort.
- Additional material products shall be studied as alternatives to pavers.

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

- 07/05/22 Working Group Meeting – 9:30AM
- 07/13/22 Public Facilities Meeting (P&S invited): 5-58 Site Plan Approval – 7:00PM
- 07/21/22 Community Update Meeting – 6:30PM
- 07/27/22 Public Facilities (P&S invited): 5-58 Site Plan Approval (reserved, if needed) – 7:00PM
- 07/25/22 or
08/08/22 Full Council Vote – 7:45PM

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