

Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, October 11, 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 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 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"/>
Josh Morse	Public Buildings Comm.	<input type="checkbox"/>	Rachel Sherman	City IT	<input type="checkbox"/>
Richard Rasala	Community Member	<input checked="" type="checkbox"/>	Linda Walsh	Public Health	<input type="checkbox"/>
Sue Rasala	COA Member	<input type="checkbox"/>	Tom Rooney	Public Buildings	<input type="checkbox"/>
John Rice	Community Member	<input type="checkbox"/>	Consultants		
Nancy Scammon	P&R Department	<input 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 checked="" type="checkbox"/>
			Joel Bargmann	NV5	<input type="checkbox"/>
Additional Attendees			Dan Chen	BH+A	<input checked="" type="checkbox"/>
			Camile Wimpe	BH+A	<input type="checkbox"/>
			Catherine Brownell	BH+A	<input type="checkbox"/>
			Wendy Zhuo	BH+A	<input type="checkbox"/>
			Kim Yehwan	BH+A	<input type="checkbox"/>

Alex Valcarce opened the online Zoom meeting at 9:30AM.

The purpose of this meeting was to review specific areas of the design in preparation for the upcoming DRC meeting scheduled for the next day.

Dan Chen (BH+A) noted there were principally three (3) areas to be reviewed for discussion, in advance of the Design Review Committee meeting tomorrow:

- Location for the solar panels and other roof top equipment
- Modifications to increase table storage at the first floor, associated with the Dining/Activity Room
- Orientation options for the main staircase connecting the 2nd to 3rd floors

Roof Top Equipment

- a. Dan presented the current layout of the roof top equipment including the building's solar panels and other equipment. It was noted Dan that the solar panels will be organized and arranged over the gymnasium roof only.
- b. The remainder of the roof area, above the 3rd floor flat roof, will have the HVAC equipment organized such that a wraparound sloped roof screening will hide all the mechanicals.
- c. In response to a question asked, Dan indicated the elevator shaft would also be screened and would not be visible from the street.

Dining Tables Storage

- a. Dan presented a floor plan with the (16) dining tables laid out in the Dining/Activity Room. He evaluated the necessary storage that would be required to accommodate the tables and chairs on mobile carriages.
- b. Dan presented two additional storage solutions on the first floor:
 - Development of a dedicated space behind the stage, on the outside wall, which would make the Dining/Activity area slightly smaller.
 - Pull storage room completely outside of the boundaries of the Dining/Activity Room and develop a dedicated storage space/room in the general area of the Lounge. This option works nicely with the internal wall in that location, which needs to be there to serve as a structural, load-bearing support.
- c. Dan presented two different configurations for the storage room near the lounge, noting possible impacts to the lounge. Both options were reviewed and discussed with one, the squarer layout, being preferred.

Main Staircase, Upper Floors

While the placement of the main staircase has been determined for the main lobby 1st floor to 2nd floor, two options were presented for the layout of the upper section, connecting the 2nd floor to the 3rd floor:

Option #1

- This option was designed with the upper staircase extending from the 2nd floor landing to the 3rd floor, perpendicular to the lower stair. This location is visually clear, with access to the 2nd stair run adjacent to the 2nd floor landing of the stair below.
- A comment was made regarding the benefit of the elevator door being highly visible and accessible to anyone using/considering the stairs. This design offers a direct path from the 2nd to the 3rd floor.

Option #2

- This option reverses the orientation of the stair run from the 2nd to the 3rd floor, requiring the user to walk down the 2nd floor corridor, south bound, and reverse direction to climb to the 3rd floor. The advantage of this orientation is the 3rd floor landing has the user arriving at an open intersection of the 3rd floor corridor and the access to the roof top terrace. This option would provide a place for users to take a reprieve from using the stairs, if necessary.

Discussion points regarding the two options presented:

- a. Given the height of the stairs being 1st to 2nd floor at 15'-4" with nearly 29 steps and the 2nd to 3rd floor at 14' with nearly 26 steps, most users would likely opt for the elevator.
- b. There is a need for intermittent landings to permit rest while using the stairs. Dan assured that all stair runs would have mid-section landings.
- c. Alex offered that atop the 1st to 2nd floor stair, on the landing, some soft seating could be provided to offer users a rest stop.
- d. The Working Group generally supported Option #1.

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

- 10/12/22 Design Review Committee Meeting – 6:00PM
- 10/20/22 Community Update Meeting – 6:30PM
- 10/25/22 Working Group Meeting – 9:30AM
- 11/8/22 Working Group Meeting – 9:30AM
- 11/16/22 Design Review Committee Meeting – 6:00PM
- 11/22/22 Working Group Meeting - 9:30PM

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