

Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, January 10, 2023					
Date: Zoom Meeting (online)					
Time: 9:30 AM					
Attendees:					
Working Group		Present	City Staff		Present
Susan Albright	<i>City Councilor</i>	X	Seth Bai	<i>Veteran's Services</i>	---
Sandra Butzel	<i>Community Member</i>	---	Devra Bailin	<i>Planning</i>	---
Mignonne Murray	<i>Senior Services Dir.</i>	X	Nicole Banks	<i>P&R Commissioner</i>	---
Jini Fairley	<i>ADA Coordinator</i>	X	Amanda Berman	<i>Planning</i>	---
Bea Goldsmith	<i>Community Member</i>	X	Barney Heath	<i>Planning Director</i>	---
Joan Belle-Isle	<i>COA Chair</i>	X	Ellen Ishkanian	<i>Mayor's Office</i>	---
Maureen Lemieux	<i>Chief Financial Officer</i>	---	Zachery LeMel	<i>Planning</i>	---
Brooke Lipsitt	<i>Community Member</i>	X	Jack Neville	<i>P&R Commission</i>	---
Josh Morse	<i>Public Buildings Comm.</i>	X	Rachel Sherman	<i>City IT</i>	---
Richard Rasala	<i>Community Member</i>	X	Linda Walsh	<i>Public Health</i>	---
Sue Rasala	<i>COA Member</i>	X	Tom Rooney	<i>Public Buildings</i>	---
John Rice	<i>Community Member</i>		Consultants (BH+A)		
Nancy Scammon	<i>P&R Department</i>	X	Joel Bargmann	BH+A	---
Alex Valcarce	<i>Public Buildings</i>	---	Dan Chen	BH+A	X
Jonathan Yeo	<i>Chief Operating Officer</i>	---	Camile Wimpe	BH+A	---
			Catherine Brownell	BH+A	---
Consultants (NV5)			Wendy Zhuo	BH+A	---
Frank Kennedy	NV5	X	Kim Yehwan	BH+A	---
Tom Murphy	NV5	---	Mike Kelly	BH+A	---
Melissa Gagnon	NV5	X	Canston Fitzwater	BH+A	X
Maria Hernandez	NV5	---	Nancy Johnson	BH+A	X

Online Zoom meeting opened at 9:30AM.

Josh Morse introduced Mignonne Murray as the new Senior Services Director, recently joining the City of Newton from the Town of Weston.

The purpose of this meeting was for BH+A to share the design developments per feedback at the last WG meeting regarding elevations and interior furnishings and design of the reception desk.

1. **Exterior Elevations** – Dan (BH+A) provided a brief overview to confirm the design presented at the last meetings as well as suggested developments with primary focus on articulation at the gymnasium wall and the main entry.
 - a. Gymnasium wall – previously presented with light colored brick frame around squares which appeared to be more of a blocked-up window, rather than articulation of the façade. The following modifications were presented: continuous horizontal brick band running consistently and becoming an all-brick façade with articulation in between the openings. Benefits of these changes were noted:
 - Allows façade to have articulation without accentuating the openings
 - Consistency of the horizontal line and ability to articulate the brick facade all help to reduce scale of the gymnasium block.
 - Separates window design with the window bay idea from the gymnasium windows.
 - b. Following the same logic, elevations at Highland Ave, Walnut Place and the West elevation were all presented showing consistency with horizontal banding and brick articulation.
 - c. Corner entry - developments include continuing cornice line and brick to create a hierarchy to accentuate the entry point. Looking at options for a cladding material, at the spandrel condition, above the canopy.
 - d. The following comments were made:
 - Brick pattern should be more Victorian or Art Deco like to be more consistent with the railing design as well as architecture in the village? Currently a stack bond is shown BH+A shall study options for the brick patterning, perhaps as a Flemish bond which is diagonal.
 - Options for frames around brick articulated squares shall be studied.
 - Cladding above the entrance appears unfinished in comparison with decorative metal panels. BH+A shall study options which are simpler, in consideration of the building name letters.
 - Building signage – discussion for a sign wall, like school projects, to function as a physical barrier to the building, on the corner of Walnut St and Highland Ave.
 - On elevations, solar panels should be lightened as these elements will not be seen from the street level, given the vantage point.

- Projected tree height – BH+A noted trees will likely grow to the height of first floor.
- A bike rack shall be included at the back side of the building; location to be determined.
- Three (3) doors at the roof deck level will be aluminum, consistent with the finish of the storefront material.

2. First Floor

Nancy (BH+A) provided an overview of 1st floor modifications since the last WG meeting:

- a. Kiosk – location moved to be opposite reception desk. BH+A will need more details in terms of size and function.
- b. Lobby/seating area – in response to a prior request for more rounded furnishing shapes, more curved shapes were added, including replacing a curved coffee table with a round table, as well as a gentle curve at the front side of the juice bar.
- c. Restrooms – Benches are placed for seating options nearby the restrooms: next to storage room doors, in the main corridor across from the restrooms as well as within the restroom cluster. A 12”x12” piece of furniture has been added inside each restroom.
- d. Library – No changes were made since the last meeting.
- e. Lobby Area - Interior 3D rendered perspectives were presented:
 - Lobby View at Entry - BH+A noted that some sort of floor finish will help to soften and define the lobby seating area. It was also noted a variety of seating styles (single chairs and sofa) offer seating options. Actual seating styles will be review prior to final selections are made. Depending on the manufacturer, samples may be able to be delivered for review.
 - Power outlets will exist near the lobby seating areas.
 - Lobby Communicating Stair – lobby and a sliver of the lounge area are visible from the stair.
 - Lobby Towards Multi-Purpose Room – development of wood trim work at south wall
- f. Reception Desk – 3D images were presented with two design options:
 - Option #1 – continuous surface at universal 34” height
 - Option #2 – two different heights, 34” and 42”



Option #1 - 34" continuous height

Option #2 - 34" and 42" for standing service.

The following highlights and comments were noted:

- Both options have an opening behind the reception to create easy access from behind the reception desk to the lobby.
- For Option #1 the entire desk is at 34" high and for Option #2, roughly half of the desk is at 34" and the other half is at 42" high. The straight portion is roughly 12-14' at 34" high and the curvilinear portion 42", which is roughly 50% of the overall counter.
- It was noted that the desk needs to be designed to allow knee and toe clearance beneath the desk, somewhere within the 34" high section. The intent is to integrate accessibility into the design. Head on wheelchair access is important.
- Accessibility of the sign-in kiosk screen needs to be discussed as well, as it relates to programming. The more information available will be helpful for the desk design.
- Option #2 offers storage options and a visual barrier to block the work surface.
- Mignonne noted lower desk surface, at one level, would work better from an accessibility standpoint.
- A suggestion was made to reduce length of 42" high portion to increase sightlines and accessibility from both entrances.
- A comment was made about making all technology devices accessible; the technology to be used is not yet defined.
- BH+A will continue to further develop the design of the reception both to meet the needs of the users and the interior design. Mignonne Murray will touch base with her team to give more feedback to help on the design.

- g. Elevation Quilt Study – three (3) proposed locations were presented to display the tapestry (from the existing senior center building):
 - Option #1: the wall outside the multipurpose room (behind the restrooms)
 - Option #2: the double height wall, on the stair landing, between levels 1 and 2
 - Option #3: the double height wall of the conference room, beneath the windows
 - BH+A requested actual dimensions of the quilt
 - The option to locate the quilt in another facility will be explored. The Working Group agreed that the quilt would break the harmony of the interior design of the new building.
- h. Stained Glass Panels and Salvaged Items – per last directive, panels are being moved to the interior, given the size and opportunity for light control.
 - John Rice requested to be kept informed of plans for salvaged items.
 - BH+A is actively working on placing elements that will be preserved from the current senior center to be reused on the new building. Per the current design, the two stained glass panels as well as the chandelier (in double height space) have been located. Additional elements as the exterior medallions and interior railings need to be located. Renderings shall be updated to reflect reuse of salvaged items.

3. Second Floor

- a. Ceramics – Furniture/equipment is being developed.
- b. Activity Room #3 – BH+A shall further study how to best increase the storage room size. Additional storage may be able to be carved out of kiln/ceramics room.
- c. Door to Senior Services door to the hall shall be moved to the north of the staff restroom.

4. Third floor

- a. Game Room – there are two (2) billiard tables ping pong tables will be in gymnasium space.
 - b. Outdoor Deck – the furniture will be kept outside year-around. A storage room was created outside but it won't be enough to storage all the furniture.
 - c. Some storage has been added at the deck (8-10SF)
5. **3-D Interior Perspectives** – Four (4) interior perspectives were presented for the 2nd and 3rd floors depicting how all spaces are connected, and how the natural light enters the building through the windows and the down on the third floor.

General Comments and Questions:

1. **Medical Equipment** – located on the 1st floor in a shed at the parking lot, Mignonne Murray will further discuss the need to create a space inside the building. Theory for exterior location is ease to load and unload.
2. **Artwork Hanging System** – a system is being considered to have artwork on part of the building as well as proper lighting for the artwork.
3. **Staircase and Bench** - A bench was proposed to be on the landing of the main stair. A comment was made regarding the need for a continuous handrail going up and down the stairs. It was noted that the interior railing would be continuous, and the exterior railing would be interrupted by the bench. From an accessibility standpoint, the bench would create an awkward and potentially unsafe situation for visitors with mobility disabilities. The importance of having railings on both sides was noted. BH+A to further study how to integrate a bench. A decision will likely need to be made as to whether or a bench can be accommodated. Jini will follow up with MAAB.

Hardscape and landscape architect, Kyle Zick, will be invited to future Working Group meetings, as it relates to exterior design discussion, which is very close to being finalized. A water source will be available on the outdoor deck for plant watering and deck washing.

The project is 98% ready to move into construction documents, BH+A will be working on a few outstanding designs, like main entrance, brick pattern and naming (mayor), for the working group final revision.

The design was released to the cost estimator with details to start working on project costing.

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

- 01/11/23 DRC Meeting
- 01/17/23 Working Group Meeting – 9:30 AM
- 01/19/23 Community Update Meeting - 6:30 PM
- 01/31/23 Working Group Meeting – 9:30 AM

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