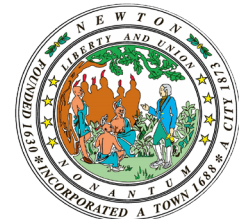


# NewCAL

## Public Facilities and Programs & Services Committee

January 6, 2021



## SCHEDULE: MEETINGS AND MILESTONES

	Date		Time	Event
✓	Thurs	10/01/20	6:30PM	Community Update Meeting
✓	Thurs	10/02/20	8:00AM	Newtonville Area Business Meeting
✓	Tues	10/22/20	8:00PM	Newtonville Area Council Meeting
✓	Tues	10/27/20	7:30PM	Council on Aging (COA) Meeting
✓	Tues	10/27/20	9:30AM	Working Group Meeting
✓	Tues	11/10/20	9:30AM	Working Group Meeting
✓	Wed	11/18/20	6:00PM	Design Review Committee (DRC) Meeting
✓	Tues	11/24/20	9:30AM	Working Group Meeting
✓	Tues	12/08/20	9:30AM	Working Group Meeting
✓	Wed	12/16/20	6:00PM	Design Review Committee (DRC) Meeting
✓	Thurs	12/17/20	7:00PM	Newton Historic Commission (NHC) Meeting
✓	Tues	12/22/20	9:30AM	Working Group Meeting
✓	Tues	12/29/20	9:30AM	Working Group Meeting
✓	Tues	12/22/20	7:30PM	Council on Aging (COA) Meeting
	Tues	01/05/21	9:30AM	Working Group Meeting
	<b>Tues</b>	<b>01/05/21</b>	<b>6:30PM</b>	<b>Community Update Meeting</b>
	Wed	01/06/21	7:00PM	City Council Public Facilities/Programs and Services (PF/PS) Meeting
	Wed	01/13/21	6:00PM	Design Review Committee (DRC) Meeting
	Thurs	01/14/21	7:00PM	Newtonville Area Council meeting (to be confirmed)
	Tues	01/19/21	9:30AM	Working Group Meeting



# 345 Walnut Street Location and Parking Options



AUSTIN STREET

AUSTIN STREET  
PARKING

WALNUT STREET

LOWELL AVENUE

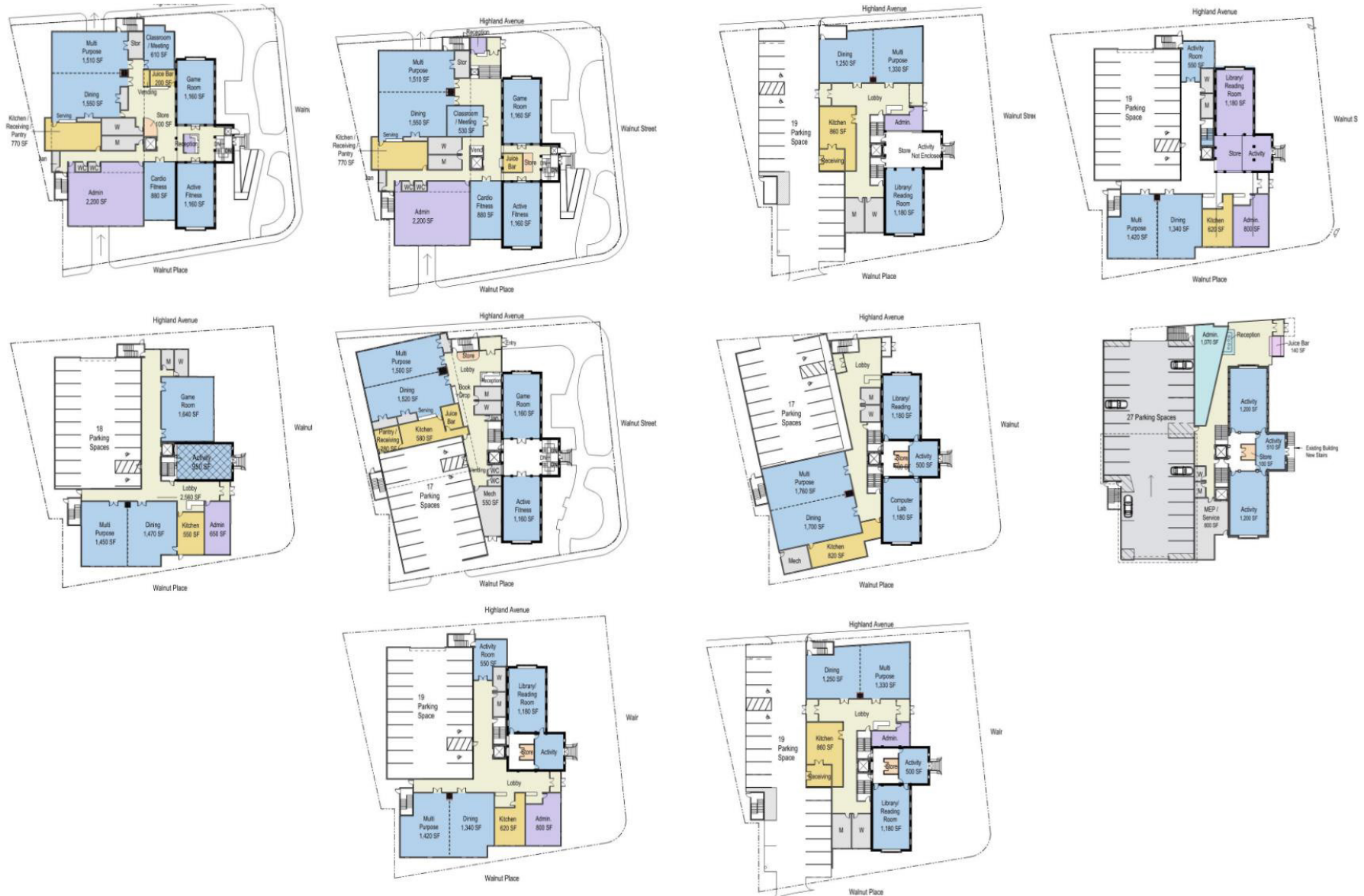
HIGHLAND AVENUE

PARKING ON SOUTH  
SIDE OF STREET

345 WALNUT  
STREET

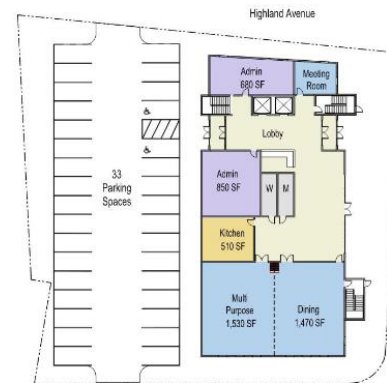
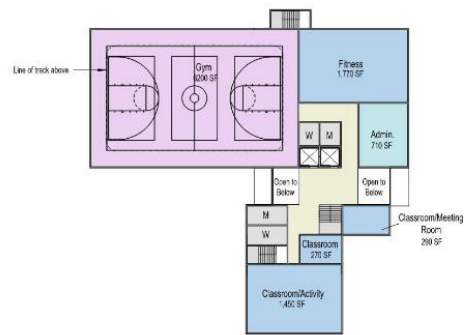
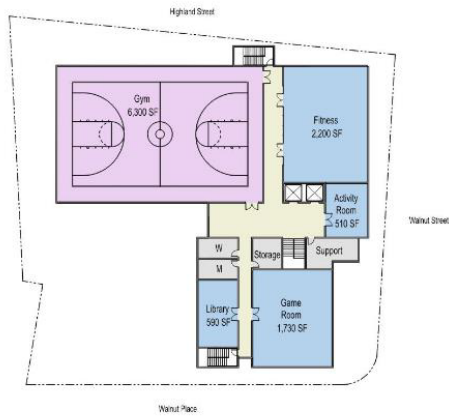
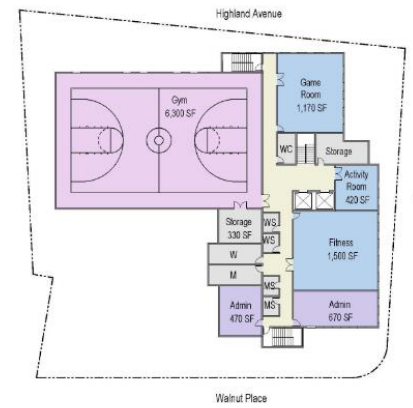
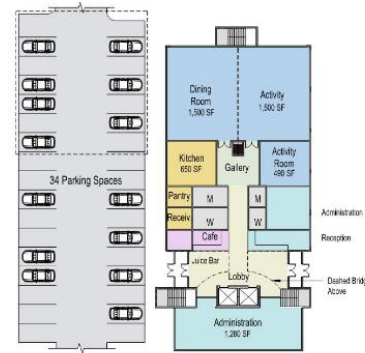
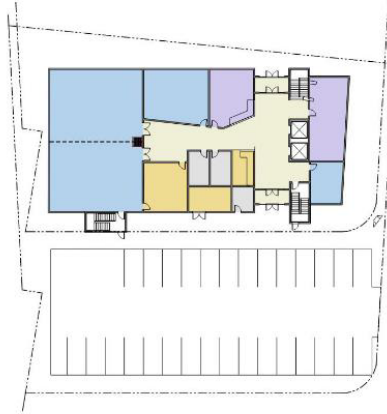
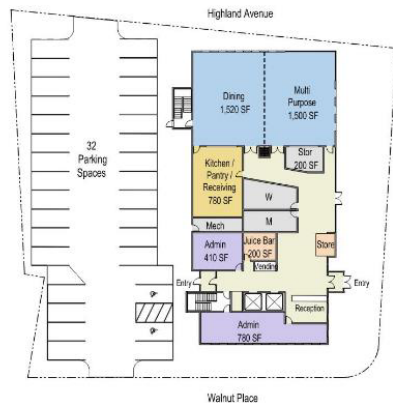


# MANY OPTIONS ARE BEING STUDIED: Renovate and Add to the Existing Building





# MANY OPTIONS ARE BEING STUDIED: A New Building





Through the study of these many options, there are two options that seem to best demonstrate the promise of each approach and they are shown as follows.





## NewCAL Newtonville Existing

### Existing Site Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 12/30/20

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# Existing Conditions

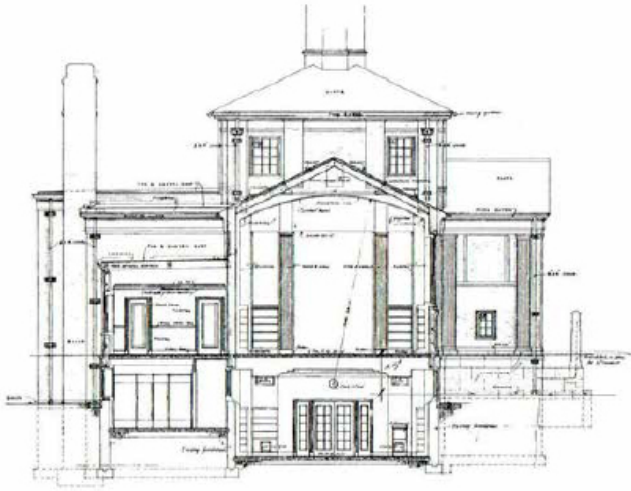


*The small appendages at the rear of the building will be removed leaving the symmetrical front wing along Walnut Street.*





# Existing Conditions



*The original cross section drawing of the Library showing the raised main floor level 5 feet above outside grade.*



*The outside stairs take you up three feet to a landing*



*Inside stairs take you up the final two feet to the main floor level*



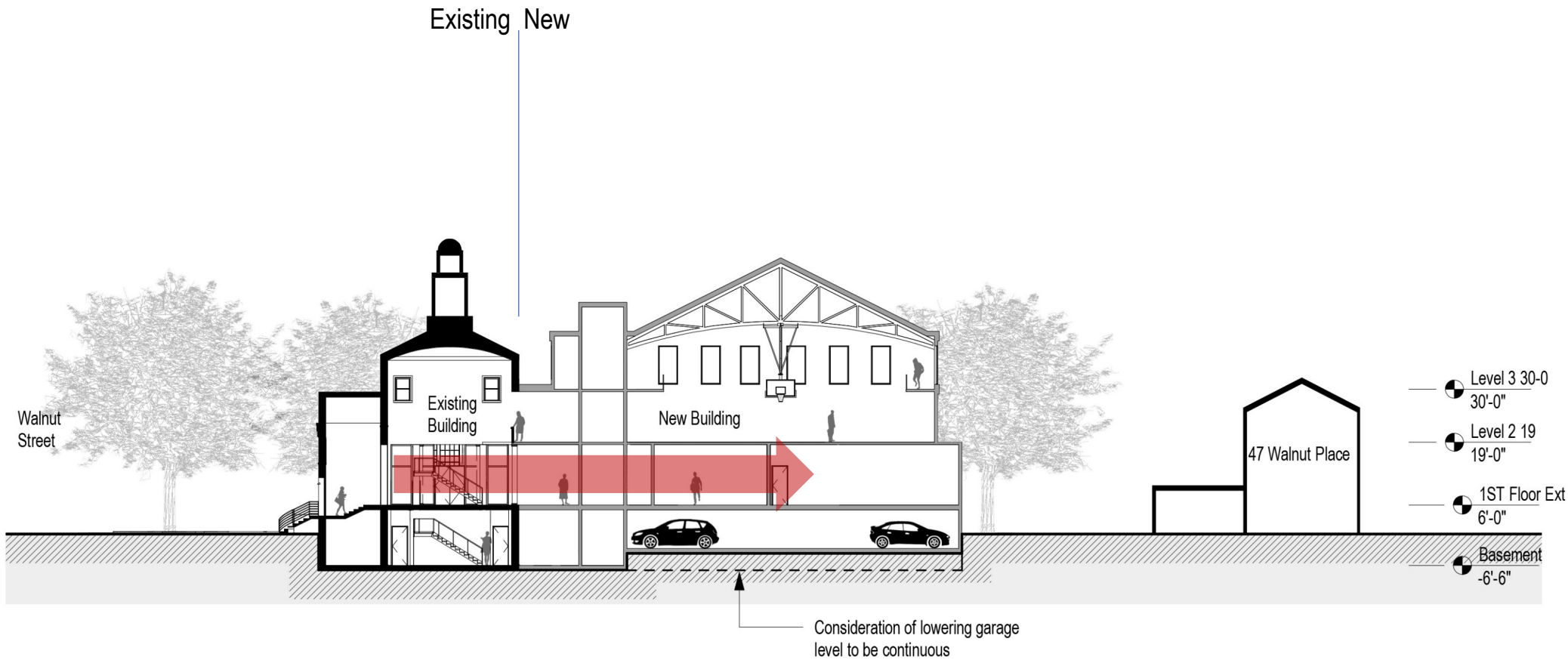
*One, or both, of the basement level wings would retain their windows in the proposed concepts that do not cover the front façade of the existing building. This could be secondary use space assuming the elevator is brought to that level.*



# NewCAL

Renovate and Add onto the Existing Building





## NewCAL Newtonville Addition and Renovation to Existing Building

### Building Section

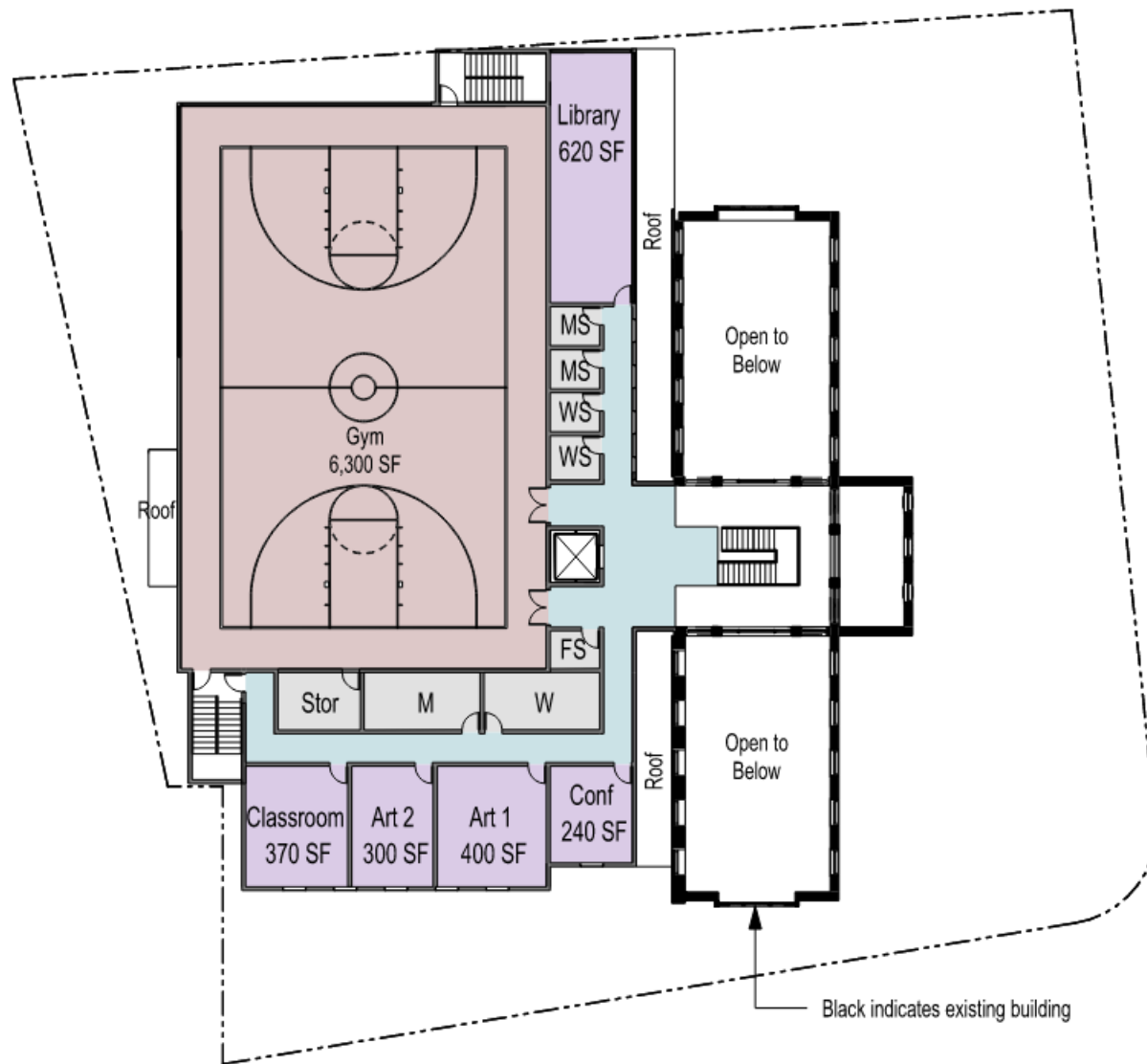
Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 12/30/20

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Scale: 1" = 20'-0"





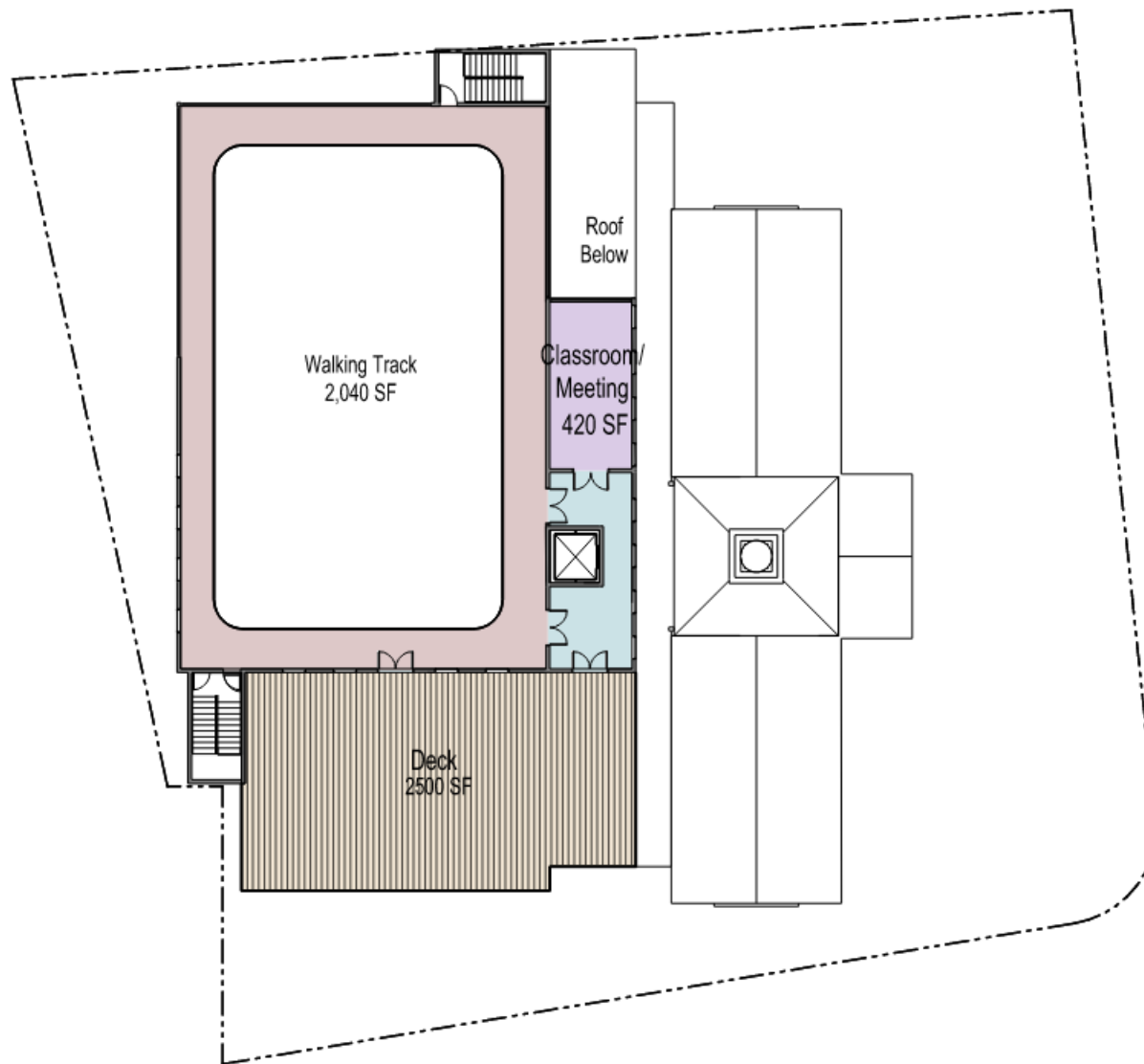


## NewCAL Newtonville Addition and Renovation to Existing Building

### Second Floor Plan

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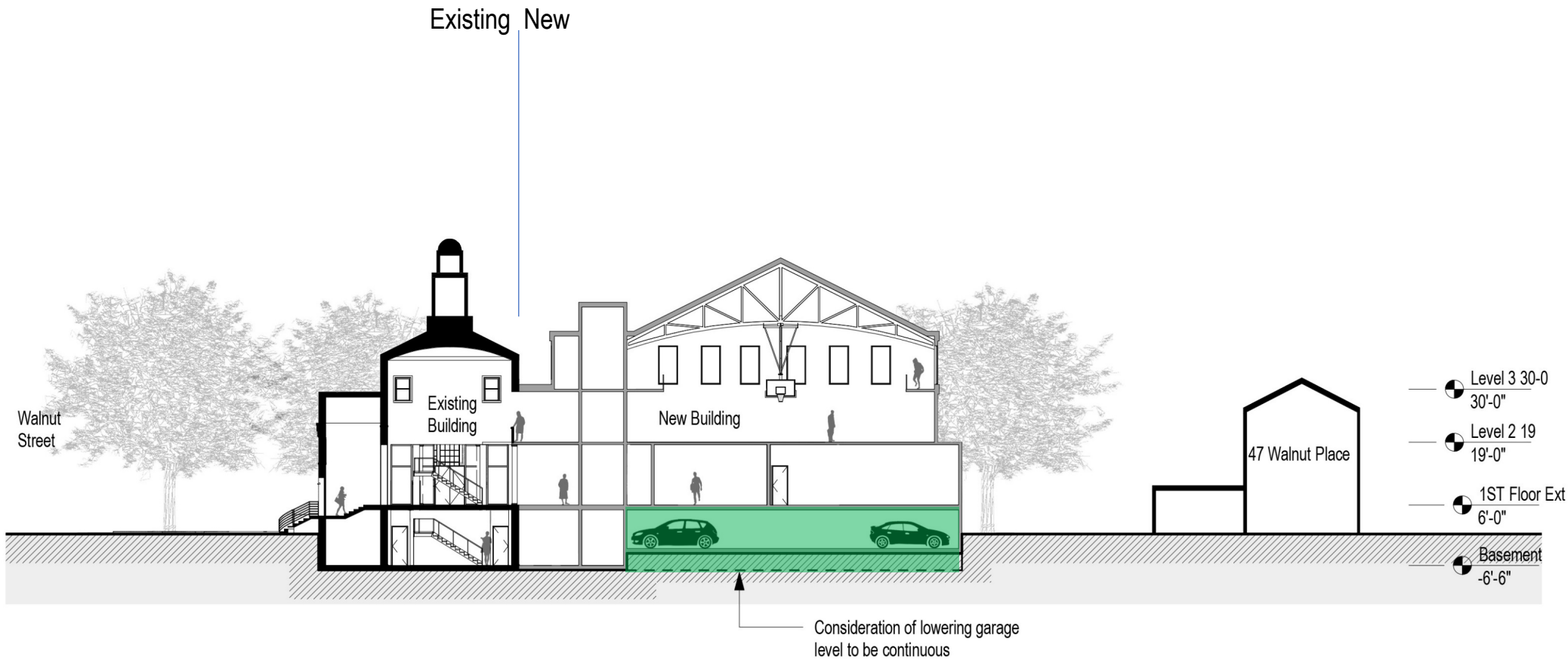
## NewCAL Newtonville Addition and Renovation to Existing Building

### Third Floor Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 12/30/20

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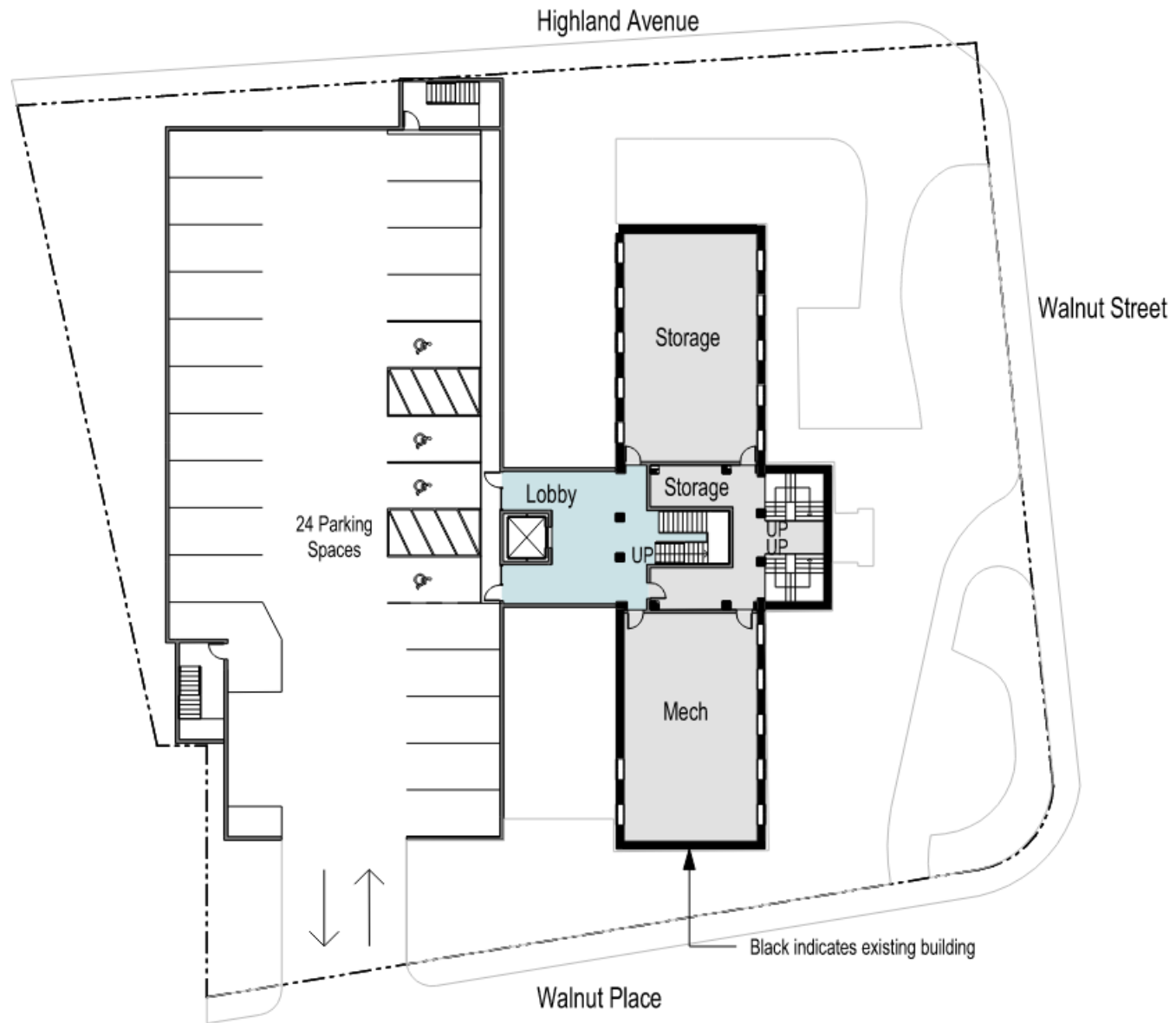
## NewCAL Newtonville Addition and Renovation to Existing Building

### Building Section

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Scale: 1" = 20'-0"



**NewCAL Newtonville Addition and Renovation to Existing Building**  
**Basement Plan**

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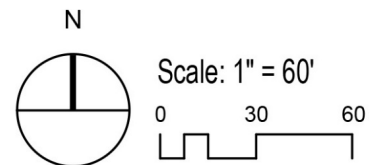


# **NewCAL Newtonville Addition and Renovation to Existing Building** **Site Plan**

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**33,612sf Includes Existing Basement**





## NewCAL Newtonville Existing

### Existing Site Plan

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## Neighborhood Context



*Aerial View From Northeast*



*Street View From Southeast*

## Renovate and Add to the Existing Building – Aerial View from Northeast





## Renovate and Add to the Existing Building – Street View from Northeast





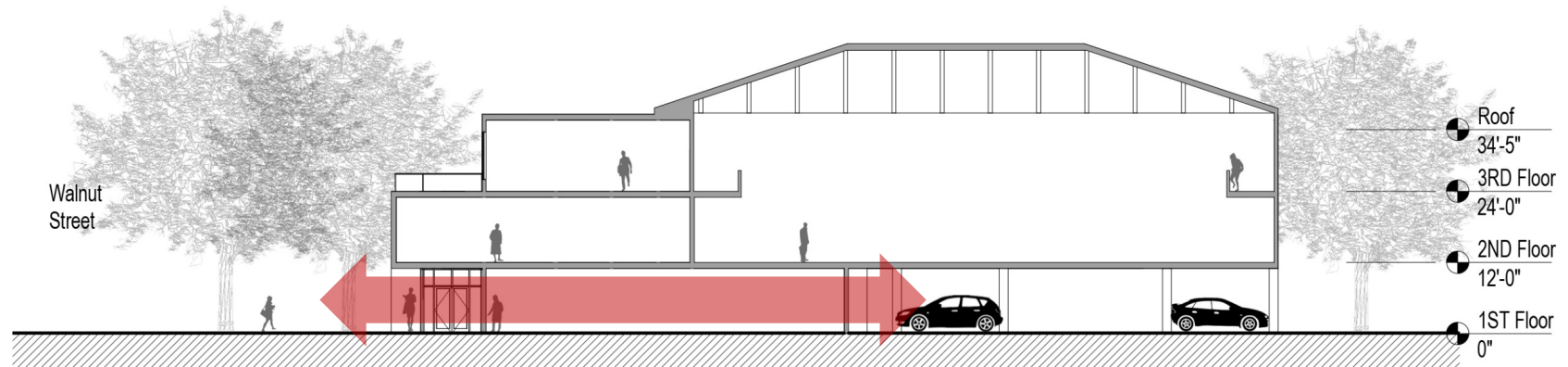
## Renovate and Add to the Existing Building – Street View from Southeast





# **NewCAL**

**An All-New Building**

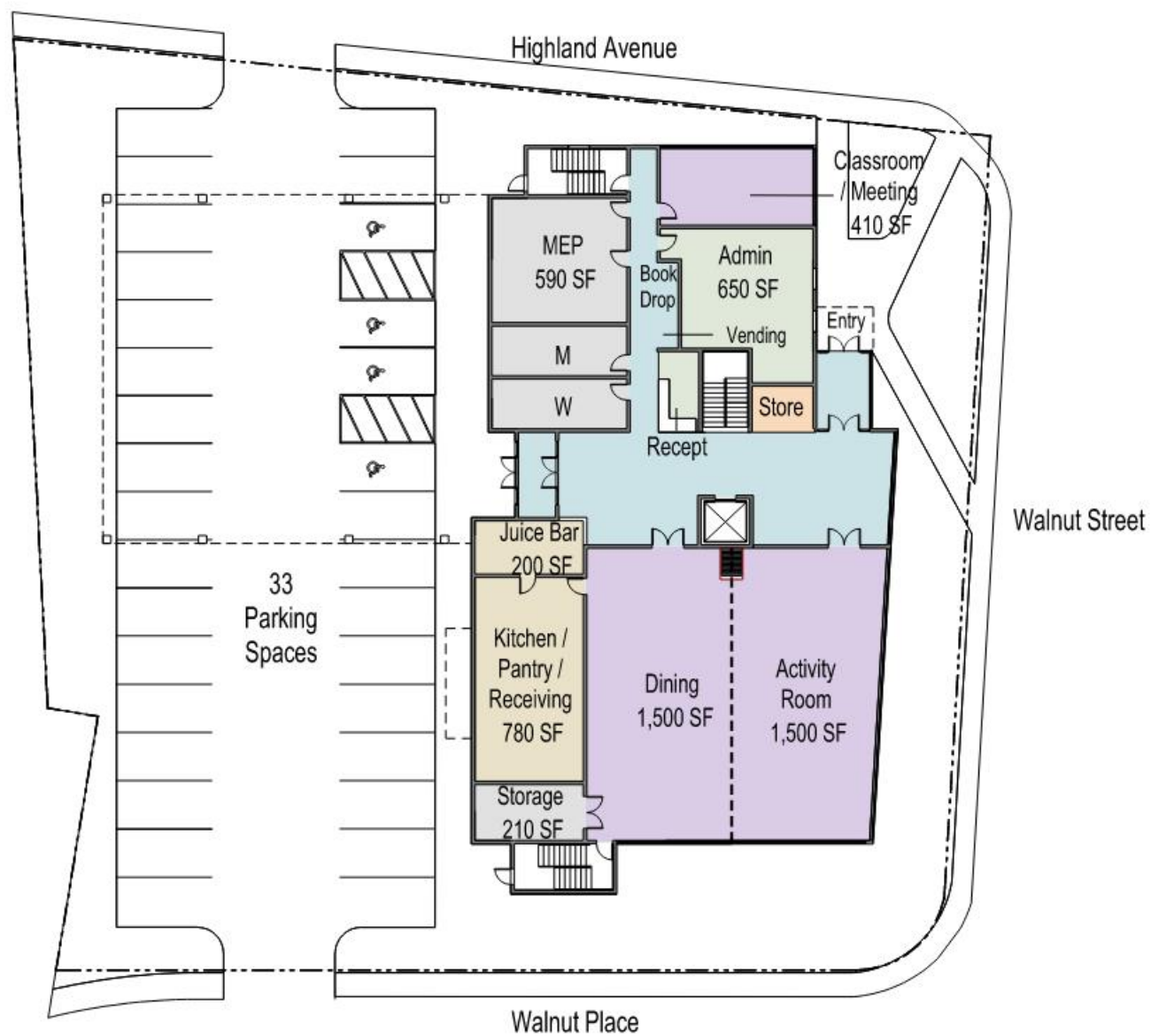


## NewCAL Newtonville

### New Building Building Section

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## NewCAL Newtonville New Building

### First Floor Plan

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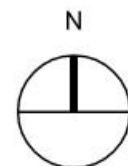


## NewCAL Newtonville New Building

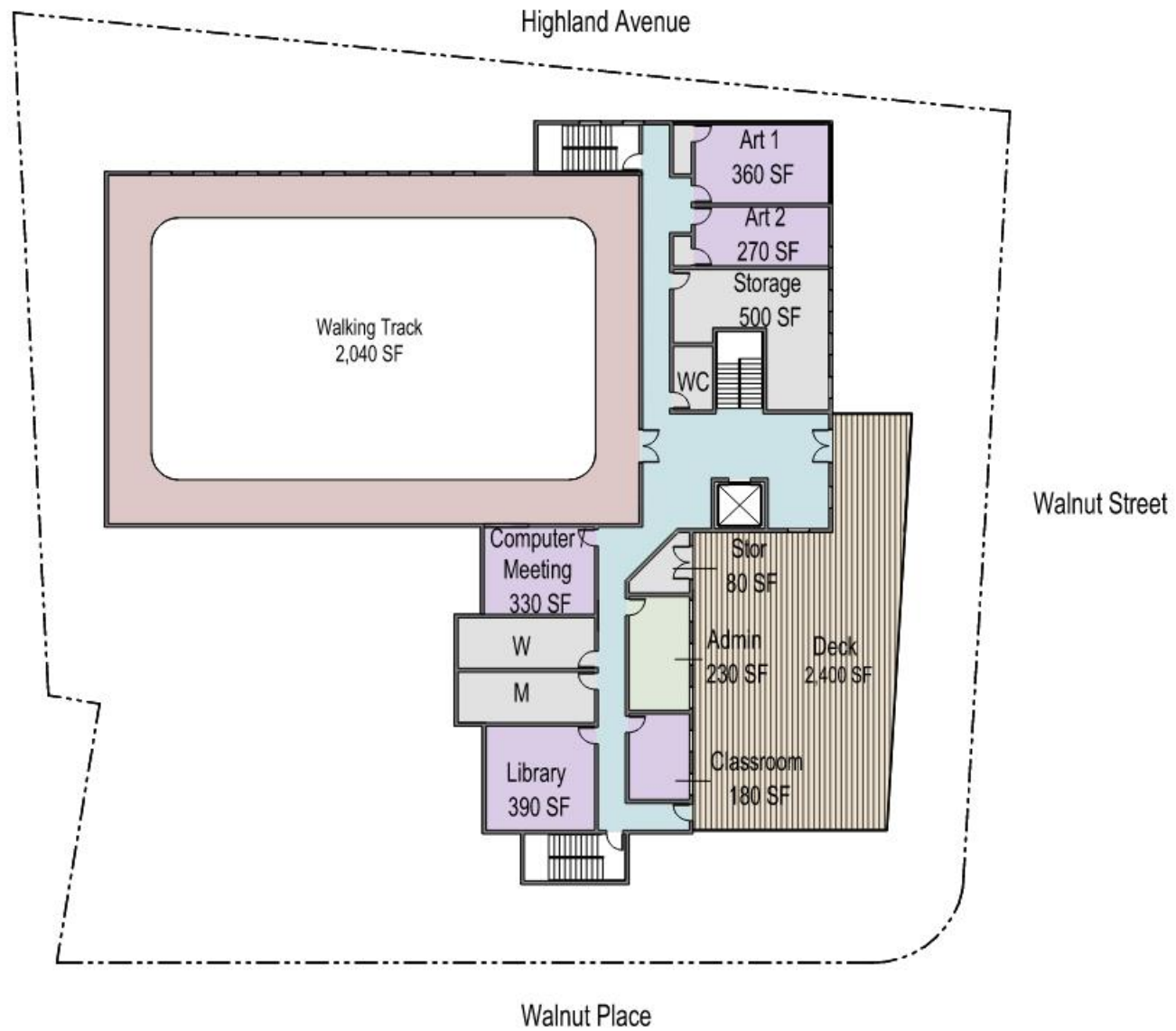
### Second Floor Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 11/13/2020

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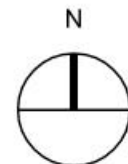


## NewCAL Newtonville New Building

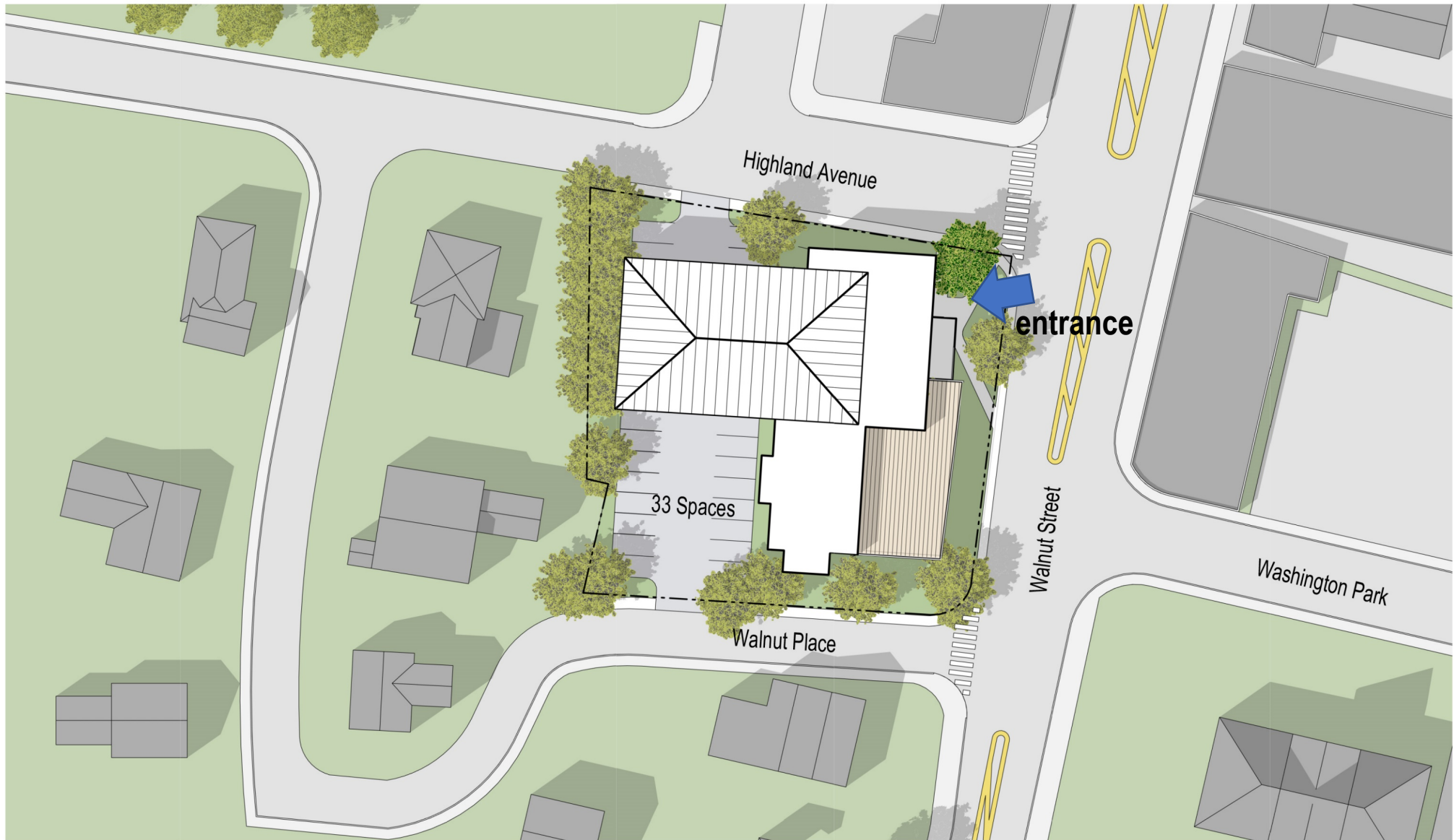
### Third Floor Plan

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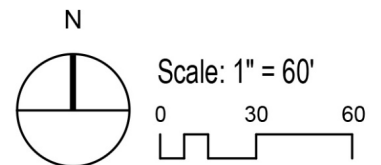


## NewCAL Newtonville New Building

### Site Plan

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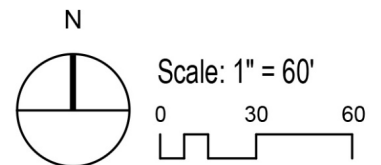


## NewCAL Newtonville New Building

### Site Plan

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## NewCAL Newtonville Existing

### Existing Site Plan

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## Neighborhood Context



*Aerial View From Northeast*



*Street View From Southeast*



## New Building – Aerial View from Northeast



## New Building – Street View from Northeast





## New Building – Street View from Southeast





# Questions & Comments