



CITY OF NEWTON

NewCAL Working Group Site Test Fits
345 Walnut Street in Newtonville
Newton Centre Triangle

May 21, 2020



Owner



Owner's Project Manager



Bargmann Hendrie+ Archetype, Inc.

Architect

TEST FITS

Put simply, these test fits are plans used to confirm that NewCAL's needs and requirements can be accommodated on a considered site. The test fits utilize the same building area and program; a 33,000 square foot building with a 6,200 square foot gym and walking track above. The configuration and various program adjacencies can be further developed once a site is selected. At this stage in the process, analysis of the details can get in the way of the big picture which is can the program fit comfortably on the site.

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PART 1. Newtonville Site

The three test fits are as follows:

Option 1: Retain Existing Building with an Addition to the rear

Option 2: New three-story building

Option 3: New four-story building



SITE
345 Walnut St.

NEWTONVILLE TEST FITS

The Newtonville site is located at 345 Walnut Street, the location of the existing Senior Center. The Senior Center occupies a former library building which was renovated to create an accessible entry at the rear of the building. The original main entry from Walnut Street has a series of stairs and is not accessible.

The design test fits for Newtonville explore reuse of the existing building with an addition in comparison to what would be feasible with a brand new building. There are three test fits which represent the best of many alternatives studied by the NewCAL Working Group. Two new building test fits were developed to present the tradeoff between height and site coverage.

The Newtonville test fits also explore the site in relationship to the abutting properties and the height of neighborhood buildings. In all three options, care has been taken to provide as much of a buffer as possible from abutting properties on Walnut Place as well as setting the building back from Walnut Street as much as possible, in order to maintain space along Walnut Street, to include the mature street trees.

The existing Senior Center has parking for 13 cars. The test fits explore potential for increasing on-site parking which was perceived as beneficial for the Senior Center patrons. (Our experience is that parking within 125 feet of an entrance is highly beneficial at a Senior Center.) The first floor plans of each option dash in an area of the additional on-site parking beyond the existing 13 parking spaces.





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



Then, 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 that the elevator is brought to this level.



OPTION 1: Retain Existing Building with an Addition

The first option explores maintaining the front portion of the existing Senior Center building. The addition on the rear needs to be removed for the proper area to be made available for NewCAL. The remaining existing building provides approximately 3,000 square feet of area on the first floor and basement level. These floor levels are “split” from new floors that start at grade resulting in 5 different floor levels within the NewCAL footprint. On the other hand, the two reading rooms of what was a library and now the Senior Center are quite nice rooms with high ceilings and plenty of glass and architectural detail that would not be replicated in new construction.

The challenge of the site is how to incorporate parking to replace or add to what exists today. You will see from the plans that the first-floor level has mostly parking and that the program area is rather limited. This entry level houses reception and administrative spaces and leads the user to circulation systems that take them to up or down the other floor levels. One interesting feature is the entry lobby which is a two-story space adjacent to the north end of the existing Senior Center, featuring the distinctive large window to the original library reading room.

This option includes 27 parking space in a covered parking area below portions of NewCAL. (The existing Senior Center site provides 13 spaces.) If the goal is to merely replicate existing parking, 14 of the proposed new spaces could be converted to NewCAL program area beneficial to the ground floor plan.

The gym, main public multi-purpose rooms and kitchen are located on the second floor of this NewCAL option. In between is the ground floor and the new second floor being the main level of the existing Senior Center housing two reading rooms and the central atrium. This space could be used for various Senior Center program spaces. Below the first floor of this NewCAL option, the existing basement level houses some other program spaces and back of house space. These rooms have some

Other program and administrative spaces are located on the third-floor level along with the indoor walking/jogging track. These are destination type programs that can exist on a higher level of the building.

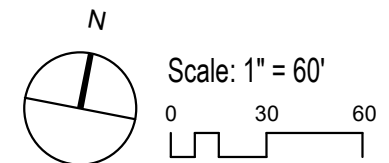
The addition partially sets back from the west property line as much as possible given the dimensions of parking lots and the gym. Pushes the edge of the building closer to the west side property line was not seen as desirable. A goal of this test fit was to demonstrate an addition that does not overwhelm the existing building at least on the Walnut Street side. It is possible that further study of this option might consider a partial fourth floor to the addition and study how that impacts site and existing building relationships.

The perspectives demonstrate the concept of maintaining the Walnut Street façade of the existing building and the existing landscape “uncovered” to maintain the existing street scape.

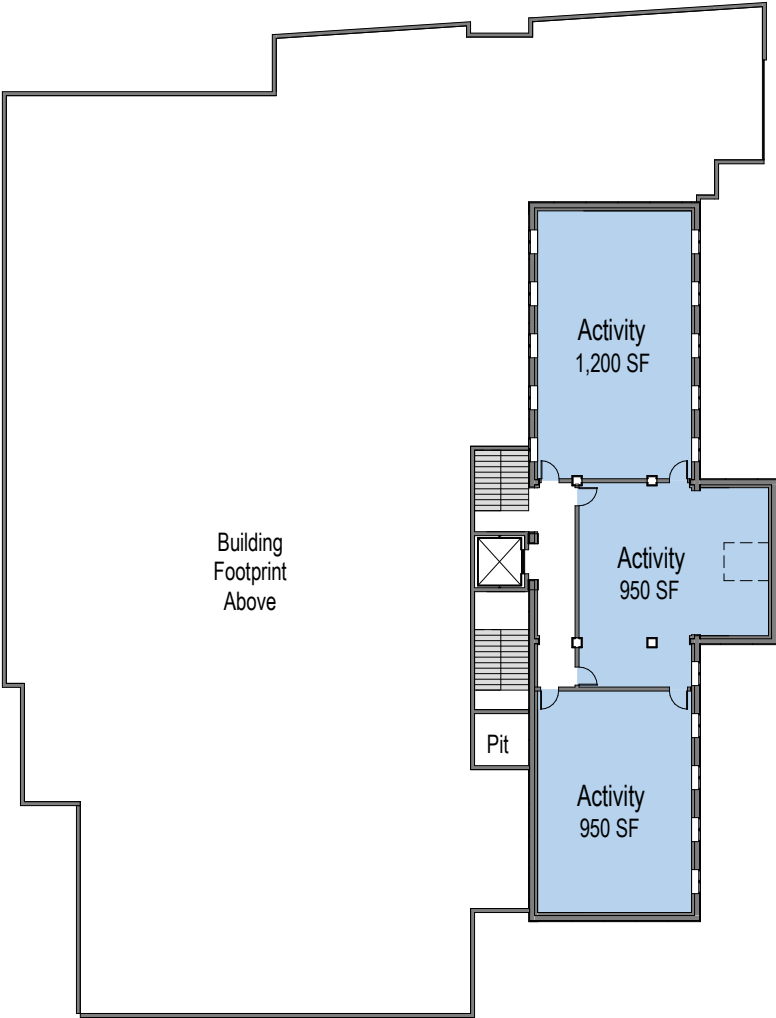
Newtonville Option 1: Retain Existing Building



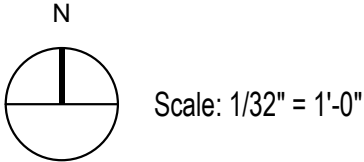
Site Plan: 33,000 sf building



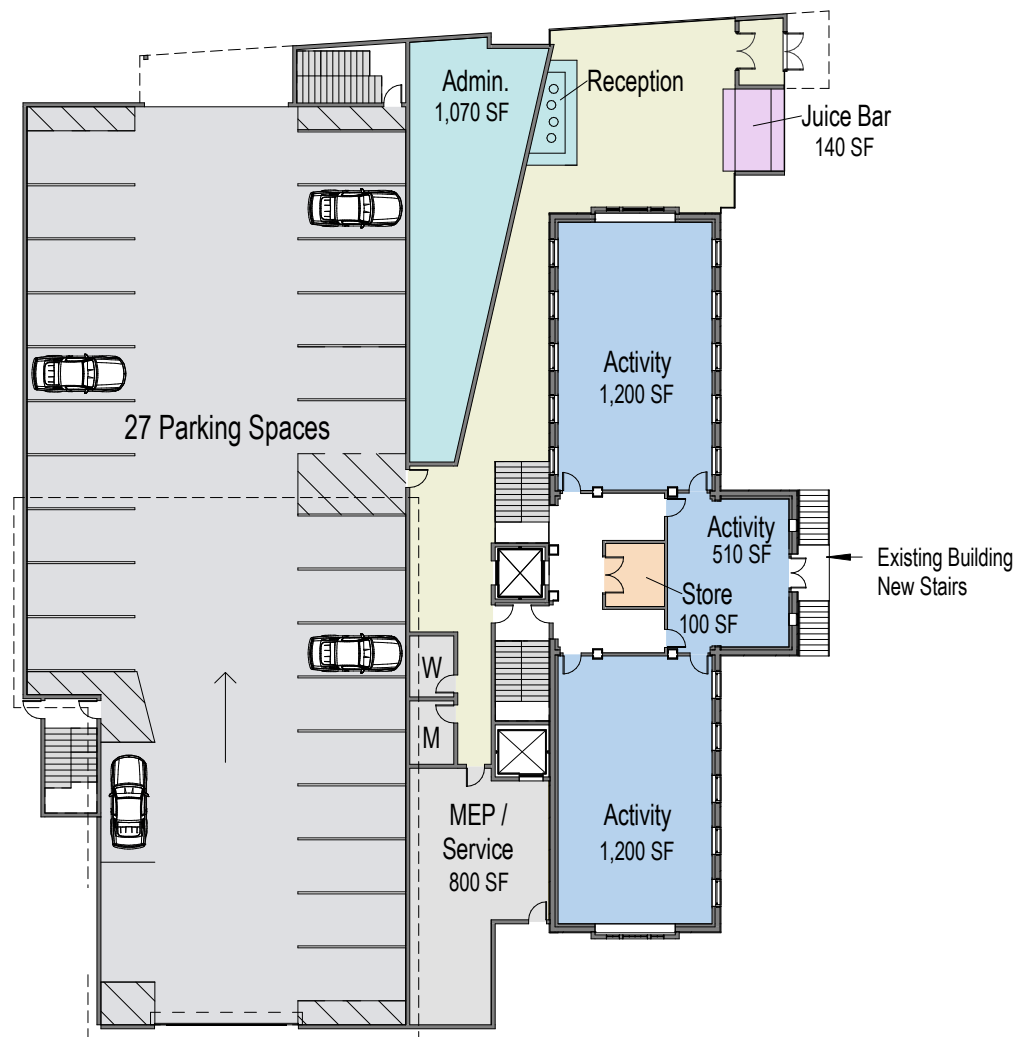
Newtonville Option 1: Retain Existing Building



Basement Plan: 4,000 sf

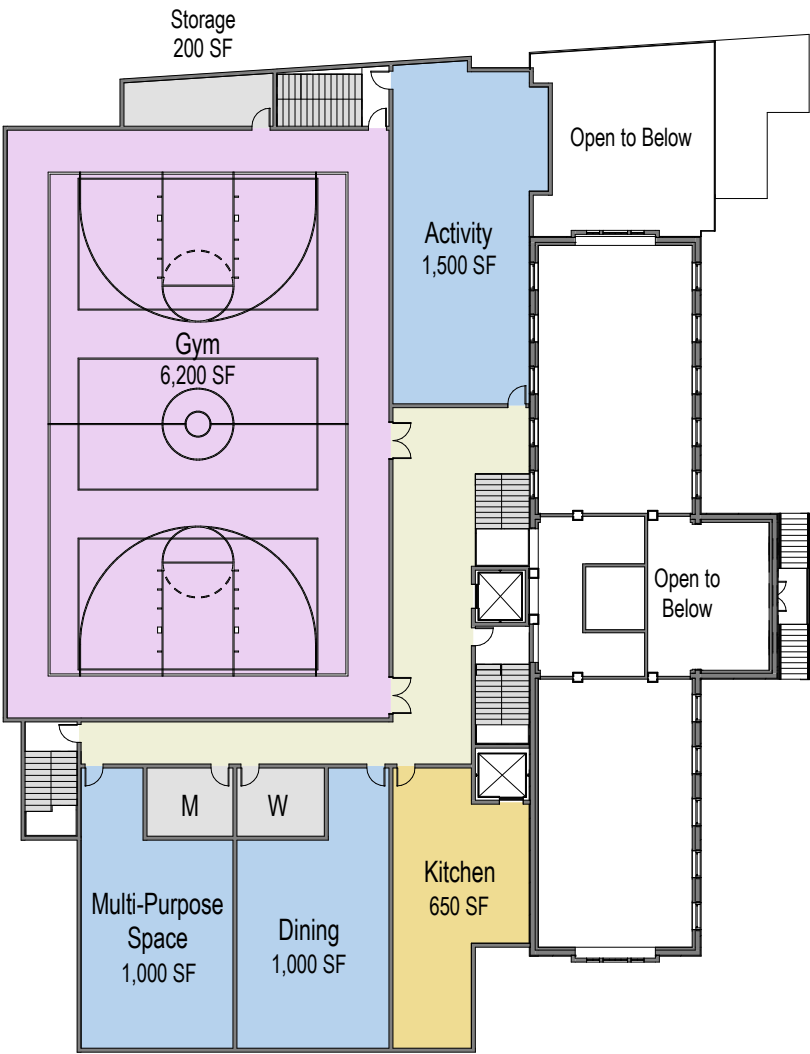


Newtonville Option 1: Retain Existing Building

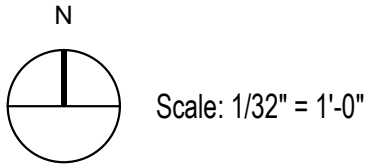


First Floor Plan: 8,000 sf
Garage Area: 9,000 sf

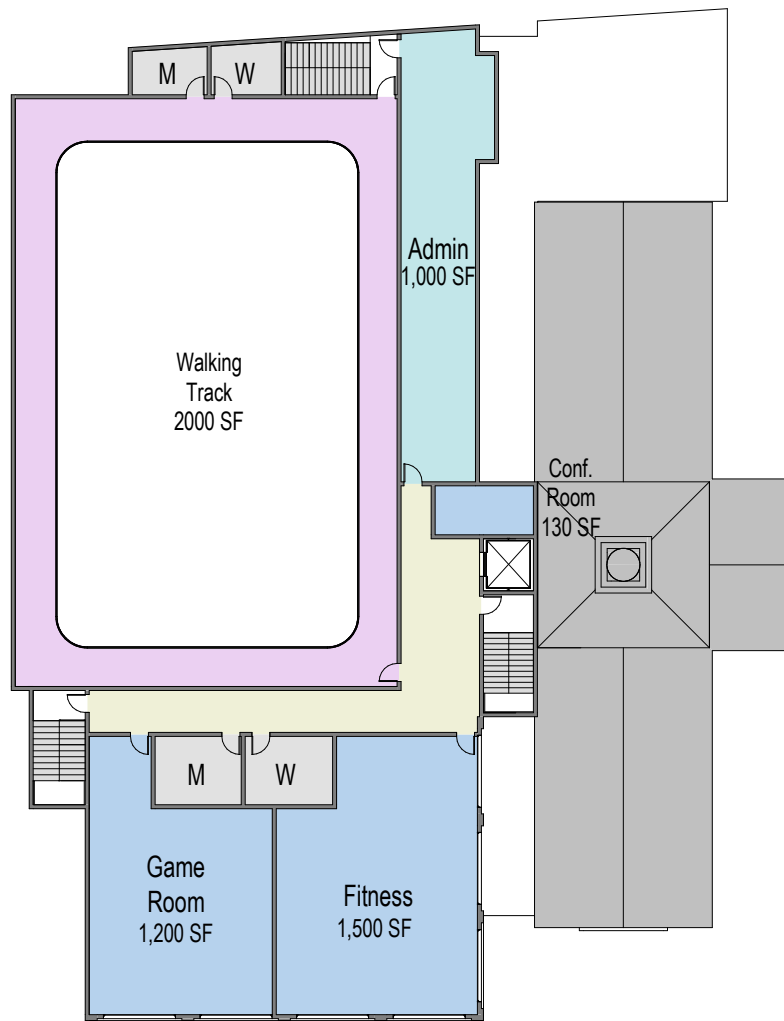
Newtonville Option 1: Retain Existing Building



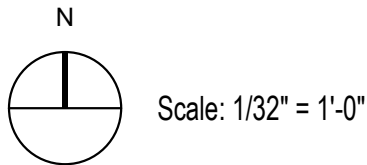
Second Floor Plan: 13,000 sf



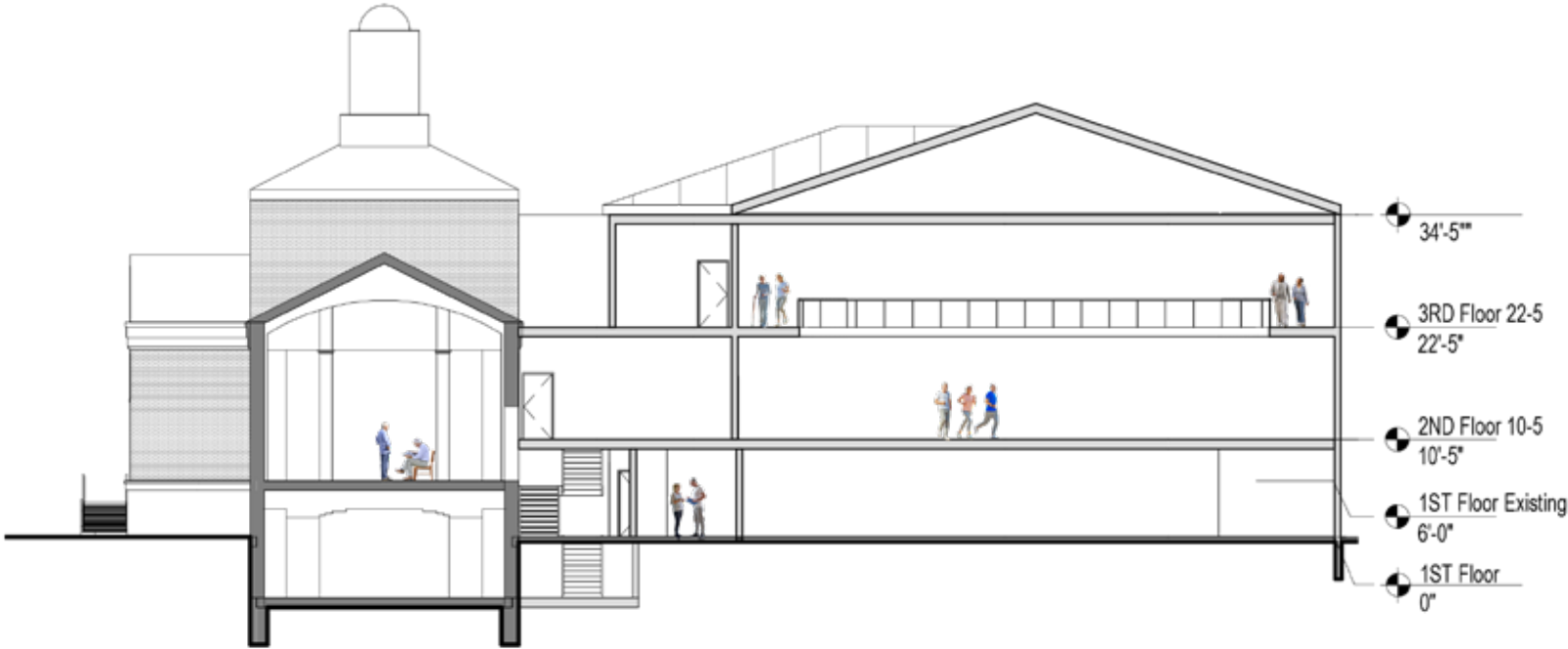
Newtonville Option 1: Retain Existing Building



Third Floor Plan: 8,000 sf



Newtonville Option 1: Retain Existing Building



Building Section

Scale: 1" = 20'-0"

Newtonville Option 1: Retain Existing Building



Street View from Northeast



Newtonville Option 1: Retain Existing Building



Aerial View from Northeast



Newtonville Option 1



Street View from Southeast



OPTION 2: New Three-Story Building

The first new building test fit is configured to retain green space on Walnut Street while testing the building and parking schemes. This option provides 34 parking spaces, 14 of which are covered, located below the building. If the goal is to merely replicate the existing parking count, 21 of these spaces could be converted to indoor or outdoor space.

In this option, the large public multi-purpose rooms are located on the ground floor along with the kitchen. The central lobby connects through from Walnut Street to the rear parking lot and generally aligns with Washington Park as does the existing building. The center lobby is flanked by the multi-purpose spaces on one side and the administrative space on the other.

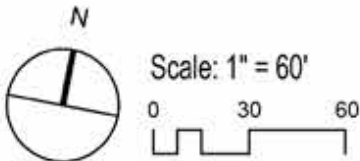
The second floor could house the gym, fitness and classroom/activity spaces. The test fit shows the track game room and other classrooms on the third floor. One might consider locating fitness on this level and moving the Art and Computer Lab to the second floor. These are all interchangeable spaces and the test fit should not be judged based on these current adjacencies. At the next level of design, patrons will opine as to whether fitness makes sense on the gym level to take advantage of lockers or to move fitness to the third floor.

The perspectives show that this scheme represents a balance between the maintenance of open space on Walnut Street and site coverage elsewhere on the site.

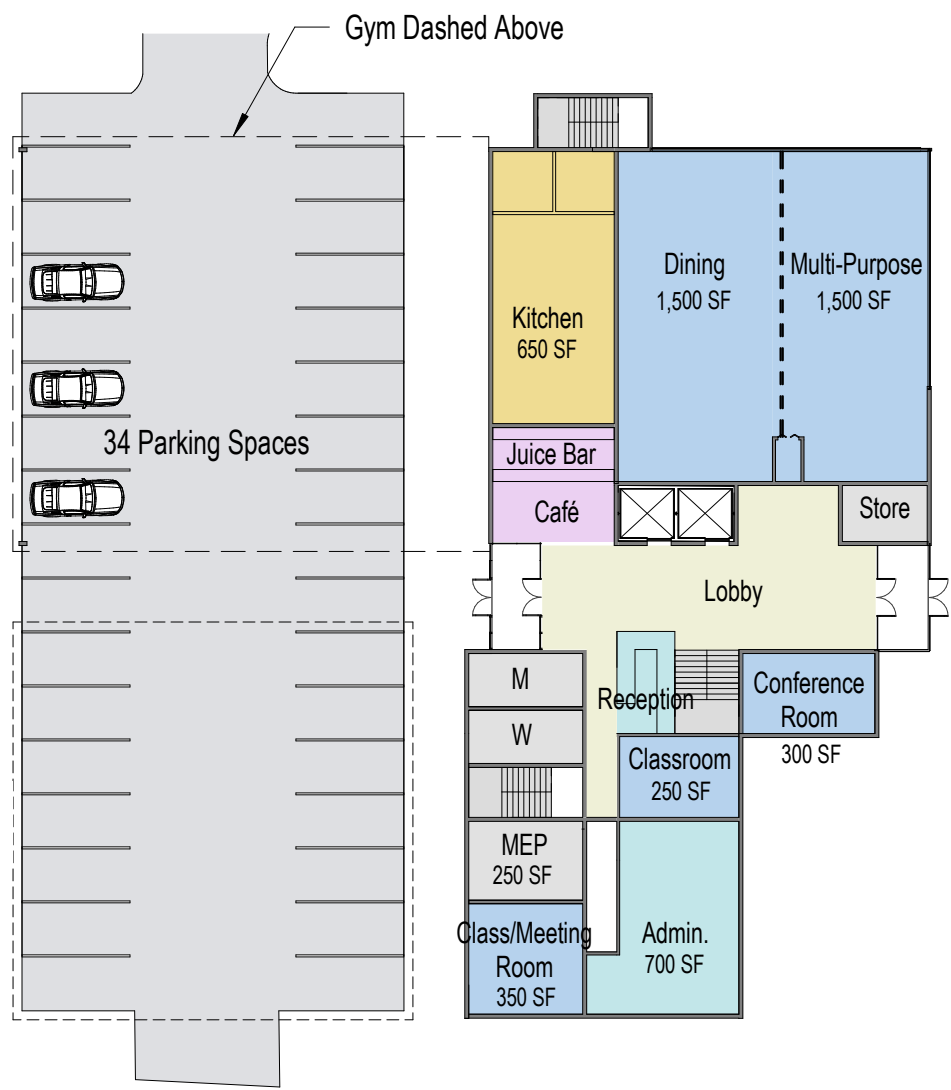
Newtonville Option 2



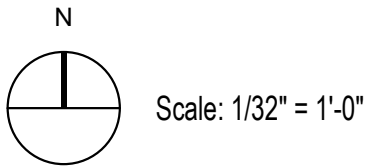
Site Plan: 33,000 sf



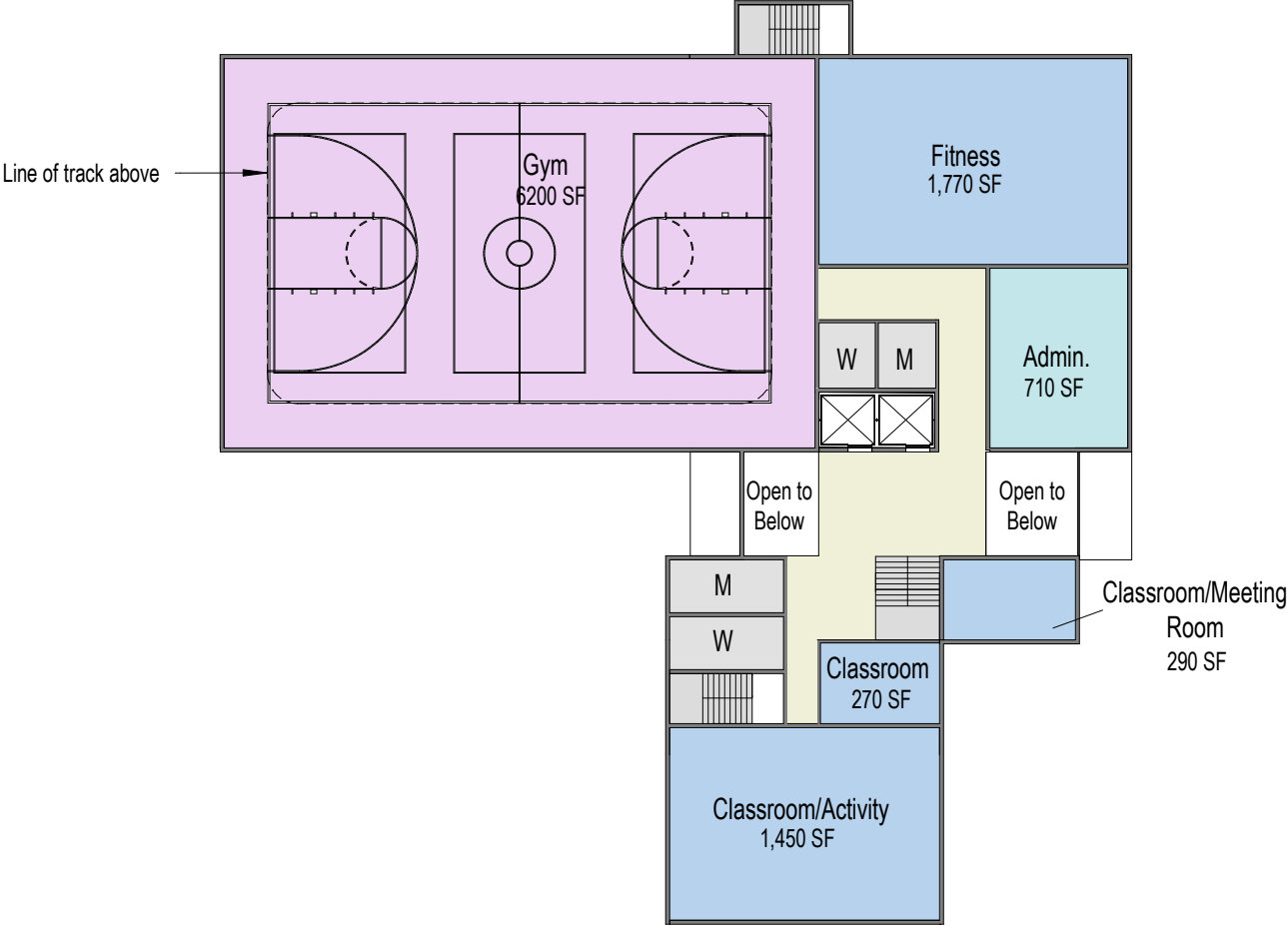
Newtonville Option 2



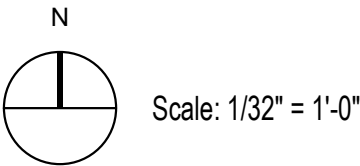
First Floor Plan: 9,000 sf



Newtonville Option 2



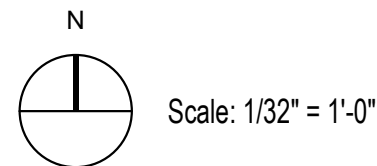
Second Floor Plan: 14,000 sf



Newtonville Option 2



Third Floor Plan: 10,000 sf



Newtonville Option 2



Aerial View from Northeast



Newtonville Option 2



Street View from Northeast



Newtonville Option 2



Street View from Southeast



OPTION 3: New Four-Story Building

The second new building test fit was undertaken to explore the trade-off between greater building height (four stories) and site coverage. This option also provides 34 parking spaces, none of which are covered. If the goal is to merely replicate the existing parking count, 21 of these spaces could be converted to indoor or outdoor space.

In this option, the large public multi-purpose rooms are located on the ground floor along with the kitchen. The central lobby connects through from Walnut Street to the rear parking lot and generally aligns with Washington Park as does the existing building. The center lobby is flanked by the multi-purpose spaces on one side and the administrative space on the other.

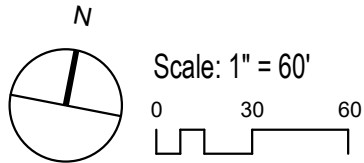
The second floor in this option will have all the classroom, library, art, fitness and game rooms. The gym is on the third floor and the track is on the fourth floor. There is a roof deck opposite the gym on the

third floor for outdoor Tai Chi, other yoga or other outdoor activities. There is a small room deck off the track lobby. Besides the program function of these outdoor spaces, they allow the four-story building to step down to the residential neighborhood to the south of 345 Walnut Street leaving the taller portion of the building at the north end adjacent to commercial and religious buildings.

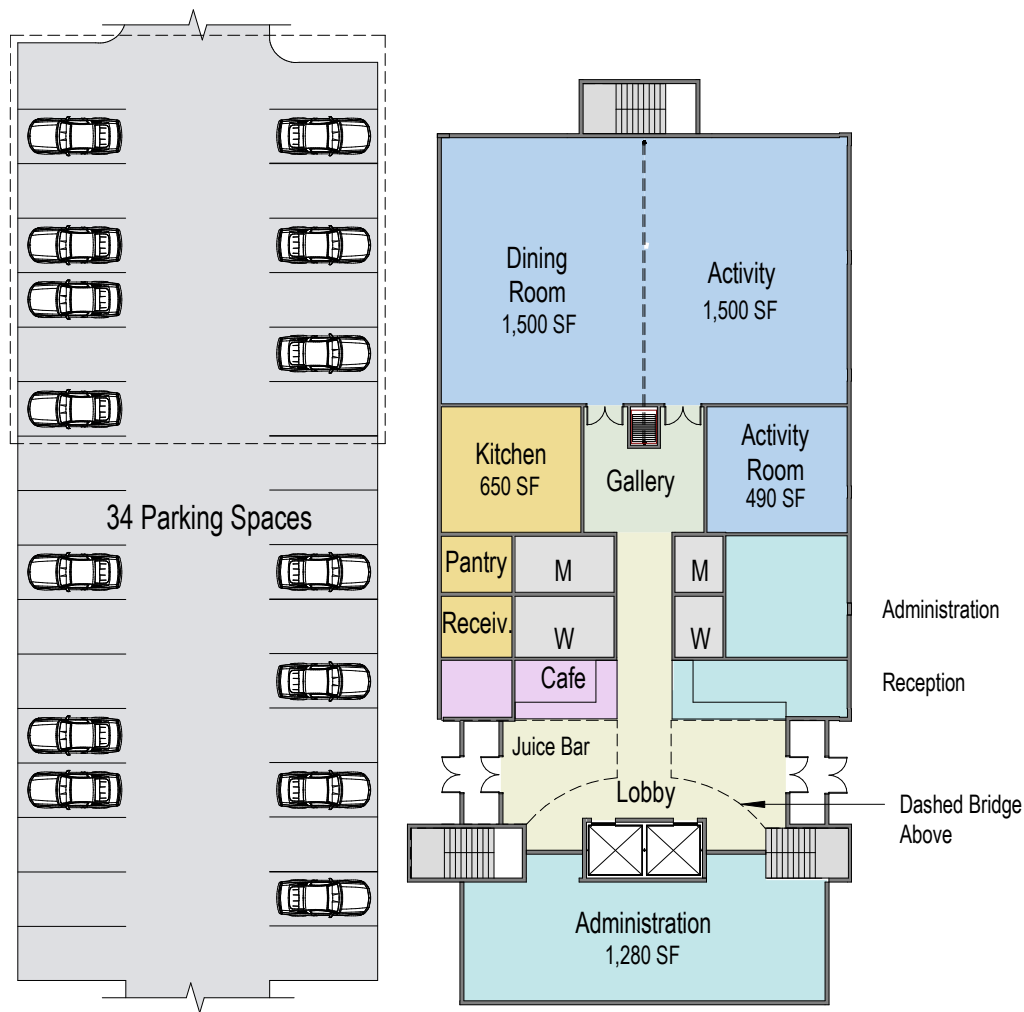
Newtonville Option 3



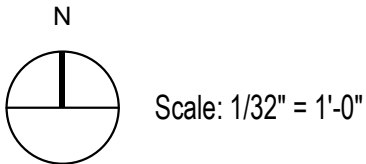
Site Plan: 33,000 sf



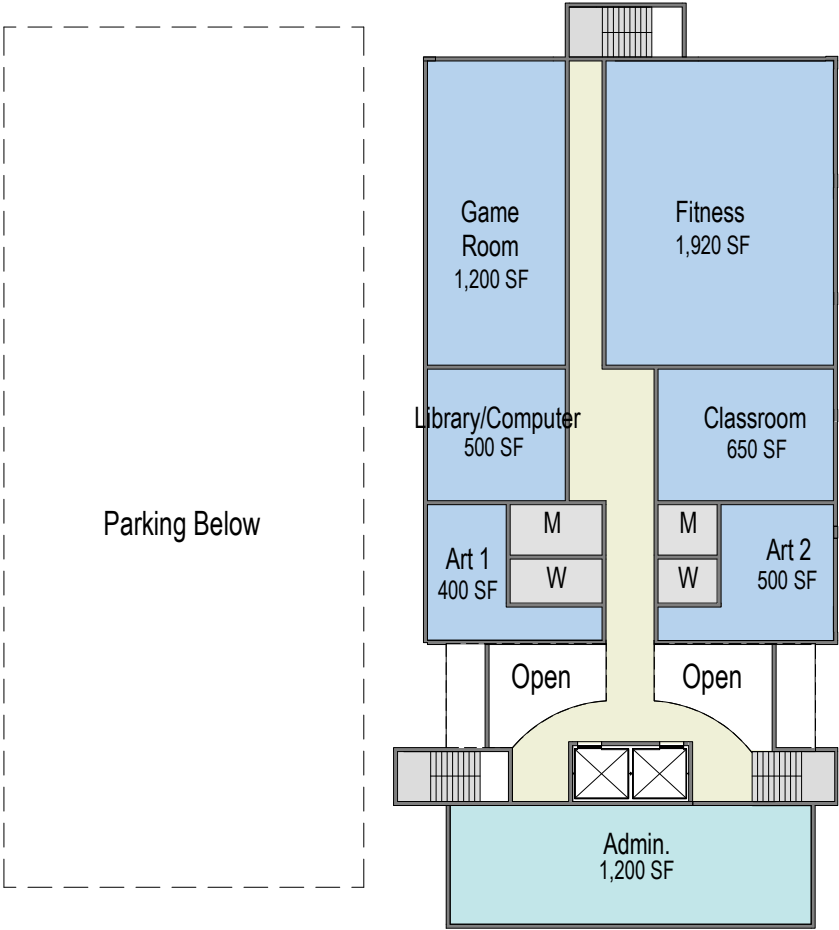
Newtonville Option 3



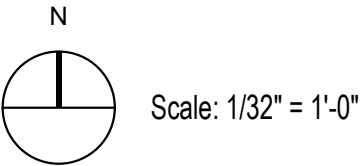
First Floor Plan: 10,000 sf



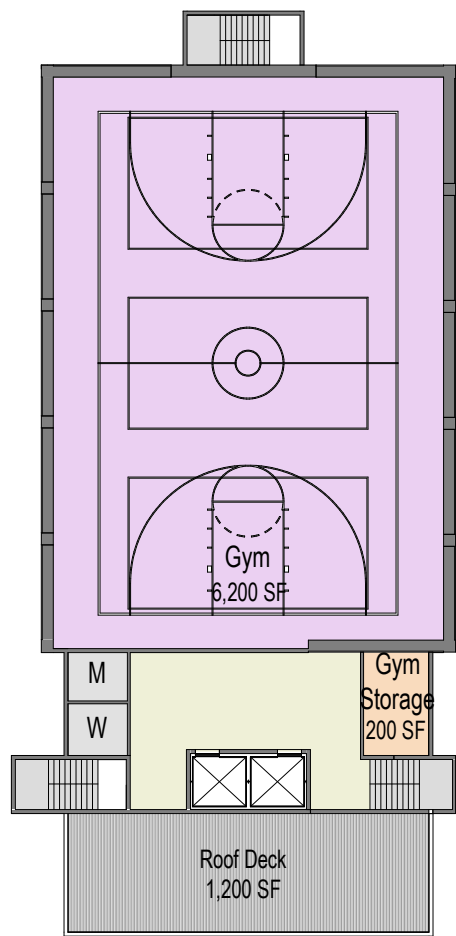
Newtonville Option 3



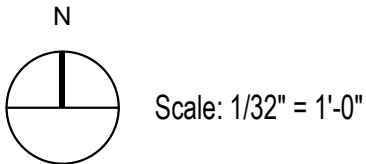
Second Floor Plan: 10,000 sf



Newtonville Option 3



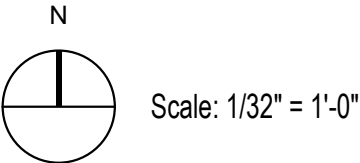
Third Floor Plan: 9,000 sf



Newtonville Option 3



Fourth Floor Plan: 4,000 sf



Newtonville Option 3



Aerial View from Northeast



Newtonville Option 3



Street View from Northeast



Newtonville Option 3



Street View from Southeast

PART 2. Newton Centre Triangle

The three test fits are as follows:

Option 1: New two-story building

Option 2: New three-story building with parking below a portion of the building

Option 3: New four-story building



SITE: Newton Centre
Triangle Parking Lot

NEWTONVILLE CENTRE TRIANGLE TEST FITS

The Newton Centre Triangle is a parking lot flanked by green space on the western edge. Langley Road, Beacon and Centre Streets define the edges of the site. The parking area holds +/- 152 cars. The green space that borders the western edge has mature trees and is continuous on either side of the site, an important characteristic of the site and the neighborhood. The site is near commercial and retail space and the MBTA commuter rail.

The design test fits for Newton Centre all stay free of the existing green space and pathways. The building sites are the western edge of the parking lot and, reduce the number of parking spaces in the lot. The existing Senior Center has parking for 13 cars and the new Senior Center would at a minimum need to replicate this level of parking. Senior Center utilization of parking spaces which will further reduce the available public parking. Parking studies will need to be undertaken to explore existing and new lots to supplement parking near these commercial establishments.

These final test fits represent the best of many alternatives studied by the Working Group. Three new building alternatives were developed in order to present the trade-off between building height, site coverage and impact on parking.



Newton Centre Triangle



Newton Centre Triangle



OPTION 1: New Two-Story Building

The two-story building at Newton Center provides the largest first floor area (19,000 square feet) of any of the options. All the large-scale multi-purpose rooms, the supporting kitchen, the fitness room and the gym are on one ground floor level. Administrative space flanks the entry lobby that extend through the first floor from the parking lot side to the Newton Center Green. Two small outdoor spaces flank the green, one at the lobby and one off the café seating area.

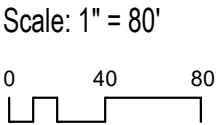
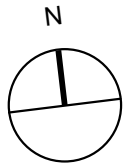
A stair and elevator in the two-story lobby take you to the second floor where the more contemplative classroom, art rooms are located along with the games room and the walking track. There is some administrative space on the second floor providing staff and patron interaction on both levels.

The efficiency of a two-story building with a large ground floor area is a trade off with parking. This option results in 92 parking spaces in the Newton Center Triangle parking lot.

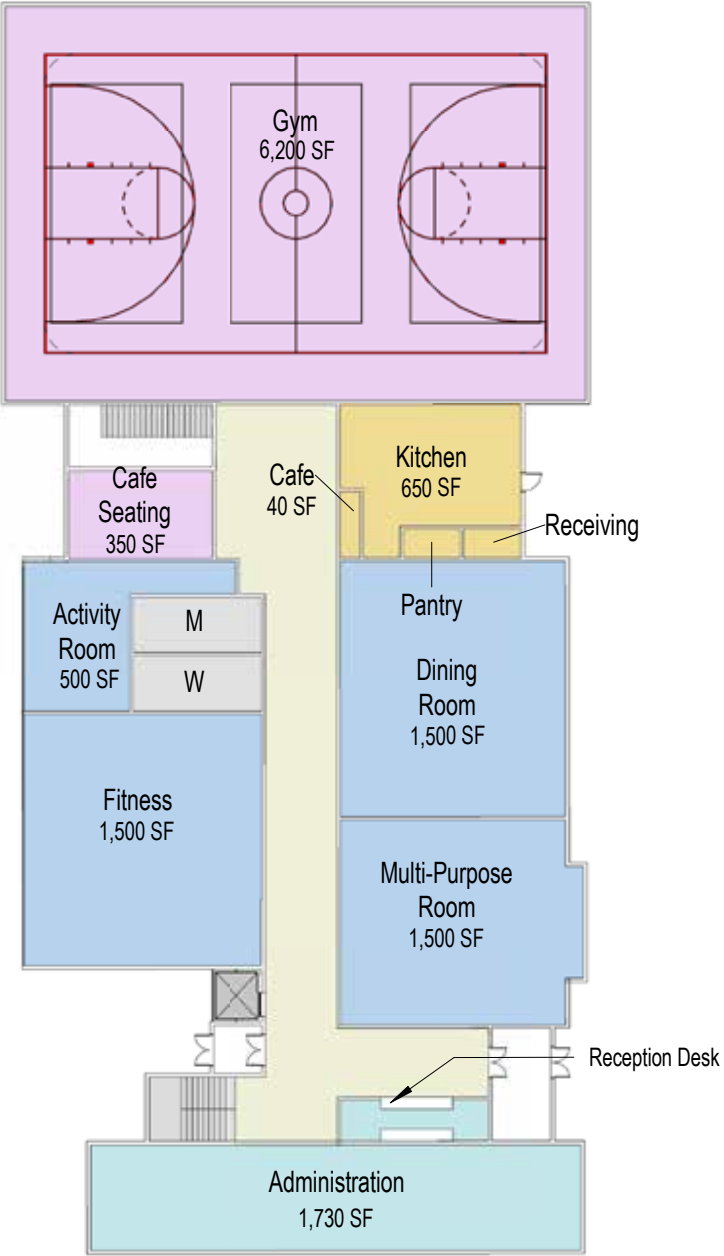
Newton Centre Triangle Option 1



Site Plan: 33,000 sf

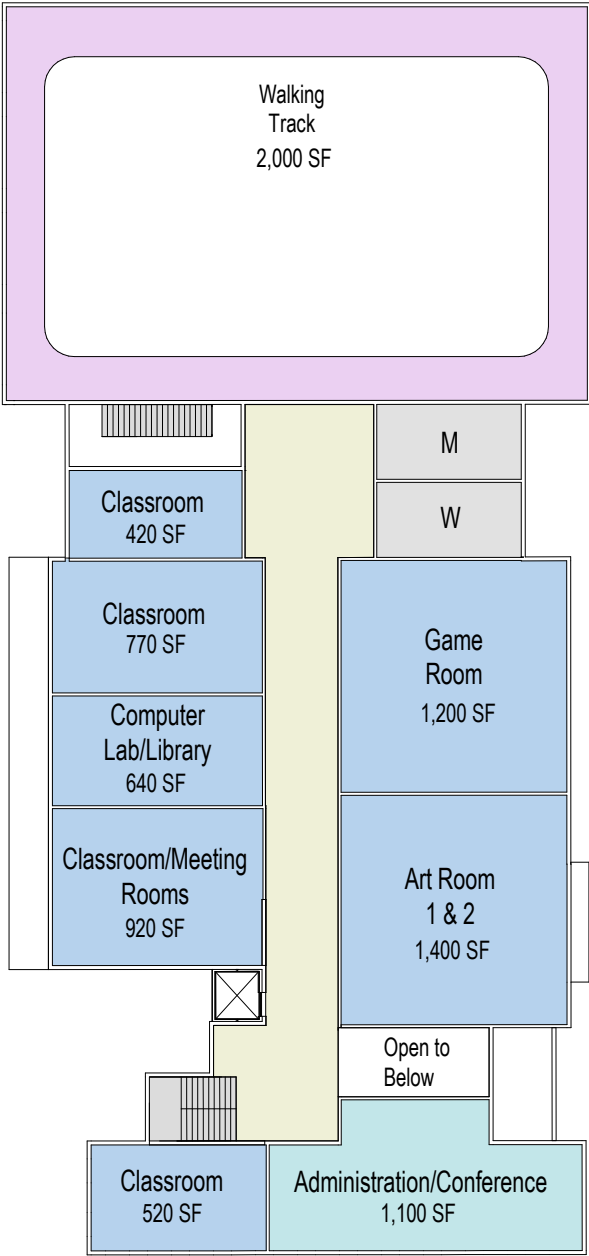


Newton Centre Triangle Option 1

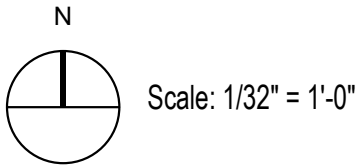


First Floor Plan: 19,000 sf

Newton Centre Triangle Option 1



Second Floor Plan: 14,000 sf



Newton Centre Triangle Option 1



Aerial View from Southwest



Newton Centre Triangle Option 1



Street View from Southwest

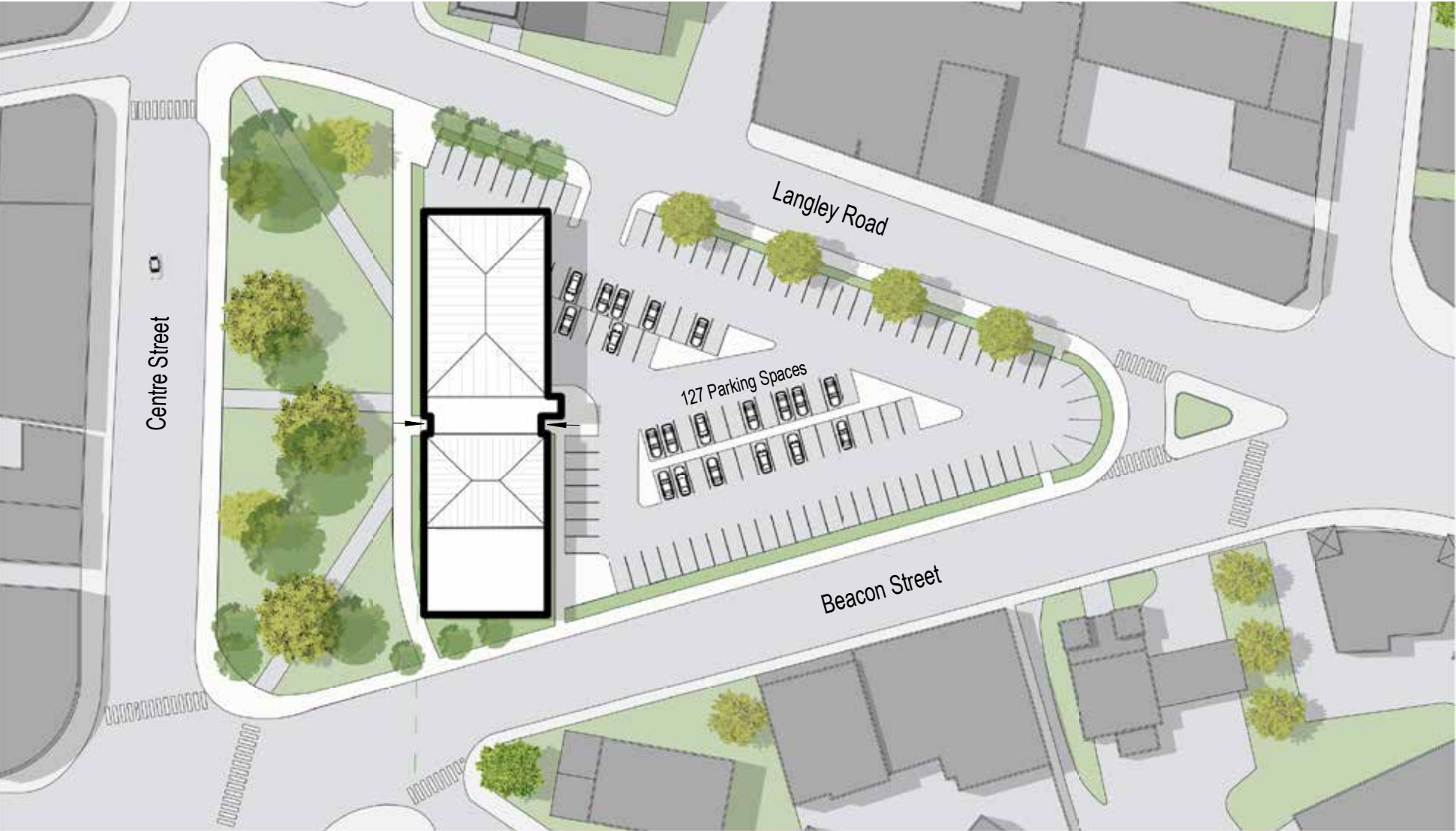
OPTION 2: New Three-Story Building

This test fit explores lifting a portion of the building so that the parking lot can extend below the building and increase the parking count from the net result of Option 1. The result is 127 spaces in the parking lot. We anticipate that with a final survey and building plans, that over 130 spaces will be provided.

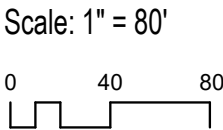
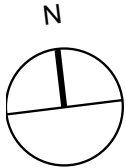
A lobby provides entry from the parking lot, Newton Center Green and the covered drop-off. The large multi-purpose assembly and dining rooms are located on this floor with the kitchen and some administrative space. Lobby stairs and elevators takes one to the second and third floors where the gym, fitness, classroom and track programs are located.

There is a roof deck on the third floor of the test fit for outdoor exercise and other functions. The roof deck serves to reduce the height of the south side of the building close to the existing building conditions across Beacon Street. The taller portion of the NewCAL is opposite the larger commercial building at the corner of Centre Court and Langley Road that houses Brookline Bank and Newtonville Books.

Newton Centre Triangle Option 2



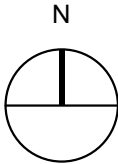
Site Plan: 33,000 sf



Newton Centre Triangle

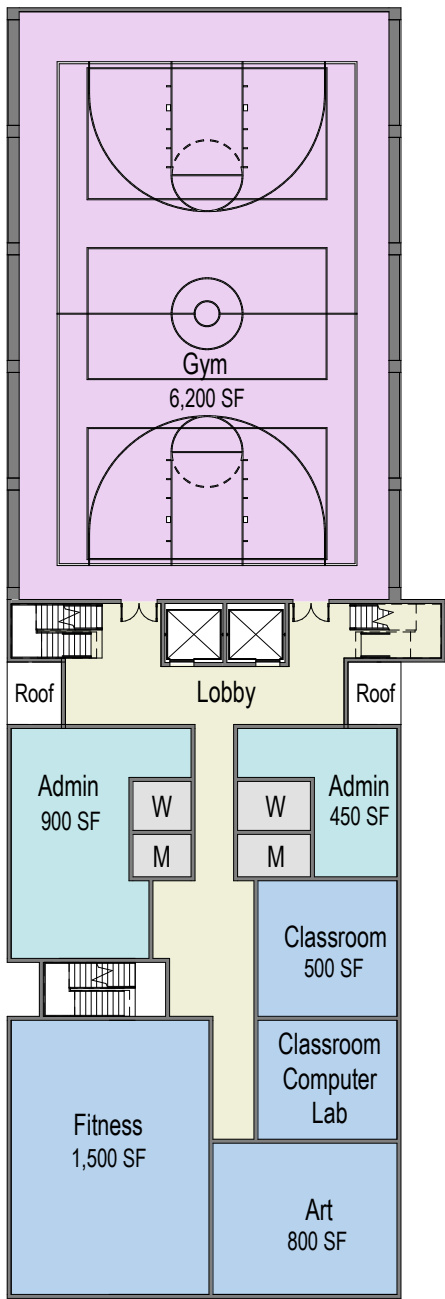
Option 2

First Floor Plan: 8,000 sf

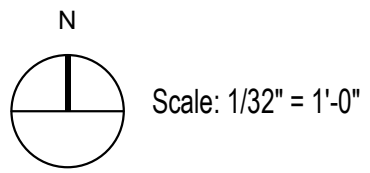


Scale: 1/32" = 1'-0"

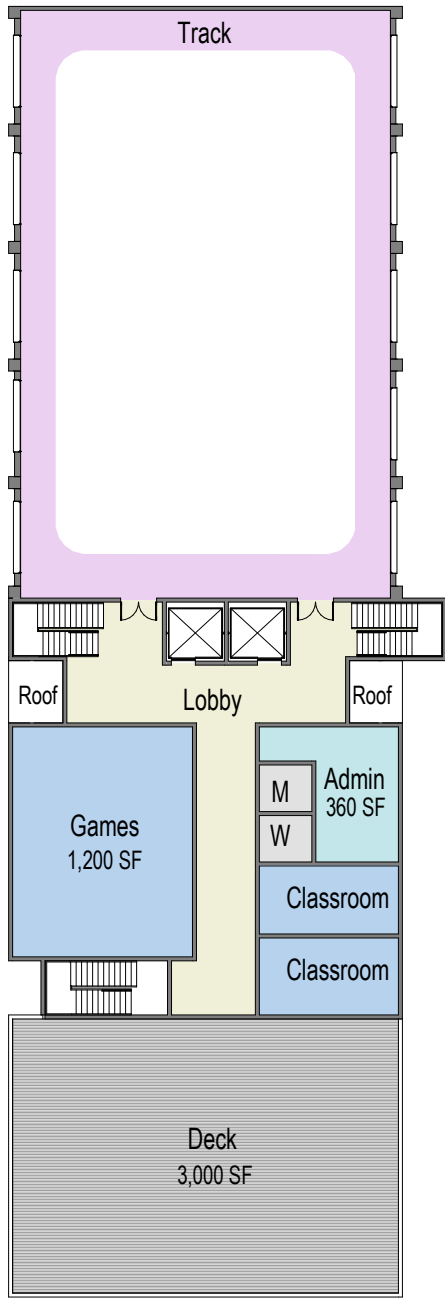
Newton Centre Triangle Option 2



Second Floor Plan: 11,000 sf



Newton Centre Triangle Option 2



Third Floor Plan: 10,000 sf

N

Scale: 1/32" = 1'-0"

Newton Centre Triangle Option 2



Aerial View from Southwest



Newton Centre Triangle Option 2



Street View from Southwest

OPTION 3: New Four-Story Building

This test fit was undertaken to explore the trade-off between greater building height (four stories), site coverage and parking. The floor plan is identical to that used for the Option 3 test fit at Newtonville. This option results with 126 parking spaces in the Newton Center Triangle parking lot, none of which extend below the building. We anticipate that with a detailed survey and building plans, that over 130 spaces will be provided.

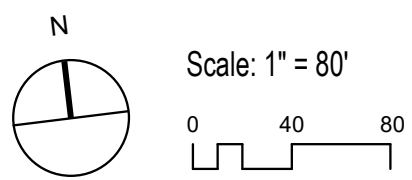
In this option, the large public multi-purpose rooms are located on the ground floor along with the kitchen. The central lobby connects through from Walnut Street to the rear parking lot and generally aligns with Washington Park as does the existing building. The center lobby is flanked by the multi-purpose spaces on one side and the administrative space on the other.

The second floor in this option will have all the classroom, library, art, fitness and game rooms. The gym is on the third floor and the track is on the fourth floor. There is a roof deck opposite the gym on the third floor for outdoor Tai Chi, other yoga or other outdoor activities. There is a small room deck off the track lobby. Besides the program function of these outdoor spaces, they allow the four-story building to step down to the residential neighborhood to the south of 345 Walnut Street leaving the taller portion of the building at the north end adjacent to commercial and religious buildings.

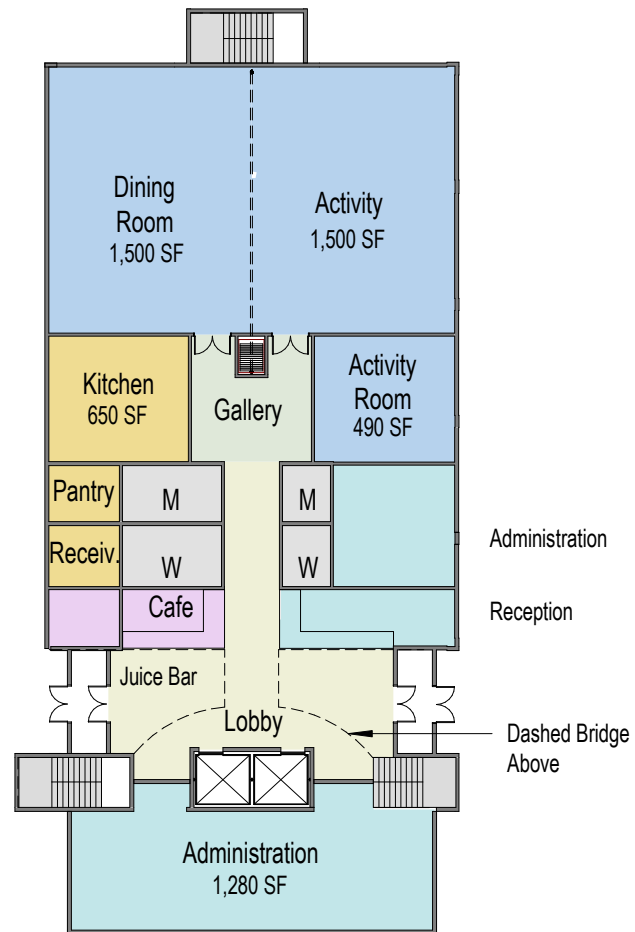
Newton Centre Triangle Option 3



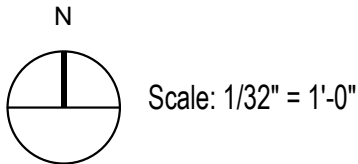
Site Plan



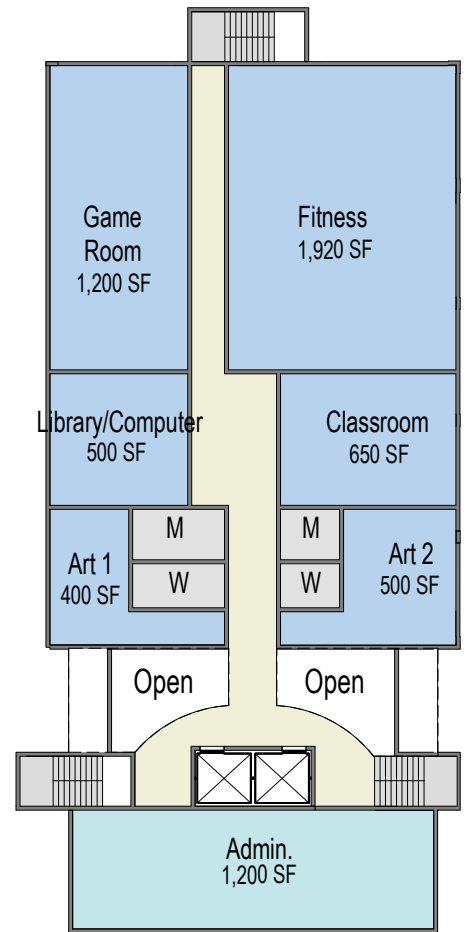
Newton Centre Triangle Option 3



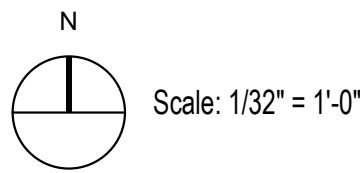
First Floor Plan: 10,000 sf



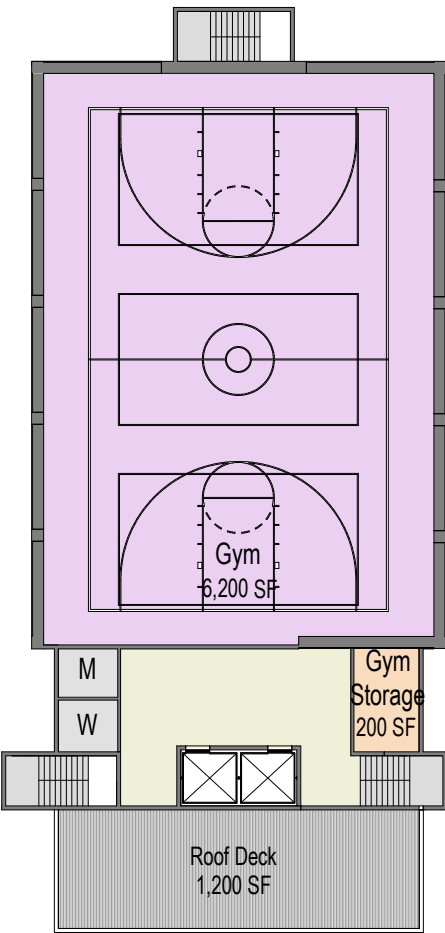
Newton Centre Triangle Option 3



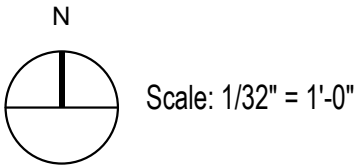
Second Floor Plan: 10,000 sf



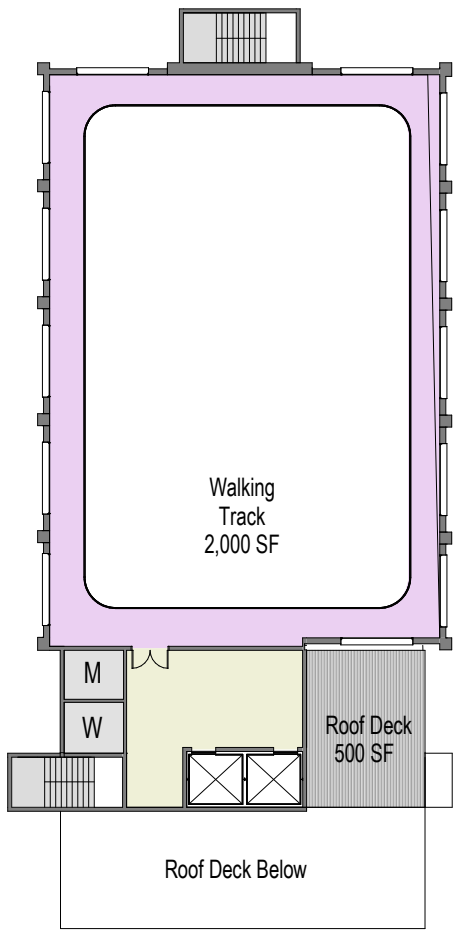
Newton Centre Triangle Option 3



Third Floor Plan: 9,000 sf



Newton Centre Triangle Option 3



Fourth Floor Plan: 4,000 sf

N

Scale: 1/32" = 1'-0"

Newton Centre Triangle Option 3



Aerial View from Southwest



Newton Centre Triangle Option 3



Street View from Southwest



NewCAL Program

NewCAL Program Proposed Rooms/Spaces	Net SF	Sums
Multi-Purpose Activity Spaces		
Fitness/Exercise		
Exercise Equipment Room	1,500	
Yoga, Dance, Movement		
Multi-Purpose Suite		
Activity Room with coat alcove (shared moveable wall with Dining)	1,500	
Dining with coat alcove (shared moveable wall with Activity Room)	1,500	
Chair Table Storage	150	
Activity Room	400	
Games Room		
Ping Pong Room with coat alcove	600	
Billiards & Game Room	600	
Art Rooms		
Art Room 1 with coat alcove (shared moveable wall with Art Room 2)	300	
Art Room 2 with coat alcove (shared moveable wall with Art Room 1)	400	
Art Storage Room	60	
Classroom		
Library/Reading Room	400	
Computer Lab Room / Meeting Use with coat alcove	160	
Classroom/Meeting Room med	450	
Classroom/Meeting Room small	150	
Conference Room / Meeting Room	180	
General MP Storage	60	
Subtotal		8,410 NSF
Common Space		
Lobby /Lounge /Art & Cultural Displays	600	
Juice Bar/Café	200	
Vending	60	
Library Pick Up/Drop Off Area (sim size to conf table)	50	
Store	100	
Subtotal		1,010 NSF
Kitchen		
Kitchen (commercial / teaching)	500	
Pantry	200	
Receiving	80	
Subtotal		1,190 NSF

Admin. / Support Services		
Reception/Sign In (also for volunteer Staff & Customer Service)		
Dir Office with Conf./Meeting Area		
Shared Work (Exec. Admin., Admin Asst., Admin Volunteers)		
Parks & Recreation Coordinator		
Department of Senior Services Program Coordinator		
Department of Senior Services Asst Program Coordinator		
Outreach & Engagement Coordinator		
Social Work		
Support Services: Shine, AARP Tax, Parking Stick., Art Community, etc.)		
Vol Coordinator + Visiting Staff		
Family Conference Room		
Health Room		
Durable Medical Equipment (DME)		
Copy Work Room		
Coat Closet		
Staff Lounge		
Subtotal		2,100 NSF
Support		
Toilet Rms - Accessible (2 per floor)	100	
Women's Room (2 stalls each floor)	240	
Men's Room (2 stalls + Urinal first floor)	240	
Family Toilet with Shower	90	
Staff Restroom	90	
Women's Shower/Dressing Room adj (near gym)	110	
Men's Shower Room adj (near gym)	110	
Mech/Elec/Tel-Data/Sprinkler	800	
Custodial Space	100	
General Storage	500	
Subtotal		2,380 NSF
Gymnasium		
Gym (may be used for more than one activity at a time)	6,300	
Gym Walking Track (second Floor)	1,800	
Gym Storage	300	
Subtotal		8,400 NSF
TOTAL NET SQUARE FOOTAGE		
		23,490 NSF
Grossing Factor		8,147
TOTAL BUILDING GROSS SQUARE FOOTAGE		31,637 BGsf

Site Option Statistics

	345 Walnut Street, Newtonville			Newton Center Triangle		
	Option 1 new & existing	Option 2 new 3-story	Option 3 new 4 story	Option 1 new 2 story	Option 2 new 3-story	Option 3 new 4-story
NewCAL Building Area* ¹ (square feet)	33,000	33,000	33,000	33,000	33,000	33,000
Floor Levels	5* ²	3	4	2	3	4
Available Roof Deck Area (square feet)	none	none	1,700	none	2,700	1,700
Current Parking at Walnut Street lot	13					
Proposed Parking Spaces in NewCAL lot	26	34	34			
Increase in Parking Spaces	13	21	21			
Revised Parking as a percent of Current	200%	262%	262%			
Number of covered parking spaces	27	14	0	0	8	0
Area of Coverd Parking (square feet)	9,200	4,200	none	none	6,500	none
Current Parking in Newton Triangle Lot				152		
Revised Parking in Newton Triangle Lot* ³				92	127	127
Decrease in Parking Spaces				-60	-25	-26
Revised Parking as a percent of Current				61%	84%	83%
Number of covered parking spaces	27	14	0	0	8	0
Area of Coverd Parking (square feet)	9,200	4,200	none	none	6,500	none

Note:

1) Building area includes all enclosed program area but not the covered parking

2) The existing building is at half level relationship to grade creating 5 different levels although the highest floor is 3 levels above grade

3) Parking for Newton Center site reflects parking in entire lot

Newtonville



Option 1



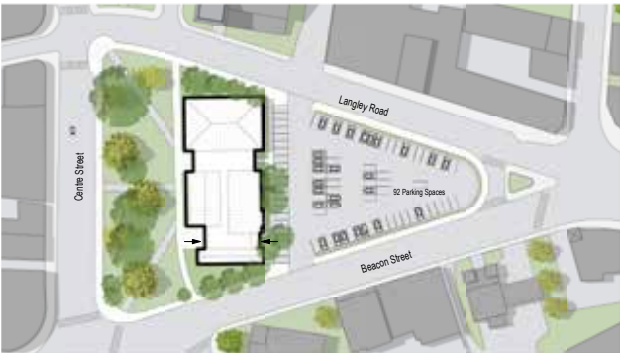
Option 2



Option 3



Newton Centre Triangle



Option 1



Option 2



Option 3



<https://newcal.projects.nv5.com/>

Thoughts, comments and/or questions, can be submitted:

by email newcal@newtonma.gov

or directly from <https://newcal.projects.nv5.com/contact/>



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