



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

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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.





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.



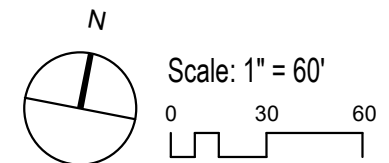
One or both of the basement level wings would retain their windows in the proposed concepts that do not cover the front façade of the existing building. This could be secondary use space assuming that the elevator is brought to this level.



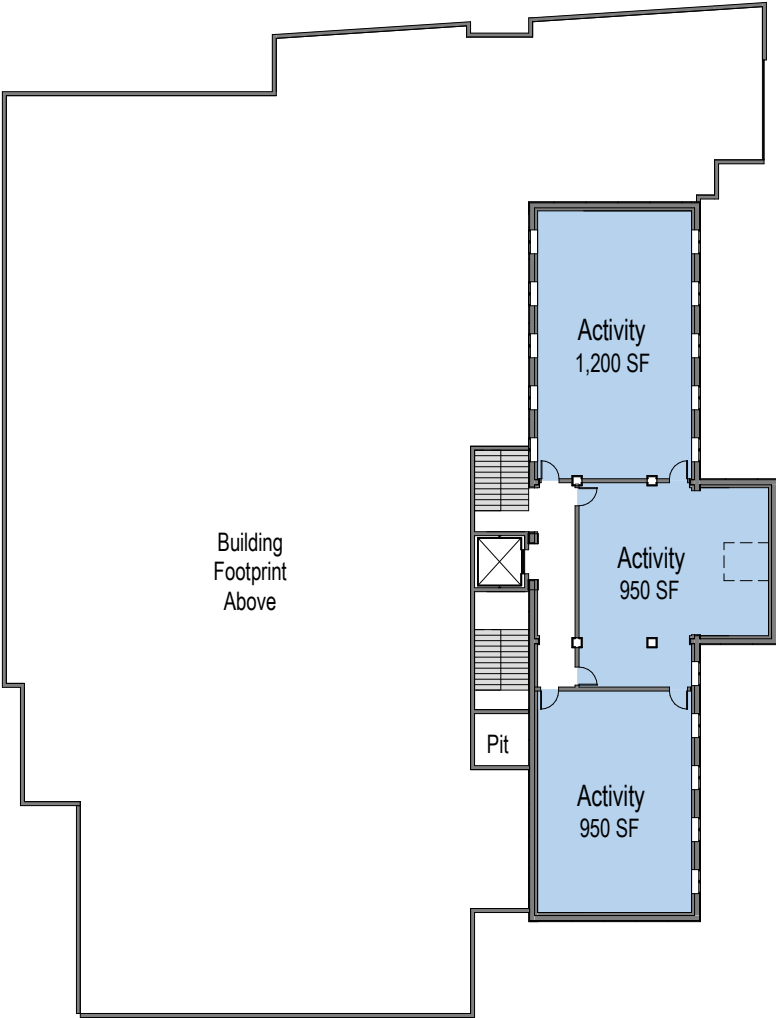
Newtonville Option 1: Retain Existing Building



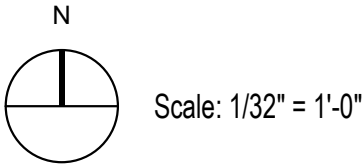
Site Plan: 33,000 sf building



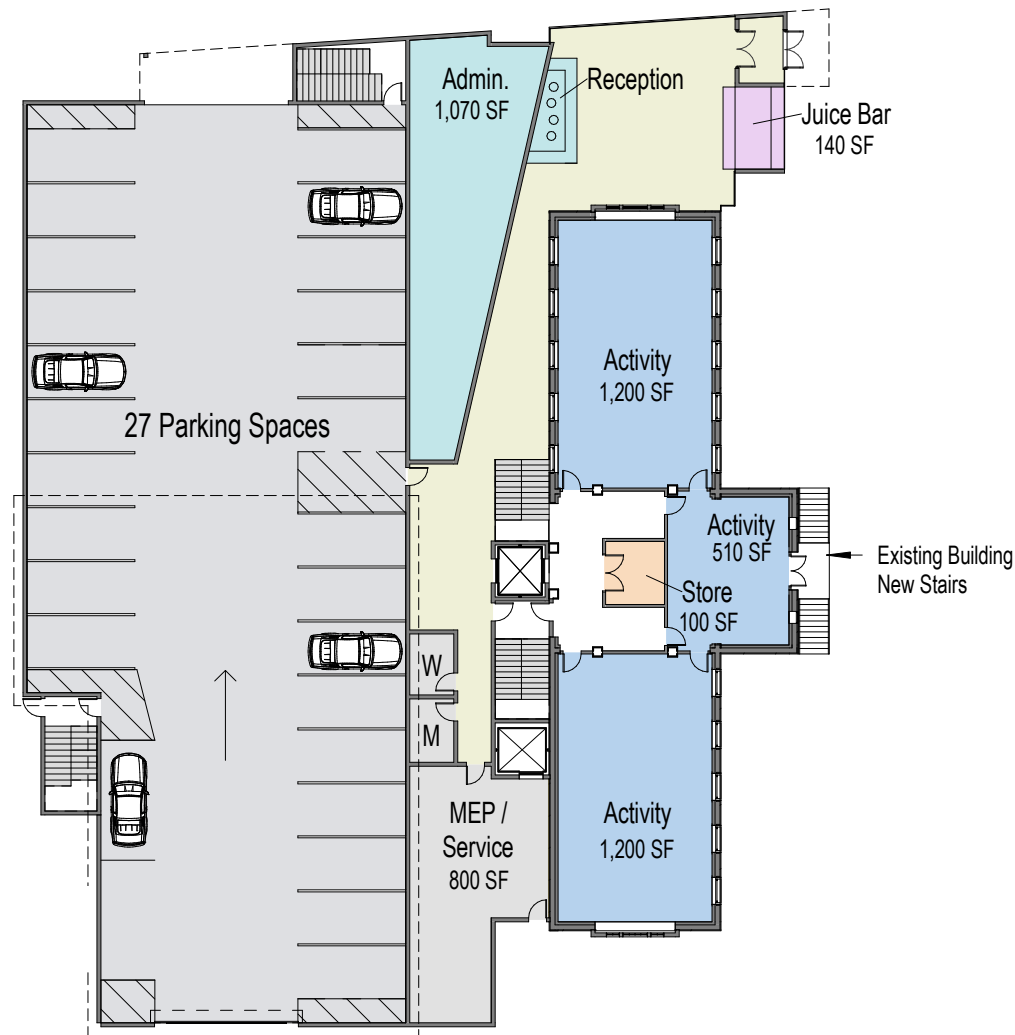
Newtonville Option 1: Retain Existing Building



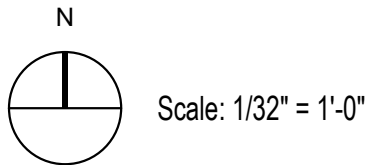
Basement Plan: 4,000 sf



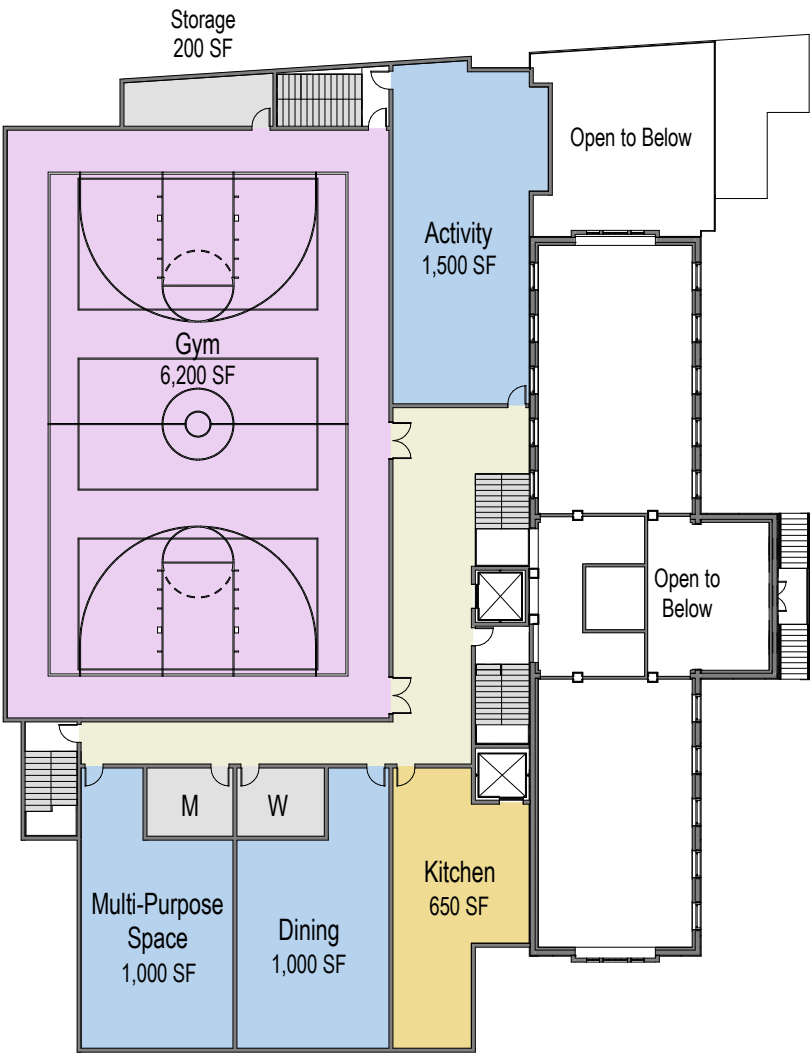
Newtonville Option 1: Retain Existing Building



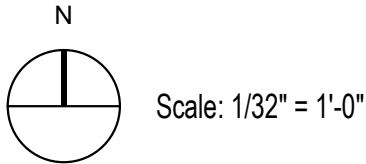
First Floor Plan: 8,000 sf
Garage Area: 9,000 sf



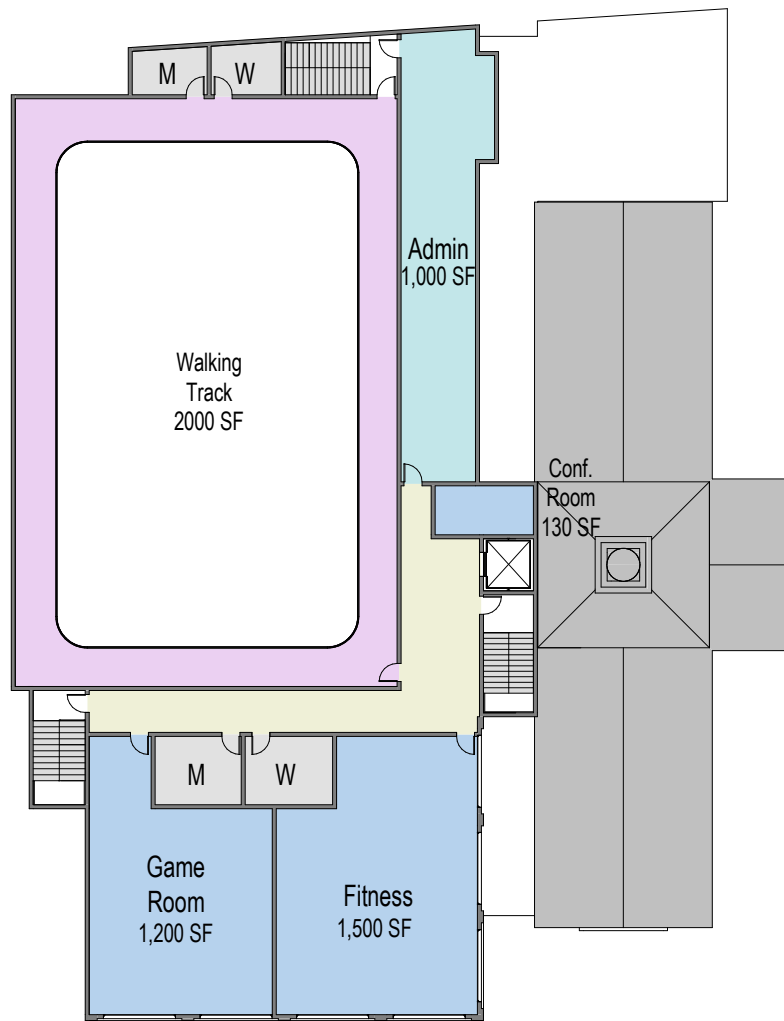
Newtonville Option 1: Retain Existing Building



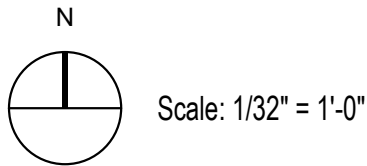
Second Floor Plan: 13,000 sf



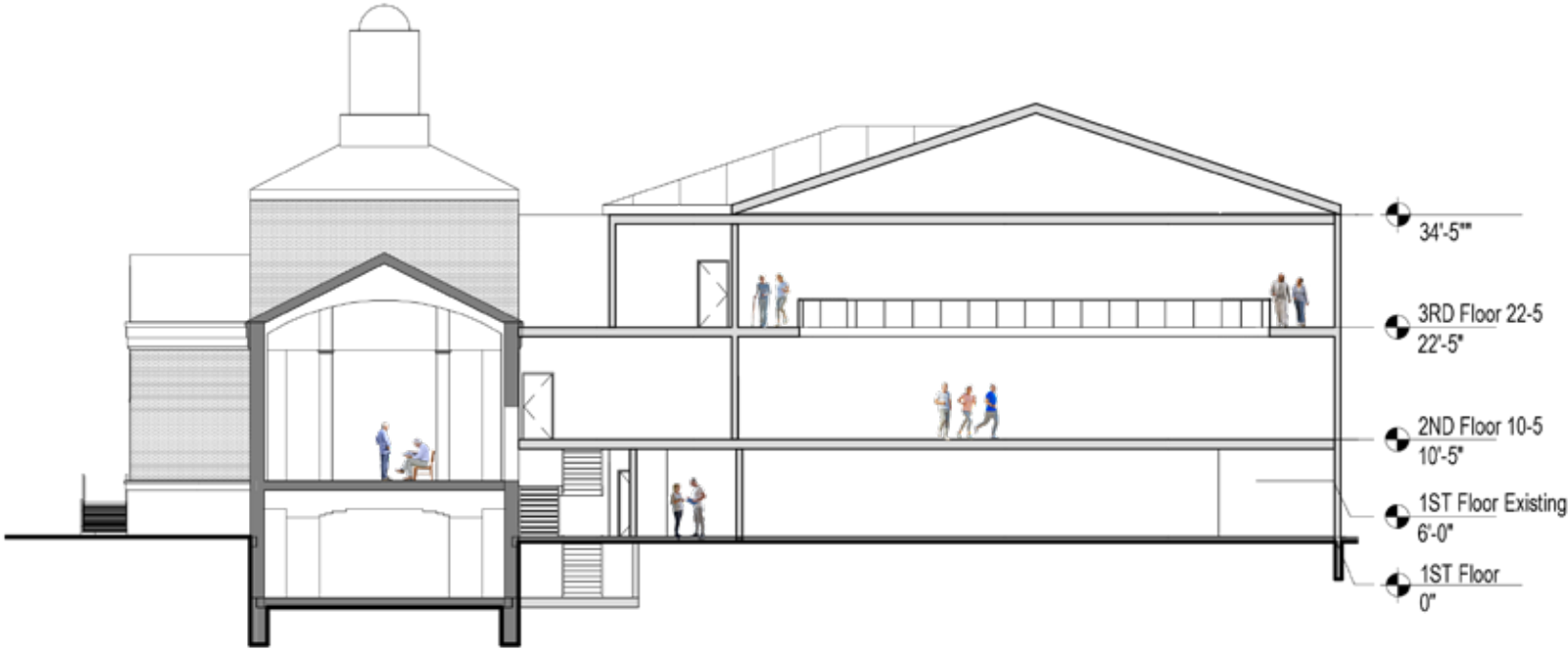
Newtonville Option 1: Retain Existing Building



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



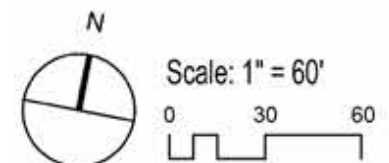
Street View from Southeast



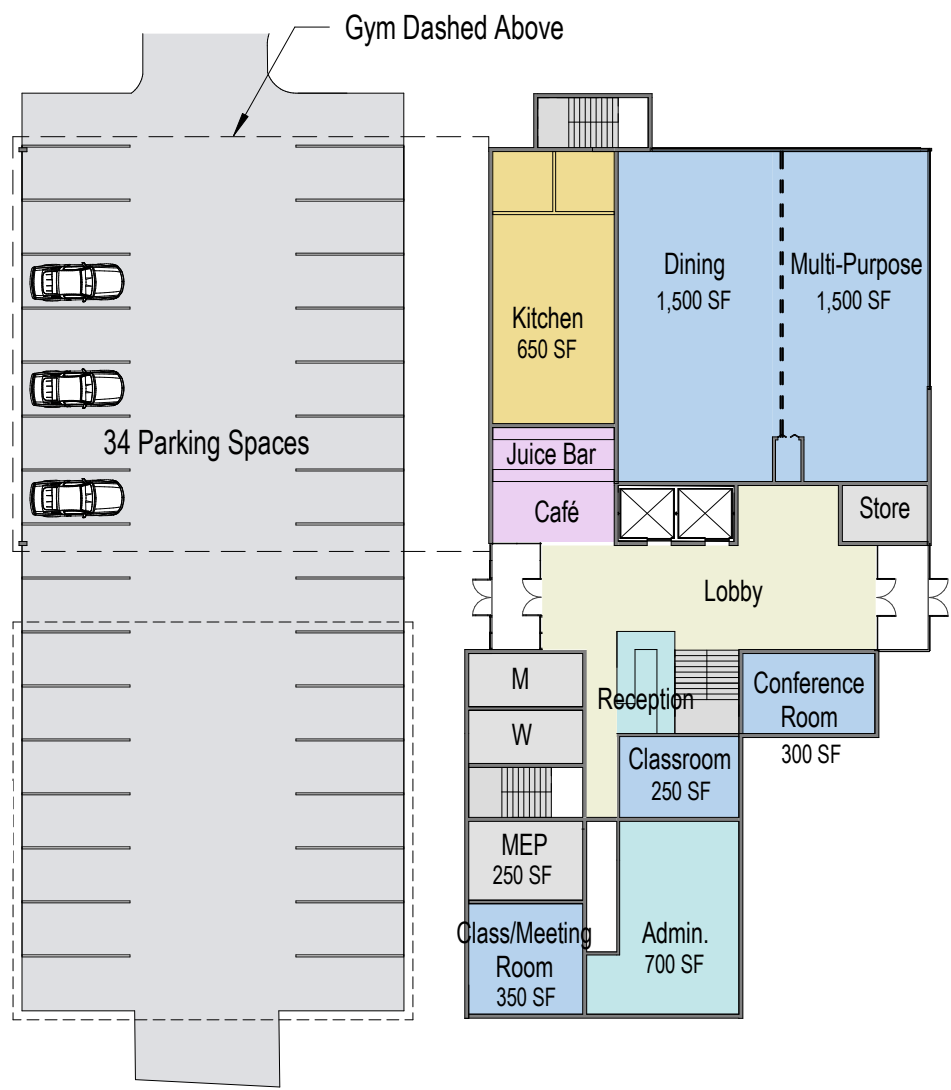
Newtonville Option 2



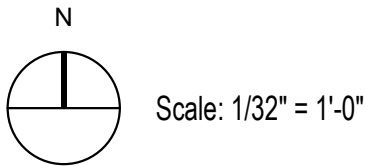
Site Plan: 33,000 sf



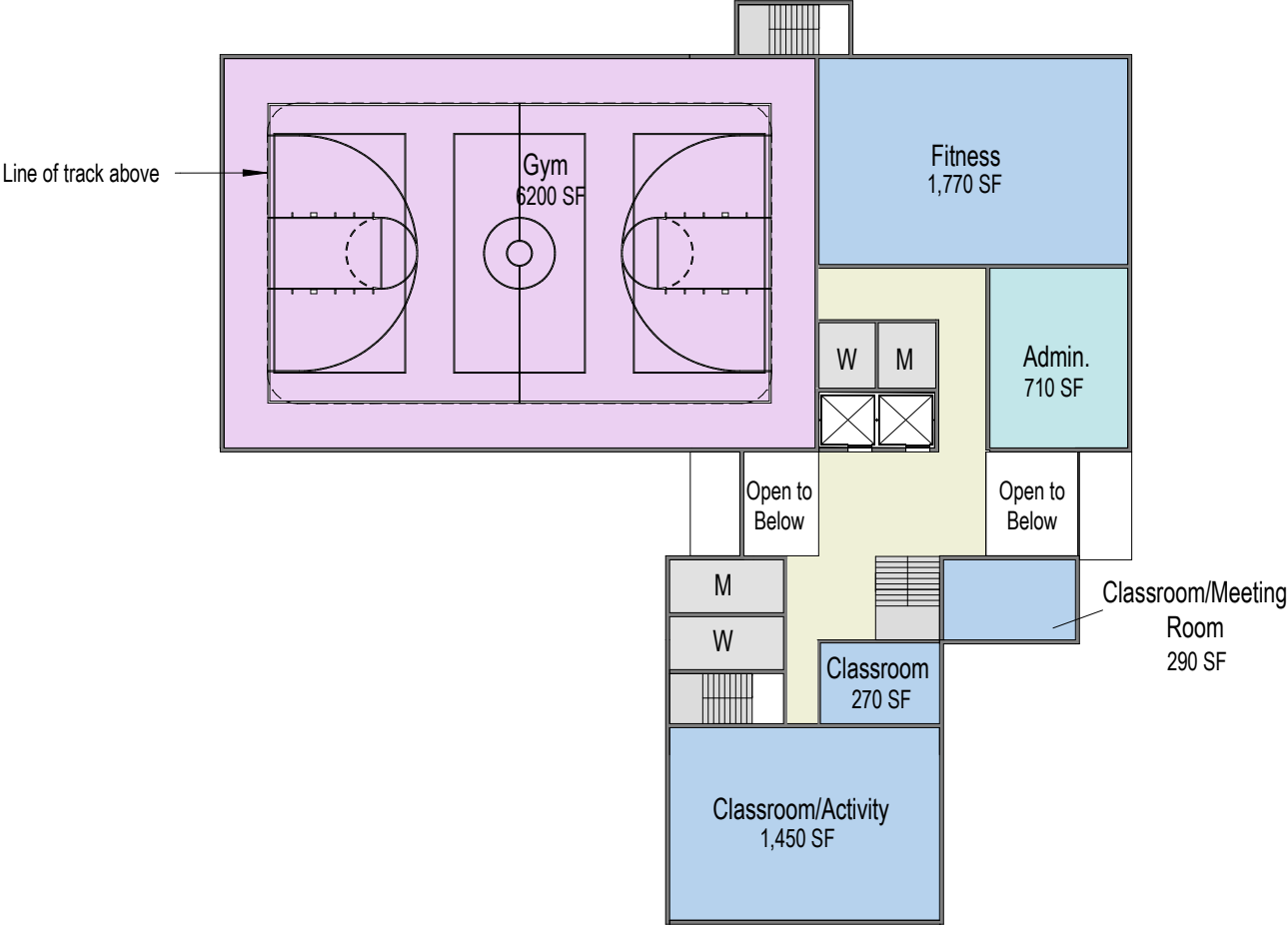
Newtonville Option 2



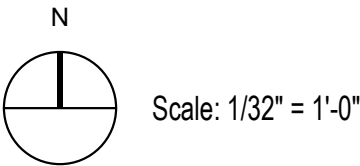
First Floor Plan: 9,000 sf



Newtonville Option 2



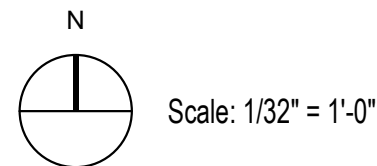
Second Floor Plan: 14,000 sf



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



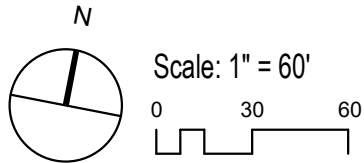
Street View from Southeast



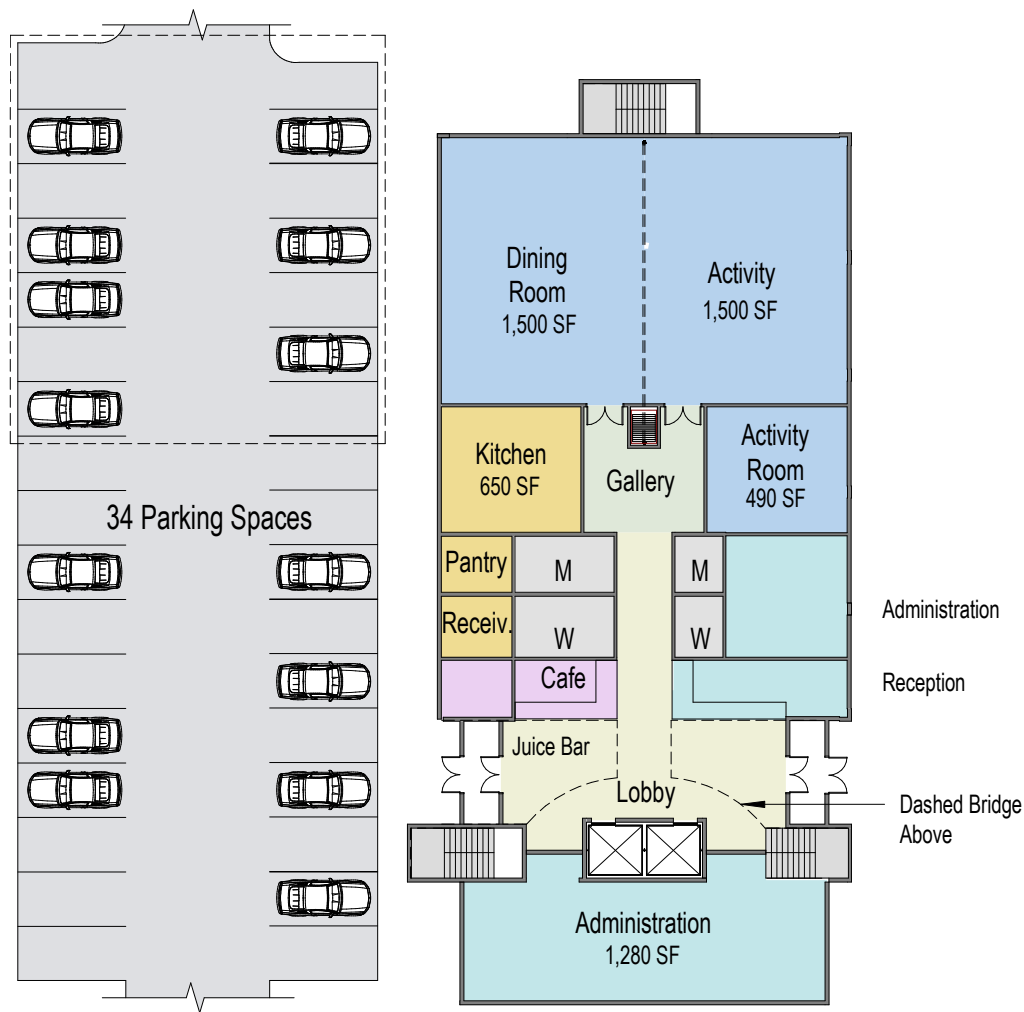
Newtonville Option 3



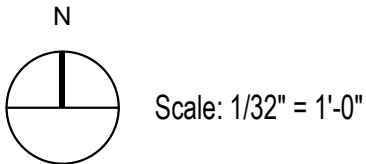
Site Plan: 33,000 sf



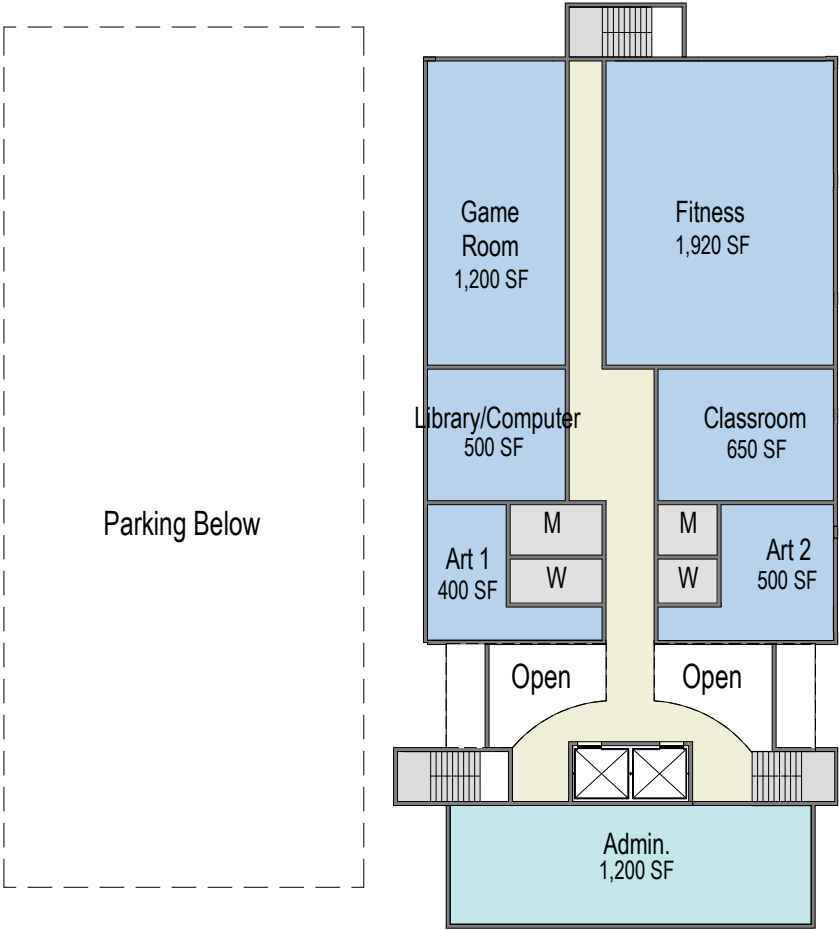
Newtonville Option 3



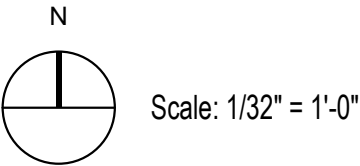
First Floor Plan: 10,000 sf



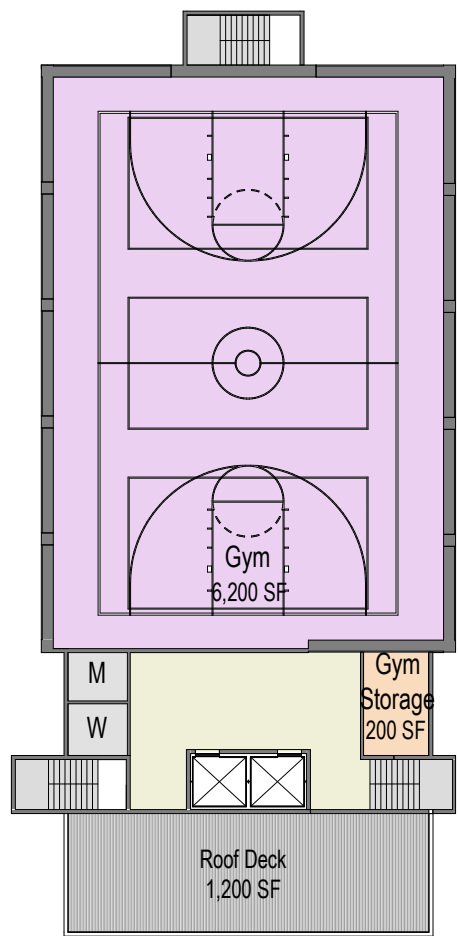
Newtonville Option 3



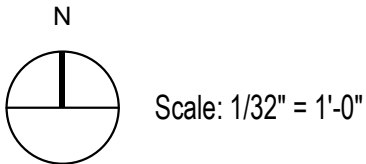
Second Floor Plan: 10,000 sf



Newtonville Option 3



Third Floor Plan: 9,000 sf



Newtonville Option 3



Fourth Floor Plan: 4,000 sf

N

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

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



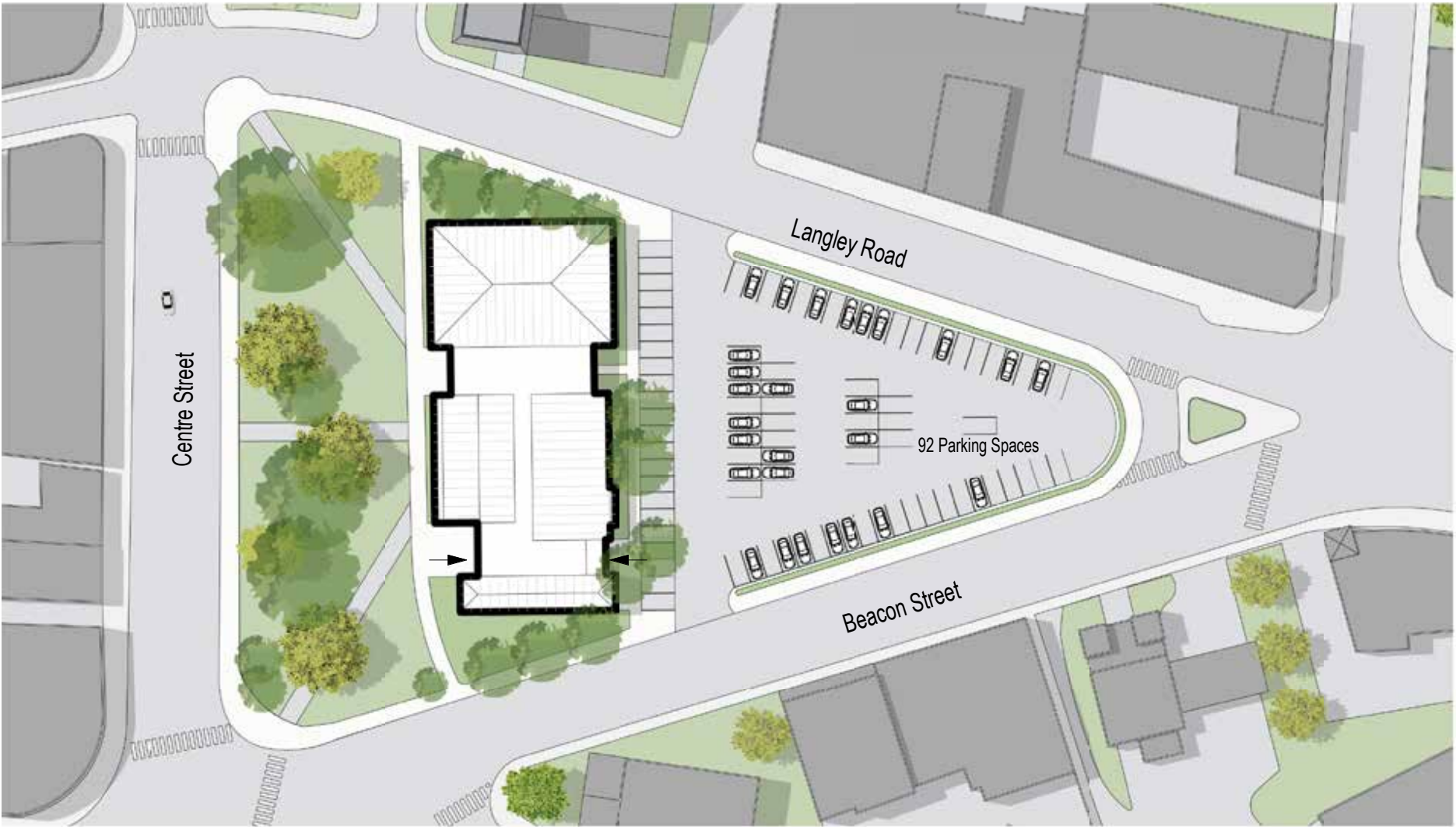
Newton Centre Triangle



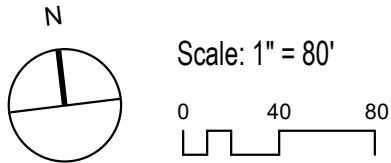
Newton Centre Triangle



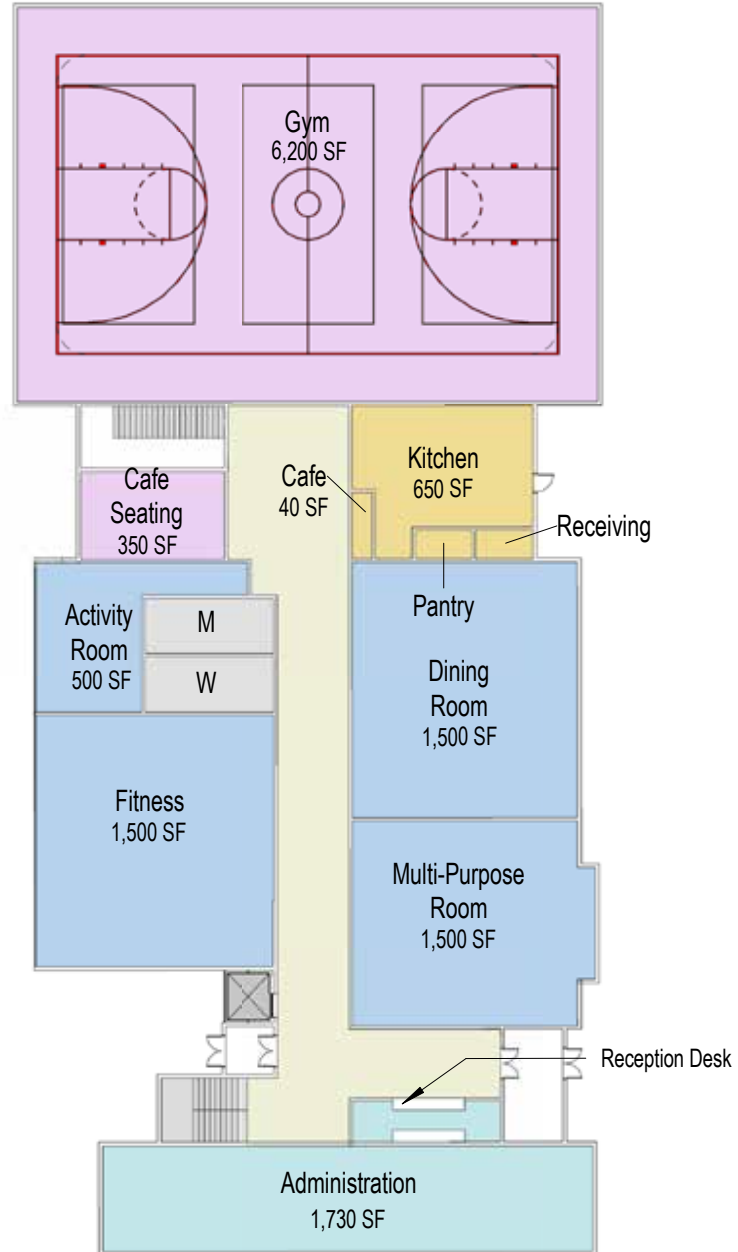
Newton Centre Triangle Option 1



Site Plan: 33,000 sf

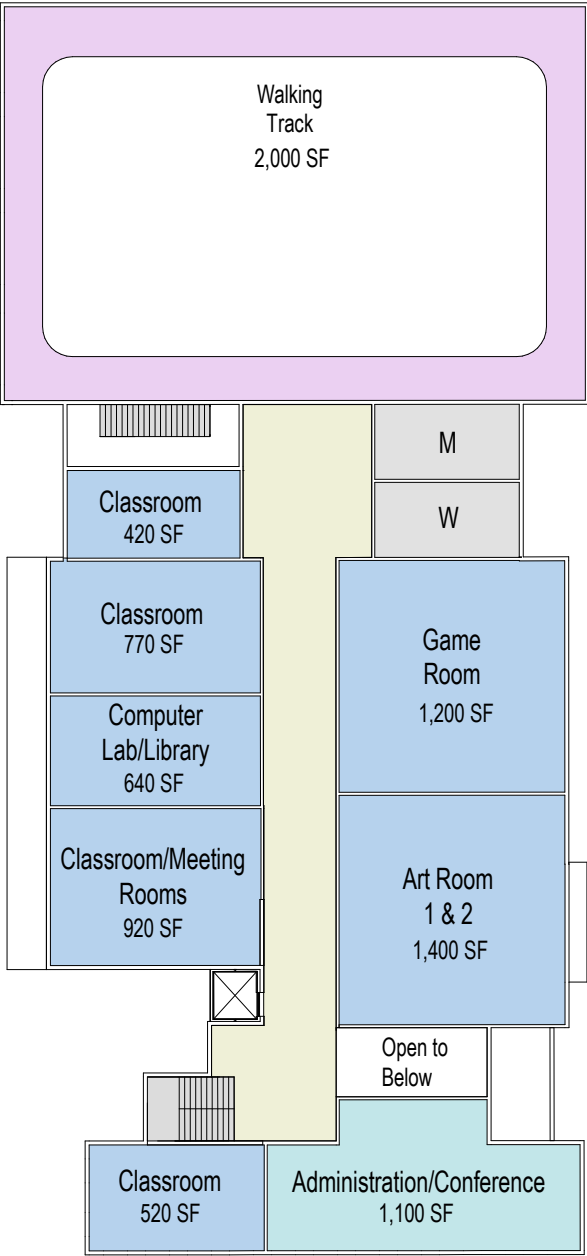


Newton Centre Triangle Option 1

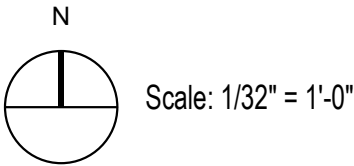


First Floor Plan: 19,000 sf

Newton Centre Triangle Option 1



Second Floor Plan: 14,000 sf



Newton Centre Triangle Option 1



Aerial View from Southwest

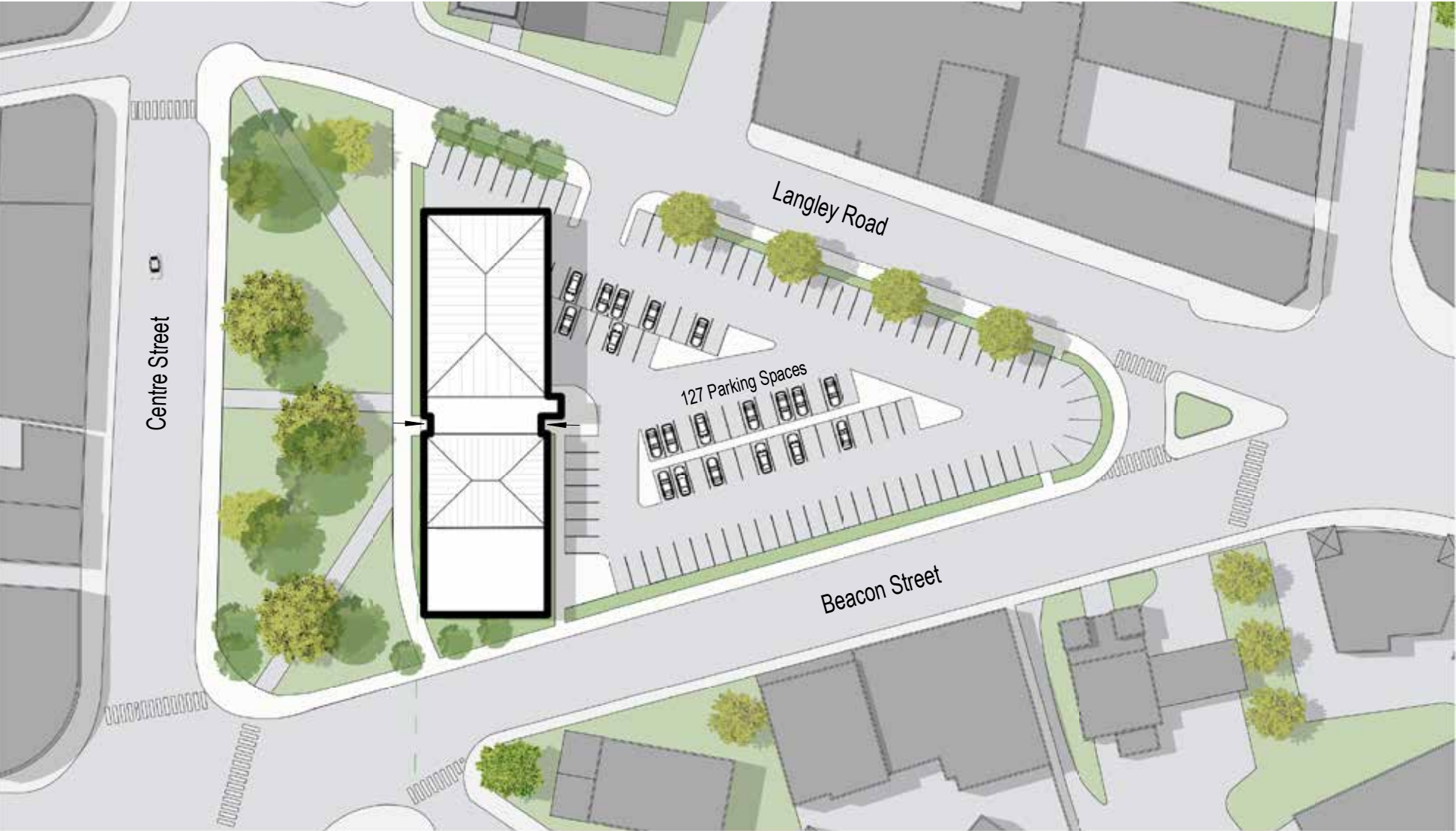


Newton Centre Triangle Option 1

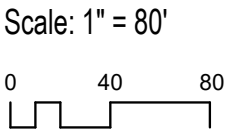
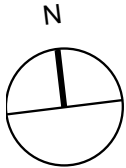


Street View from Southwest

Newton Centre Triangle Option 2



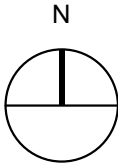
Site Plan: 33,000 sf



Newton Centre Triangle

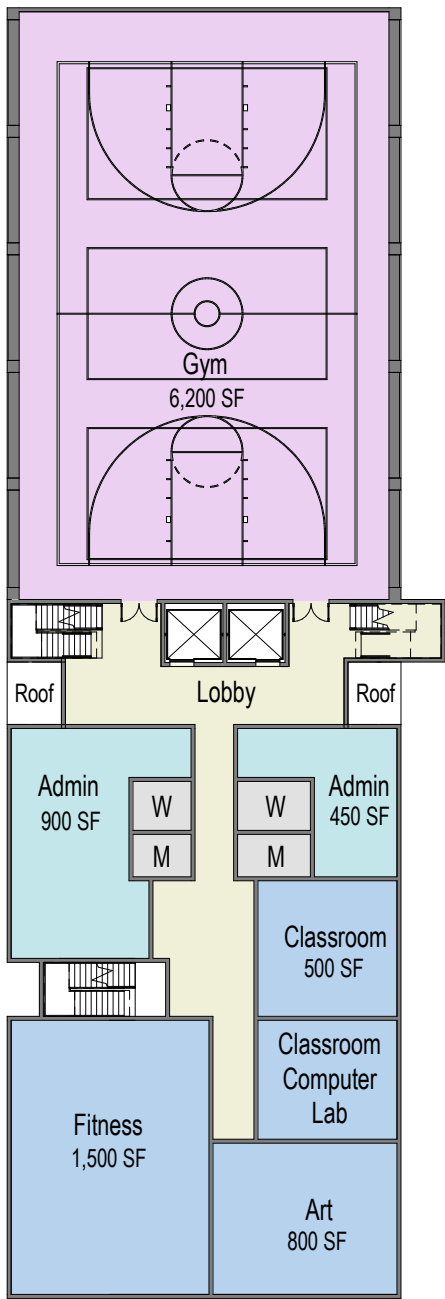
Option 2

First Floor Plan: 8,000 sf

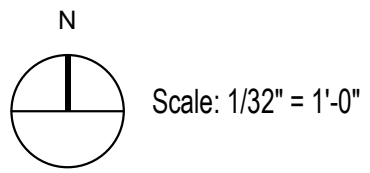


Scale: 1/32" = 1'-0"

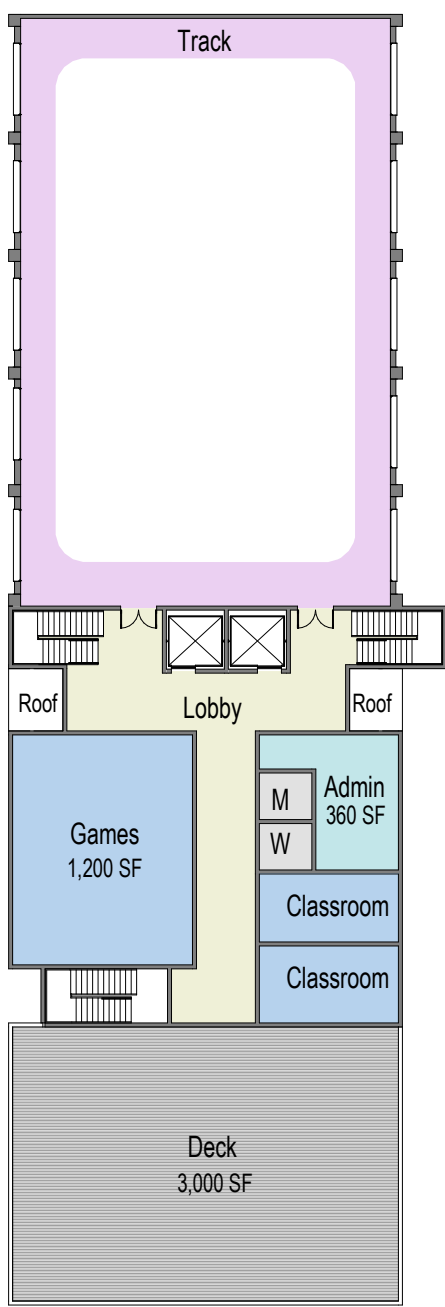
Newton Centre Triangle Option 2



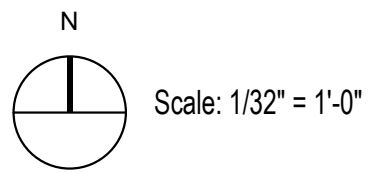
Second Floor Plan: 11,000 sf



Newton Centre Triangle Option 2



Third Floor Plan: 10,000 sf



Newton Centre Triangle Option 2



Aerial View from Southwest



Newton Centre Triangle Option 2

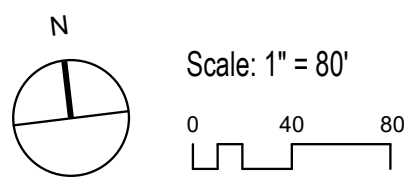


Street View from Southwest

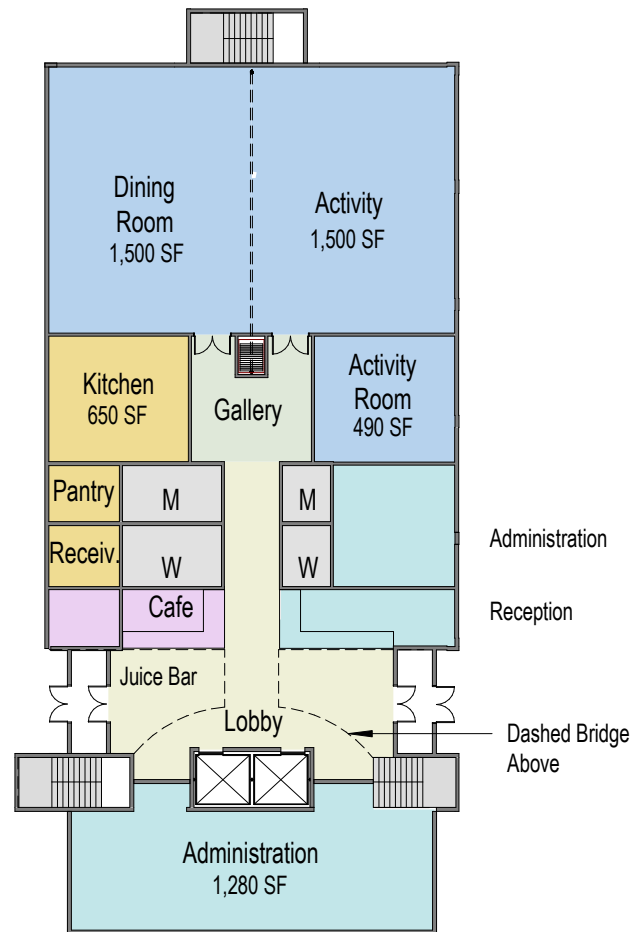
Newton Centre Triangle Option 3



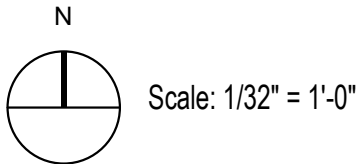
Site Plan



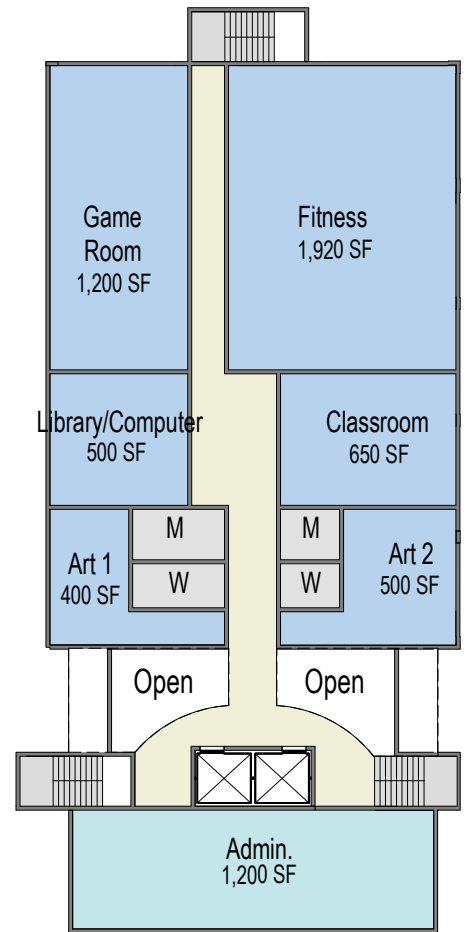
Newton Centre Triangle Option 3



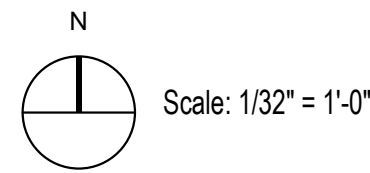
First Floor Plan: 10,000 sf



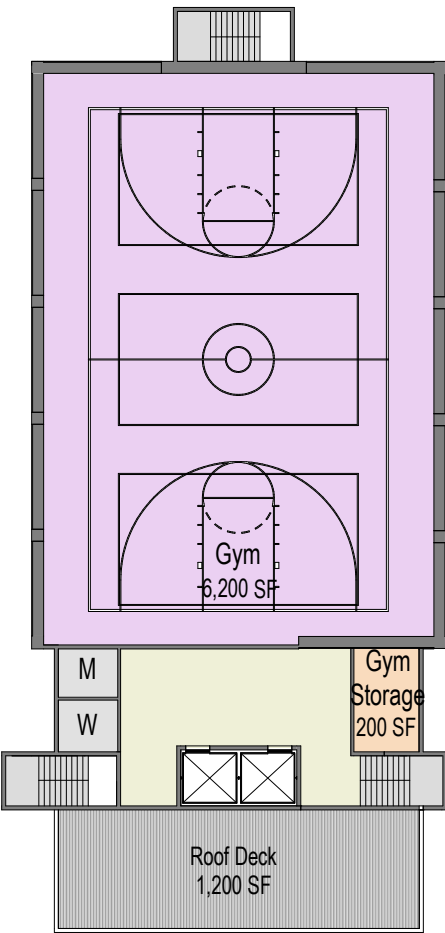
Newton Centre Triangle Option 3



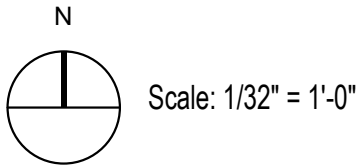
Second Floor Plan: 10,000 sf



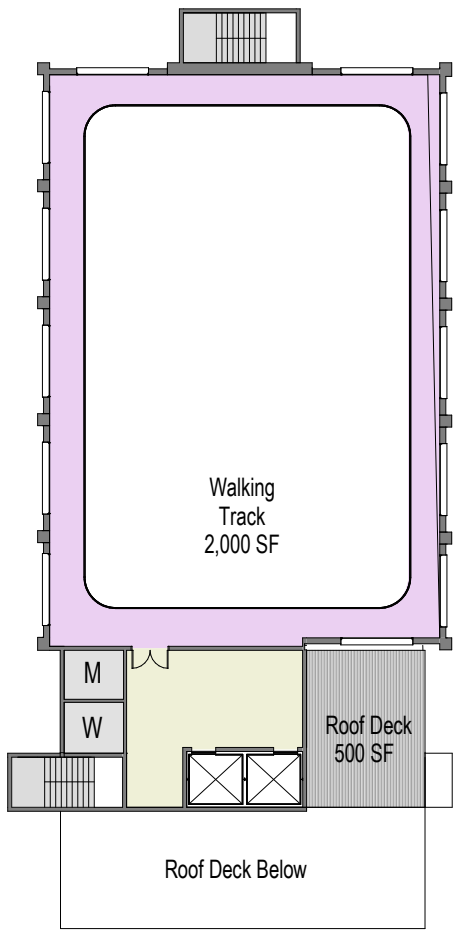
Newton Centre Triangle Option 3



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



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



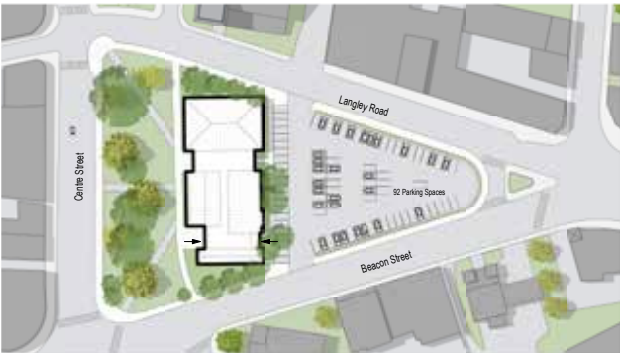
Option 2



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/>



Bargmann Hendrie + Archetype, Inc.

9 Channel Center Street
Suite 300
Boston, MA 02210
+1 617.350.0450

bhplus.com