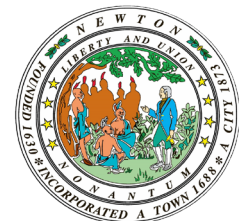


NewCAL

Feasibility Study Community Update Meeting

January 5, 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
	Tues	01/05/21	6:30PM	Community Update Meeting
	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

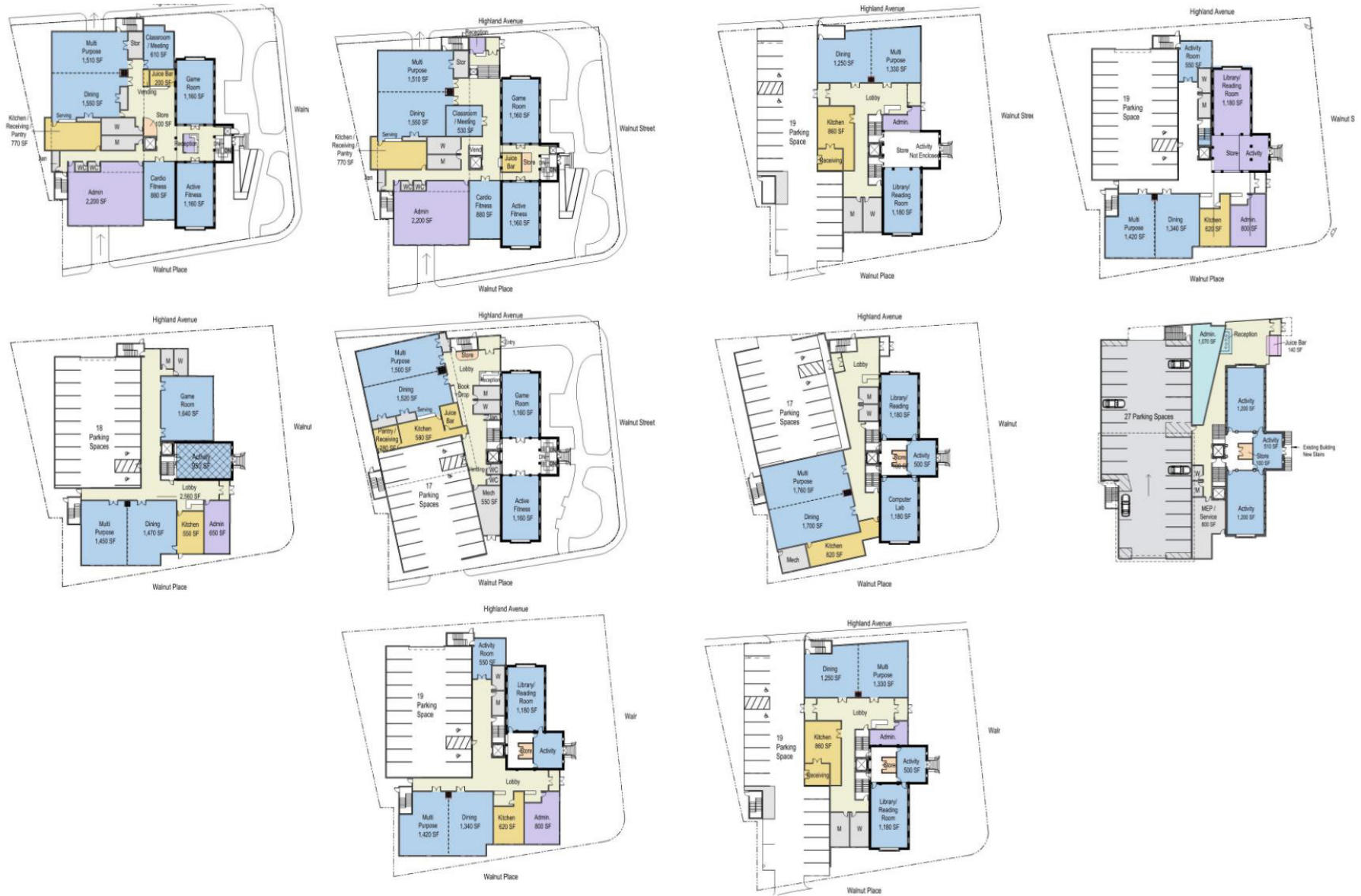
LOWELL AVENUE

HIGHLAND AVENUE

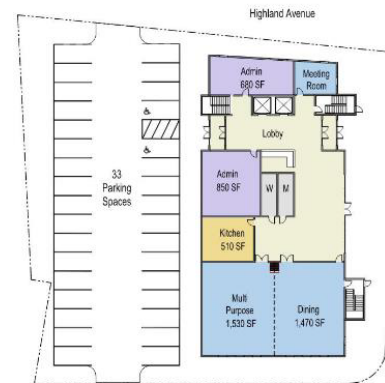
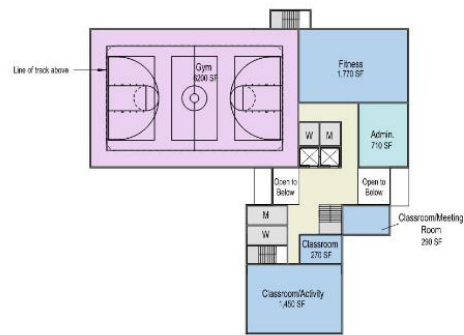
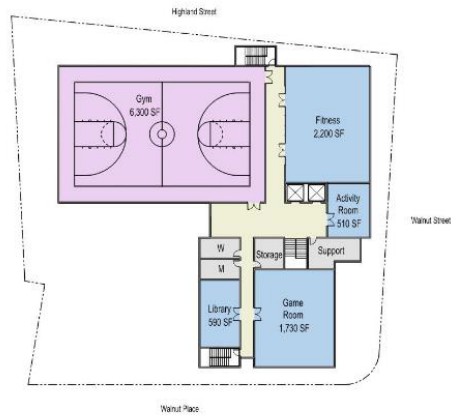
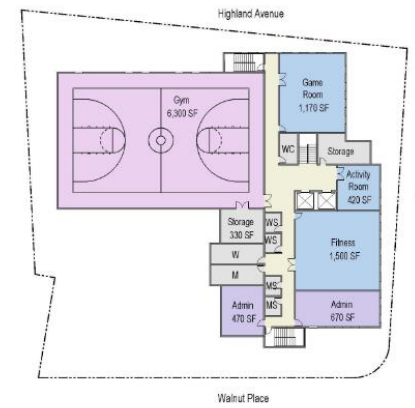
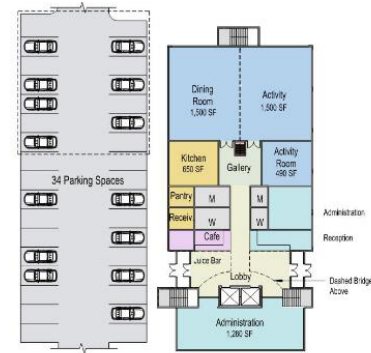
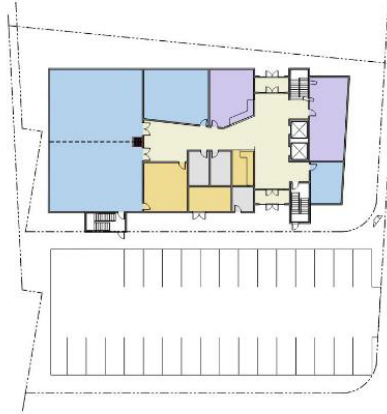
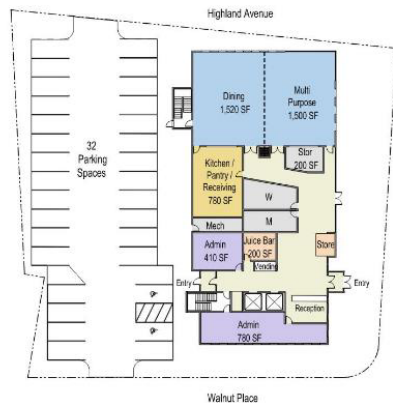
PARKING ON SOUTH
SIDE OF STREET

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

P:\3399 Newton Community Center\dwg\Revit\3399 Newton Community Center_345 Walnut St.rvt

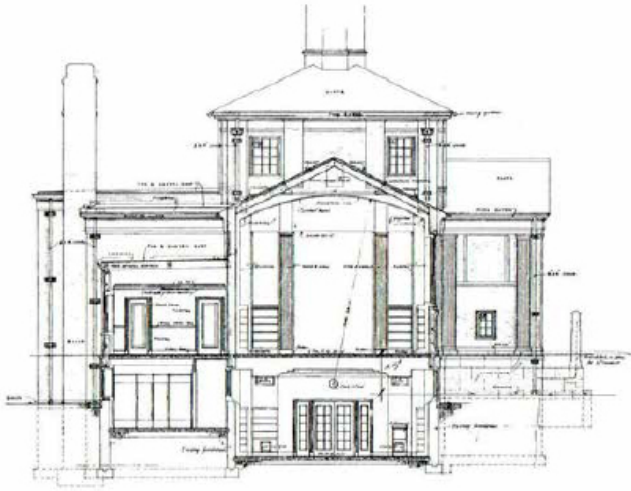
Existing Conditions



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

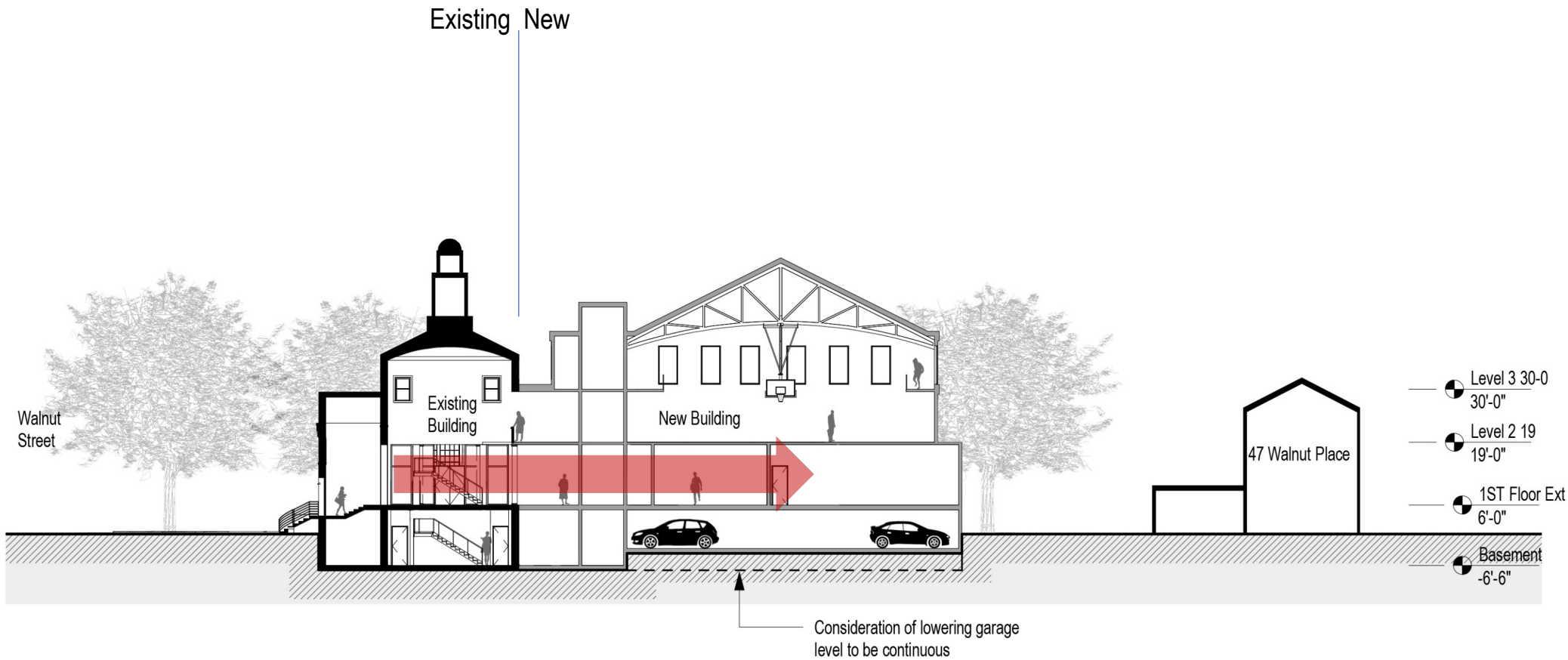


One, or both, of the basement level wings would retain their windows in the proposed concepts that do not cover the front façade of the existing building. This could be secondary use space assuming the elevator is brought to that level.



NewCAL

Renovate and Add onto the Existing Building



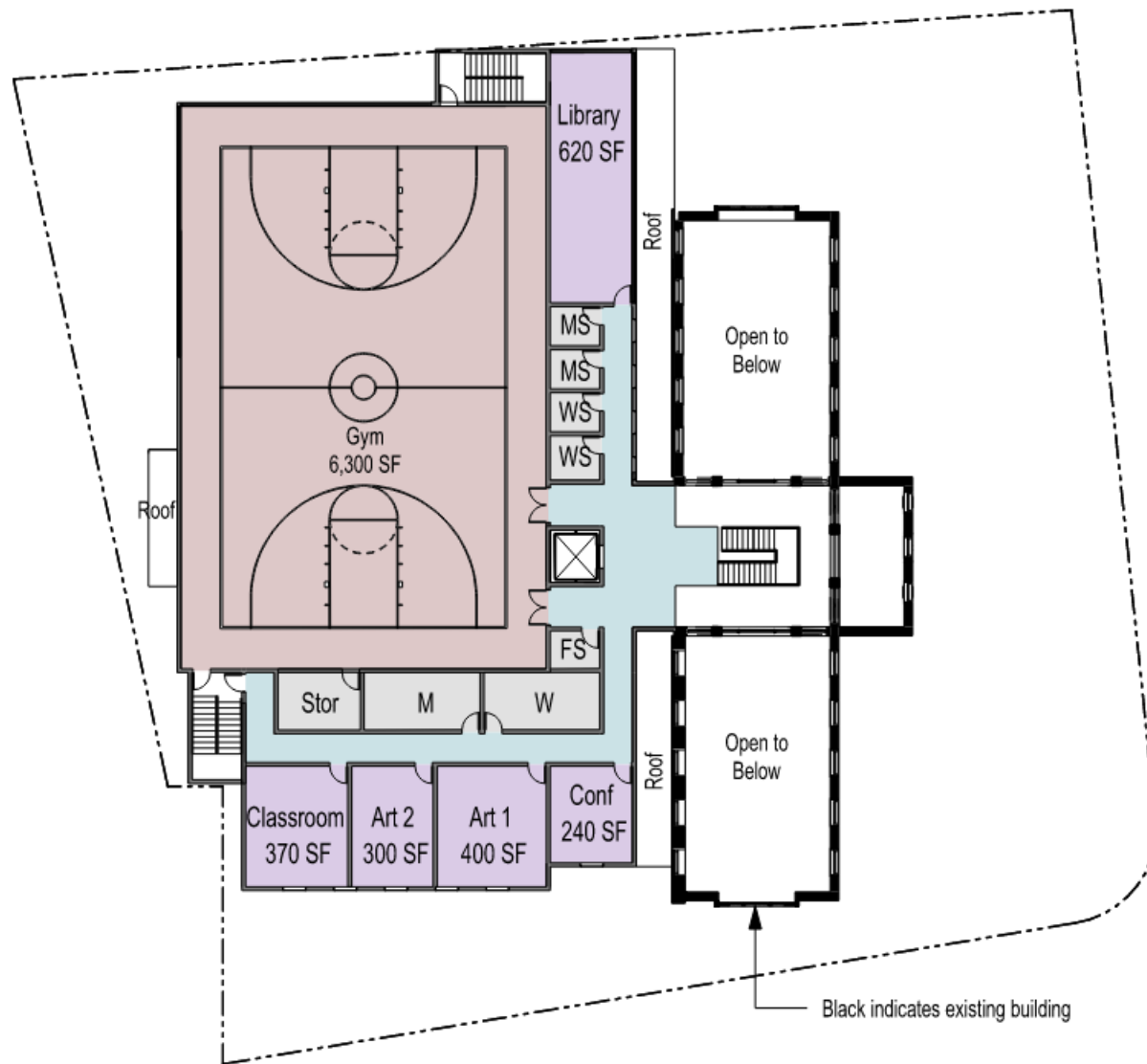
NewCAL Newtonville Addition and Renovation to Existing Building

Building Section

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

P:\3399 Newton Community Center\dwg\Revit\3399 Newton Community Center_345 Walnut St.rvt

Scale: 1" = 20'-0"

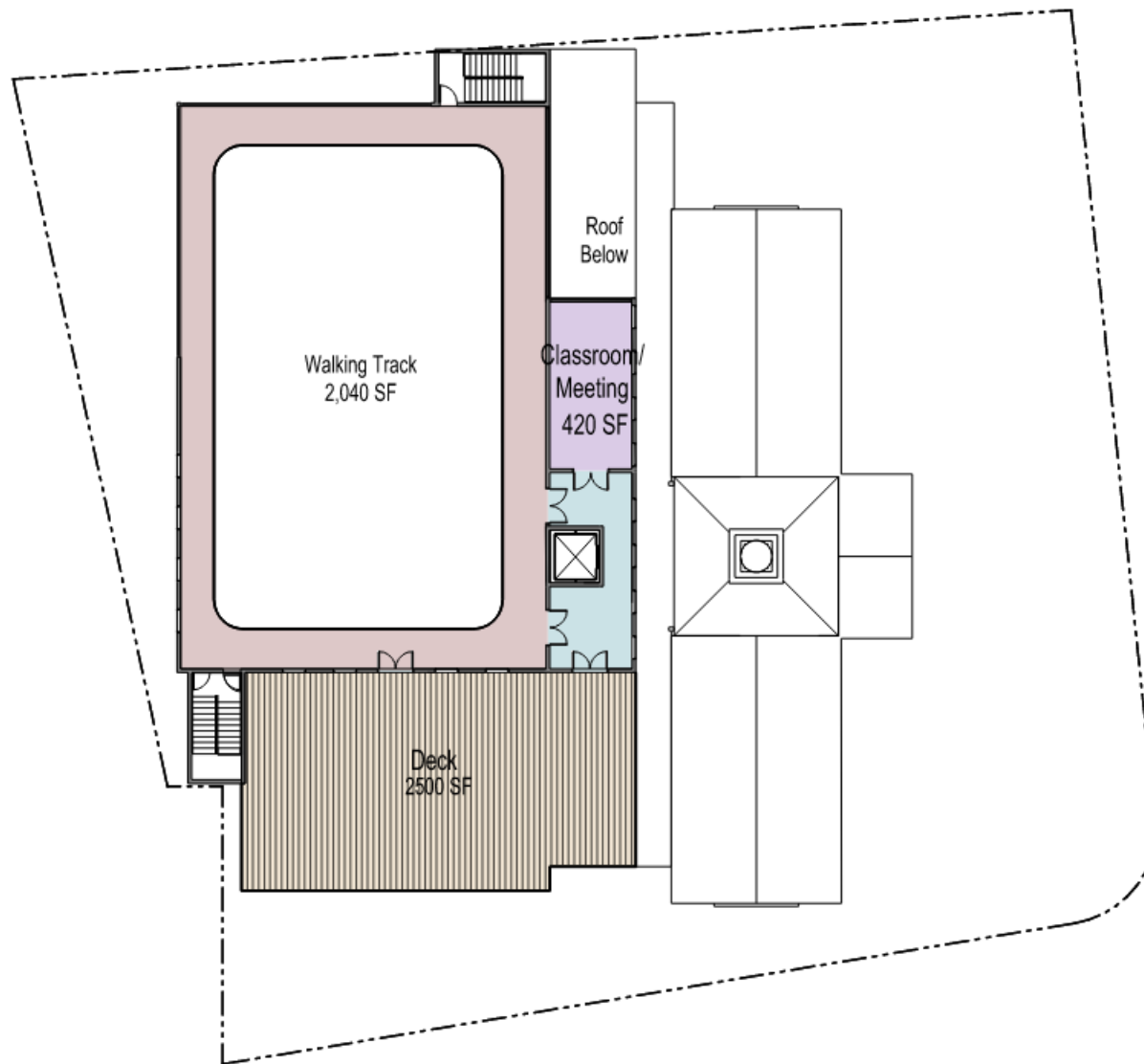


NewCAL Newtonville Addition and Renovation to Existing Building

Second Floor Plan

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

P:\3399 Newton Community Center\dwg\Revit\3399 Newton Community Center_345 Walnut St.rvt

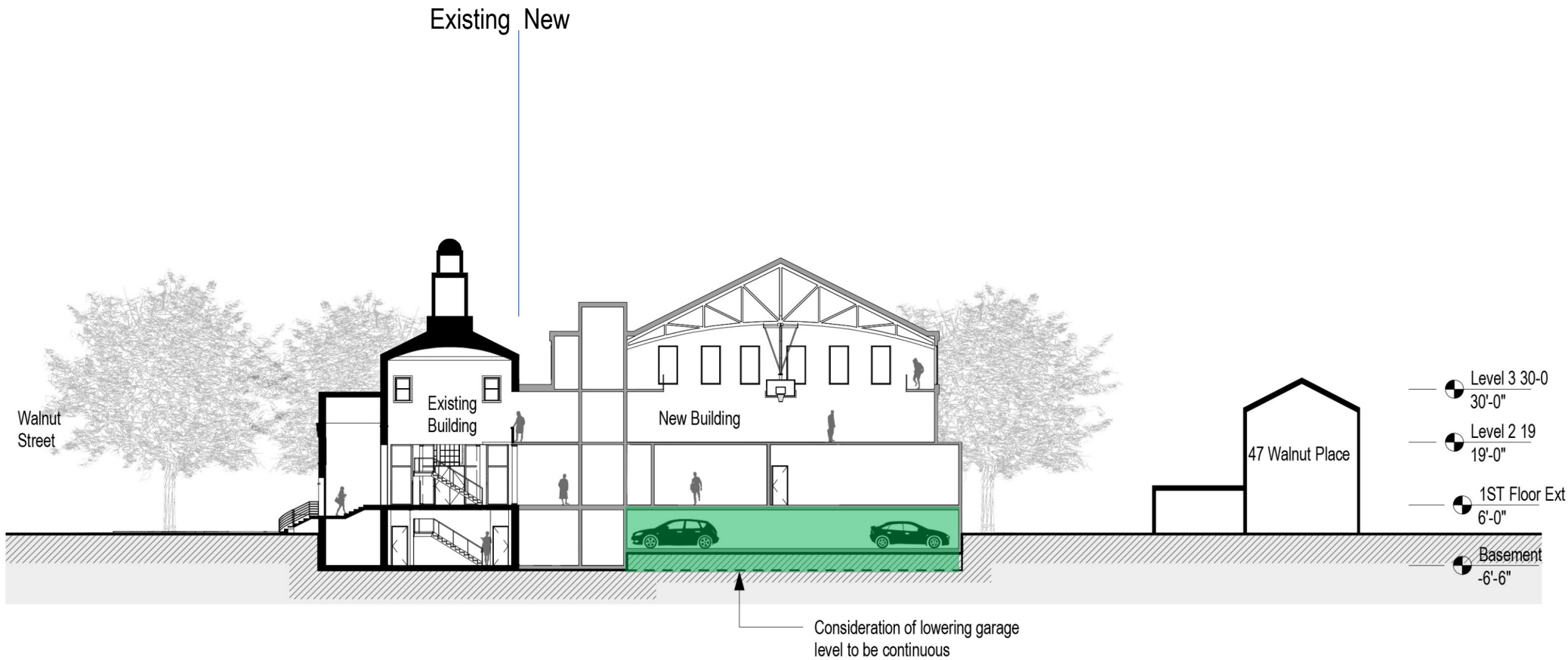


NewCAL Newtonville Addition and Renovation to Existing Building

Third Floor Plan

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

P:\3399 Newton Community Center\dwg\Revit\3399 Newton Community Center_345 Walnut St.rvt



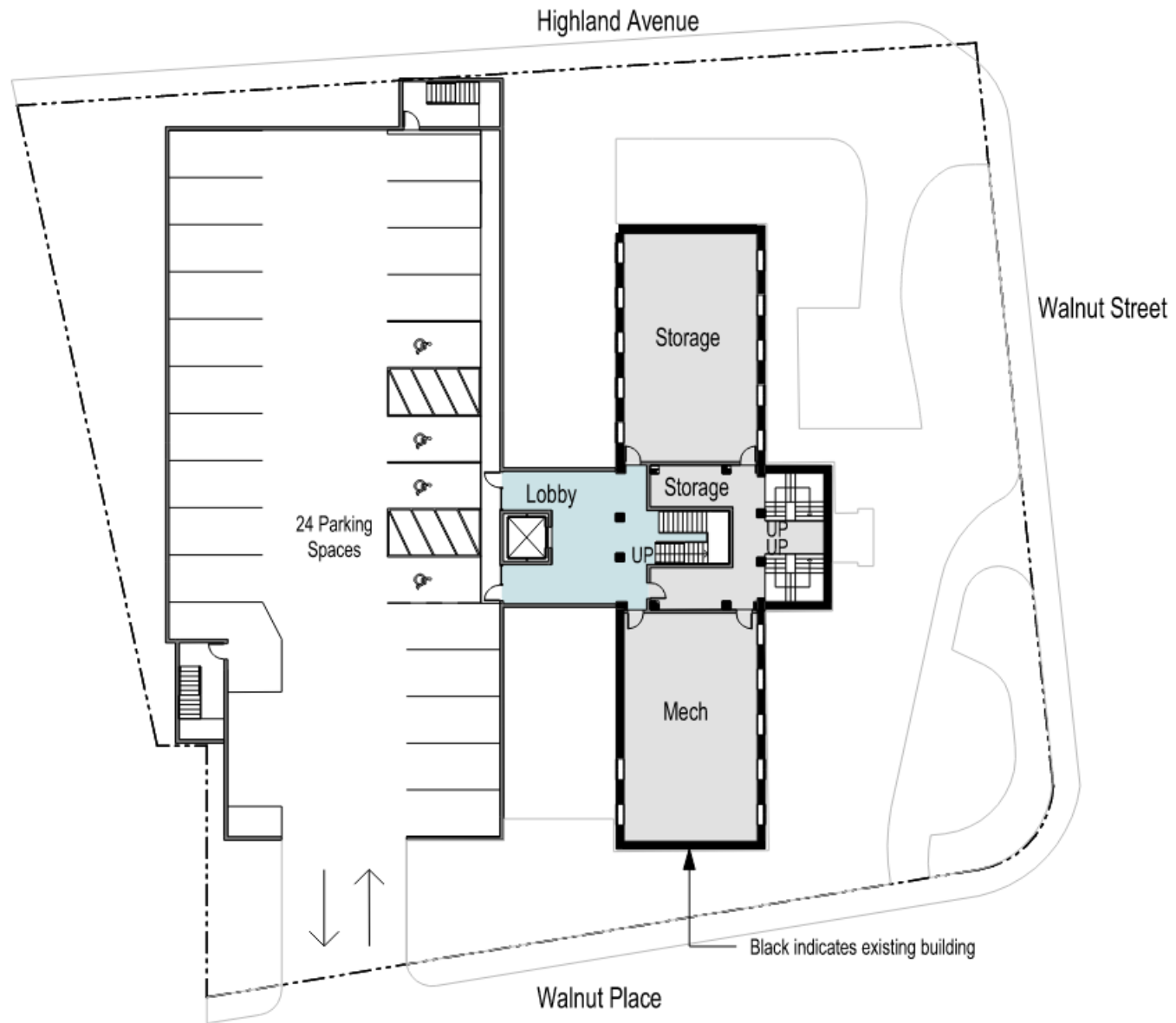
NewCAL Newtonville Addition and Renovation to Existing Building

Building Section

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

P:\3399 Newton Community Center\dwg\Revit\3399 Newton Community Center_345 Walnut St.rvt

Scale: 1" = 20'-0"



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

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

P:\13399 Newton Community Center\dwg\Revit\13399 Newton Community Center_345 Walnut St.rvt

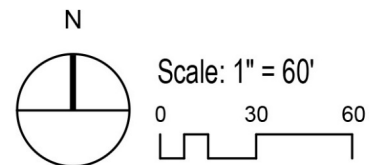


NewCAL Newtonville Addition and Renovation to Existing Building
Site Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 12/04/20

P:\3399 Newton Community Center\dwg\Revit\3399 Newton Community Center_345 Walnut St.rvt

33,612sf Includes Existing Basement





NewCAL Newtonville Existing

Existing Site Plan

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

P:\3399 Newton Community Center\dwg\Revit\3399 Newton Community Center_345 Walnut St.rvt

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

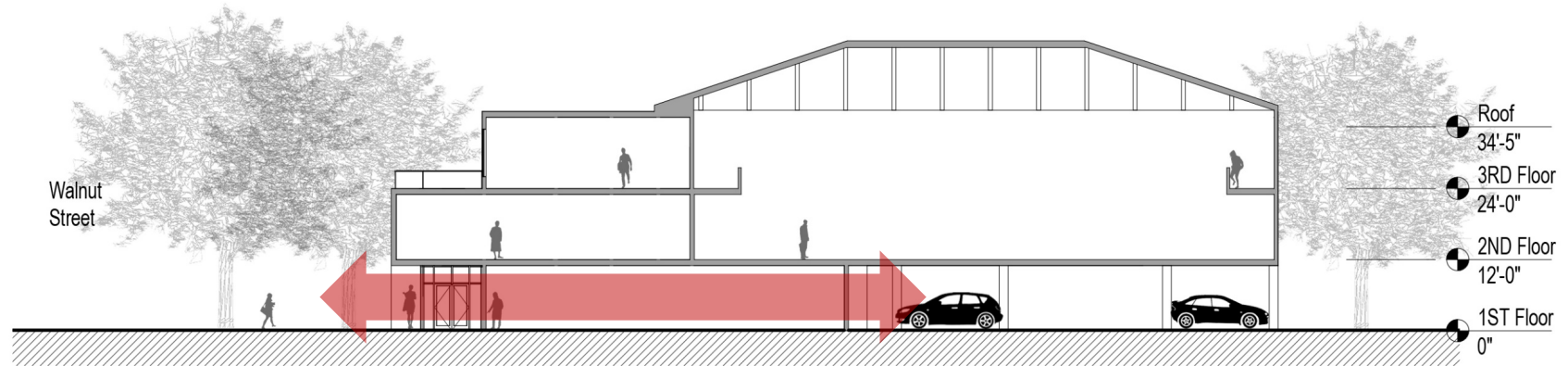


Renovate and Add to the Existing Building – Street View from Southeast



NewCAL

An All-New Building

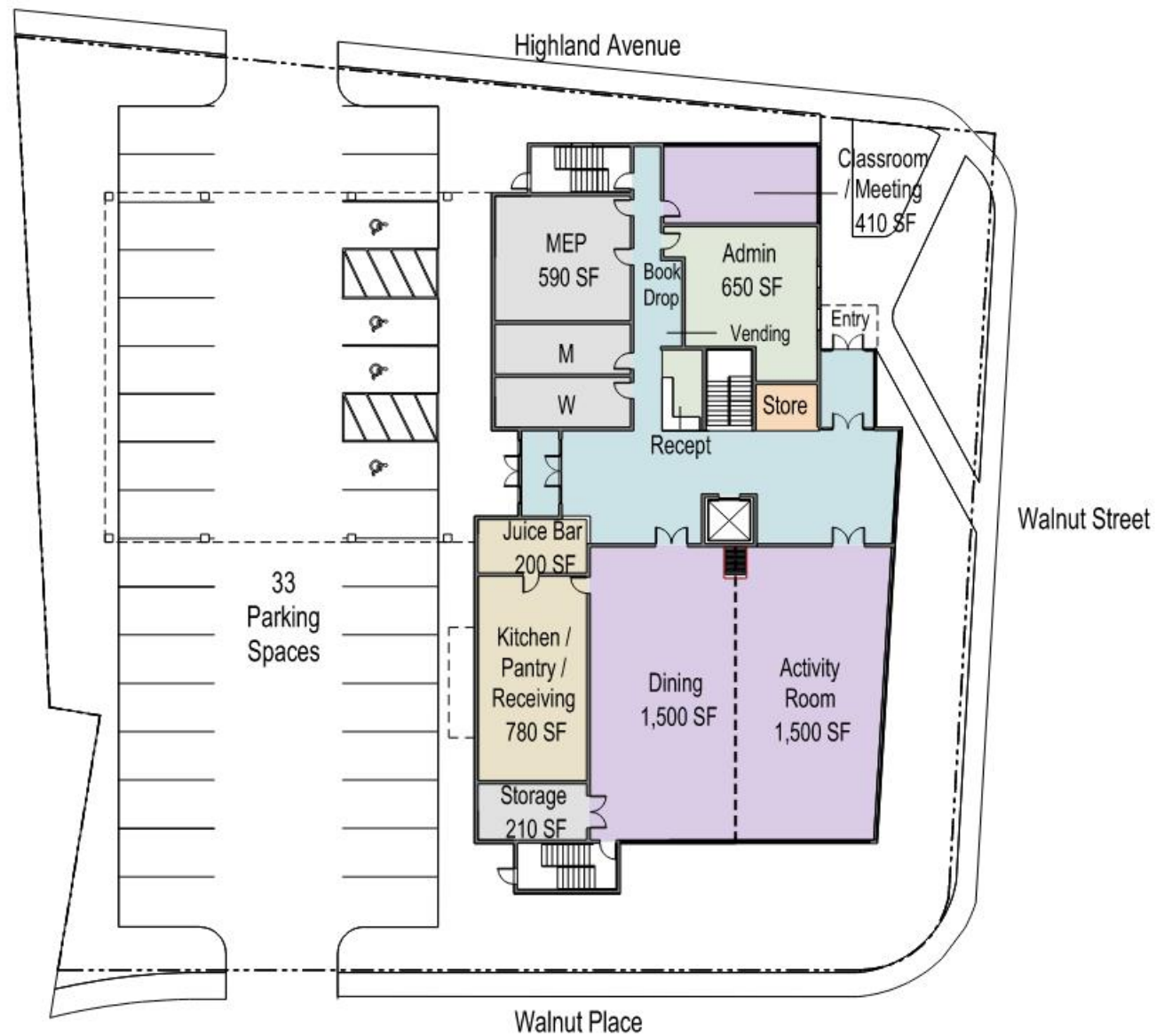


NewCAL Newtonville

New Building Building Section

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

P:\3399 Newton Community Center\dwg\Revit\3399 Newton Community Center_345 Walnut St.rvt

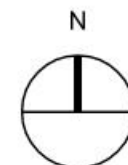


NewCAL Newtonville New Building

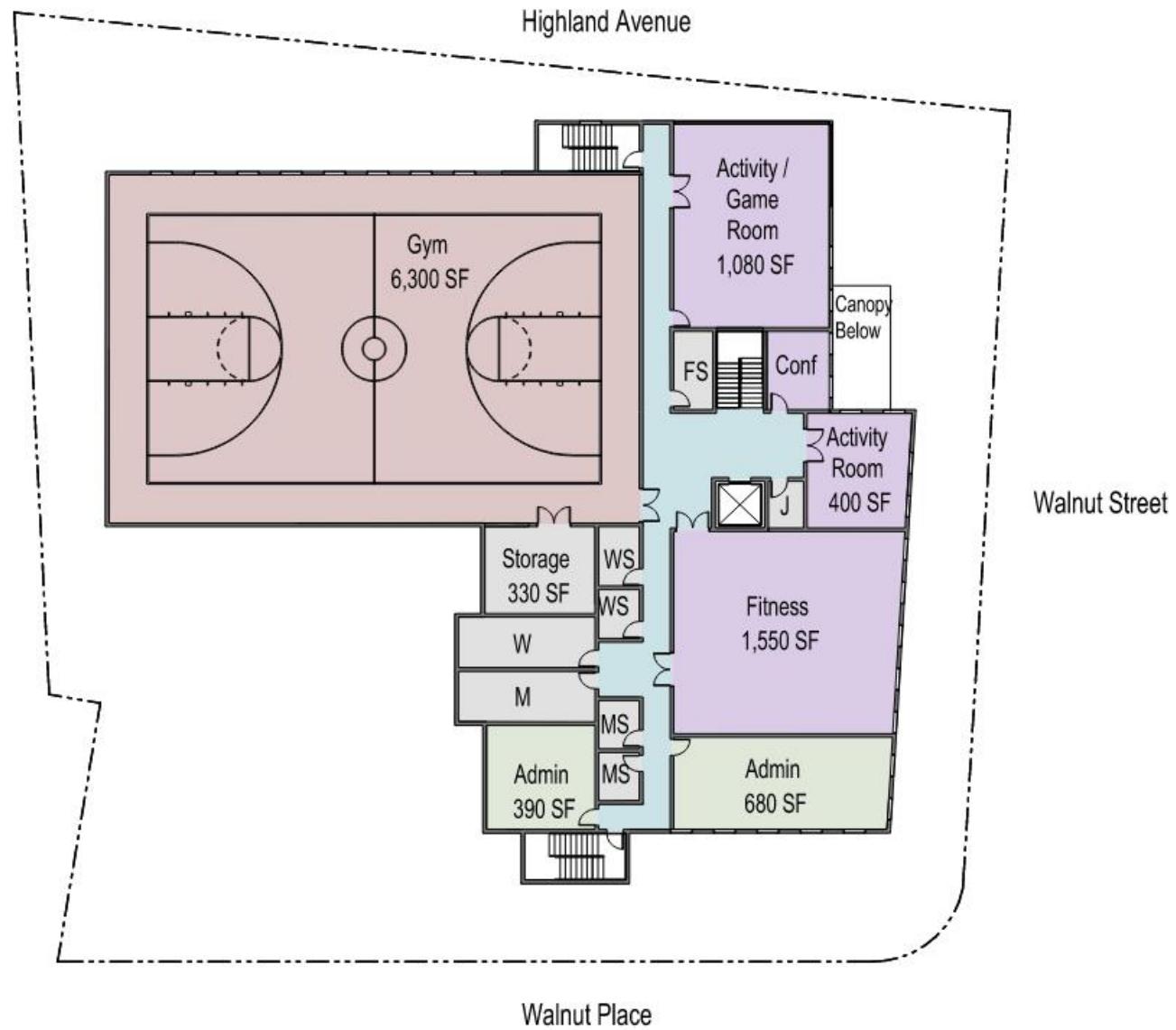
First Floor Plan

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

P:\3399 Newton Community Center\dwg\Revit\3399 Newton Community Center_345 Walnut St.rvt



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

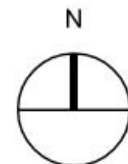


NewCAL Newtonville New Building

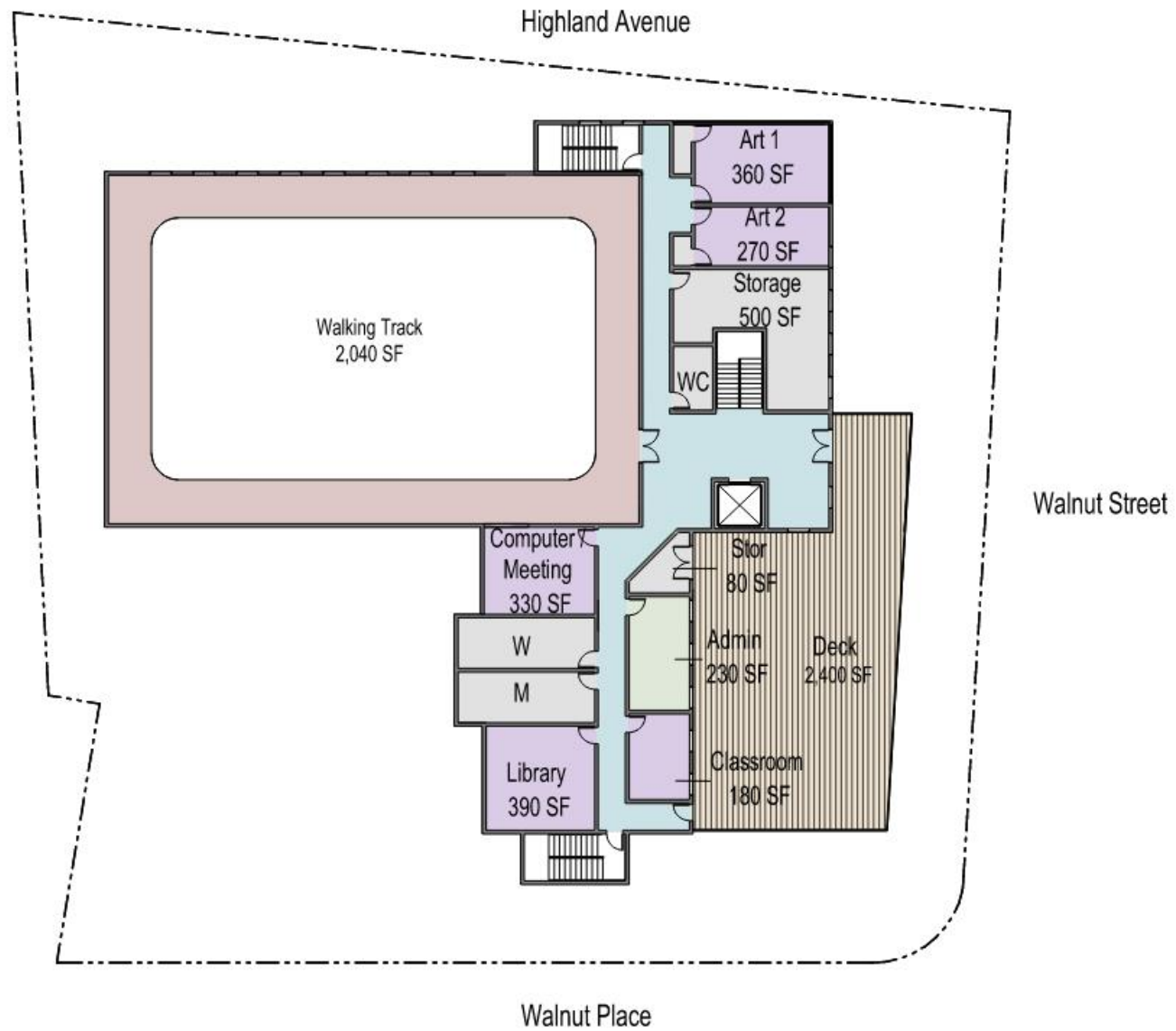
Second Floor Plan

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

P:\3399 Newton Community Center\dwg\Revit\3399 Newton Community Center_345 Walnut St.rvt



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

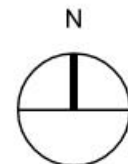


NewCAL Newtonville New Building

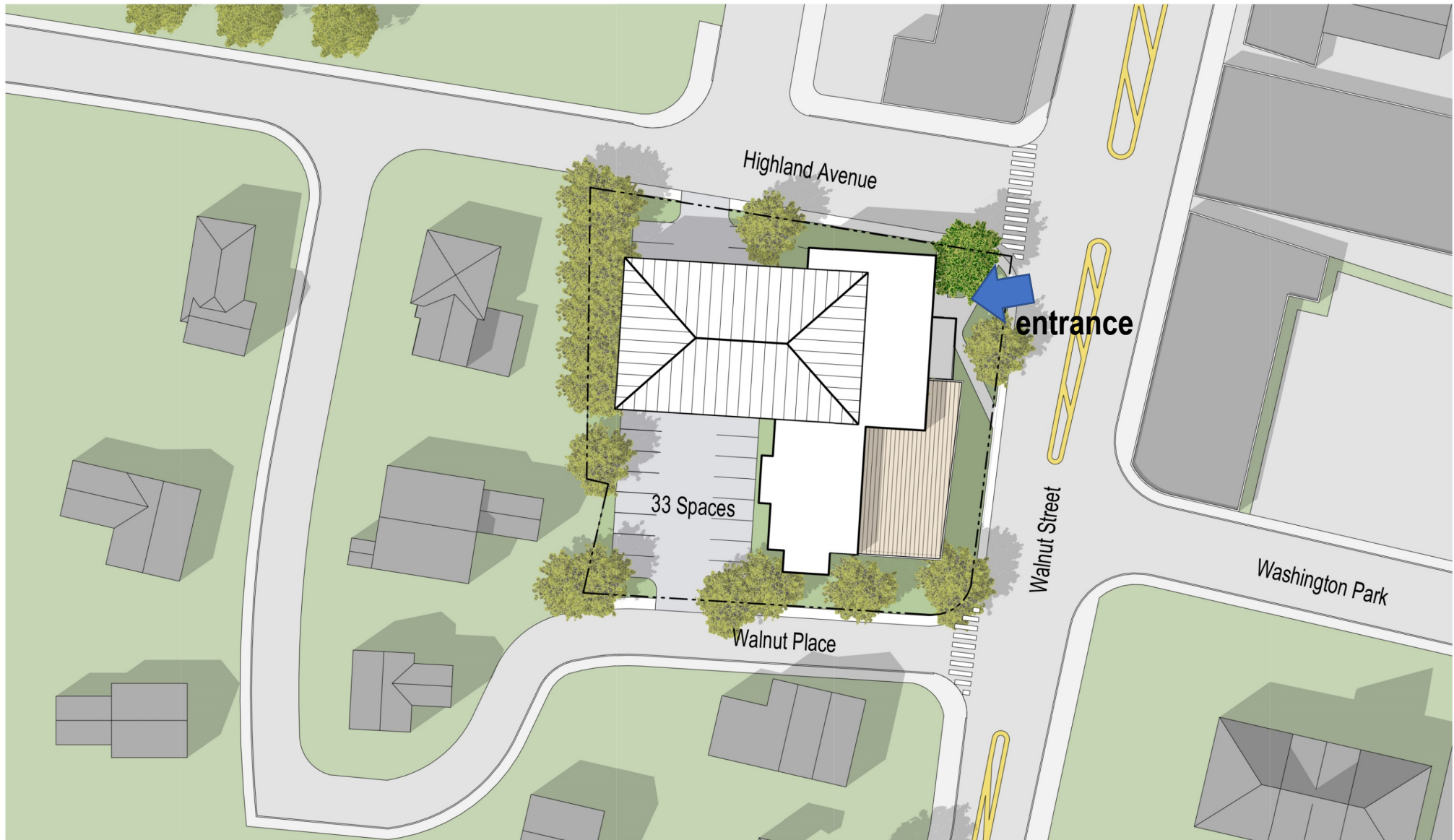
Third Floor Plan

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

P:\3399 Newton Community Center\dwg\Revit\3399 Newton Community Center_345 Walnut St.rvt



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

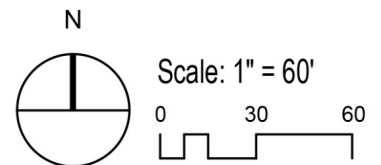


NewCAL Newtonville New Building

Site Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 12/30/2020

P:\3399 Newton Community Center\dwg\Revit\3399 Newton Community Center_345 Walnut St.rvt

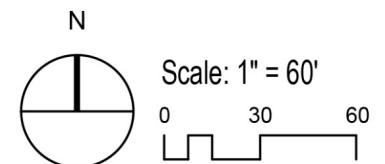




NewCAL Newtonville New Building **Site Plan**

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 12/30/2020

P:\3399 Newton Community Center\dwg\Revit\3399 Newton Community Center_345 Walnut St.rvt





NewCAL Newtonville Existing

Existing Site Plan

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

P:\3399 Newton Community Center\dwg\Revit\3399 Newton Community Center_345 Walnut St.rvt

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