

NewCAL

Newton Center for Active Living

Executive Building Committee & Advisory Building Committee Joint Meeting

October 9, 2018 6:00 pm
Newton Senior Center
345 Walnut Street



NV5 – Owner's Project Manager

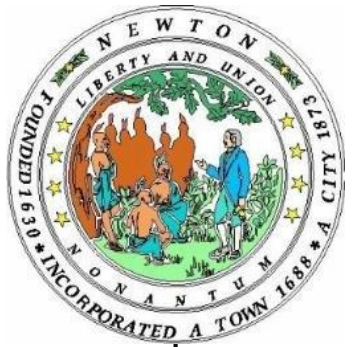


Steffian Bradley Architects

Agenda

- **Welcome and Introduction**
- **Approval of Minutes from 9/13/18 EBC+ABC Meeting**
- **Presentation**
 - **Community Outreach and Website**
 - **Community Feedback – Questionnaire and Listening Sessions**
 - **Data Collection Update**
 - **Visits to Area Senior and Senior/Community Centers**
- **Upcoming EBC+ABC Meetings**

NewCAL Project Organization Chart



City of Newton
NewCAL
Center for Active Living Project

Key City of Newton Stakeholders

Newton Public Buildings Department
Department of Senior Services
Council on Aging
Executive Building Committee and
Advisory Building Committee
Parks & Recreation Department
Parks & Recreation Commission
Newton Recreational Facilities

NV5

Owner's Project Manager

PRINCIPAL-IN-CHARGE
Chris Guarino
LEED AP BD+C

PROJECT EXECUTIVE
Tom Murphy AIA
LEED AP, MCPPO

PROJECT DIRECTOR/ SENIOR PM
Italo Visco AIA

PROJECT COORDINATOR
Melissa Gagnon MCPPO

ARCHITECTS
Steffian Bradley Architects

Architect

PRINCIPAL-IN-CHARGE/ LEAD
ARCHITECT/DESIGNER
Joe Sirkovich AIA, LEED AP

PRINCIPAL
PROGRAMMING/ PLANNING
Teresa Wilson AIA
LEED AP, Fitwel Ambassador

PROJECT MANAGER
Tony Miniscalco AIA, LEED AP

RESOURCE PRINCIPAL
Eddie Widofsky AIA LEED AP
MCPPO

NewCAL - Facilities Program Study Event Schedule

NewCAL: Newton Center for Active Living Project

UPCOMING EVENTS: FRIDAY OPEN OFFICE HOURS, LISTENING SESSIONS, COMMITTEE MEETINGS

	Date	Time	Map ID	Village	Meeting Facility	Address	Meeting Type
OCTOBER	10/05/18	10:00-11:30 AM	H	Newton Corner	Newton Innovation Center	124 Vernon Street	Open Office Hours
	10/09/18	6:00 PM	A	Newtonville	Newton Senior Center	345 Walnut Street	EBC/ABC Committee Meeting
	10/12/18	10:00-11:30 AM	E	Oak Hill	Shuman Center	675 Saw Mill Brook Parkway	Open Office Hours
	10/19/18	10:00-11:30 AM	F	Highlands	Hyde Community Center	90 Lincoln Street	Open Office Hours
	10/23/18	6:00 PM	A	Newtonville	Newton Senior Center	345 Walnut Street	EBC/ABC Committee Meeting
	10/26/18	10:00-11:30 AM	I	Newtonville	Albemarle Field House	250 Albemarle Road	Open Office Hours
	10/29/18	12:00-1:00 PM	A	Newtonville	Newton Senior Center	345 Walnut Street	Dialogue w/ Director
NOVEMBER	11/01/18	7:00 PM	L	Newton Center	Library	330 Homer Street	Listening Session
	11/02/18	11:00-12:30 AM	D	Auburndale	Auburndale Community Library	371 Auburn Street	Open Office Hours
	11/09/18	10:00-11:30 AM	G	Nonantum	Hawthorne Field House	17 Hawthorne Street	Open Office Hours
	11/16/18	10:00-11:30 AM	C	Upper Falls	Emerson Community Center	45 Pettee Street	Open Office Hours
	11/20/18	6:00 PM	A	Newton Center	Library	330 Homer Street	EBC/ABC Committee Meeting
	11/30/18	9:30-11:00 AM	H	Newton Corner	Newton Innovation Center	124 Vernon Street	Open Office Hours
DECEMBER	12/07/18	10:00-11:30 AM	E	Oak Hill	Shuman Center	675 Saw Mill Brook Parkway	Open Office Hours
	12/14/18	9:30-11:00 AM	J	Waban	Waban Community Library	1608 Beacon Street	Open Office Hours
	12/21/18	10:00-11:30 AM	K	Thompsonville	Towers at Chestnut Hill	250 Hammond Pond Parkway	Open Office Hours

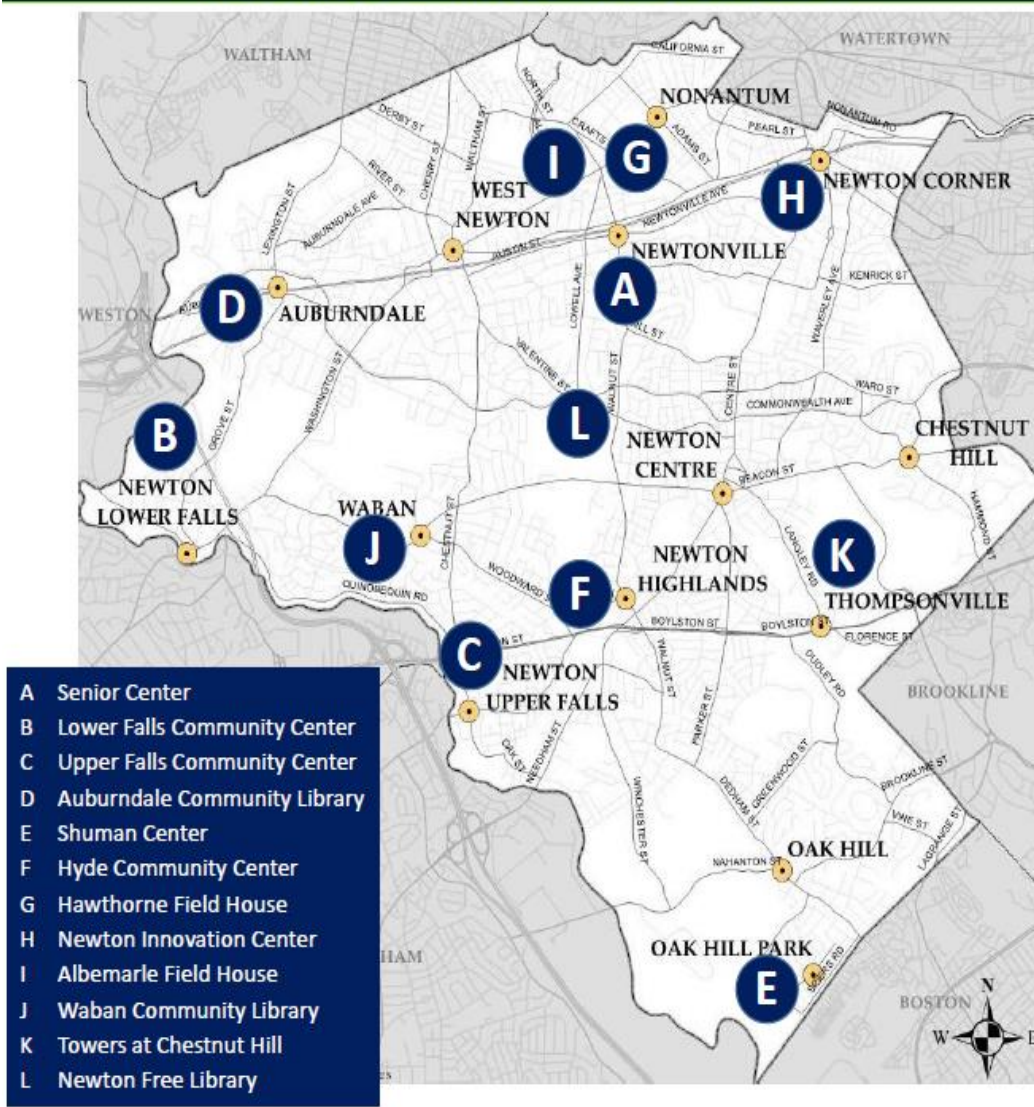
 = Events shaded in gray indicate evening meetings. All other events are scheduled during day time hours.

Questions or comments? Please contact the NewCAL project team at: newcal@newtonma.gov

Also, please visit the project website at: <https://newcal.projects.nv5.com> for project updates and more information about upcoming events.

Newton Center for Active Living - NewCAL

UPCOMING MEETINGS NEAR YOU



NewCAL Community Update & Website

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

Email: newcal@newtonma.org

Newton Center for Active Living

The **NewCAL** Project Team wants to hear from the **entire community** to gather as much information as possible to meet the needs of seniors and explore ways to meet the needs of people of all ages.

**OCTOBER
2018**

Please visit the project website: <https://newcal.projects.nv5.com>

Email the project team at: newcal@newtonma.gov with thoughts or questions - or request to receive future correspondence about this project.

UPCOMING EVENTS:

Tuesday, October 9, 2018 - 6:00PM

Newton Senior Center (345 Walnut Street)
Executive Building Committee and
Advisory Building Committee Joint Meeting

Tuesday, October 23, 2018 - 6:00PM

Newton Senior Center (345 Walnut Street)
Executive Building Committee and
Advisory Building Committee Joint Meeting

Monday, October 29, 2018 - 12:00PM

Newton Senior Center (345 Walnut Street)
Dialogue with Director/ Listening Session

**Friday Open Office Hours
10:00-11:30AM**

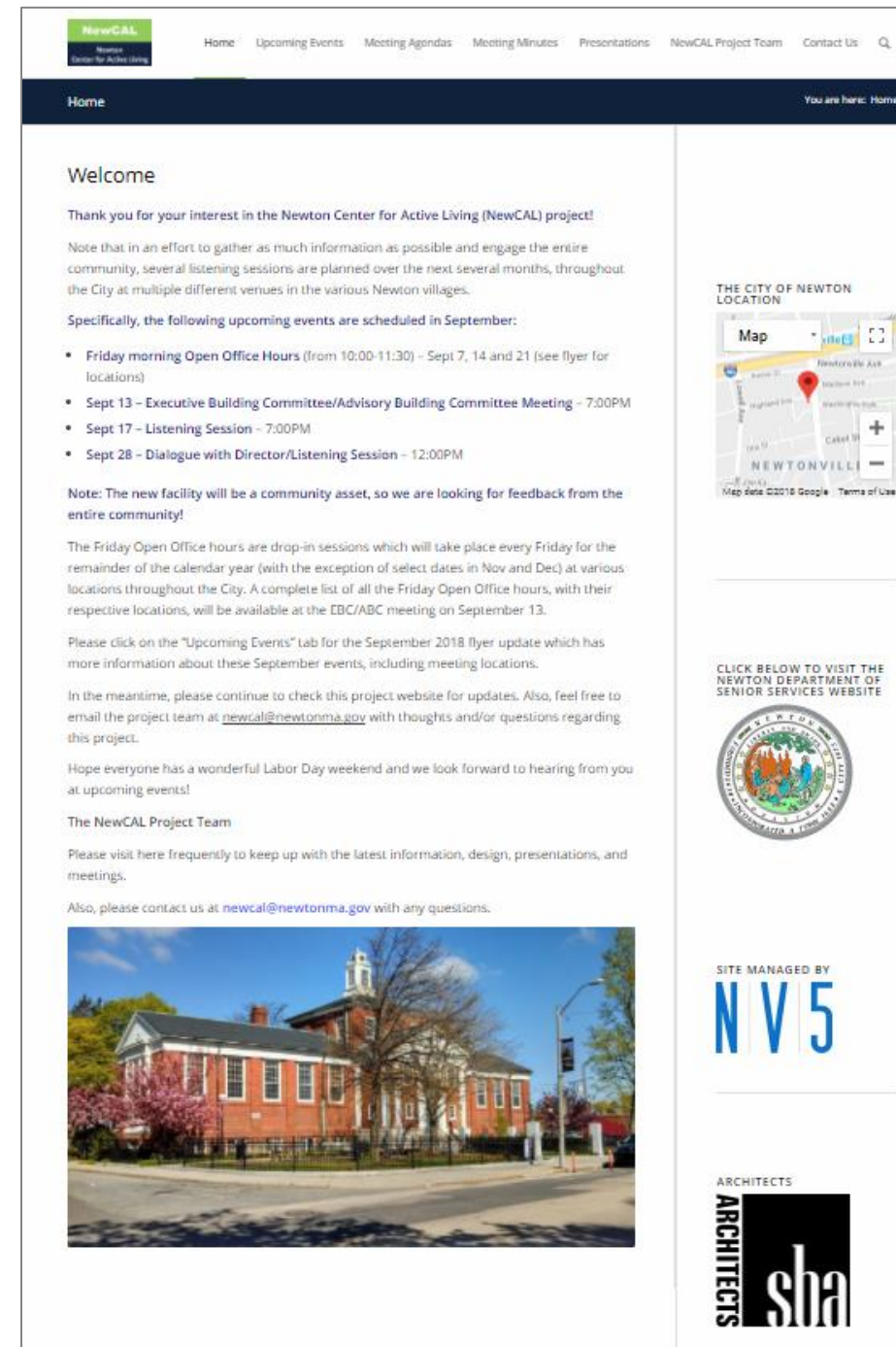
October 5
Newton Innovation Center
124 Vernon Street

October 12
Shuman Center
675 Saw Mill Brook Parkway

October 19
Hyde Community Center
90 Lincoln Street

October 26
Albemarle Field House
250 Albemarle Road

issued 09.28.18



The NewCAL Project Consultant Team
NV5 – Owner's Project Manager
Steffian Bradley Architects (SBA) - Architect



NewCAL Community Questionnaire Options

There are two ways you can help:


1. **Fill out a brief on-line survey** for each activity you would like to be considered. (Each activity requires a separate survey! There will be a link at the end of this survey that will allow you to provide information for another activity.) Please click on the link to begin:

[Newton Center for Active Living \(NewCAL\) Questionnaire](#)

Or

2. **Print the survey and fill in by hand** for each activity Responses should be submitted directly to the NewCAL email address: **newcal@newtonma.gov** with **“NewCAL Space Request”** in the subject line.

NewCAL Community Questionnaire Updated



NewCAL
Newton Center for Active Living

Newton Center for Active Living (NewCAL) Questionnaire

The City of Newton Executive Building Committee (EBC) requests your participation in this questionnaire as we start the programming process for the Newton Center for Active Living (NewCal).

We are looking for your help in establishing the types of activities to be considered for the Newton Center for Active Living project (NewCAL). Please tell us what activities you would like to see in a future intergenerational NewCAL space. These may be activities that are indoors or outdoors, activities that may require specialized equipment (examples may be raised beds for gardening, special court dimensions for sports, billiards, ping-pong, yoga, etc.) or be a service you think would be beneficial to the community (examples may be healthcare or counseling services, a volunteer listserv, classes in career development, etc.)

Your feedback is important as it will help the project team understand the types of spaces that are needed in the NewCAL program, to help us define the overall project size. Please complete this survey once for each activity you would like considered. Thank you if you have already completed the questionnaire or narrative!

All questionnaire responses will be reviewed and evaluated by the EBC as part of the process to develop recommendations for final approval by the City Council. Every effort is being made to be inclusive and provide space for as many opportunities as possible however it is unlikely that all requests can be accommodated as we move forward in the process. The EBC values your input and hopes you will continue to stay engaged in this process. We will be seeking additional community input at later phases to help inform building programming and use recommendations. Thank you for your participation!

* Required

Email address *

Please complete this survey ONCE for each existing, requested, or future activity. There will be a link after you submit each one that will allow you to begin another.

1. What is the name of your organization and who does it serve? *

Your answer

2. Who is the primary contact for follow-up questions at this email address? *

Your answer

3. What age group do you belong to? See categories below *

☐ Under 30

☐ 31-50

☐ 51-70

☐ 71+

4. What is the name of your activity or the service you would like to see in the NewCAL space? Please complete 1 survey for each activity (you will be prompted at the end to add another activity if necessary) *

Your answer

NewCAL Community Questionnaire Updated

[Newton Center for Active Living
\(NewCAL\) Questionnaire](#)

1. What is your Email address?
2. What is the name of your organization and who does it serve?
3. Who is the primary contact for follow-up questions at this email address?
4. What age group do you belong to? Please circle below:
 - a. Under 30
 - b. 31-50
 - c. 51-70
 - d. 71+
5. What is the name of your activity or the service you would like to see in the NewCAL space? *Please complete 1 survey for each activity*
6. What is the typical number of people who would participate in this activity or service? Please circle 1 option listed below:
 - a. 0-9
 - b. 10-29
 - c. 30-49
 - d. 50 - 99
 - e. 100-199
 - f. 200+
7. What is the typical age range of the people who would participate in this activity or service? Please circle all ages that apply listed below:
 - a. 0-17
 - b. 18-30
 - c. 31-50
 - d. 51-70
 - e. 71+
8. Will food services be required for this activity or service? Please circle 1 option listed below:
 - a. Vending
 - b. Café
 - c. Catering Kitchen
 - d. Commercial Kitchen
 - e. Teaching Kitchen
 - f. No food services required for this activity
9. What type of space would be most appropriate for your activity? Please circle 1 option listed below:
 - a. Multipurpose Room/Activity Room
 - b. Lounge or Unprogrammed Space
 - c. Small Meeting / Work Space
 - d. Exercise/Fitness Room
 - e. Gym
 - f. Dining
 - g. Food Services
 - h. Stage
 - i. Workshop Space for Specific Activity (ex. wood shop, bicycle repair, etc.)
 - j. Retail
 - k. Outdoor Space
 - l. Other – Please Describe
10. Are there specific space needs for this activity or service? Example, acoustic needs, natural daylight, tall ceilings, built-in storage, technology, tables and chairs, mobility requirements.
11. When would this activity or service most likely occur? Please circle all that apply below:
 - a. Weekdays
 - b. Evenings
 - c. Weekends
12. How often would this activity or service meet? Please circle 1 option listed below:
 - a. Daily
 - b. Weekly
 - c. Monthly
 - d. Annually
 - e. Occasionally

Thank you! Please print out another questionnaire if you have other activities you would like considered.

NewCAL Community Questions – Hand Out Questionnaire

1. What is your Email address?
2. What is the name of your organization and who does it serve?
3. Who is the primary contact for follow-up questions at this email address?
4. What age group do you belong to? Please circle below:
 - a. Under 30
 - b. 31-50
 - c. 51-70
 - d. 71+
5. What is the name of your activity or the service you would like to see in an intergenerational NewCAL space? *Please provide a narrative for each activity you would like to be considered and provide the number of participants you would anticipate and any specific requests related to that activity (ex. Types of furniture, storage, specialized equipment, etc.).*

NewCAL Listening Sessions

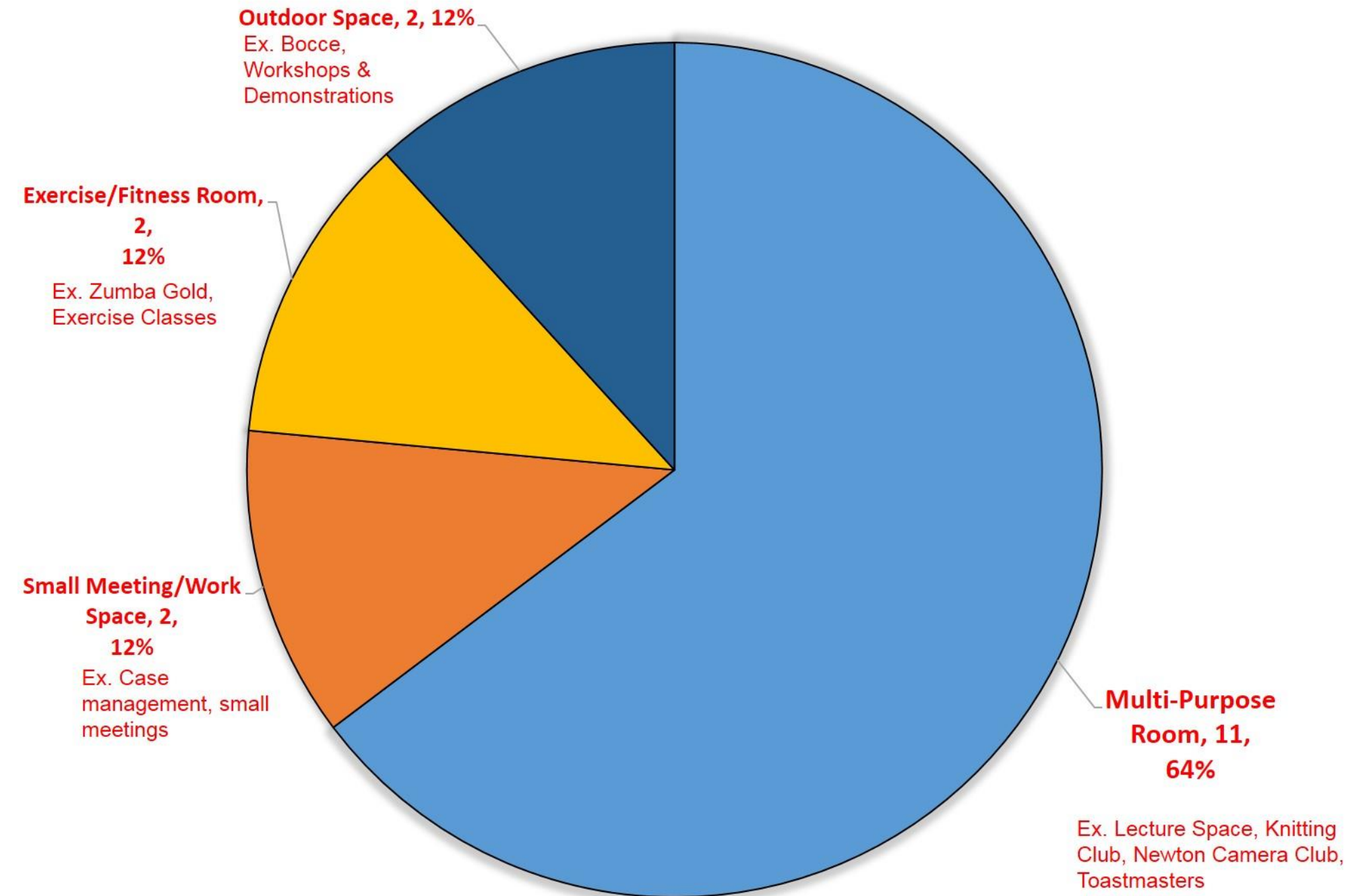
- Over 300 individual conversations from participants so far !

1. What do you think will make the Newton Center for Active Living (NewCAL) a success?
2. What is the feeling or atmosphere you would like to experience visiting the Newton Center for Active Living?
3. Are there community spaces around town or elsewhere that you think are good examples to inform the design of the NewCAL? Indoors or outdoors?
4. What type of activities or services would you like to see in the NewCAL space?
 - a. Are you interested in competitive activities or leagues with other towns – ping pong, pool, pickle ball, bocce, others?
 - b. Are there any type of educational, lecture series or concerts that you would like to see offered by NewCal?
 - c. What is important to you?
5. What do you think is the best way to engage working adults of all ages who could only access the center evenings/weekends?
6. What types of activities could be integrated by age groups and what activities should be separated by age groups?
7. What time of day are you most likely to use the center?
8. If you have not visited the Newton Senior center – why not?
9. Have you visited senior centers/community centers in other towns
 - a. What do you like about these centers?
 - b. What didn't you like about these centers?
10. Would you be interested in participating in NewCAL activities in different locations within Newton?

NewCAL Data Updates

Preliminary Survey Results from:

- [Questionnaire](#)
- [Narrative](#)



Total Requests = 17

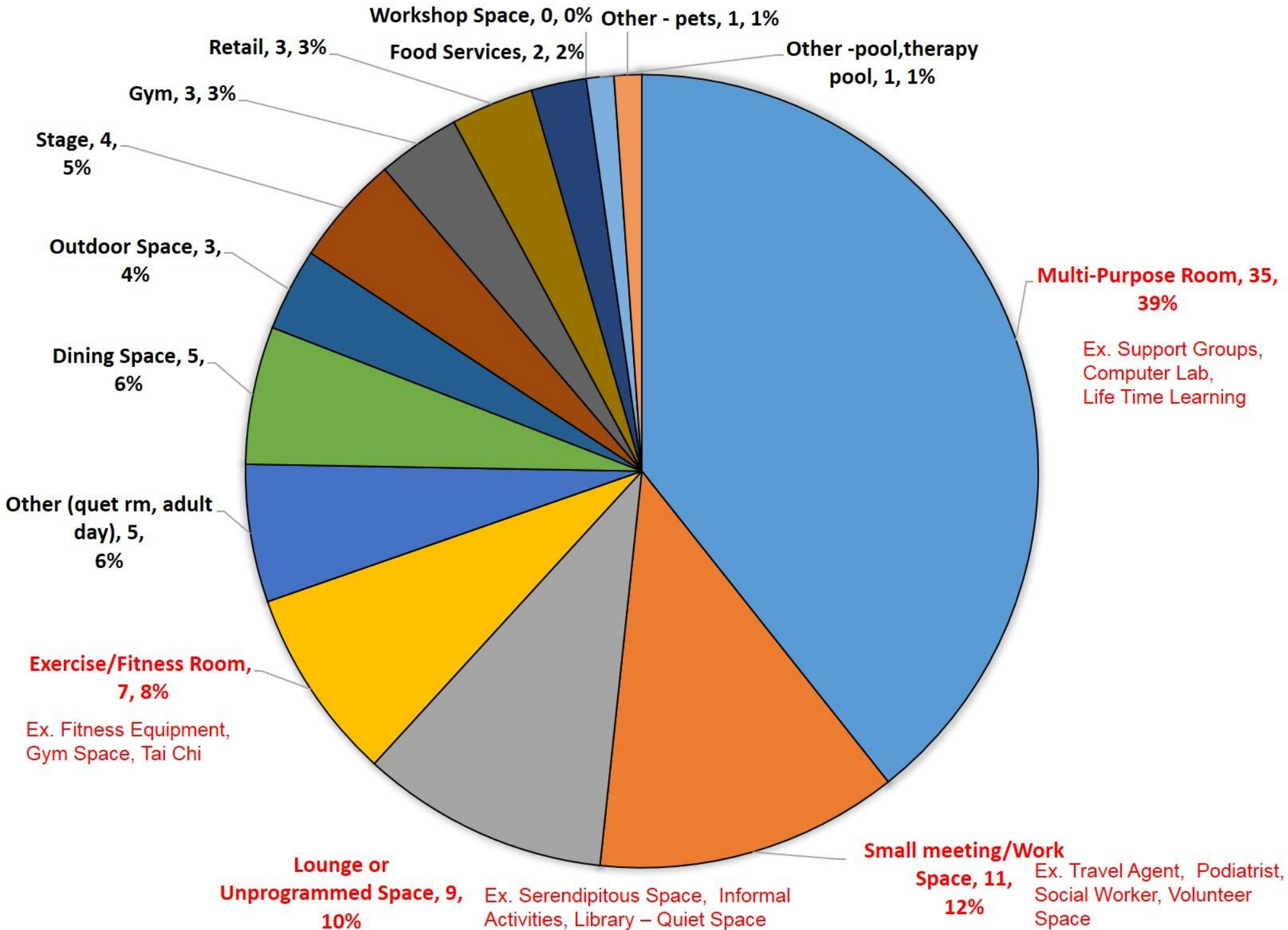
DATA KEY:

- Activity Space, Number of Requests, Percentage of total
- Top 4 Requests in Red

NewCAL Data Updates

Preliminary Survey Results from:

- [Open Office Hours](#)
- [Listening Sessions](#)
- [Senior Center Comment Board](#)



Total Requests = 89

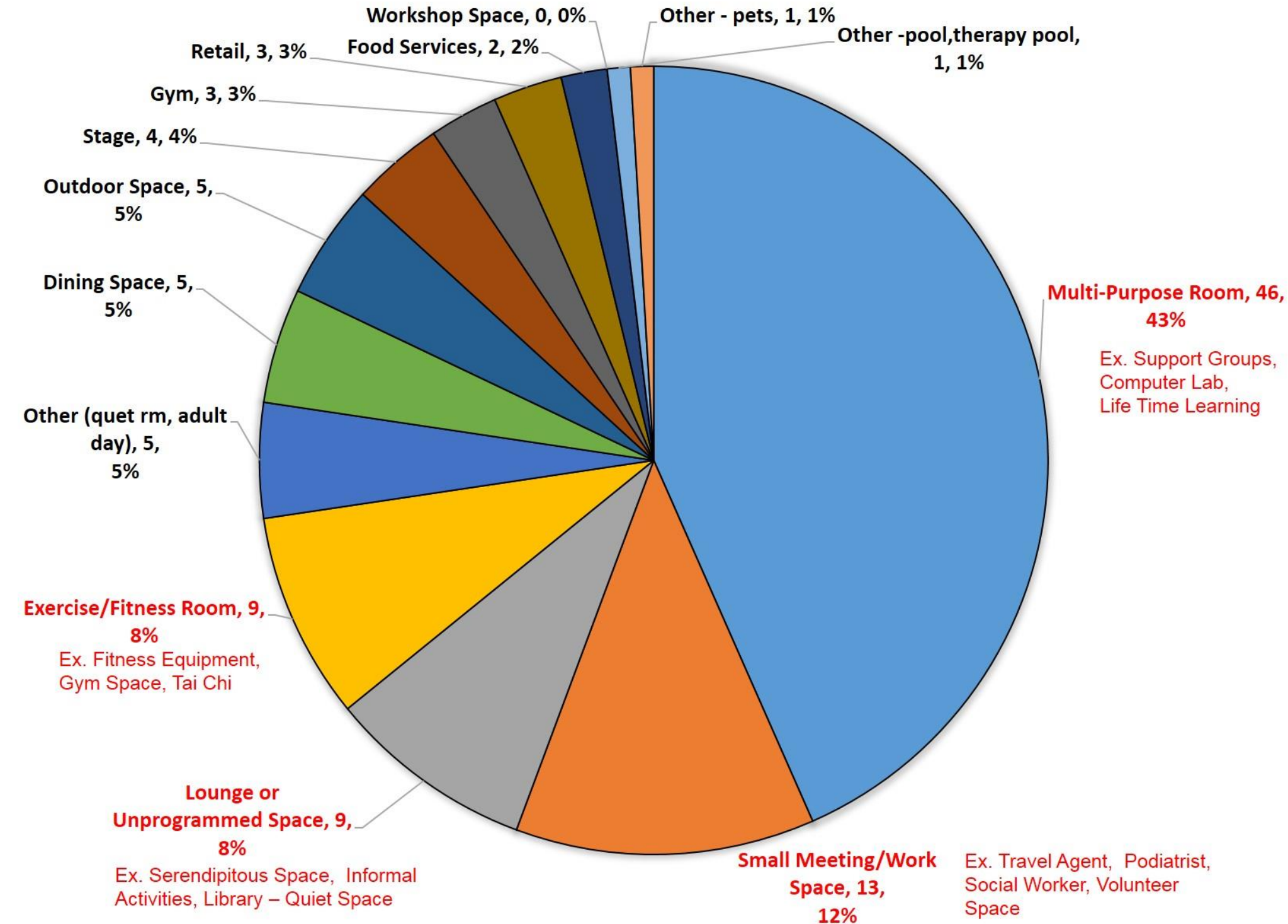
DATA KEY:

- Activity Space, Number of Requests, Percentage of total
- Top 4 Requests in Red

NewCAL Data Updates

Preliminary TOTAL Survey Results from:

- [Listening Sessions](#)
- [Open Office Hours](#)
- [Questionnaire](#)
- [Narrative](#)



Total Requests = 106

DATA KEY:

- Activity Space, Number of Requests, Percentage of total
- Top 4 Requests in Red

Data Comparison - Senior Center site visits Wellesley / Needham / Marlborough (8/17/18)



Newton Council on Aging – The Senior Center
345 Walnut Street, Newton, MA

**Wellesley – Tolles Parson Center:
Wellesley Counsel on Aging 2017**
500 Washington Street, Wellesley, MA

**Needham Center At The Heights &
Council on Aging 2013?**
300 Hillside Avenue, Needham, MA

**Marlborough Council on Aging
and Senior Center 2015**
40 New Street, Marlborough MA

- ~ **9,850 bgsf** (2 1/2 flrs.)
- Current Population 2010 Census: 85,146 (87,018**)
- Age 60+ population 2010 Census: 18,636 (19,230**) 21.8% of Total Population (22.1%**)
- **SF per Senior over 60 = 0.6 (2010 Census) (.58**)**
- Projected Population Change over 65 years old from 2010 to 2030: 61% to 63% *
- ~ **13,096 sf** (2 floors + attic) \$7.2 M project costs (\$9.7M total)
- Current Population 2010 Census: 27,982
- Age 60+ population 2010 Census: 5,429 19.4% of Total Population
- **SF per Senior over 60 = 2.4 (2010 Census)**
- Projected Population Change over 65 years old from 2010 to 2030: 46% to 48% *
- ~ **20,000 sf** est (2 flrs+partial base.) \$ cost tbd
- Current Population 2010 Census: 28,886
- Age 60+ population 2010 Census: 6,498 22.5% of Total Population
- **SF per Senior over 60 = 3.1 (2010 Census)**
- Projected Population Change over 65 years old from 2010 to 2030: 57% to 59% *
- ~ **23,000 sf** est. (2 floors) \$6.5 M construct.cost (tbd)
- Current Population 2010 Census: 38,499
- Age 60+ population 2010 Census: 6,703 17.4% of Total Population
- **SF per Senior over 60 = 3.5 (2010 census)**
- Projected Population Change over 65 years old from 2010 to 2030: 85% to 88% *

Data Comparison – Intergenerational Center site visits Randolph / Natick / Lexington* (10/5/18)



Newton Council on Aging – The Senior Center
345 Walnut Street, Newton, MA

Randolph Intergenerational Comm. Center, 10/2017
128 Pleasant St, Randolph, MA

Natick Community-Senior Center
Year Built: 2012
117 East Central St. Natick, MA

Lexington Community Center
Year Built: 2015
30 Marrett Rd., Lexington, MA

**previous visit*

- **~ 9,850 GSF** (2 1/2 flrs.)
- **Current Population 2010**
Census: 85,146 (87,018^{**})
- **Age 60+ population 2010**
Census: 18,636 (19,230^{**})
21.8% of Total Population
(22.1%^{**})
- **SF per Senior over 60 = 0.6**
(2010 Census) (.58^{**})
- **Projected Pop. Change over 65 years** old from 2010 to 2030:
61% to 63% *
- **~ 36,000 GSF**, est. (Two Floors)
\$14.2 m total proj.
- **Current Population 2010** Census: 32,112
- **Age 60+ population 2010**
Census: 5,055
16% of Total Population
- **SF per Senior over 60 = 7.1**
(2010 Census)
- **SF per Resident = 1.12**
- **Projected Pop. Change over 65 years** old from 2010 to 2030: **65% to 67% ***
- **26,000 GSF** Total, est.(Two Floors)
\$10 M Cost
- **Current Population 2010** Census: **33,006** (35,385, curr. Est.)
- **Age 60+ population 2010**
Census: 6,556 (7,465)
19.7% (21% of Total Population)
- **SF per Senior over 60 = 4.0**
(2010 Census)
- **SF per Resident = 0.79**
- **Projected Pop. Change over 65 years** old from 2010 to 2030: **66% to 69% ***
- **~34,000 GSF** Total, (Three Floors)
\$7M Cost
- **Current Population 2010** Census: **31,394**
- **Age 60+ population 2010**
Census: 7,898
25% of Total Population
- **SF per Senior over 60 = 4.3**
(2010 Census)
- **SF per Resident = 1.08**
- **Projected Pop. Change over 65 years** old from 2010 to 2030: **53% to 55% ***

General Observations – Senior Centers

Wellesley – Tolles Parson Center: Wellesley Counsel on Aging



Overall Impression – a very **well crafted center with attention paid to details** and high-end woodworking. **Great storage** placed in logical locations for each type of space.

Footprint smaller than other centers and **they use other resources in the community to support their program needs**, including the nearby park for outdoor activities

Needham Center at the Heights & Council on Aging



Overall Impression – a large center with **high use activities on the first floor**. Welcoming Desk and Store visible when entering the center. **Two story spaces allow you to have easy orientation to your location** in the building on the first and second floors.

A very active center with limited exterior space, with the exception of a very large 2nd floor **outdoor deck – a great feature**. A lot of spots in the center for unprogrammed use on the second floor

Marlborough Council on Aging and Senior Center



Overall Impression – a large center **adjacent to public park land to share amenity spaces**. Welcoming spaces on first floor with view of **outdoor patio and park as you enter the building**.

Took time to **understand community needs and budget before building out second floor**.

Lessons learned – permanent stage may limit flexibility in large multipurpose room and do not locate kitchen on same side as stage/performance area to avoid cross traffic in busy areas

General Observations – Intergenerational Centers

Randolph Intergenerational Community Center



Overall Impression – **Abundant natural light, bright colors** and modern furniture. **High ceilings**, wide public corridors enhance volume of space. Program areas visible from corridors with garage doors allowing easy access for large events.

Gym area dividable in to 4 sections with indoor walking track and large door to connect with outside activities.

Majority of programs devoted to activity spaces, lesser amount used for unprogrammed social and quiet spaces (nooks, dining, etc).

Natick Community - Senior Center



Overall Impression – **large age-friendly center, extended hours**, Mon-Sun. Anchored on one side with dividable great room for dining and activities. The other side anchored by a **large gym with marked walking path**.

An exterior walking path surrounds the building and opens green space and garden. Additional outdoor activities such as Bocce are planned..

Efficiently designed with **variety of room sizes to serve community needs** and accommodates clubs, sports and classes in the evening.

Lexington Community Center



Overall Impression – an intergenerational center created from 2 existing buildings –**1905 Mansion and addition in 2000 on 10 acres**. Part of campus plan including town preschool/playground connected to site.

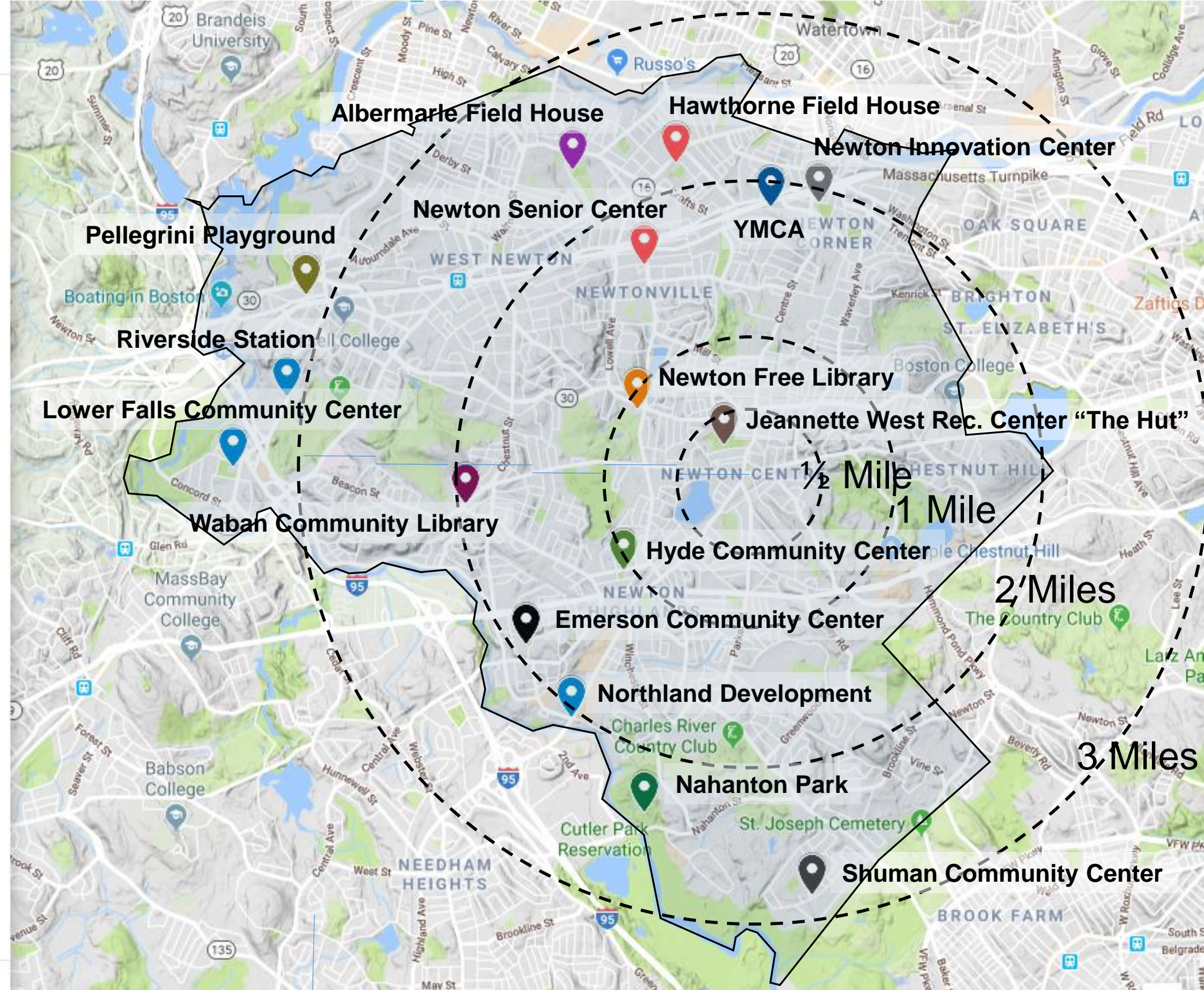
Goal to **maximize program space and minimize interior renovations while retaining the original features in the Mansion for unprogrammed spaces**.

Dedicated fitness, game and dining rooms mix with multipurpose rooms and veterans/senior services. Furniture selected to serve all ages.

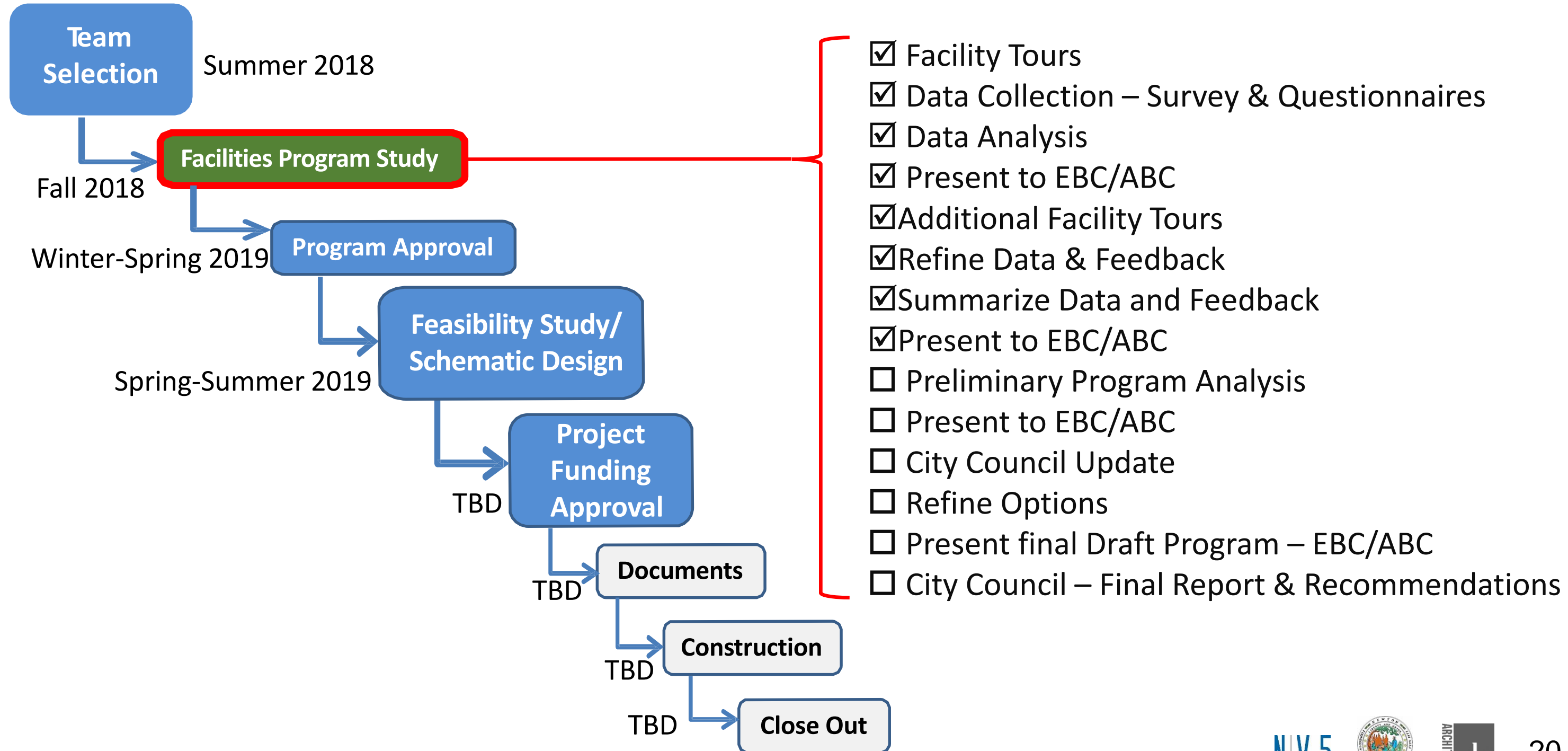
NewCAL

Significant Sites within Newton

- Newton Senior Center 345 Walnut St
- Pellegrini Playground, 11 Hawthorn St
- Albemarle Field House 250 Albemarle Rd
- YMCA 276 Church St
- Newton Free Library 330 Homer St
- Jeannette West Recreation Center ("The Hut"), ...
- Lower Falls Community Center 545 Grove St
- Emerson Community Center 45 Pettee St
- Nahanton Park
- Newton Innovation Center
- Hyde Community Center
- Shuman Community Center 675 Saw Mill Brook...
- Waban Community Library 1608 Beacon St
- Auburndale Community Library 375 Auburn St
- Hawthorne Field House 11 Hawthorn St
- Riverside Station 333 Grove St
- Northland Development Oak Street & Needham ...



NewCAL Project Process



NewCAL Upcoming EBC/ABC Meetings

- **Tuesday, October 23rd** **Newton Senior Center**
345 Walnut Street
- **Tuesday, November 20th** **Library**
330 Homer Street

NewCAL

Newton Center for Active Living

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

Email: newcal@newtonma.org

Thank You !

