

New CAL – Newton Center for Active Living

EBC Working Group Meeting

April 9, 2019

Agenda

- Ongoing Site Selection Discussion
- Preliminary City Council Meeting Preview Information

EBC / Working Group Meeting 4/2/19 Site Selection Vote Tally.

Criteria reordered to
reflect total number
of votes

A Geographic Site Facts	
02	Distance from the Center of Newton (Beacon/Center streets) - miles
01	Size of site (acres)
03	Distance from the Existing Senior Center (345 Walnut Street) - miles
B Programmatic and Philosophical Criteria	
04	Geographically centered within the City
05	Promotes ease of access for varied means of transportation
01	Meets the programmatic requirements
02	Proximity to a village center
03	Proximity to amenities that support seniors
06	Allows for the creation of a distinct identity
C Site Criteria	
02	Optimizes outdoor program space and green space
04	Provides safe pedestrian circulation and access, promotes walk-ability
10	Provides sufficient off-street parking for staff and patrons
15	Maximizes Parks & Recreation support
01	Avoids legal restrictions, City owned land
06	Minimizes site development challenges (including avoiding potential wet lands)
07	Minimizes off-site traffic impact
13	Maximizes efficient use of the site
	Minimizes negative impact to the neighborhood
14	Provides a safe and secure location for seniors from curb to door
08	Minimizes tree removal and maximizes tree preservation
12	Avoids environmental conditions and/or hazardous materials
D Site Cost and Schedule Impact Criteria	
02	Avoids extending project schedule
01	Relative capital cost
03	Avoids investment in temporary facilities



NV5



● Favorable

● Neutral

○ Unfavorable

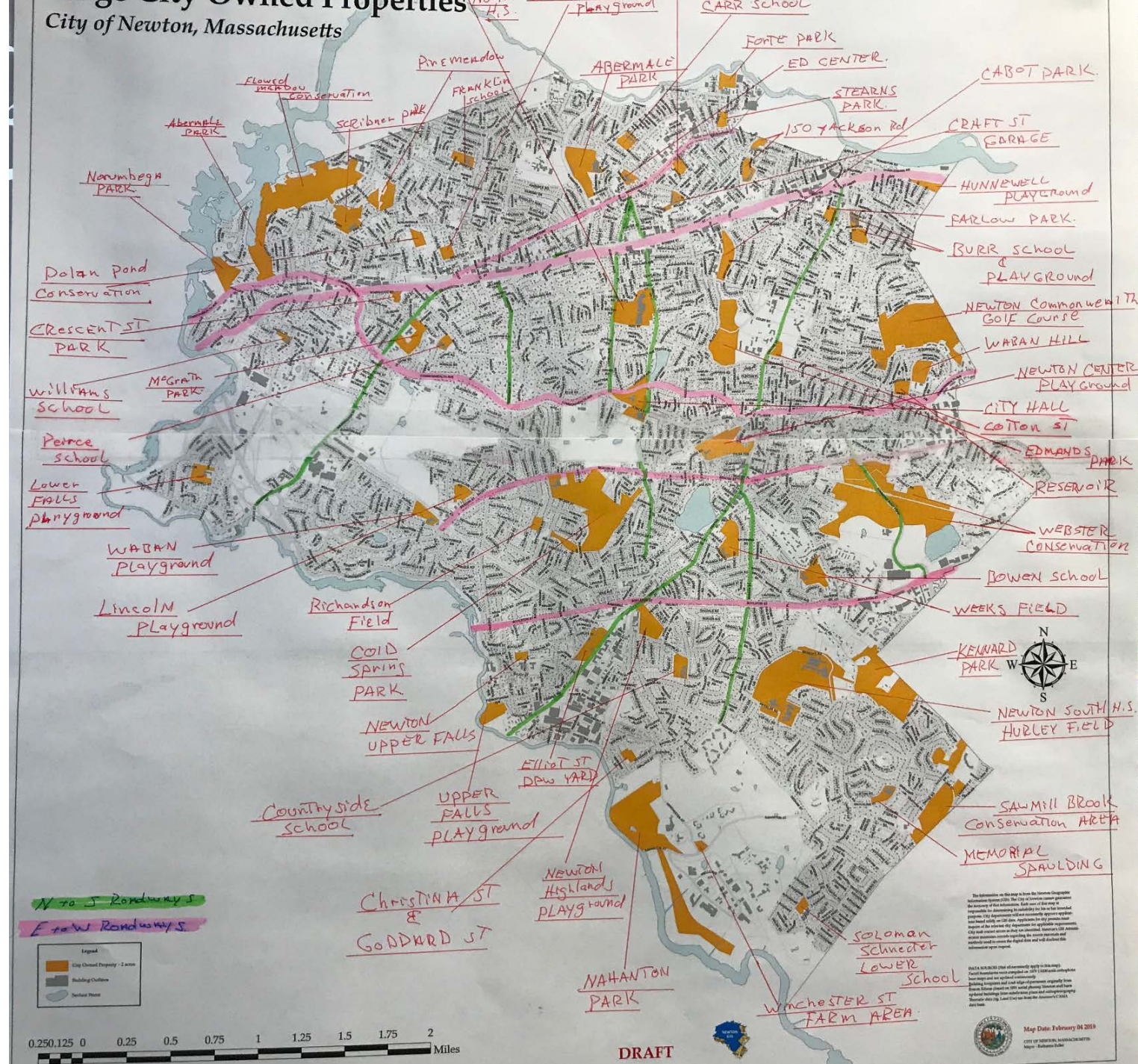
not viable

Alternative Site Location Criteria

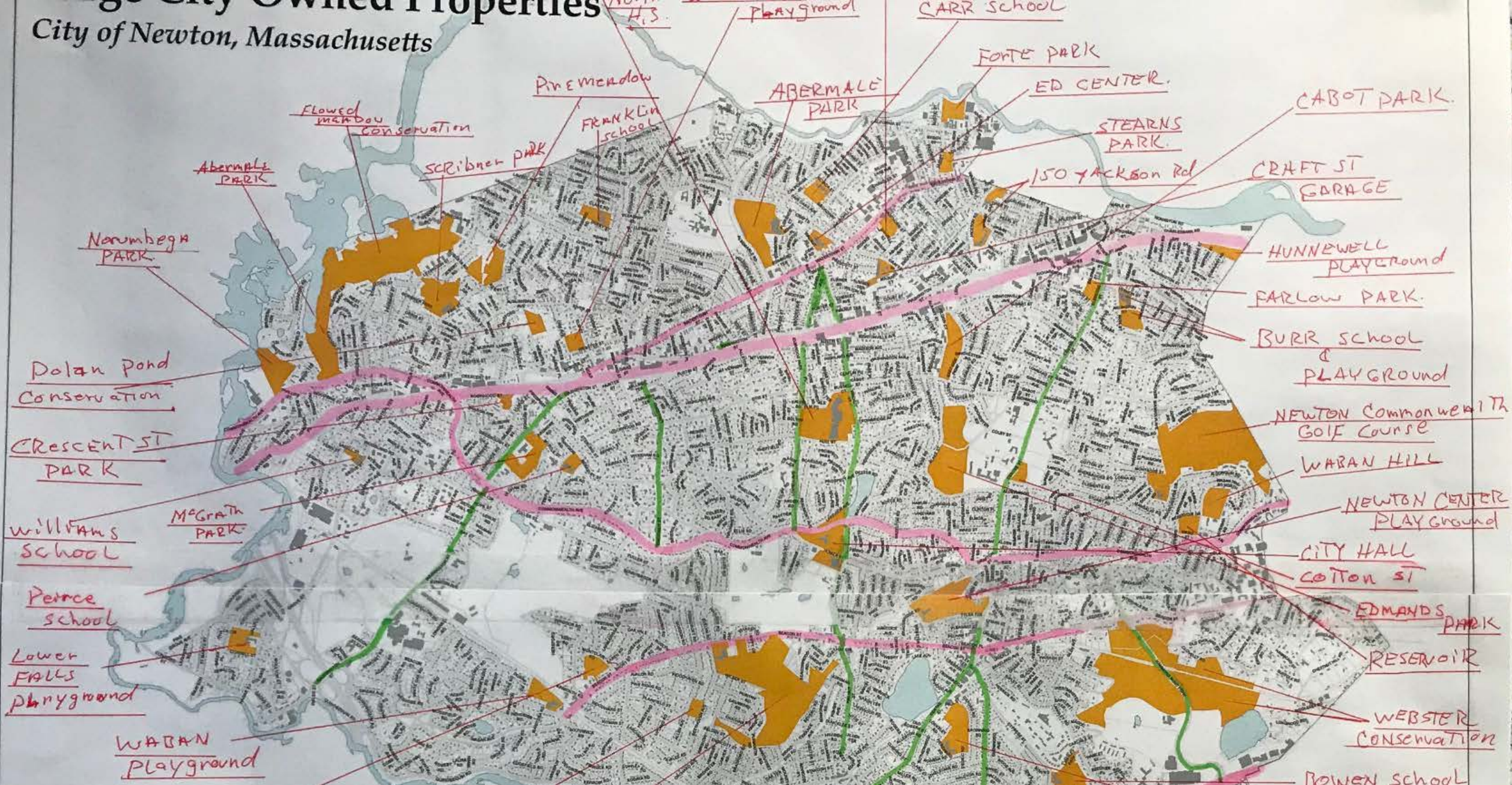
Newton Center				Newtonville		Nonantum	West Newton			Auburndale			Lower Falls	Waban	Upper Falls	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	O	Q
Old Cold Springs Park	New Cold Springs Park	Newton Center Triangle	Newton Center playground	Edmands Park	Cabot Park	150 Jackson Road	100 Walnut Street	Avery Woods	Albemarle Field	Old Pine Dump	Burr Elementary Park	Auburndale Park	Riverside Development	Warren Lincoln playground	Braceland playground	Northland Development
1.3	0.9	0.1	0.4	1.3	2.2	2.4	2.6	3.0	3.3	3.4	4	4.1	4	1.8	2.7	1.9
21.56	3.99	2.38	14.83	12.7	11.58	5.71	3.78	8.57	16.88	6.7	8.65	36.72	22.53	5.42	8.77	11.1
2.0	1.8	2	1.4	0.8	0.7	1.1	0.6	0.8	1.3	2.1	2.5	2.9	3.2	2.3	3.5	3.0
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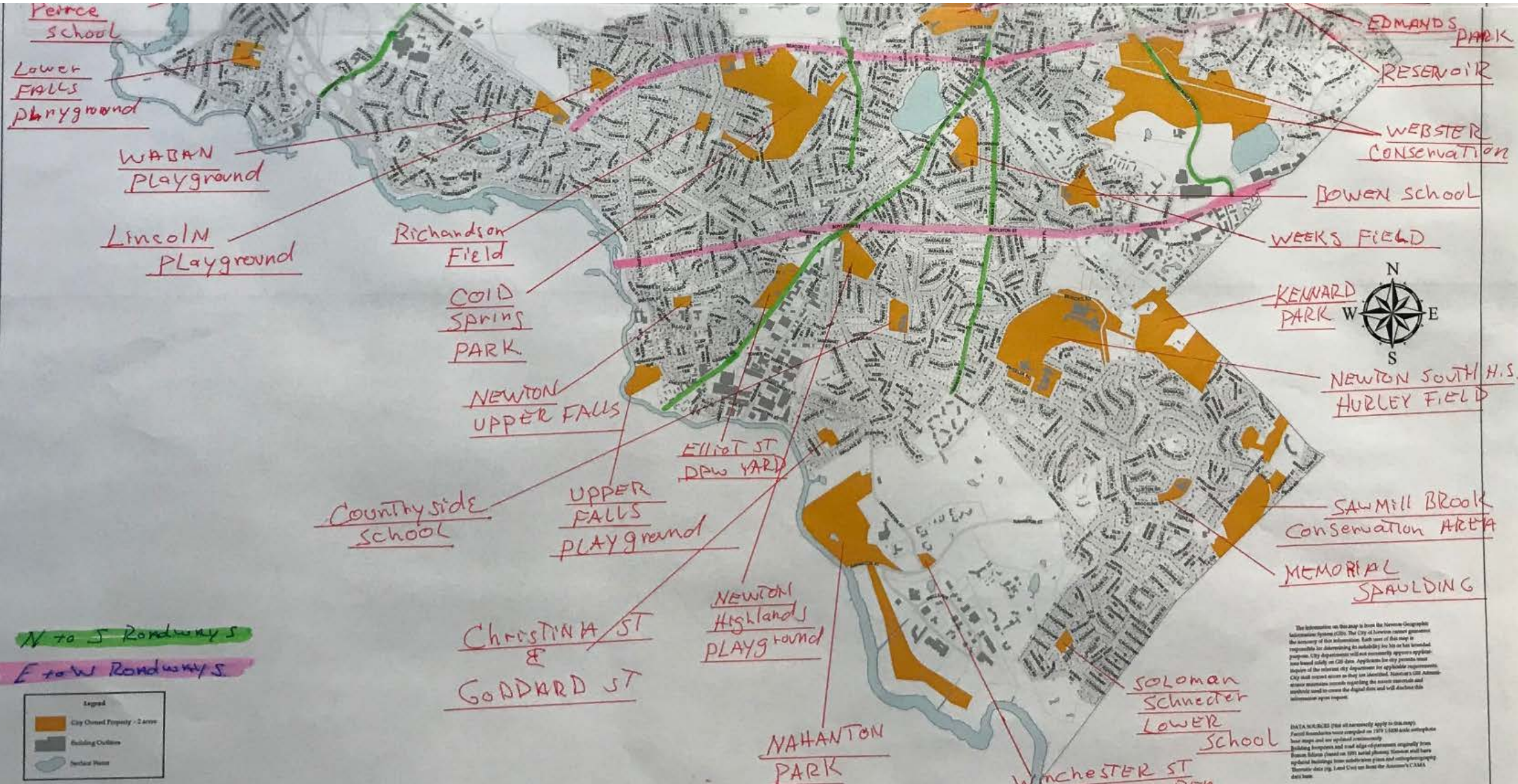


NewCal - Potential Sites for Consideration



City of Newton, Massachusetts





Site areas with less than 2.5 acres in size.

Site	Lot Size - Acres	From Walnut-Beacon (miles)	Building Area Square Feet	Building Age	Use/Program
Bobby Braceland Field House	0.0	1.73	800	1965	Untreated Storage
Auburndale Cove Field House	0.0	2.75	1329	1967	Ice Skating Warming Center and Rentals
Burr Park Field House	0.1	1.98	5200	1919	Daycare and Summer Programs
Albemarle Field House	0.1	1.93	2072	1956	Senior Programs and Summer Camps
Forte Park Field House	0.1	2.47	750	1990	Bathrooms for the Field
Cabot Park Field House	0.1	1.48	1264	1926	Daycare and Summer Programs
Carleton Park	0.1	2.15	NA	NA	Passive Recreation
Eliot Memorial Park	0.2	1.64	NA	NA	Passive Recreation
Ober Road Communications Building	0.2	2.18	160	2018	Emergency Communications
Spears Park	0.3	1.86	NA	NA	Passive Recreation
Nahanton Park Field House	0.3	2.26	2090	1996	Summer Programs
1294 Centre Street	0.4	0.64	6050	1927	Under Renovation
Auburndale Branch Library	0.4	2.41	4830	1927	Auburndale Improvement Society operates the main floor as a community library. Friends of the
Cronin's Cove	0.5	0.40	NA	NA	Passive Recreation
Upper Falls Community Center	0.5	1.40	13418	1955	Daycare, Summer Programs, leagues, rentals
Kennard Estate	0.5	1.88	15715	1907	Parks and Recreation Headquarters
Hawthorne Field House	0.5	1.92	5752	1950	After School and Summer Programs, leagues, rentals
Coletti-Magni Park	0.5	2.06	NA	NA	Passive Recreation
Charlesbank Playground	0.5	2.25	NA	NA	Playground
Captain Ryan's Park	0.5	1.66	NA	NA	Passive Recreation
Crystal Lake Bath House	0.6	0.48	9581	1931	Recreation Swimming Summer Only
Fire Station #2	0.6	1.75	24700	1964	Fire Station

Site areas with less than 2.5 acres in size.

Site	Lot Size - Acres	From Walnut-Beacon (miles)	Building Area Square Feet	Building Age	Use/Program
Veteran's Memorial Park	0.6	1.74	NA	NA	Passive Recreation
Elmwood Park	0.6	1.32	NA	NA	Passive Recreation
Police Annex	0.7	1.56	4528	1925	Detectives Division and Community Services
Brigham House	0.7	0.69	5081	1883	Private Community Center 15+ years into the 99 year lease
Gath Pool Facility	0.7	1.89	10350	1965	Recreation Swimming Summer Only
Fire Station #4	0.7	1.80	14780	1955	Fire Station
Lowell Park	0.7	1.73	NA	NA	Passive Recreation
West Newton Armory	0.8	1.45	30363	1910	State Property For Sale
Chaffin Park	0.9	2.00	NA	NA	Passive Recreation
70 Crescent Street	0.9	1.89	3208	1930	Rec Maintenance and currently in re-use process.
Jackson Homestead	1.0	1.80	7212	1809	Historical museum and archives
Fire Station #10	1.0	2.38	6731	2015	Fire Station
Underwood School	1.0	2.06	43300	1924	Elementary School
Hyde Playground	1.0	0.72	NA	NA	Baseball, Softball, Soccer, Playground, etc
Waban Branch Library	1.1	1.29	6378	1929	Waban Improvement Society operates the main floor as a community library. Public Buildings
Washington Park	1.1	1.29	NA	NA	Passive Recreation
Clafflin Playground	1.2	0.75	NA	NA	Dog Park
Public Buildings	1.2	1.02	7640	1968	Public Buildings Operations Center
Reverend Ford Playground	1.3	1.87	NA	NA	Playground and Passive Recreation
Fire Station #7	1.4	1.22	16100	1955	Fire Station
Newton Centre Green	1.4	0.64	NA	NA	Passive Recreation

Site areas with
less than 2.5
acres in size.

Site	Lot Size - Acres	From Walnut-Beacon (miles)	Building Area Square Feet	Building Age	Use/Program
Bullough's Pond	1.4	0.57	NA	NA	Passive Recreation
Lincoln-Eliot School	1.4	2.08	51074	1939	Elementary School
Islington Oval	1.5	2.82	NA	NA	Passive Recreation
Quinobequin Pump Station Building	1.5	2.15	4596	1980	Sewer Pump Station
Horace-Mann School	1.6	1.67	40600	1965	Elementary School
River Street Playground	1.6	2.06	NA	NA	Playground
Davis Playground	1.6	2.03	NA	NA	Basketball, Softball, Playground, etc
Newton Centre Triangle	1.7	0.68	NA	NA	Municipal Parking Lot
Police Headquarters	1.8	1.65	20676	1932	All Police Functions except for Detectives Division and Community Services
Crystal Lake	1.9	0.47	NA	NA	Passive Recreation and Swimming
Wellington Playground	1.9	1.89	NA	NA	Tennis, Basketball, Playground, etc
Angino Farm	2.3	2.33	5028	1855	Newton Community Farm operate the farm under a 20 year license from the City
Boyd Park	2.3	2.17	NA	NA	Basketball, Baseball, Playground
Bowen School	2.4	1.17	69535	1952	Elementary School
Emerson Playground	2.4	1.36	NA	NA	Basketball, Softball, Soccer, Playground, etc

Site areas with location relative to City Center.

Site	Lot Size - Acres	From Walnut-Beacon (miles)	Building Area Square Feet	Building Age	Use/Program
Main Library	4.6	0.4	93000	1991	Library, rentals, programs, etc
Newton Center Metal Storage Building		0.4	1200	1980	Untreated Storage
City Hall	9.9	0.5	81000	1932	Multiple city departments utilize City Hall for a wide variety of functions. Spaces are rented, and
Newton Cemetery	101.5	0.6	NA	NA	Cemetery
Fire Headquarters		0.7	6130	1928	Fire Prevention and Chief's Offices
Fire Station #3		0.7	23973	2017	Fire Station
DPW Utilities Building		1.0	21664	1935	Utilities Dept operations center, parts and equipment supply center.
Elliot Street DPW Stable	11.0	1.1	15858	1927	DPW Operations Center, Foremen/Supervisors, Dispatch, employee lockers, break room.
Elliot Street DPW Garage		1.1	10500	1959	Repair and Maintenance of fleet and equipment
Elliot Street Salt Shed		1.2	7800	1994	Salt Storage
Senior Center		1.3	9850	1938	Senior Services and Programs
Elliot Street Pump Station Building		1.6	1500	1990	Sewer Pump Station
Craft Street Storage Building		1.6	3570	2013	Untreated Storage of street sweepers, trucks, etc
Waban Hill Reservoir Gatehouse	5.1	1.6	214	1875	Reservoir Gatehouse
Craft Street Salt Shed		1.6	6305	2013	Salt Storage
Craft Street Sweeper Shed		1.6	900	1980	Sweeper brush storage
Craft Street Wash Building		1.7	1056	1987	Wash bay used to wash fleet equipment
Police Garage		1.7	7548	1959	Police fleet maintenance and evidence secure storage.
Craft Street Garage		1.7	26775	1919	Repair and Maintenance of fleet and equipment. Traffic Division and Environmental Affairs Division.
Craft Street Stable-DPW OPS Center	4.1	1.7	18900	1894	DPW Operations Center, Foremen/Supervisors, Dispatch, employee lockers, break room.
Manet Road Reservoir Gatehouse Building	8.5	1.8	1507	1925	Reservoir Gatehouse

Site areas with location relative to City Center.

Site	Lot Size - Acres	From Walnut-Beacon (miles)	Building Area Square Feet	Building Age	Use/Program
Manet Road Communications Building		1.8	836	2016	Emergency Communications
Recreation Garage Crescent		1.9	4600	1940	Rec Maintenance and currently in re-use process.
Fire Station #1		1.9	14808	1965	Fire Station
Commonwealth Golf Course		1.9	NA	NA	Public Golf Course
Newton Corner Library		2.0	10032	1848	Newton Innovation Center
Nonantum Branch Library		2.1	7364	1957	Ciociaro Social Club rents and operates out of the main floor.
Fire Wires Building		2.4	4036	2015	Fire and Wires Division bays, storage, and offices.
Rumford Avenue Landfill Office	48.8	2.6	400	1950	Staff Office
Lower Falls Community Center	8.5	2.6	10519	1958	Daycare, After School and Summer Programs, leagues, rentals

**Site areas with
location
relative to City
Center –
School
Properties**

Site	Lot Size - Acres	From Walnut- Beacon (miles)	Building Area Square Feet	Building Age	Use/Program
Mason Rice	4.0	0.4	43000	1959	Elementary School
Zervas School	6.5	0.6	78800	2017	Elementary School 24 CR's
Newton North High School	24.0	1.0	410000	2010	High School
Countryside School	7.4	1.3	49612	1953	Elementary School 23 CR's
Cabot School		1.3	84186	1929	Elementary School 24 CR's
Angier School	6.7	1.3	76500	2015	Elementary School 24 CR's
Pierce School	3.7	1.5	36050	1951	Elementary School 16 CR's
Newton South High School	33.5	1.6	385000	1959	High School
Ward School	3.2	1.6	38000	1928	Elementary School
Oak Hill Middle School	10.5	1.7	96200	1936	Middle School
Brown Middle School	8.3	1.7	148000	1956	Middle School
Education Center	3.8	1.8	70000	1928	Central Administration and Alt Ed Programs
Day Middle School	8.6	1.9	151301	1971	Middle School
150 Jackson Road	5.7	2.0	102264	1965	Occupied by NECP/NPS
Carr School	7.8	2.1	53532	1936	Elementary School
Bigelow Middle School	2.8	2.1	92500	1967	Middle School
Franklin School	5.5	2.2	62746	1939	Elementary School 21 CR's
Williams School	3.1	2.3	41700	1950	Elementary School
Burr School	8.6	2.3	55399	1967	Elementary School
Memorial-Spaulding	5.6	2.5	68775	1954	Elementary School
West Suburban YMCA	6.3	1.8	80704	1935	Private Non-Profit Recreation Facility

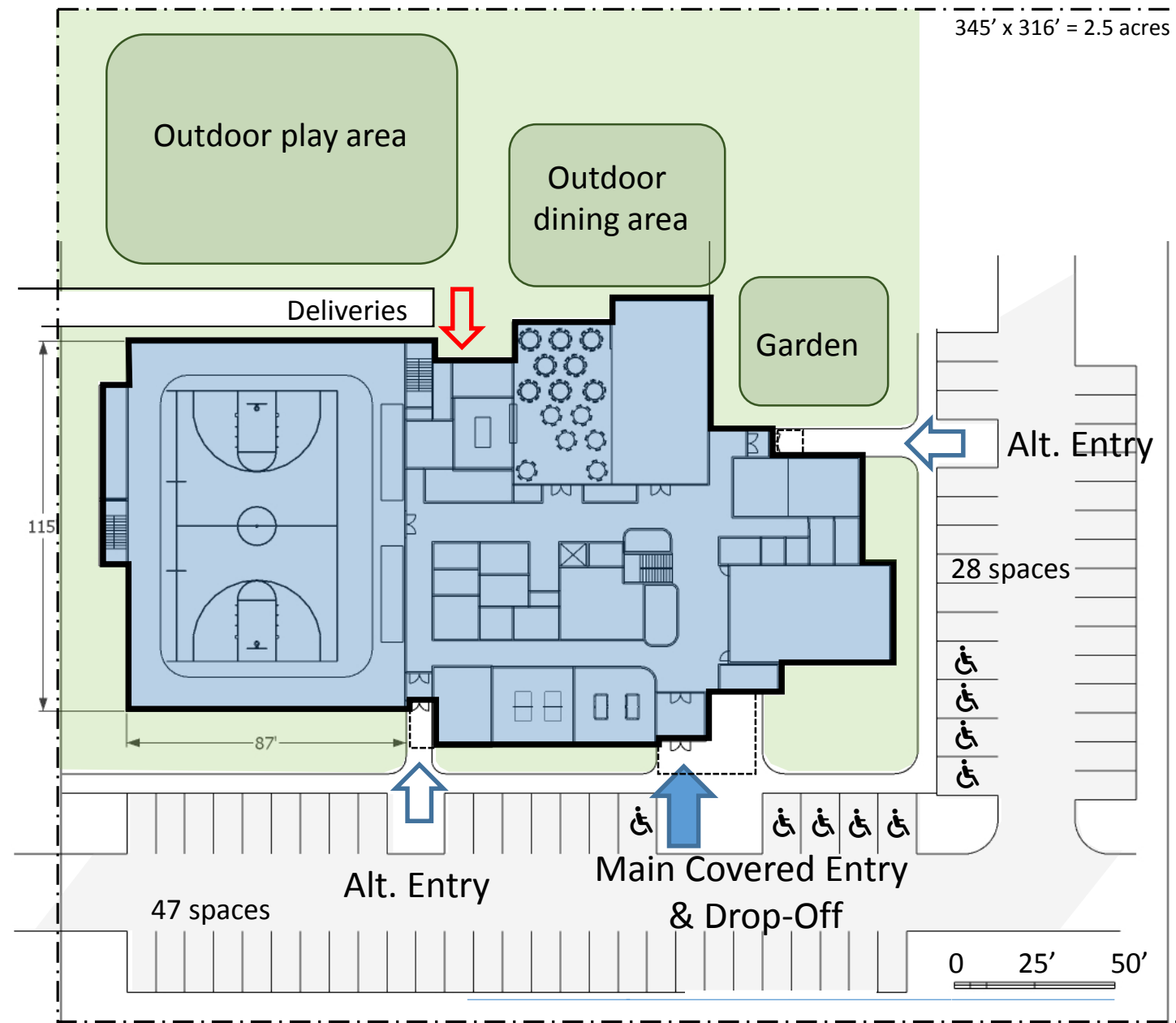
Site areas –
remaining
properties,
heavily
wooded.

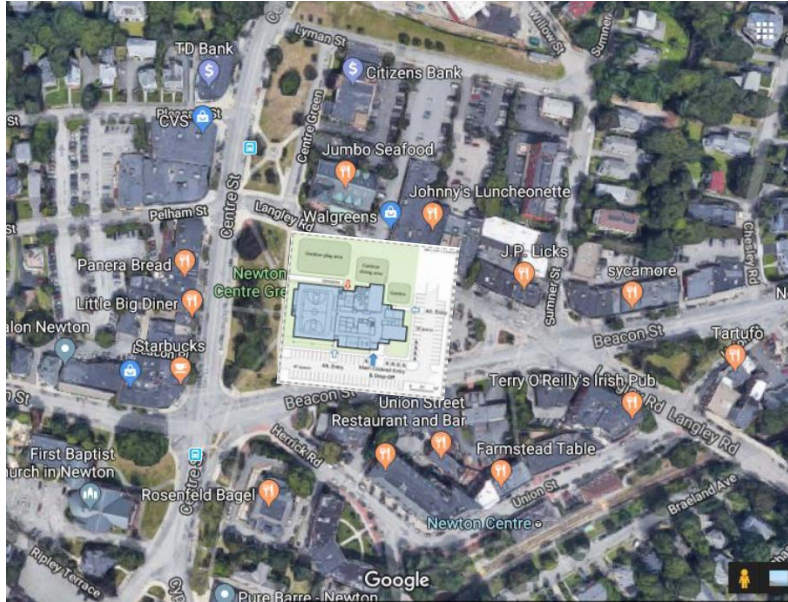
Site areas –
remaining
properties,
mostly
recreational
areas.

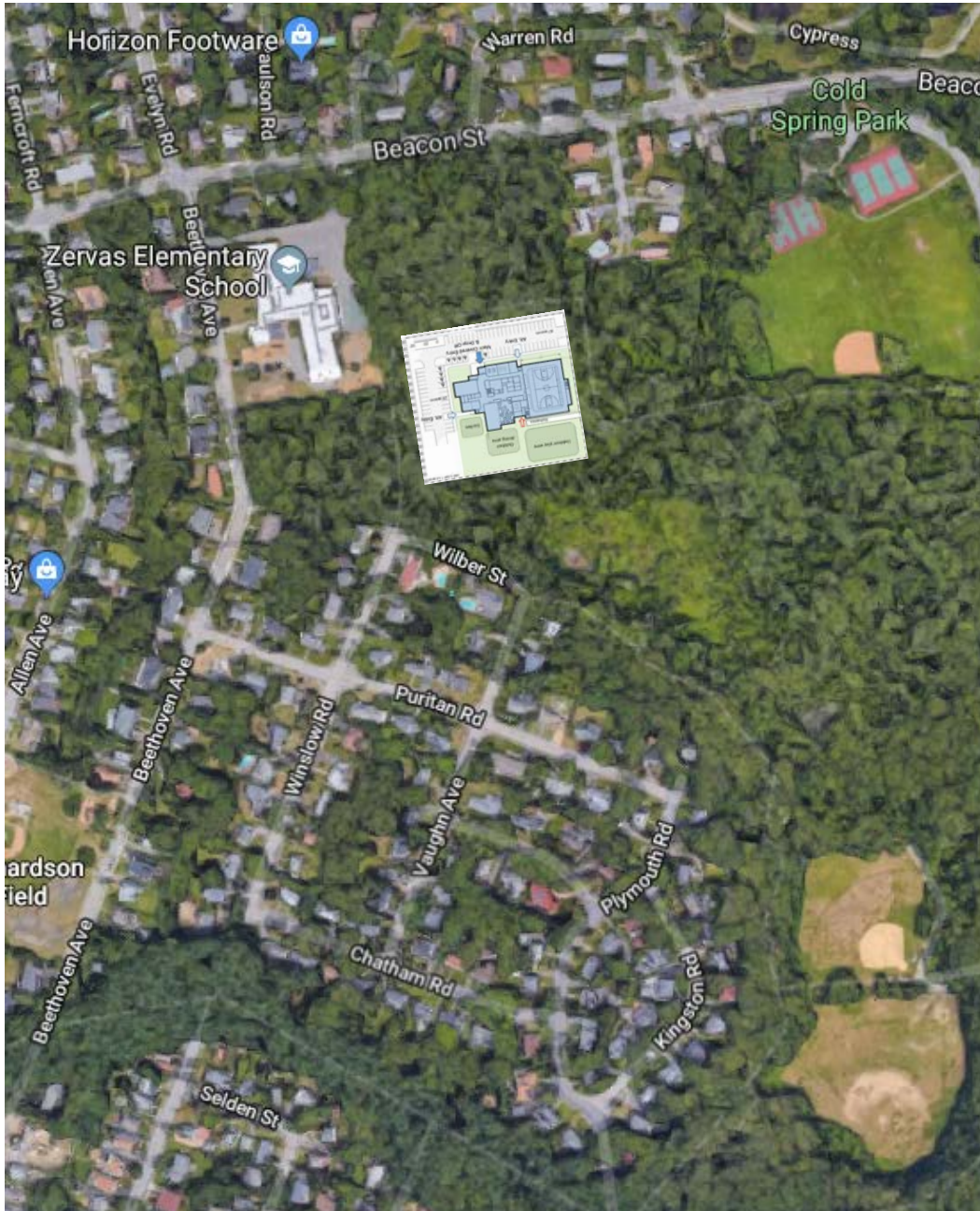
Site	Lot Size - Acres	From Walnut-Beacon (miles)	Building Area Square Feet	Building Age	Use/Program
Webster Woods	115.2	1.5	NA	NA	Passive Recreation. Dense Forest. Hiking Trails.
Kennard Park	48.0	1.9	NA	NA	Passive Recreation, Dense Forests, and Trails
Avery Woods	6.1	2.0	NA	NA	Dense Wooded Area
Former Pine Street Dump		2.3	NA	NA	Dense Wooded Area and Old City Dump
Levingston Cove		0.4	NA	NA	Passive Recreation
Edmands Park	36.8	1.1	NA	NA	Passive Recreation
Cold Springs Park	65.7	0.3	NA	NA	Tennis, Baseball, Basketball, Soccer, Trails, etc
Old Cold Springs Park		0.5	NA	NA	Baseball, Trails, and Dog Park
Newton Center Field House	2.5	0.5	5250	1892	After School and Summer Programs, leagues, rentals
Newton Center Playground	15.4	0.6	NA	NA	Basketball, Baseball, Softball, Playground, Tennis, etc
Warren Lincoln Playground		1.1	NA	NA	Baseball, Softball, Soccer, Playground, etc
Cabot Park	11.5	1.5	NA	NA	Tennis, Baseball, Basketball, Playgrounds
Braceland Playground	8.8	1.7	NA	NA	Tennis, Baseball, Basketball, Soccer, Playgrounds
Albemarle	16.9	1.9	NA	NA	Football, Basketball, Baseball, Soccer, etc
Burr Park	5.1	2.0	NA	NA	Tennis, Baseball, Basketball, etc
Northland	22.8	1.6	NA	NA	New Development
Riverside	15.2	2.4	NA	NA	New Development
Lyons Field House		2.6	1050	2013	Bathrooms for the Field
NEMBF Site		1.1	NA	NA	Lot For Sale

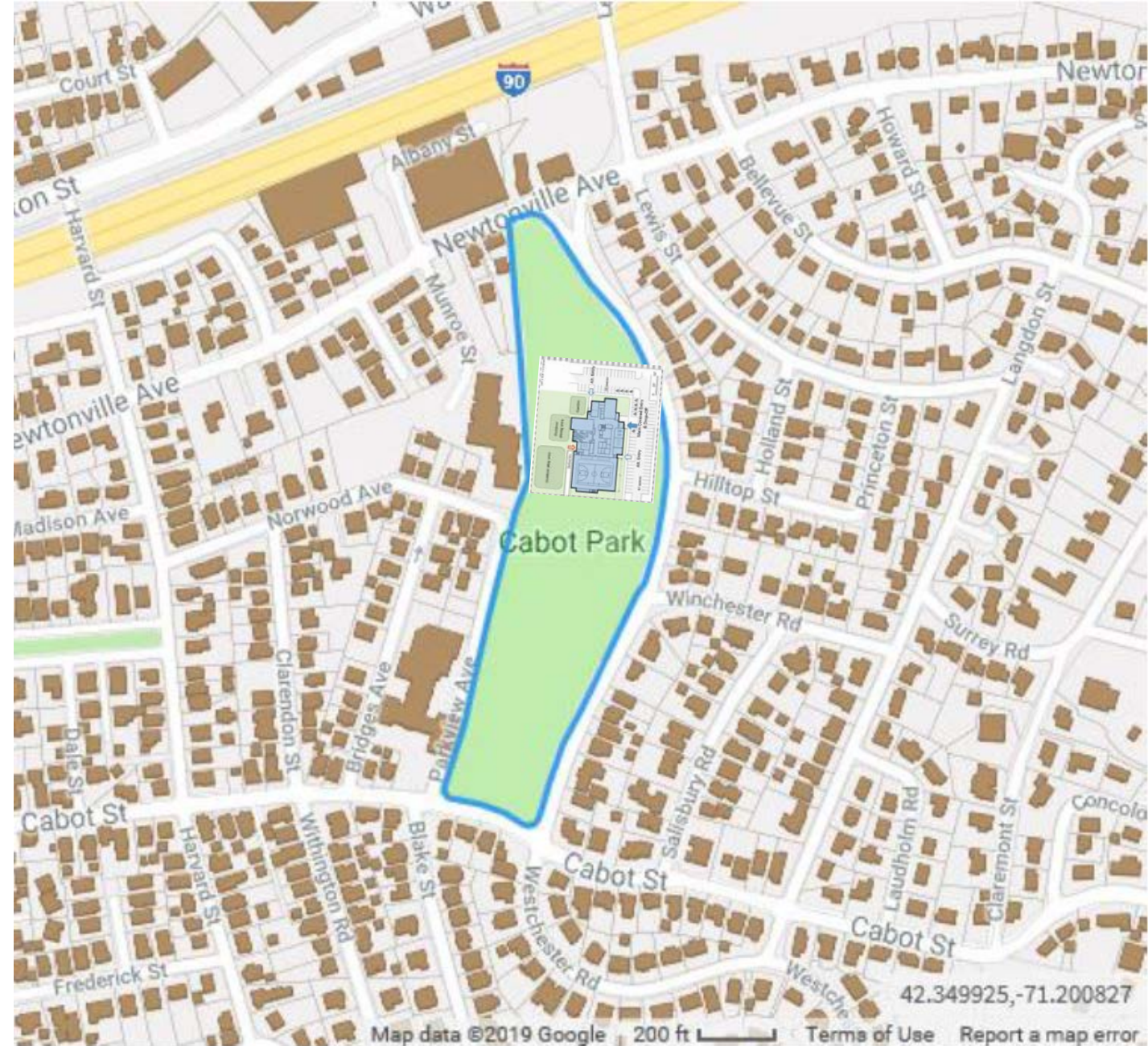
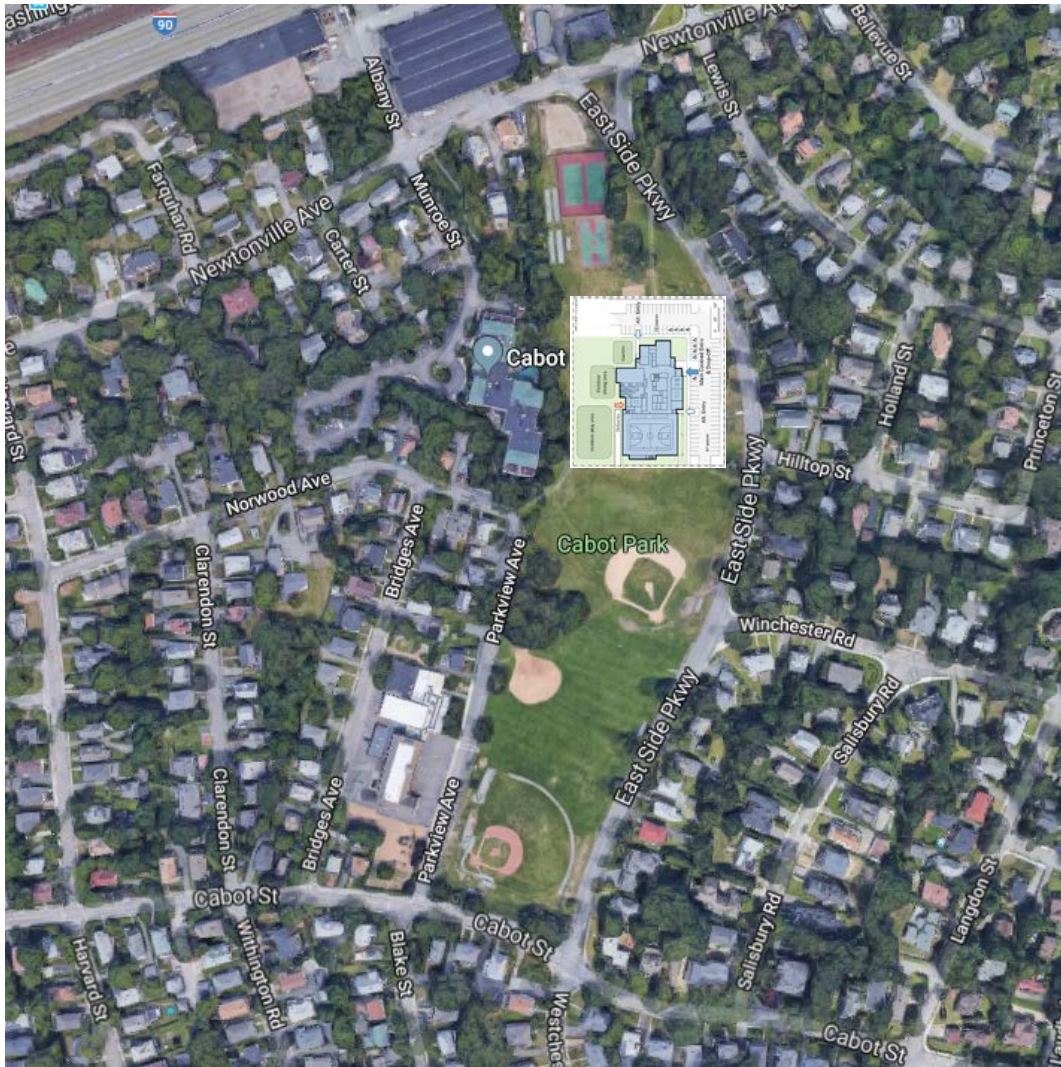
NewCAL Concept Site Plan

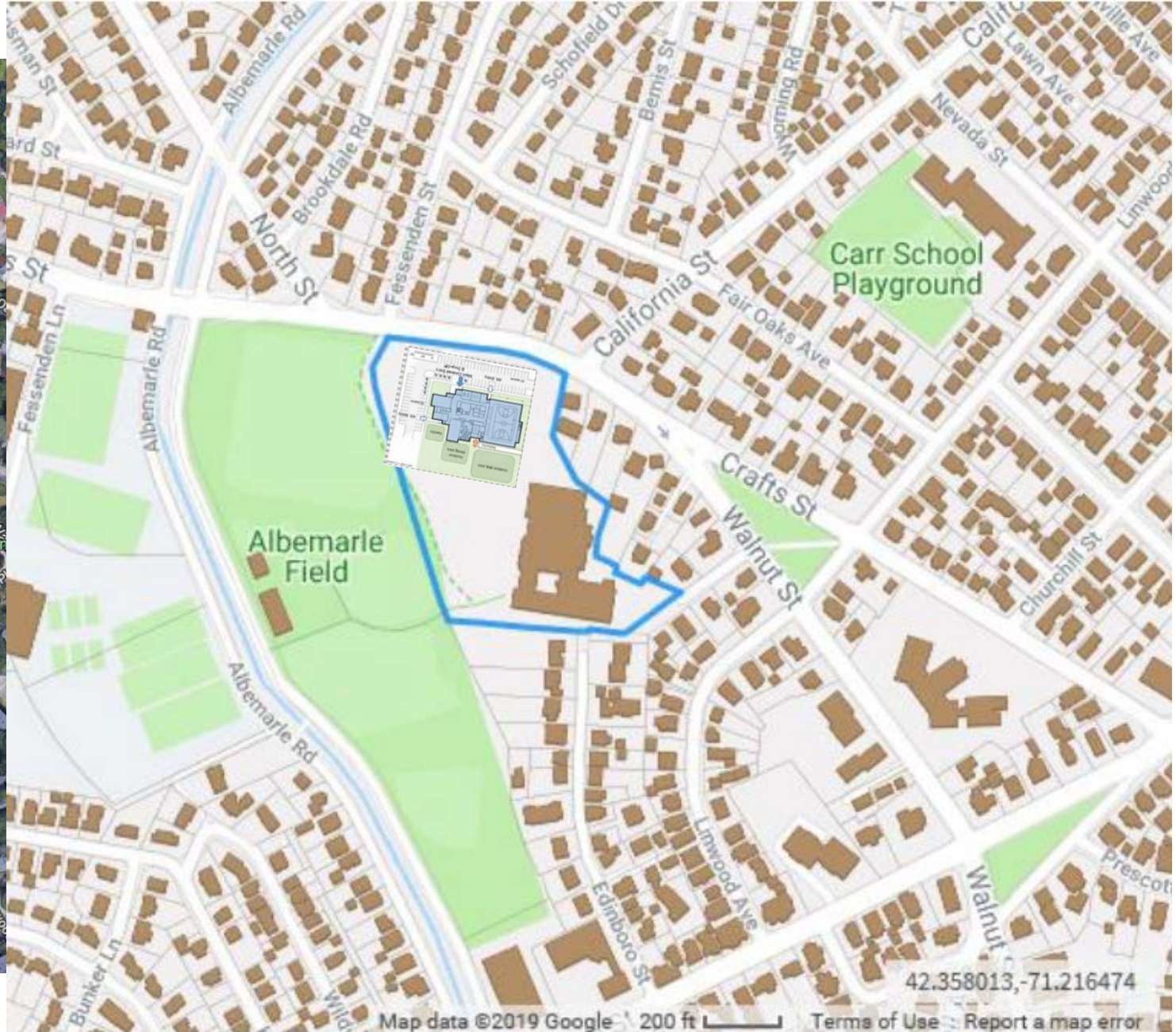
- 2 story “fit” plan
- 1st floor ~25,000 GSF
- 2nd floor ~12,000 GSF
- Total ~37,000 GSF
- 75 parking spaces









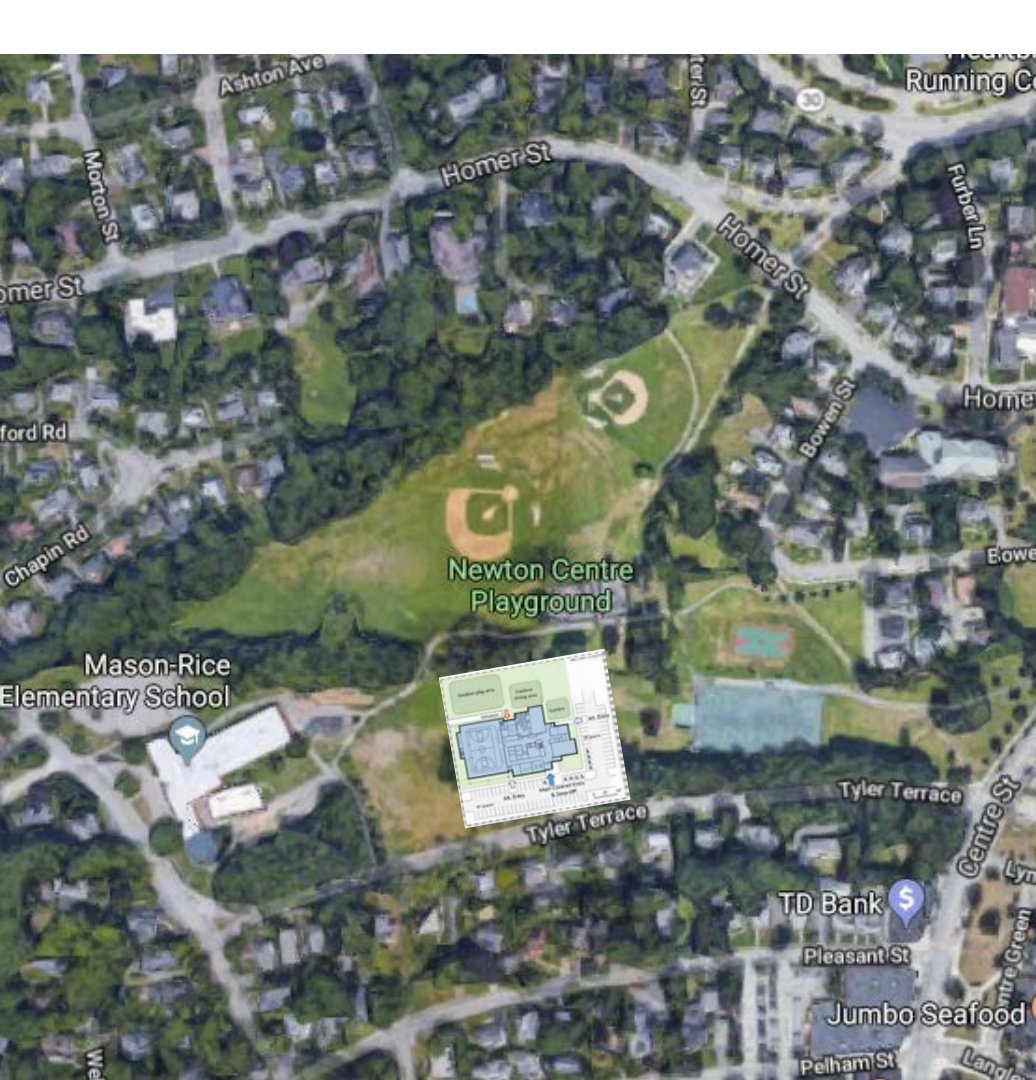


New CAL

Avery Woods

N V 5





Preliminary City Council Presentation Material

Samples of Work Done to Date for EBC
Working Group Review

NewCAL Vision Statement

The City of Newton's goal, as an age friendly community, is to build a large, well equipped, comfortable Center to meet the unique interests and needs of older adults, both those currently using the Senior Center and many others who are not. The Center will foster a special sense of community and belonging for this growing group. This facility will be designed to optimize the quality of life for Newton's older adults and those who support them, through welcoming, respectful and meaningful opportunities that engage, value, and empower older adults to remain independent and important assets in our community.

When spaces within this facility are not programmed for older adults, the goal is to offer well managed, quality and enriching community and multigenerational experiences for all residents of Newton.

UPDATE: DRAFT GUIDING PRINCIPLES – updated on 2/8

- 1. Promote and support the Mission Statements of the Senior Services and Parks and Recreation Departments.**
- 2. Spaces within this facility that support one another will be clustered to preserve and support the wonderful sense of community that exists in the current Senior Center.**
- 3. The Center will be age friendly, welcoming to everyone, and will be designed and programmed to meet the needs of seniors and of the broader community.**
- 4. Ensure safety and accessibility both inside and outside the facility through design and operation.**
- 5. Promote social equality and maximize access to programs and services to those who are unserved and/or underserved.**
- 6. This facility will be environmentally conscious, strive to be carbon neutral, and will leave a legacy of responsible design and operation.**

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



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



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

- ~ **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% *



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

- ~ **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% *



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

- ~ **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% *

* MAPC – Metropolitan Area Planning Council, **Based on City of Newton Demographics web site

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% ***

* MAPC – Metropolitan Area Planning Council, ^{**}Based on City of Newton Demographics web site

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.

Floor Plates Scaled For Comparison:



Newton SC
~ 10,000 sf



**Wellesley Tolles
Parson SC**
~ 13,000 sf



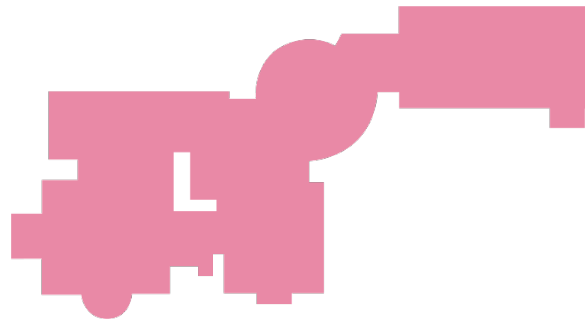
**Needham Center
at the Heights - SC**
~ 20,000 sf



**Marlborough Council on
Aging & SC**
~ 20,000 sf



Natick Community & SC
~ 26,000 sf

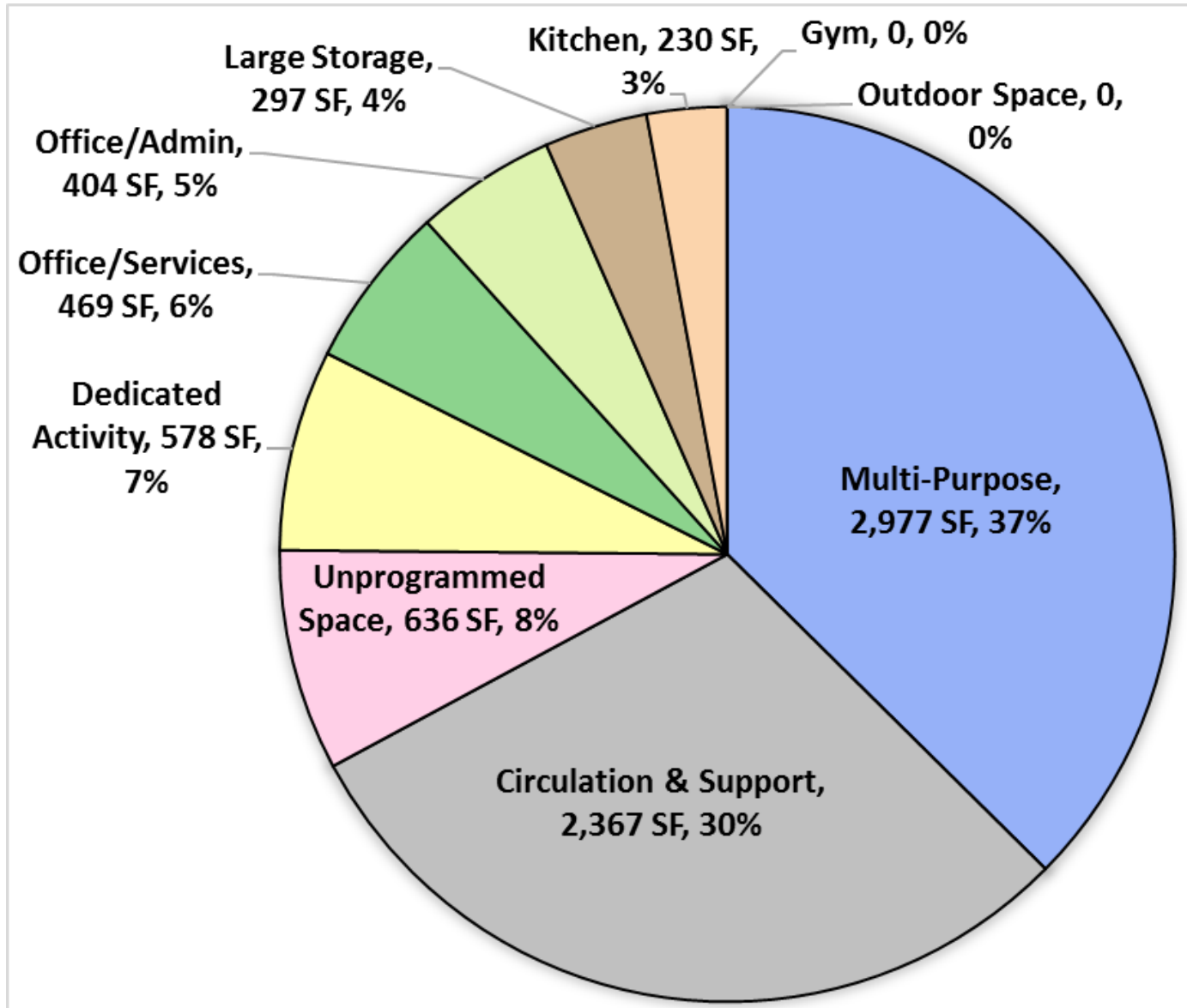
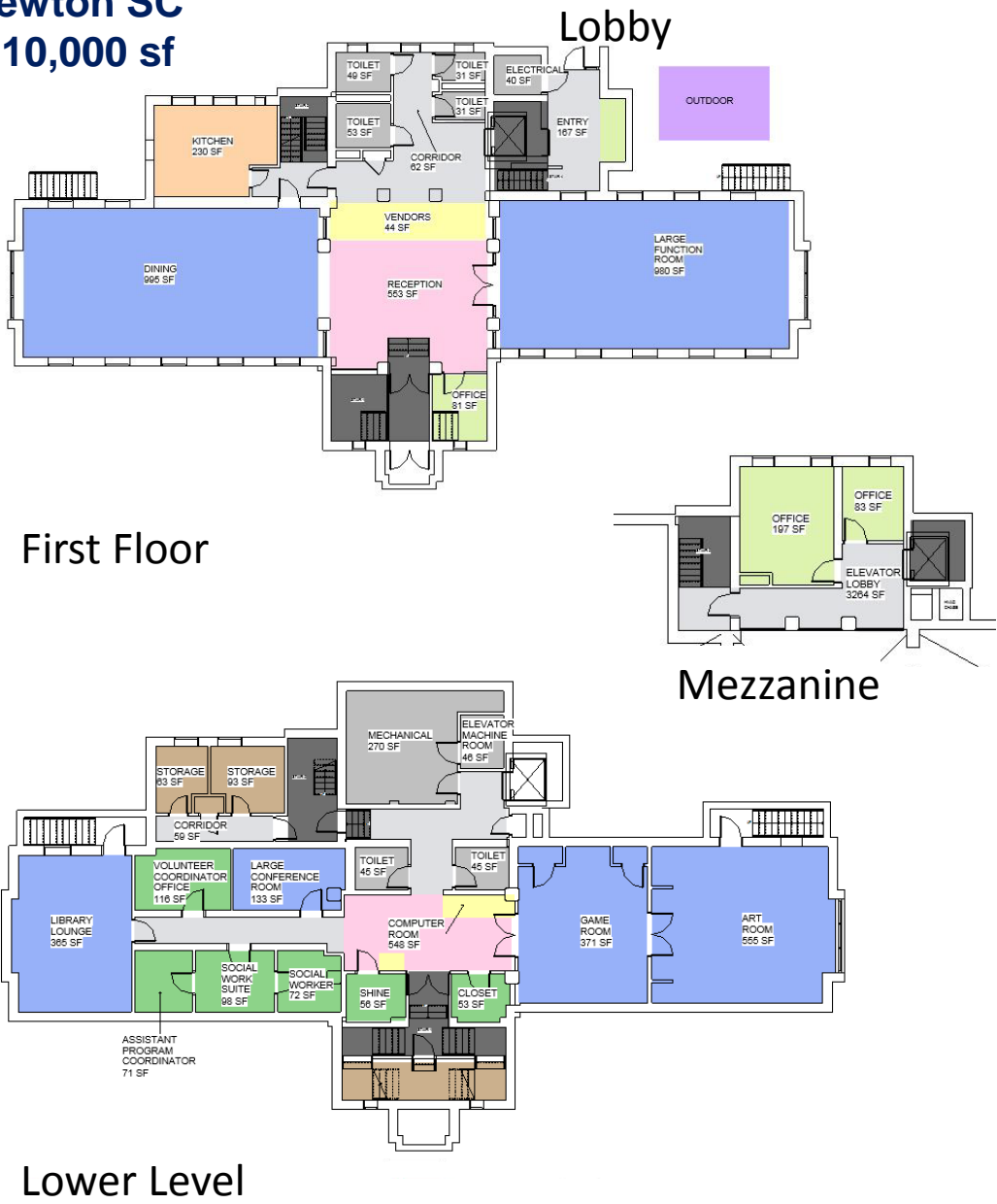


Lexington Community Center
~ 34,000



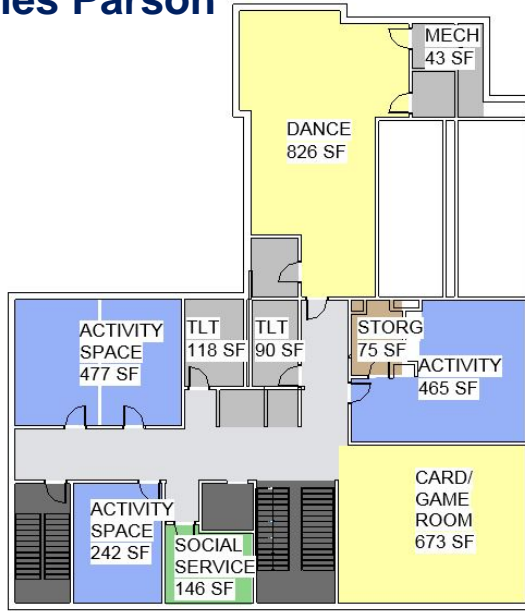
Randolph Intergenerational Center
~ 34,000

Newton SC
~ 10,000 sf

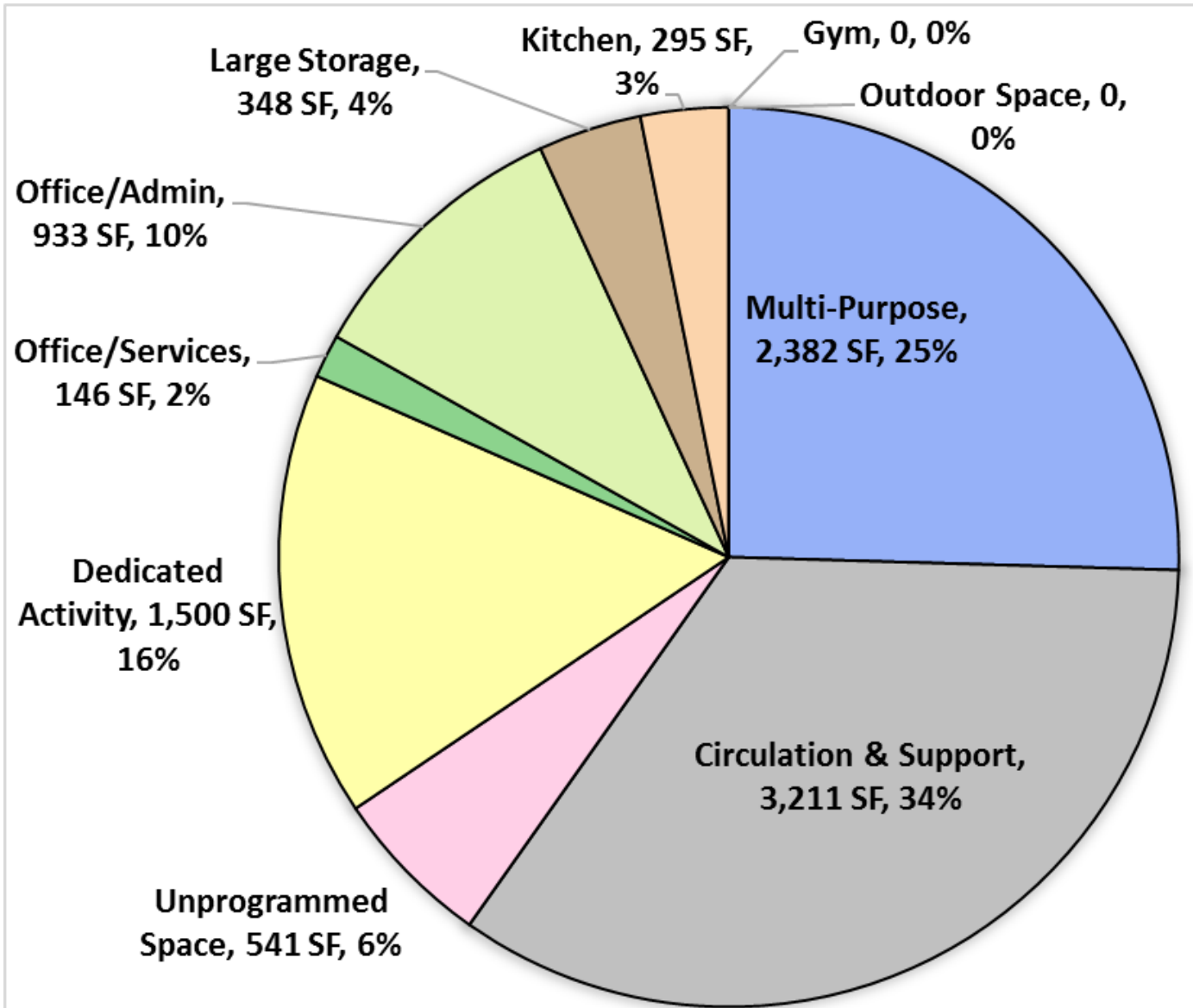
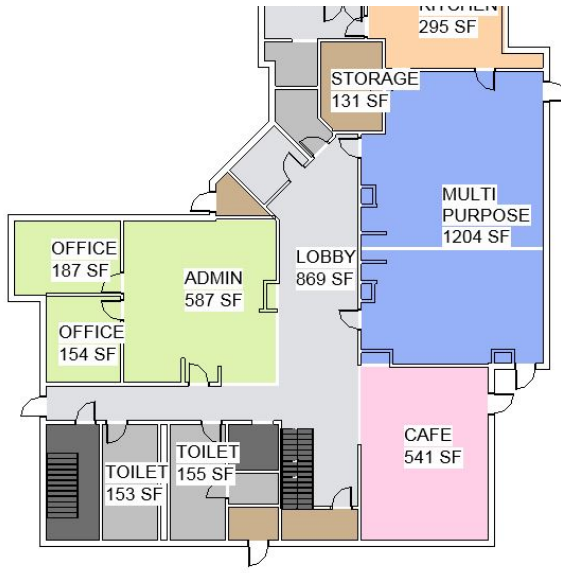


Wellesley Tolles Parson SC ~ 13,000 sf

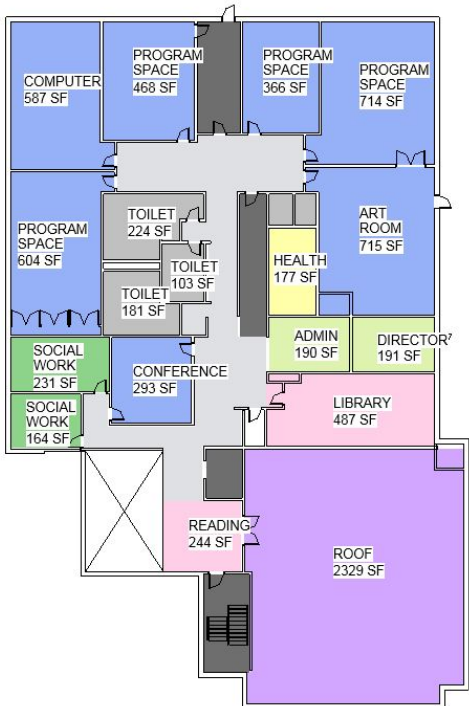
2nd Floor



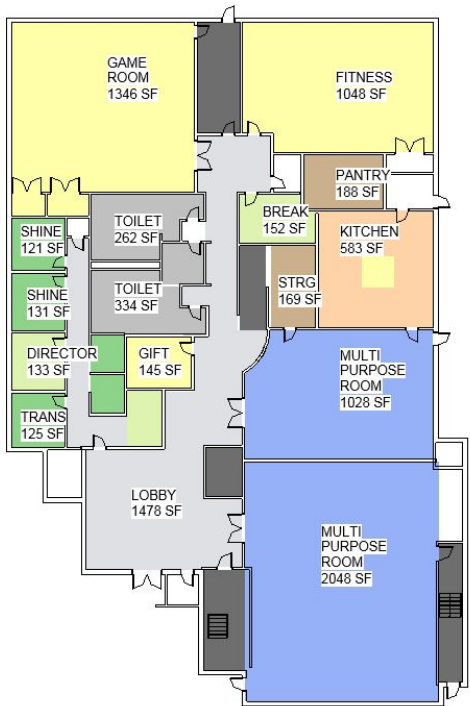
1st Floor



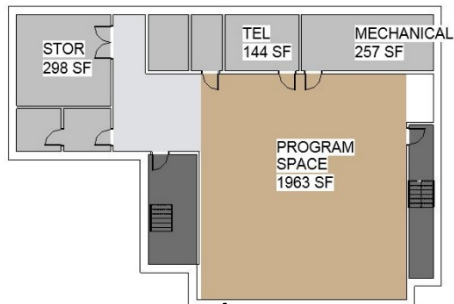
Needham Center at the Heights - SC
~ 20,000 sf



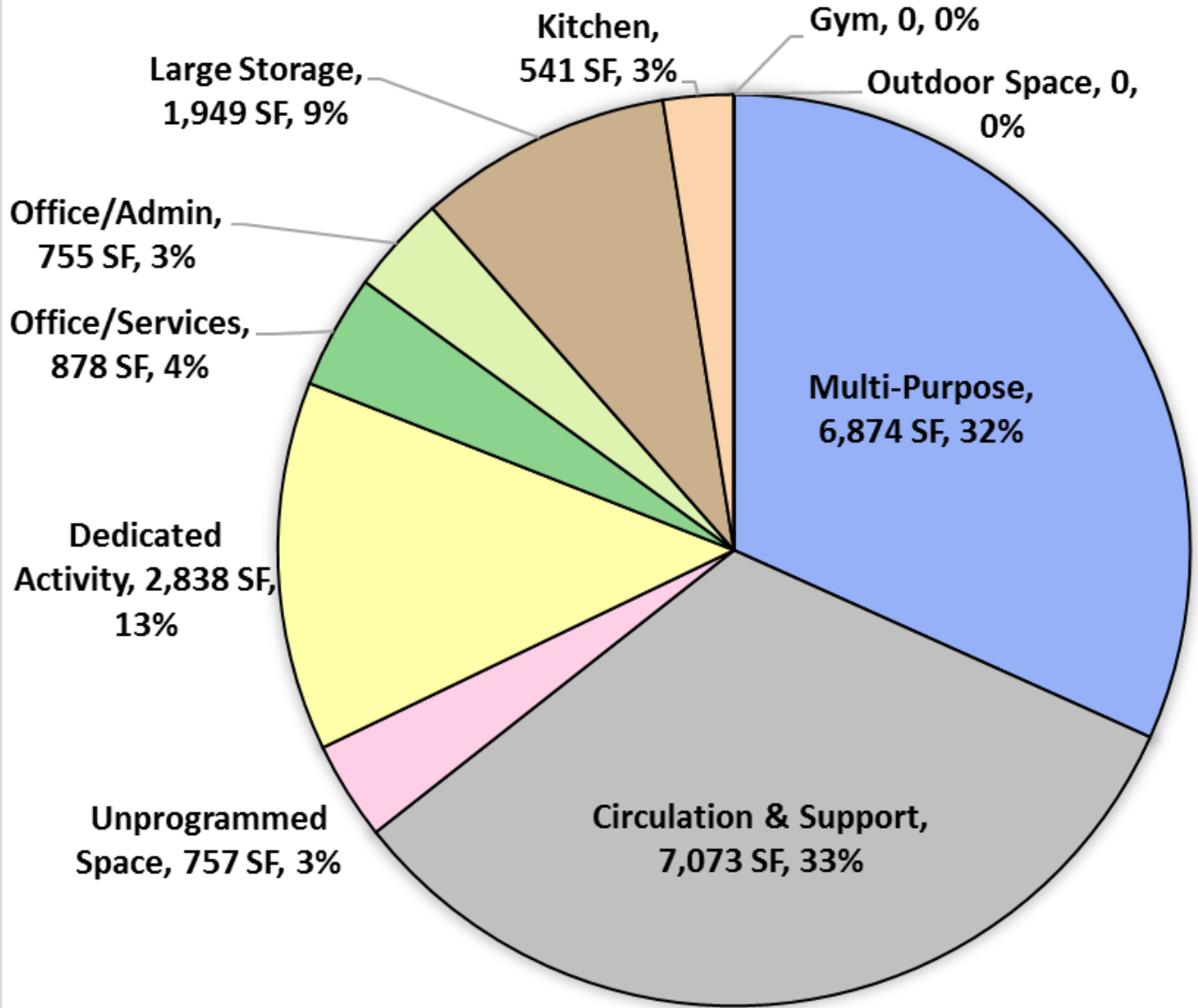
2nd Floor



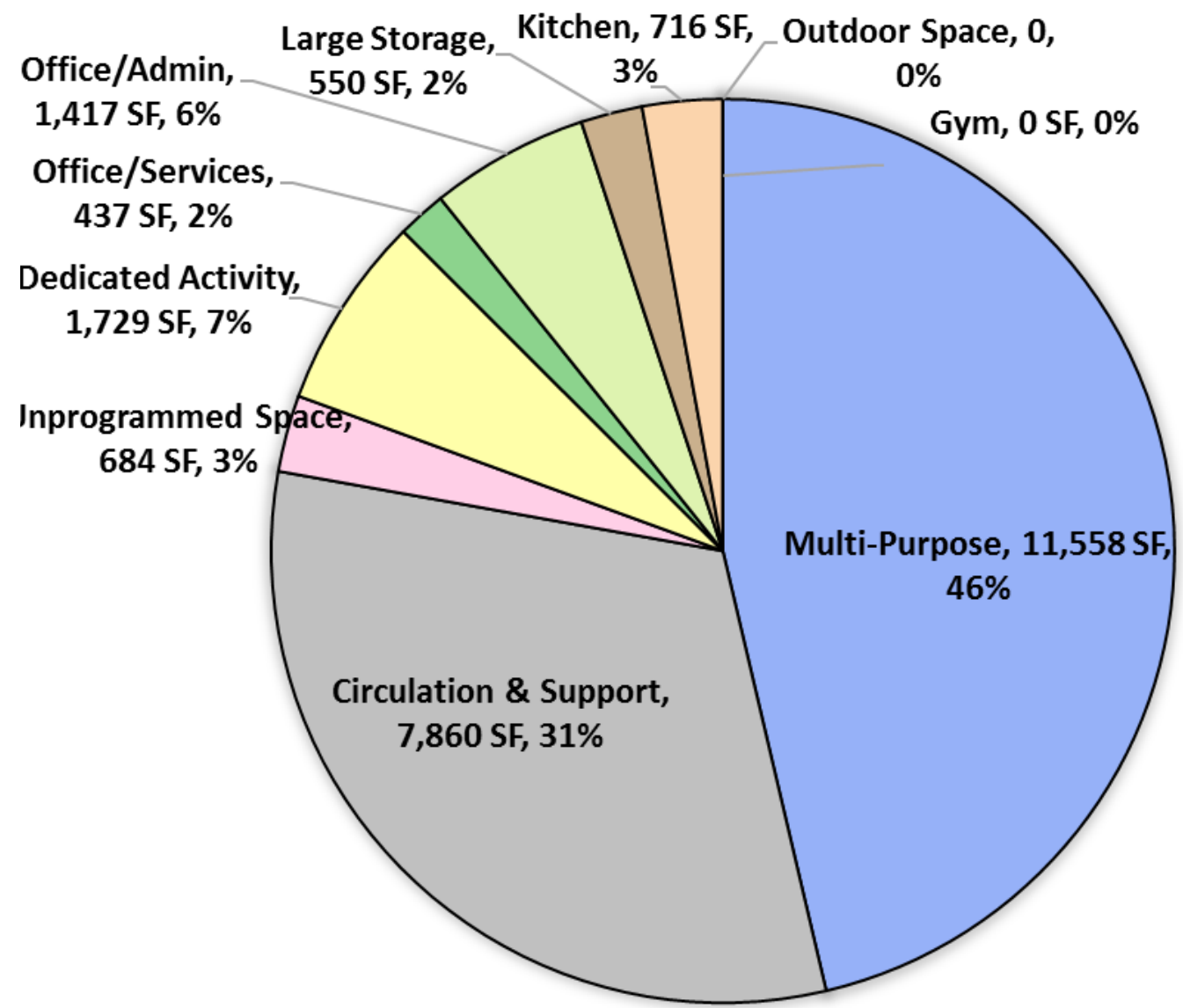
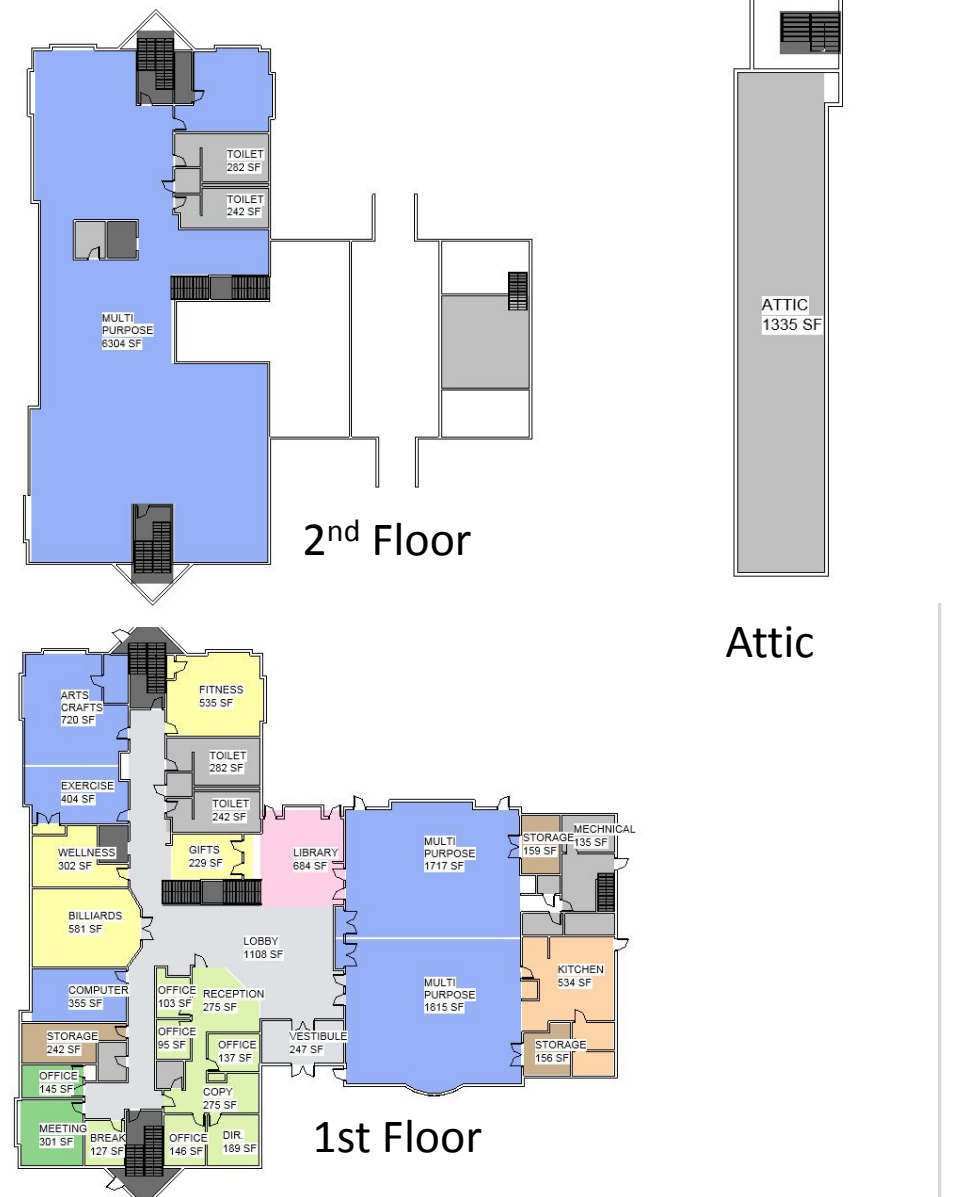
1st Floor



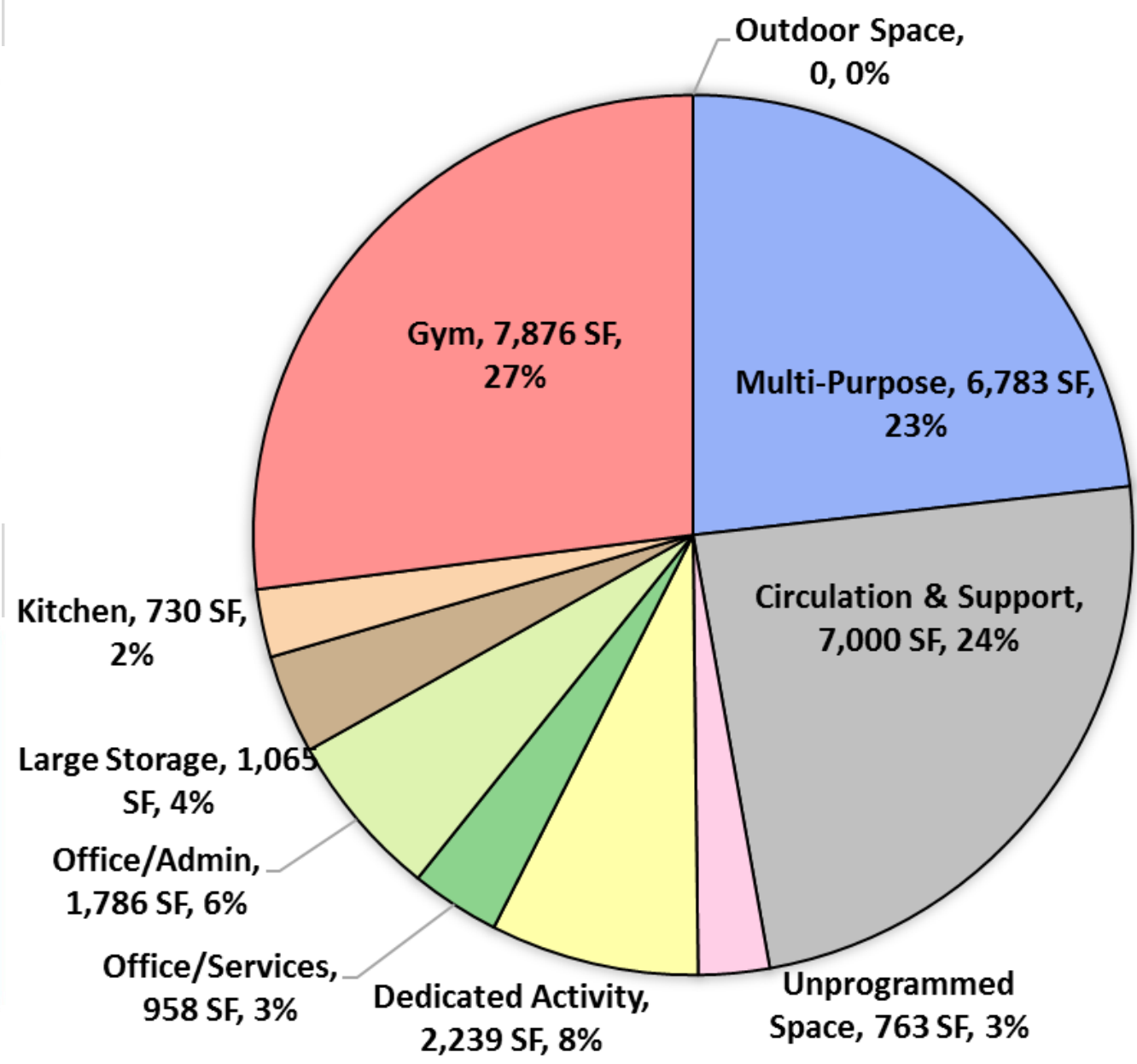
Lower Level



Marlborough Council on Aging & SC
~ 20,000 sf

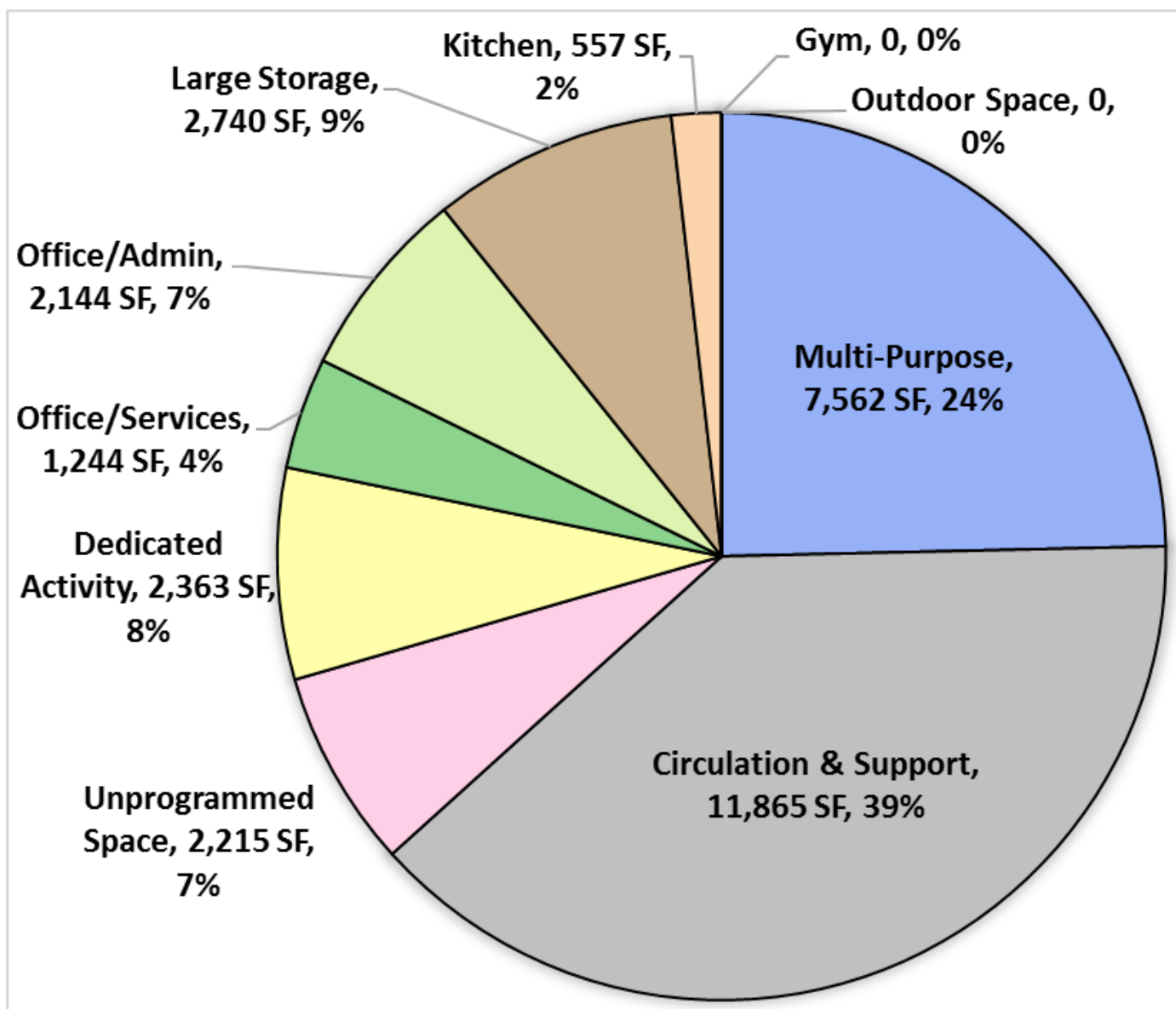
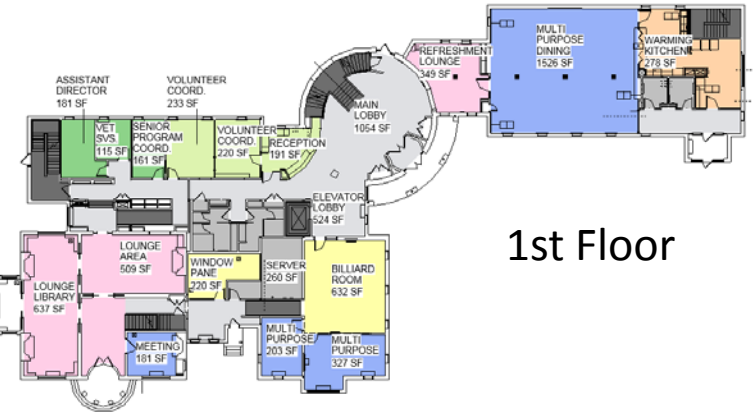
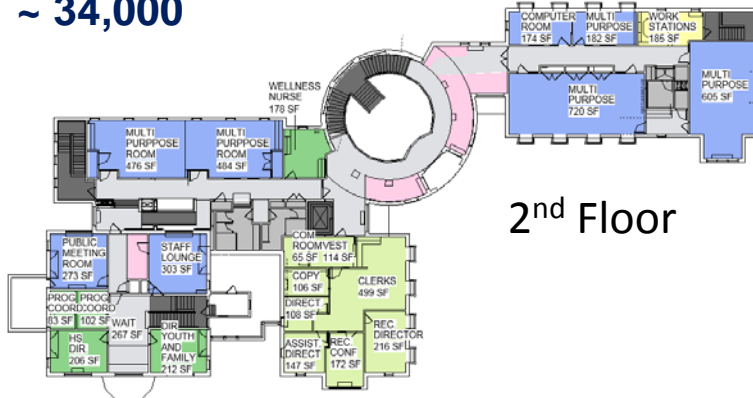


Natick Community & SC
~ 26,000 sf

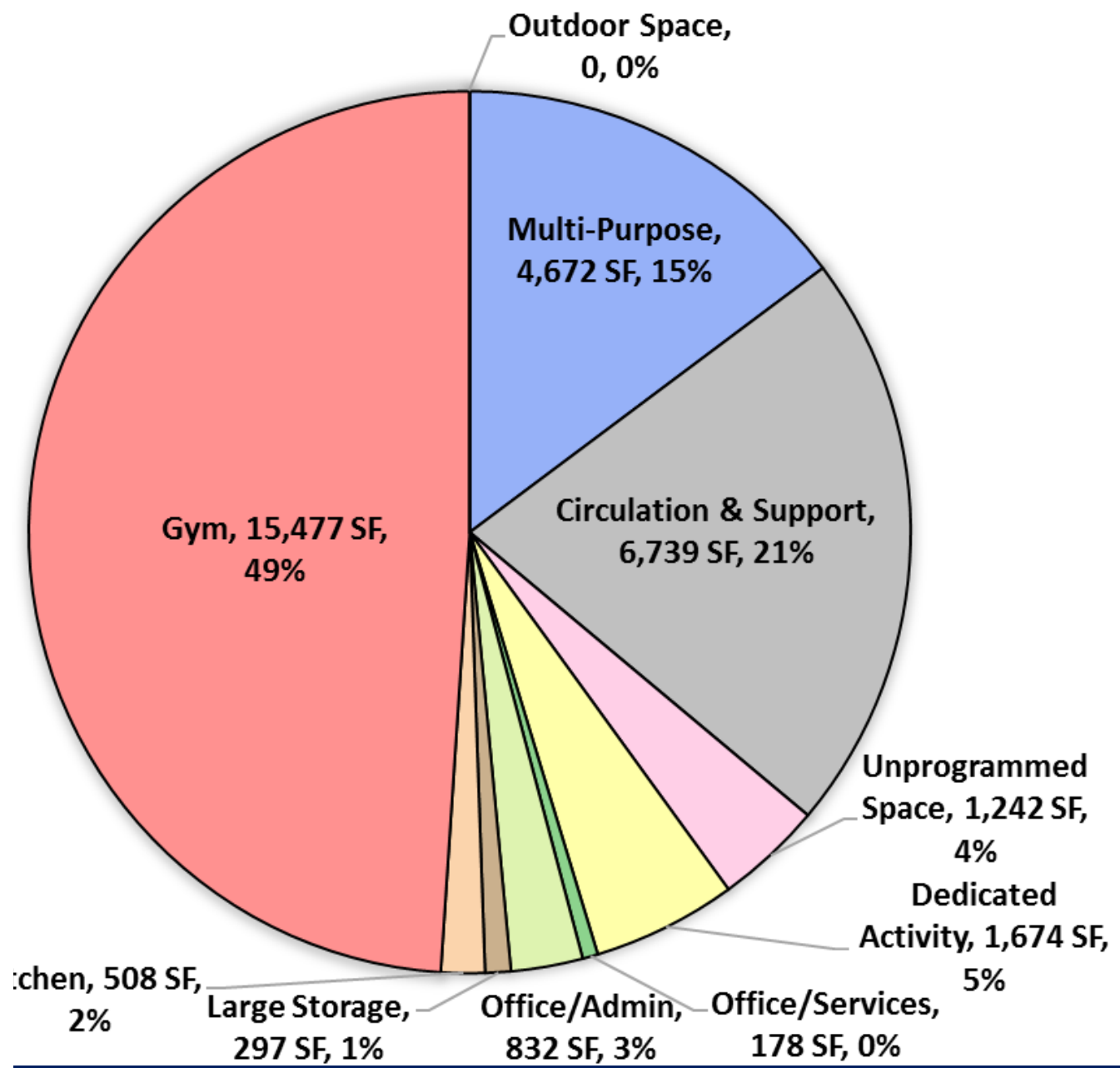
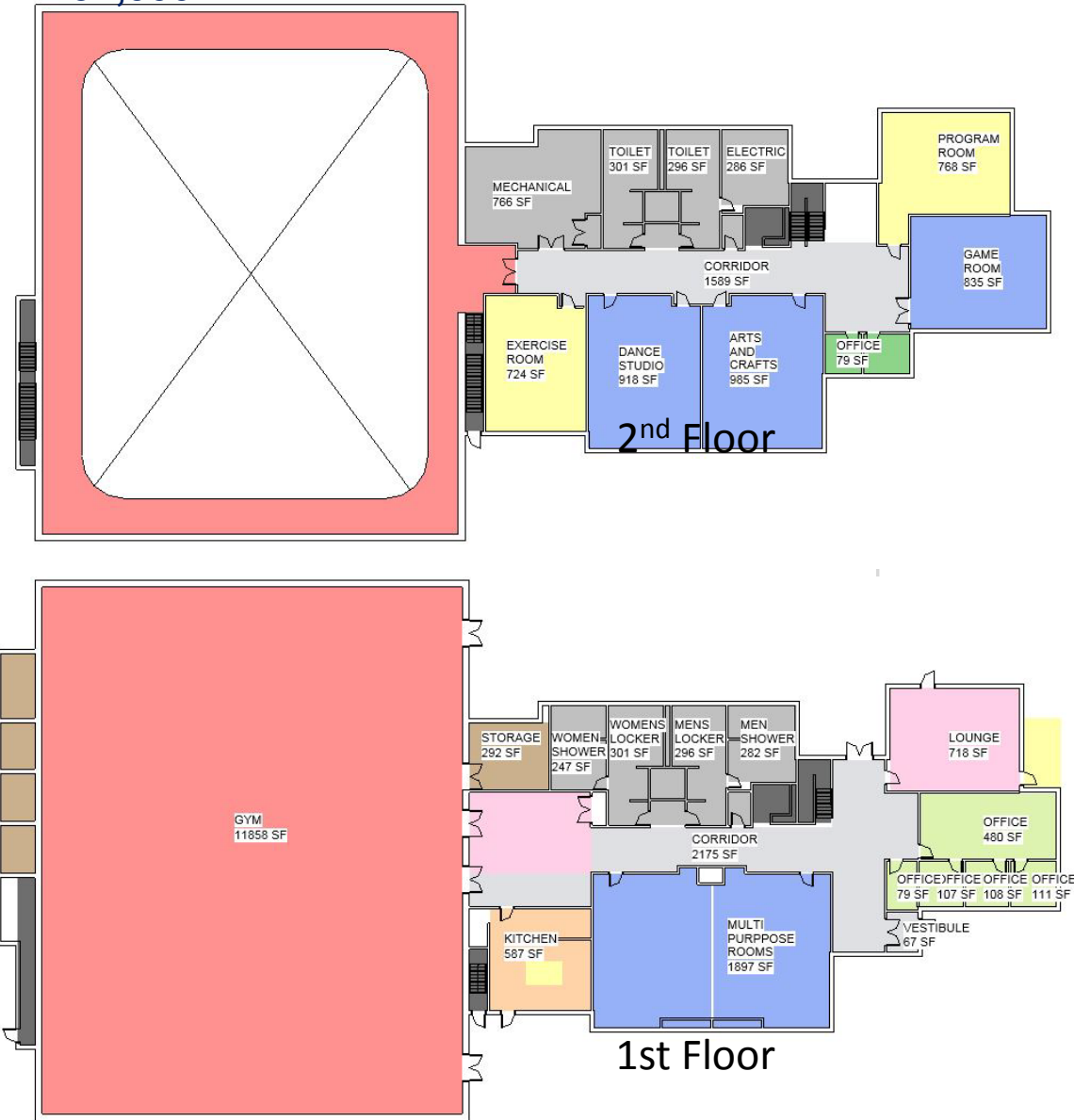


Lexington Community Center

~ 34,000



Randolph Intergenerational Center
~ 34,000



NV5
INSERT SLIDE –
NUMBER OF
MEETINGS /
LISTENING SESSIONS

NewCAL Online Community Questions Feedback

205 people responded

2% people were 31-50 years old

43% people were 51-70 years old

55% people were 71+ years old

75 people filled out 1 activity or service request per questionnaire

130 people filled out 2 or 3 activities per questionnaire

701 individual activities/services were requested

NewCAL - A First Look:

Current Newton Senior Center

Hours 8:30 am to 4:00 pm

Days/Week Mon – Fri

Building Size: 10,000 sf

NewCAL

Hours could be min. 7:00 am to 7:00 pm
max. 7:00 am to 10:00 pm

Days/Week could be min. Mon - Fri
max. Mon - Sun

Building Size: as much 3 times or more
than current building

- A potential increase of 22 – 52 hours / week the building will be open.
- Some centers see the number of senior visits more than triple when new facilities are provided.
- An enormous potential for **increase** in older adult program hours.

Newton Senior Center – Current Programs

Sample list of current activities provided at the Newton Senior Center:

- AARP Tax Support, Social Services
- Caregiving Support Group
- Workshops and Lectures
- Intermediate Spanish
- The SHINE Program
- Vigorous Minds
- LGBTQ Cafe
- Mindful Meditation
- Water Colors
- Theater Club
- Chess Club
- Mah Jong
- Ceramics
- Tai Chi
- Zumba Gold
- Men's Club
- Chair Yoga
- Pool Cues
- Coloring
- Lunch
- Store

All current activities and services provided at the Newton Senior Center will also be included in the NewCAL program.

Parks and Recreation Dept. – Current Programs

Locations for over 55 Programming are located at:

- LFCC – Lower Falls Community Center
- Hut – Jeannette West Recreation Center
- ALB – Albemarle Field House
- Hawthorne
- Emerson

Parks and Recreation Dept.– Current Programs

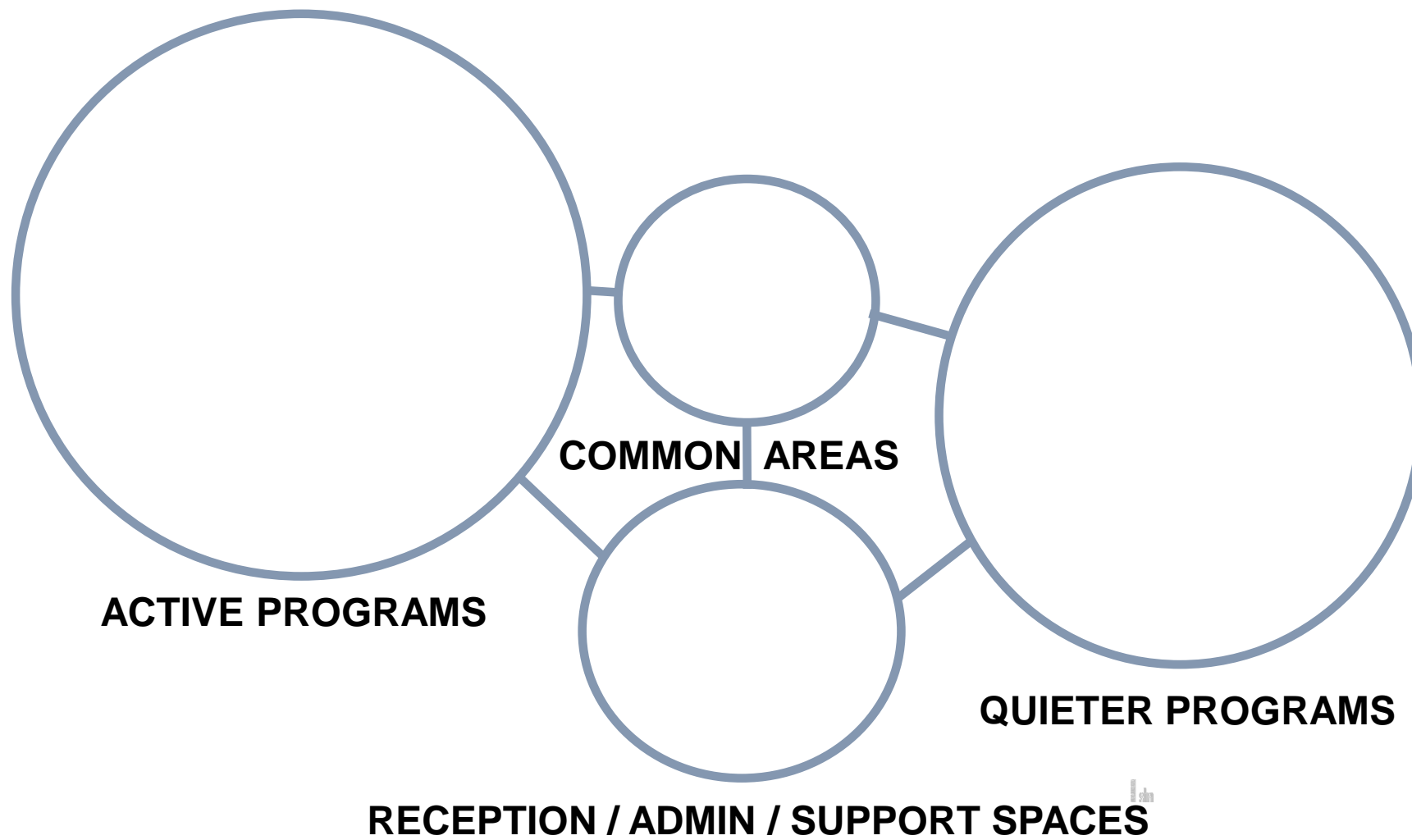
Sample list of current “over 55” activities provided through Parks and Recreation:

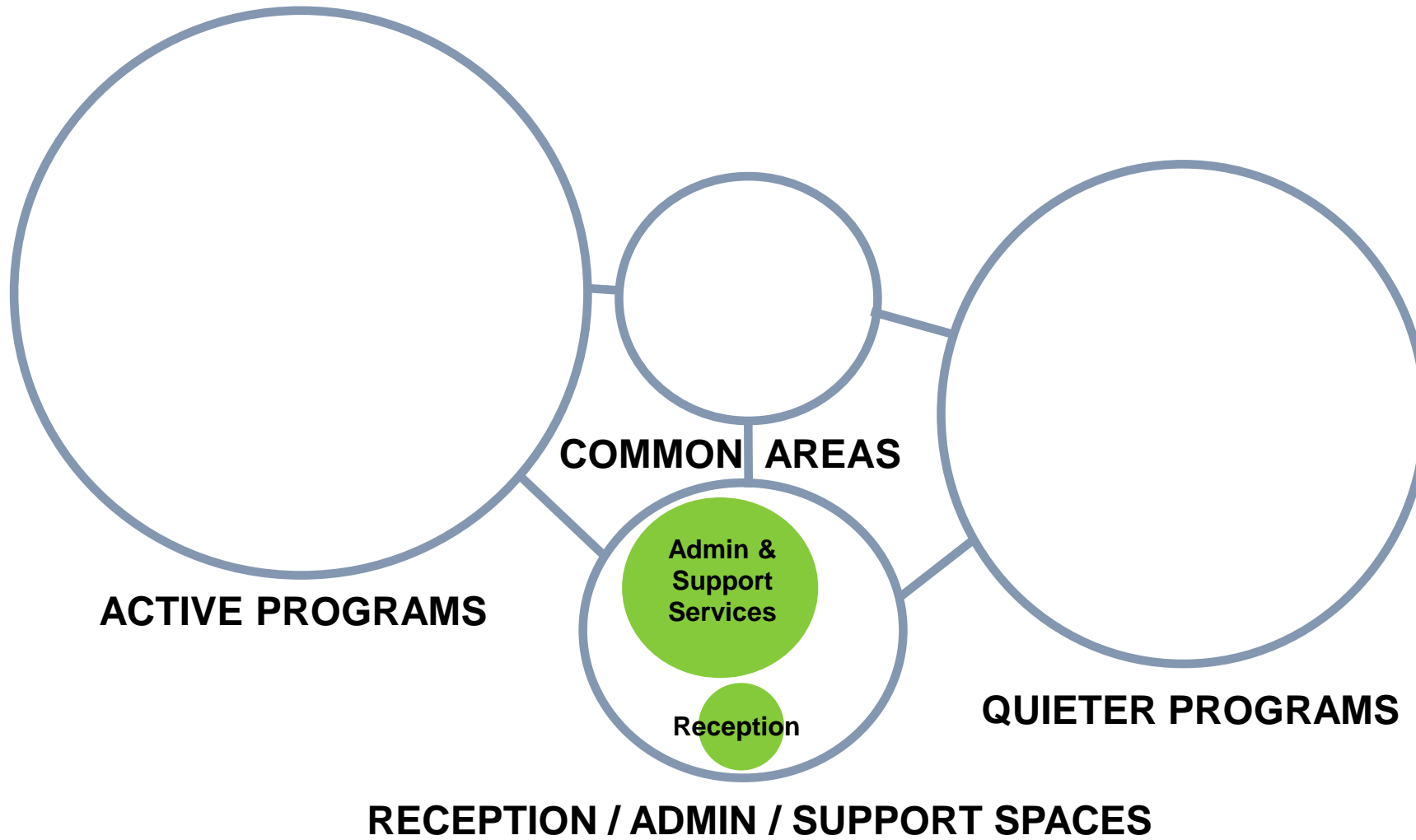
- Volleyball
- Pickleball
- Line Dancing
- Zumba
- Bridge Group
- TiaYo Ba
- Basketball
- Bingo
- Music
- Art/Painting

NewCAL Potential Programs

In addition to your current programs at the Senior Center and Parks and Recreation venues, there is the potential to add or improve space for popular activities. A **sample** of activities that could be increased or added:

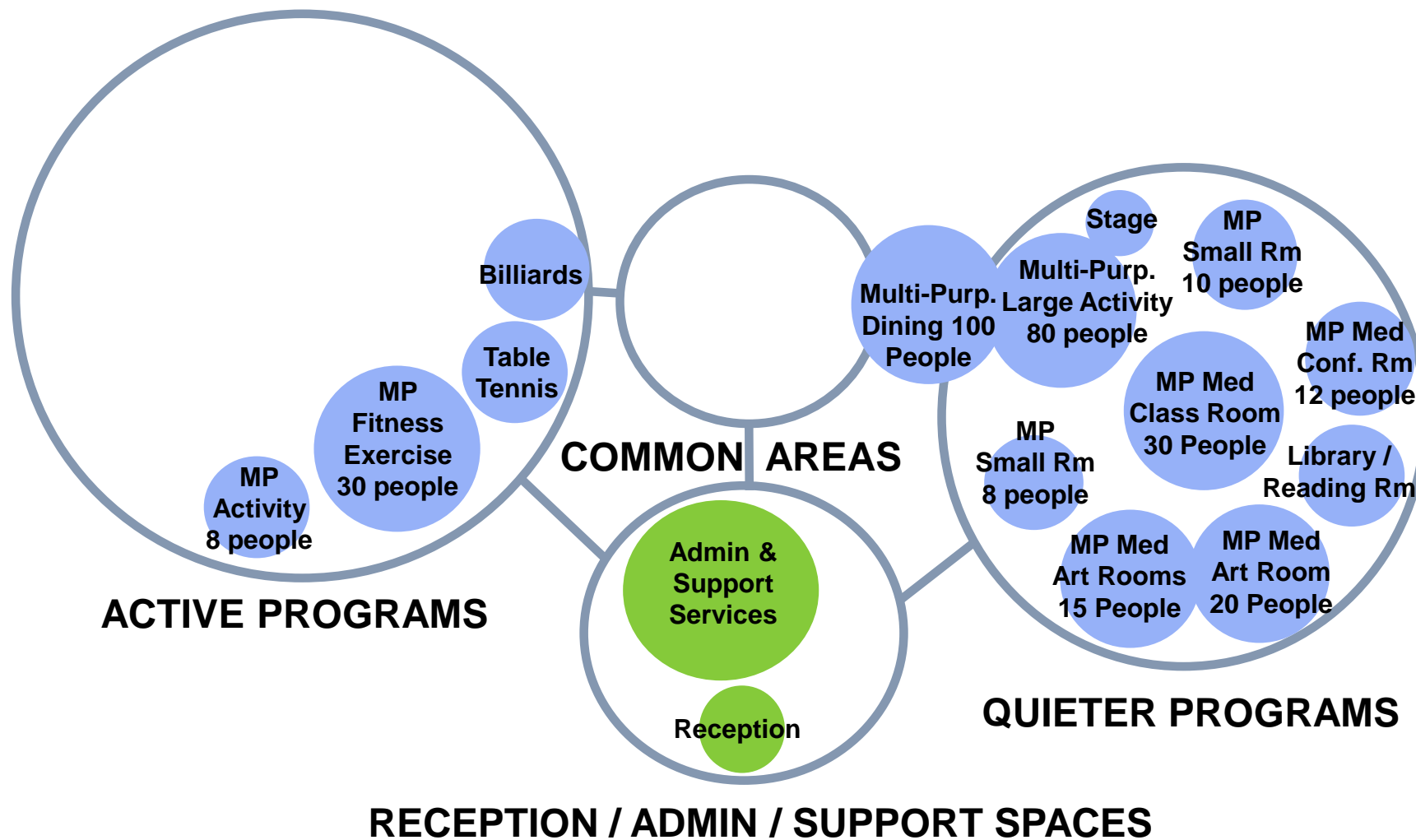
- Ping Pong/Billiards Tournaments
- Fitness Rm & Exercise Equip. Rm
- Library/Reading Room
- Demonstration/Teaching Kitchen,
- Outdoor Gardening & Activity Space
- Recording/Video Studio
- Computer Room
- Stage
- Health Room
- Café
- Gymnasium
- Swimming Pool
- Basketball
- Pickleball
- Indoor Walk. Track
- Lounge Space
- Bocce
- Fix-It/Workshop



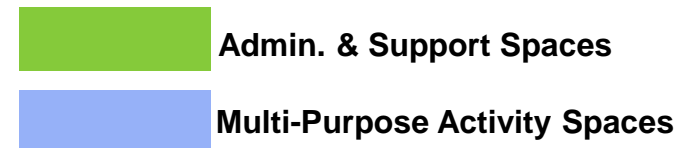


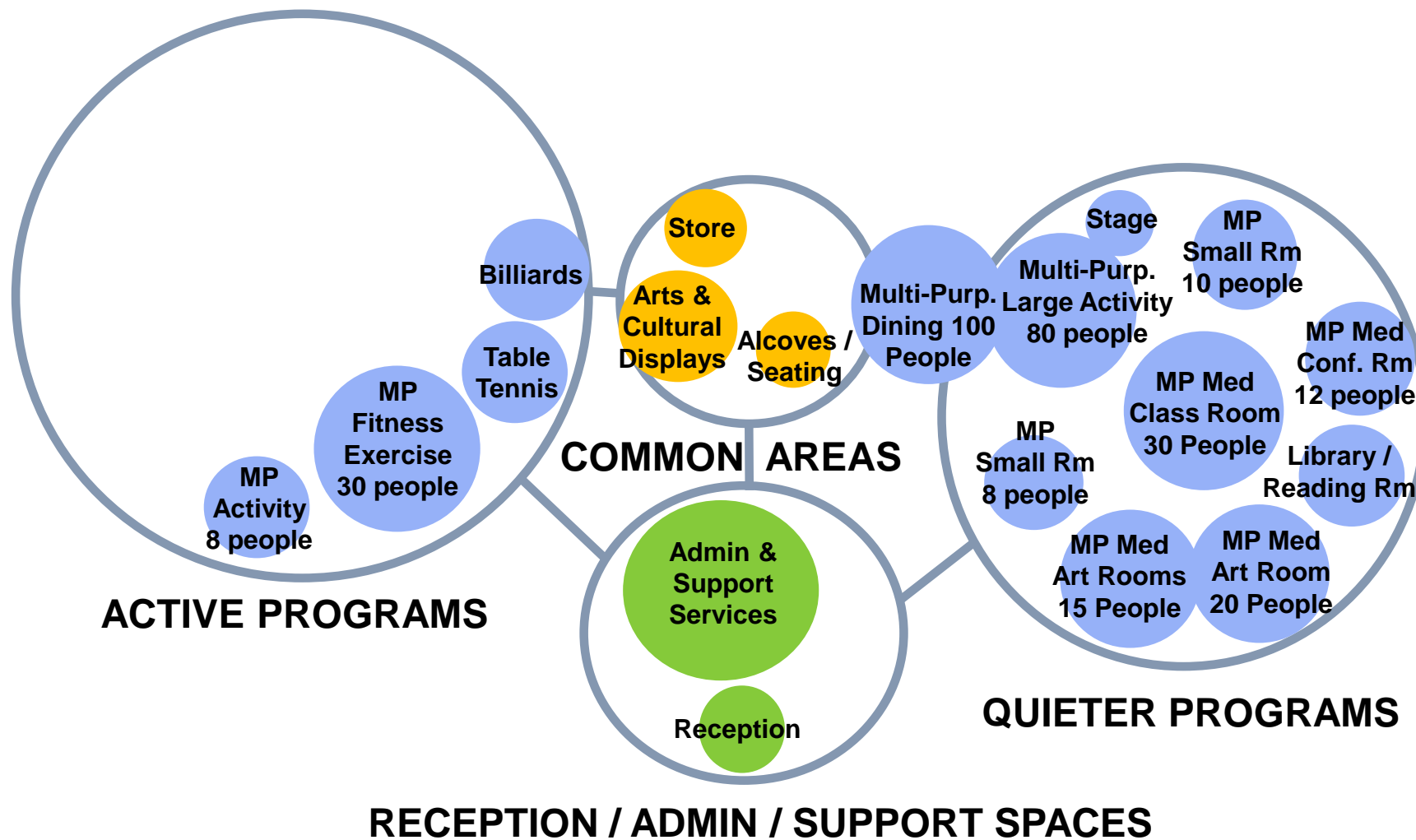
COLOR LEGEND

 Admin. & Support Spaces



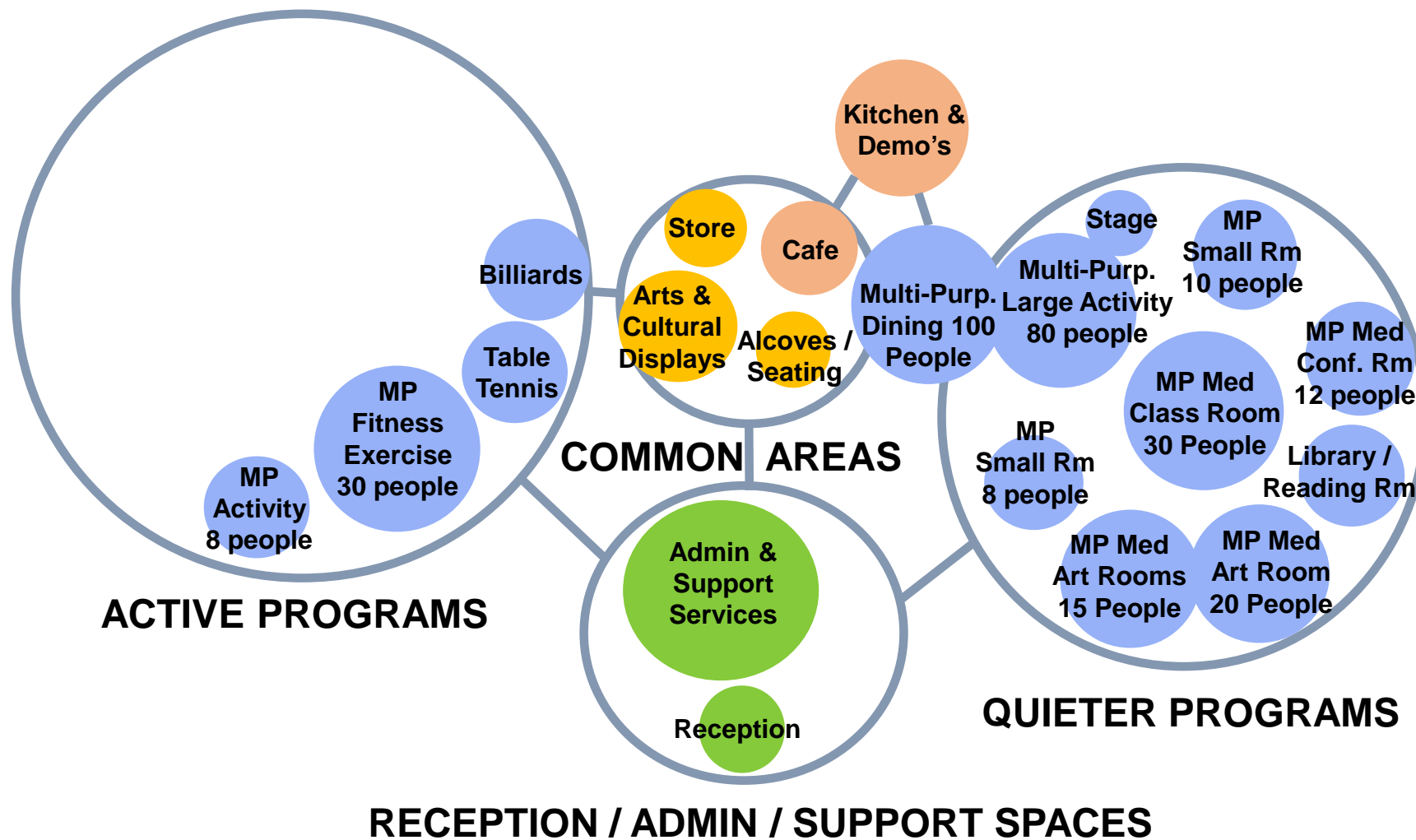
COLOR LEGEND





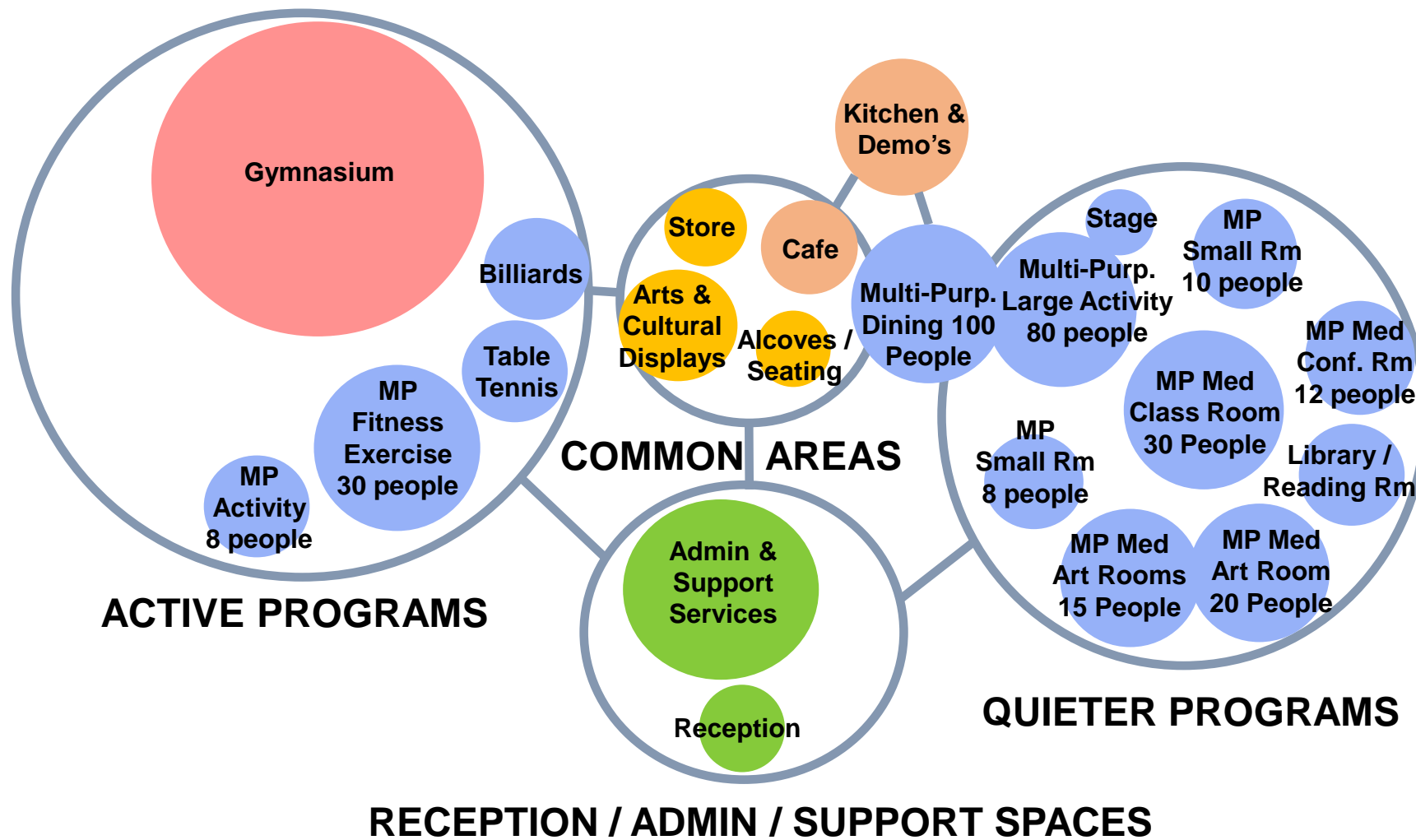
COLOR LEGEND

	Admin. & Support Spaces
	Multi-Purpose Activity Spaces
	Common Spaces



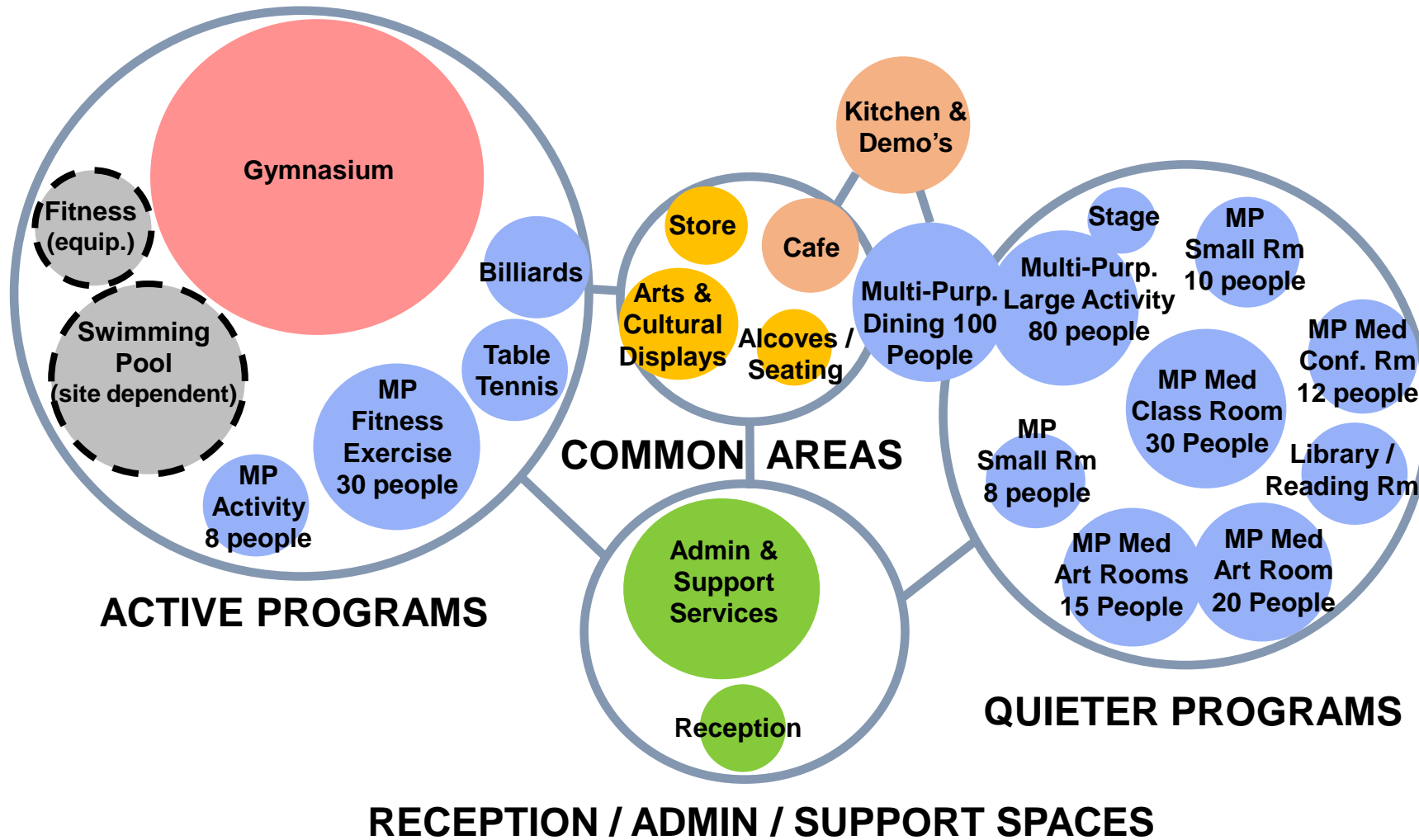
COLOR LEGEND

	Admin. & Support Spaces
	Multi-Purpose Activity Spaces
	Common Spaces
	Kitchen & Café Space



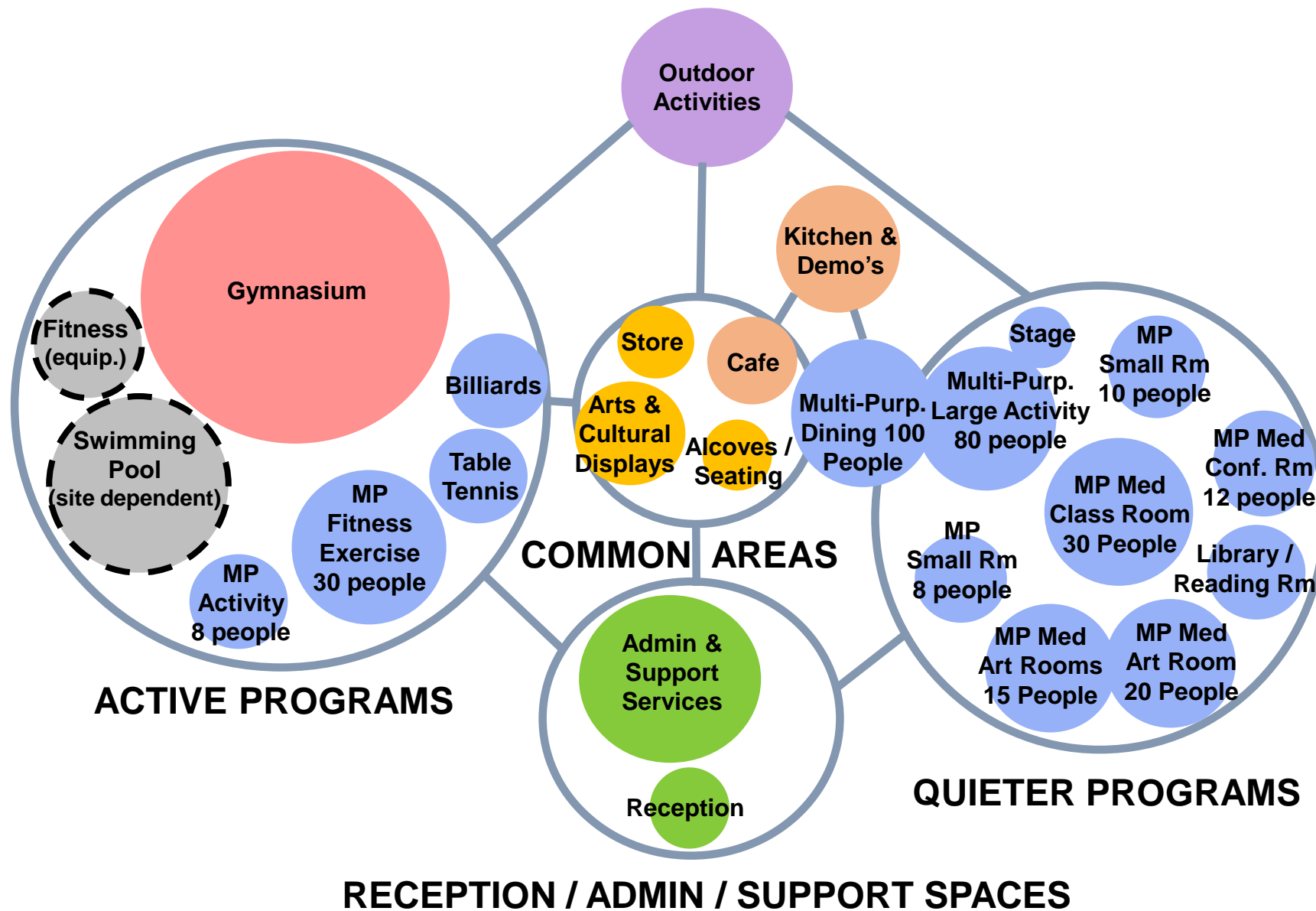
COLOR LEGEND

	Admin. & Support Spaces
	Multi-Purpose Activity Spaces
	Common Spaces
	Kitchen & Café Space
	Gymnasium



COLOR LEGEND

	Admin. & Support Spaces
	Multi-Purpose Activity Spaces
	Common Spaces
	Kitchen & Café Space
	Gymnasium
	Pool & Fitness



COLOR LEGEND

	Admin. & Support Spaces
	Multi-Purpose Activity Spaces
	Common Spaces
	Kitchen & Café Space
	Gymnasium
	Pool & Fitness
	Outdoor Activities

NewCAL Program Proposed Rooms/Spaces	Net SF (useable space within a room or area)	Examples Uses
Multi-Purpose Activity Spaces		
Fitness/Exercise Room with bench/coat hooks	1,500	
Activity Room	400	
Ping Pong Room with coat alcove	600	
Billiards & Game Room	600	2 competition billiard tables & game
Computer Lab Room / Meeting Use with coat alcove	160	Tutorials, Vigorous Mind
Art Room 1 with coat alcove (shared moveable wall with Art Room 2)	300	Water Color, Drawing, Ceramics
Art Room 2 with coat alcove (shared moveable wall with Art Room 1)	400	Water Color, Drawing, Ceramics
Art Storage Room	70	shared by both rooms
Dining with coat alcove (shared moveable wall with Activity Room)	1,500	lunch program
Activity Room with coat alcove (shared moveable wall with Dining)	1,500	Clubs/Movies/Stage
Chair Table Storage	120	shared by both rooms
Classroom/Meeting Room small	150	tables and chairs
Classroom/Meeting Room med	450	tables and chairs
Conference Room / Meeting Room	180	Conf table and chairs
Library/Reading Room	400	Comfortable Chairs & Tables
General MP Storage	70	Supplies
Subtotal	8,400 NSF	
Gymnasium		
Gym (may be used for more than one activity at a time)	9,800	114' x 86' includes retractable bleachers
Gym Walking Track (second Floor)	3,700	114' x 86' gym below w/10' perim. Walk above
Gym Storage	300	
Subtotal	13,800 NSF	

NewCAL Program Proposed Rooms/Spaces		Net SF	Examples Uses
		(useable space within	
Kitchen & Café			
Juice Bar/Café	200		
Vending	60		
Kitchen (commercial / teaching)	500		Kitchen/Serving Counter
Pantry	200		
Receiving	80		
Subtotal		1,040 NSF	
Support			
Toilet Rms - Accessible (2 per floor)	100		Public/staff use
Family Toilet with Shower	85		Public/staff use
Women's Room (2 stalls each floor)	240		first floor
Women's Shower/Dressing Room adj (near gym)	110		first floor locate next to gym
Men's Room (2 stalls + Urinal first floor)	240		first floor
Men's Shower Room adj (near gym)	110		first floor locate next to gym
Mech/Elec/Tel-Data/Sprinkler	800		
Custodial Space	100		
General Storage	500		Storage
Subtotal		2,285 NSF	
TOTAL NET SQUARE FOOTAGE		28,375 NSF	
		8,513	30 % Estimated Gross. Factor for Int/Ext Walls Thick., Stairs, Elevators, Corridors, Etc.)
TOTAL BUILDING GROSS SQUARE FOOTAGE		36,888 BGsf	

Gymnasium Layout

1st Floor

Retractable bleacher seating

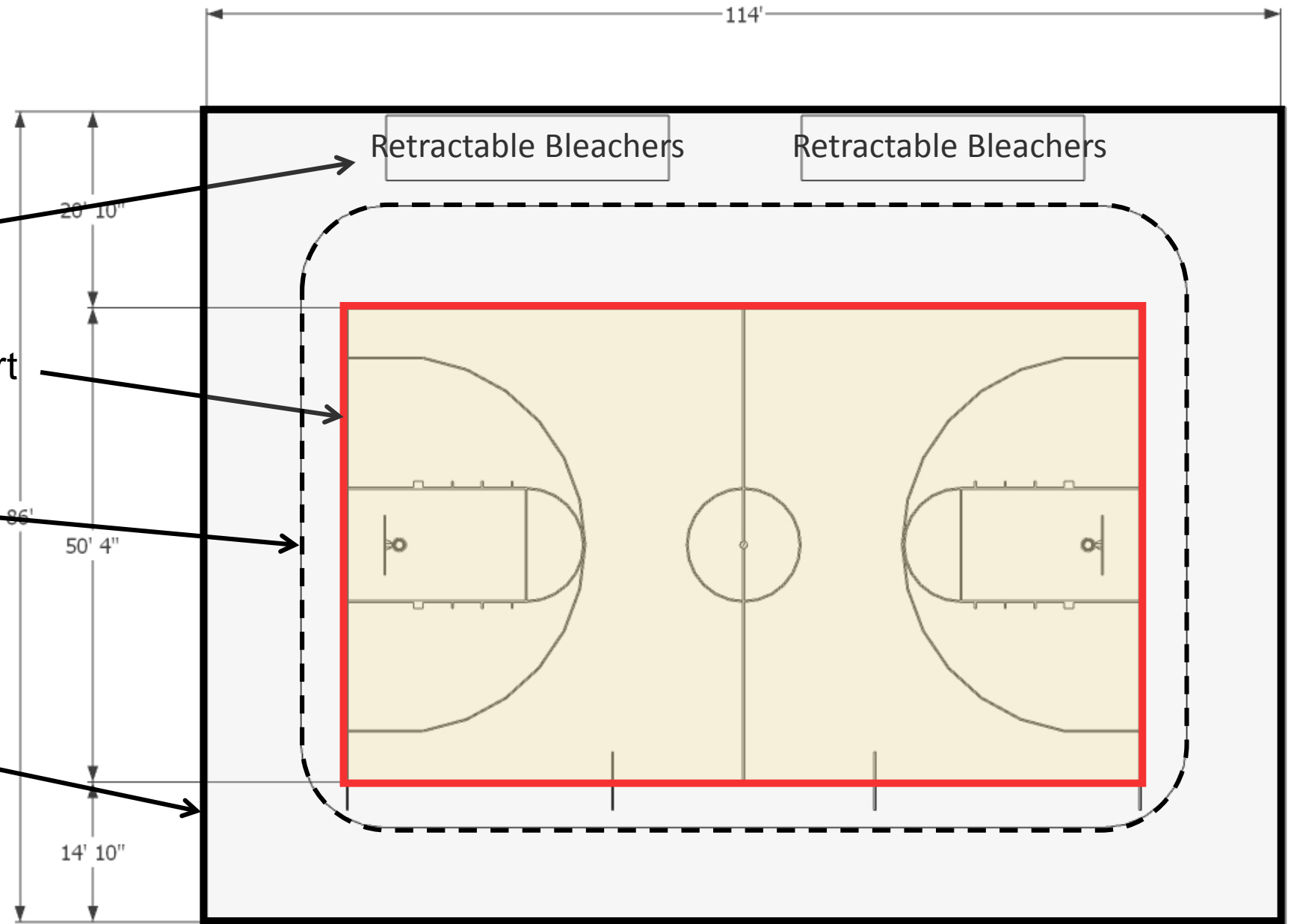
1 High School Basketball Court

- 84' x 50'

3 Lane Walking Track above

114' x 86' overall plan

9,804 square feet



Gymnasium Layout

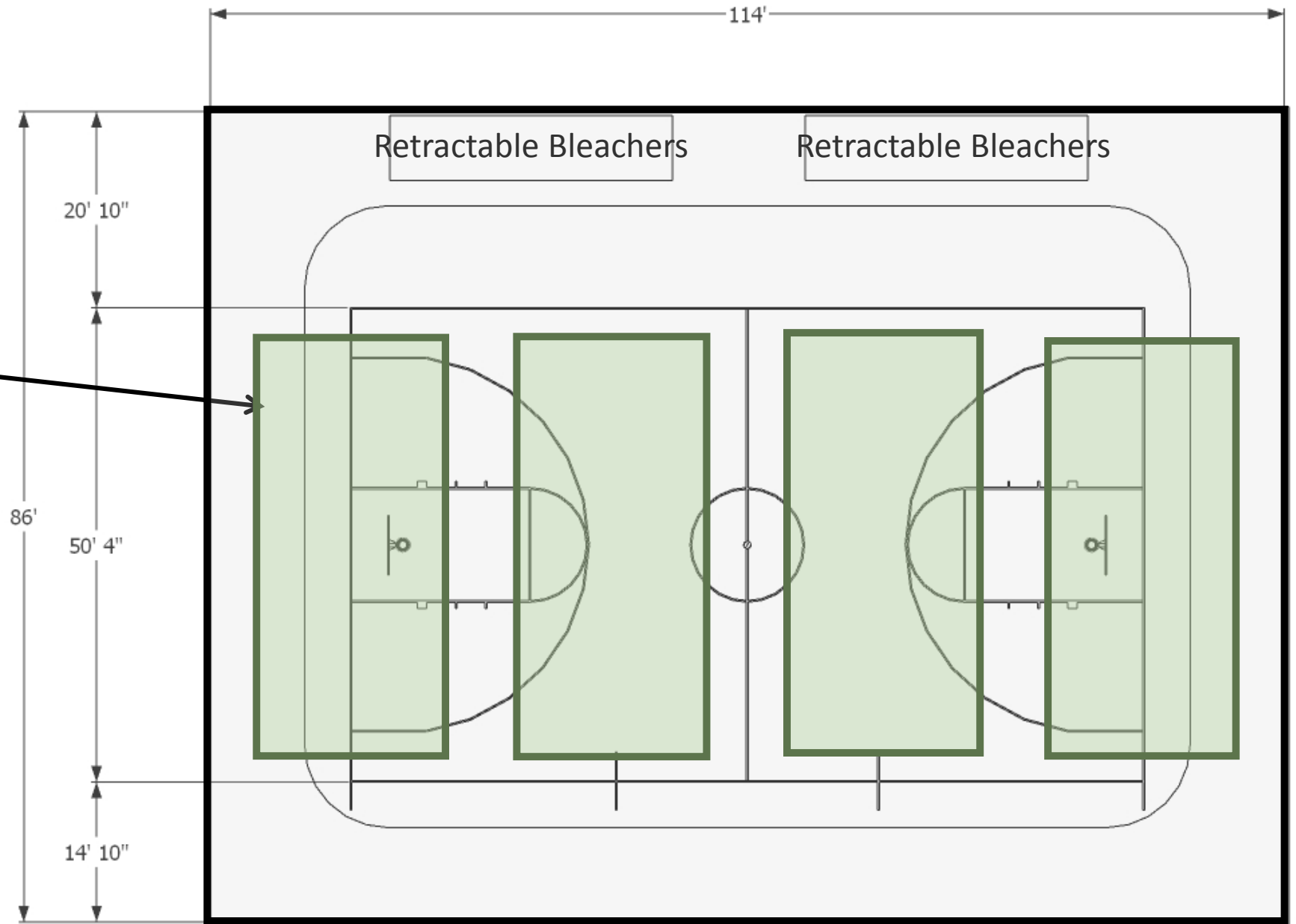
1st Floor

4 Pickle Ball Courts

- 20' x 44' (30' x 60' overall)

114' x 86' overall plan

9,804 square feet



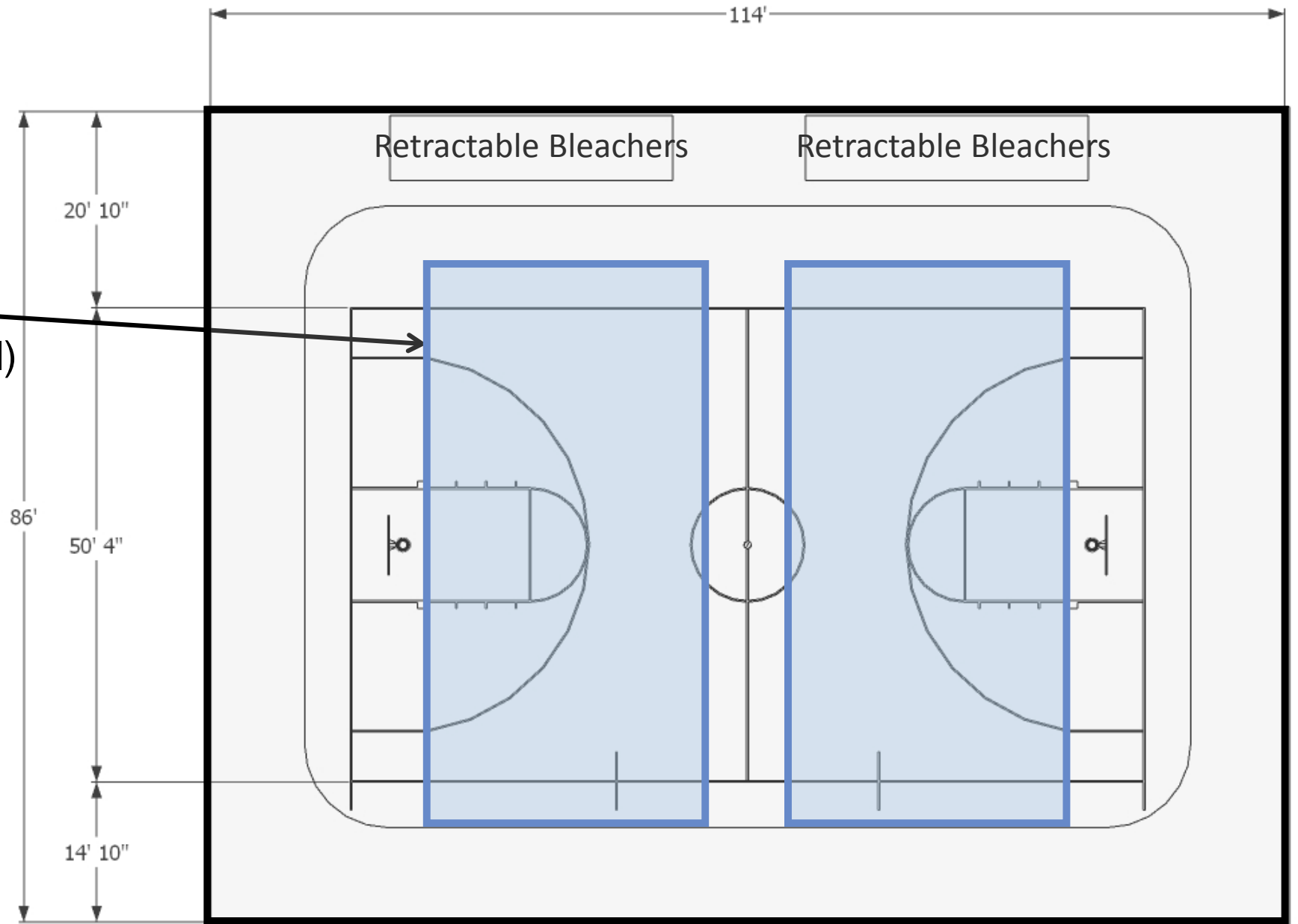
Gymnasium Layout

1st Floor

- 2 Volleyball Courts
- 29'6" x 60' (48' x 78' overall)

114' x 86' overall plan

9,804 square feet

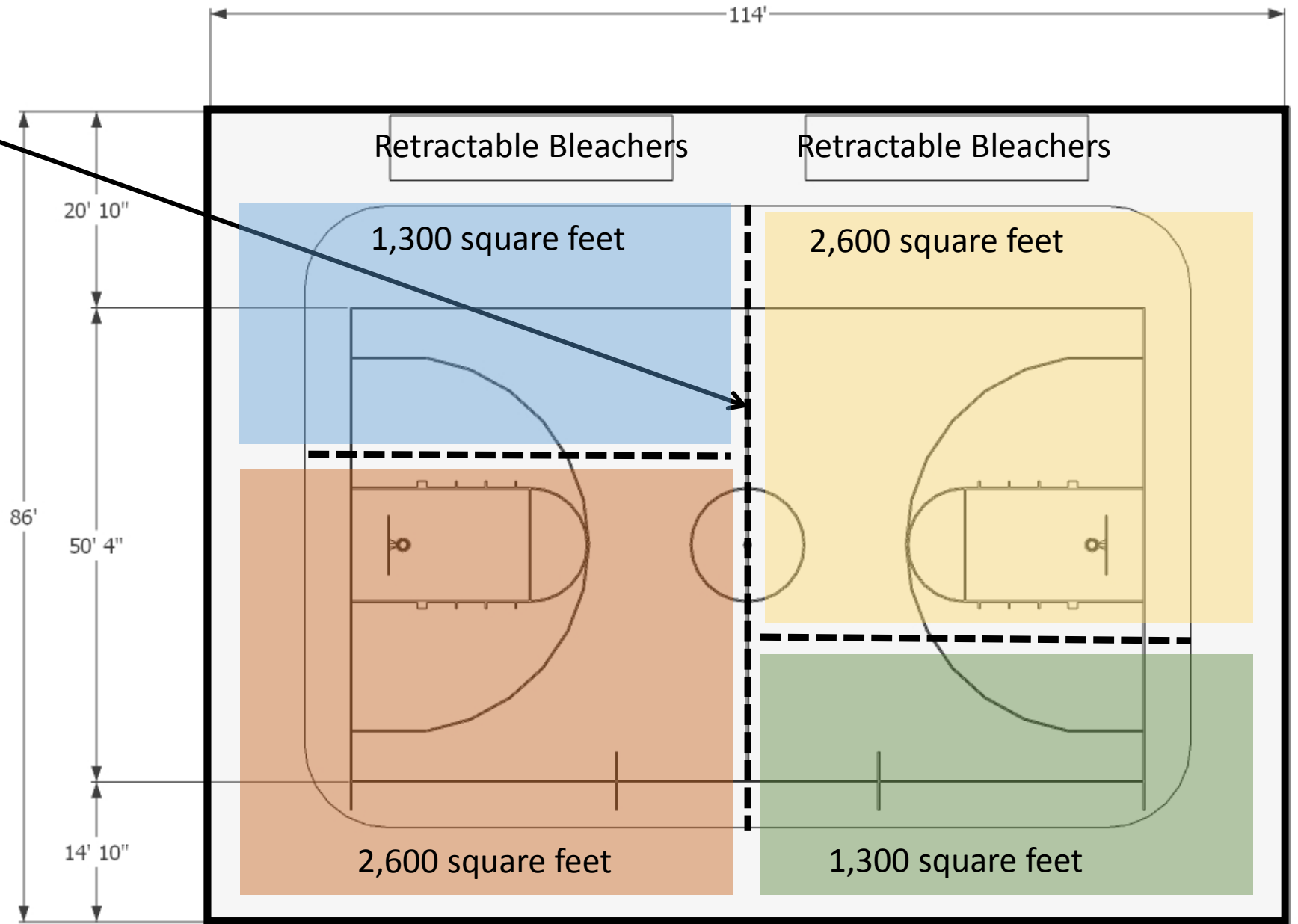


Gymnasium Layout

With the use of retractable divider curtains that roll up to the ceiling, the gym can be subdivided to provide multiple playing areas for a variety of simultaneous activities or classes including:

- Tai Chi
- Zumba
- Dance
- Fitness
- Yoga
- Table Tennis Tournaments
- Badminton

114' x 86' overall plan
9,804 square feet



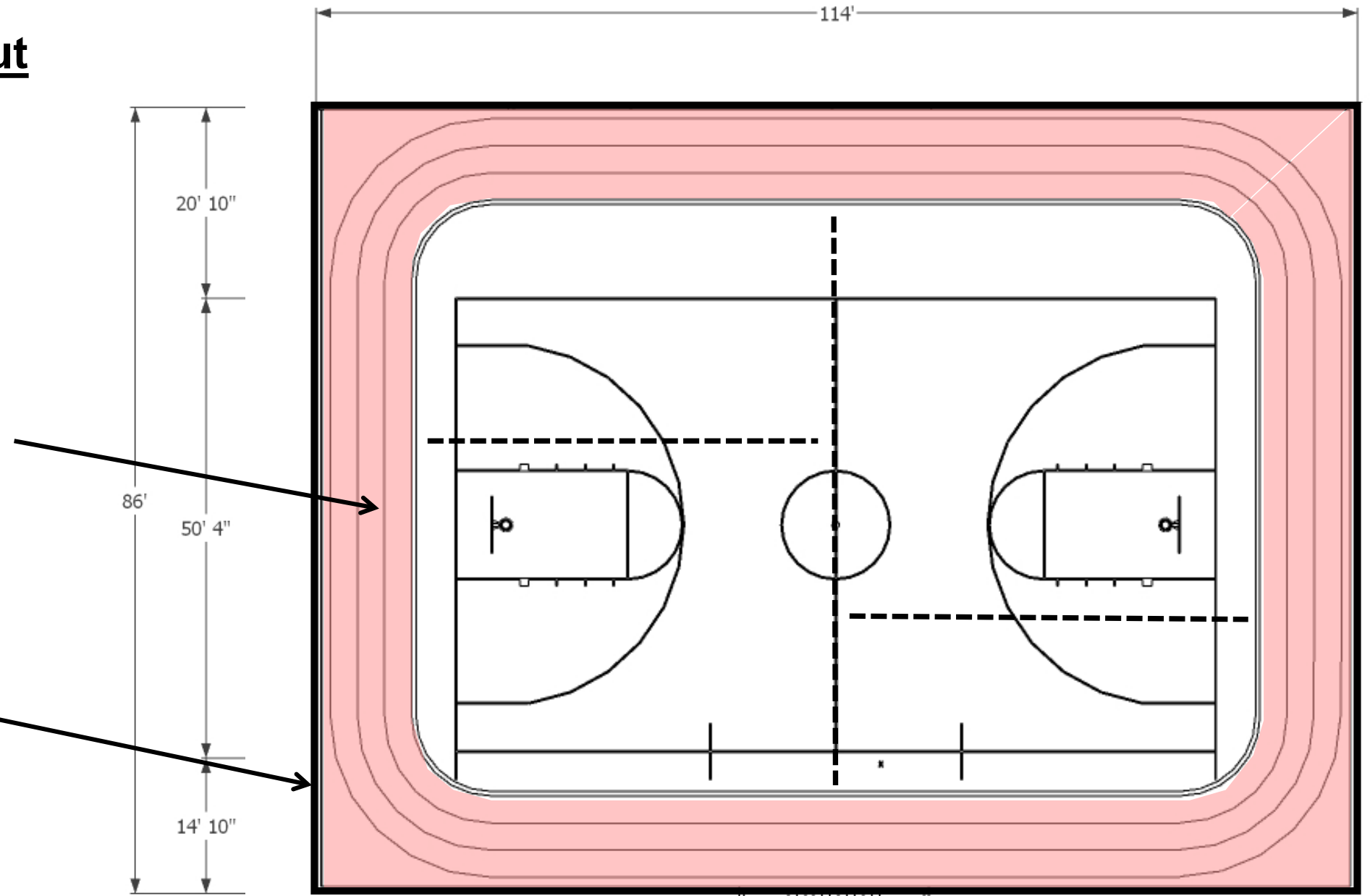
Gymnasium Layout

2nd Floor

3 Lane Walking Track
(17.8 laps = 1 mile)

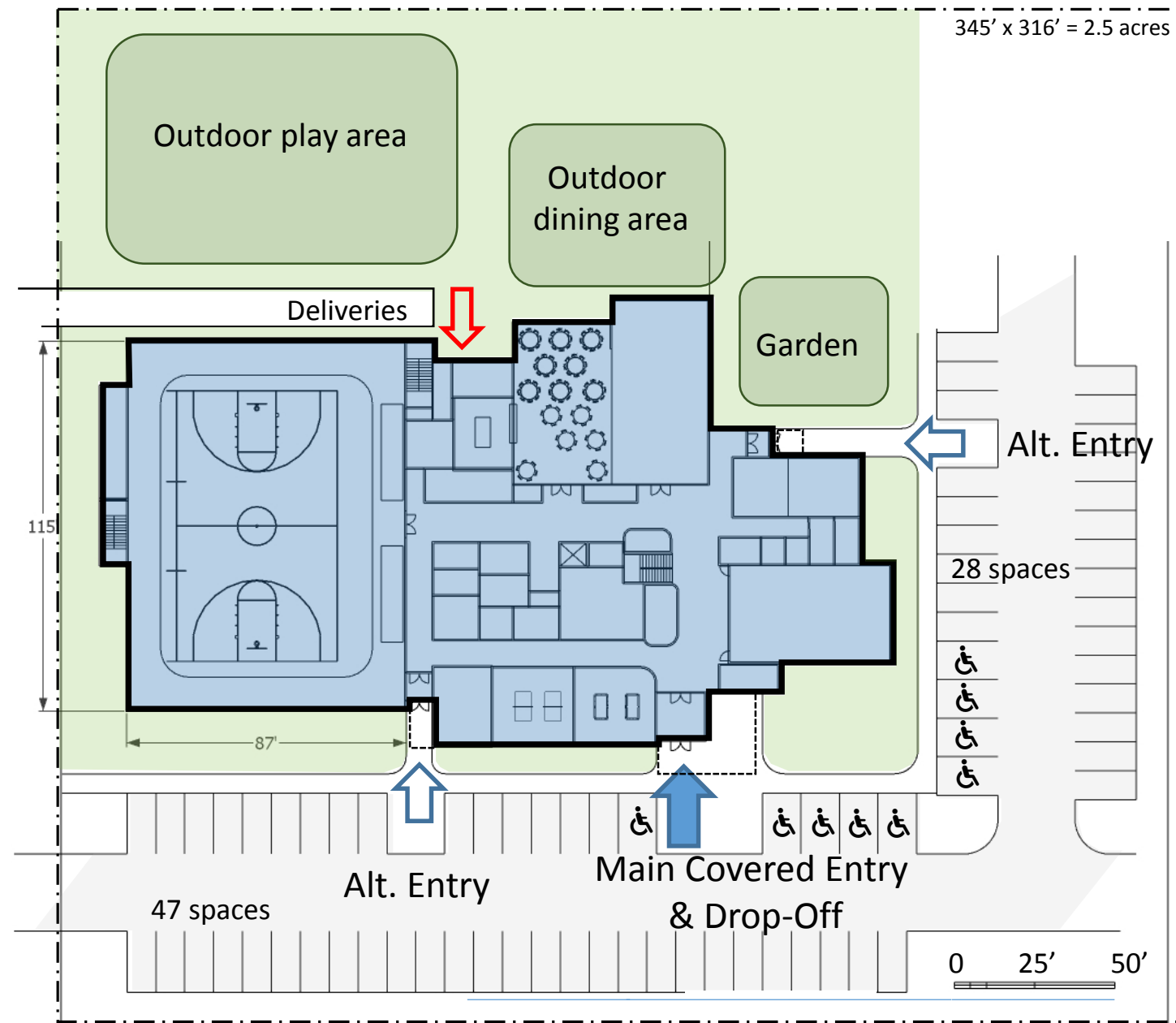
114' x 86' overall plan

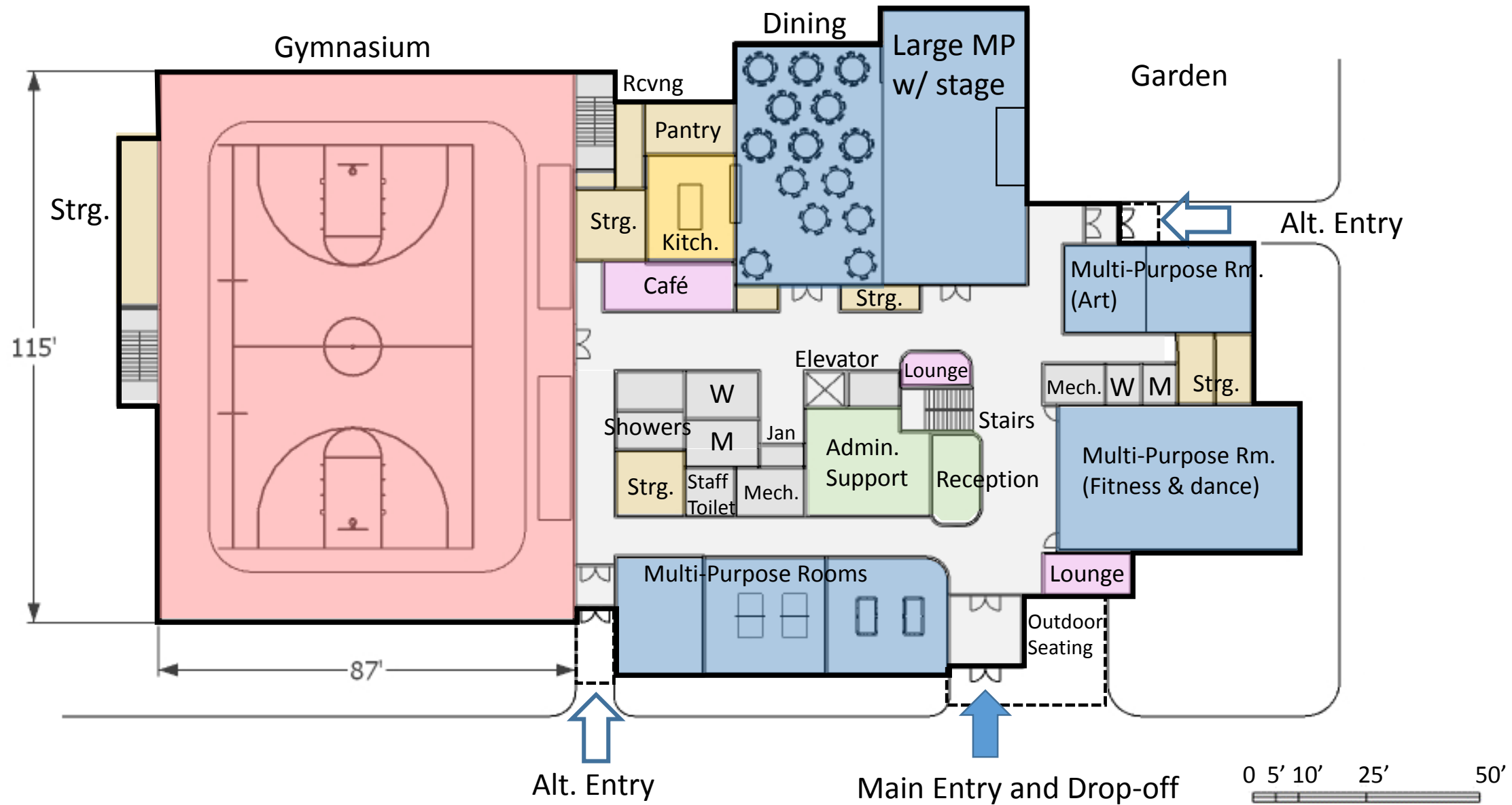
9,804 square feet

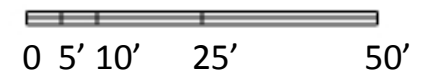


NewCAL Concept Site Plan

- 2 story “fit” plan
- 1st floor ~25,000 GSF
- 2nd floor ~12,000 GSF
- Total ~37,000 GSF
- 75 parking spaces







Thank you!

Newton Center for Active Living

EBC Meeting

April 9, 2019

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Email: newcal@newtonma.org