

## 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. The 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.

## NewCAL Guiding Principles

1. The Center will be designed to promote and support the Mission Statements of the Senior Services and Parks and Recreation Departments.
2. Spaces within this facility will be clustered and programmed to preserve 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 as well as the broader community.
4. The Center will ensure safety and accessibility both inside and outside the facility through thoughtful design and operation.
5. The Center will promote social equality and maximize access to programs and services to those who are unserved or underserved.
6. This facility will be environmentally conscious, strive to be carbon neutral, and will leave a legacy of responsible design and operation.

NewCAL Program Proposed Rooms/Spaces	Net SF (useable space within a room or area)	Examples Uses
<b>Multi-Purpose Activity Spaces</b>		
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
<b>Subtotal</b>	<b>8,400 NSF</b>	
<b>Gymnasium</b>		
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	
<b>Subtotal</b>	<b>13,800 NSF</b>	
<b>Common Space</b>		
Lobby /Lounge /Art & Cultural Displays	600	Lobby/Lounge Area - Visit/Read
Library Pick Up/Drop Off Area (sim size to conf table)	50	
Store	100	Store
<b>Subtotal</b>	<b>750 NSF</b>	
<b>Admin. / Support Services</b>		
Recept/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		
<b>Subtotal</b>	<b>2,100 NSF</b>	
<b>Kitchen &amp; Café</b>		
Juice Bar/Café	200	
Vending	60	
Kitchen (commercial / teaching)	500	Kitchen/Serving Counter
Pantry	200	
Receiving	80	
<b>Subtotal</b>	<b>1,040 NSF</b>	
<b>Support</b>		
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
<b>Subtotal</b>	<b>2,285 NSF</b>	
<b>TOTAL NET SQUARE FOOTAGE</b>	<b>28,375 NSF</b>	
	<b>8,513</b>	<b>30 % Estimated Gross. Factor for Int/Ext Walls Thick., Stairs, Elevators, Corridors, Etc.)</b>
<b>TOTAL BUILDING GROSS SQUARE FOOTAGE</b>	<b>36,888 BGSF</b>	

345' x 316' = 2.5 acres

Outdoor play area

Outdoor dining area

Garden

Deliveries

Alt. Entry

28 spaces

115'

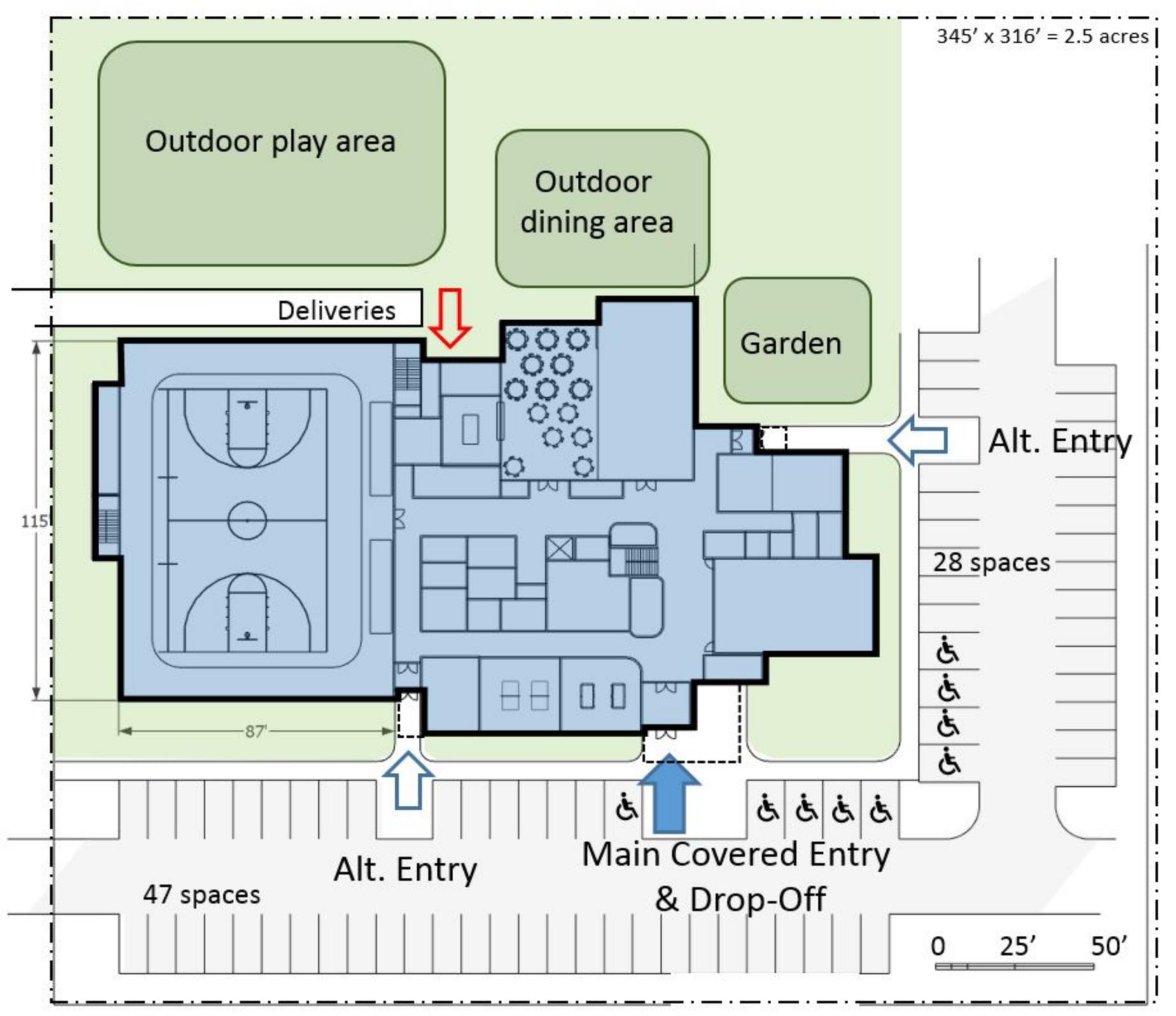
87'

47 spaces

Alt. Entry

Main Covered Entry  
& Drop-Off

0 25' 50'



## Frequently Asked Questions

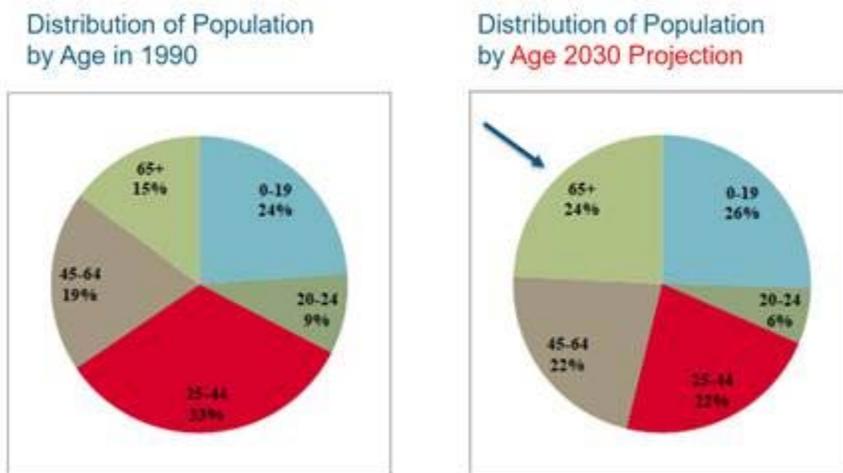
### What is NewCAL?

The Newton Center for Active Living is the name given to the project to address the facility needs of seniors in Newton.

### Why is NewCAL important?

Already making up more than 15% of the City's population, the percentage of residents who are over the age of 65 is greater than the state and national averages and continues to grow. Newton has been designated as an age-friendly community and as such we have committed to combat ageism, isolationism, and barriers that prevent Newton's seniors from aging in place.

### City of Newton Changes in Older Population



Source: Bluestone, B. & Corley, T. (2014 May). Demographic projections for the city of Newton, Massachusetts. Kitty and Michael Dukakis Center for Urban and Regional Policy, Northeastern University.



*The mission of the Department of Senior Services is to optimize quality of life for older adults and those who support them through welcoming, respectful and meaningful opportunities that engage and value older people and empower them to remain independent and to be important assets in our community.*

The current facility, even when using other facilities to compliment it, can no longer deliver the mission statement of Department of Senior Services.

The existing Senior Center is woefully undersized and located on a parcel that is way too small to support the ever-growing program. The existing facility can no longer meet the needs of seniors, and the site does not have enough land area to address these needs. Senior programs have always been offered in buildings throughout Newton, and this practice will continue. This used to be done to deliver programs to seniors who might not be able to access the facility. Now, programs that belong in the central location must be sent elsewhere because there is simply not enough room at the existing Senior Center.

### **What are we going to do with the current Senior Center at 345 Walnut Street?**

This facility will remain a City asset and we look forward to working with the Mayor, City Council, and community to determine the most appropriate use once the NewCAL project is complete.

### **How will we pay for the NewCAL Project?**

The NewCAL project will be paid for within the City budget and will not require an increase in taxes to fund it. Like a mortgage, it will be bonded over a 30-year period, and annual debt payments will come from the City's operating budget. Should the pool facility be included with this project, the funding source would be determined at that time.

### **Why are we building NewCAL and not a Senior Center?**

There is a national movement to transition away from the term "Senior Center." The stigma that some people attach to these locations by name alone prevent them from visiting, obtaining services, participating in programs, and becoming part of the community that exists within those walls. Every space within the current design has been included to meet the needs of seniors. This includes the gym, which will be used for basketball, volleyball, pickleball, badminton, has an elevated walking track, and a variety of other programs that Newton seniors specifically asked for during the community outreach process. The NewCAL Mission Statement also provides insight:

*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.*

### **Why aren't we pursuing a decentralized or "Olympic Village" model?**

The City spent a great deal of time considering this approach and studying a variety of models around the Commonwealth and country. What we found was that the decentralized model was very uncommon in communities of our size. Very large cities have more than one facility that serves seniors, but these are central facilities serving boroughs or large sections of regions within a city. Some smaller towns use the decentralized model out of necessity due to a lack of resources to create a central facility.

Newton is already operating in a decentralized model to some extent. The Senior Services Department already has programs that are offered in a variety of other municipal and private buildings. In some cases, this is done to improve access to programs in areas throughout the City. In many cases, Senior Services is offering off-site programs that we want to be centrally located, but we do not have the available space to offer them at the current Senior Center. This has become increasingly difficult to manage from a staff perspective.

The other challenge with this model is that many seniors are drawn in by fun programs like Zumba, and while at the central location they become aware of financial, social, or emotional services offered by the central staff. In addition, and most importantly, the sense of community that exists within these facilities are a direct result of having a central location where personal relationships and bonds are created among seniors as well as staff. It is this very sense of community that overcomes barriers and helps combat isolationism. In many respects the central location is Newton's 14<sup>th</sup> village. A decentralized model requires additional staff resources to adequately manage due to patrons being spread out at multiple locations. To create a decentralized model, we would need to renovate and repurpose multiple City facilities which would yield a higher up-front capital

investment, a larger long-term capital liability, and increased operational costs.

Some have asked about the use of school facilities, and we confirmed with the School Department that they have no available space during the day, they permit more than 8,000 off-hour non-school programs each year, and they turn away more than twice that annually due to lack of in-demand space. Of note is that gyms are the spaces in highest demand.

### **What has the process been to date?**

The Council on Aging (COA), City Council, and a wide variety of city staff and stakeholders have been working since the Spring of 2018 to identify the primary programs and services to be provided and determine the types and sizes of spaces needed to accommodate them. Supporting this process are the City's project architectural teams, SBA and BH+A, as well as the project management team, NV5. Over the past 15 months, there have been 35 community meetings, listening sessions, Dialog with the Director meetings, City Council meetings, and many others, to solicit as much feedback as possible to determine the needs of Newton's seniors. The team also received hundreds of responses to the public questionnaire from last Fall.

Once completed, the basic building program was presented to the Council on Aging, Community, and City Council, and the team confirmed the approximate size needed for the new facility. This allowed the City to start the site search process. Based on the building size, anticipated parking, and exterior programmatic needs, approximately 2-2.5 acres of land will be required to deliver the full NewCAL program. It was also clarified that sites with existing parking and/or green space would require less land area for the project.

A database of every city-owned parcel as well as several private parcels was created. Any parcel that was too small to accommodate the full program, or had fixed assets that were not realistically moveable, was then listed as not viable, leaving 24 possible sites. This list and the site selection matrix were presented to the community on 6/20/19 and generated significant feedback on a variety of different sites and criteria. Following that meeting, the team started to analyze the list to determine what sites were viable based on the site criteria. This analysis found that 18 of those

24 sites were not viable for a variety of reasons. (Refer to [Hyperlink to Summary Conclusions for NewCal Sites.](#)) These sites were set aside in order to help focus the site selection process. The 6 remaining sites were then analyzed further, including exploring deed restrictions, impact to open space, site logistics, impact to the existing site programs, neighborhood impacts, traffic and parking. These sites were then ranked based on the site selection criteria and weighting system. Albemarle was the top-ranking site when considering all the factors, and this recommendation was ultimately delivered to the Mayor.

### **What is the “program” and how was it developed?**

The program refers to the activities that will take place at the facility and the space requirements needed to provide those activities. The program was developed by meeting with the users which include Senior Services, the Council on Aging and Parks & Recreation to determine the space needs of the project. For NewCAL, the team started by analyzing the current Senior Center facility, spaces within the facility, and current programs and services offered including usage rates and wait lists. The team similarly analyzed the over-55 programs provided by Parks & Recreation. The team also utilized the community survey results, as well as the feedback from all the community meetings, to determine which programs and services were most popular, which new programs and services are in demand, and what additional building spaces or elements were of interest or needed for the senior community.

Additionally, the team went through a process of analyzing the current facility assets both public and private throughout Newton to determine what spaces were in highest demand, and what spaces might be available to supplement our program demands factoring in the time of day when demand exists. All the activities within the current Senior Center were confirmed as being necessary going forward, so all of these were included and space for them increased based on current and projected future demand. The projected usage rate increase was based on the usage rate increases seen when new facilities were opened in communities surrounding Newton. This step alone resulted in a large increase in the size of the new facility. For the new programs and services to be introduced, and those programs which needed more space based on demand, it was determined that the best way to support these demands was by including

ample multipurpose spaces. This approach was a key lesson learned from the team's visits to other senior and community centers, where multipurpose spaces were in the highest demand.

All the spaces included in the current NewCAL program have been planned to meet the needs of seniors. The gym was included to meet the active recreational programming needs of seniors; demand for these programs already exists but the ability to meet it is limited because of the lack of available gym space at the desired times of day. The concept of an elevated indoor walking track in the gym was another element that was brought up during our outreach. The gym also helps meet the space demands for multipurpose rooms, as it can be used for programs like Zumba, yoga, Pilates, etc.

Once the team confirmed the space needs and developed a draft program, it was presented to the COA, Community, and City Council. With the feedback from these groups, a final draft of the NewCAL program was created and has been posted on the NewCAL website.

### **Has Albemarle been chosen as the site for the NewCAL project?**

No, a recommendation has been made to the Mayor by the project team that Albemarle is the top ranked city-owned site. The City is continuing to explore non-city-owned sites throughout Newton.

### **If this facility is sited at Albemarle, will it take any green space?**

The team deeply appreciates the green space in Newton and is committed to preserving it. Design work emphasizes site scenarios that result in no loss of any athletic green space and will explore a range of options that have as little impact on non-athletic green space as possible, including options that yield no net loss of green space at all. These options will be publicly presented, discussed, and vetted. This process will take some time to complete.

### **If this facility is sited at Albemarle, will the tennis and basketball courts be replicated?**

This will be studied including a demand analysis, but ultimately the decision will be made with the Parks and Recreation Department and Parks and Recreation Commission.

### **If the Albemarle site is selected, what will happen to the pool?**

The pool is more than 50 years old and is well past its useful and projected life. Although many repairs have been made as recently as this year, the pool has deteriorated to the point that it is losing millions of gallons of water each summer. The facility is not universally accessible, the pool deck is crumbling, and the support systems are failing. Beyond the condition, being an outdoor pool, which was not designed to be seasonally covered prevents it from being able to serve residents more than 10 weeks a year. Amazingly, in those 10 weeks more than 30,000 people use this facility. The adjacent field house is more than 60 years old, is in worse condition, and provides the only restroom facilities for Albemarle. If this site is selected, the pool and field house will be replaced, and their programs factored into the NewCAL design. This will provide an opportunity to create year-round pool access for people of all ages in Newton. The project will ensure that no user group sees anything but an increase in pool access.

### **What are we going to do to address parking and traffic?**

Traffic and parking studies were recently completed in this area for the Newton Preschool project at 687 Watertown Street (the old Horace Mann School). This study will be complimented by the NewCAL parking and traffic analysis which will identify options to help alleviate traffic issues and identify parking options. The City is currently working with Newton Public Schools to reopen the Education Center parking lot to F.A. Day staff parking to help reduce the parking demand on Albemarle Road. In addition, options to improve the F.A. Day bus drop-off and pick-up, with options that could replace the use of Albemarle Road for this use, will be analyzed. Ultimately the City will need to develop a parking management plan including all the different demands throughout the neighborhood to strike the correct balance of parking needs and neighborhood impact. Traffic and parking studies and recommendations will be discussed and informed by multiple community meetings and hearings.

### **Aside from the area where the pool and field house are, how will the rest of Albemarle be impacted?**

The pathways leading to F.A. Day will not be impacted. The project will not be impacting the athletic fields. The team will be looking to work with the Parks and Recreation Department and Commission to determine what can be done to help improve the site outside of the direct area of impact. The

City will be working to improve walkability, bike-ability, and accessibility throughout the Albemarle area.

### **What are we going to do to address the accessibility and transportation challenges for those seniors who do not live close to Albemarle?**

Regarding transportation, The City recognizes the challenges of this location, but the benefits are quite attractive as well. NewCAL will be working with NewMO, the senior transportation service program to help seniors from all around Newton get to and from the existing and new facility, as well as other locations in demand for seniors. In addition, we will be working to expand senior programming in a variety of locations with a focus on some of our facilities in the southern portion of the city. The City will also be looking to partner with private locations and institutions around Newton for programs, providing another opportunity to improve access to senior programming throughout the city.

### **What are the potential legal challenges with the use of Albemarle for NewCAL?**

The City's Legal Department is aware of the statutes, regulations and laws that apply to projects of this nature and will advise the City accordingly as the details of the project come to light. We deeply respect Article 97 and Chapter 45, as they apply to our wonderful resources here in Newton, and we will certainly follow all of the necessary steps as they apply to this project.

### **What is the process going forward?**

In the coming weeks and months, the team will be engaging with the community, various committees, commissions, and the City Council to continue to discuss the project, program, and site search process. We currently have close to 500 residents on our project email listserv, and if you'd like to be included please email us at [newcal@newtonma.gov](mailto:newcal@newtonma.gov). We are still in the site search process, and there are many steps, and many months, left before we can officially select a site. While we continue to search for privately owned sites, we will start to test fit the facility at the Albemarle site to start to show what can be done to deliver the program in a way that respects Albemarle, its uses, the neighborhood, and the community. Ultimately, for this facility to be sited at Albemarle a vote of the Parks and Recreation Commission and City Council will be needed. That

process will take many months. The overall project timeline is 4-5 years to the end of construction, depending on the length of the approvals process.

### How can I get involved?

Beyond subscribing the listserv, you can check out the project website at <https://newcal.projects.nv5.com/>. There will be lots of opportunities for public comment in a variety of forums for many years to come. These meetings will be posted and noticed at City Hall, at [newtonma.gov](http://newtonma.gov), and on the project website. You can also email any questions or concerns to [newcal@newtonma.gov](mailto:newcal@newtonma.gov), and every one of them will be answered.

### Why don't we just buy land for NewCAL?

To understand this process, the following are the different processes Newton could obtain property for a project like NewCAL:

**Eminent Domain:** The government power to take private property for a public purpose.

Friendly Eminent Domain: Mutually beneficial taking whereby both sides willingly agree to the transaction and just compensation is rendered.

Hostile Eminent Domain: Unfriendly taking whereby private property is taken and just compensation is provided. This is often followed by legal action whereby the court(s) may award additional compensation after the fact.

**Standard Purchase and Sale:** Buyer and seller agree to terms outside of the eminent domain procedure.

A hostile eminent domain is assumed to be an unrealistic approach for the NewCAL project due to a variety of factors, and a standard purchase and sale is the least beneficial from a compensation standpoint. Therefore, our analysis of these options assumes a friendly eminent domain process.

The site selection criteria we have established as being important to the community, also means that the ideal locations are in parts of Newton that are attractive for several other purposes as well. When land is attractive, it also tends to be hard to come by, and expensive to procure. Since we are looking for 2-2.5 acres of land that is complimented by several different attributes listed in our site selection matrix, the likely locations for land

acquisition would be near village centers, and likely commercial properties. Although a cluster of residential properties could also be combined to create the site, the likelihood of convincing numerous contiguous residential property owners to sell at the same time is extremely low. The most likely property type to meet our site selection criteria would be an institution, commercial, or business property. Making this even more challenging is that we must also keep in mind the programmatic demand for direct proximity to green space. A friendly eminent domain taking of an institution, commercial, or business property would require multiple appraisals based on the fair market value, defined as the highest price which a hypothetical willing buyer would be willing to pay to a hypothetical willing seller in an assumer free and open market. In addition, the seller would be entitled to lost revenue and relocation expenses. To be clear, this is all based on Massachusetts General Laws Chapter 79, so there is very little flexibility with this process.

There are a tremendous number of factors when evaluating every parcel. It is also unlikely that we could find multiple contiguous institutional, commercial, and/or business owners willing to sell. Therefore, we are working under the assumption that we would be looking for a single 2+ acre parcel. Parcels of this size do not come on the market very often in Newton, and when they do, the transaction details are often private. Even more rare are the instances in which the City seeks interest in these properties. One known comparable was relatively recently when the City investigated the acquisition of a parcel occupied by a business in a village center. The estimated cost of this acquisition was \$8M-\$10M, and the lot in question was about 10% of the land area we are seeking for the NewCAL project.

To obtain a parcel large enough to contain the NewCAL project, in an area that meets our needs and aligns with our site selection criteria, it will be measured in the tens of millions of dollars. It is for this reason that our primary focus thus far has been the properties currently under the control of the City of Newton. We have, and will continue to, investigate property acquisition opportunities parallel to the further analysis of the Albemarle site.

Lastly, if we are to pursue the acquisition of commercial or business properties, we must not only look at the capital costs, but also the permanent loss of commercial tax base.

### **Why can't we use the West Newton Armory for NewCAL?**

The Armory location is attractive for a variety of reasons, but it also has some significant challenges. The site is about a third of the land area needed to meet the needs of seniors. The existing Armory is a historic facility that was designed and constructed to stop artillery and therefore is very challenging to be converted to meet our needs, and it's too small. On top of this, about a third of the building is underground with no natural light. We have a great deal more information on this location as we spent many months studying it, but it was rejected due to the size, design, and construction of the Armory, and the size of the parcel.

### **Why can't we use the old Horace Mann for NewCAL?**

The building located at 687 Watertown Street is the previous home of the Horace Mann School. Horace Mann recently moved to the old Carr School at 225 Nevada Street. For the past 15 months, the City and Newton Public Schools have been working on the design to convert this facility into the new home for the Newton Early Childhood Program, also known as the Preschool Program. We are scheduled to start construction this winter. Beyond the use that we are designing for, this facility is under the control of the School Committee, and they have already voted to retain it and use it for PreK.

### **Why can't we use 150 Jackson Road, the former Aquinas Junior College?**

This facility currently houses the PreK program. Once they move to the old Horace Mann School, we will begin renovating this building and site for the Lincoln-Eliot School. The site is quite large, but it has an existing school which consumes about half of the site, and the other half will be needed to create field space, playgrounds, staff parking, bus drop-off, and circulation for pedestrians, bicyclists, and visitors. Although there are opportunities to carve out some land area at this location, the programmatic desire to create new green space and potential athletic fields coupled with the programmatic conflicts that NewCAL and Lincoln-Eliot have, resulted in likely compromises to both programs, and a loss of green space at a site

that desperately needs more not less. It was for all of these reasons that this location was not shortlisted.

### **Why can't we use the old Lincoln-Eliot School when they move to 150 Jackson?**

The old Lincoln-Eliot School is in the custody of the School Committee, so they would first need to relinquish control. More importantly however is the fact that this location will be used at the temporary, or "swing," school that children attend while schools like Countryside, Franklin, and Ward are renovated or rebuilt. Without this flexibility, the city would incur significant temporary school construction costs for many decades to come.

### **Why can't we use the Education Center at 100 Walnut Street?**

The Ed Center is another building under the custody of the School Department which means that the School Committee would need to relinquish control to the City. That said, we have analyzed that location during our Preschool site selection process, as well as during the NewCAL process. The Ed Center has seen very little investment in building systems and based on the age of the building it would require a very significant renovation for any change of use. This would yield a total project budget of appx \$45.5M. In addition, we would need to either lease commercial office space at \$1.25M-\$1.5M annually, or we would need to construct approximately 50,000 square feet of office space elsewhere at an estimated total project cost of \$32.5M, to accommodate all the central school administration functions. Lastly, we would need to find homes for the student programs in other school facilities.

### **Why was the Newton Centre Triangle Parking Lot not selected at the preferred site for NewCAL?**

This is a 2.17-acre site located at the heart of Newton Centre. The entire parcel is 94,742 square feet, but the Newton Centre Green, sidewalks, and berms make up 37,592 square feet of the site. The Newton Center Green itself is deed restricted and has several very mature trees on it. This leaves 57,150 square feet of buildable area. Further complicating this site is the fact that the lot is triangle shaped which makes for an inefficient ground floor design. The only way to accommodate the NewCAL program on this site without a loss of the much-needed parking for Newton Center, would be to construct a couple levels of parking structure, either below grade,

above grade, or both. The ground floor could either be NewCAL spaces, or mixed-use development with all the NewCAL functions on the floors above this. The gym would be difficult, but not impossible, to construct above the ground floor. It is highly unlikely that the proposed gym could fit on the ground floor when factoring in all the site circulation and ground floor needs, but with enough compromises this could be accomplished. The most likely development scenario if this site were to be selected, would be a few levels of below grade parking structure, followed by ground level retail. At the second floor, the building could project out from the first floor to help square off the building slightly for efficiency purposes. This would likely yield the 2<sup>nd</sup> and 3<sup>rd</sup> floors for NewCAL programming. Floors above this could be used for residential and commercial purposes. The reason that retail, residential, and commercial is included in this scenario is that any use of this site for NewCAL would be extremely costly. The inclusion of mixed-use development would help offset the investment needed at this site and make the project more financially viable. The benefits of this site are accessibility and proximity to a village center and amenities. The drawbacks are the lack of enough exterior programmatic space to support pedestrian and vehicular site circulation, as well as a lack of green space. Green space could be accommodated on the roof of the structure, but this would add cost and complexity to the project. The other challenge with this site is that the density needed to offset the large development cost could detract from the sense of identity that is a priority. The type of facility and the location would be attractive to some, but also an overwhelming barrier to others. If the development of this site was done strictly for NewCAL while preserving the parking for Newton Center, it would likely be cost prohibitive. If the development were to include mixed-use to help offset the development costs, considerable time would be needed to go through the City's reuse process, engage with a developer, go through design and permitting, and ultimately construct the project. This would likely push the project completion to 10 years from now. Due to these issues and challenges this location was not selected to be further evaluated as one of our shortlisted sites.

Site	Location	Lot Size - Square Feet	Distance From Walnut-Beacon	Building Area - Square Feet	Building Age	Use/Program
City Hall	1000 Commonwealth Avenue	432308		81000	1932	Multiple city departments utilize City Hall for a wide variety of functions. Spaces are rented, and programs are held there frequently.
			2554			
Main Library	330 Homer Street	200635	1905	93000	1991	Library, rentals, programs, etc Auburndale Improvement Society operates the main floor as a community library. Friends of the Library use the basement for books donations and periodic book sales.
Auburndale Branch Library	371 Auburn Street	18926		4830	1927	
			12724			
Waban Branch Library	1608 Beacon Street	45833		6378	1929	Waban Improvement Society operates the main floor as a community library. Public Buildings Department uses the basement as a wood shop.
			6811			
Nonantum Branch Library	144 Bridge Street	11517		7364	1957	Ciociaro Social Club rents and operates out of the main floor.
			10982			
Newton Corner Library	124 Vernon Street	8000	10560	10032	1848	Newton Innovation Center
1294 Centre Street	1294 Centre Street	16160	3377	6050	1927	Under Renovation.
Senior Center	345 Walnut Street	25909	6705	9850	1938	Senior Services and Programs
Crystal Lake Bath House	16 Rogers Street	24000	2558	9581	1931	Recreation Swimming Summer Only
Hawthorne Field House	17 Hawthorne Street	20000		5752	1950	After School and Summer Programs, leagues, rentals
			10137			
70 Crescent Street	70 Crescent Street	40000	9979	3208	1930	Rec Maintenance and currently in re-use process.
Recreation Garage Crescent	70 Crescent Street	Inc Abv	9979	4600	1940	Rec Maintenance and currently in re-use process.
Lower Falls Community Center	545 Grove Street	371358	13939	10519	1958	Daycare, After School and Summer Programs, leagues, rentals
Upper Falls Community Center	45 Pettee Street	20000		13418	1955	Daycare, Summer Programs, leagues, rentals
			7392			
Albemarle Field House	250 Albemarle Road	3600	10190	2072	1956	Senior Programs and Summer Camps
Forte Park Field House	229 California Street	4000	13041	750	1990	Bathrooms for the Field
Auburndale Cove Field House	West Pine Street	900		1329	1967	Ice Skating Warming Center and Rentals
			14520			
Burr Park Field House	142 Park Street	3000	10454	5200	1919	Daycare and Summer Programs
Cabot Park Field House	101 East Side Parkway	4260	7814	1264	1926	Daycare and Summer Programs
Lyons Field House	Lyons Field	Inc Abv	13569	1050	2013	Bathrooms for the Field
Newton Center Field House	69 Tyler Terrace	107000		5250	1892	After School and Summer Programs, leagues, rentals
			2688			
Newton Center Metal Storage Building	Tyler Terrace	Inc Abv		1200	1980	Untreated Storage
			2324			
Bobby Braceland Field House	98 Pennsylvania Avenue	200	9134	800	1965	Untreated Storage
Nahanton Park Field House	Nahanton Park	15000	11932	2090	1996	Summer Programs
Gath Pool Facility	256 Albemarle	28900	9979	10350	1965	Recreation Swimming Summer Only
Quinobequin Pump Station Building	136 Quinobequin	67350		4596	1980	Sewer Pump Station
			11352			
Elliot Street Pump Station Building	391 Elliot Street	26130		1500	1990	Sewer Pump Station
			8395			

Site	Location	Lot Size - Square Feet	Distance From Walnut-Beacon	Building Area - Square Feet	Building Age	Use/Program
Elliot Street DPW Stable	74 Elliot Street	480443	5596	15858	1927	DPW Operations Center, Foremen/Supervisors, Dispatch, employee lockers, break room, Repair and Maintenance of fleet and equipment
Elliot Street DPW Garage	70 Elliot Street	Inc Abv	5755	10500	1959	Repair and Maintenance of fleet and equipment
Elliot Street Salt Shed	70 Elliot Street	Inc Abv	6072	7800	1994	Salt Storage
DPW Utilities Building	60 Elliot Street	Inc Abv	5491	21664	1935	Utilities Dept operations center, parts and equipment supply center.
Public Buildings	52 Elliot Street	52557	5385	7640	1968	Public Buildings Operations Center
Craft Street Stable-DPW OPS Center	90 Craft Street	179301	9028	18900	1894	DPW Operations Center, Foremen/Supervisors, Dispatch, employee lockers, break room, Repair and Maintenance of fleet and equipment. Traffic Division and Environmental Affairs Division.
Craft Street Garage	110 Craft Street	Inc Abv	8976	26775	1919	Repair and Maintenance of fleet and equipment. Traffic Division and Environmental Affairs Division.
Craft Street Salt Shed	110 Craft Street	Inc Abv	8606	6305	2013	Salt Storage
Craft Street Storage Building	110 Craft Street	Inc Abv	8500	3570	2013	Untreated Storage of street sweepers, trucks, etc
Craft Street Wash Building	110 Craft Street	Inc Abv	8870	1056	1987	Wash bay used to wash fleet equipment
Craft Street Sweeper Shed	110 Craft Street	Inc Abv	8606	900	1980	Sweeper brush storage
Rumford Avenue Landfill Office	Rumford Avenue	2127597	13675	400	1950	Staff Office
Manet Road Reservoir Gatehouse Building	2 Manet Road Rear	372379	9398	1507	1925	Reservoir Gatehouse
Waban Hill Reservoir Gatehouse	Ward Street	220450	8553	214	1875	Reservoir Gatehouse
Fire Station #1	241 Church Street	27650	10032	14808	1965	Fire Station
Fire Station #2	1750 Commonwealth Avenue	24275	9240	24700	1964	Fire Station
Fire Station #3	31 Willow Street	60850	3815	23973	2017	Fire Station
Fire Station #4	195 Craft Street	30838	9504	14780	1955	Fire Station
Fire Station #7	144 Elliot Street	60352	6441	16100	1955	Fire Station
Fire Station #10	755 Dedham Street	42500	12566	6731	2015	Fire Station
Fire Headquarters	1164 Centre Street	Inc Abv	3652	6130	1928	Fire Prevention and Chief's Offices
Fire Wires Building	755 Dedham Street Rear	Inc Abv	12619	4036	2015	Fire and Wires Division bays, storage, and offices.
Manet Road Communications Building	2 Manet Road	Inc Abv	9451	836	2016	Emergency Communications
Ober Road Communications Building	Ober Road	10545	11510	160	2018	Emergency Communications
Police Headquarters	1321 Washington Street	79724	8712	20676	1932	All Police Functions except for Detectives Division and Community Services
Police Garage	1321 Washington Street Rear	Inc Abv	8923	7548	1959	Police fleet maintenance and evidence secure storage.
Police Annex	25 Chestnut Street	28528	8236	4528	1925	Detectives Division and Community Services
Jackson Homestead	527 Washington Street	41422	9504	7212	1809	Historical museum and archives
Kennard Estate	246 Dudley Road	20000	9926	15715	1907	Parks and Recreation Headquarters

Site	Location	Lot Size - Square Feet	Distance From Walnut-Beacon	Building Area - Square Feet	Building Age	Use/Program
Brigham House	20 Hartford Street	28622	3640	5081	1883	Private Community Center 15+ years into the 99 year lease
150 Jackson Road	150 Jackson Road	248844	10296	102264	1965	Occupied by NECP/NPS
Angino Farm	303 Nahanton Street	98406	12302	5028	1855	Newton Community Farm operate the farm under a 20 year license from the City
Angier School	1697 Beacon Street	291730	7075	76500	2015	Elementary School 24 CR's
Bowen School	280 Cypress Street	105000	6177	69535	1952	Elementary School
Burr School	171 Pine Street	376730	12196	55399	1967	Elementary School
Cabot School	229 Cabot Street	99822	6758	84186	1929	Elementary School 24 CR's
Carr School	225 Nevada Street	340560	10824	53532	1936	Elementary School
Countryside School	191 Dedham Street	322065	6652	49612	1953	Elementary School 23 CR's
Franklin School	125 Derby Street	237611	11510	62746	1939	Elementary School 21 CR's
Lincoln-Eliot School	191 Pearl Street	62069	10982	51074	1939	Elementary School
Horace-Mann School	687 Watertown Street	69433	8817	40600	1965	Elementary School
Pierce School	170 Temple Street	160122	7814	36050	1951	Elementary School 16 CR's
Memorial-Spaulding	250 Brookline Street	243333	13252	68775	1954	Elementary School
Mason Rice	149 Pleasant Street	174000	2087	43000	1959	Elementary School
Underwood School	101 Vernon Street	43856	10876	43300	1924	Elementary School
Ward School	10 Dolphin Road	137650	8395	38000	1928	Elementary School
Williams School	141 Grove Street	134887	12091	41700	1950	Elementary School
Zervas School	30 Beethoven Avenue	283916	2952	78800	2017	Elementary School 24 CR's
Bigelow Middle School	42 Vernon Street	122350	10929	92500	1967	Middle School
Brown Middle School	125 Meadowbrook Road	360183	9134	148000	1956	Middle School
Day Middle School	21 Minot Place	373413	9873	151301	1971	Middle School
Oak Hill Middle School	130 Wheeler Road	456280	8712	96200	1936	Middle School
Education Center	100 Walnut Street	164663	9504	70000	1928	Central Administration and Alt Ed Programs
Newton North High School	457 Walnut Street	1045658	5177	410000	2010	High School
Newton South High School	140 Brandeis Road	1458270	8289	385000	1959	High School
Albemarle	Albemarle Road	735508	9926	NA	NA	Football, Basketball, Baseball, Soccer, etc
Auburndale Cove	West Pine Street	1647688	14648	NA	NA	Tennis, Baseball, Basketball, Playgrounds
Braceland	1146 Chestnut Street	381980	9187	NA	NA	Tennis, Baseball, Basketball, Soccer, Playgrounds
Bowen Upper Playground	Langley Path	402500	6600	NA	NA	Baseball, Basketball, Soccer, Playgrounds
Boyd Park	20 Jackson Road	100000	11457	NA	NA	Basketball, Baseball, Playground
Bullough's Pond	Bullough Park	61500	2995	NA	NA	Passive Recreation
Burr Park	142 Park Street	220000	10507	NA	NA	Tennis, Baseball, Basketball, etc
Cabot Park	3 Parkview Avenue	500000	7814	NA	NA	Tennis, Baseball, Basketball, Playgrounds
Captain Ryan's Park	1321 Washington Street	22000	8764	NA	NA	Passive Recreation
Carleton Park	55 Carleton Street	4700	11352	NA	NA	Passive Recreation
Chaffin Park	124 Vernon Street	39793	10560	NA	NA	Passive Recreation
Charlesbank Playground	26 Nonantum Place	20000	11880	NA	NA	Playground
Clafflin Playground	466 Lowell Avenue	51004	3960	NA	NA	Dog Park
Cold Springs Park	1187 Beacon Street	2860000	1576	NA	NA	Tennis, Baseball, Basketball, Soccer, Trails, etc

Site	Location	Lot Size - Square Feet	Distance From Walnut-Beacon	Building Area - Square Feet	Building Age	Use/Program
Old Cold Springs Park	81 Dunklee Street	Inc Abv	2449	NA	NA	Baseball, Trails, and Dog Park
Coletti-Magni Park	386-392 Watertown Street	20000	10876	NA	NA	Passive Recreation
Cronin's Cove	Lake Avenue	20000	2111	NA	NA	Passive Recreation
Crystal Lake	Lake Avenue	84000	2487	NA	NA	Passive Recreation and Swimming
Davis Playground	Eden Avenue	71094	10718	NA	NA	Basketball, Softball, Playground, etc
Edmands Park	Blake Street	1602100	5860	NA	NA	Passive Recreation
Eliot Memorial Park	Eliot Memorial Road	8000	8659	NA	NA	Passive Recreation
Elmwood Park	Elmwood Avenue	27712	6969	NA	NA	Passive Recreation
Emerson Playground	1 Pettee Street	105000	7180	NA	NA	Basketball, Softball, Soccer, Playground, etc
Farlow Park	129 Church Street	163875	10507	NA	NA	Basketball, Baseball, Soccer, etc
Forte Park	235 California Street	262102	13147	NA	NA	Basketball, Baseball, Softball, Soccer, Playground, etc
Hunnewell Playground	Grasmere Street	199217	13305	NA	NA	Softball, Soccer, Lacrosse, etc
Hyde Playground	90 Lincoln Street	45492	3812	NA	NA	Baseball, Softball, Soccer, Playground, etc
Islington Oval	Islington Road	64000	14889	NA	NA	Passive Recreation
Kennard Park	246 Dudley Road	2091035	9768	NA	NA	Passive Recreation, Dense Forests, and Trails
Levingston Cove	Lake Avenue	Inc Abv	2024	NA	NA	Passive Recreation
Lowell Park	Lowell-Watertown	31347	9134	NA	NA	Passive Recreation
Lyons Park	Comm Ave Auburndale	Inc Abv	13728	NA	NA	Baseball and Passive Recreation
Nahanton Park	455 Nahanton Street	2470563	11299	NA	NA	Soccer and Passive Recreation
Newton Centre Green	1221 Centre Street	60740	3397	NA	NA	Passive Recreation
Newton Center Playground	81 Tyler Terrace	672790	3181	NA	NA	Basketball, Baseball, Softball, Playground, Tennis, etc
Newton Highlands Playground	Winchester Street	546945	4799	NA	NA	Football, Tennis, Basketball, Baseball, etc
Pelligrini Playground	11 Hawthorn Street	183577	9926	NA	NA	Tennis, Basketball, Playground, Passive Recreation, etc
Reverand Ford Playground	Curve Street	58088	9873	NA	NA	Playground and Passive Recreation
Richard McGrath Park	1600 Washington Street	459769	8659	NA	NA	Tennis, Baseball, Softball, Soccer, etc
Richardson Playground	Allen Avenue	130000	3904	NA	NA	Baseball, Soccer, Playground, etc
River Street Playground	River Street	70560	10876	NA	NA	Playground
Solomon Schechter Playground	Stein Circle	127687	14942	NA	NA	Tennis, Baseball, Softball, Playground, etc.
Spears Park	Washinton-Walnut Park	14027	9820	NA	NA	Passive Recreation
Stearns Park	54 Jasset Street	146473	11774	NA	NA	Baseball, Softball, Soccer, Basketball, Playground, etc
Veteran's Memorial Park	Washington-Lewis Terrace	24480	9187	NA	NA	Passive Recreation
Ward Park	Montrose Street	150250	8553	NA	NA	Basketball, Baseball, Softball, etc
Warren Lincoln Playground	44 Montclair Road	235882	6019	NA	NA	Baseball, Softball, Soccer, Playground, etc
Washington Park	Washington Park	46220	6811	NA	NA	Passive Recreation
Webster Park	Warren Street	313634	6336	NA	NA	Passive Recreation
Weeks Park	31 Lockley Road	653724	3365	NA	NA	Soccer, Lacrosse, and Tennis
Wellington Playground	Kilburn Road	84238	9979	NA	NA	Tennis, Basketball, Playground, etc
West Newton Commons	Elm-Webster	158114	9504	NA	NA	Baseball, Softball, Soccer, etc
Riverside	333 Grove Street	660000	12883	NA	NA	New Development

Site	Location	Lot Size - Square Feet	Distance From Walnut-Beacon	Building Area - Square Feet	Building Age	Use/Program
Northland	Needham Street	994400	8395	NA	NA	New Development
NEMBF Site	82-84 Needham Street	63416	5913	NA	NA	Lot For Sale
Commonwealth Golf Course	212 Kenrick Street	3124000	10137	NA	NA	Public Golf Course
Newton Cemetery	791 Walnut Street	4419631	2964	NA	NA	Cemetery
West Newton Armory	1135 Washington Street	33150	7656	30363	1,910	State Property For Sale
Newton Centre Triangle	Beacon-Langley-Centre	75900	3614	NA	NA	Municipal Parking Lot
Avery Woods	351 Craft Street	264000	10454	NA	NA	Dense Wooded Area
Former Pine Street Dump	Pine Street	443309	11985	NA	NA	Dense Wooded Area and Old City Dump
Webster Woods	416 Hammond Pond Parkway	5016000	7814	NA	NA	Passive Recreation. Dense Forest. Hiking Trails.
West Suburban YMCA	276 Church Street	274342	9609	80704	1935	Private Non-Profit Recreation Facility

Site Selection Criteria Matrix



Alternative Site Location Criteria

	Maximum Possible Points	Newton Center							Oak Hill		Newtonville	Nonantum			Newton Corner		West Newton			Auburndale	Waban	Lower Falls		Upper Falls	
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
		Old Cold Springs Park	New Cold Springs Park	Newton Center Field House - Tyler Terrace	Weeks Park	Newton Center Playground	Bowen Upper Playground	Ward Park	Solomon Schechter Park	Nahanton Park	Cabot Park	Pelligini Playground	Stearns Park	Forte Park	Burr Park	West Suburban YMCA	Richard McGrath Park	West Newton Commons	Albemarle Field	Lyons Park	Warren Lincoln Playground	Lower Falls Community Center	Riverside Development	Braceland Playground	Northland Development
<b>A Geographic Site Facts</b>																									
01	Distance from the center of Newton (Walnut/Beacon streets) - miles	0.5	0.3	0.0	0.0	0.7	1.3	1.6	2.8	2.1	0.0	0.0	0.0	0.0	2.0	1.8	0.0	1.8	0.0	0.0	1.1	2.6	2.9	0.0	1.8
02	Size of site (acres)	21.6	41.3	2.5	15.0	14.8	9.2	3.4	2.9	56.7	11.6	4.2	3.4	6.0	5.1	6.3	10.6	3.6	16.9	3.0	5.4	8.5	22.5	8.8	11.1
03	Distance from existing Senior Center (345 Walnut Street) - miles	2.0	1.8	1.9	2.2	1.4	2.5	1.8	4.4	3.7	0.7	0.9	1.5	1.7	1.8	1.2	1.8	1.4	1.3	2.7	2.4	3.6	3.2	3.5	3.0
04	Avoids legal restrictions, City owned land																								
05	Maximizes Parks & Recreation support																								
<b>B Programmatic and Philosophical Criteria</b>																									
06	Geographically centered within the City																								
07	Provides ease of access to the site																								
08	Meets the programmatic requirements																								
09	Proximity to a village center																								
10	Proximity to amenities that support seniors																								
11	Allows for the creation of a distinct identity																								
<b>C Site Criteria</b>																									
12	Provides outdoor program space and green space																								
13	Minimizes site development challenges (including avoiding potential wet lands)																								
14	Minimizes off-site traffic impact																								
15	Provides year round safe pedestrian site circulation and access, promotes walkability																								
16	Maximizes efficient use of the site and allows for future expansion																								
17	Meets parking demand while minimizing on-site paving																								
18	Minimizes tree removal and maximizes tree preservation																								
<b>D Site Cost and Schedule Impact Criteria</b>																									
19	Provides reasonable site development capital costs																								
20	Allow for reasonable project schedule																								
<b>E</b>	<b>Total Site Score:</b>	108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

## Summary Conclusions for NewCAL: Sites not Shortlisted

### **Nahanton Park:**

This parcel is comprised on 56.7 acres in Oak Hill. It ranked very low on the NewCAL Site Selection Matrix for a variety of reasons. The parcel is made up mainly of dense woods and riverfront. Although there are a few open areas, they are currently programmed and not easily moved. The park has a conservation restriction, and it is highly unlikely to be a favorable site for NewCAL by anyone in Newton. Aside from the open space and natural benefits, there are no amenities, village centers, public transportation options, or other supporting elements within a reasonable distance from this site. In addition, the only non-wooded area suitable for siting the new facility is more than a quarter mile from the closest public and utility access point. This site would be cost prohibitive from a development perspective and would likely require years of legal hurdles that may prove insurmountable. For all these reasons, this is not the preferred site for the NewCAL Project.

### **West Suburban YMCA:**

This site is comprised of 6.3 acres in Newton Corner next to the Mass Pike. This site is not controlled by the City of Newton but was raised as a possible site by the YMCA provided both programs could coexist, and certain site challenges could be addressed. Approximately 80% of the site is either undevelopable or has fixed existing assets. Depending on the level of investment, the developable area ranges from 1-1.5 acres. The theory is that NewCAL could be built where the soccer field and track currently exist. This would require elevating these elements to sit above NewCAL. In addition, the YMCA has significantly less parking than they need, and are therefore looking for an expansion of parking as part of the use of this site for NewCAL. The only conceivable method to deliver this is a parking structure built as part of the site development package. Keeping in mind that all these improvements would be subject to public construction, the costs to develop this site, construct NewCAL, and replicate the track and field, would far exceed our project budget. In addition, the location did not have a supporting amenities or close village center. Between the budget and site challenges it is very unlikely that the NewCAL program could be met at this site. For all these reasons, this is not the preferred site for the NewCAL Project.

### **Solomon Schechter Playground:**

This site is 2.9 acres and is in Oak Hill directly adjacent to the Solomon Schechter Day School. Based on the size of this site and the site challenges, this entire site would need to be taken over to utilize for NewCAL. This would essentially remove this as an open space asset in its entirety. Replication of the current programs would be extremely challenging in the neighborhood based on limited city-owned assets within a reasonable distance. The very remote location would be a barrier to the senior population. There are no direct street access points to this site, which would mean that most of the parking would have to be located on site. Due to the site constraints it is unlikely that the NewCAL program could be met at this site. Additional consideration was given to the fact that the redevelopment of this site would remove it as a supporting asset to the local community as well as the Solomon Schechter Day School which uses this space as part of their exterior programmatic functions. For all these reasons, this is not the preferred site for the NewCAL Project.

### **Ward Park:**

This site is 3.4 acres located in Newton Centre directly adjacent to the Ward Elementary School. Based on the limited street adjacencies, and width of those streets, most of the site would need to be developed to meet the building, parking, and site program. This location lacks amenities or proximity to village centers. The current programs and open space would be very difficult to replicate in the immediate vicinity due to the lack of city-owned assets in the neighborhood. Access to this location would be a barrier due to the remote location and dense neighborhood. For all these reasons, this is not the preferred site for the NewCAL Project.

### **Riverside Development:**

This site is 22.5 acres located in Lower Falls directly adjacent to Route 128 and is the site of a proposed mixed-use development. The concept was floated that NewCAL could possibly find a home within the new buildings being proposed at this location. Although the prospect of space provided within this facility as a no-cost community benefit is intriguing, multiple challenges exist. It is unclear if the current proposed Riverside Project will be permitted. It is unclear if this community benefit would be on the table considering the potential mitigation requests in the surrounding neighborhood. It is unclear how long it could take for this project to be

permitted. It is unclear if the project as currently constituted would remain as-is, even if it were eventually permitted. The concept of NewCAL being part of a much larger complex yielded concerns about a loss of distinct identity and could be an overwhelming barrier for some residents. Although the potential development could bring amenities to site, the market may not follow or sustain the development intent. Based on the limitation of the site and the confines of working within a private development asset, programmatic compromises if not sacrifices would likely occur. For all these reasons, this is not the preferred site for the NewCAL Project.

### **Lyons Park:**

This site is 3 acres located in Auburndale backing up to the Charles River. The site sits within flood planes from the Charles River, and is located more the 20 feet below the adjacent Commonwealth Avenue grade, 30 feet below the adjacent Islington Road and Regina Road grades. The site is essentially a bowl that sits within a few feet of the Charles River water level. The site is currently used for baseball, and has field lights, stands, and a new field house. It is very actively used. The site is close to Auburndale Square and is quite accessible from a location perspective. However, the site topography would make programmatic accessibility extremely difficult and would yield significant barriers for the users. Additionally, the high-water table and low grade would present significant site development challenges. The current site functions would need to be replicated at another site within the adjacent neighborhood, which although possible, would require significant capital investment. Although it is believed that the NewCAL program could be met at this site, the barriers coupled with the site development challenges yielded the conclusion that this is not the preferred site for the NewCAL Project.

### **Bowen Upper Playground:**

This site is 6 acres located in Thompsonville on a parcel behind and above the Bowen Elementary School site. Only about 3 acres of this site is developable, and the parcel is long and linear tapering down to less than 100 feet wide at the south end. The only vehicular access to this site is via Langley Path which is very narrow. The lack of adjacent street parking would mean that the entire site would need to be taken to accommodate the NewCAL Program. This would displace the baseball fields, basketball courts, and remaining open space. This is the only open space in

Thompsonville, so replication of the current site functions would need to occur outside of the village. Although the site is in the center of Thompsonville, it does not have the desired adjacent amenities. Access to this location is seen as a potential barrier. The narrow linear site presents development challenges that will require the use of more open space than would otherwise be necessary. Although it is believed that the NewCAL program could be met at this site, the barriers coupled with the site development challenges yielded the conclusion that this is not the preferred site for the NewCAL Project.

### **Forte Park:**

This site is 6 acres located in Nonantum adjacent to the Charles River. Approximately 4 acres of this site are developable, but the site is completely programmed with a variety of active recreational uses. A formal baseball and soccer field is fully lit with bleachers and supporting parking. Basketball and bocce courts as well as a playground and field house compliment this active field site. Although this location has many attributes that make it attractive based on the evaluation criteria, all the functions on the site would need to be replicated in the neighborhood and based on the land area needed there are no realistic mitigation solutions. Additionally, even if we were able to replicate all these functions elsewhere, the cost to do so would make this site cost prohibitive. Although it is believed that the NewCAL program could be met at this site, the mitigation development costs to replicate the current site functions yielded the conclusion that this is not the preferred site for the NewCAL Project.

### **Lower Falls Park (Hamilton Playground):**

This site is 8.5 acres located in Lower Falls adjacent to the Lower Falls Community Center. This site has two baseball fields, a soccer field, a playground, basketball and tennis courts, and a community center. The site has the land area to accommodate the full NewCAL program, but the location is remote and has no amenities or village centers in close proximity aside from leaving Newton to visit Wellesley. This is the only open space in Lower Falls, so replication of any current site programming would have to occur outside of Lower Falls. Although it is believed that the NewCAL program could be met at this site, the mitigation development costs to replicate the current site functions, coupled with the inability to replicate

those functions within Lower Falls, yielded the conclusion that this is not the preferred site for the NewCAL Project.

### **Northland Development on Needham Street:**

This is a 23-acre mixed use development site on the North side of Needham Street in Upper Falls. When the NewCAL site selection process started, it was desired to evaluate whether a few acres of this site could be obtained for the NewCAL project. At this point the project is far enough along that the current plans do not afford the land area needed for NewCAL. For the purposes of this exercise we evaluated the south side of Needham Street where the developer owns property that may be developed with NewCAL included, or potentially acquired. The primary concern with this location is the uncertainty with development, and development schedule, for all the properties in this area. The location itself is close to amenities and a village center, but the traffic and density was a potential barrier to residents. The acquisition of prime commercial property is seen as being cost prohibitive and detracting from our commercial tax base. The possibility of land area being included as part of a future community benefit or mitigation effort, is seen as very uncertain and ties the NewCAL project schedule to a development schedule that doesn't currently exist. Although it is believed that the NewCAL program could be accommodated somewhere at this location, without a tangible schedule or development scenario that includes NewCAL, this site was not seen as a realistic option. Even if an option were to materialize at this location, this site would still not rank in the top tier of options for this project. It for all these reasons that this is not the preferred site for the NewCAL Project.

### **Burr Park:**

This is a 5.1-acre site located in Newton Corner. The site includes a soccer and baseball field, spray park, field house, tennis and volley ball courts. This site has the land area to accommodate the NewCAL program, but it lacks adjacent amenities or village centers. Some street parking would be possible, but most of the parking would need to occur within the open space. Replication of the current site programmatic functions could not occur within Newton Corner. The closest parks where these functions could be replicated are Cabot and Ward Park which are both well removed from Burr Park. It is believed that due to the inability to mitigate the loss of current site programming, obtaining Parks and Recreation Commission or

community support for this site would be very challenging as well as cost prohibitive. It is for these reasons that this is not the preferred site for the NewCAL Project.

### **Warren Lincoln Playground:**

This is a 5.4-acre site located in Waban just outside downtown Waban. Only about 4 acres of the site are developable, but it's anchored by a regulation baseball field with junior soccer fields in the outfield and complimented by a playground. This site is fully programmed, and it would be almost completely taken over if used for the NewCAL Project. The proximity to downtown Waban and public transit is a benefit to this location. The site is accessible and barrier-free. Some of the parking demand could be met by the adjacent streets. The drawback to this site is that there is not enough land area to preserve much open space or park functions for Waban. Although there are other parks in Waban, none of them have the available, unprogrammed, land area needed to replicate the current site functions at Warren Lincoln Playground. It is believed that due to the inability to mitigate the loss of current site programming, obtaining Parks and Recreation Commission or community support for this site would be very challenging as well as cost prohibitive. It is for these reasons that this is not the preferred site for the NewCAL Project.

### **Braceland Playground (Upper Falls Playground):**

This is an 8.8-acre site in Upper Falls adjacent to the east side of the Charles River. The site is broken up into a 3-acre lower field and a 5.8-acre upper field. There is a 26-foot elevation change between the two fields. The lower field sits directly adjacent to the river and has no existing vehicular access. It would be cost prohibitive and very inefficient to build on the lower field. The upper field has a regulation baseball field, junior soccer fields, tennis courts, a field house, parking lot, and small playground. Although this site could accommodate the NewCAL program, replication of the current site programs could not realistically be achieved in Upper Falls. There are only two other city-owned sites in Upper Falls large enough to accommodate these functions. The Emerson Playground is one site, but it is already completely programmed out. The other site is the Elliot Street DPW Yard, but the cost to redevelop and consolidate the buildings and functions at this location would be extremely cost prohibitive. It is believed that due to the inability to mitigate the loss of current site programming,

obtaining Parks and Recreation Commission or community support for this site would be very challenging as well as cost prohibitive. It is for these reasons that this is not the preferred site for the NewCAL Project.

### **West Newton Commons:**

This is a 3.6-acre site in West Newton which is just slightly to the northwest of the village center. The site includes a regulation baseball field, junior soccer field, fenced playground, and is lined with mature trees along the entire perimeter. To realistically use this site, we would need to replicate all current functions, and there would be little open space left after the NewCAL program was delivered. Although West Newton has a few pocket parks, like Wellington and Davis, none of them have the land area programmed or passive that could accommodate the current functions offered at the Commons. The closest location to replicate these functions would be the fields adjacent to the Burr School in Auburndale. Even though there are significant replication challenges to this site, it is desirable from a location and development perspective. It is close to amenities and a village center. It's accessible and barrier-free, and it has complimentary street parking surrounding the site. However, it is believed that due to the inability to mitigate the loss of current site programming, obtaining Parks and Recreation Commission or community support for this site would be very challenging as well as cost prohibitive. It is for these reasons that this is not the preferred site for the NewCAL Project.

### **Stearns Park:**

This is a 3.4-acre site in Nonantum which contains tennis courts, a basketball court, playgrounds, a junior baseball field, picnic tables, benches, and more than 50 mature on-site trees. To realistically use this site, we would not only need to replicate the active functions, but we would need to remove between 500-1000 caliper inches of trees. Unlike many of the parks in Newton, this park is shaded throughout by mature trees. Replication of the active functions on this site would be extremely challenging, and the passive functions and environmental benefits are nearly impossible to replicate. However, this location has ample street parking, is close to downtown Nonantum, has adjacent amenities, and is barrier-free. It is believed that due to the inability to mitigate the loss of current site programming, and the need to remove so many mature trees, obtaining Parks and Recreation Commission or community support for this

site would be very challenging as well as cost prohibitive. It is for these reasons that this is not the preferred site for the NewCAL Project.

### **Cold Springs Park:**

Cold Springs Park (CSP) consists of approximately 67 acres of land located in the geographic center of Newton. It contains the following assets:

- Tennis Courts
- Basketball Courts
- Baseball Field
- Softball Field
- Lacrosse/Soccer/Field Hockey Field
- Life Course and Woods Trails
- Farmers Market
- Off-Leash Dog Park
- Cochituate Aqueduct with trail
- Ample On-site Parking

The park is broken up into New Cold Springs Park which is approximately 8 acres of open space fronting Beacon Street, and Old Cold Springs Park which is approximately 5 acres of open space with access off of Dunklee Street. The remaining 54 acres is dense woods and wetlands, a red maple swamp, Cold Springs Brook, vernal pools, and wonderful habitat for a variety of animal and plant species. CSP is one of the few locations in Newton which offer bird watching opportunities and cross-country skiing.

In the 1930's the city acquired the land and developed the area now identified as Old Cold Springs Park. In the 1983, the city converted the area now identified as New Cold Springs Park from the previous use as a dump.

The entire parcel sits on a peat bog and this layer of peat exists at varying depths throughout the park, including at surface elevations in some areas. Based on the recent Zervas School project to the west, the depth of peat can exceed 20 feet in some areas.

This location is very attractive for the NewCAL project from a location standpoint. It is close to the center of the city and is accessible by varied means of transportation. Old CSP has the land area to support this project, but it is isolated, inaccessible, and not close to amenities attractive to

seniors. New CSP has the land area which could allow for the project development without the loss of programmatic elements, and without the loss of trees. This part of CSP also has ample on-site existing parking and site vehicular circulation. The primary challenge with this site is that even with the existing parking, and programmatic open space synergies, the NewCAL project would still need to develop approximately 1.5 acres of open space. Although the existing park programmatic elements could all be preserved through strategic investment and optimization of open space, the result would still be a net loss of open space. The logical location for project development at this site would require a significant investment in removal of unsuitable soils and structural soil import as well as significant foundation investments. Additionally, with this specific location being used for many years as a dump, the potential exists for significant site cleanup costs. The water table is extremely high in this area as well, so subsurface structures, storm water infrastructure, and/or foundation systems would be challenging and expensive.

#### **Newton Center Playground (not including Tyler Terrace portion):**

This is 14.8-acre site which is in the heart of Newton Center. The playground was acquired for active recreational park and playground purposes through the acquisition of a great number of individual residential parcels. This site meets and exceeds almost all the NewCAL site selection criteria. It is close to amenities and a village center. We can deliver the full program. Through reconfiguration, we can protect and preserve current active park functions on site. We can avoid tree removal almost completely. The new facility could be sited in a way which would create no barriers and would draw residents from all over Newton to enjoy the wonderful park and facilities. The challenge with this site is that it is made up of so many small residential parcels which each have their own deeds, and deed restrictions. It is possible with many years of court proceedings, we may be able to pull together enough of these parcels in one consolidated area to fit NewCAL. The problem is that this could take much longer than we are willing to wait, and even with that we could end up having to start over if we're not successful with the deed restriction issues. This site is wonderful, but it's too much of a longshot to continue to consider, and it's for that reason that this is not the preferred site for the NewCAL Project.

**NewCAL - Newton Center for Active Living**

**Site Selection Criteria Matrix**

**DRAFT**



Alternative Site Location Criteria		Maximum Possible Points	Newton Center		Newtonville		Nonantum	West Newton
			Newton Center Field House - Tyler Terrace - The Hut	Weeks Park	Cabot Park	Albemarle Field	Pellegrini Playground	Richard McGrath Park
<b>A Geographic Site Facts</b>								
01	Distance from the center of Newton (Walnut/Beacon streets) - miles	----	0.5	0.6	1.5	1.9	1.9	1.6
02	Size of site (acres)	----	2.5	15.0	11.6	16.9	4.2	10.6
03	Distance from existing Senior Center (345 Walnut Street) - miles	----	1.9	2.2	0.7	1.3	0.9	1.8
04	Avoids legal restrictions, City owned land							
05	Parks & Recreation Commission support							
<b>B Programmatic and Philosophical Criteria</b>								
05	Geographically centered within the City	7	7	7	5	4	4	5
06	Provides ease of access to the site	10	7	10	7	9	8	6
07	Meets the programmatic requirements	10	8	10	10	10	8	10
08	Proximity to a village center	5	5	5	3	3	5	3
09	Proximity to amenities that support seniors	7	7	7	3.5	4	7	2
10	Allows for the creation of a distinct identity	4	4	4	4	4	4	4
<b>C Site Criteria</b>								
11	Provides outdoor program space and green space	9	9	9	9	9	9	9
12	Minimizes site development challenges (including avoiding potential wet lands)	7	5	7	5	6	5	5
13	Minimizes off-site traffic impact	4	2	3	4	4	2	3
14	Provides safe pedestrian site circulation and access, promotes walkability	8	5	7	7	7	6	6
15	Maximizes efficient use of the site, while maintaining existing on site programs	7	7	4	5	7	5	4
16	Meets parking demand while minimizing on-site paving	7	5	3	6	7	5	5
17	Prioritizes green space and tree preservation	7	2	1	2	7	5	1
<b>D Site Cost and Schedule Impact Criteria</b>								
18	Provides low relative capital cost	8	5	6	6	7	5	6
19	Avoids extending project schedule	8	7	7	1	8	5	7
<b>E Total Site Score:</b>								
		108	85	90	77.5	96	83	76

85      90      77.5      96      83      76

## Summary Conclusions for NewCAL: Six Shortlisted Sites

Based on the aforementioned evaluations, there are six sites remaining from the 24 sites originally shortlisted for the NewCAL Project. The remaining sites are as follows:

- **Newton Centre Hut (Tyler Terrace)**
- **Weeks Park**
- **Cabot Park**
- **Albemarle Playground**
- **Pellegrini Playground**
- **Richard McGrath Park**

### **Newton Center Hut on Tyler Terrace:**

The Newton Center Hut on Tyler Terrace sits on a 2.5-acre site which is part of the much larger 14.8-acre Newton Centre Playground site. This parcel is extremely close to downtown Newton Center.

The following is a summary of the programmatic functions and elements at the Newton Center Playground:

Large multi-use City park/playground located just outside of the village center

City's first playground, originally designed by Olmsted Bros. firm in 1890

Includes Hammond Brook, Cochituate and Sudbury Aqueducts

Rehabilitation and Accessibility Plan, completed 2006

Jeannete West Recreation Center ("The Hut"): gym, activity rooms, restrooms

Large universal school-age play area with swings, fenced pre-school play area with swings

City's only clay tennis courts (5), with practice backboard

Regulation baseball field, junior baseball field (Jay Gordon Field),

elementary soccer fields (2), and full basketball court (lights)

On-street parking, accessible route from Mason-Rice School parking lot

Off-leash recreation area

The 2.5-acre site being analyzed currently houses limited park functions. Aside from the Hut Field House, this space is used for sledding in the

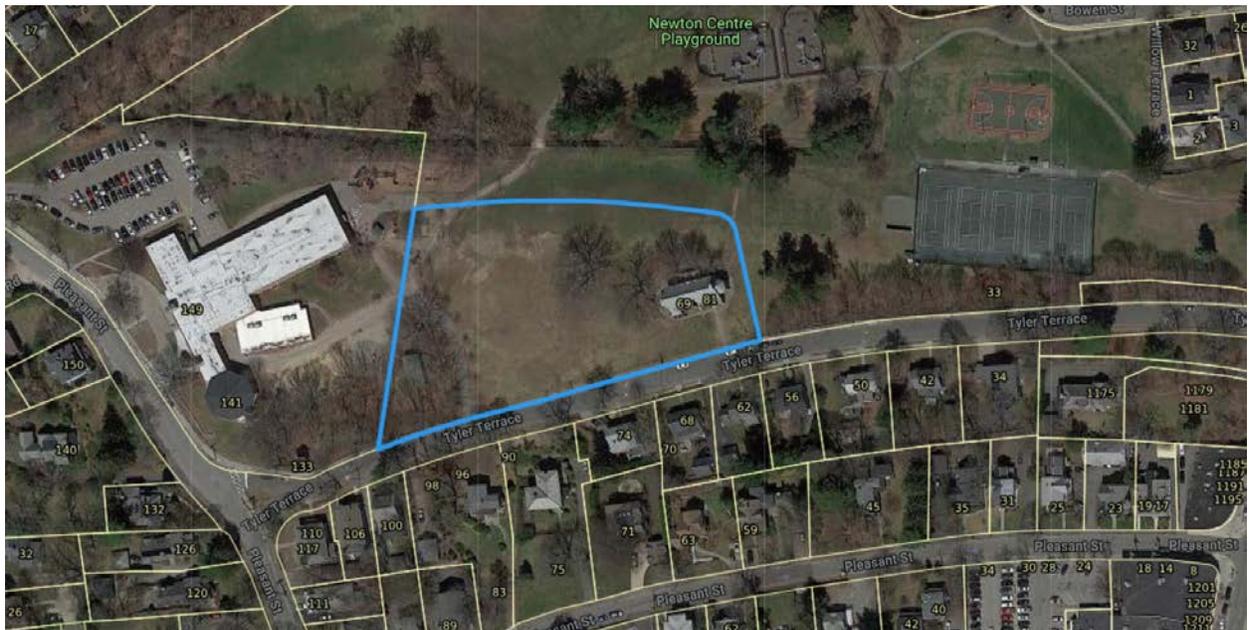
winter, emergency access to the rear of the Mason Rice Elementary School, and passive recreation. This parcel does present some site challenges in that there is a 24-foot elevation change dropping down from Tyler Terrace to the north as you approach the rear of the parcel.

This location is attractive for several reasons. It is very close to a village center and local amenities. It is very accessible, centrally located, and users would be able to benefit from the tremendous amount of park elements and programs which already exist. Although there would be opportunities at this site for complimentary street parking, it would at times be in direct conflict with the school parent parking during drop-off and pickup as well as compete with local business employees and customers looking for parking near Newton Center. Some on-site parking could be created, but this would likely be limited to 20-30 spaces, so a parking management plan would need to be created to address this programmatic need. Based on the topography site development costs would be expensive, but this would be offset by not needing to recreate any lost active recreational park elements. Portions of this parcel are within the riverfront protection area, so a project at this location would be subject to Conservation Commission review and approval, and mitigation may be needed. The Hut itself would be subject to the Historical Commission review, and would likely require a Demolition Review, which would likely yield a Demolition Delay. The building is in very poor condition both inside and out. All the building systems are beyond useful life and many are beyond repair. The building is programmatically inaccessible and cannot be made accessible. That said, the Hut does provide space for the Mason Rice afterschool program, Parks and Recreation camps, and a variety of active recreational programming. These functions would need to be either relocated, included in the new facility, or a combination of the two.

This map shows the entire Newton Center Park including the Mason Rice School:



This map shows the Newton Center Hut on Tyler Terrace parcel:



## Weeks Park:

Weeks Park is a 15-acre site in Newton Centre located southeast of Crystal Lake adjacent to the Weeks House, which was previously the Weeks Junior High School. The building was built in 1930, placed on the National Register of Historic Places in 1984, and is currently operated by the Newton Community Development Foundation as 75 units of housing. The 15-acre site includes the Weeks House building, parking lots, and grounds, which makes up approximately 2.5 acres. For the purposes of the NewCAL siting process, this analysis is focused on the 12.5 acres that makes up Weeks Park.

Weeks Park current programs and elements:

Multi-use City park with well-landscaped raised berm area with benches/game tables

Irrigated softball fields (2), regulation soccer/lacrosse/field hockey fields (3) and tennis courts (4)

Large wood play chair sculpture (up on hill)

Fenced pre-school play area with bucket swings

Parking lot and on-street parking; no pathways

This site is very close to downtown Newton Center, is close to amenities and public transportation, and is extremely accessible. The site offers complimentary street parking, and possible shared parking opportunities with the Weeks House. The site would be very simple from a development perspective. The site has multiple access points from a variety of adjacent streets and is walkable, and easily accessed by varied means of transportation. It is unknown at this time if any trees would need to be removed, but if this needed to occur it would be very minimal as the site is very open. The challenges with this site are the fact that it is heavily programmed and very actively used. There is very little impervious space on this park, so the NewCAL Project would be a direct loss of open green space. The current programs and elements could be preserved through a master plan and implementation strategy that reoriented the site such that space was created for the NewCAL facility. The most efficient use of the site for NewCAL purposes would be to site the new facility at either the very southern or northern ends of the park.



## Cabot Park:

Cabot Park is 11.6 acres located to the east of Newtonville, south of the Mass Pike, and northwest of the Cabot Elementary School. The southern half of the park is completely programmed out for recreational field activities. The northern portion of the park is fully programmed with an off-leash dog park, bocce, tennis, and basketball courts. The center of the park contains the Cabot Park Field House trails and play structures. Although this part of the park has significant land area not currently programmed, it also has a grove of very mature healthy trees.

Cabot Park was created in 1893 through a series of land conveyances of multiple parcels, by multiple owners.

Cabot Park current programs and elements:

Large active-use City park, adjacent to Cabot Elementary School  
Little League baseball field , softball field, regulation baseball field,  
soccer/football field

Bocce courts (4), tennis courts (2) and lighted full basketball court

Small recreation field house with accessible restrooms (2)

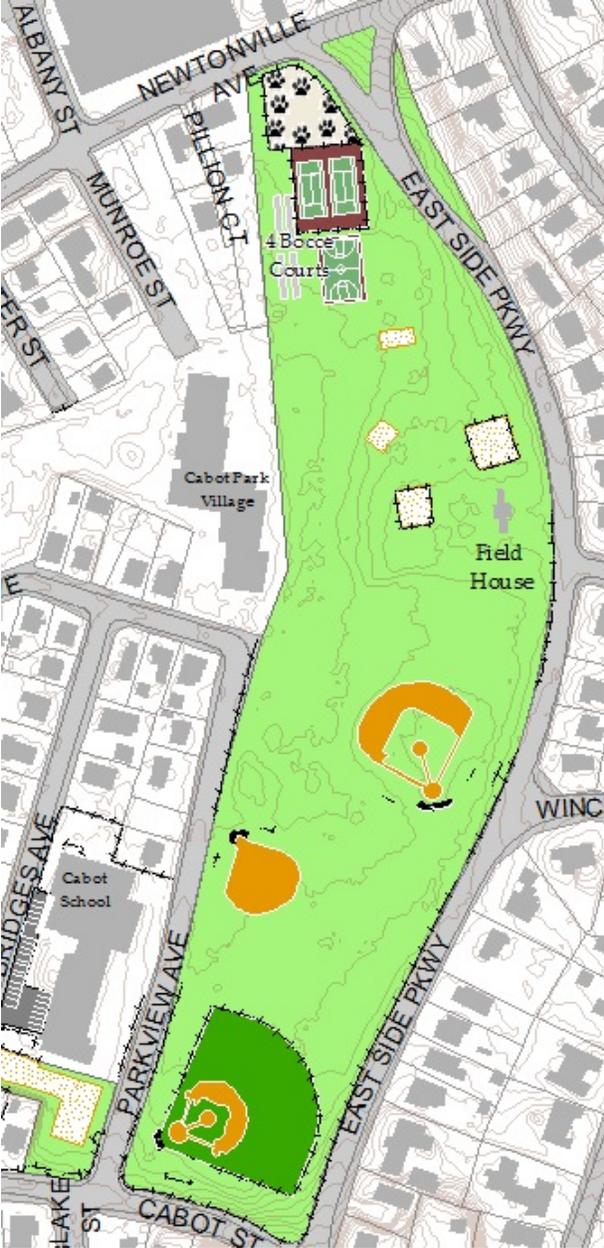
Swing areas (2), school-age play apparatus, and fenced pre-school play area

On-street parking; level site, no walkways

Off-leash recreation area (fenced)

This location is attractive based on the current on-site programmatic elements and offerings, complimentary street parking, reasonable accessibility by varied means of transportation, and relative proximity to amenities for seniors. There are two realistic site options, with one at the north end of the park, and the other being sited in the center or middle of the park. The northern option would require the relocation of the off-leash dog park, bocce courts and tennis courts and would impact the basketball courts and some trees. If the preservation of these elements on this site was deemed a priority, the passive areas in the center of the park would need to be utilized for replication of these elements. If the facility were to be sited in the center of the park, the field house would need to be incorporated into the facility design, the play elements would need to be relocated, and there would be significant loss of mature trees and tree canopies. The northern option seems to be the most realistic, but even with

this option there is a net loss of more than 2 acres of open space when you consider the total project impact and impacted element replication efforts.



## **Pellegrini Park:**

Pellegrini Park is a 4.7-acre park located very close to the center of Nonantum.

### **Hawthorne Field House (Pellegrini) 17 Hawthorne Street**

Built in 1950, this is a 5,752 square foot building that consists of a gym, bathrooms, kitchen, and storage. This facility provides space for after school and summer programs, basketball, volleyball, and pickleball recreational leagues, and support for the adjacent playground and fields.

### **Pellegrini Park**

Small neighborhood park/playground, with Master Plan (2005)

City memorial site with flagpole

Tennis court, Pickle Ball Court, lighted softball field and soccer field

Large picnic area, pre-school and school age play areas, spray pool and swings

Home to the St. Mary of Carmen Festival, held in July

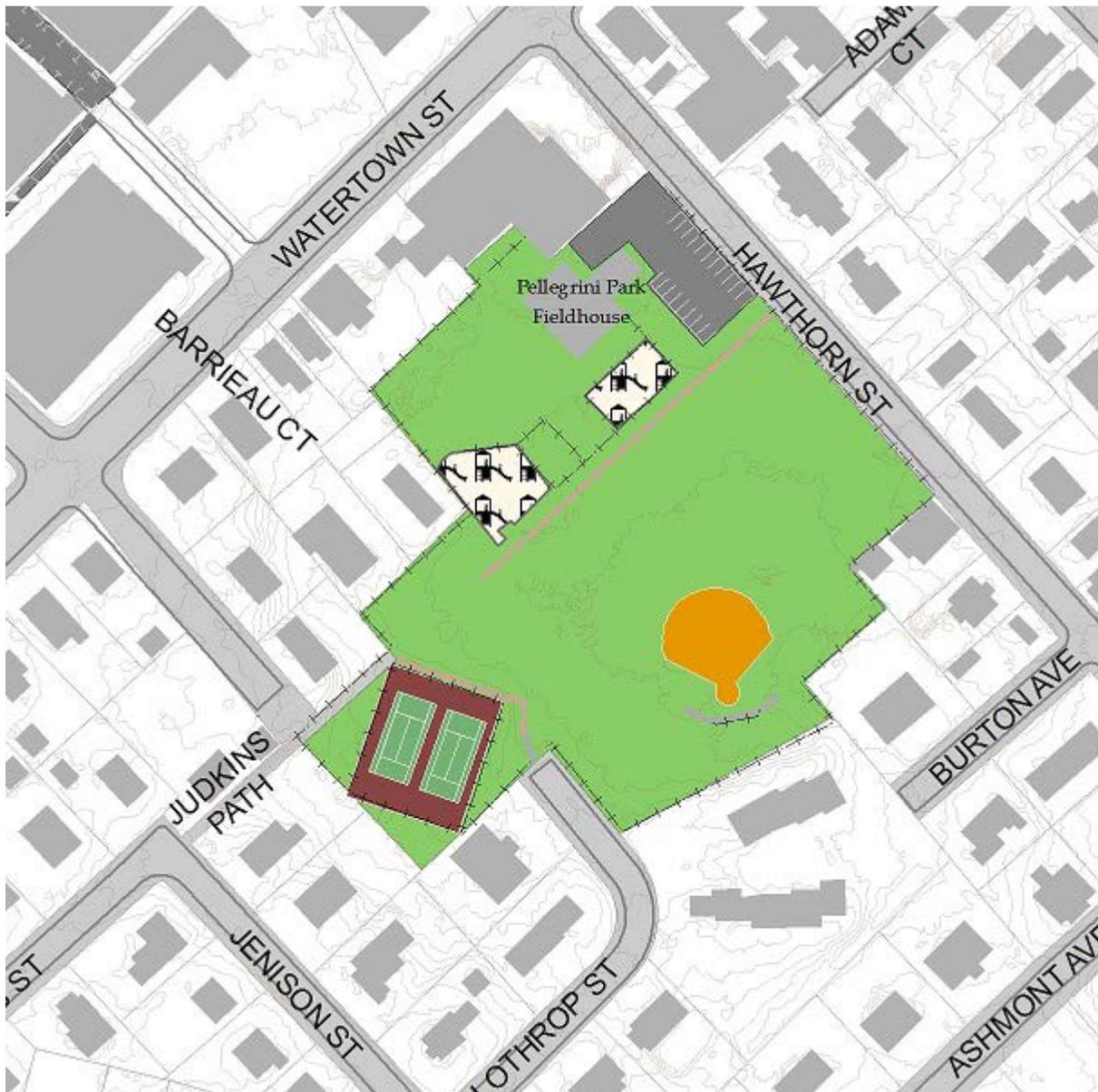
Parking lot and on-street parking

Pellegrini Park is made up of approximately 1 acre of hardscape as defined as the parking lot, building, vehicular circulation, and impervious play area. The remaining 3.7 acres is made up of active and passive green space except for two tennis courts on the southwest corner of the park. The softball and soccer fields take up most of the park.

This site is close to a village center and amenities, has direct access to passive and active recreational space, and is accessible and close to public transportation. Use of this site would require no tree removal, and it would replace an aging field house facility with the ability to replicate all the community benefits it currently affords. The site development would be very simple and inexpensive. If this site were used, the theory is that the facility and parking would need to stay on the 1 acre of current hardscape. The challenge with this site is that even if a 3-story NewCAL facility were designed, the footprint would still consume approximately half an acre, which would not leave enough space on the site to accommodate the parking demands of NewCAL which would be shared by the demands of park-goers as well. Compounding this issue is that Hawthorne Street is only 22 feet wide, and although street parking is permitted currently, the addition of parking demands to the adjacent streets would surely present problems for both the users as well as the neighborhood.

It is believed that this site could support the full NewCAL program, except for on-site parking. The program calls for 75 parking spaces, and this site could not reasonable accommodate more than 40 parking spaces.

To be clear, if this site were to be used for the NewCAL Project, the current field house would need to be demolished, the new facility built in its place, and the current field house functions would need to be replicated within the new facility. This is the only way to deliver the NewCAL Project at this site, preserve the current park functions, and not take open green space.



## **Richard McGrath Park:**

This is a 10.6-acre site located in West Newton surrounding the Warren House, which is the former Warren Junior High School which was built in 1926 and is currently listed on the National Register of Historic Places. The school closed in the early 1980's, and the building was converted to 59 units of mixed income housing in 1992 by the Newton Community Development Foundation who continues to oversee the housing development. As part of the transition to the current use, the school and park parcels were split. The Warren House parcel is an additional 3.7 acres, which includes the southwest parking area which is City-owned and provides parking for the park.

Richard McGrath Park current programmatic elements:

Large active-use City park with playfields and courts  
Soccer/lacrosse fields (3), football field, junior baseball fields (2), tennis courts (7)

Fenced pre-school play area

Parking lot with handicap accessible spaces, no walkways

Off-leash recreation area, fenced

This park has a tremendous amount of active use and programming but is also one of the largest parks in Newton, and therefore provides opportunities for reconfiguration of park elements to potentially free up enough land area to accommodate the full NewCAL program. The positives of this location are that it can fully accommodate the NewCAL program with complimentary parking on the Myrtle Street, as well as the potential for shared parking opportunities in the existing on-site parking lot. The site is accessible and is simple and inexpensive from a development perspective. The challenges with this site are that it is very removed from village centers and amenities. The site will also require some tree removal, and the land area needed would come exclusively from current open space. To be clear, the use of this site would not require use of the Warren House property, and the analysis has focused exclusively on the McGrath Park property.



## Albemarle Site Ranked as Top City-Owned Location for NewCAL Project

The NewCAL Working Group has analyzed the City-owned parcels in Newton and has recommended the Albemarle-Gath Pool as the top ranked site. This recommended site presents the opportunity to both deliver the NewCAL project and a badly-needed new swimming facility without the loss of valuable green space.

In the coming weeks and months, the City will be working with the Parks & Recreation Commission, Council on Aging, City Council and the greater community through a series of public meetings to detail the site ranking process, present site layout scenarios at Albemarle, solicit community feedback and refine the project. While the Albemarle site will be discussed in greater detail with these groups, the City will continue to evaluate non-city-owned sites until a final proposal is sent to the City Council.

The other five final sites examined all would have required significant loss of green space, which is highly valued in the City of Newton.

At Albemarle Playground, the site in question is about two acres of hardscape, consisting of two buildings, pool facilities, two tennis courts and a basketball court as seen in the photo to the left. None of the athletic fields or current programs will be negatively impacted by NewCAL and there are no directly adjacent residential neighbors.



We deeply appreciate all of the wonderful activities and programs like the 4<sup>th</sup> of July festivities, and none of these will be negatively impacted, but rather complimented by this wonderful facility. This location can accommodate the full NewCAL program, while also resulting in no loss of green space while also addressing existing capital needs at

the playground. The location is a 4-minute drive from the current Senior Center and is in a portion of the City with high senior density. The park itself provides active and passive recreational opportunities for seniors and

people of all ages, and the site is close to equidistant between Newtonville, Nonantum and West Newton Square which all have amenities that support seniors. The existing ample parking in the adjacent and surrounding area will help address parking needs for the facility. Unfortunately, it is not in a village center nor near public transit.

The 54-year old Gath Pool is heavily used in the summer by both the public and camps. It is badly in need of an overhaul and requires continual investment and temporary repairs to sustain operations. The NewCAL project will create a multi-use new indoor/outdoor pool that works for the public, competitive swimming, camps, and allows the City to create a new robust senior aquatics program.

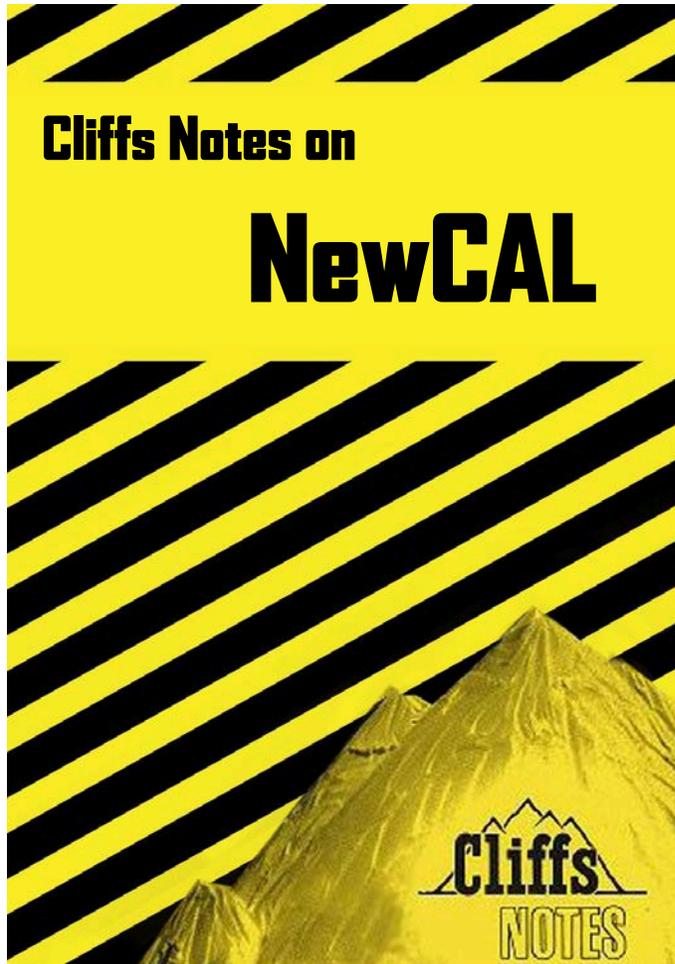
The combination of NewCAL with the Parks & Recreation Department programming currently at the site will create capital project efficiencies, operational cost savings, and new opportunities for cross-departmental collaboration. The Department of Senior Services will take the lead in managing the core NewCAL facility with Parks & Recreation running the swim program and off-hour time periods in the gymnasium. Other departments such as Health & Human Services, Newton Community Education, Veterans Services, Newton Historic, the Newton Free Library, and cultural/arts programs may also be involved in NewCAL programming.

# **New CAL**

**Newton Center for Active Living**

**Parks & Recreation Commission  
Site Evaluation Studies**

September 16, 2019  
Newton City Hall



A building designed to optimize the quality of life for older adults and those who support them by offering welcoming, respectful and meaningful opportunities that engage, value and empower helping seniors to remain independent and important assets in our community.



## Volunteering

Assistance with services & operations and bringing new users to CAL



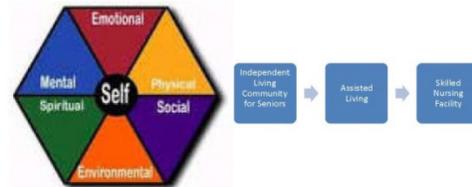
## Lifelong Learning & the Arts

Intellectual stimulation, learning, personal growth



## Wellness

Healthy active living for different senior age groups



## Information

Information and service delivery



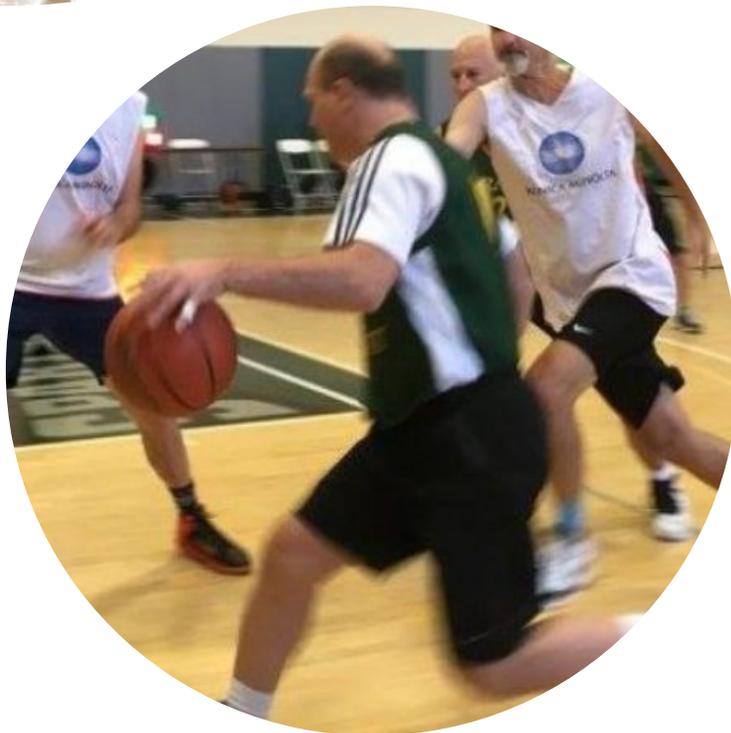
## Socialization

Casual opportunities for social interaction

# TYPES OF SPACES in NewCAL



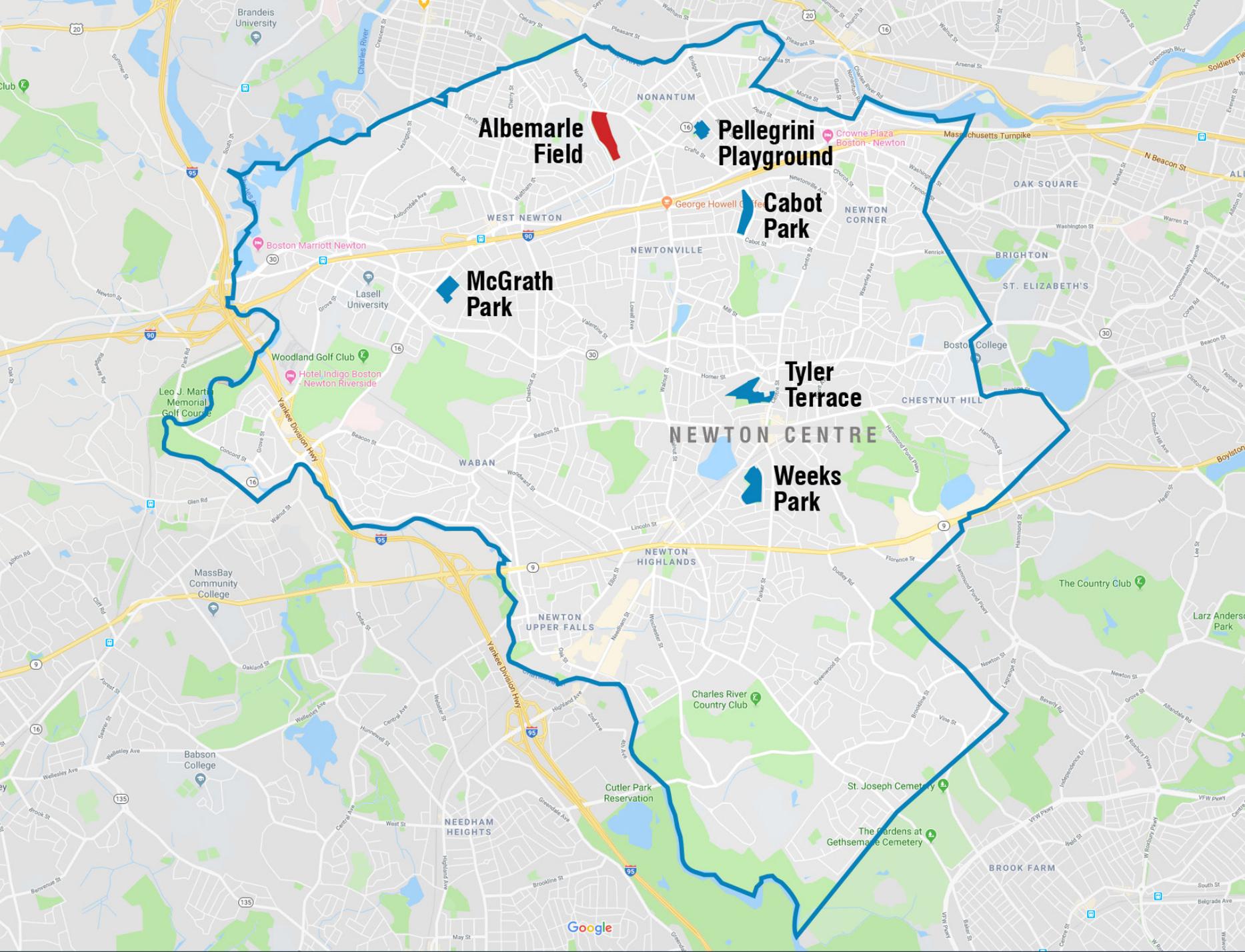
# WHY THE GYM?

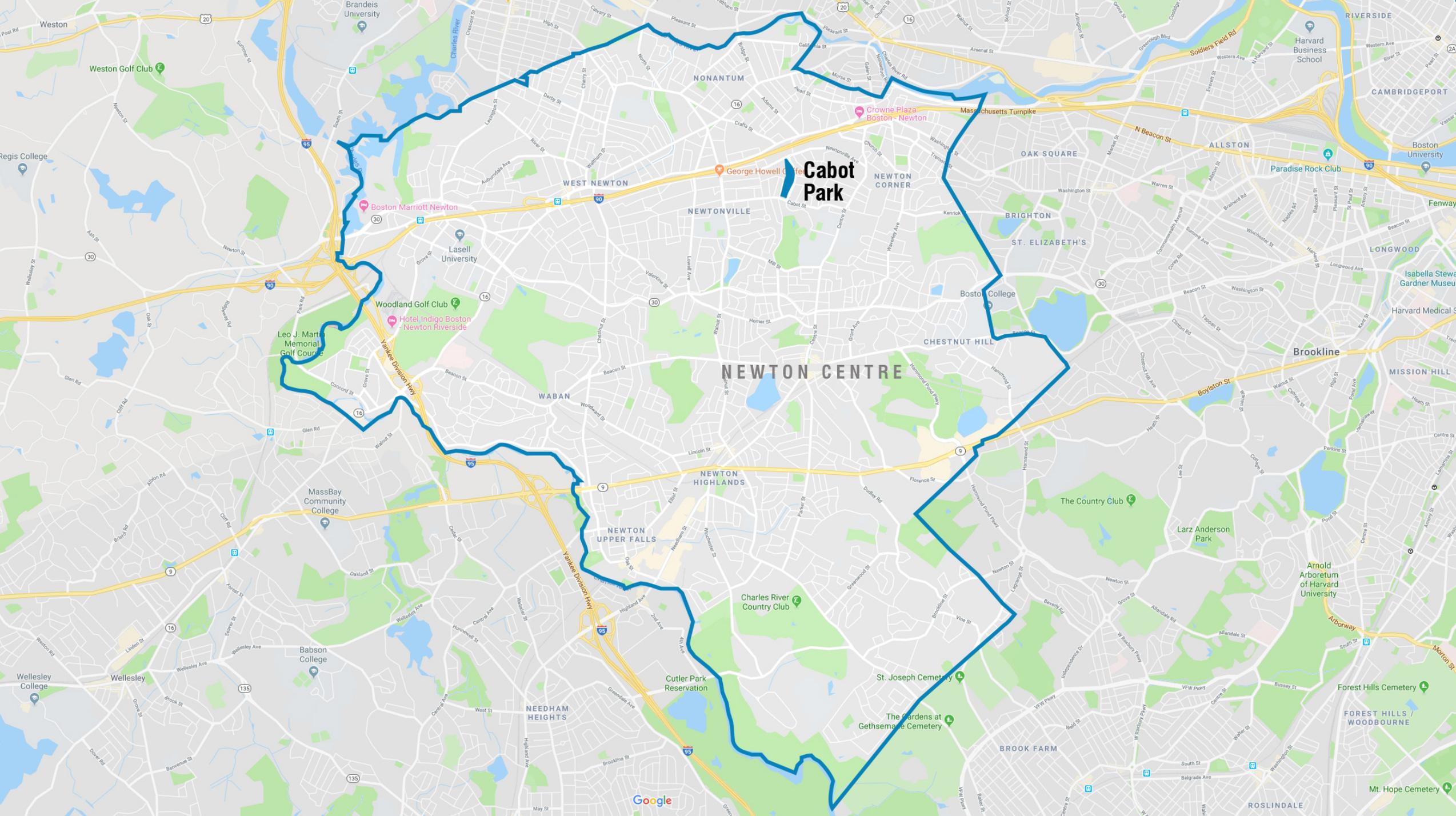




**OVER 100 PRIVATE & PUBLIC  
SITES CONSIDERED**

# 6 FINALIST SITES

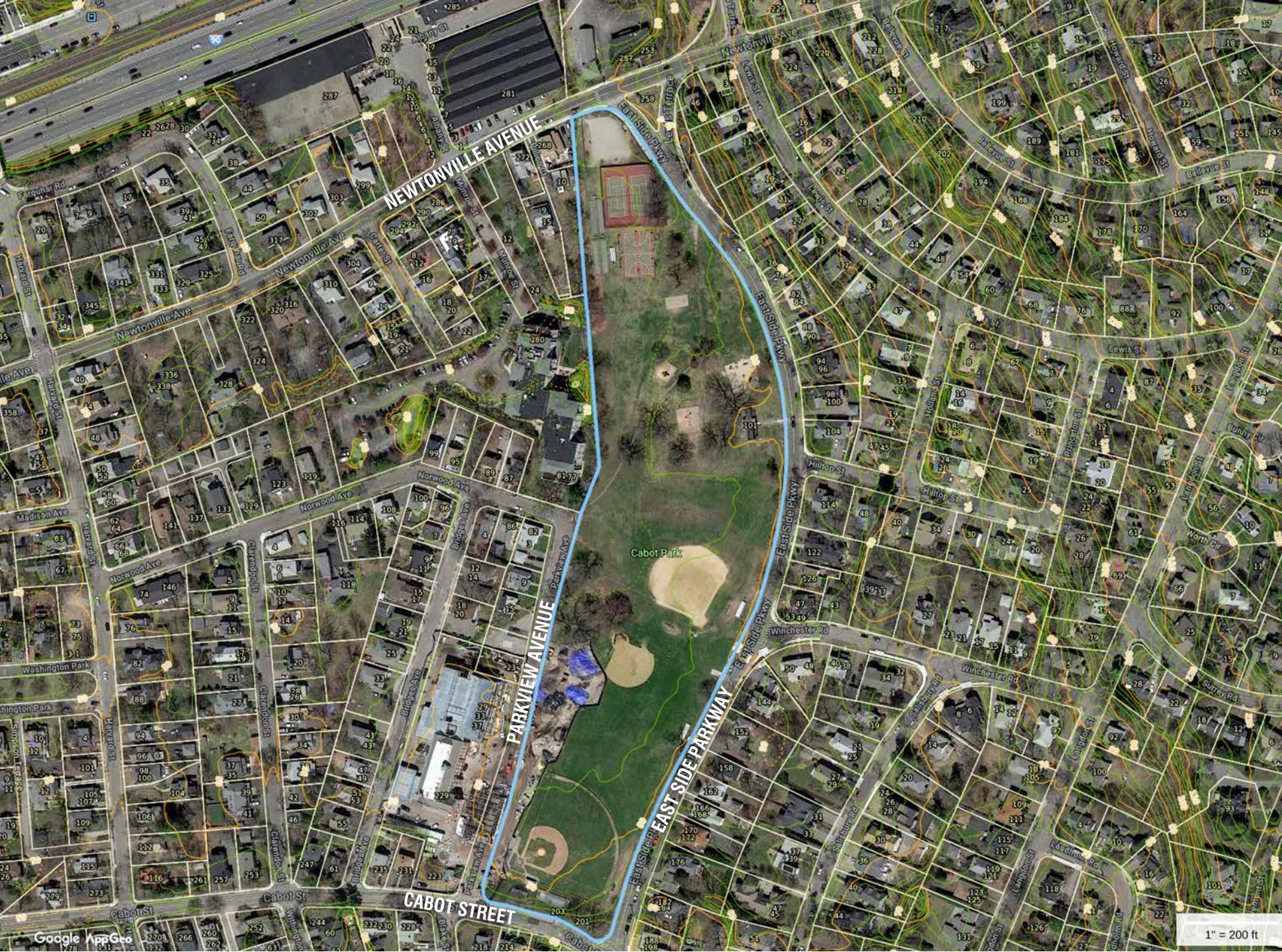




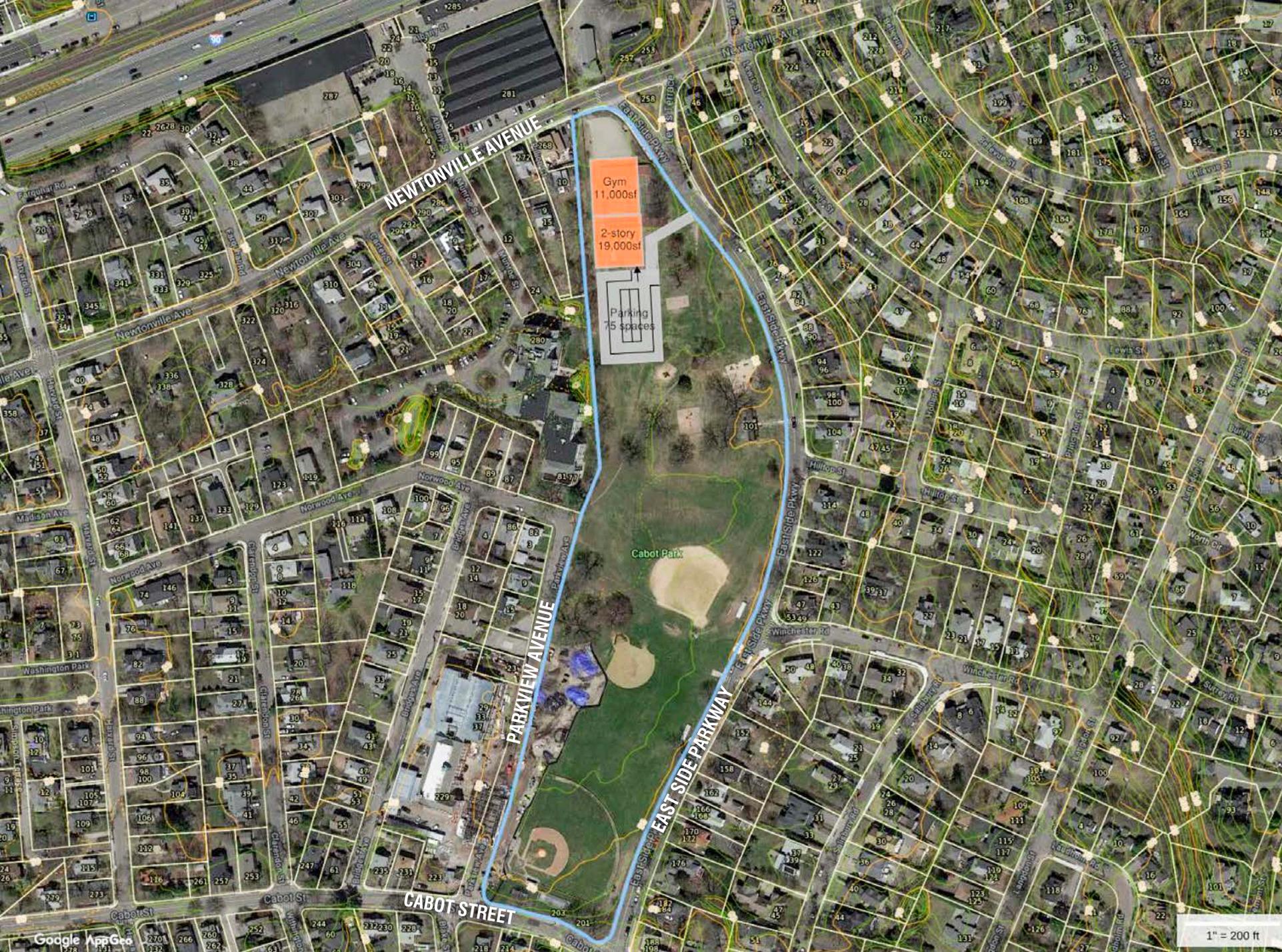
# Cabot Park

## NEWTON CENTRE

# Cabot Park



# Cabot Park



Gym  
11,000sf

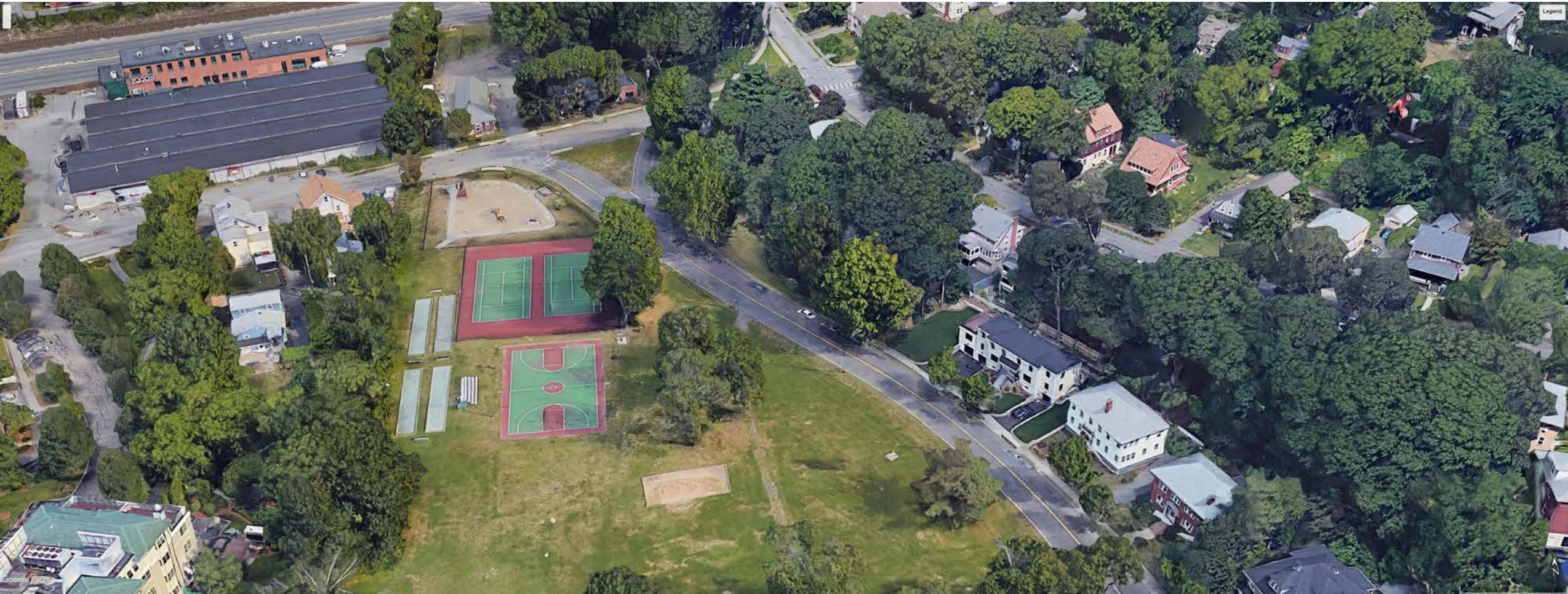
2-story  
19,000sf

Parking  
75 spaces

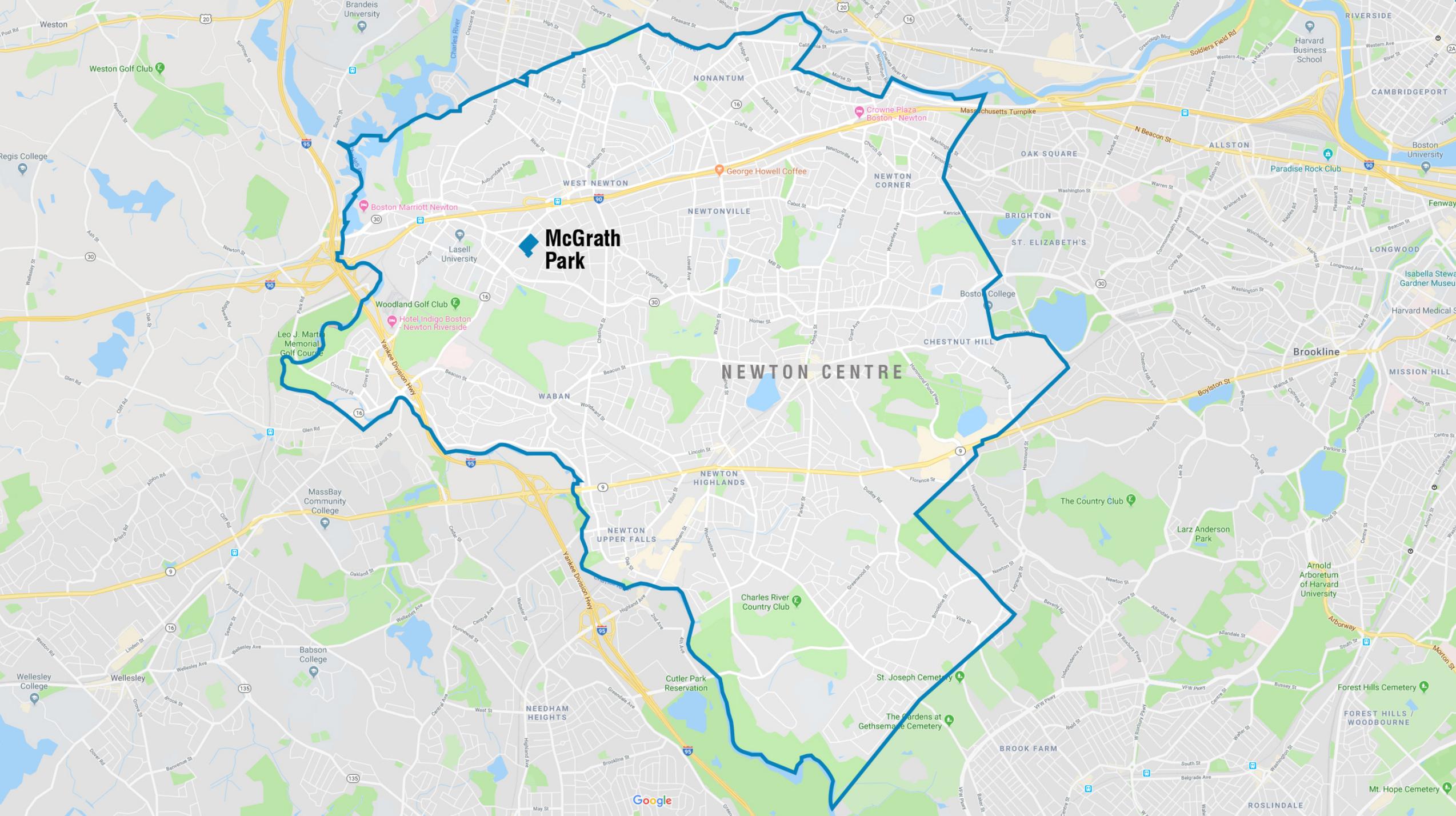
Cabot Park

1" = 200 ft

# Cabot Park



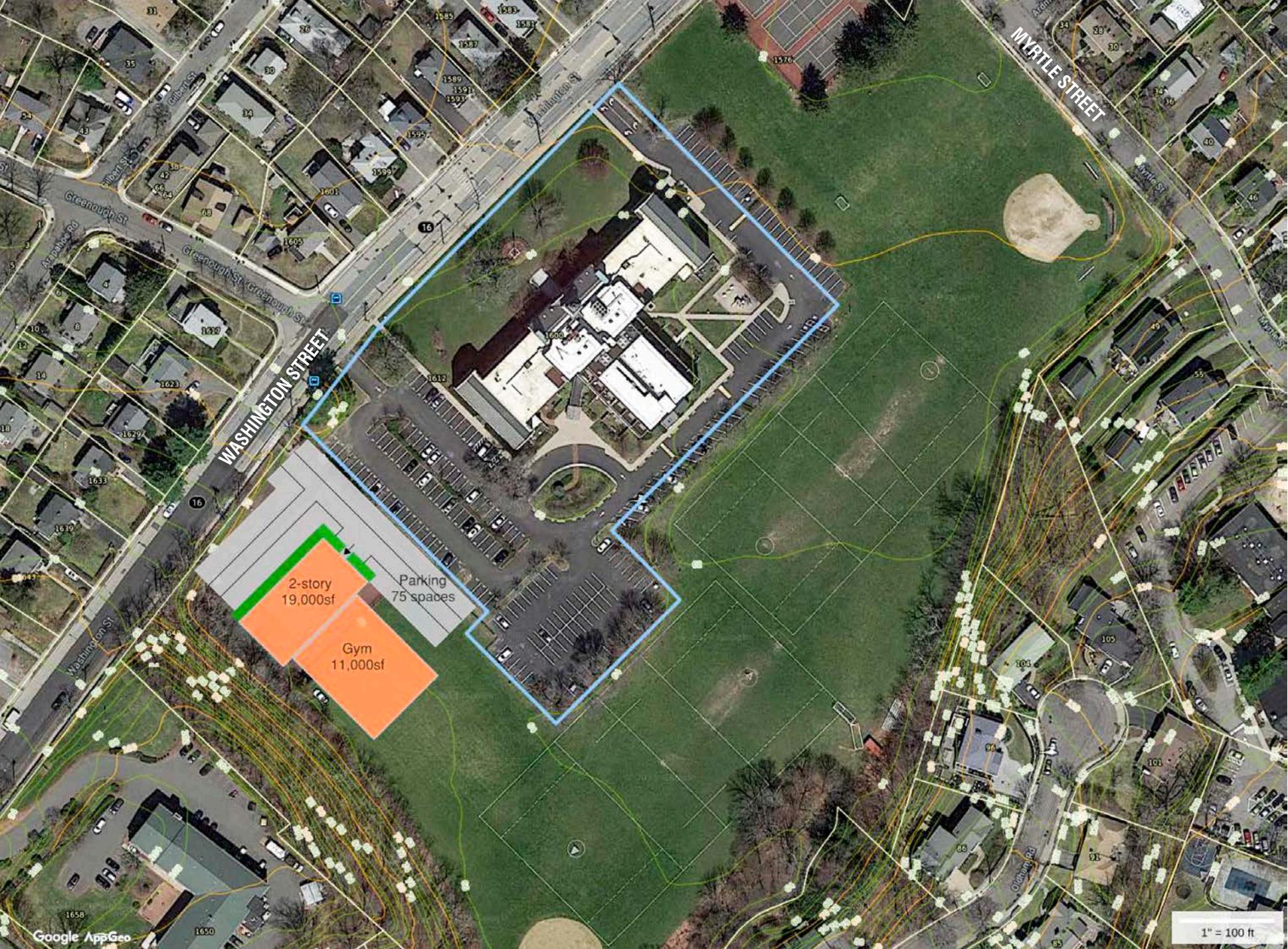
# McGrath Park



# McGrath Park



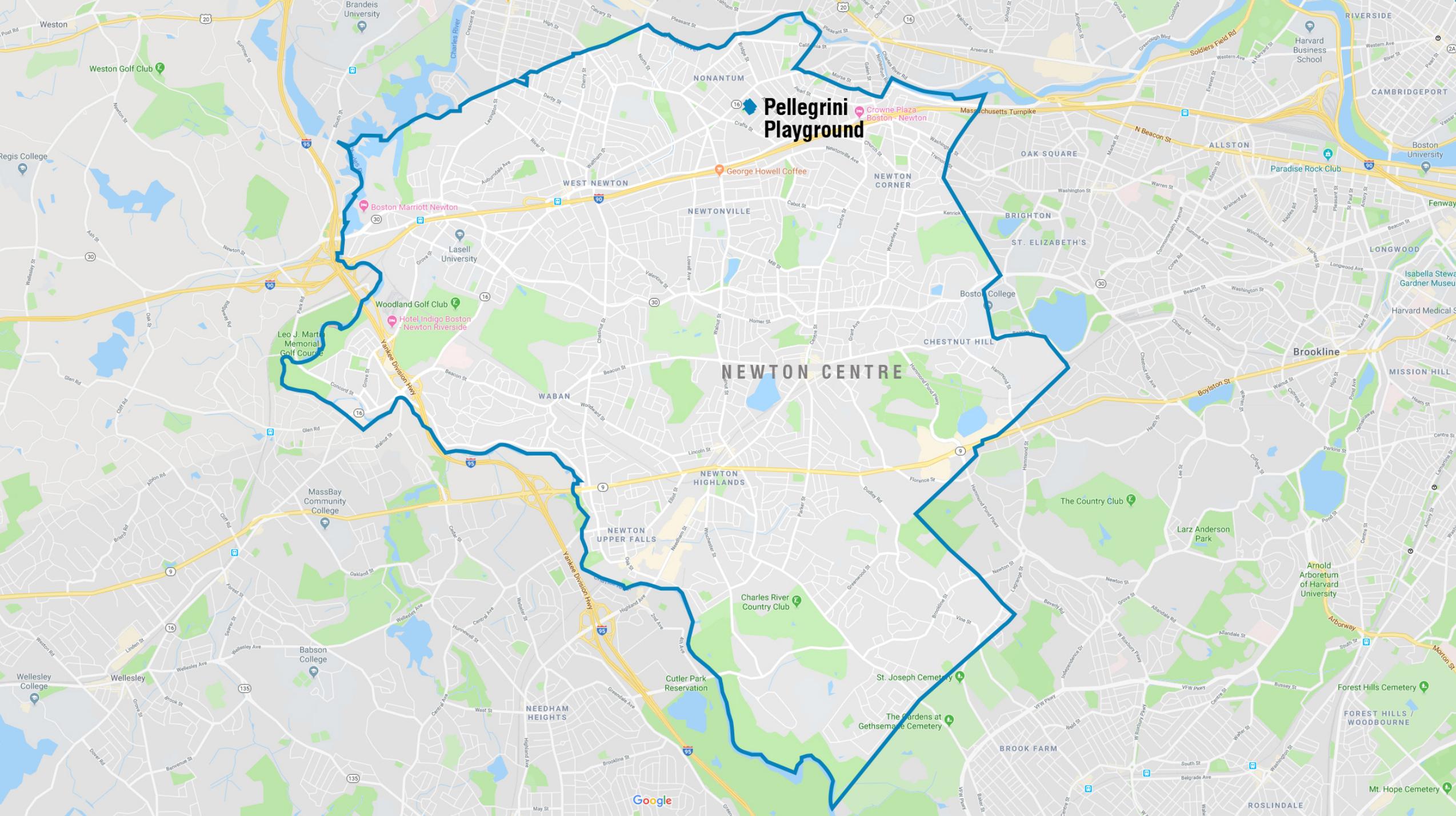
# McGrath Park



# McGrath Park



# Pellegrini Playground



# Pellegrini Playground

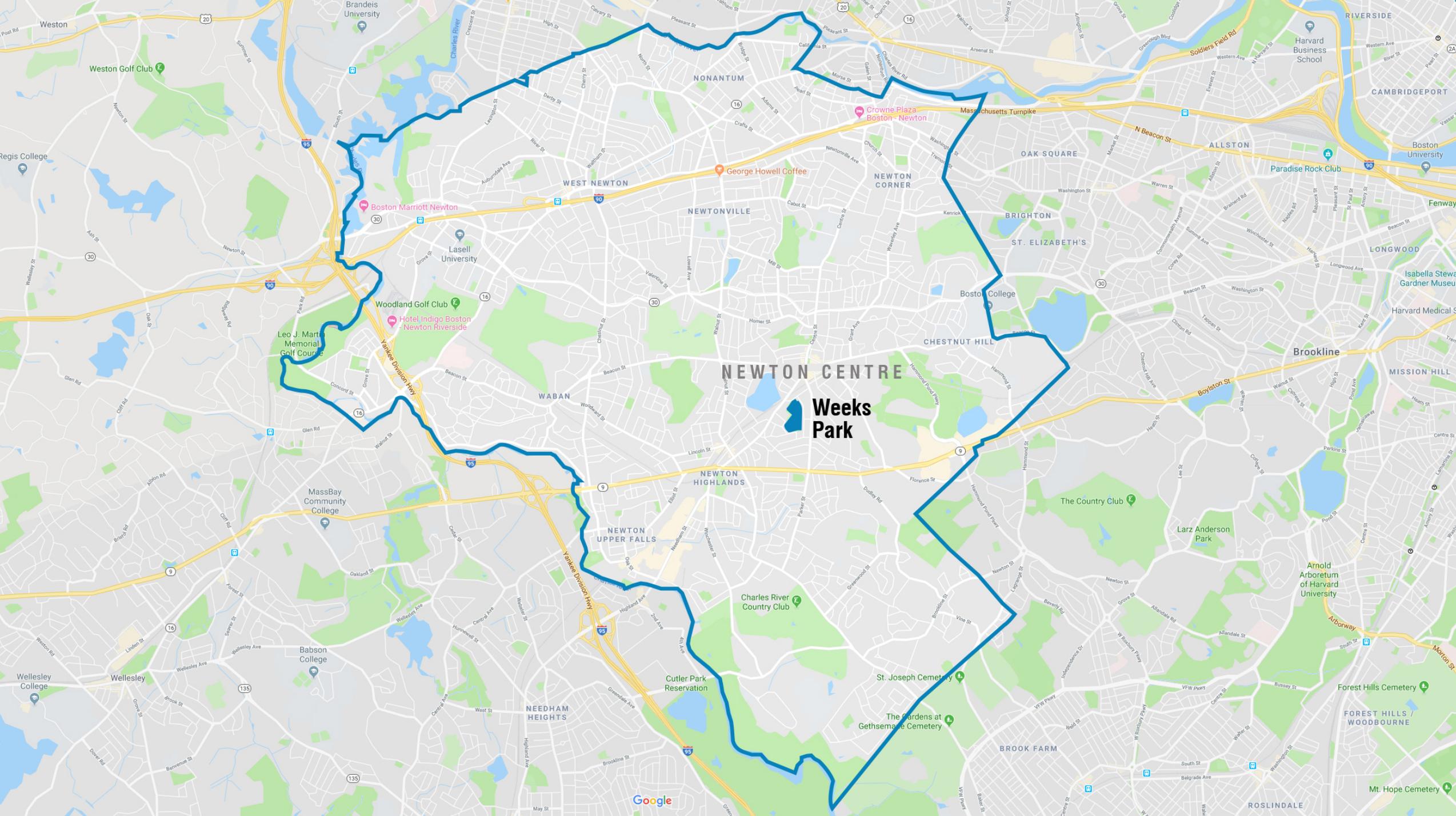


# Pellegrini Playground



# Pellegrini Playground

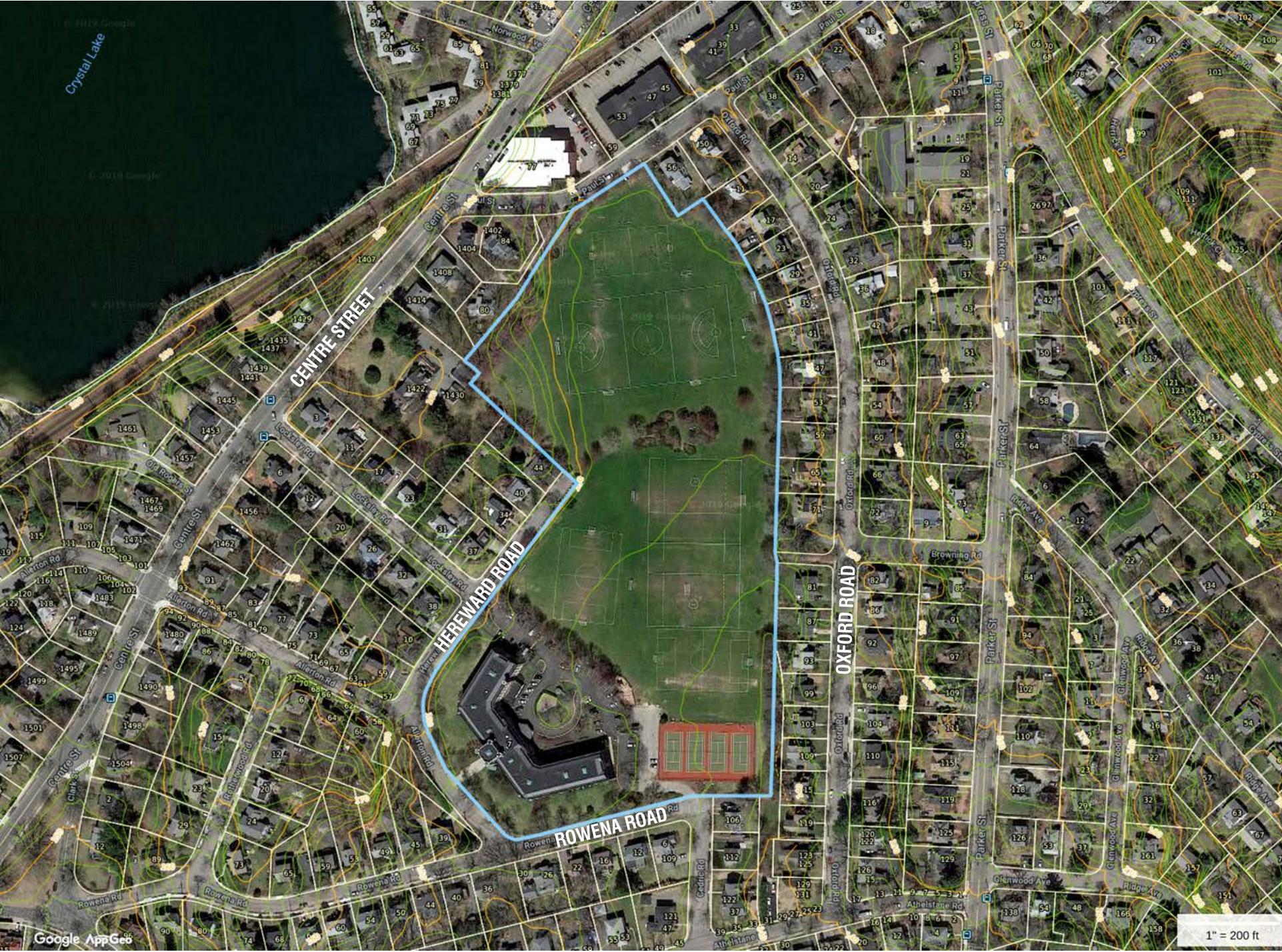




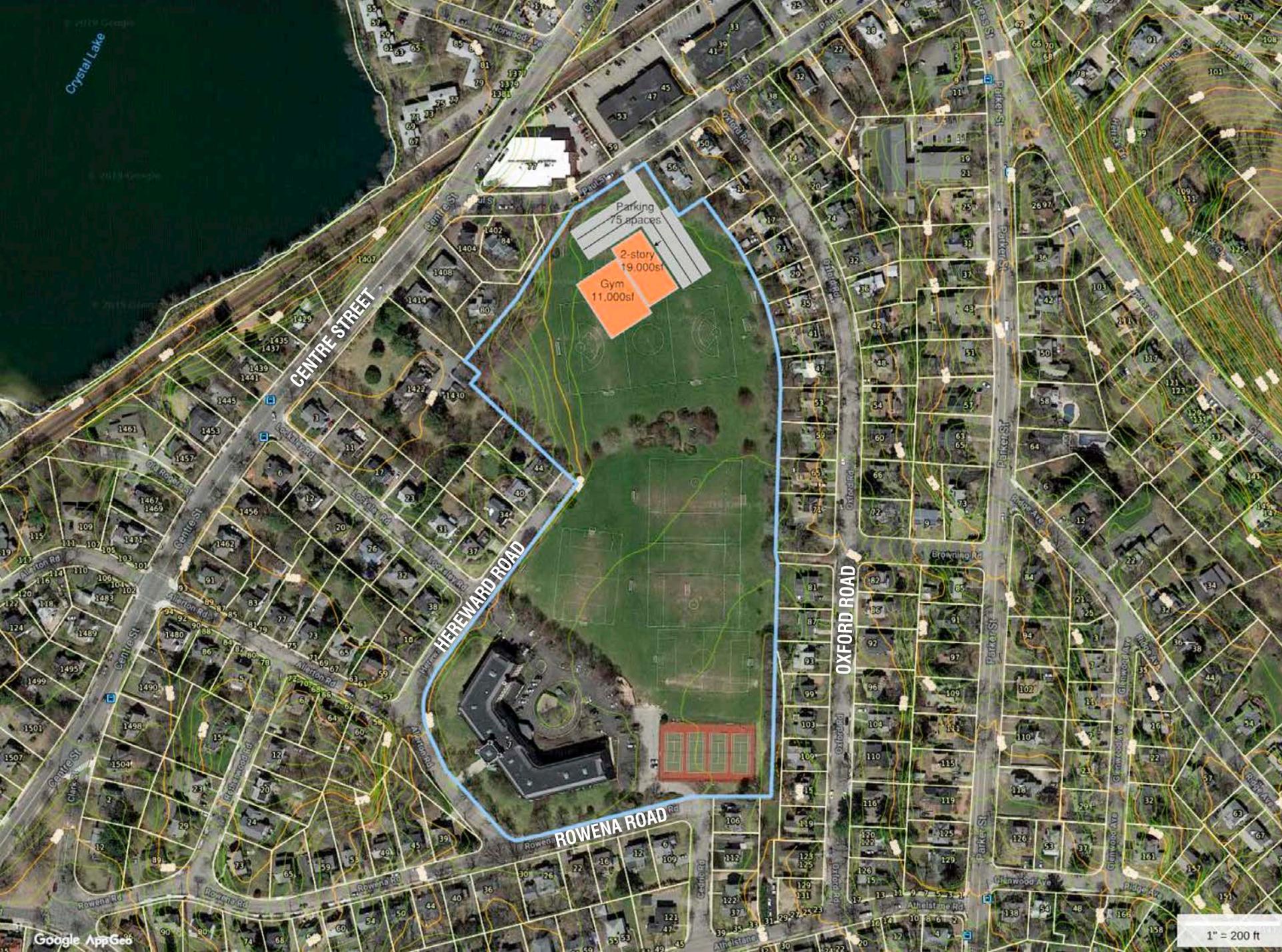
# NEWTON CENTRE

## Weeks Park

# Weeks Park

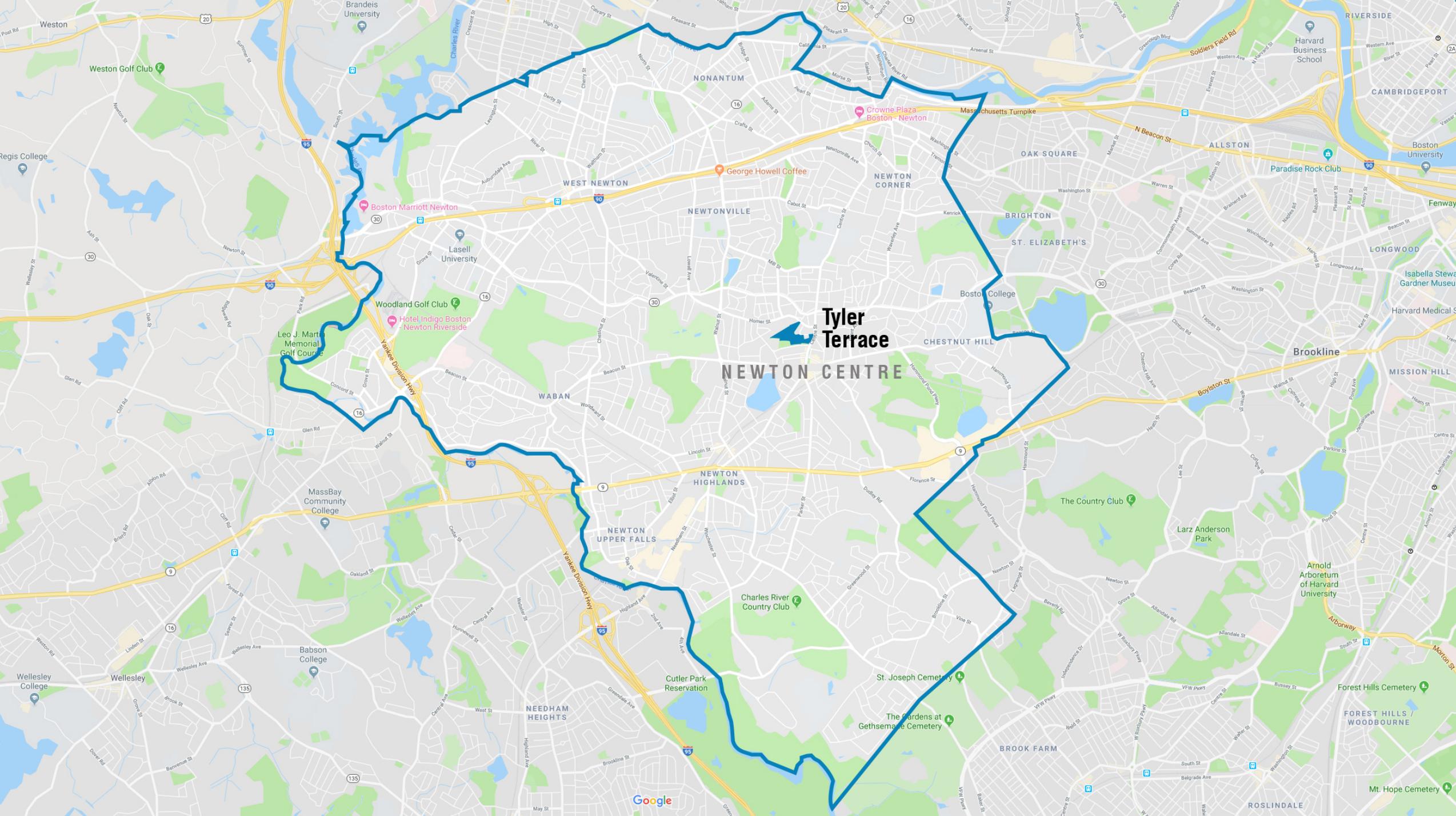


# Weeks Park



# Weeks Park

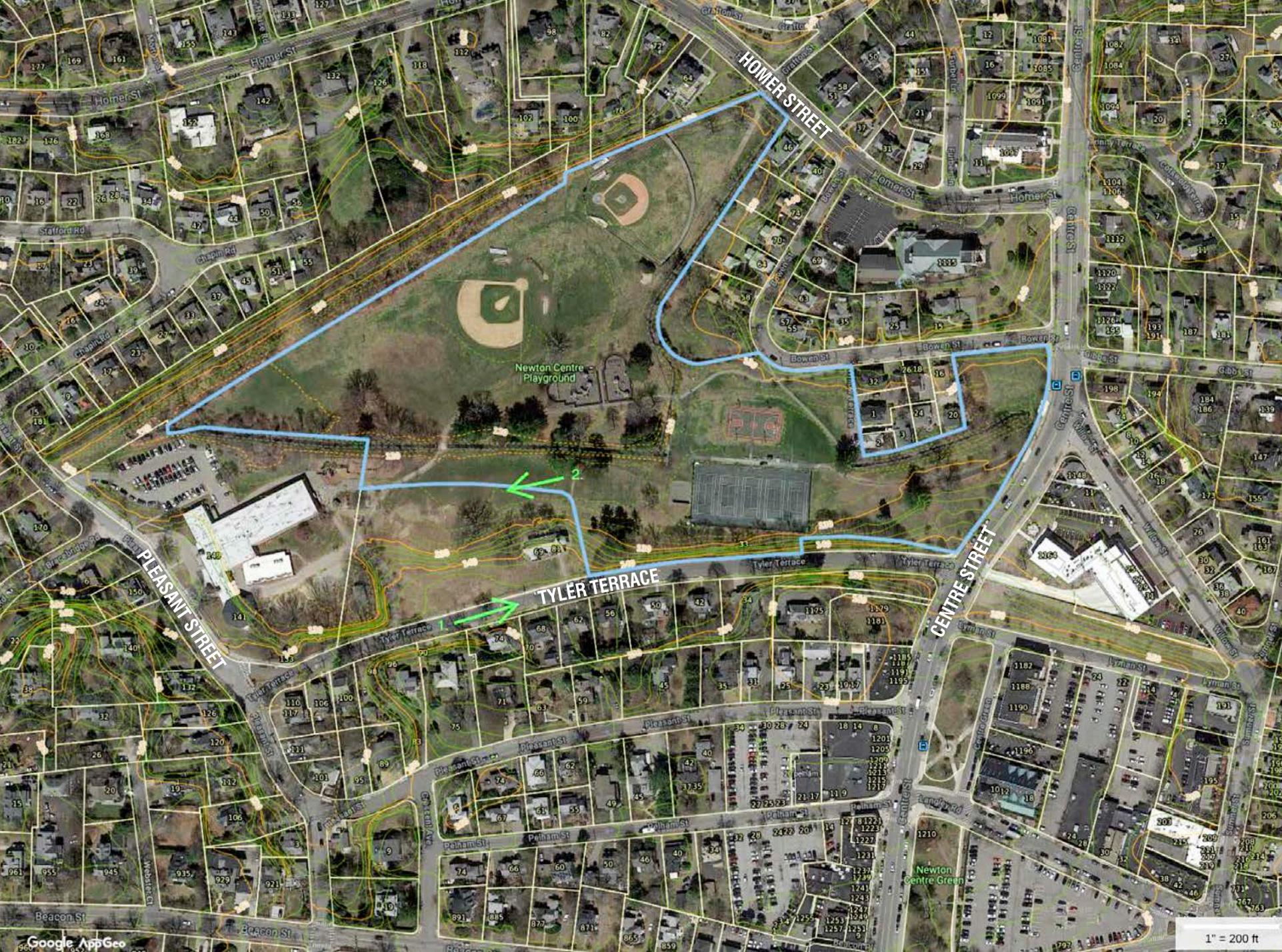




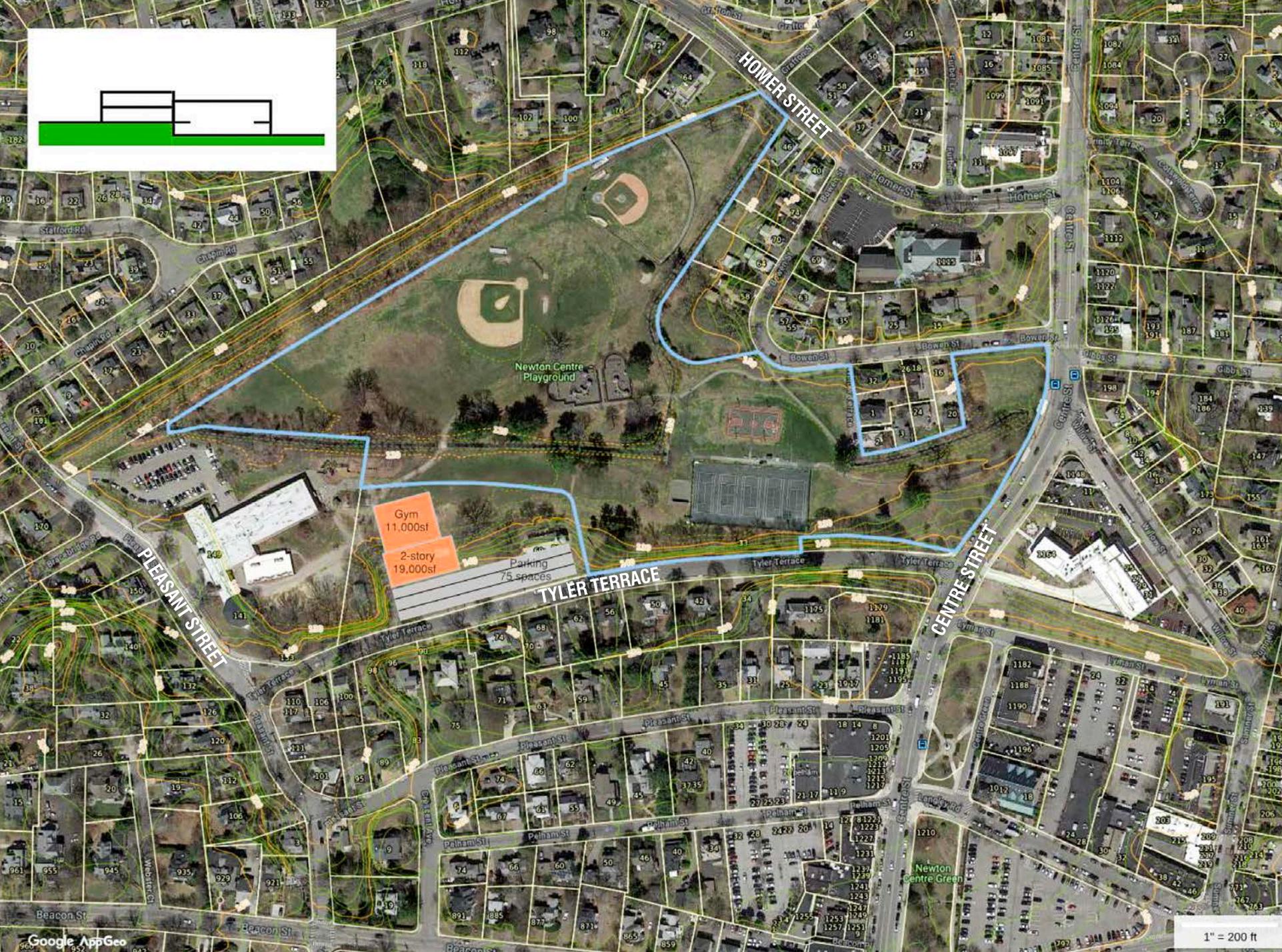
**Tyler Terrace**

**NEWTON CENTRE**

# Tyler Terrace



# Tyler Terrace



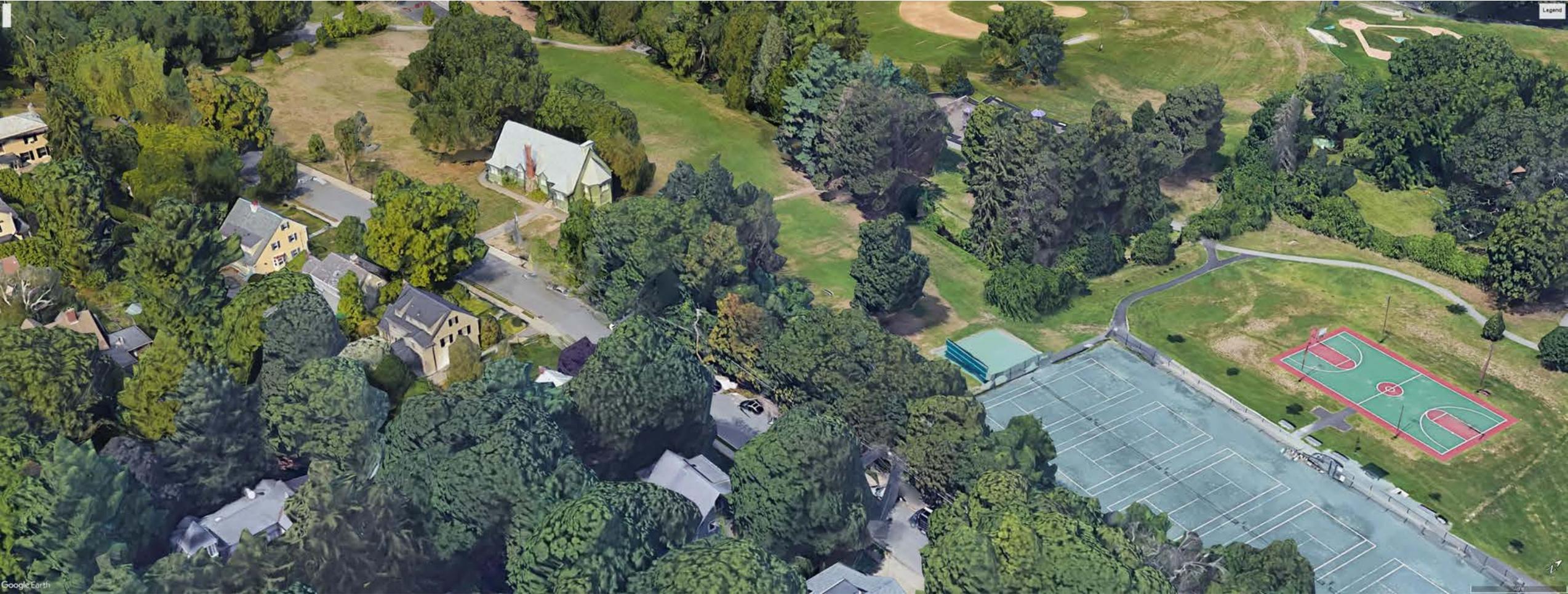
Gym  
11,000sf

2-story  
19,000sf

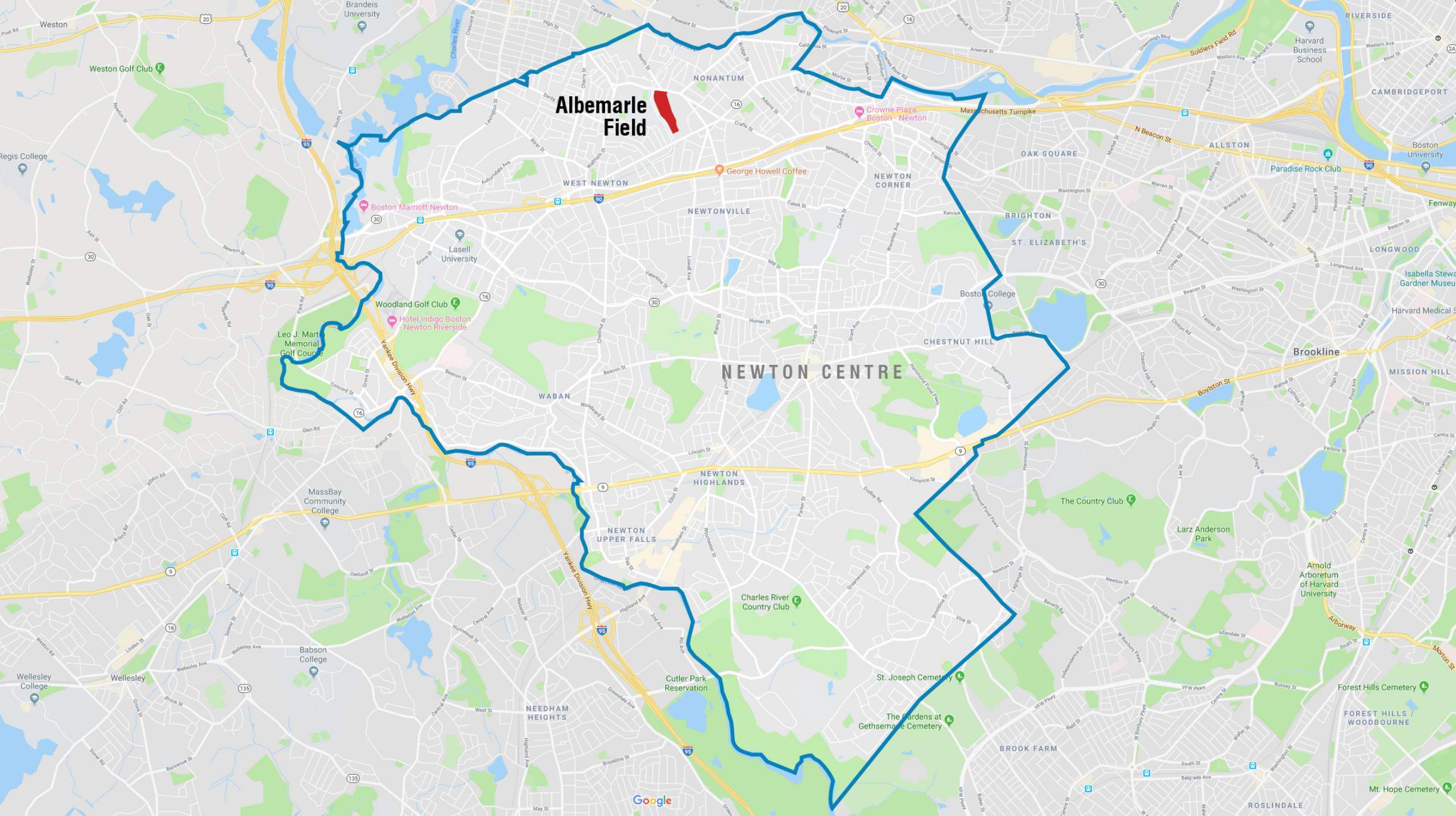
Parking  
75 spaces

TYLER TERRACE

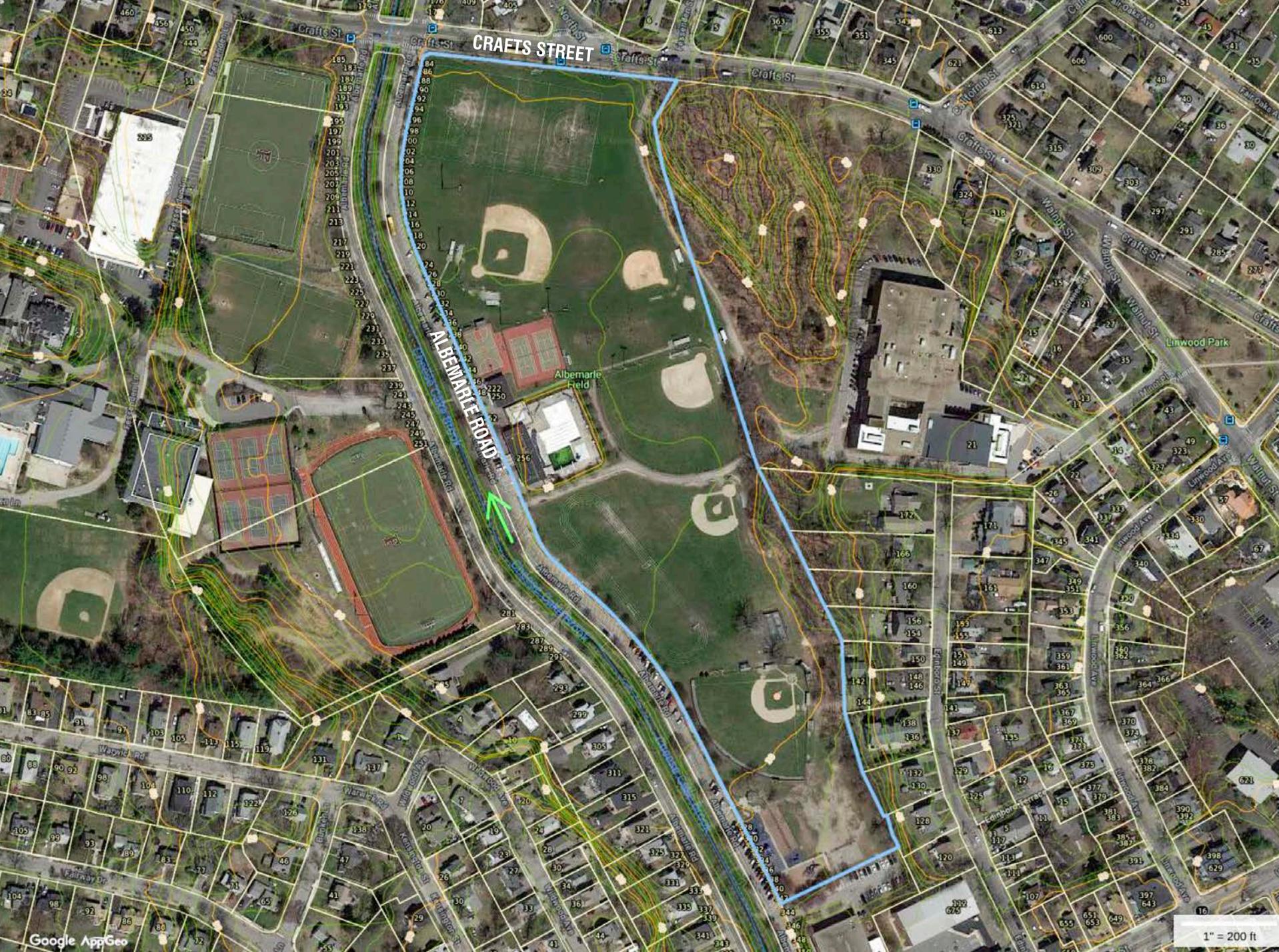
# Tyler Terrace



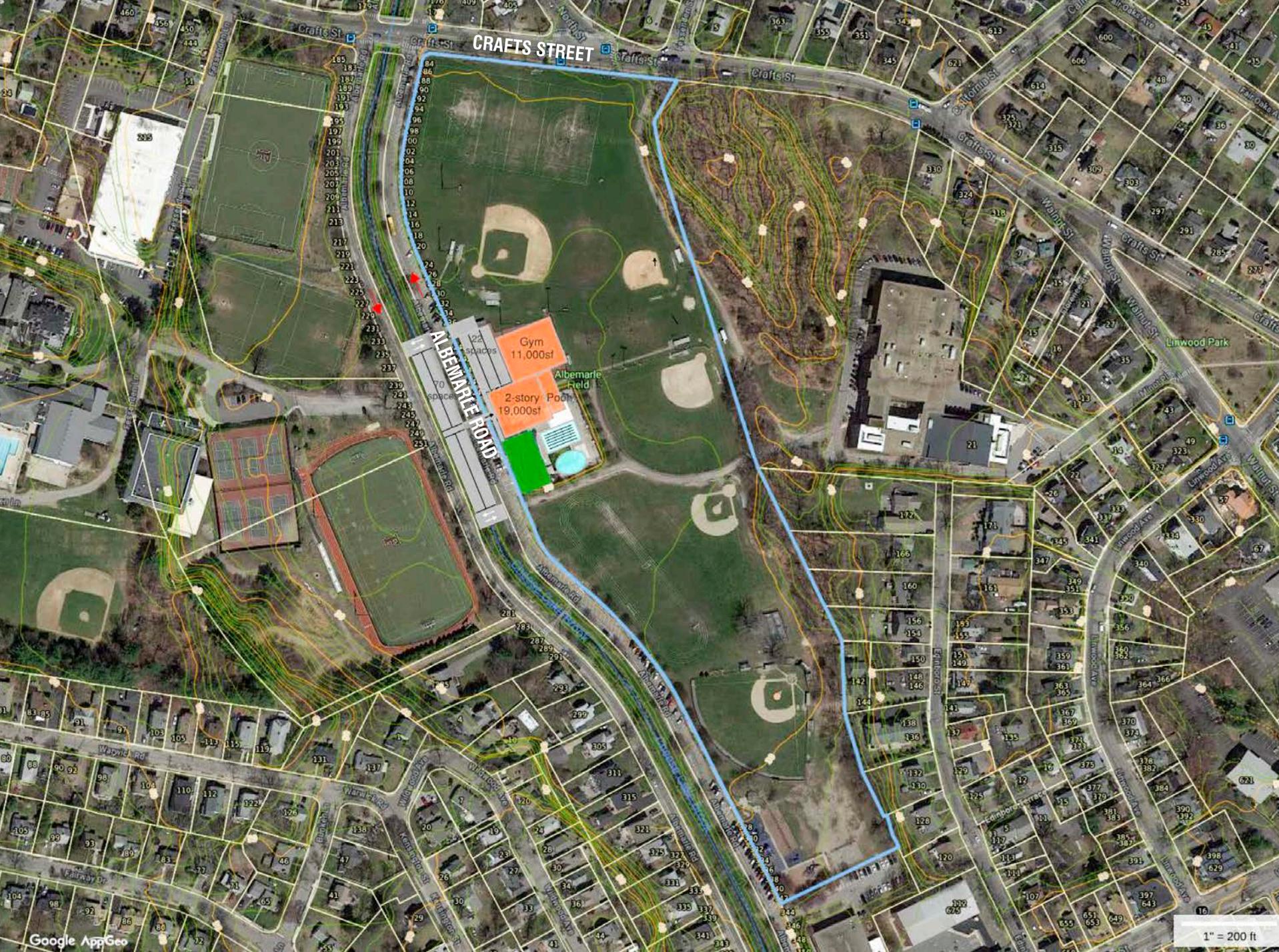
# Albemarle Field



# Albemarle Field



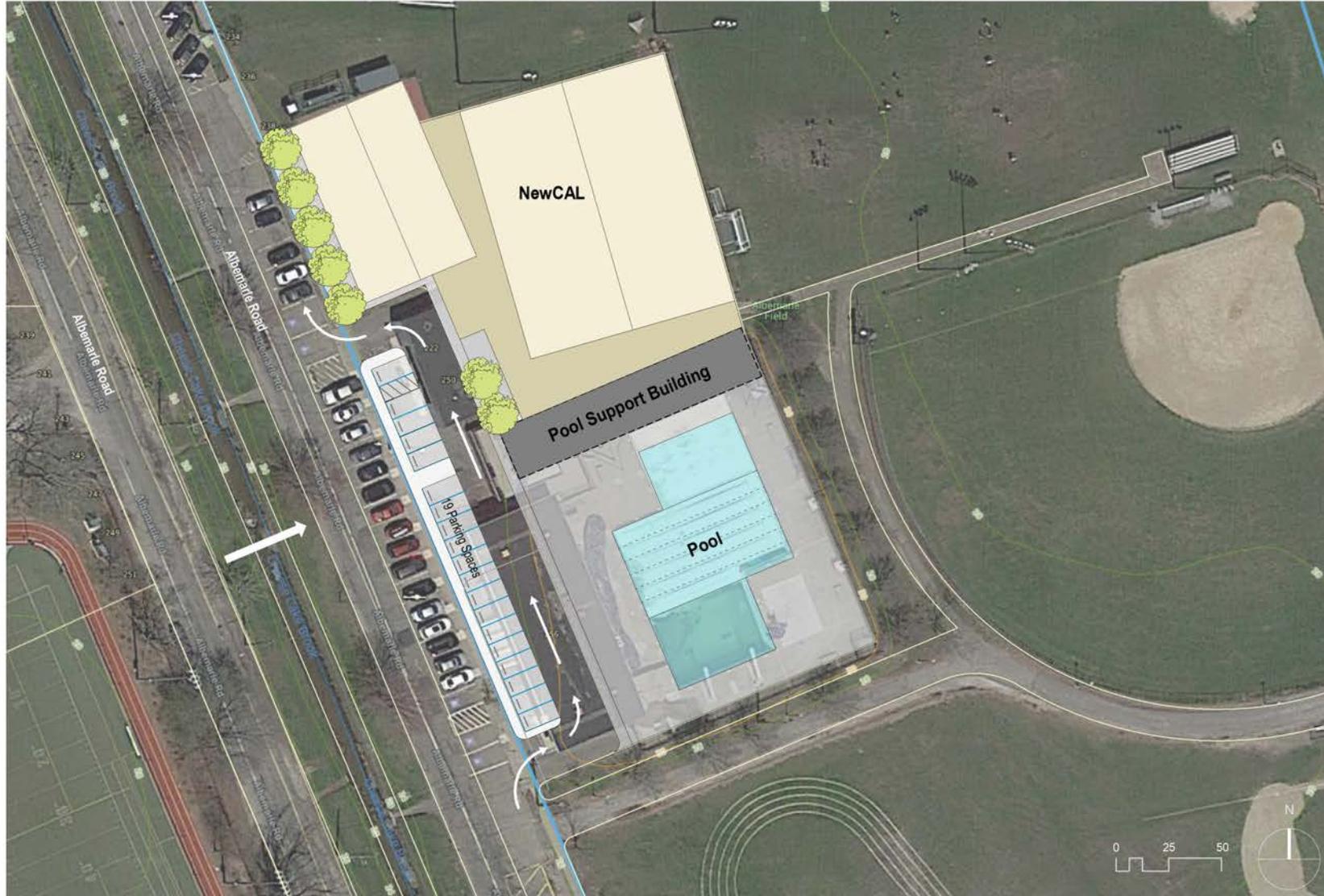
# Albemarle Field



# Albemarle Field



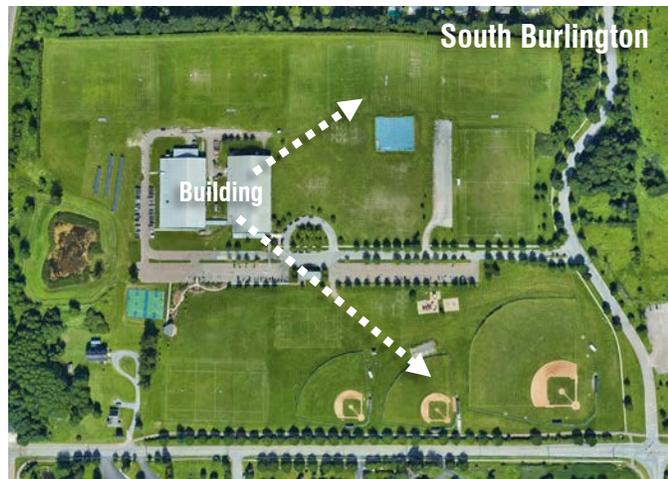
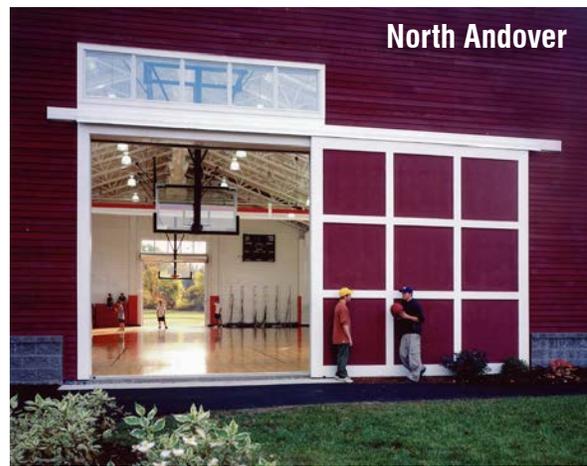
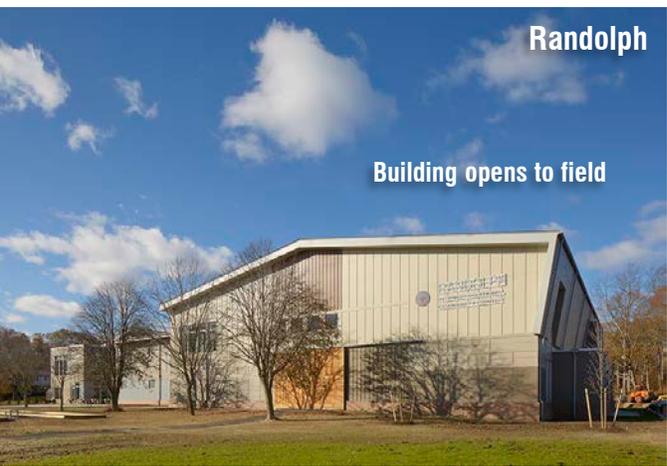
# Albemarle Field



## NewCAL Center for Active Living

### 2-Story

22,000 sf	Footprint
35,000 sf	Program Area
6,600 sf	Pool Support Building



# **New CAL**

**Newton Center for Active Living**

**Parks & Recreation Commission  
Site Evaluation Studies**

September 16, 2019  
Newton City Hall