

NewCAL Summary Conclusions: Alternative Sites

The following is a summary of locations that did not make the cut down to the 24 sites, but that have been evaluated for NewCAL and showed enough potential to keep in mind, should none of the 24 sites come to fruition:

Newton Centre Triangle (Newton Center Parking Lot):

This is a 2.17-acre site located at the center 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 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. 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. Once we get to the second floor, the building can project out to help square off the building slightly for efficiency purposes. This would likely yield the 2nd and 3rd 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 is likely to 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, 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 create additional 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 for the sense of identity that is a priority. Additionally, 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 includes mixed-use to help offset the development costs, the issue becomes the time needed to go through the 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.

150 Jackson Road (Former Aquinas Junior College):

This is a 5.7-acre site that houses the former Aquinas Junior College and is the current Newton Early Childhood Program facility. The City is currently in design for a renovation and addition to the building and site to accommodate the Lincoln-Eliot Elementary School. The campus style building and convent wing are relatively inefficient from a site utilization perspective. One of the major priorities for the school project is to create open space and playfields, which would pair well with the NewCAL Program, but means that much of the site needs to be used to meet the school program. The Zervas School is a good example of a school site which has field space attached, without relying on an adjacent park to meet this programmatic demand. The Zervas School site, exclusive of the wooded wetland area to the south, is approximately 175,000 square feet, or 4 acres. If we are to apply the same site development logic to 150 Jackson Road, we would be left with 1.7 acres for NewCAL. Further complicating the site is that approximately 1 acre of it is comprised of a dense wooded area. It would require compromises to both the school program and the NewCAL program if we were to try and preserve this wooded area. From a location perspective, this site is not close to amenities or village centers, but it is accessible and has ample complimentary parking. There would be tangible financial savings as a result of efficiencies gained through shared parking and green space opportunities. Some site circulation efficiencies could materialize, although there will likely be a desire to keep these elements separate from each other for the safety of both user groups. Since this site would require some programmatic compromises, it was not selected to be further evaluated as one of our shortlisted sites. This site

could be reevaluated should other options not pan out, as it has no restrictions beyond neighborhood impact and the need to meet and balance the programmatic needs of the Lincoln-Eliot School.

34, 48, and 50 Craft Street (Former Clay Nissan Lot):

This is an 80,271 square foot site made of three parcels all owned by the same person. It currently houses the Newton Public School buses, which are there via a lease with the private party. The site is located to the just north of the Washington Street corridor on the edges of Nonantum, Newtonville, and Newton Corner. Although it is not close to a village center, it is very close to amenities. The site is less than the desired acreage based on the NewCAL program, and it is surrounded by commercial/industrial lots. There is no green space in the area, and there is very little complimentary street parking in the immediate vicinity. Based on these factors, the entire NewCAL program would need to be placed within the site, and the most likely programmatic sacrifice would be green space. The commercial and industrial nature of the surrounding area would make creating a warm welcoming natural environment very challenging. This site is ideal from a site development cost perspective but has limited site access and frontage and is surrounded by a scale that would make it difficult for the facility to be readily identified. This site is estimated to cost approximately \$6,000,000. In order to make this a more viable site, the City would likely need to explore the acquisition of adjacent properties to increase site accessibility, visibility, and allow for the creation of at least a limited amount of green space. It is unclear whether there are willing sellers, but the lots in question would be to the east and north of the site. The acquisition costs and the fact that this site would require some programmatic compromises, led to it not being selected to be further evaluated as one of our shortlisted sites. This parcel, and the parcels directly adjacent to it, should be monitored to determine if opportunities develop to expand the site beyond what is currently constituted. If this site could be expanded, this could be reconsidered as a site option. However, the then significant upfront acquisition costs, could leave little left in the project budget to deliver the program and alternative funding may need be explored to supplement the project budget.