

CITY OF NEWTON

IN CITY COUNCIL

August 8, 2022

ORDERED:

That the City Council finding that the public interest and convenience would be served by its action hereby grants SITE PLAN APPROVAL for schematic design and site plan approval at 345 Walnut Street for the design of the new 33,000 SF facility to replace the current Senior Center located at 345 Walnut Street in Newtonville to meet the needs and interests of Newton's older adults pursuant to the provisions of Sec. 5-58, in accordance with the recommendations of the Public Facilities Committee as follows:

Docket Number: #383-22

Petitioner: The Design Review Committee of the City of Newton

Location: Newton Center for Active Living at 345 Walnut Street, specifically described as Section 24 Block 10 Lot 01, containing approximately 25,909 sq. ft. of land in Ward 2

Owner: City of Newton

Owner's Address: 1000 Commonwealth Avenue
Newton Centre, MA 02459

To be used for: The design of the new 33,000 SF facility to replace the current Senior Center located at 345 Walnut Street in Newtonville to meet the needs and interests of Newton's older adults (hereinafter referred to as the "Project").

Explanatory note: All renovation of a municipal building involving new construction requires Site Plan Approval pursuant to the provisions of Sec. 5-58 of the Revised Ordinances of the City of Newton, 2017.

The land referred to is zoned Public Use.

1. The building, driveways, walkways, landscaping and other site improvements associated with the Project granted through this Site Plan Approval shall be consistent with the following approved plans:

a. Newton Center for Active Living, 345 Walnut Street Newton, Massachusetts 02458, Proposed Maintenance Facilities Improvements & Renovations 5-58 Schematic Design/Site Plan Approval Submittal, May 3, 2022

- i. C1.1 Notes
- ii. C1.2 Legend
- iii. C2.1 Erosion, Sediment Control & Demo Plan
- iv. C3.1 General Plan
- v. C4.1 Grading Plan
- vi. C5.1 Drainage & Utility Plan
- vii. C6.1 Details 1
- viii. C6.2 Details 2
- ix. C6.3 Details 3
- x. C6.4 Details 4

2. The approved plans, including building floor plans and elevations, are subject to modification as the plans are developed during Design Development and Construction Document Phases of the Project. Pursuant to Sec. 5-54(c) of the Revised Ordinances of the City of Newton, 2017, the Design Review Committee shall make periodic reviews of the Project's plans as it moves through the various design phases.

3. During the Design Development phase, the Project Design Team shall evaluate and refine areas of design to address the following concerns:

- The design team should continue to take an integrated design approach to the building's design through its mechanical systems, building envelope, floor to floor heights, ceiling heights including the height and extent of glass and glazing, methods of sun control, day lighting, electrical lighting, and sound control. All components should be designed to promote efficient building performance and reduce overall energy consumption, consistent with both its purpose and context. This process should include life cycle cost analysis in the vetting of building systems.

- The design team should continue to strive to meet, or exceed, our sustainability goals. This should include further study and application of passive house principles, on-site PV, and other methods of driving down our energy use intensity, as Newton strives to reduce its' carbon footprint and pushes towards net zero buildings. The building will be heated and cooled using no fossil fuels on site. The design team will continue to work with the Design Review Committee and City of Newton to analyze the embodied carbon of the various design elements, striving to minimize our embodied carbon footprint as much as possible.

- All facades of the proposed building should be refined to address concerns regarding massing and buffering of the building from the abutting properties.
- Include in the photometric analysis the building light spillage from interior sources and minimize direct and indirect impacts to the abutters. This study should also include analysis of existing offsite light sources to ensure we are not providing more light than is necessary.
- Evaluate the use of exterior pavers and develop an exterior surfacing plan that promotes a universally accessible and durable design, and a welcoming facility.
- Continue to study the design of the cupola and the stairwells and their relationship to the architectural details of the building design.
- The traffic and parking study and recommendations should be completed and presented to the DRC to ensure that the site plans work well with the site distribution, pedestrian safety, including drop off / pick up and Rideshare programs.
- The details of how the existing historical elements and fixtures like the Connick stained glass windows shall be presented to the DRC to allow for review and comment.
- Study options to limit glazing along the lower perimeter of the walking track and the stairwells.

Under Suspension of Rules

Readings Waived and Approved

20 yeas, 1 nay (Councilor Malakie), 3 absent (Councilor Bowman, Humphrey, Oliver)



(SGD) CAROL MOORE

City Clerk



(SGD) RUTHANNE FULLER

Mayor

Date: 9/27/2022