

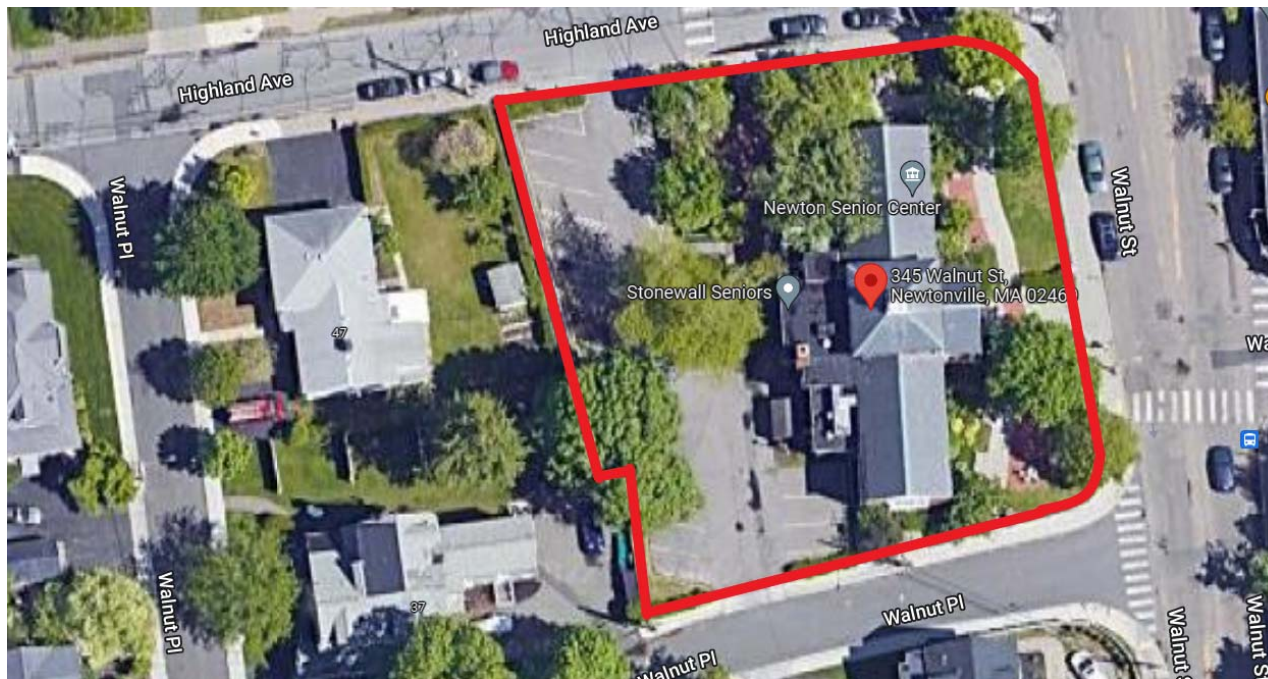


NewCAL - Acquisition of 47 Walnut Place

A wonderful partnership with the Germani Family,
and a tremendous opportunity for Newton's older
adults.

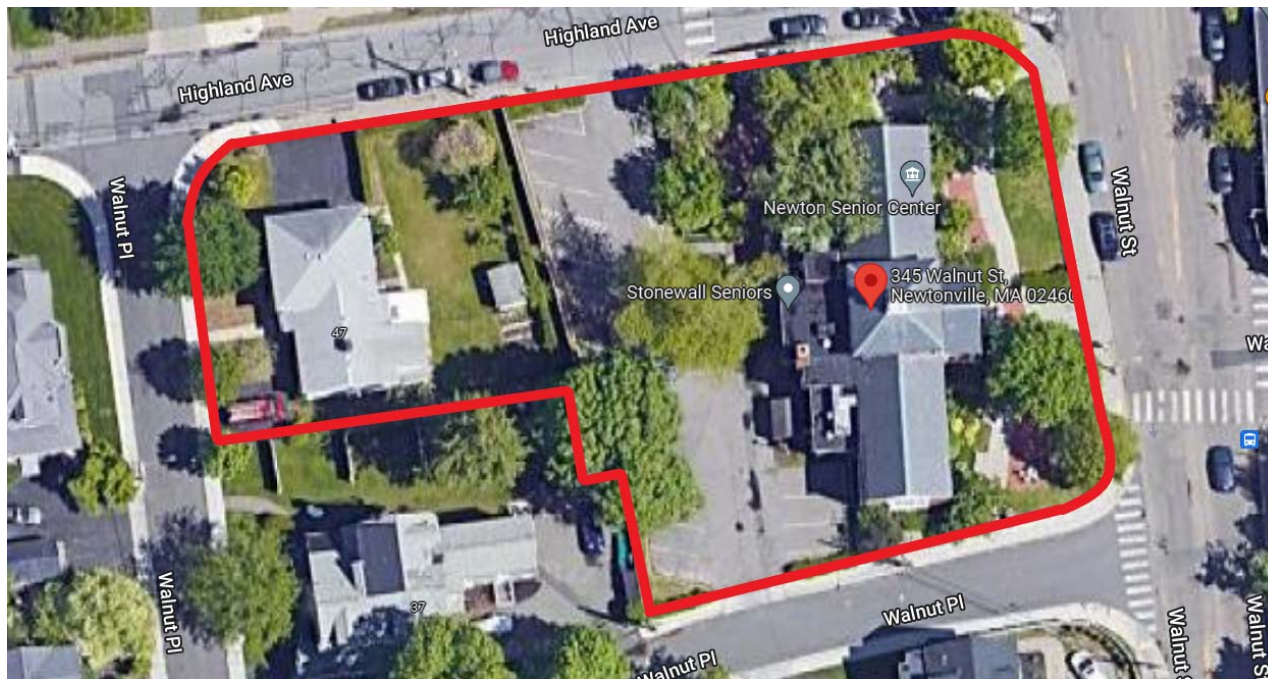
Current NewCAL Site

Not an official site plan.



New NewCAL Site

Not an official site plan.



NewCAL Site Potential





98 Walnut Pl
Newton, Massachusetts
Google
Street View - Oct 2011



on
Ludlow
George He
Cobol El
Waltham P
Cahot St





Highland Ave
Newton, Massachusetts
Google
Street View - Oct 2020

What Opportunities Could This Create?

- As much as a twice the onsite green space from what exists today
- Creation of a cohesive community gathering space
- Net increase in onsite parking potential
- Net reduction in heat island effect
- Increased tree plantings and landscaping
- Increased passive recreation
- Net reduction in impervious surface and improved stormwater resiliency
- Increased opportunity for outdoor programs for older adults
- Opportunities for expanded pollinator gardens

A Huge Thank You!

- ▶ Giosina Germani has lived at 47 Walnut Place for over 52 years. She and her late husband, **Umberto**, are lifelong Newton residents. Giosina is a wonderful neighbor and user of the Senior Center. The acquisition of their home is a great opportunity for the City of Newton, and it is the culmination of more than two years of hard work and collaboration with the Germani family. The terms of the acquisition are structured such that Giosina will stay in her home for the rest of her life. We wish Giosina many happy years to come in her home.