



Public Facilities Committee Report

City of Newton In City Council

Wednesday, September 23, 2020

Present: Councilors Leary (Chair), Kelley, Crossley, Norton, Laredo, Gentile and Kalis

Absent: Councilor Danberg

Also Present: Councilors Krintzman, Albright, Ryan, Humphrey, Malakie, Markiewicz, Noel and Wright

City Staff Present: City Engineer Lou Taverna, Commissioner of Public Works Jim McGonagle, and Chief Operating Officer Jonathan Yeo, Chief Financial Officer Maureen Lemieux, Director of Senior Services Jane Colino, ADA Coordinator Jini Fairley, Commissioner of Public Buildings Josh Morse and Deputy Director of the Public Buildings Department Alex Valcarce

#378-20 **Appointment of SingNing Kuo to the Design Review Committee**
HER HONOR THE MAYOR appointing SINGNING KUO, 1395 Washington Street, Newton, to the DESIGN REVIEW COMMITTEE for a term to expire December 31, 2021. (60 days: 11/20/2020)

Action: **Public Facilities Approved 7-0**

Note: Chair Leary presented the Mayor's request to appoint SingNing Kuo to the Design Review Committee. Ms. Kuo explained that she moved to Newton more than 10 years ago, relocated to China for work and moved back to Newton last year. She explained that she is a Landscape Architect and noted she would like to be a part of the developments that are being built in Newton.

The Committee asked the following question:

Q: Do you have experience with green infrastructure?

A: Ms. Kuo explained she has dealt with projects that have used green infrastructure for stormwater.

Committee members noted that Ms. Kuo's experience will be helpful in the Design Review Committee. The Committee thanked Ms. Kuo for her willingness to serve.

Councilor Kelley motioned to approve which passed unanimously.

Public Hearing

#356-20 National Grid petition for grant of location in John F. Kennedy Circle
NATIONAL GRID petition for a grant of location to install and maintain 420' +/- of new 4" plastic main in Green Street to the 6" BS LP (bare steel low pressure) gas main in John F. Kennedy Circle and transfer existing branch services to new 4" PL LP (plastic lined low pressure) main in John F Kennedy Circle. (Ward 1)

Action: Public Facilities Approved 7-0

Note: Mary Mulrone, a representative from National Grid, presented the request to install and maintain 420' +/- of new 4" plastic main in Green Street to the 6" BS LP (bare steel low pressure) gas main in John F. Kennedy Circle and transfer existing branch services to new 4" PL LP (plastic lined low pressure) main in John F Kennedy Circle.

Ms. Mulrone explained that this main has no leak history, but National Grid is being proactive by trying to replace as many mains with plastic as they can.

The public hearing was opened and with no member of the public wishing to speak, the public hearing was closed.

Councilor Kalis motioned to approve which passed unanimously.

Public Hearing

#357-20 National Grid petition for grant of location in Cross Hill Road
NATIONAL GRID petition for a grant of location to extend the existing 6" main beginning at 95 Cross Hill Rd with 15' +/- of 6" plastic main and install 100' +/- of 2" plastic main to service 100 Cross Hill Road. (Ward 8)

Action: Public Facilities Approved 7-0

Note: Mary Mulrone, a representative from National Grid, presented the request to extend the existing 6" main beginning at 95 Cross Hill Rd with 15' +/- of 6" plastic main and install 100' +/- of 2" plastic main to service 100 Cross Hill Road. There is also no leak history with this section of gas main. Lou Taverna, City Engineer, noted that this is an existing property.

The public hearing was opened and with no member of the public wishing to speak, the public hearing was closed.

Committee Members asked the following question:

Q: What type of testing does National Grid do for gas moving through a plastic main?

A: Ms. Mulrone explained that she would need to discuss this with the engineers at National Grid but noted that the plastic mains have been tested and there have not been many issues with

that material since it was first installed in the 1980's. Ms. Taverna explained that plastic pipe is flexible, does not rust and is more durable than the cast iron pipes.

Committee members made the following comment:

The City's Climate Action Plan includes a recommendation to establish a process in which petitioners for new gas services be informed by the alternative, which would be high-efficient electric systems.

Councilor Kalis motioned to approve which passed unanimously.

Public Hearing

#358-20 National Grid petition for grant of location in Boylston and Moody Street

NATIONAL GRID petition for a grant of location to install and maintain 1110' +/- of 6" plastic main in Boylston and Moody Street from the existing 6" coated steel main in front of #199 Boylston St to the end of the main at #56 Moody Street. (Ward 7)

Action: Public Facilities Approved 7-0

Note: Mary Mulrone, a representative from National Grid, presented the request to install and maintain 1110' +/- of 6" plastic main in Boylston and Moody Street from the existing 6" coated steel main in front of #199 Boylston St to the end of the main at #56 Moody Street. Ms. Mulrone noted that there have been leaks on this street and request will eliminate that going forward.

The public hearing was opened and with no member of the public wishing to speak, the public hearing was closed.

Councilor Laredo motioned to approve which passed unanimously.

Public Hearing

#377-20 Request for a main drain extension at 11 & 19 Shute Path

GREGORY KESHISHYAN, 11 Fay Lane, Needham, petitioning for a main drain extension from a manhole at the intersection of "E" Roadway & Spiers Road westerly 315' +/- to provide an overflow on the on-site drainage systems for #11 & #19 Shute Path. (Ward 8)

PETITIONER TO PAY ENTIRE COST

Action: Public Facilities Approved 7-0

Note: Lou Taverna, City Engineer, presented the request for a main drain extension from a manhole at the intersection of "E" Roadway & Spiers Road westerly 315' +/- to provide an overflow on the on-site drainage systems for #11 & #19 Shute Path. The petitioner will pay the entire cost of the project. Mr. Taverna explained that the design engineer could not meet the design requirements without an overflow connection into the City's drain system. Currently, there is no drain on this road.

Committee members asked the following questions:

Q: This area has a history of flooding, will this project help with that?

A: Mr. Taverna explained that project will mitigate any potential flooding caused by the properties.

Q: What are the stormwater management requirements?

A: Mr. Taverna explained that in new construction and major renovation the City requires stormwater management based on the area that the project is being proposed. The City does not allow for the extraneous stormwater to infiltrate onto neighboring properties or City properties. The overflow connection normally connects to an existing city drainage system and the water is held in the stormwater system until the storm passes then is discharged into the drainage system. Mr. Taverna explained that the condition of the soil is also a factor.

The Public Hearing was opened.

Michael Gashin, 150 Spiers Road, questioned what the impact will be on the neighborhood? Mr. Gashin also asked if there have been tests done to see if the City's stormwater system will be able to take on the additional capacity?

Mr. Taverna explained that there will be an inspector on site to make sure that the pipe is installed correctly. The contractor will be required to have a police detail to ensure the safety on the site. There are also permits the contractor will need to apply for through the City's Engineering Department. Additionally, Mr. Taverna explained that there have been tests done and the storm system downstream from this area can handle the additional flow.

The Public Hearing was closed.

Councilor Kalis motioned to approve which passed unanimously.

Referred to Public Facilities and Finance Committees

#383-20

Authorization for the MWRA loan program for sewer improvements

HER HONOR THE MAYOR requesting authorization to borrow the sum of four million five hundred and eighty thousand dollars (\$4,580,000) from the Massachusetts Water Resources Authority (MWRA) Sewer Infiltration/Inflow Local Financial Assistance Program, Phase 13 as an interest-free loan payable in 1/10 installments over 10 years.

Action: **Public Facilities Approved 7-0**

Note: Lou Taverna, City Engineer, presented the request to borrow \$4,580,000 from the Massachusetts Water Resources Authority (MWRA) Sewer Infiltration/Inflow Local Financial

Assistance Program, Phase 13 as an in interest-free loan payable in 1/10 installments over 10 years. Mr. Taverna explained that the purpose of this loan is for the construction of the sewer infiltration and mitigation improvements to sewer area 9, which is the southwest portion of the City. This phase is for a loan only and does not include a grant.

Committee members asked the following question:

Q: Does this project include any work at the pump station?

A: Mr. Taverna explained that this phase is for the sewer mains only and does not include any work at the pump station. The pump station will be another project that the Director of Utilities is proposing.

Councilor Crossley motioned to approve which passed unanimously.

#385-20 Request for easements in Staniford Street

COMMISSIONER OF PUBLIC WORKS requesting taking of four public utilities easements in the private way portions of STANIFORD STREET, as outlined in the below descriptions:

Staniford Street, from west of Freeman Street westerly to the bend in Staniford Street taking a main drain and common sewer easement.

Staniford Street, from west of Freeman Street westerly to the bend in Staniford Street taking a Water Main Easement.

Staniford Street, from the bend in Staniford Street southerly to West Pine Street, taking a main drain and water main easement.

Staniford Street, from the bend in Staniford Street southerly to previous Common Sewer Taking, taking a common sewer easement.

Action: **Public Facilities Approved 7-0**

Note: Lou Taverna, City Engineer, presented the request to take four public utilities easements in the private way portions of Staniford Street, as outlined in the attached docket request dated 08/31/2020. Mr. Taverna explained that the Staniford Street sewer extension has been completed. When evaluating the sewer extension, the Engineering Department discovered that the City did not have any easements in the private way portions of Staniford Street for the water main, the drain main or the sewer main. The reason the easements are separated is so that there is no overlap with any existing easements. Mr. Taverna noted that the department will be going to the Finance Committee with the proposed sewer betterments assessments for the completed Staniford Street extension work.

The Committee thanked the Public Works Department for their work on this project.

Councilor Gentile motioned to approve which passed unanimously.

Referred to Public Facilities and Finance Committees

#86-20 **Ordinance amendment to increase number of units eligible for 2nd meters**
COUNCILOR NORTON proposing an ordinance amendment to Chapter 29, Section 24(c) to amend the number of residential dwelling units eligible for outdoor meters from no more than four dwelling units to no more than twenty dwelling units.

Action: **Public Facilities Held 7-0**

Note: Councilor Norton explained that the City labels townhouses in the same category as larger developments, which means they are not able to access the 2nd meter program. Residents have requested to be able to access this program.

Jim McGonagle, Commissioner of the Public Works Department explained that this may affect distribution and there are other variables that need to be investigated. Commissioner McGonagle noted that their needs to be a clarification if it will be up to ten or twenty units. Additionally, there are two concerns with this proposal; one is the financial impact and the other is the capacity. The Law Department also has additional questions on this proposal.

Jonathan Yeo, Chief Financial Officer, noted that if the sewer revenue decreases with the townhouses then others will have to make up for that in the City and there are other areas that City staff can continue to help investigate.

Councilors asked the following questions:

Q: Is the docket item requesting up to ten units or up to twenty units?

A: The Chair noted that the docket item requests for up to twenty units. Commissioner McGonagle noted that the original request was for up to ten units.

Q: If the resident is watering already and just wants access to the 2nd meter so they can pay less, how will that translate into different water use?

A: Commissioner McGonagle explained that in that case it would not impact capacity. Mr. Yeo noted that this may cause people to use more water.

Q: Would this be limited to townhouses that are owned by individuals or would it include a 20 unit apartment building?

A: Councilor Norton noted that this is an issue that the Law Department needs to provide guidance on. This issue does deal with the classification of properties.

Councilors made the following comments:

This was discussed in committee years ago and there was a rationale behind drawing the line at 4 units or less, which dealt with the classification process of properties. The committee had spent time trying to determine when properties were eligible and not eligible. Additionally, the committee's goal at that time was to restrict this to "homeowners". One, two, three and four unit homes were considered residential and anything above that were considered commercial. This would need to be investigated by the Law Department.

The financial impact and capacity need to be investigated further and the Public Works Department should begin by looking at the impact for up to 10 units.

The ordinance needs to be looked at to see what prevents a resident living in a 9 unit complex from accessing a 2nd meter since the units are individually owned.

Maureen Lemieux, Chief Financial Officer, questioned if all 9 units have grass outside then is there an additional meter that waters all 9 units?

In this particular complex each unit has their own heating & cooling system, electric service, plumbing and its own water meter that the homeowner pays for. The Law Department would need to investigate the ownership of the lawns in front of the properties.

There may not be a reason for a resident to want a 2nd meter in this particular complex because of the amount of water that would be used by the homeowner.

The Committee discussed holding the item until the impacts and other questions can be answered.

Councilor Norton motioned to hold item #86-20 which passed unanimously.

Chair's Note: *The Committee met jointly with the Programs & Services Committee and received an update from the Commissioner of Public Buildings on the NewCAL project.*

Note: Josh Morse, Commissioner of the Public Buildings Department presented the update on the NewCal project. Commissioner Morse's presentation is attached to this report.

The City Council was last updated on June 24th, 2020 on both the Newtonville and Newton Centre locations. From there the Council on Aging and the Working Group voted to recommend the Newtonville site location to the Mayor. The department has also discussed the project with the Design Review Committee. The next step will be going to the Newton Historic Commission to

have a demolition review which needs to be done regardless if the plan is to keep the building, partially demolish or demolish the whole building. Commissioner Morse explained they will go through a series of community updates.

Commissioner Morse explained that they will try to use the existing structure but there are certain challenges that come with the building. The issues include that keeping the existing structure is more expensive, there is not enough on-site parking and the massing is going to have to be pushed to the existing rear of the property. The building also needs to be accessible and easy to navigate for all users. The existing building has many accessibility issues and there is also not enough programable area. The challenges with the existing building will continued to be investigated and the department will continue to investigate what new construction will look like. The goal is to receive the cost estimates and renderings and come back to the City Council in January 2021. Commissioner Morse noted he will continue to update the Council as the project progresses.

Councilors asked the following questions:

Q: How does the City make sure that this building is marketable and accessible to the residents?

A: Jane Colino, Director of Senior Services, explained that this building was originally a library and was designed to provide natural light without distraction. The new design will be more inviting to the community. There is a concern that users may need to use different entrances to access the building. The hope is to preserve as much of the existing building as possible while making the building accessible.

Q: If the existing building is not used, will the parking be at ground level?

A: Commissioner Morse explained there are no options that include below grade parking because of the financial impact it would have on the project.

Q: Why was the Armory site not chosen for this project?

A: Commissioner Morse explained that the location was not desirable and there was not enough support from residents. The issues included Washington Street being too busy and that there is not enough on-site or adjacent parking.

Councilors made the following comments:

The idea of separate entrances is not ideal for the community. There also may not be the need to have more parking on-site since there is some available in the area. Keeping the existing building may not be the best course of action because of the placement of the entries and the configuration.

For this community, it is important to have as much on-site or close parking as possible.

The new building needs to be able to fit into the historic community.

Commissioner Morse noted that a more traditional building would work best at this site. If there is a new building it should still look like a historic building.

The existing building does not work for the programming that is being planned for NewCal and a new building can still fit into the community. But there is a concern that the neighbors may not want a large building abutting their property.

Surface parking would be ideal for this community. There also should be other transportation options for seniors to get to NewCal.

SingNing Kuo, 1395 Washington Street, expressed that she feels the site is too tight for the programming that is being proposed. There also may not be enough parking. If this is the site that is being used, the existing building does not fit the programming needs. There could be an option to keep the façade of the existing building.

Ms. Colino noted that there are currently 13 on-site spaces and one of the proposed plans has 37 on-site spaces. The parking on Highland Avenue has been changed to allow seniors with a sticker to park there, which adds 30 to 40 spaces and the Austin Street parking lot is available.

The Committee adjourned at 8:45 p.m.

Respectfully Submitted,

Alison M. Leary, Chair

City of Newton



DEPARTMENT OF PUBLIC WORKS

OFFICE OF THE COMMISSIONER

1000 Commonwealth Avenue
Newton Centre, MA 02459-1449

Ruthanne Fuller
Mayor

August 31, 2020

To: The Honorable City Council

From: James McGonagle, Commissioner of Public Works

Subject: Docket Request, Taking of Main Drain, Sewer and Water Easements,
Staniford Street Private Way

A new sewer main and sewer service stubs to the property lines have been installed in the east to west private way portion of Staniford Street. The completed sewer extension begins at Freeman Street, and it runs westerly to house number 68.

The City of Newton requires the taking of a series of 40-foot wide permanent main drain, sewer and water easements in the private way portion of Staniford Street, both east to west, and north to south, to be used by our city maintenance crews. A record search indicated that, although there is existing city water and drain utilities in the private way portion of Staniford Street, a city easement was never taken.

The following easement plans are attached:

Staniford Street, from west of Freeman Street westerly to the bend in Staniford Street, Main Drain and Common Sewer Easement Taken, August 21, 2020.

Staniford Street, from west of Freeman Street westerly to the bend in Staniford Street, Water Main Easement Taken, August 21, 2020.

Staniford Street, from the bend in Staniford Street southerly to West Pine Street, Main Drain Easement and Water Main Easement Taken, August 21, 2020.

Staniford Street, from the bend in Staniford Street southerly to previous Common Sewer Taking, Common Sewer Easement Taken, August 21, 2020.

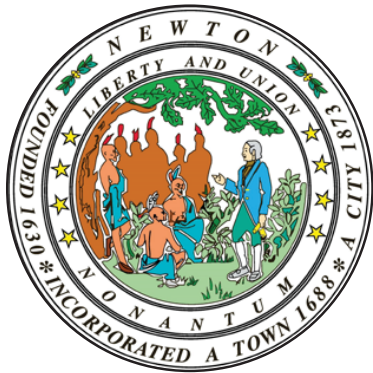
Please docket these easement requests with the Honorable City Council for consideration. The easement plans are attached.

Sincerely,

James McGonagle
Commissioner Public Works

attachments

cc: David Olson (City Clerk), Nadia Khan (Assistant City Clerk), Shawna Sullivan (DPW Chief of Staff), Louis M. Taverna, P.E., (City Engineer), Ted Jerdee (Director of Utilities), Jack Cowell (DPW Finance Director)



NewCAL Project Update

Public Facilities and Programs & Services Committees

September 23, 2020



Owner's Project Manager



Bargmann Hendrie+ Archetype, Inc.

Architect



Following the Newton Council on Aging vote, the Working Group recommended the proposed NewCAL facility be located at the existing Senior Center at 345 Walnut Street in Newtonville. Newton residents were notified on August 12, 2020 that the Mayor agreed with the recommendation.

NewCAL Vision Statement

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

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

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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 unique 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. The facility will be environmentally conscious, strive to be carbon neutral, and will leave a legacy of responsible design and operation.

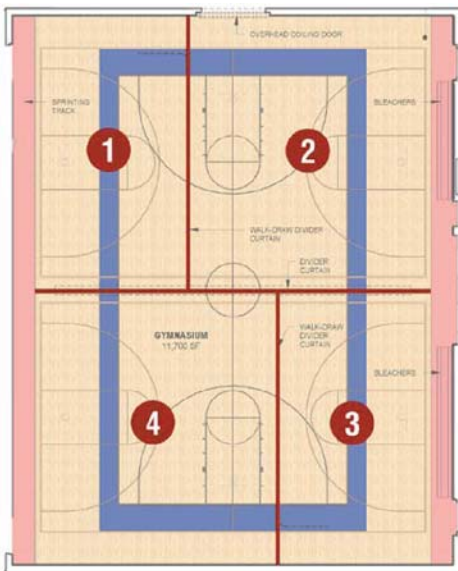
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Diversity of 31,500sf of Space in NewCAL



5

Multi-functional Gym and Track



6

PHASE ONE: REVIEW OF ALL CITY OWNED PROPERTIES AND 6 FINALISTS

7

Over 150 Private & Public Sites were reviewed by the City to find a potential new home for NewCAL



8

6 “Finalist Sites” were rejected by the citizens, who were adamantly opposed to reducing open space in parks, due to a new building.



Cabot Park



McGrath Park



Pellegrini Playground



Weeks Park



Tyler Terrace



Albemarle Field

NEWTON CENTRE & NEWTONVILLE FINAL TEST FITS

After regrouping from the “finalist sites”, the ultimate decision came down between two locations, the Walnut Street Senior Center site or the Newton Centre Parking Lot.

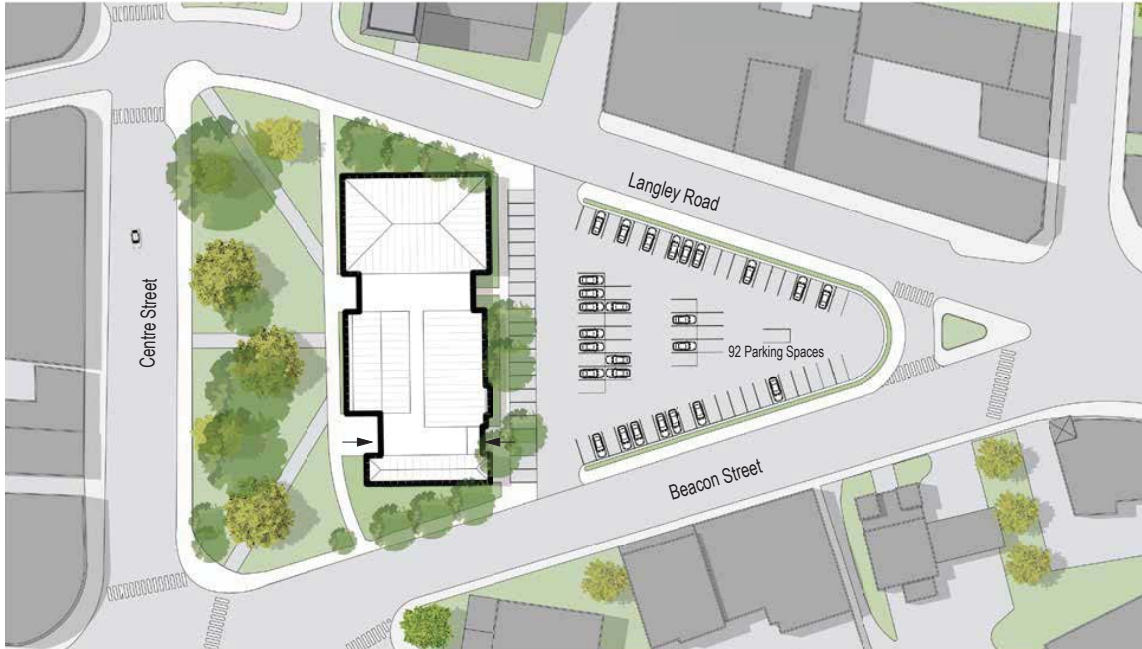


SITE: Newton Centre
Triangle Parking Lot
(152 Spaces)

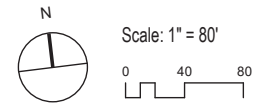
Newton Centre Triangle



Newton Centre Triangle 2 Story Building



Site Plan: 33,000 sf



13

Newton Centre Triangle 2 Story Building



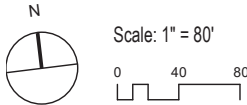
Aerial View from Southwest

14

Newton Centre Triangle 3 Story Building with Parking Below



Site Plan: 33,000 sf

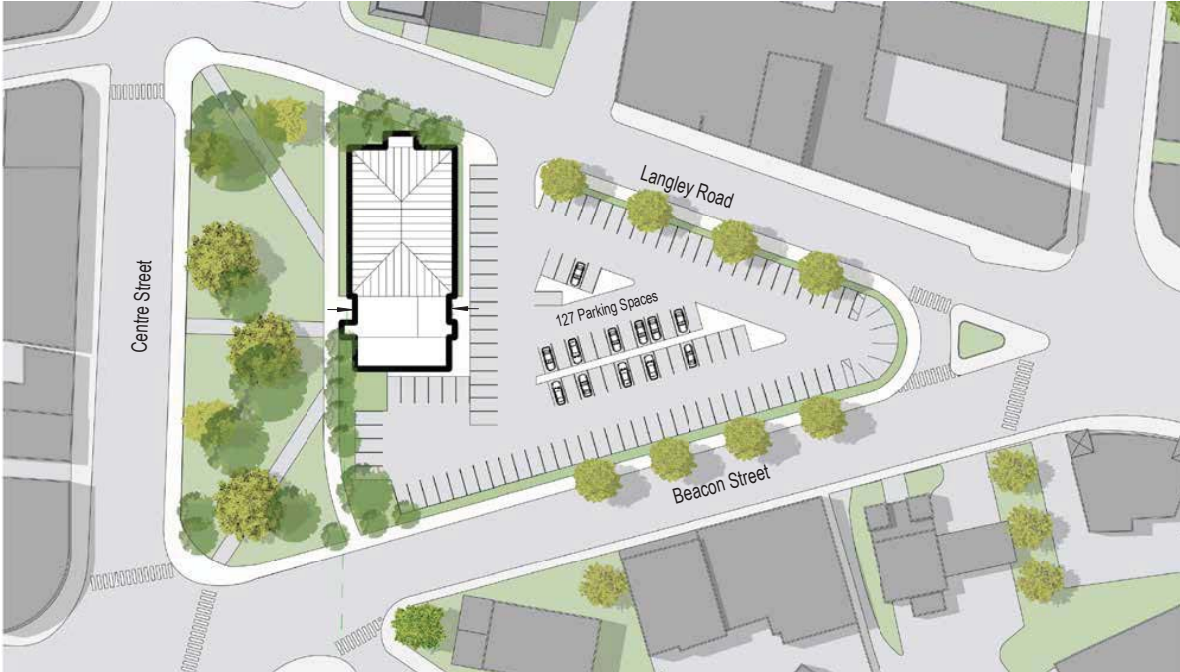


Newton Centre Triangle 3 Story Building with Parking Below

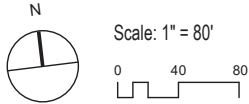


Aerial View from Southwest

Newton Centre Triangle 4 Story Building with Smaller Footprint



Site Plan

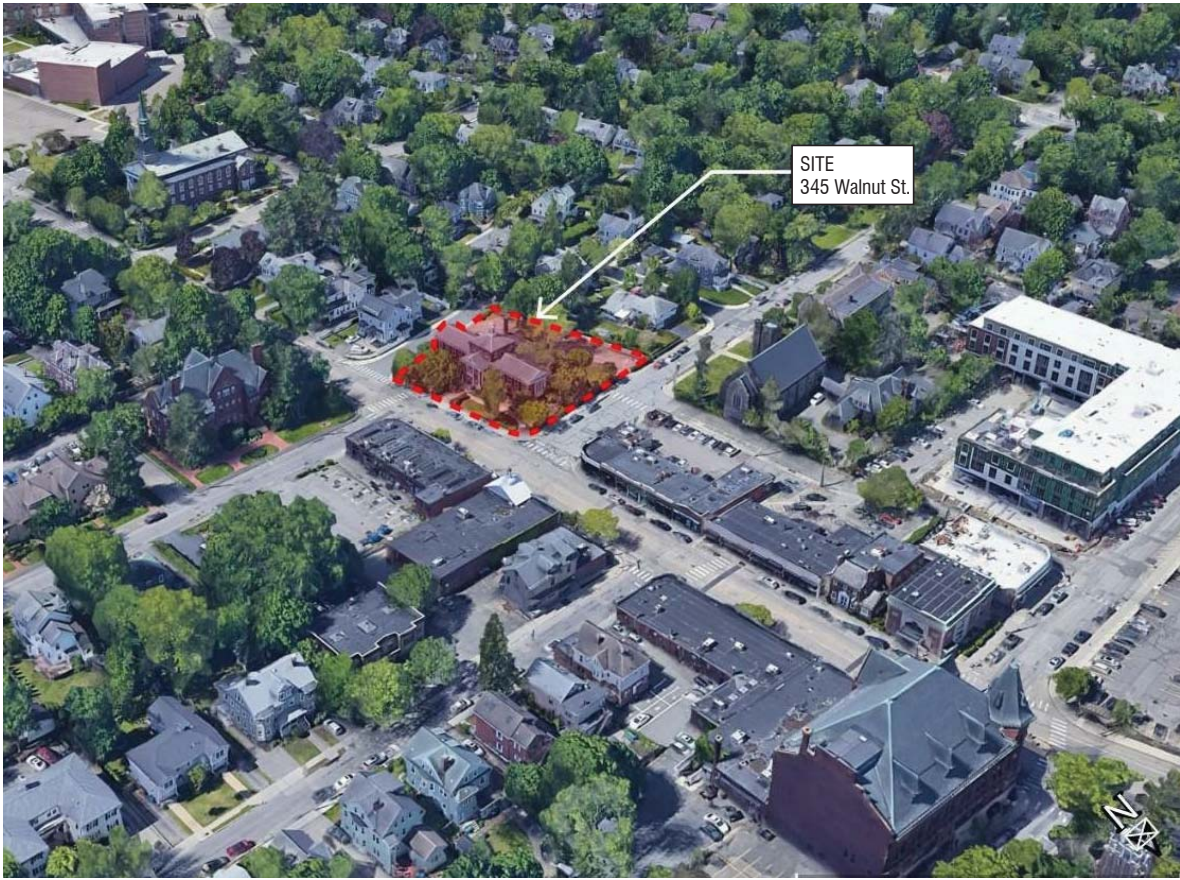


Newton Centre Triangle 4 Story Building with Smaller Footprint



Aerial View from Southwest





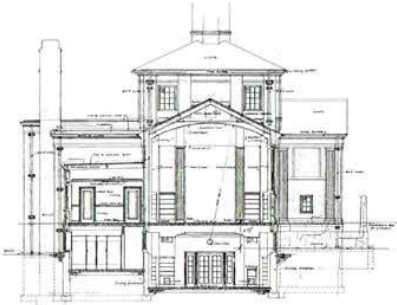
19

These are three very early program and massing studies. They are not designs. There will be many more studies on how to renovate and add on to the existing building or build a new facility.

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The original cross section drawing of the Library showing the raised main floor level 5 feet above outside grade



The outside stairs take you up three feet to a landing



Then, inside stairs take you up the final two feet to the main floor level.

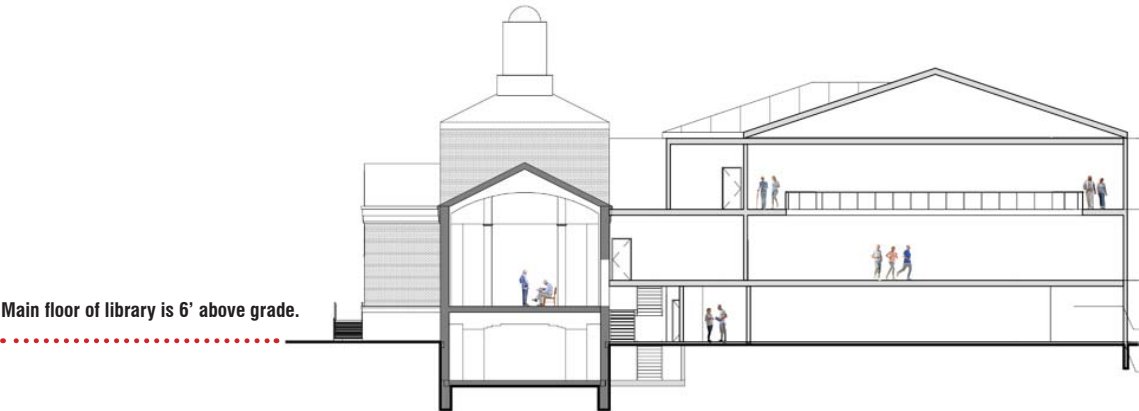


One or both of the basement level wings would retain their windows in the proposed concepts that do not cover the front façade of the existing building. This could be secondary use space assuming that the elevator is brought to this level.



22

Newtonville Retain Existing Building



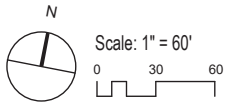
Building Section

Scale: 1" = 20'-0"

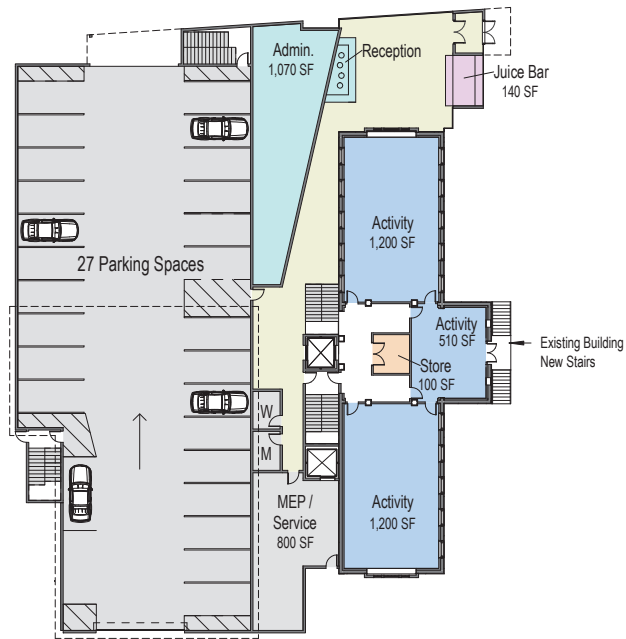
Newtonville Retain Existing Building



Site Plan: 33,000 sf building



Newtonville Retain Existing Building

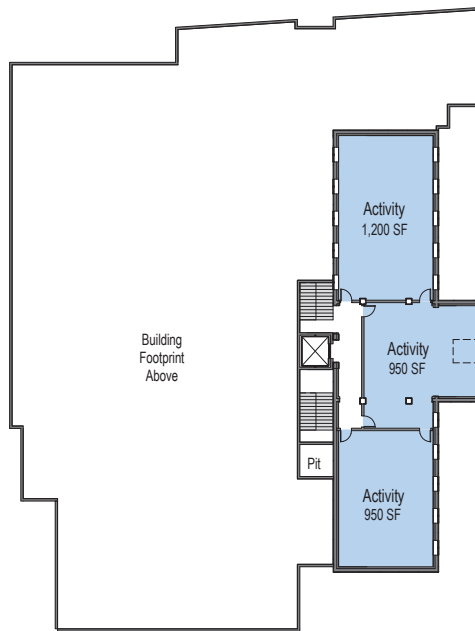


First Floor Plan: 8,000 sf
Garage Area: 9,000 sf



Scale: 1/32" = 1'-0"

Newtonville Retain Existing Building

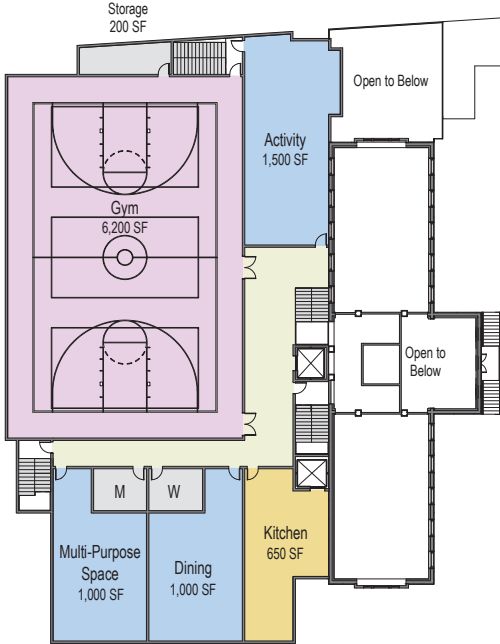


Basement Plan: 4,000 sf



Scale: 1/32" = 1'-0"

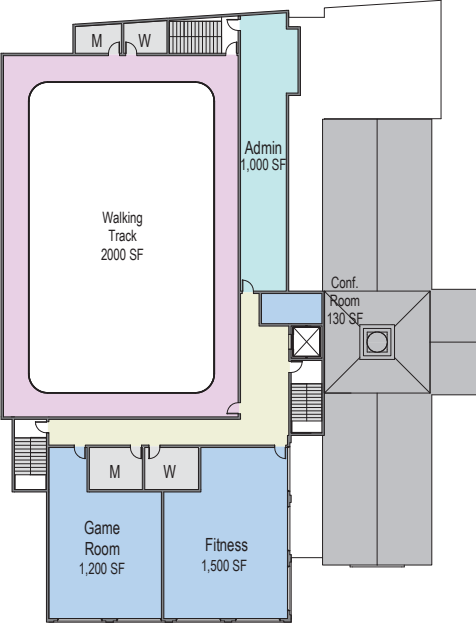
Newtonville Retain Existing Building



Second Floor Plan: 13,000 sf



Newtonville Retain Existing Building



Third Floor Plan: 8,000 sf



Newtonville Retain Existing Building



Aerial View from Northeast



Newtonville Retain Existing Building



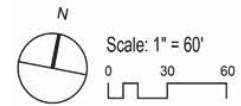
Street View from Southeast



Newtonville New Construction: 3 Stories



Site Plan: 33,000 sf

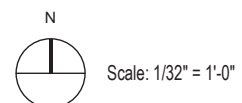


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Newtonville New Construction: 3 Stories

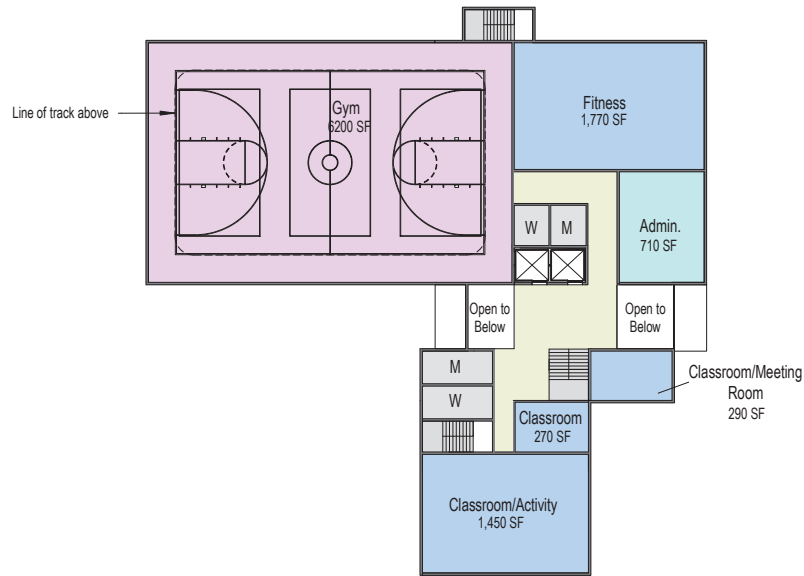


First Floor Plan: 9,000 sf



32

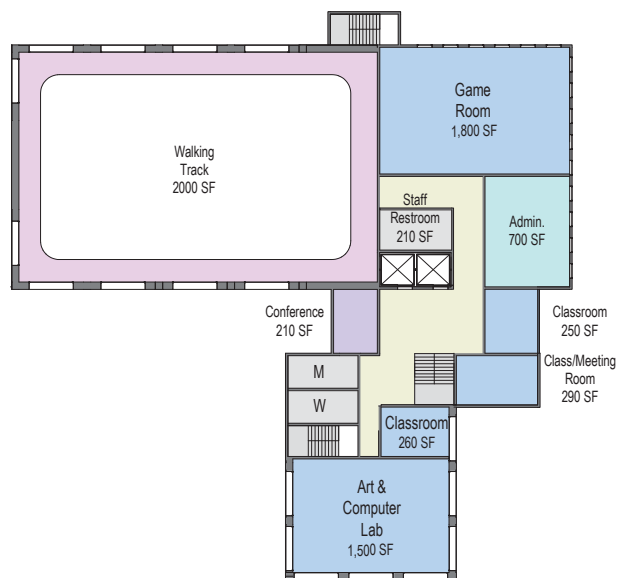
Newtonville New Construction: 3 Stories



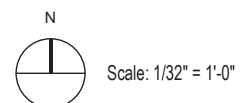
Second Floor Plan: 14,000 sf



Newtonville New Construction: 3 Stories



Third Floor Plan: 10,000 sf



Newtonville New Construction: 3 Stories



Aerial View from Northeast



Newtonville New Construction: 3 Stories



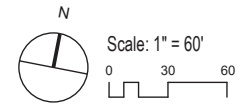
Street View from Southeast



Newtonville New Construction: 4 Stories

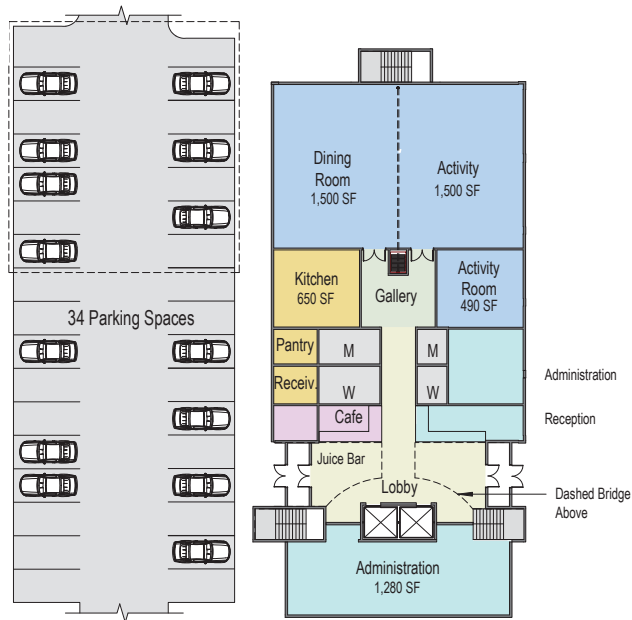


Site Plan: 33,000 sf

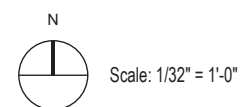


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Newtonville New Construction: 4 Stories

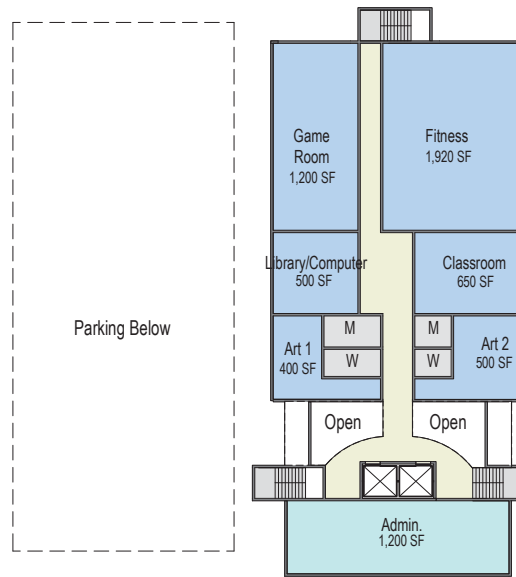


First Floor Plan: 10,000 sf



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Newtonville New Construction: 4 Stories

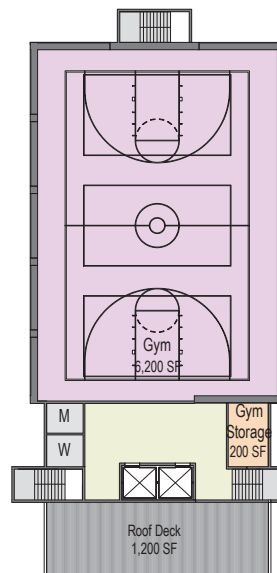


Second Floor Plan: 10,000 sf

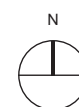


Scale: 1/32" = 1'-0"

Newtonville New Construction: 4 Stories

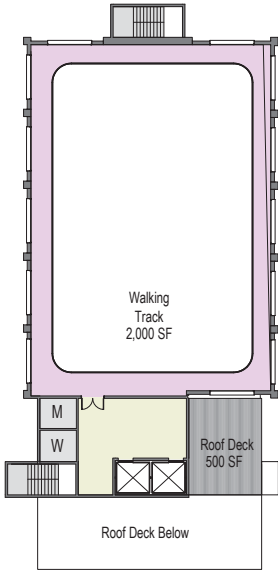


Third Floor Plan: 9,000 sf



Scale: 1/32" = 1'-0"

Newtonville New Construction: 4 Stories



Fourth Floor Plan: 4,000 sf



Newtonville New Construction: 4 Stories



Aerial View from Northeast



Newtonville New Construction: 4 Stories



Street View from Southeast

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Site Option Statistics

	345 Walnut Street, Newtonville			Newton Centre Triangle		
	Option 1 new & existing	Option 2 new 3-story	Option 3 new 4-story	Option 1 new 2-story	Option 2 new 3-story	Option 3 new 4-story
NewCAL Building Area ¹ (square feet)	31,500	31,500	31,500	31,500	31,500	31,500
Floor Levels	5 ²	3	4	2	3	4
Available Roof Deck Area (square feet)	none	none	1,700	none	2,700	1,700
Current Parking at Walnut Street lot	13					
Proposed Parking Spaces in NewCAL lot	26	34	34			
Increase in Parking Spaces	13	21	21			
Revised Parking as a percent of Current	200%	262%	262%			
Number of covered parking spaces	27	14	0	0	8	0
Area of Coverd Parking (square feet)	9,200	4,200	none	none	6,500	none
Current Parking in Newton Triangle Lot				152		
Revised Parking in Newton Triangle Lot ³				92	127	127
Decrease in Parking Spaces				-60	-25	-26
Revised Parking as a percent of Current				61%	84%	83%
Number of covered parking spaces	27	14	0	0	8	0
Area of Coverd Parking (square feet)	9,200	4,200	none	none	6,500	none

Note:

- 1) Building area includes all enclosed program area but not the covered parking
- 2) The existing building is at half level relationship to grade creating 5 different levels although the highest floor is 3 levels above grade
- 3) Parking for Newton Centre site reflects parking in entire lot

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After considering Newton Centre, the working group voted unanimously for the Newtonville site, due to the time it would take to complete the project, the absence of a village plan, impacts to the neighborhood, community support or opposition, cost, and other factors.

Next Steps

Fieldwork and Existing Building Analysis Site Survey Soil Borings HazMat Testing Structural Site Visit Architectural Site Visit	September
Existing Conditions Report Geotechnical HazMat Structural Engineering Report Architectural Traffic and Parking Zoning and MAAB Code	October
Feasibility Study All new option plans and site plan Renovation / Addition Option plan and site plan Structural engineering design	November
Cost Estimate	November
Renderings	November
Assemble Final Presentation	December

Schedule: Meetings and Milestones

Date		Time	Event
Tuesday	09/22/20	7:30PM	Council on Aging Meeting
Wednesday	09/23/20	7:00PM	City Council PF/PS meeting
Thursday	09/24/20	7:00PM	Newton Historic Commission
Tuesday	09/29/20	9:30AM	Working Group Meeting
Thursday	10/01/20	6:30PM	Community Update Meeting
Friday	10/02/20	8:00AM	Newtonville Area Business Meeting
Thursday	10/08/20	7:00PM	Newtonville Area Council Meeting
Tuesday	10/13/20	9:30AM	Working Group Meeting
Wednesday	10/14/20	6:00PM	DRC meeting
Tuesday	10/27/20	9:30AM	Working Group Meeting