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Design Concept

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DEVELOPMENT DESCRIPTION

Our proposal creates 43 new units of inter-generational affordable rental housing at the former West Newton Armory site located at 1135-1137 Washington Street. The housing will be affordable to a variety of households with incomes up to sixty percent (60%) of the area median income (“AMI”), including a set aside for households with incomes up to thirty percent (30%) AMI. Our proposed design sensitively balances the competing commitments for historic preservation, affordable housing, and sustainability - both within the building envelope and by thoughtfully using open space to match our programmatic goals. It meets or exceeds all of the development objectives outlined in the Request for Proposals (“RFP”).

Historic Preservation

The existing Armory building which includes the head house and fieldhouse, has been an iconic and vital fixture in the West Newton neighborhood for over 100-years. We strongly believe that preserving and activating the head house, and maintaining the street-facing character that has been part of the fabric of the neighborhood for so long, is essential to a successful design. We also understand that the fieldhouse, although just as meaningful in its own right, will have to be demolished to best serve the stated objectives of the RFP. We believe that the head house can serve the community for well beyond the next century as a highly functional, multi-use space. The ground floor will feature a community room, management offices, and gallery space. The second floor would become the new

office location for Metro West CD. They are committed to becoming a long-term tenant in the building, creating a level of local stewardship that will be an asset to both the residential tenants and the greater community.

Our approach to historic preservation is to maximize the activation of the character-defining head house while selectively demolishing the fieldhouse, which creates a tremendous opportunity for the development of affordable housing. Our project team will consult with the City of Newton Historical Commission through its review established in the DCAMM/MHC/ City Memorandum of Agreement and the demolition delay process. Furthermore, we will consult with Massachusetts Historic Commission (“MHC”) in compliance with state and federal historic regulatory review requirements.

Site Design

The site design provides for a series of unique open spaces, while placing emphasis on the pedestrian and creating human scaled spaces for its users. Parking is directed off of Washington Street and onto Armory Street towards the rear of the site, utilizing the slope of the street to bring cars under the building and minimizing surface parking. By eliminating the need for a curb cut off of Washington Street, the sidewalk can continue along the entire frontage of the property without any interruption from vehicles. This also creates a large open space on the west side of the building that will be used as multipurpose open space for residents.



By locating the larger 4 story mass to the rear of the site, it becomes a thoughtful backdrop for the head house which remains the prominent front at Washington St. A welcoming and inviting entry is located at Armory St. Set back a few feet from the head house, the fully accessible entry is visible from Washington Street without detracting from the historic armory building.

Landscape Design

The entire landscape has been designed with both the public and building residents in mind. The open spaces are designed to accommodate a range of age groups and provides outdoor amenities for a inter-generational community.

Foundation plantings will join the existing street trees to soften the historic facade, and screen the proposed deck off the Community Room. Benches are being considered along the front entry walk which may be convenient to bus and Blue Bike users alike, as well as visitors of the Community Room. On Armory Street, a shared plaza accommodates the accessible entrance to both the residential and community portion of the building, and features visitor or delivery bike parking, and a bench for people watching, or as a waiting area for ridesharing pick-ups. Shade trees will complement the existing street trees on Washington Street.

The courtyard created by the newly constructed building will serve resident families with an accessible strolling path, foundation plantings, and lawn space for play and activities. A hedgerow provides separation from the neighboring property. This lawn, accessible from the rear of the building with a ramp, can be used for all residents - young children may enjoy playing games such as cornhole or Kan Jam while older residents might enjoy reading a book on the all-weather lawn furniture.

To the north, a shade garden enhances separation between the new residences and the abutter's existing parking lot.

Exterior Building Design

The proposed addition is designed to be sensitive and contextual without detracting from the historic significance in the head house. The addition distinguishes itself through the use of contemporary materials and a highly sustainable design. The use of masonry at the lower level and brick red colored accents are a nod to the historic materials of the armory.





Parking

We believe the project provides sufficient parking, with 28 total spaces at an approximately .66:1 ratio which is appropriate for the housing type, unit mix, and urban environment. The parking layout makes efficient use of the site in order to maximize open space and landscaped areas, taking advantage of the declining slope in the street. Outdoor parking is provided along Armory Street, close to the main entrance for deliveries and short term visits. Located under the new addition, the parking is hidden from view of the street, while still accessible for all residents as it's planned to be served by 2 elevators which connect to upper levels. On street parking along Armory Street is provided for short term parking and drop off. Bike parking is also numerous, which in addition to the Blue Bikes, is adding 43 docks in the basement storage area, and 11 in the public plaza.

Site Lighting

Site lighting will be provided by a mix of building mounted lighting, pole lighting, and attractive illuminated bollards. All lighting elements will be Dark Sky compliant to minimize light pollution and impacts to adjacent properties and residents of the development. Lighting will be used to provide enhanced visibility for security reasons along driveways, walkways, at entries, the parking lot, and the courtyard. As the exterior lighting design is further developed with our engineers, we will take into account views and location of windows in our own and neighboring buildings.

Description of Building Spaces and Unit Mix

The design of the new addition is respectful of both the historic architecture of the existing head house and of the existing context of the West Newton community. Through the utilization of massing techniques and material selection, the new addition is in scale and harmony with its surroundings and compliments both the head house and the broader neighborhood. The building will include a series of spaces and amenities that will encourage activity and community interaction among the residents.

Accessibility

The proposed development has been designed to accommodate a variety of households and a mix of affordability levels. The property meets the DHCD requirements for family housing by having 10% of the units as 3BR, and 65% 2BR+ units. All units are visitable and five will be fully accessible HC units (4 of which will be enhanced CBH units) which exceeds code requirements. All units in the building will be served by two elevators and will incorporate universal design strategies that support aging in place.

The plans include the following spaces:

Community Room

The large Community Room in the head house will be able to accommodate gatherings and meetings for both the tenants of the building and the wider Newton community. The room is situated on the first floor and opens directly onto an outdoor patio which will overlook the building's courtyard, while having frontage along Washington Street. The community room will also feature a newly installed window in the rear, which will provide a visual connection to the lawn. This visual connection will allow the landscaped areas, and any outdoor activities to be seen from the community room - which can encourage further use of the outdoor areas. In addition, it will provide the opportunity for parents or guardians to view their children playing outside, without the need to be exposed to the weather - in instances of a grandparent who may be caring for their grandchildren during a snow day or an older sibling babysitting and needing to complete schoolwork while their younger sibling plays outside. In both instances outdoor supervision is possible from the climate controlled environment.

Management Office

The on-site property management office is located on the ground floor within the existing head house, accessible by both entrances and visible from Washington Street and Armory Street. The management office is large enough to feature a private meeting room for the resident services staff to engage privately with residents, their families, and prospective members of the community. It will also provide storage space for common maintenance items and seasonal building decorations.

Entrance Lobby/Gallery

A welcoming lobby is located by passing through the Armory Street entrance, while a secondary lobby is located off of Washington Street through the original head house. The Armory Street lobby includes a mail area and dedicated package room, with access to the elevator. The head house entrance feeds into a publicly accessible space that highlights the history of the building and its previous use as an armory, which would include a blend of historic photographs and artifacts.

Roof Deck and Solar Array

An accessible roof deck provides a secondary amenity space for vegetable gardens and seating areas. The adjacent roof area between the roof deck and existing head house will accommodate a solar array that will generate electricity for the building.

Offices

The 2nd floor of the existing head house will be the new headquarters for Metro West CD. Overlooking Washington Street and Armory Street, this new addition to the neighborhood will be a significant asset to both the property itself and the West Newton Community.

Bike Storage

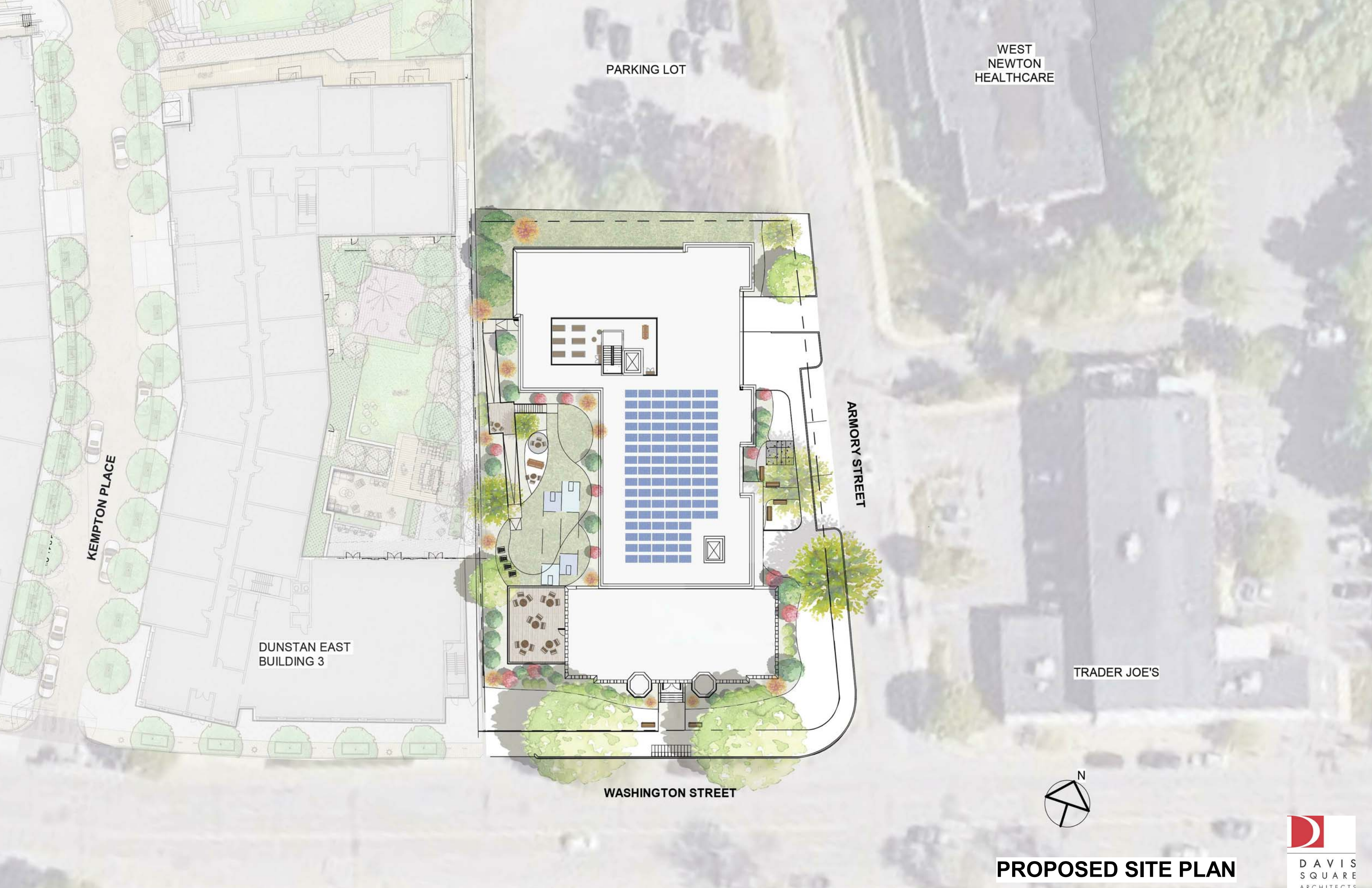
As biking is a sustainable, and increasingly popular mode of transportation and leisure, the proposal accommodates outdoor and indoor bike parking. Exterior racks are located at the entrance of the building for visitors or deliveries. Inside, a dedicated bike room can accommodate approximately 40 bicycles to promote healthy living and reduce the need for individuals and families to store them in their residences.

On-site Laundry

Laundry for tenants will be provided on site in a convenient centralized location on the basement level, as opposed to multiple smaller laundry rooms on each level. We believe the centralized location, which has a seating area and space for folding laundry, will help foster more casual interactions among residents and help to build community.

Trash and Recycling

The building is equipped with trash and recycling rooms on each level of the building, enabling easier disposal of trash. To minimize impact to the site and neighbors, the trash and recycling pick up is planned to be located off of Armory Street and within the building footprint to conceal the view from neighbors.



PARKING LOT

WEST
NEWTON
HEALTHCARE

KEMPTON PLACE

DUNSTAN EAST
BUILDING 3

ARMORY STREET

TRADER JOE'S

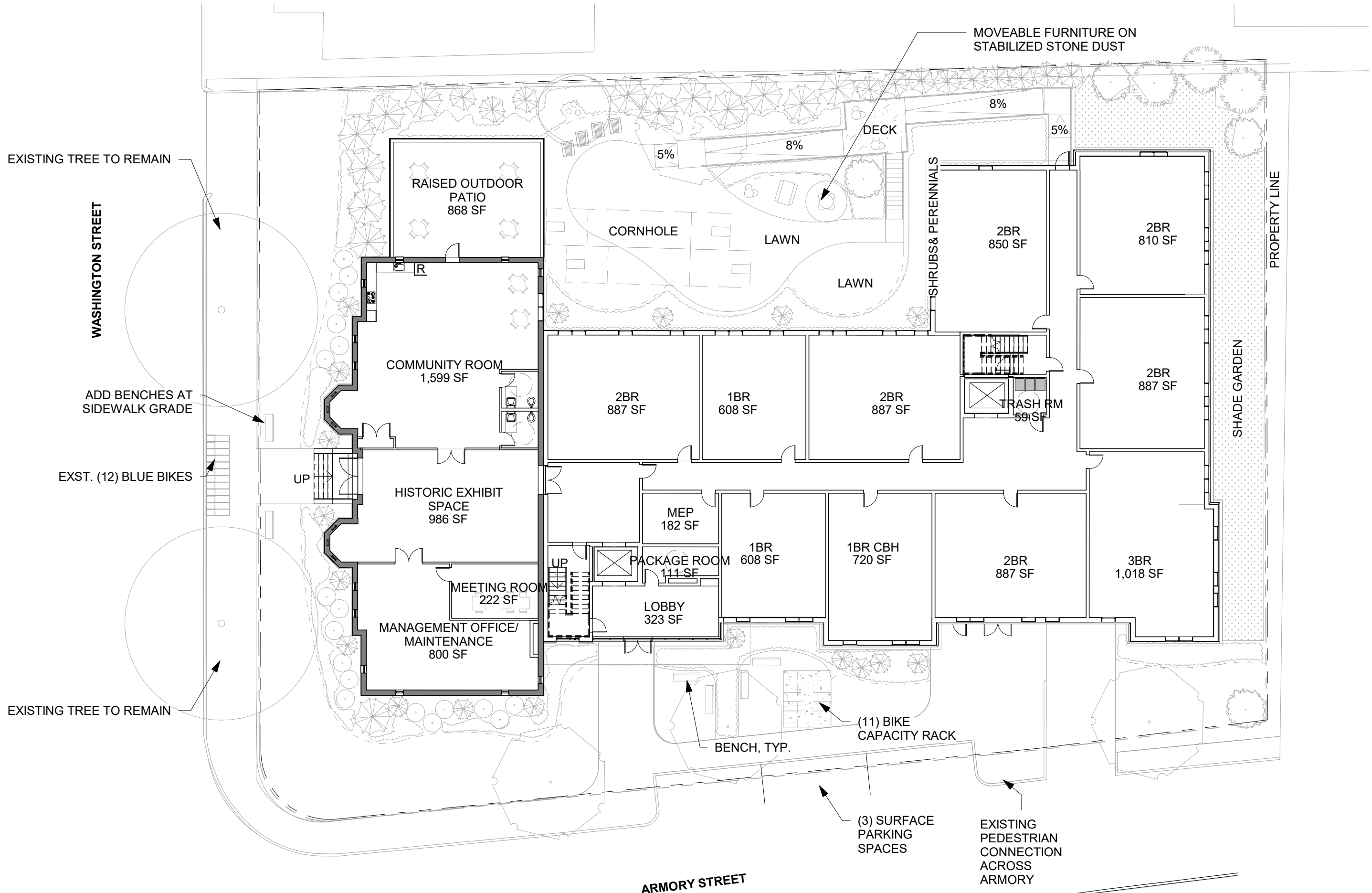
WASHINGTON STREET



PROPOSED SITE PLAN

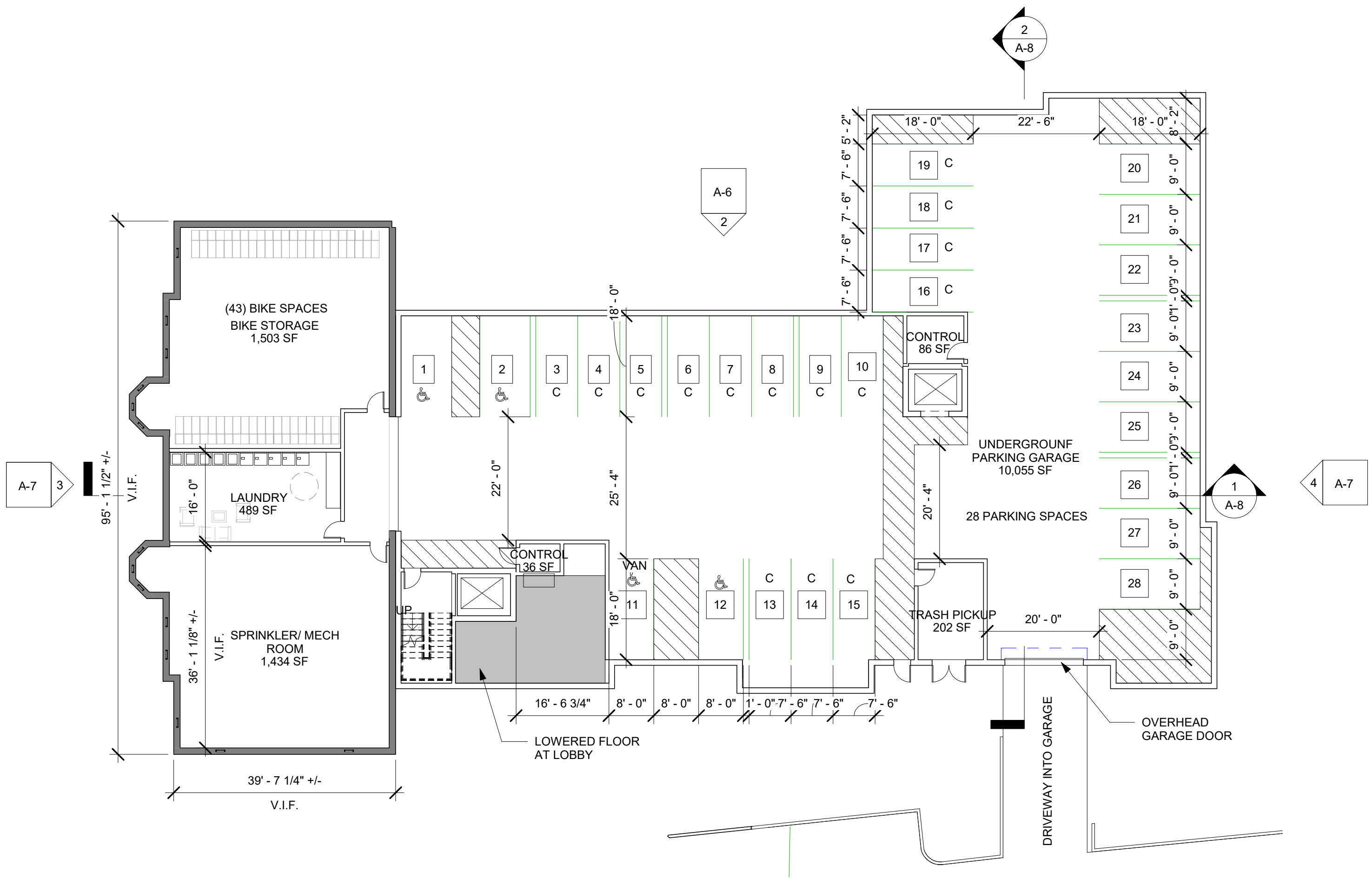


DAVIS
SQUARE
ARCHITECT



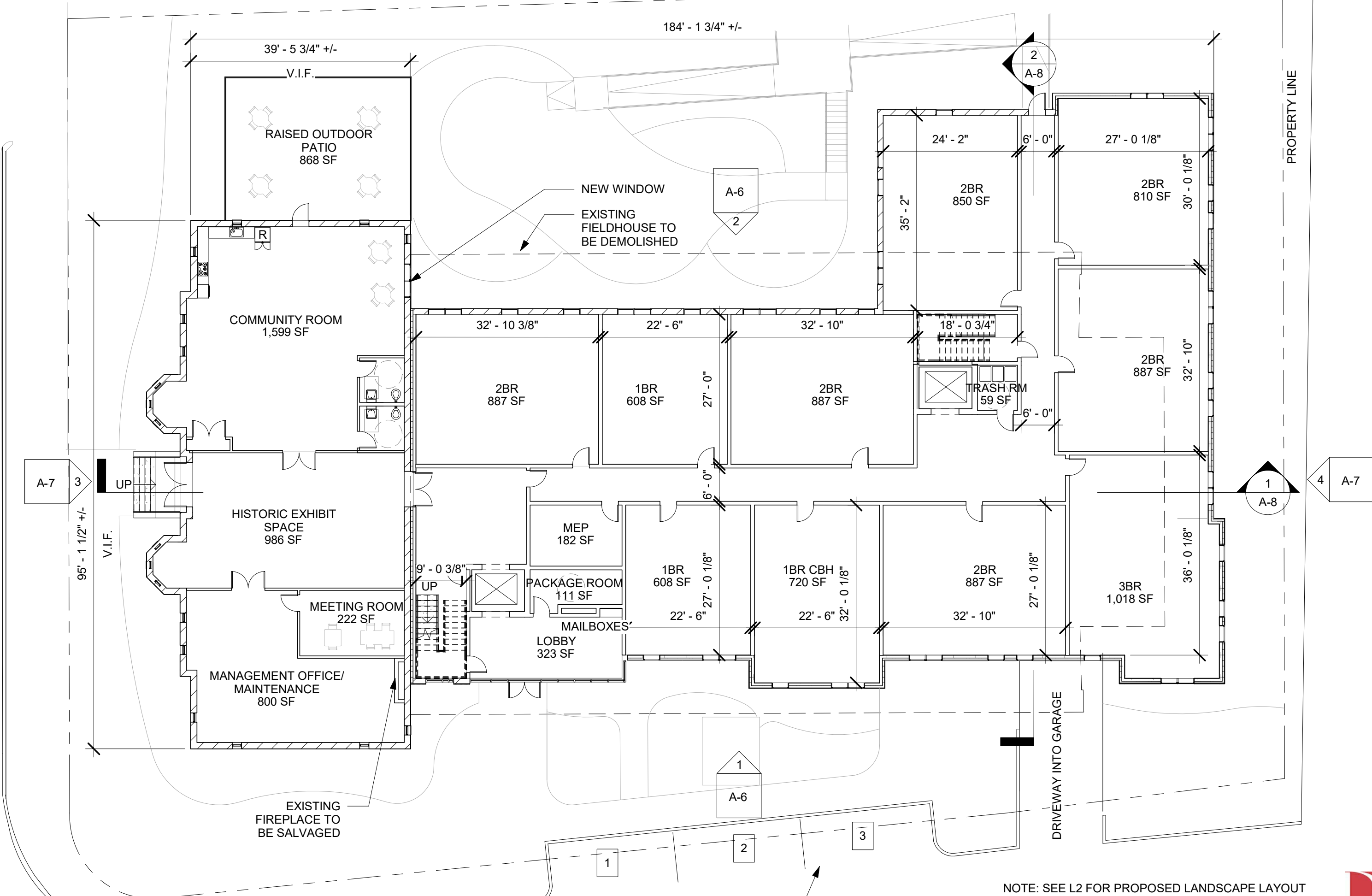
1 PROPOSED LANDSCAPE PLAN
1" = 20'-0"

PROPOSED LANDSCAPE PLAN L-1



1 PROPOSED BASEMENT PLAN
 1/16" = 1'-0"

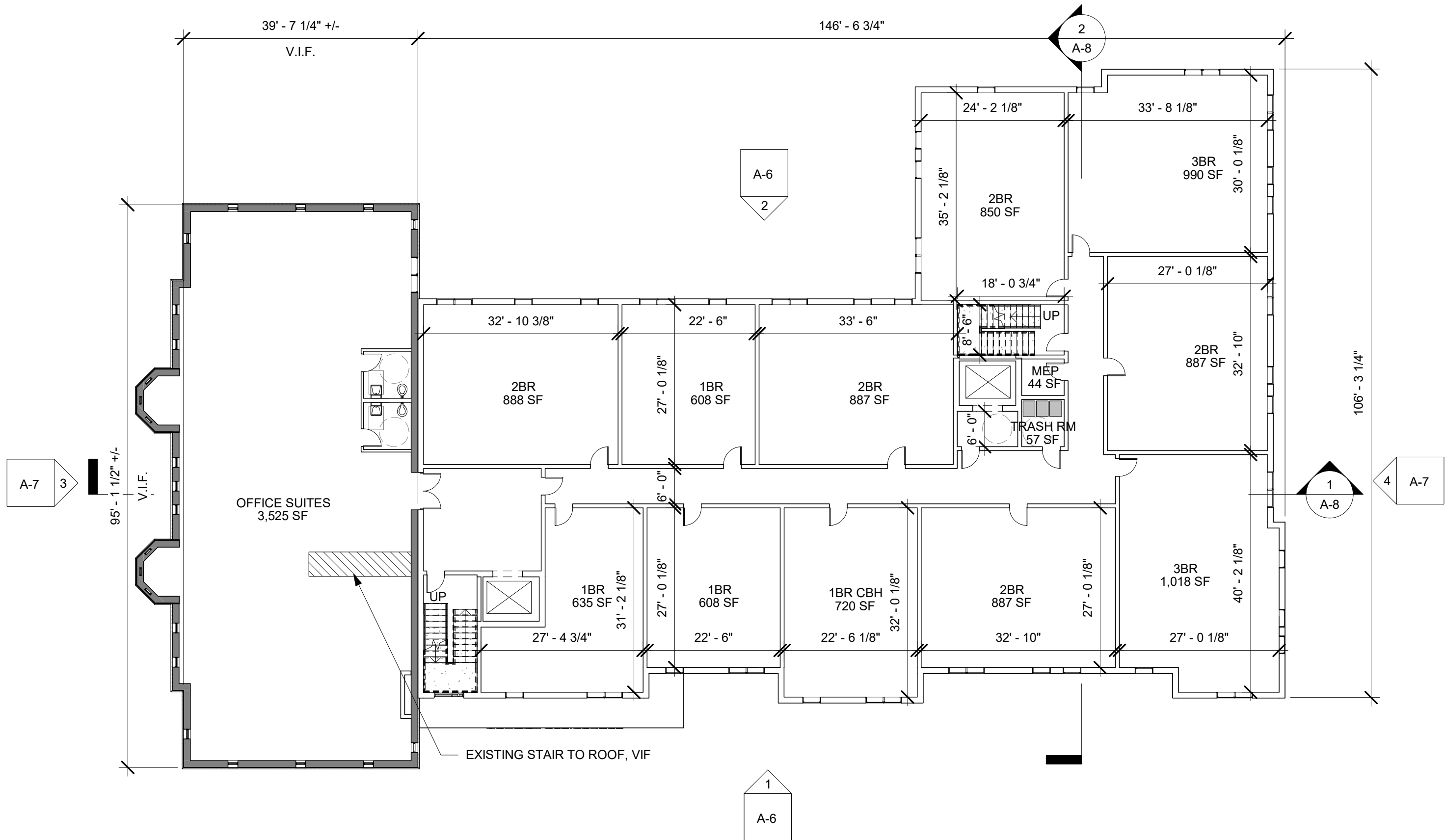
PROPOSED BASEMENT PLAN A-1



1 PROPOSED FIRST FLOOR PLAN
1/16" = 1'-0"

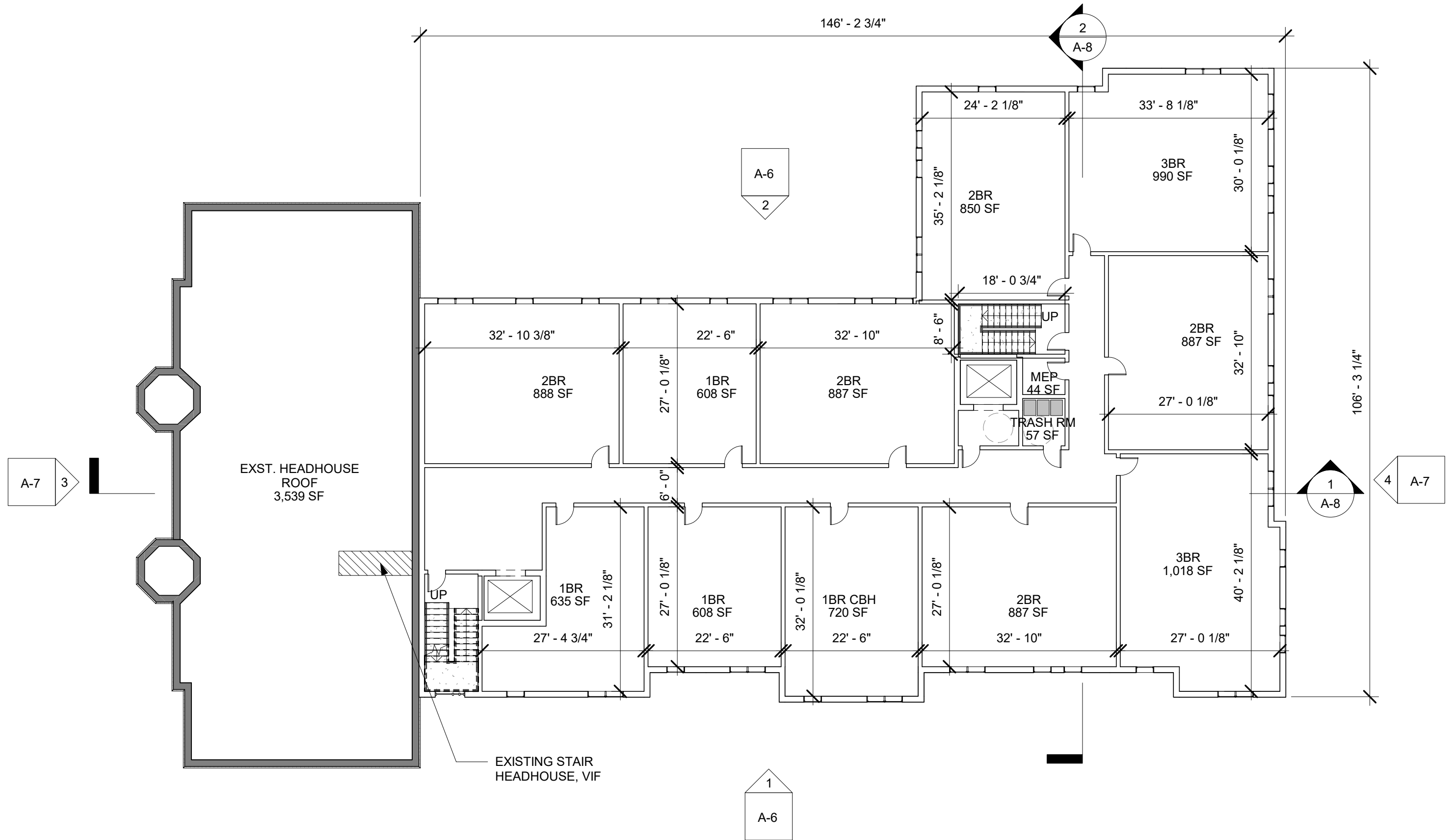
NOTE: SEE L2 FOR PROPOSED LANDSCAPE LAYOUT

PROPOSED FIRST FLOOR PLAN A-2



1 PROPOSED 2ND FLOOR PLAN
1/16" = 1'-0"

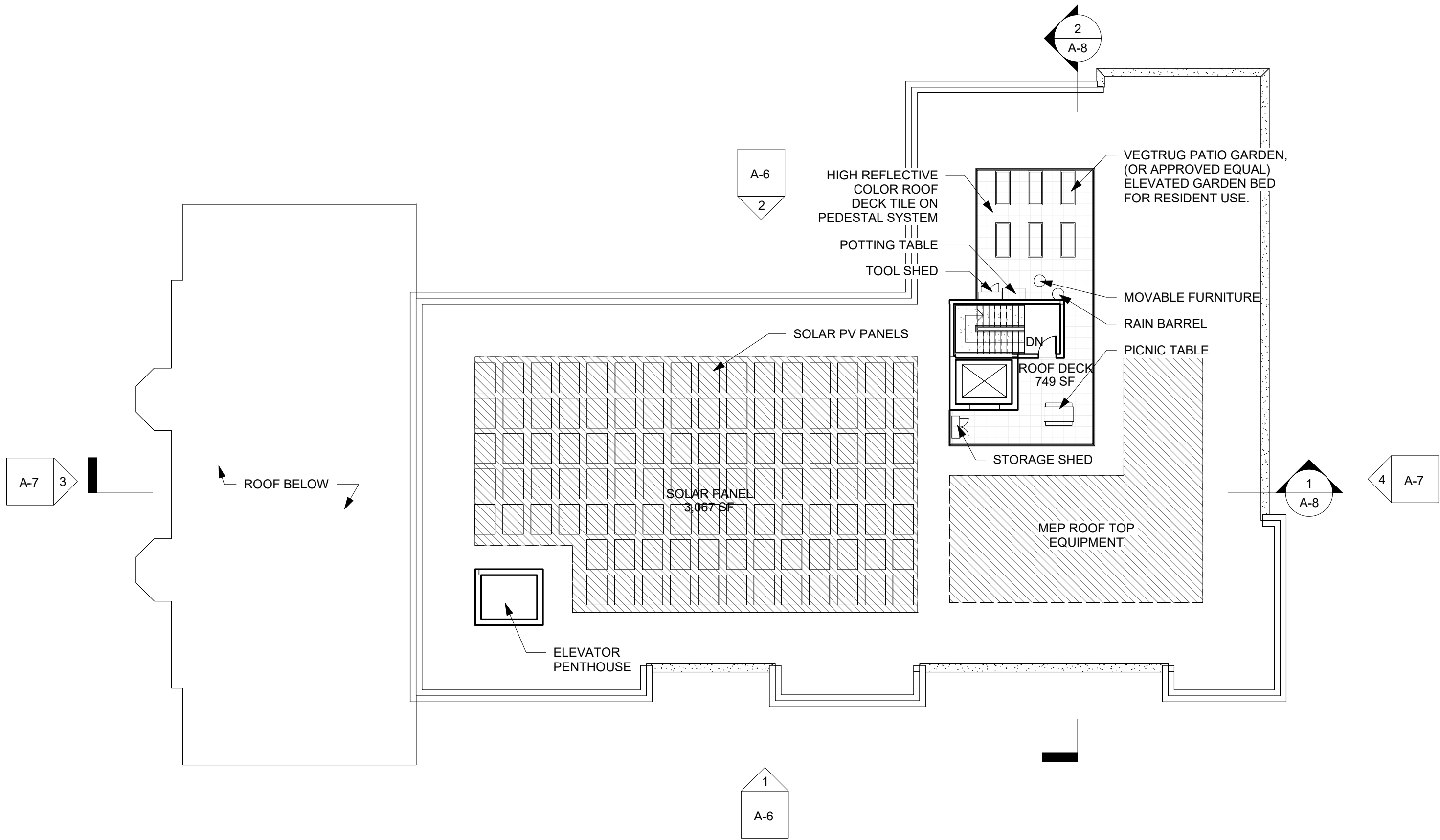
PROPOSED SECOND FLOOR PLAN A-3



1 PROPOSED 3RD/4TH FLOOR PLAN
1/16" = 1'-0"

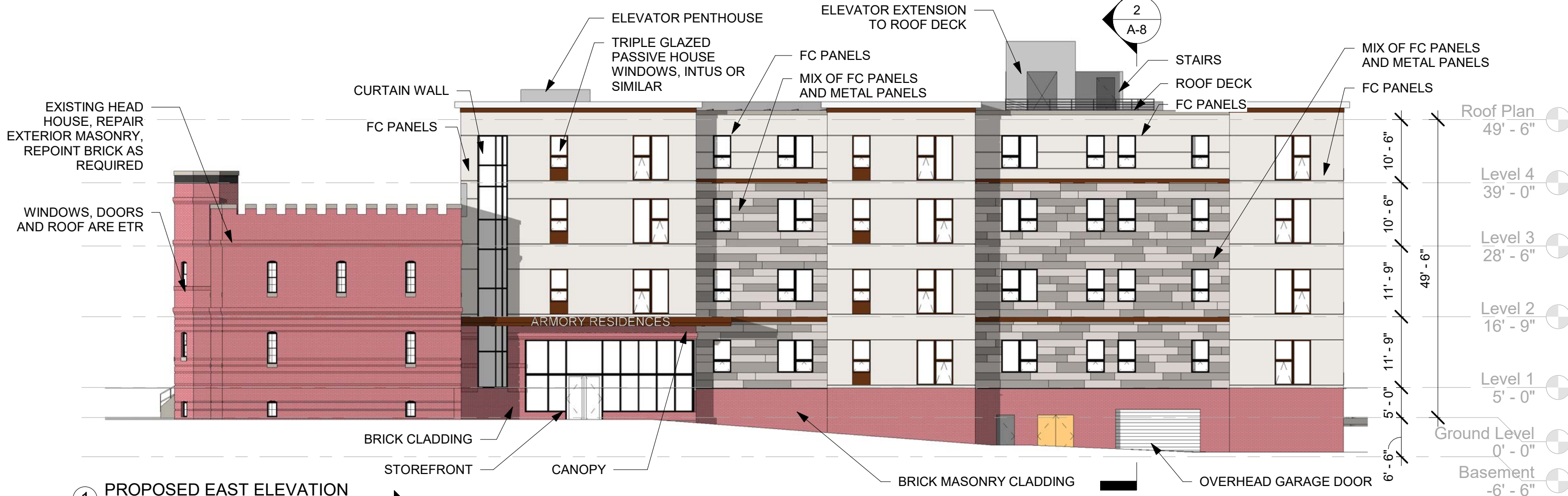
PROPOSED TYP. UPPER FLOOR PLAN A-4



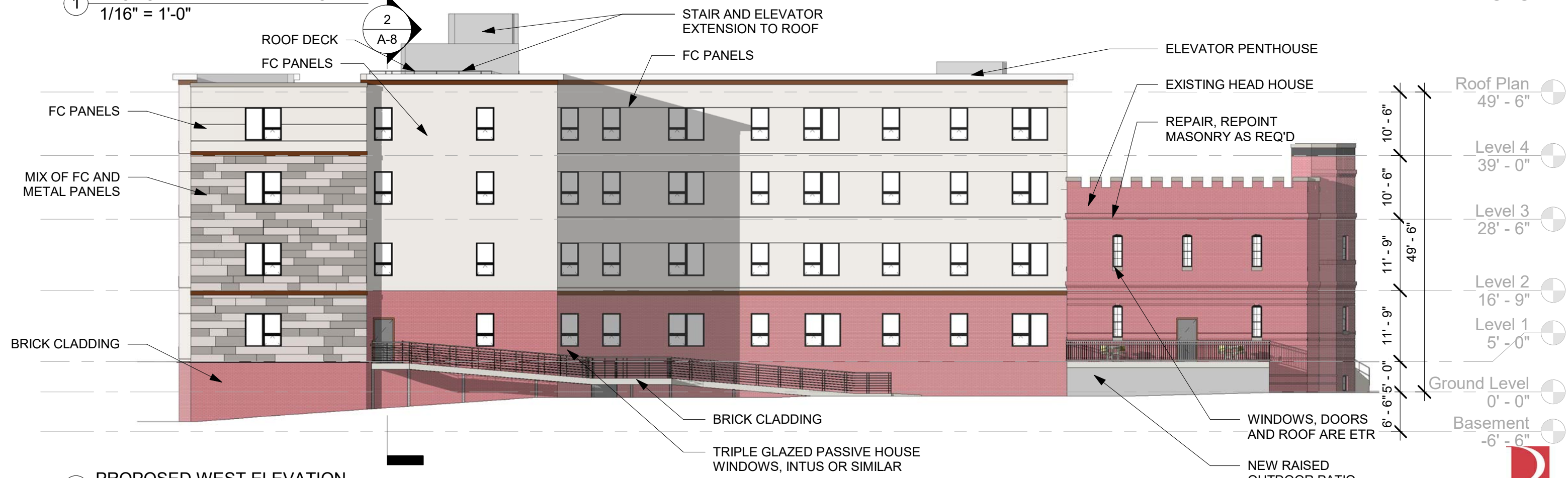


1 PROPOSED ROOF PLAN
1/16" = 1'-0"

PROPOSED ROOF PLAN A-5



1 PROPOSED EAST ELEVATION
1/16" = 1'-0"

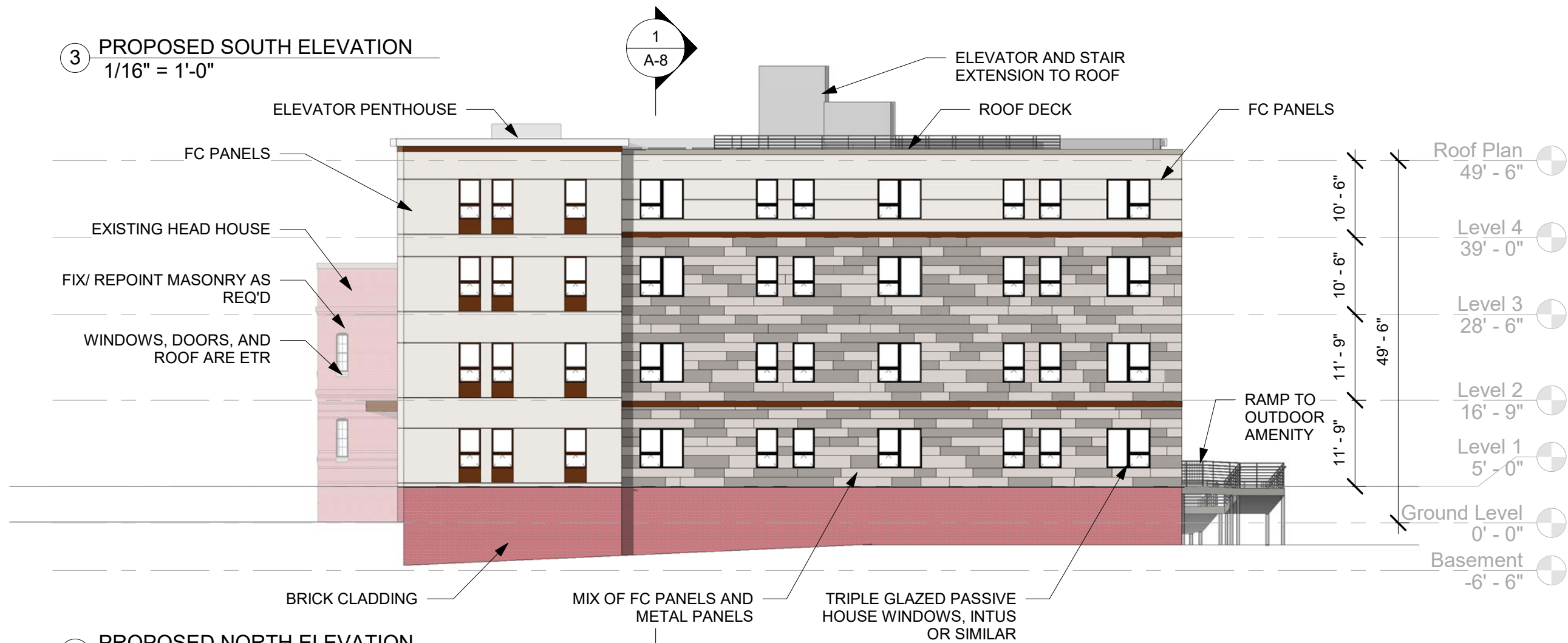


2 PROPOSED WEST ELEVATION
1/16" = 1'-0"

PROPOSED ELEVATIONS A-6

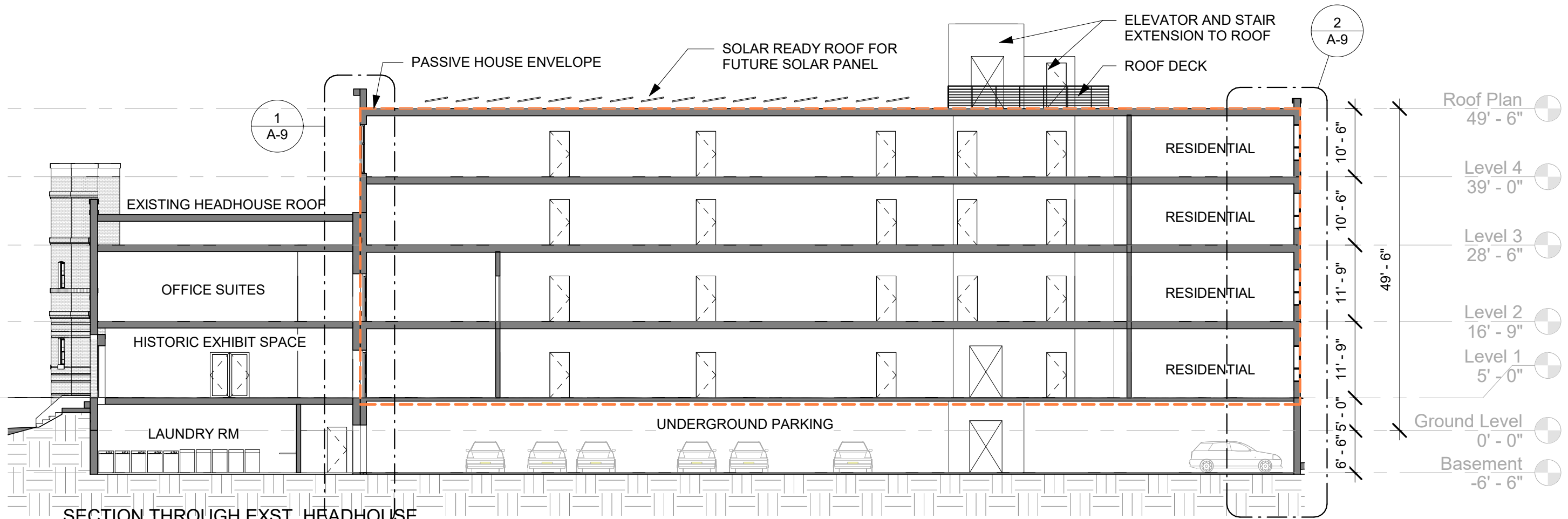


3 PROPOSED SOUTH ELEVATION
1/16" = 1'-0"

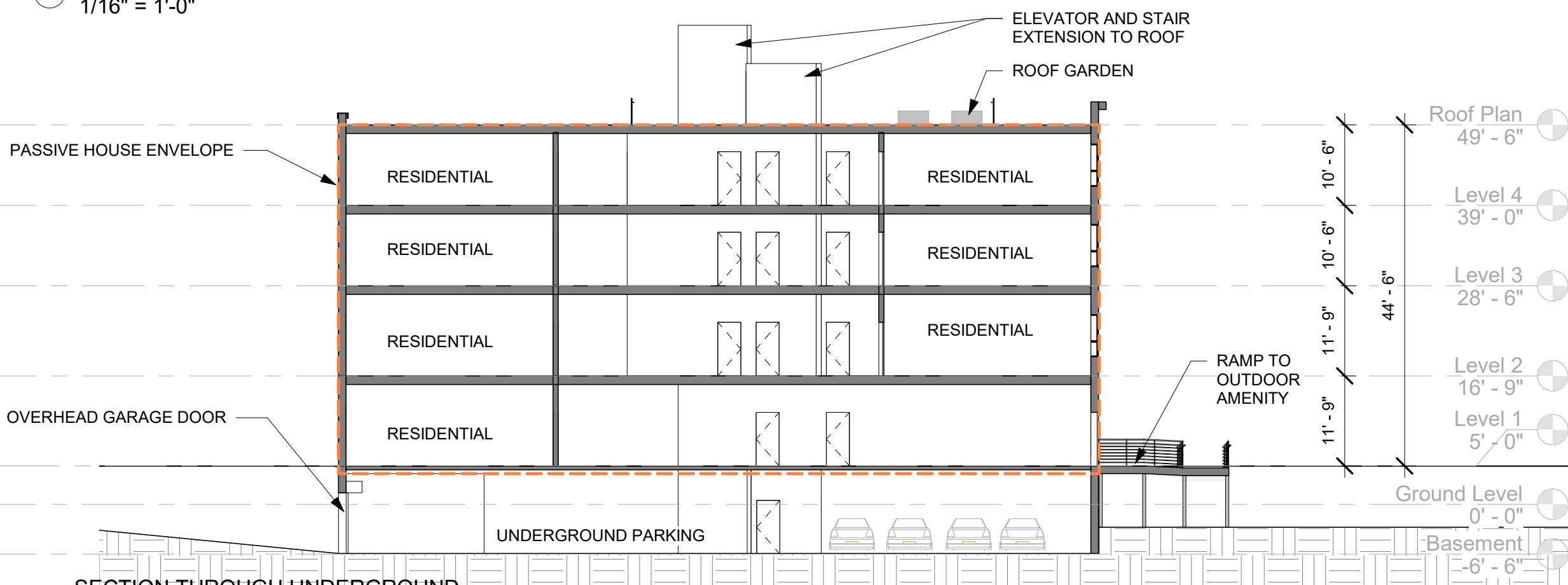


4 PROPOSED NORTH ELEVATION
1/16" = 1'-0"

PROPOSED ELEVATIONS A-7



SECTION THROUGH EXST. HEADHOUSE AND NEW ADDITION
 1
 1/16" = 1'-0"

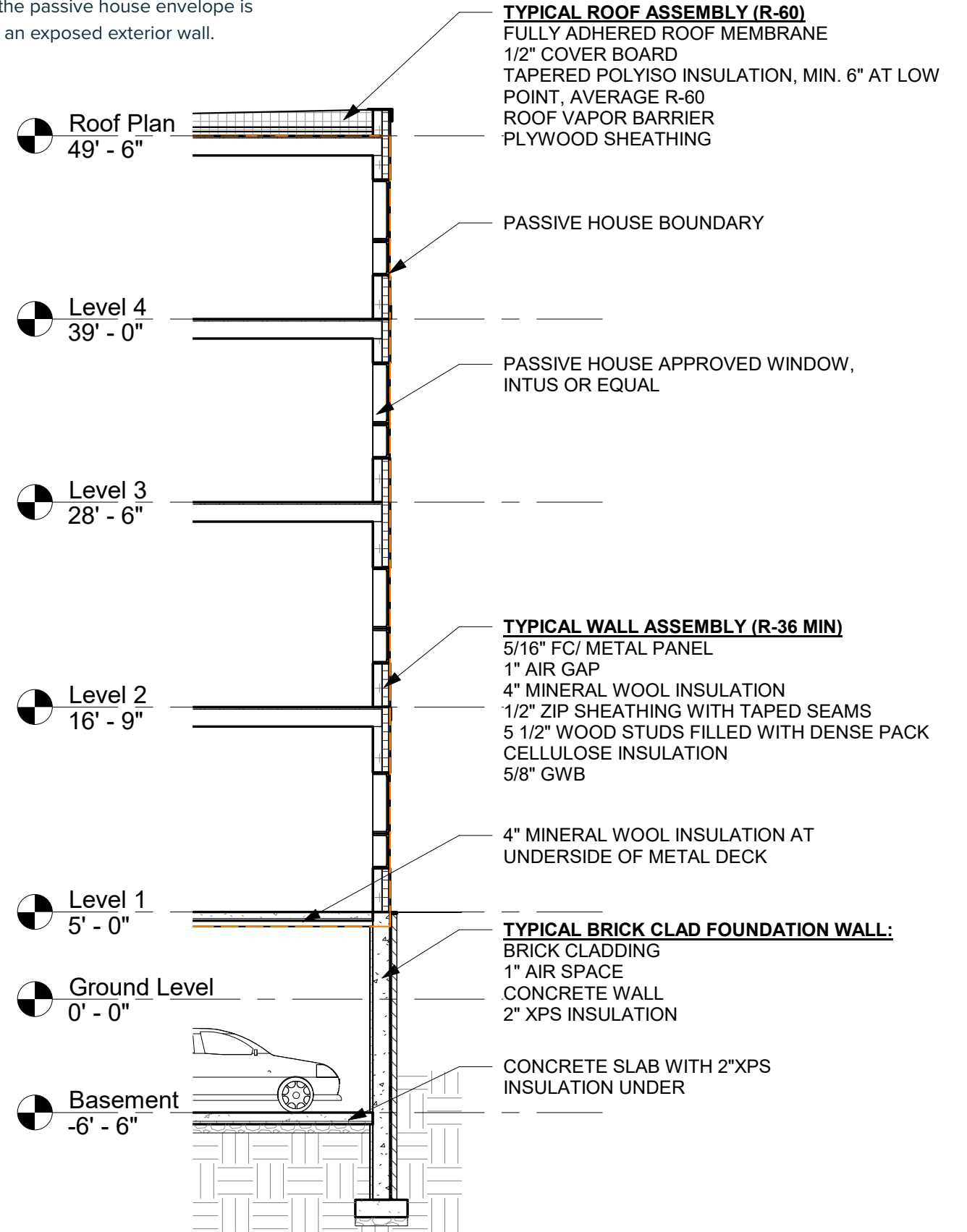
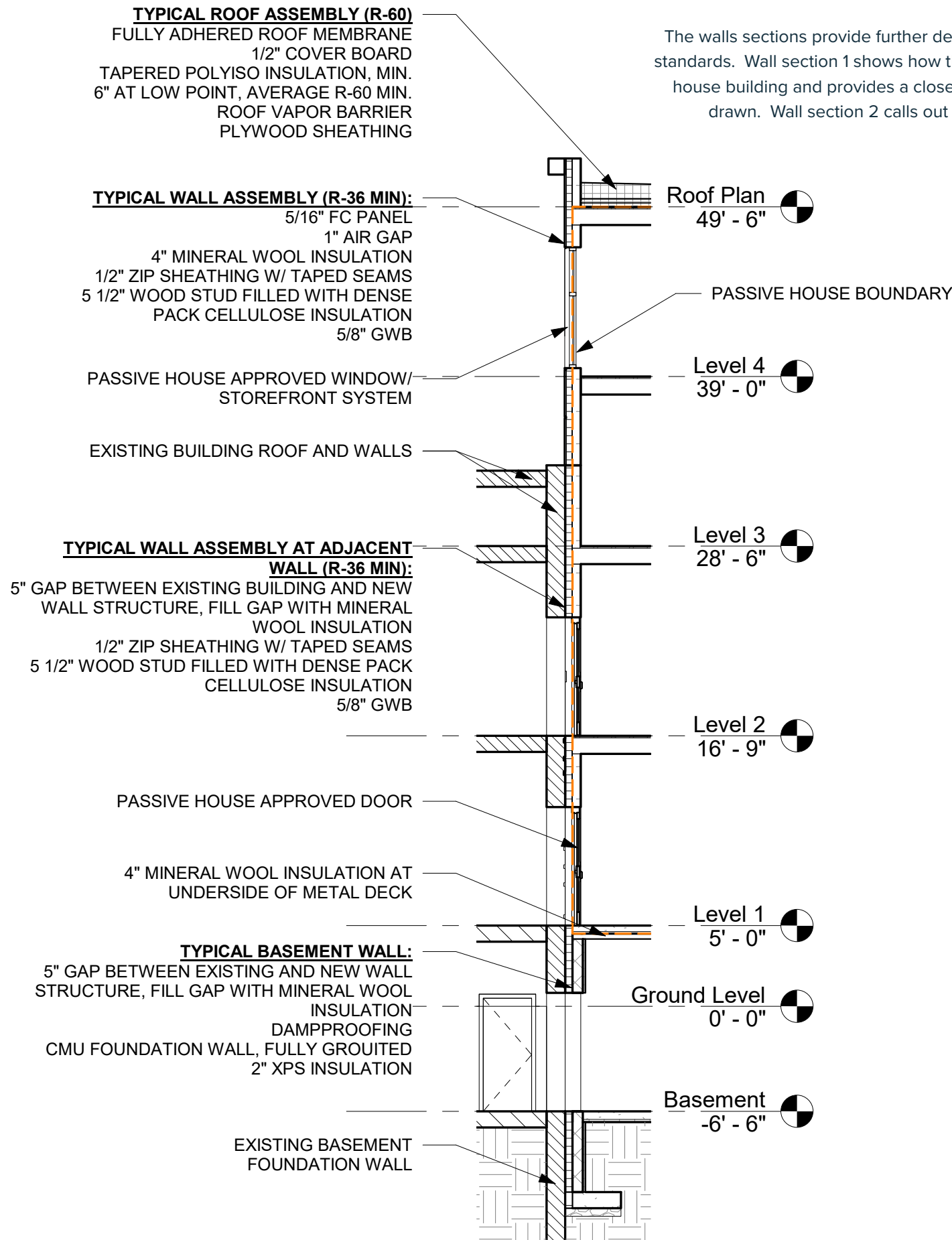


SECTION THROUGH UNDERGROUND PARKING GARAGE
 2
 1/16" = 1'-0"

Building Section 1 shows the connection of the existing head house with the new construction addition. The basement, first, and second floors will align. Building Section 2 shows the entrance into the below-grade parking garage and the relationship between the patio off of the first floor community room and the outdoor open space at ground level. Outlined in orange, is the passive house envelope. Everything within this area will meet passive house standards including enhanced insulation, highly efficient mechanical systems, and high performing windows.

BUILDING SECTION A-8

The walls sections provide further detail of how the addition will meet passive house standards. Wall section 1 shows how the proposed addition will meet the existing head house building and provides a closer look at where the passive house envelope is drawn. Wall section 2 calls out similar details at an exposed exterior wall.



1 TYPICAL WALL SECTION AT ADJACENT BUILDING
1/8" = 1'-0"

2 TYPICAL WALL SECTION
1/8" = 1'-0"



DUNSTAN EAST - BUILDING 3

WEST NEWTON ARMORY

ARMORY STREET

TRADER JOE'S

WASHINGTON STREET

① STREET ELEVATION- SOUTH
1" = 30'-0"



PERSPECTIVE VIEW FROM WASHINGTON STREET A-11



PERSPECTIVE VIEW FROM ARMORY STREET A-12

