

# NEWTON ARMORY

ZONING BOARD OF APPEALS

OCTOBER 19, 2022



# NEWTON ARMORY

## **AGENDA**

ZONING BOARD OF APPEALS 10/19

1. **INTRODUCTION**
2. **PROGRAM AND PROCESS OVERVIEW**
3. **DESIGN OVERVIEW**
4. **REQUESTED WAIVERS**
5. **NEXT STEPS**

# NEWTON ARMORY

## MEET THE DEVELOPMENT TEAM A PARTNERSHIP FOR NEWTON



**Caitlin Madden**  
Executive Director



**Sharone Small**  
Senior Project Manager



**Taylor Bearden**  
Partner



**Andrew Consigli**  
Partner



## OUR PARTNERS

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**Davis Square Architects** - Architect

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**Nitsch Engineering** (WBE) - Civil Engineer

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**RBLA Design** (WBE) - Landscape Architect

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**Public Archaeology Lab** (WBE) - Historic

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**Terry Morris, Esq.** - Permitting Counsel

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**Klein Hornig, LLP** - General Counsel

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**Maloney Properties** (WBE) - Property Manager

# NEWTON ARMORY

## **DEVELOPMENT TEAM BACKGROUND** A PARTNERSHIP FOR NEWTON

### **METRO WEST COLLABORATIVE DEVELOPMENT**

- The Community Housing Development Organization (CHDO) non-profit developer serving Newton and the West Metro HOME Consortium.
- Administered nearly \$3 million in emergency housing assistance on behalf of the City of Newton.
- 236 Auburn St, Newton - 8-unit affordable rental, Chapter 40B
- 62 Packard St, Hudson - 40-unit affordable rental, RFP award

### **CIVICO DEVELOPMENT**

- Mission-driven development company with forty-eight homeownership units completed, in permitting, or in construction in Newton
- Recently completed two mixed-income housing projects of similar size in Reading and Lincoln.



# NEWTON ARMORY

## **OUR PROPOSAL** PROGRAM OVERVIEW

### **100% AFFORDABLE HOUSING**

43-units of affordable family housing at a variety of income levels.

### **INTERGENERATIONAL FAMILY HOUSING**

Universal design with five accessible units.

### **ALL AGES OPEN SPACE**

A shared plaza on Armory St, and a private patio, lawn, and strolling path for residents.

### **HISTORIC PRESERVATION**

A community room, management office, and new offices for Metro West CD in the preserved headhouse.

### **SUSTAINABILITY**

All electric utilities, Passive House envelope for residential units.

# NEWTON ARMORY

## 100% AFFORDABLE HOUSING

### SERVING A RANGE OF INCOMES AND NEEDS

#### WHO WILL LIVE AT THE ARMORY?

- An early career public school teacher with a bachelor's degree earning \$54,000/year. | **60% AMI, 1 bedroom**
- Two new parents, one who works next door at Trader Joe's full-time at \$16/hour, and the other who is a full-time caretaker for their child, earning \$33,000/year. | **30% AMI, 2 bedroom**
- A family of four—one parent lost their job due to the pandemic, the other is a registered nurse at Newton Wellesley Hospital earning \$75,000/year. | **60% AMI, 3 bedroom**
- A part-time librarian who also picks up shifts at a local restaurant and makes \$32,000/year. Is the primary caretaker for a teenage daughter. | **30% AMI, 2 bedroom**

#### PROPOSED UNIT MIX

	1BR	2BR	3BR	TOTAL
<b>30% AMI*</b>	4	8	3	15
<b>60% AMI</b>	11	13	4	28
<b>TOTAL</b>	15	21	7	<b>43</b>
* Supported by Rental Assistance				

#### INCOME LIMITS\*

HOUSEHOLD SIZE	30% AMI	60% AMI
HH of 1 earning up to	\$29,460	\$58,920
HH of 2 earning up to	\$33,660	\$67,320
HH of 3 earning up to	\$37,860	\$75,720
HH of 4 earning up to	\$42,060	\$84,120

\* Novogradac Rent & Income Limits 2022, Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area

# NEWTON ARMORY

## **SUPPORTIVE SERVICES**

### SUPPORTING RESIDENTS AT THE WEST NEWTON ARMORY

#### **RESIDENT SERVICES COORDINATOR**

The Resident Services Coordinator ("RSC") is staffed by Metro West CD and coordinates services on behalf of, and advocates for, residents at the West Newton Armory.

#### **EXPERIENCED PROPERTY MANAGEMENT PARTNER**

Maloney Properties provides property management services for over 10,000 units of mixed-use, market rate, and affordable housing in over 100 New England communities. Maloney is women-owned with a diverse staff, 52% of whom are Asian, African American, and Latino, which reduces cultural and linguistic barriers.

#### **HOUSEHOLD NEEDS ASSESSMENT**

Residents will undergo a needs assessment and household services planning process immediately upon move-in.

#### **CONNECTION TO SERVICES**

The Resident Services Coordinator and the property management team will work collaboratively with residents to connect them to services.

# NEWTON ARMORY

## **PUBLIC PROCESS** ENGAGEMENT TO DATE

**Dec. 2021** Metro West CD and Civico Selected  
as Developers

**Jan. 2022** Meet the Developer

**Feb. 2022** Newton Housing Partnership  
Newton Historical Commission  
Departmental Review

**Mar. 2022** Council on Aging

**Apr. 2022** Community Preservation Committee  
Planning & Development  
Urban Design Commission

**May 2022** City Council Information Sessions

**Jun. 2022** Council Subcommittees: Finance;  
Zoning and Planning

**Jul. 2022** Commission on Disability  
City Council  
Urban Design Commission  
Newton Historical Commission

**Aug. 2022** Public Open House

**Oct. 2022** Fair Housing Committee  
Zoning Board of Appeals

# NEWTON ARMORY

## PUBLIC PROCESS

### COMPREHENSIVE PERMIT OVERVIEW

#### PROJECT ELIGIBILITY DETERMINATION FROM DHCD

- June 2022 - Determined that project is eligible for streamlined permitting

#### APPLICATION TO ZONING BOARD OF APPEALS (ZBA)

- 40B Comprehensive Permit in lieu of typical zoning, site plan, and other municipal approvals
- Primary waivers are for height, density, on-site parking, stormwater, and fees

#### CONSISTENCY WITH LOCAL NEED

- **9.8% of City's housing units** are eligible for Subsidized Housing Inventory (SHI)
- **1.35% of City's land area** is occupied by SHI-eligible housing
- **65 SHI units** are needed to meet 40B Safe Harbor status
- These City calculations based on 2010 census of year-round housing units
- Actual shortfall is greater than 65, may be as high as 162
- Only 5% of City's housing is restricted to 80% AMI or below

# NEWTON ARMORY

## **DESIGN EVOLUTION** SUMMARIZING THE DESIGN CHANGES

### **BUILDING HEIGHT**

- Building height has been reduced by about 5-feet in order to create an at-grade entry on Armory Street. The reduction in building height places the shared entry, first floor of residential building, and private courtyard at sidewalk grade.

### **AT-GRADE ENTRANCE ON ARMORY STREET**

- The at-grade entrance welcomes residents, staff, and visitors. The split-level lobby has been eliminated.

### **WASHINGTON STREET ENTRANCE**

- Wayfinding is improved by eliminating the Washington Street entrance, which would have been inaccessible and for emergency egress only.

### **SITE CIRCULATION**

- Overall site circulation is improved because of the new first floor grade, minimizing ramping and complexity to improve access.

### **FACADE DESIGN AND MASSING**

- A more thoughtful approach to building massing and materials, particularly along Armory Street.

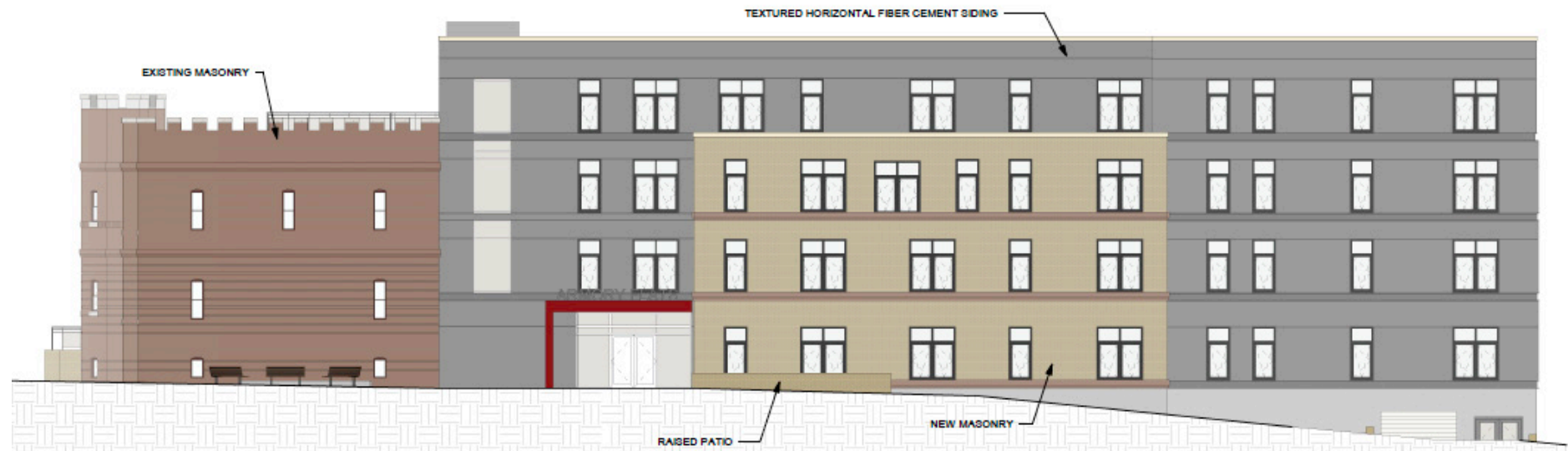
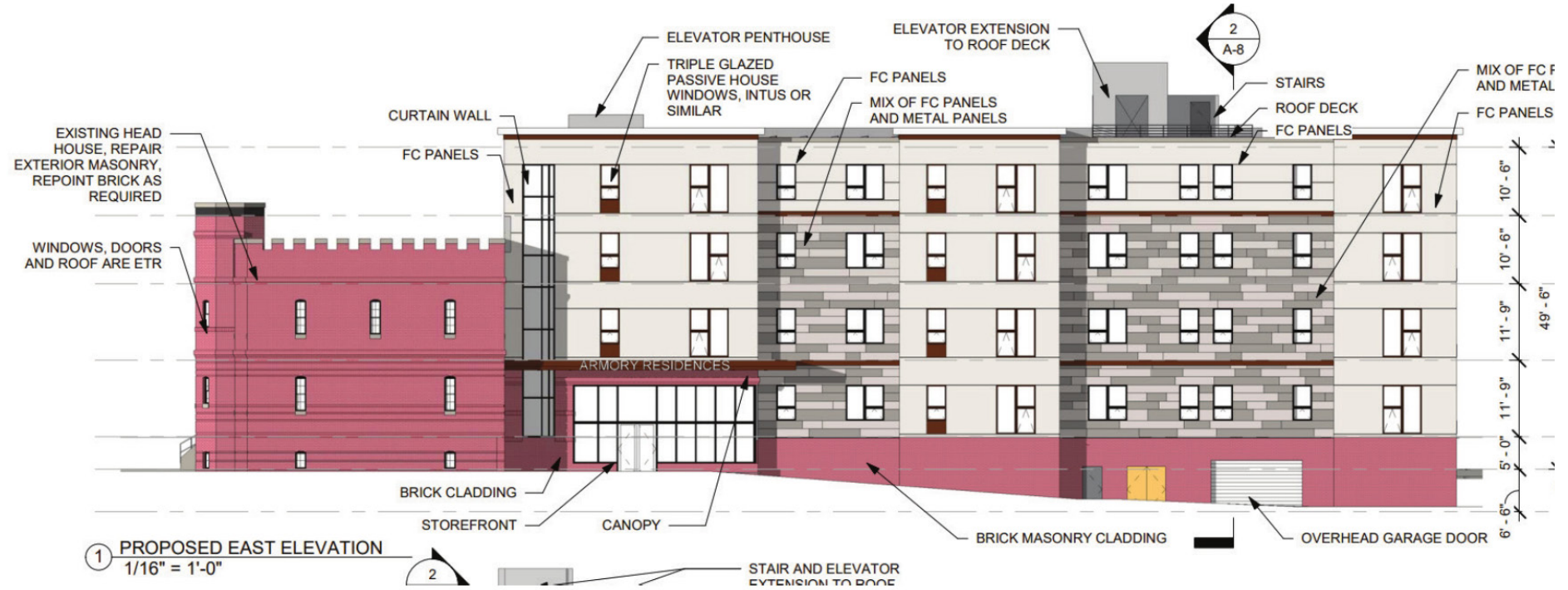
# NEWTON ARMORY

## **DESIGN OVERVIEW**

LAURA CELLA-MOWATT, DAVIS SQUARE ARCHITECTS



STREET VIEW BEFORE AND AFTER










NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date



**DAVIS  
SQUARE**  
ARCHITECTS

240A Elm St.  
Somerville, MA 02144  
617.628.5700  
www.davisquarearchitects.com

Consultant

Project NEW CONSTRUCTION OF  
ARMORY FLATS  
NEWTON, MA 02465

Title MATERIALITY

Designed Designer	Drawing No.
Checked MG	
Project No. 2022023	
Scale 3/32" = 1'-0"	
Date 09/14/2022	

A202





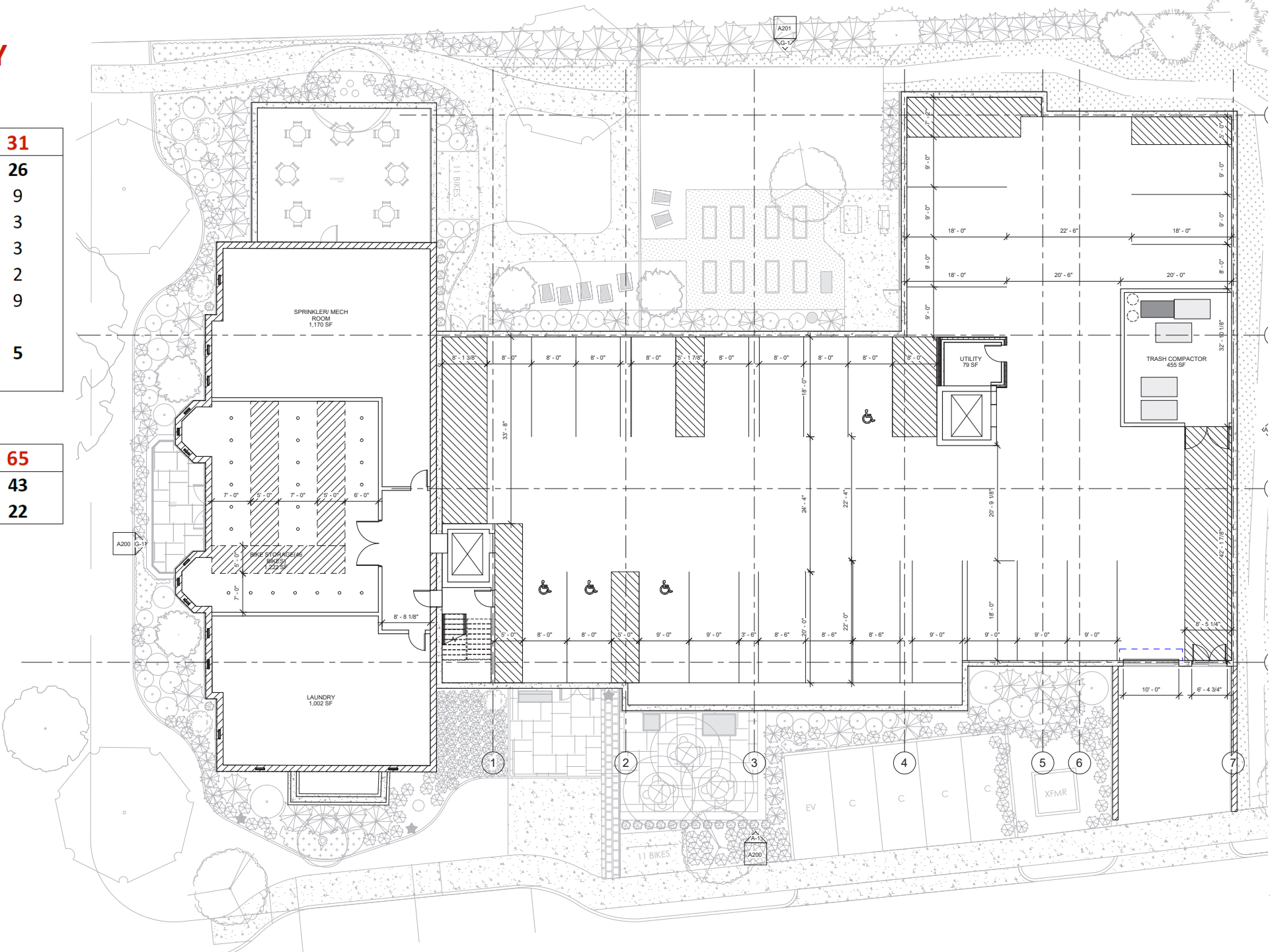
# PARKING SUMMARY

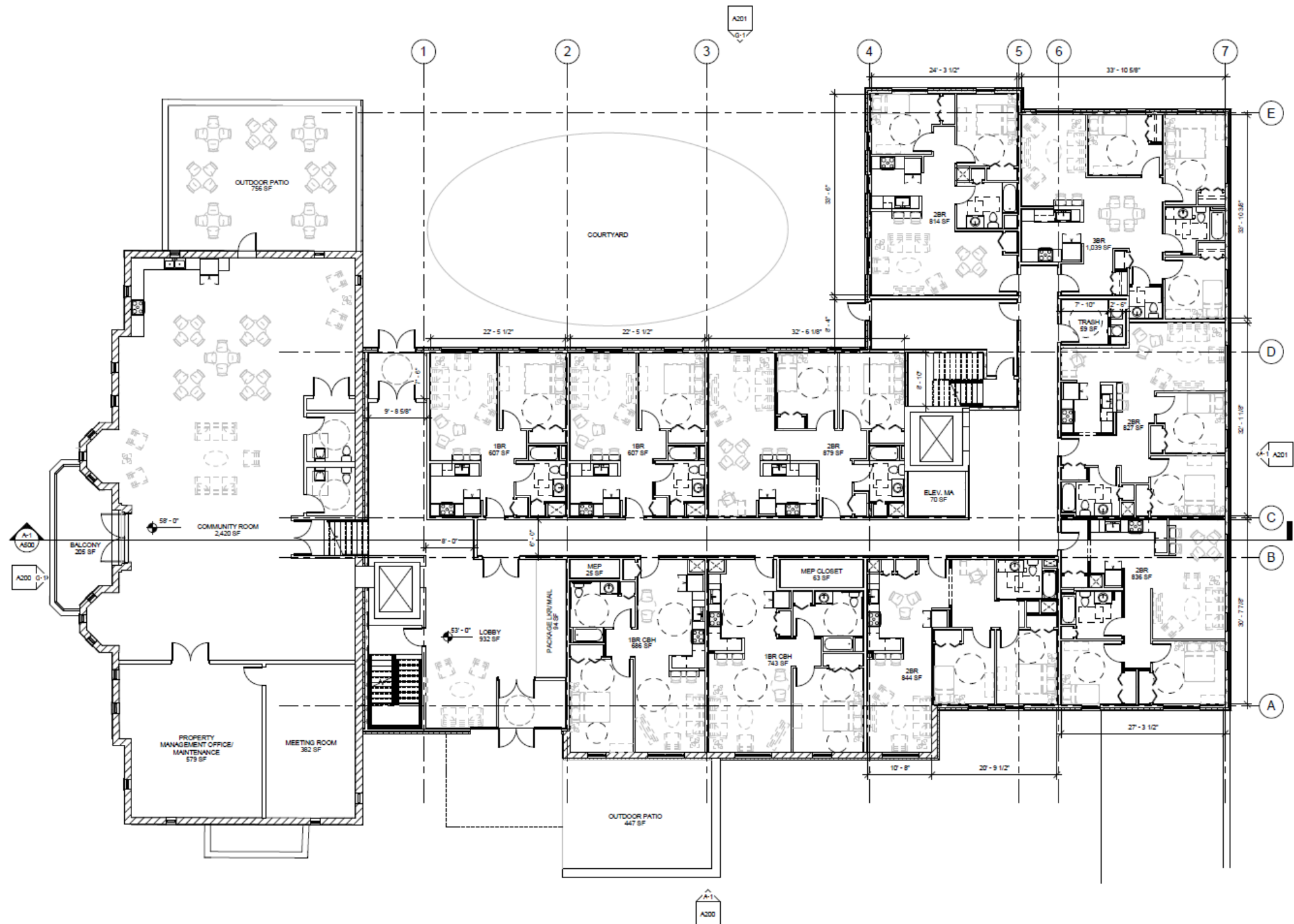
## VEHICULAR

TOTAL PARKING SPACES	31
GARAGE PARKING TOTAL	26
9'-0" x 18'-0"	9
9'-0" x 19'-0"	3
8'-6" x 19'-0"	3
8'-0" x 19'-0"	2
8'-0" x 18'-0"	9
SURFACE PARKING TOTAL	5
8'-0" x 19'-0"	

## BICYCLE

TOTAL BIKE PARKING	65
INTERIOR BIKE STORAGE	43
EXTERIOR BIKE RACKS	22





# NEWTON ARMORY

## REQUESTED WAIVERS SUMMARY OF PRIMARY WAIVERS

DESCRIPTION	REQUIRED/ALLOWED	PROPOSED
Building Height	24' / 2 stories 48' / 4 stories (by SP)	47.9' / 4 stories
Side Yard Setback	24' (1/2 Building Height)	13'
Parking Setback (Armory St.)	5'	0'
Lot Area per Unit	1,200 sf	771 sf
Off-Street Parking (Residential)	2 per unit / 86 stalls 0.5 per unit / 22 stalls (by SP)	26 stalls
Off-Street Parking (Office)	1 per 250 sf / 17 stalls	5 stalls
Stormwater - Slab Elevation	1 ft above Seasonal High Ground- water (waiver permitted for lots <1 acre)	< 1 ft

*\*See Comprehensive Permit application for full list of requested waivers*

# NEWTON ARMORY

## ESTIMATED TIMELINE

### ESTIMATING THE TIME TO OCCUPANCY

<b>Oct. 2022</b>	First pre-application for DHCD funding
<b>Jan. 2023</b>	First full application for DHCD funding
<b>Jan. 2024</b>	Second full application to DHCD
<b>Aug. 2024</b>	DHCD funding award
<b>Nov. 2024</b>	Final construction drawings + building permit application
<b>Mar. 2025</b>	Construction loan closing + construction start
<b>Sept. 2026</b>	Completion and occupancy

# NEWTON ARMORY

ZONING BOARD OF APPEALS

OCTOBER 19, 2022

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