

Opus-Newton

2Life Communities

Project Description – UPDATE, MAY 25, 2022

2Life Communities is the developer and owner of Coleman House on the JCC Campus at Winchester Street and Golda Meir House on Stanton Avenue.

2Life is proposing an amendment to our Opus Newton Special Permit #179-21, approved on September 20, 2021 and recorded on November 3, 2021. We are seeking changes to the program dimensionality and parking approvals. Opus Newton will provide the benefits of *aging in community* to adults age 62 and older who are financially “in the middle”. Opus will serve those who want to stay in Newton living with connection and purpose as they age but are over-income for subsidized housing (e.g. 2Life’s Coleman and Golda Meir Houses) and not able to comfortably afford the upscale senior living options available on the market.

The market response to the Opus priority program has been tremendous and 2Life believes that Opus is filling a true market need among older adults in the community with moderate wealth. Through today, Opus Newton has amassed a list of over 300 households interested in living at Opus. The market study that 2Life commissioned in Winter 2022 showed that at full occupancy, we would only serve 0.9% of the income- and age-qualified people in our market area. We believe that we can and should find a way to do more to serve older adults in the middle. In working with our design team, we have identified a way to add an additional floor of apartments to the property that maintains the overall design approach and responsiveness to the campus setting. Moreover, the additional scale will improve operational efficiency.

By adding additional apartments, we believe it is prudent and necessary to increase the available parking, the project proposes to add another level of parking with a separate entrance from the driveway to avoid any ramping by our primarily older adult users. It is efficient to build the parking level to match the foundation footprint of the building.

Highlights of the proposal requested are below:

	<b>#179-21 Approved</b>	<b>Proposed</b>	<b>Variance</b>
Apartments	174	205	+31
Inclusionary Bedrooms	15	17	+2
Parking Spaces	243	342	+99
Height	86' 3 ¾"	96'	9' 6 ¼"

2Life is filing a request to amend Special Permit #179-21. This amendment will have no impact on Special Permit #201-21 for the JCC parcel/campus and will have no impact on the ZBA decision for Coleman House recorded on October 5, 2021.