



PRINCIPALS
Eric Brown
Judith Salvi
Steven Allen
Mark Eclipse
David Chilinski
Karen Dubrovsky
Wendy Prellwitz
EMERITUS

November 22, 2016

Land Use Committee
Newton City Council
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459-4149

Dear Councilors:

At the November 1st presentation before the Land Use Committee, we presented two schemes, identified as Option A and Option B. Option A and Option B both reduced the residential area to approximately 142,000 square feet from approximately 149,000 square feet (as presented on October 6th). Option A was a 5 story/4 story design, while Option B was an all 4 story design. Option B, in reducing the height to 4 stories, added mass to the rear of both the West Building and the East Building. When we asked for input from the Councilors on their preference, a majority expressed a preference for Option A, but we were also asked to consider the scheme presented on October 6th, which was essentially a 5 story/4 story design as well, with additional square footage. The Councilors who expressed a preference for Option A seemed to prefer more height on Washington Street with an increased rear setback to the Foster Street abutters at the West Building, and a reduction in the massing at the rear of both the West Building and the East Building.

This scheme, dated November 22, 2016, takes the October 6th proposal and reduces the residential area from approximately 149,000 square feet to approximately 142,460 square feet. Reducing the residential area allows the footprint of the building to remain essentially as presented on October 6th, with setbacks of 90 feet and 45 feet, respectively, to the rear lot line. It further allows us to step back the upper floors even further on both Washington Terrace and Walnut Street.

At the November 1st hearing, the Newton Area Council presented its comments on the project. The Land Use Committee asked the petitioner to work with the NAC to address these comments.

The NAC made the following suggestions:

- 1) a more active, interesting (not flat) roofline;
- 2) a tower element at the Walnut Street/Washington Street intersection;
- 3) greater emphasis at the prominent corners; and
- 4) brick and masonry skin continued on the facade to the rear of the West Building along Washington Terrace.

The following design revisions have been made in response to these suggestions:

- 1) The West Building façade has a more irregular roofline. The East Building four story section on Walnut Street has now incorporated dormers and more variety at the roofline.
- 2) The East Building façade has been revised with a new tower element, revised windows, and an updated cornice.
- 3) The West Building has incorporated brick into its façade.

We look forward to discussing these revisions further at the November 29th public hearing.

Best regards,

A handwritten signature in black ink, appearing to read "Steven D. Allen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steven D. Allen, AIA
Principal/ Partner

Cc: Judith Salvi, File



Gross Ground Floor Area	
Space	Area (SF)
Total Commercial	39,175 SF
Commercial Loading	500 SF
Residential @ Ground Floor	5,410 SF
Ramp to Underground Garage	2,005 SF
Pedestrian Passage	810 SF
Shared Trash	1,205 SF
Total Ground Floor	49,105 SF

Gross Residential Floor Area	
L2	51,115 SF
L3	49,025 SF
L4	47,045 SF
L5	30,585 SF
Total	177,770 SF

Community Room	2,030 SF
Community Crossing	810 SF
Total Community Space	2,840 SF

Unit Mix						
	Studio	1BR	2BR	3BR	Total Units	
Building 1	8	38	19	2	67	
Building 2	5	14	7	3	29	
Building 3	3	40	24	1	68	
Total Units	16	92	50	6	164	
Unit Ratio	9.8%	56.1%	30.5%	3.7%		
Avg Unit Area	551.9	740.3	1150.6	1332.5		
					Net Rentable	Avg. Net Rentable Per Unit
					142,460.0	868.7
						Avg. Gross Unit Area
						1,084.0

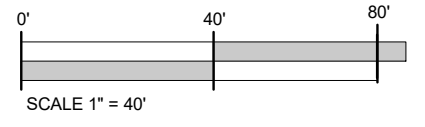
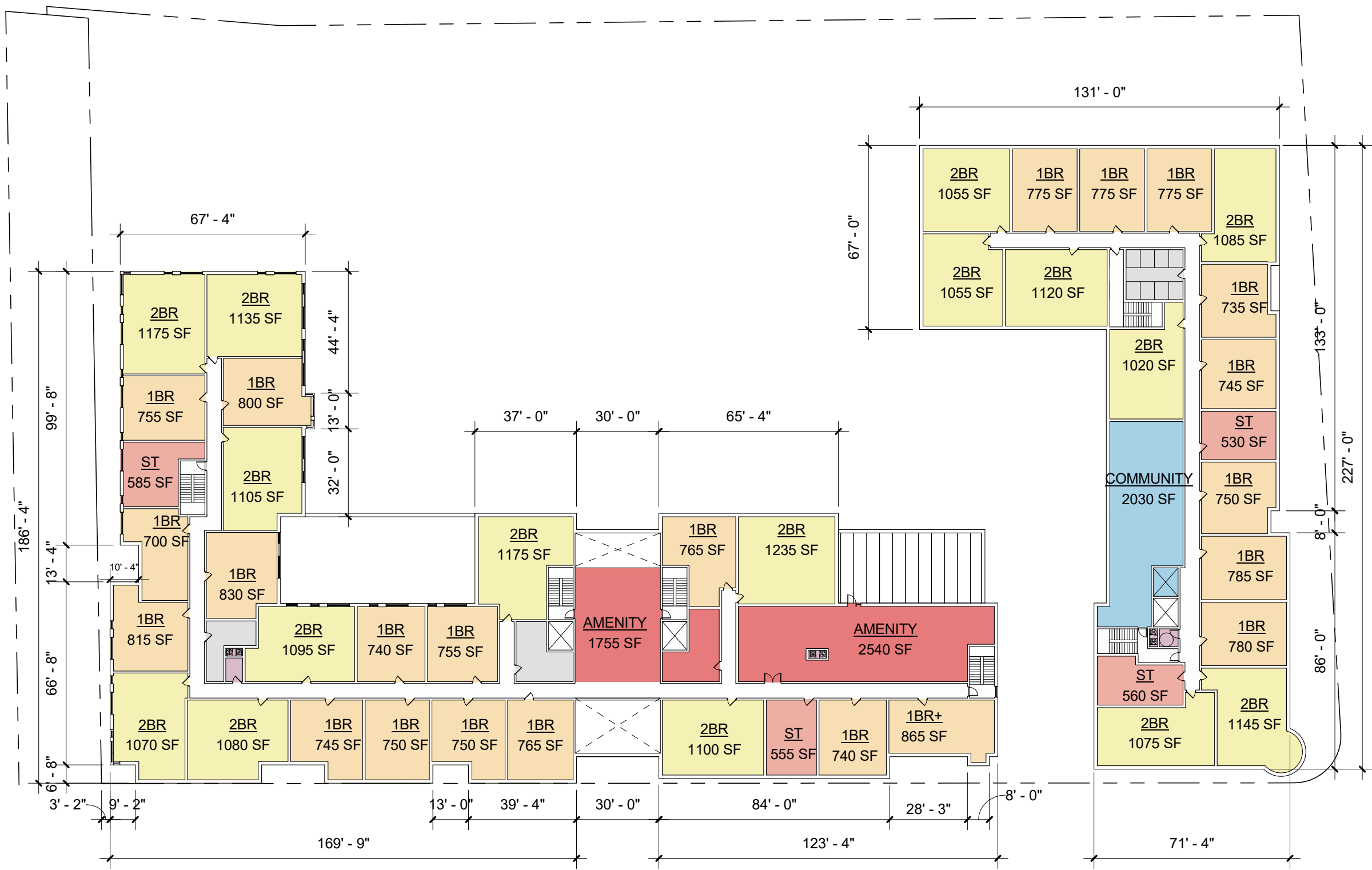
Newtonville Mixed-Use Development

November 22, 2016

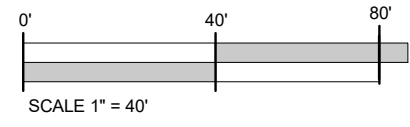
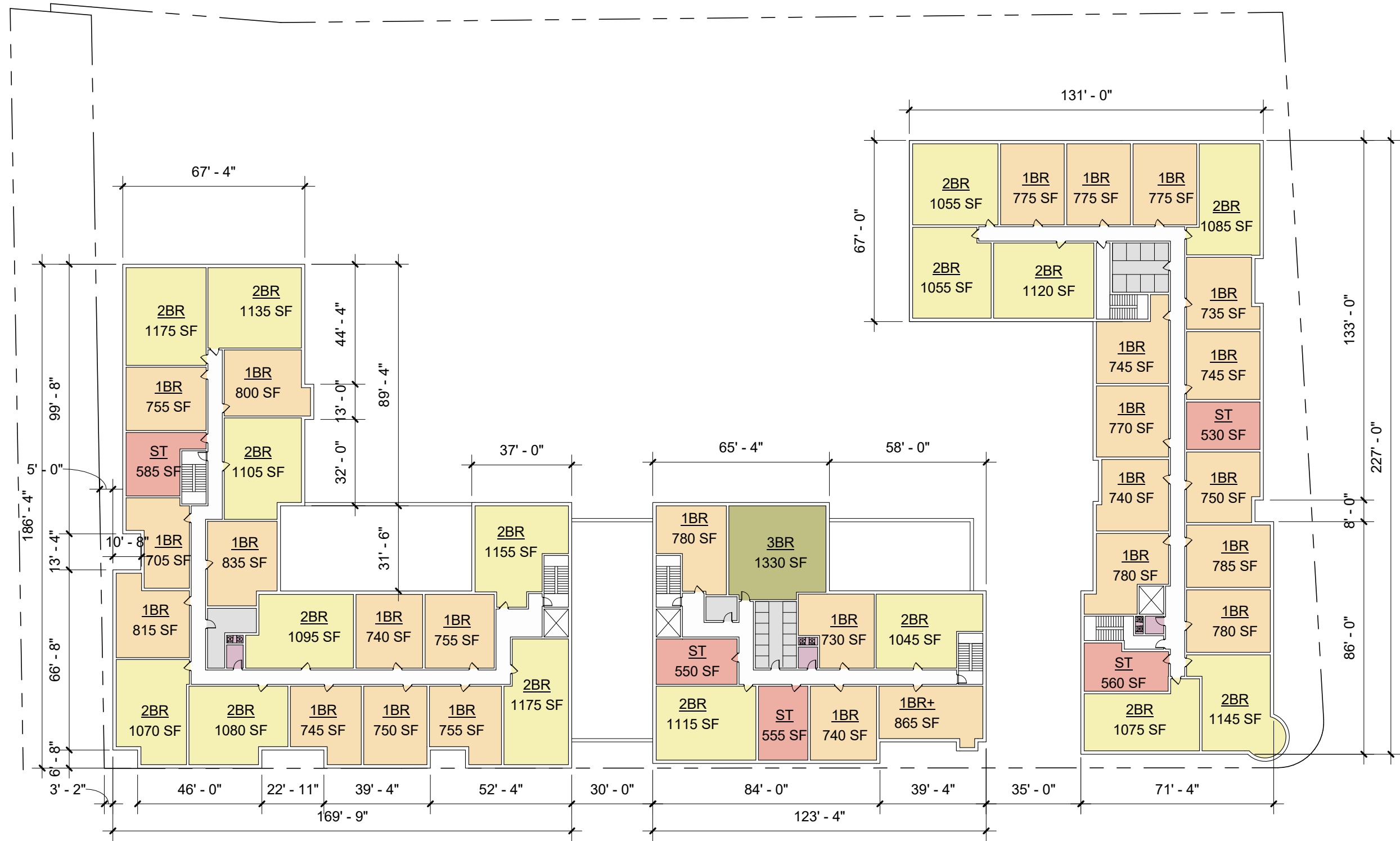


WASHINGTON PLACE
Ground Floor Plan

11/22/2016 | Scale: 1" = 40'-0"

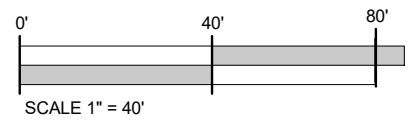
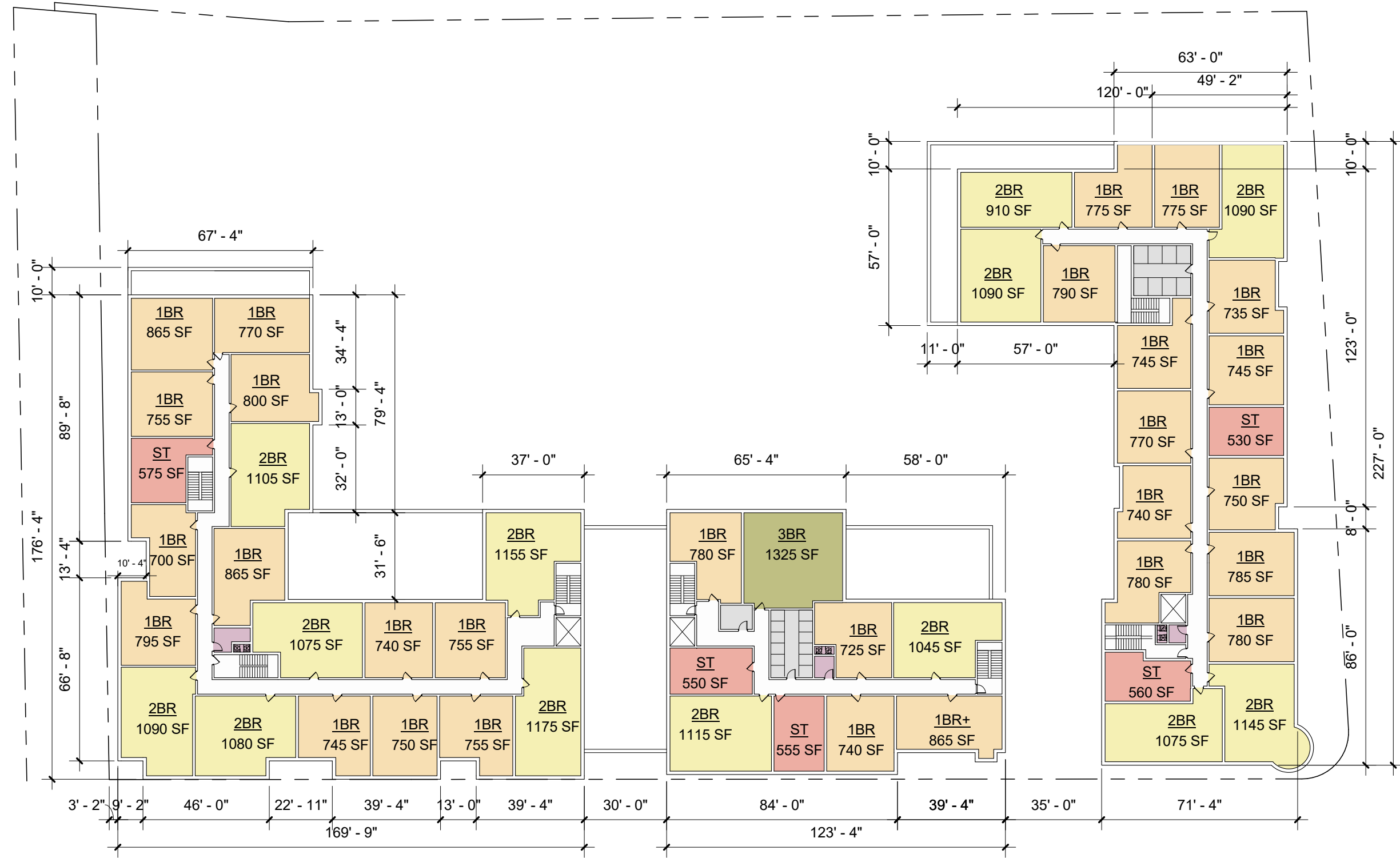


WASHINGTON PLACE
 Second Floor Plan
 11/22/2016 | Scale: 1" = 40'-0"



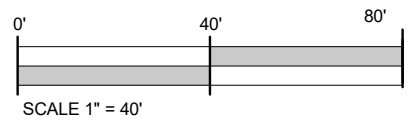
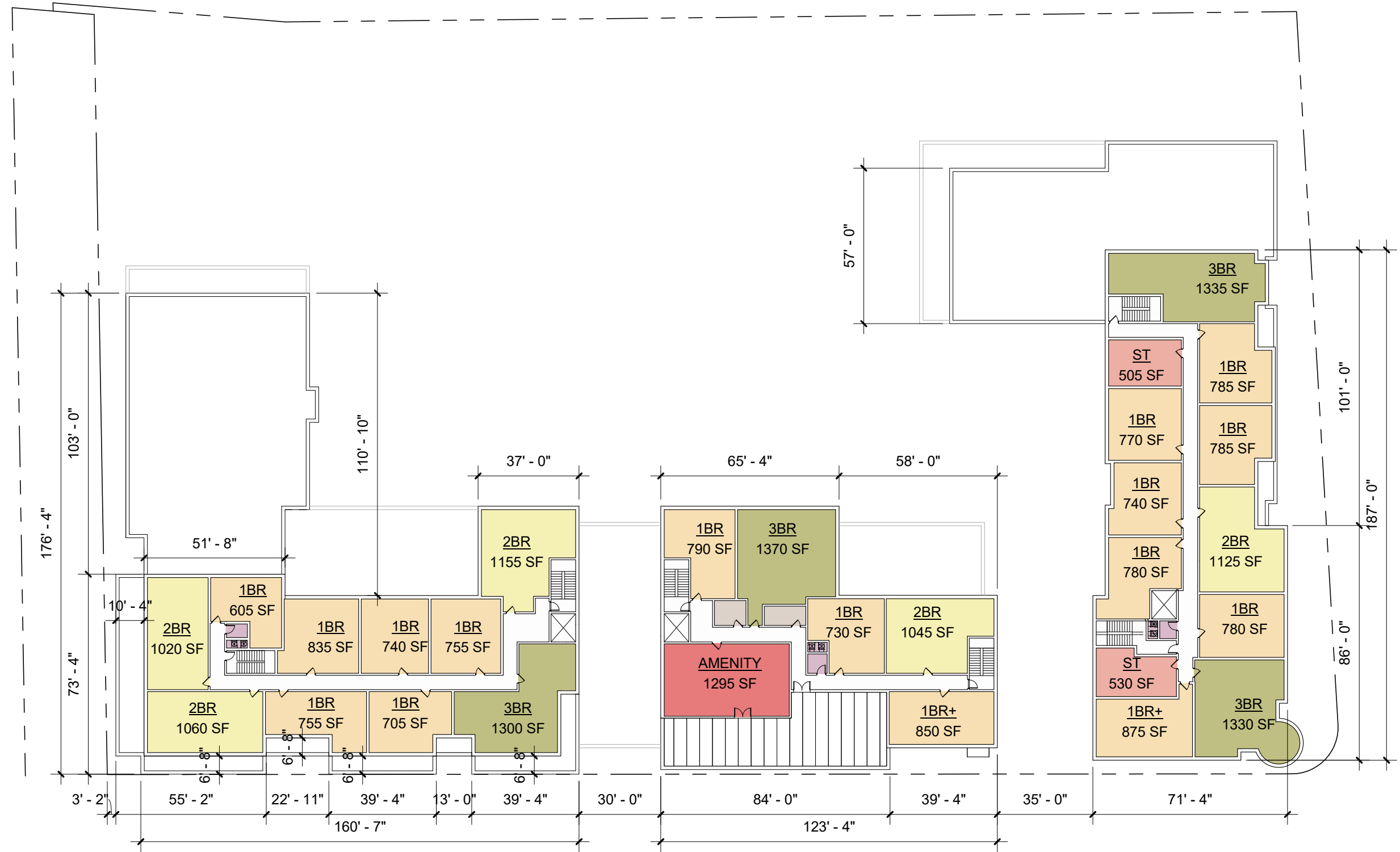
WASHINGTON PLACE
Third Floor Plan

11/22/2016 | Scale: 1" = 40'-0"



WASHINGTON PLACE
Fourth Floor Plan

11/22/2016 | Scale: 1" = 40'-0"



WASHINGTON PLACE
Fifth Floor Plan

11/22/2016 | Scale: 1" = 40'-0"



Washington Place
Washington Street at Walnut Street, Newtonville

11.21.2016













Washington Place
Washington Street at Walnut Street, Newtonville

11.21.2016



