

145 WARREN STREET

April 6, 2021

A Four-Unit Single Family Attached Housing Development and
Exterior Preservation of the Historic “Aloha” House

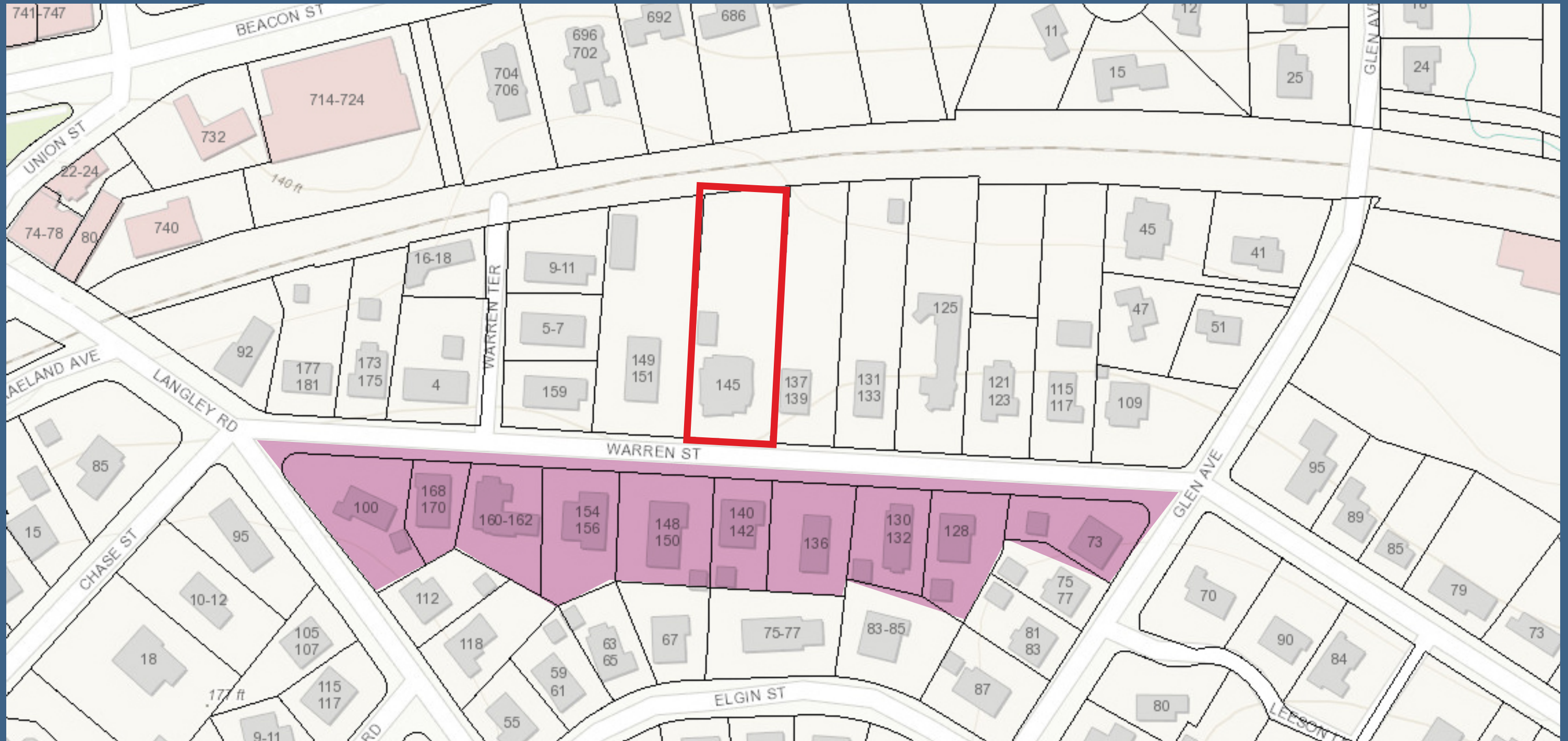
The following presentation outlines why a 4-unit design is more appropriate at 145 Warren Street than a 2-unit “by right” development

145 WARREN STREET HAS SIGNIFICANTLY MORE LAND AREA THAN ALL BUT ONE OTHER PARCEL IN THE NEIGHBORHOOD

- 145 Warren Street has almost **DOUBLE** the land area of the average neighborhood lot.
- 4 units at 145 Warren Street would have more open space than the neighborhood average per unit.
- 20 out of 34 parcels on Warren Street have less land area per unit than a 4-unit design at 145 Warren Street

| | Neighborhood Average | 4 Unit |
|--------------------|----------------------|-----------|
| Lot Area | 10,000 sf | 23,000 sf |
| Open Space | 8,409 sf | 15,778 sf |
| Land Area Per Unit | 6,154 sf | 5,850 sf |

145 WARREN STREET IS 2.5X THE SIZE OF EVERY PARCEL ON THE NORTH SIDE OF WARREN STREET



4 units on 23,399 sf (145 Warren) = 5,849 sf land area per unit vs. 2 units on 9,500 sf avg. (North Side avg.) = 5,253 sf land area per unit



4 units at 145 Warren Street have MORE land area per unit than every parcel on the north side of Warren Street

WHY 4 UNITS SHOULD BE ALLOWED AT 145 WARREN STREET

In comparison to what can be built “BY RIGHT”

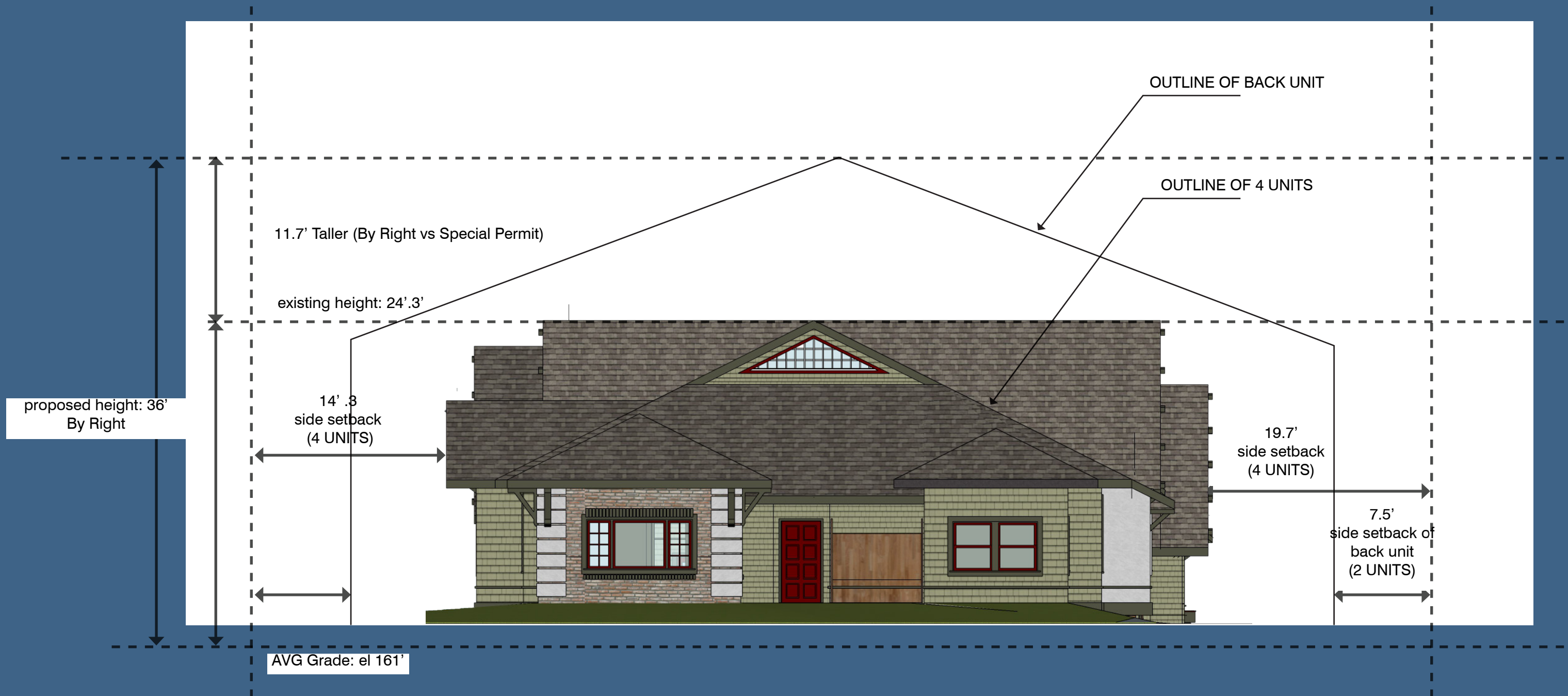
Project Benefits:

- Larger side and rear setbacks
- Lower building height
- 4 smaller units vs. 2 large units
- Units size is similar to neighbors
- Lower sale prices
- Preservation of a historic house
- Creation of a Universally Accessible Unit

| | 2 Unit | 4 Unit |
|--------------------------------|-------------|-----------|
| Side Setback | 7.5' / 7.5' | 14' / 20' |
| Front Setback | 25' | 25' |
| Building Height | 36' | 24' |
| Per Unit Average Living Area | 5,000 sf | 2,437 sf |
| Estimated Sales Price per Unit | \$2M | \$1.2M |
| Preservation of Historic House | Yes | Yes |

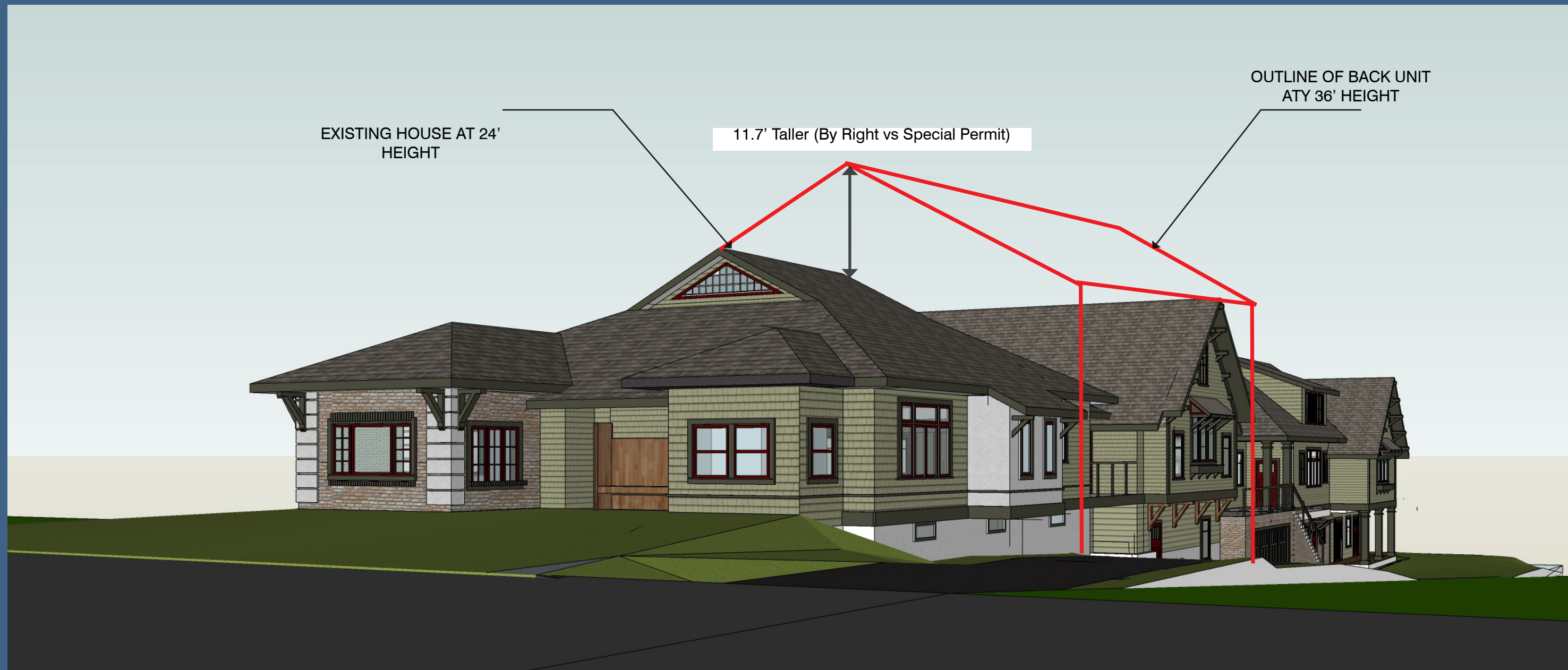
*The average unit size in the neighborhood excludes 145 Warren Street

WHAT ARE THE SETBACK DIFFERENCES BETWEEN BY RIGHT AND 4 UNITS?



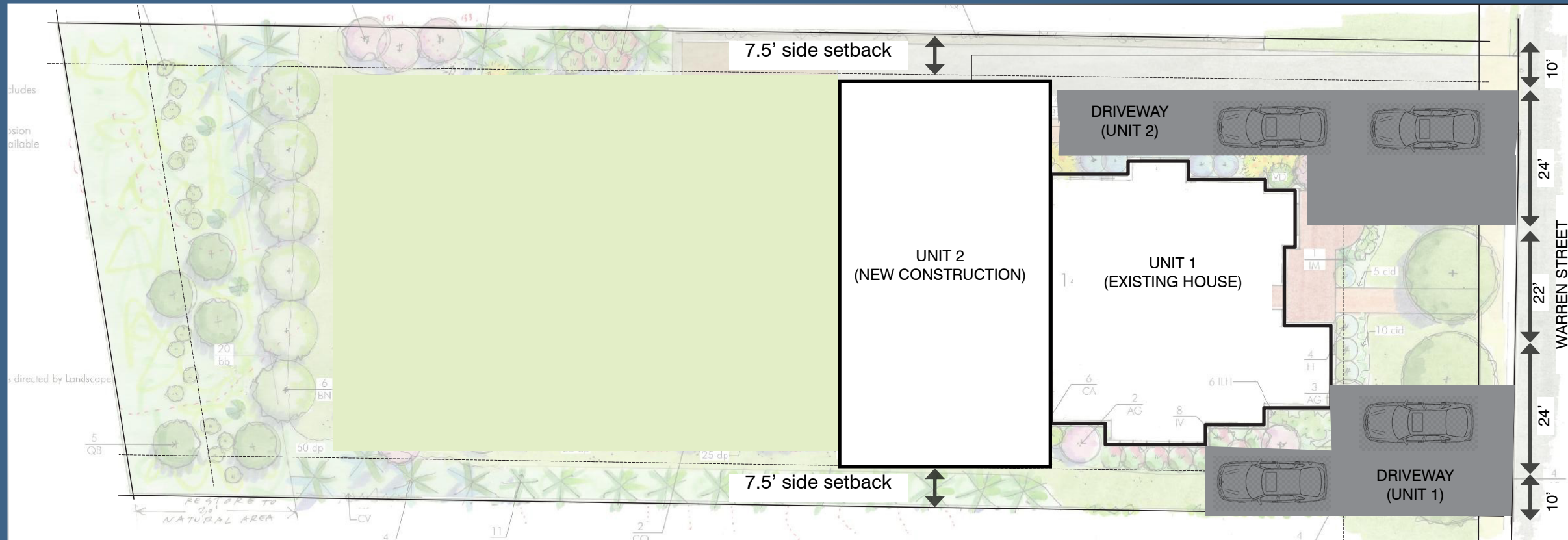
The by right option has significantly less side setback than the 4-unit design

WHAT DOES A 36' BUILDING HEIGHT LOOK LIKE IF A 2-UNIT PROJECT IS BUILT COMPARED TO 4 UNITS?

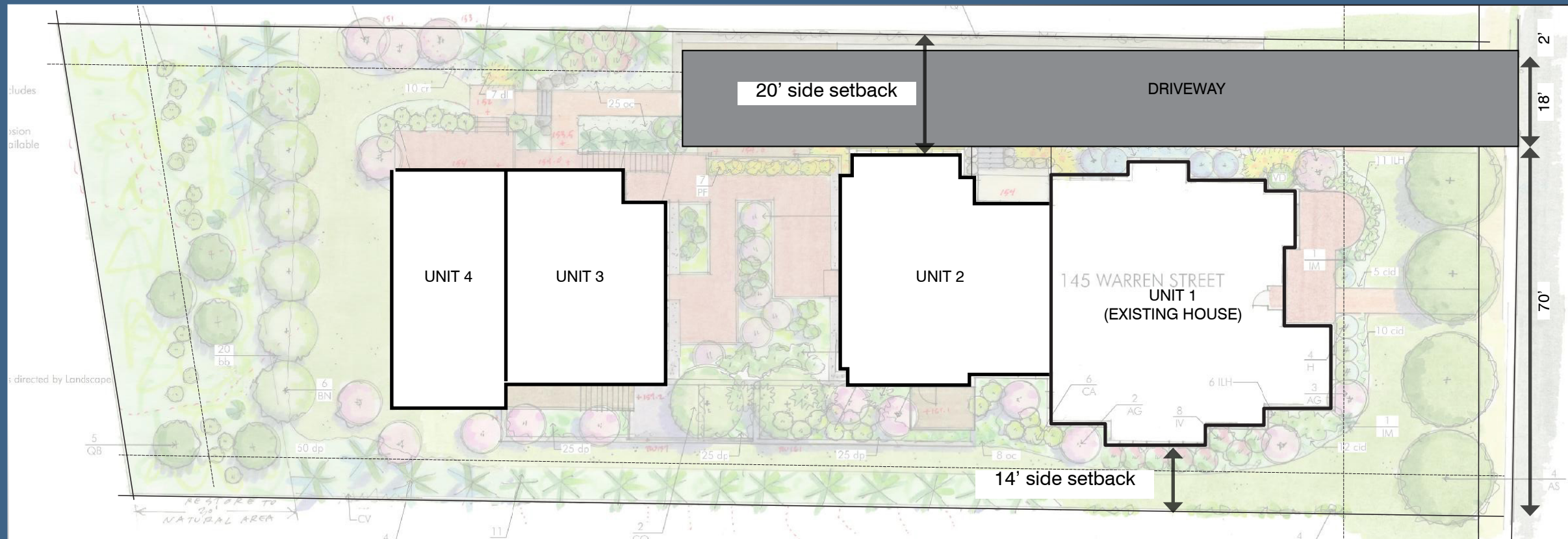


The 2-unit by right option is **MORE** imposing than the 4-unit option

WHAT ARE THE SITE PLAN DIFFERENCES BETWEEN 2 UNITS AND 4 UNITS?



Frontage Length is 90', of which 42' will be Landscape, and the remaining 48' will be asphalt for the 2 Unit By Right Design.



Frontage Length is 90', of which 72' will be Landscape, and the remaining 18' will be asphalt for the 4 Unit Design. That is 30' MORE landscape along Warren Street than the 2 Unit By Right Design.

The 2-unit by right option has MORE asphalt at Warren Street than the 4-unit option
The 2 unit by right option has LESS of a side setback than the 4-unit option



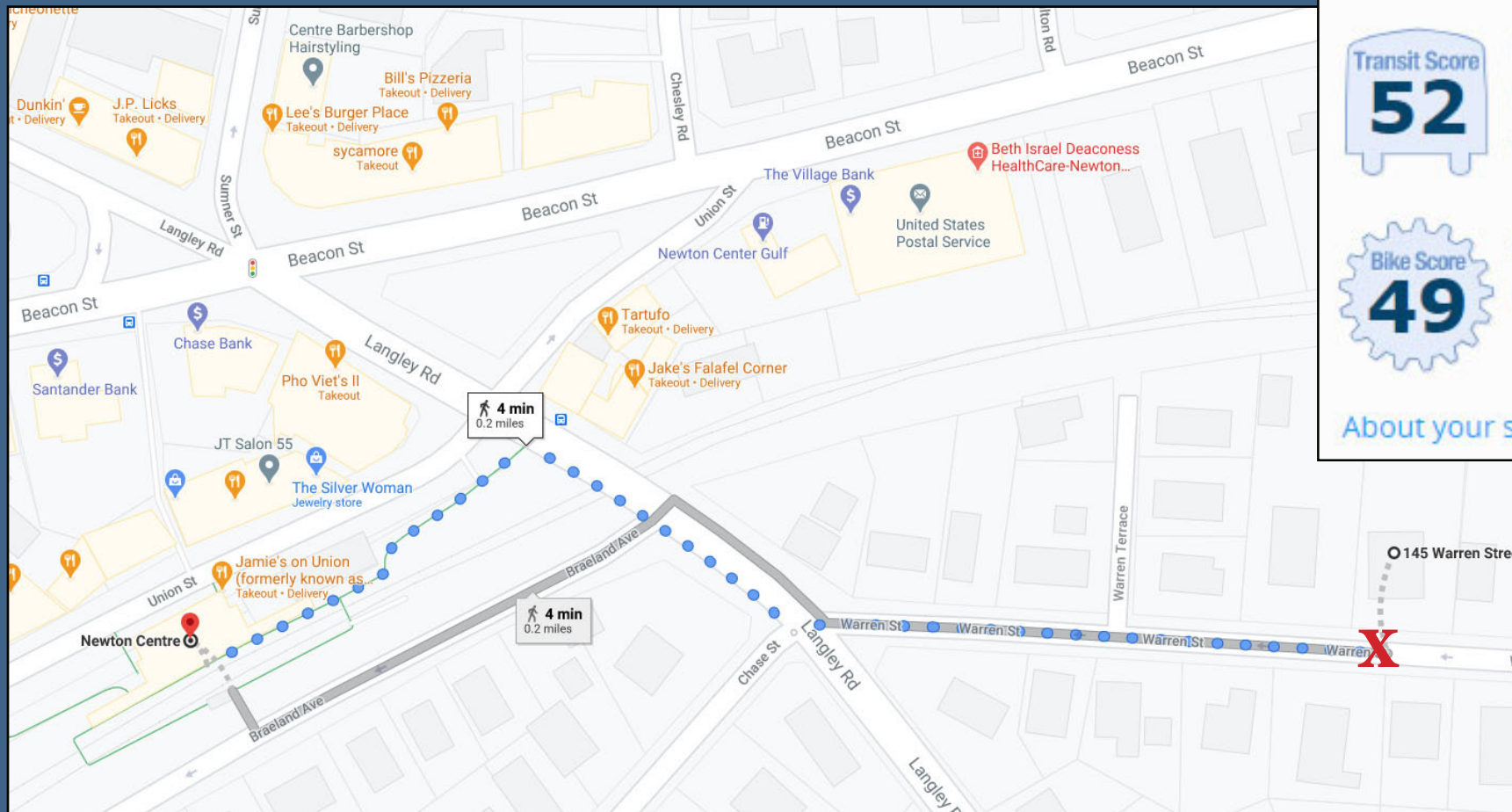
Example of parking spaces in driveway directly off of Warren Street. This would be similar to the 2 Unit condition at 145 Warren Street and would have 4 visible cars in front.



Current Condition of 145 Warren Street. A 4 Unit project would maintain the same curbcut and direct cars around back into a enclosed garage for 8 cars. More landcape would be along the street than with the 4 Unit design.

HOW WALKABLE IS 145 WARREN TO THE NEWTON CENTRE?

- 4-Minute Walk to MBTA
- 7-Minute Walk to Centre Green
- 5-Minute Walk to Webster Park



145 Warren Street

Newton Center, Newton, 02459

Commute to **Downtown Newton**

🚗 5 min 🚌 20 min 🚲 8 min 🚶 28 min [View Routes](#)

[Favorite](#) [Map](#) [Nearby Apartments](#)

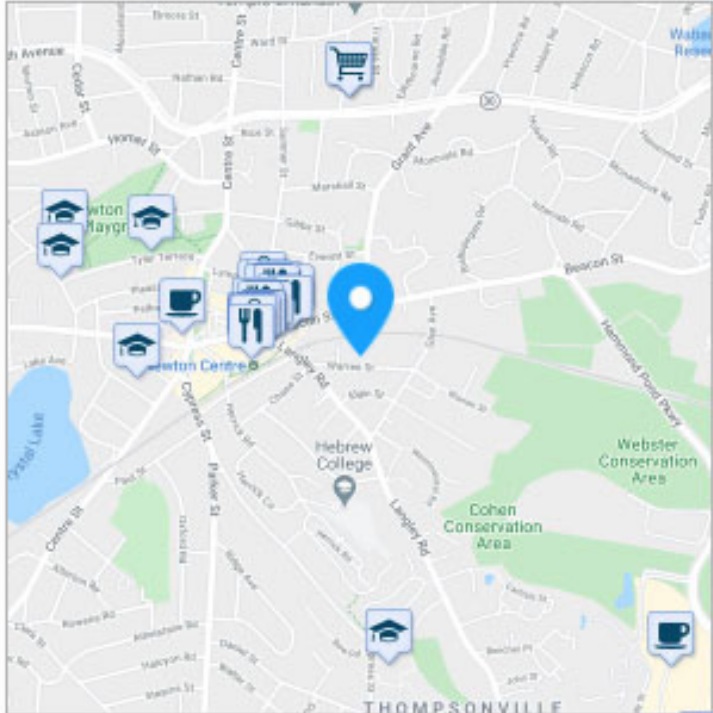
[More about 145 Warren Street](#)

Walk Score 77 **Very Walkable**
Most errands can be accomplished on foot.

Transit Score 52 **Good Transit**
Many nearby public transportation options.

Bike Score 49 **Somewhat Bikeable**
Minimal bike infrastructure.

[About your score](#)



HOW 4 UNITS AT 145 WARREN STREET COMPARES TO OTHER 4-UNIT PERMITTED PROJECTS IN MR1 ZONES IN NEWTON

| | 37 Elm Street | 1100 Chestnut Street | 9 Ripley Street | 83 Waban Street | 70 Walker Street | 103 Court Street | Average | 145 Warren Street |
|---------------|---------------|----------------------|-----------------|-----------------|------------------|------------------|---------|-------------------|
| Lot Size | 25,000 | 22,800 | 20,846 | 19,340 | 21,962 | 22,783 | 22,122 | 23,399 |
| Walk Score | 77 | 74 | 63 | 74 | 72 | 74 | 72 | 77 |
| Transit Score | 29 | 45 | 78 | 53 | 38 | 33 | 46 | 52 |

145 Warren Street is a superior location for Smart Growth and in better locations than previously approved 4-unit projects in Newton

All the aforementioned locations are generally similar in density to the Warren Street Neighborhood

HOW DOES THE SIZE AND PRICE OF 4 UNITS COMPARE TO WHAT IS BEING BUILT IN NEWTON?

- The average unit size of a **new construction townhome** in Newton in the last 12-months is **3,229 sf**
- The proposed average unit size at 145 Warren Street is **2,437 sf**.
- The neighborhood average unit size is 2,474 sf, in line with 145 Warren's Unit Size
- The average sale price for a **5,000 sf townhouse** in Newton in the last 12 months is **\$1,900,000**
- The Average sale price for a 2,400 sf unit at 145 Warren Street is expected to be **\$1,200,000**

4 units at 145 Warren Street are MORE attainable for young families and empty nesters than a 2 unit By Right Design

CIVICO HAS ENGAGED THE NEIGHBORHOOD

- Organized three neighborhood meetings
- Decreased the overall project by 20% from previous proposal
- Increased the rear setback from 20' to 45' from previous proposal
- Removed all high roof decks from previous proposal

CIVICO HAS COOPERATED WITH THE CITY

- Agreed to halt any further demolition and continue to work with the NHC to Landmark the historic structure
- Newton Historic Commission previously supported project with similar design
- Agreed to certify project as LEED for Homes Certified
- Agreed to create a Universally Accessible Unit in the historic home
- Received approval from the Conservation Committee
- Received approval from Newton Engineering Department
- Civico plans on working with Newton engineering to resolve a faulty drain line that runs along the boundary line of 145 Warren Street and 149 Warren Street

WHAT WAIVERS DOES A 4-UNIT DESIGN NEED?

And reasons **WHY** relief should be granted, including direct benefits to the neighborhood

1. Zoning Relief Requested

To reduce the allowable side setback of 25' for Single Family Attached Dwellings

Reason for Relief

Side setback relief is required by necessity as the existing home protrudes into the required 25' setback for a Single Family Attached Design.

The setbacks allowed by right for a two-family home are MUCH less at 7.5' each side.

We are proposing a 14' side setback and a 20' side setback for the 4 Unit Design.

Direct Benefit of Granting Relief

- More Buffer and setback distance than a 2 Unit Design
- Side setbacks of 14' and 23' versus a 7.5' and 7.5' setback

2. Zoning Relief Requested

To exceed Lot Coverage

Reason for Relief

The existing home is 23' high. The design sympathetically takes this **LOW** height into consideration and maintains this elevation across the whole project. This is 13' lower than what is allowed **BY RIGHT**, but increases the lot coverage from the allowable 25% to 33%. By comparison a 2 Unit Design has a Lot Coverage Maximum of 30%-only 3% less than the 4 unit design.

Direct Benefit of Granting Relief

- A MUCH lower building height at 23' high than 36' high
- A creative, thoughtful and historically sensitive design that is not imposing to the neighborhood

WHAT WAIVERS DOES A 4-UNIT DESIGN NEED?

Continued.

3. Zoning Relief Requested

To allow a driveway within 10' of the side lot line

Reason for Relief

To direct a single driveway to the rear of the property where automobiles will be covered and out of sight at the same location where the driveway already exists.

Direct Benefit of Granting Relief

- Eliminating the need for multiple curb cuts on Warren Street
- 4-unit design has **MORE** green space on Warren Street than a 2-unit by right project.
- Significantly reduces the amount of asphalt for multiple driveways off Warren Street
- Parking is out of view from the public way

4. Zoning Relief Requested

To allow a retaining wall over 4' in height

Reason for Relief

Due to the significant slope of the site, and the desire to cover all of the required parking, a retaining wall is needed. This also allows a single driveway to access the rear of the property, whereas a by right development would require multiple curb cuts and significantly more asphalt at the street front.

Benefit of Granting Relief

- Eliminating the need for multiple curb cuts on Warren Street
- 4-unit design has **MORE** green space on Warren Street than a 2-unit by right project.
- Significantly reduces the amount of asphalt for multiple driveways off Warren Street
- Parking is out of view from the public way

FACTS

- Civico has tirelessly engaged, and has been responsive to, the City and neighborhood.
- 4 units at 145 Warren Street **IS** an appropriate density for a 23,399 sf parcel in an MR1 Zone within a 4-minute walk of shops, services, and transit.
- Civico is proposing smaller and significantly lower priced units than what is currently being built in Newton and **what can be built by right.**
- There have been multiple 4-unit projects approved with less land area and more waivers in less walkable locations than 145 Warren Street.
- The by right scenario is **MORE** out of character with the neighborhood than a 4-unit project based on **unit size, height, setbacks,** and the **character of the streetscape.**
- The by right design has an average unit size of 5,000 sf. The 4 unit design has an average unit size of 2,437 sf. The same as the neighborhood average. Its CLEAR 2 Units is out of character.

WHY IS IT IMPORTANT THAT 145 WARREN STREET BE LEED CERTIFIED?

LEED-certified homes are designed to save costly resources—energy and water — and using fewer resources means lower utility bills each month. Based on the average HERS ratings for each level of LEED certification, these homes could potentially see energy reductions of: Up to 30% (for LEED Certified homes)

HOW IS THE CITY OF NEWTON SUPPORTING SUSTAINABLE BUILDING?

1. The Five Year Climate Action Plan

- “Work with City Council to adopt Zoning Ordinance amendments that require and/or incentivize high-efficiency performance, such as Passive House and/or net-zero new construction — within the next 12 months-Climate Action Plan Strategies” (Appendix D)

2. New Zoning Redesign

- “The new zoning proposal recommends that when a project requires a special permit, the permit be conditioned with a requirement to improve the building to higher energy performance standards.” -NewtonMA.gov

3. GreenNewton.org

- With recognition of the climate crisis, and the progress made in green building practices and policy, Green Newton calls for the City of Newton, and all governments, to use the following principles to evaluate and guide building projects.-GreenNewton.org

HOW HAS CIVICO DONE THEIR PART?

- Out of 14 LEED Certified Market Rate homes in Newton, 11 of them have been completed by Civico.
- LEED for Homes typically increases the construction costs by as much as 10%. Civico is committing to certifying BOTH the New Construction and Existing Historic Home.
- LEED for Homes is a **VOLUNTARY** rating system that promotes the design and construction of high-performance green homes.

WHY IS IT EITHER 2 UNIT BY RIGHT DESIGN OR A 4 UNIT DESIGN? WHY NOT 3 UNITS?

- A 2 Unit By Right project does not need a Special Permit. A 3 Unit project does not justify the added permitting complexity.
- Both the 3 Unit and 4 Unit designs require substantially similar site work. The 4th Unit is necessary to justify the added site costs resulting from topography and below grade parking for a project other than the 2 Unit by right design.
- A 3 Unit design has a maximum lot coverage of 25% whereas a 2 Unit design has a lot coverage of 30% based upon zoning distinctions for two and three family properties. As a result, a 2 Unit project by right affords a developer an additional 1,200 buildable square feet.