



1135 Washington



We are the OnyxGroup Team.

A passionate, energetic, entrepreneurial, civic-minded, and fun-loving team!

OnyxGroup is the first minority-and-women-owned development and realty company in Boston. Founded by Shabnam Mashmasarmi and Chanda Smart, the group's focus is to develop equitable and inclusive communities without displacement of local residents.

Novo Growth Partners, Inc is a full-service real estate development and consulting company led by Kyle Wilton. The firm works with strong regional and national tenants, as well as entrepreneurial real estate investment and development companies.

Utile is a Boston-based design firm built like a think tank and thrives on solving complex problems in intelligent and pragmatic ways. Utile has currently over 300 affordable/subsidized housing units in design or under construction throughout the region for various Community Development Corporations such as Urban Edge, The Neighborhood Developers, and VietAID. Utile has also provided planning and urban design services involving public housing properties throughout New England.

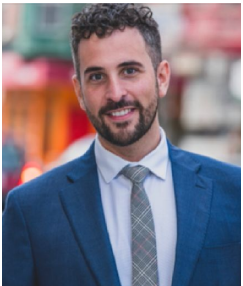
Commodore Builders is a Veteran-owned \$500M construction management firm based in Waltham that focuses on delivering an exceptional level of service for clients in the housing, commercial, tenant interiors, institutional, public, retail, and banking markets.

The Development Team



Shabnam Mashmasarmi
COO, Onyx

Chanda Smart
CEO, Onyx



Kyle Wilton,
Principal, Novo



Joseph J. Albanese
President & CEO
Commodore Builders



John Carciro, VP
Fort Point

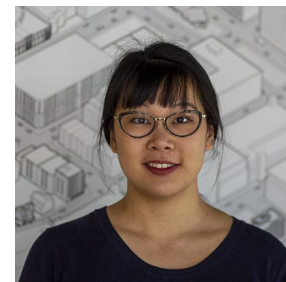
The Design Team



Matthew Littell, LEED
AP, Principal



Nick Buehrens AIA CPHC®
Advising Associate Principal



Jessica Yuan, Designer



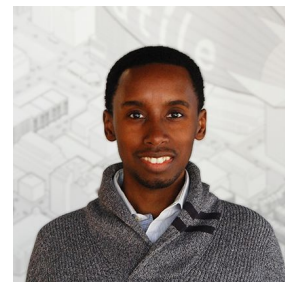
Jeff Geisinger, AIA
LEED-AP CPHC®
Director of Sustainable Design



Michael LeBlanc, AIA,
Advising Principal



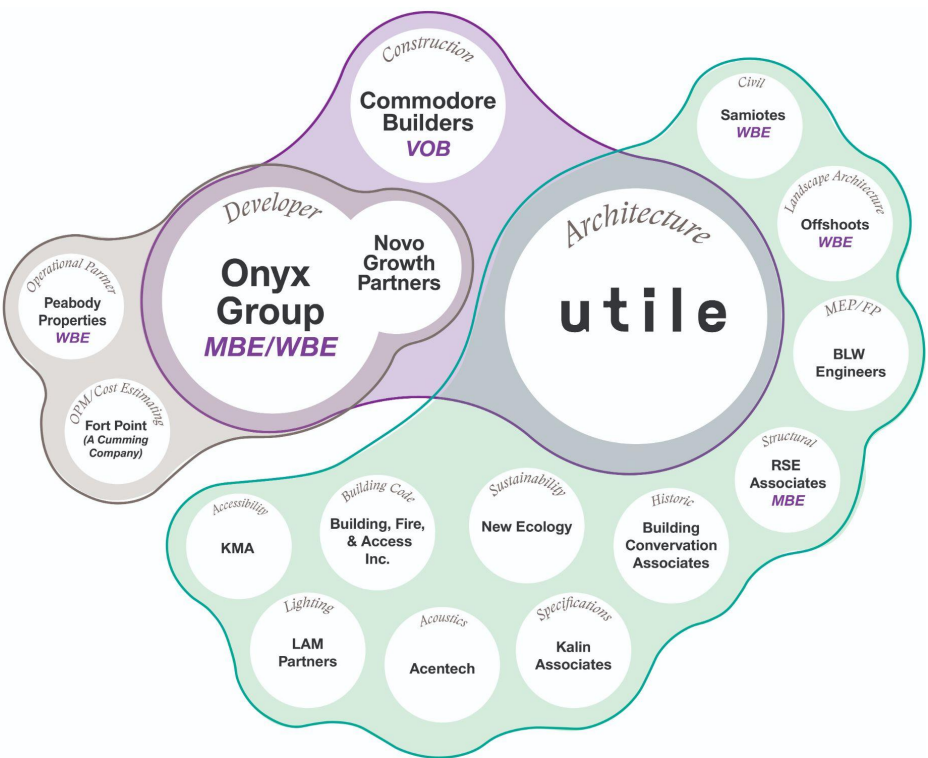
Rachelle Ain, AIA CPHC®
Project Manager



Chimaobi Izeogu,
Designer



Lisa Howe
Building Conservation
Associates



Members of the team during a recent site visit

At home on Washington Street.

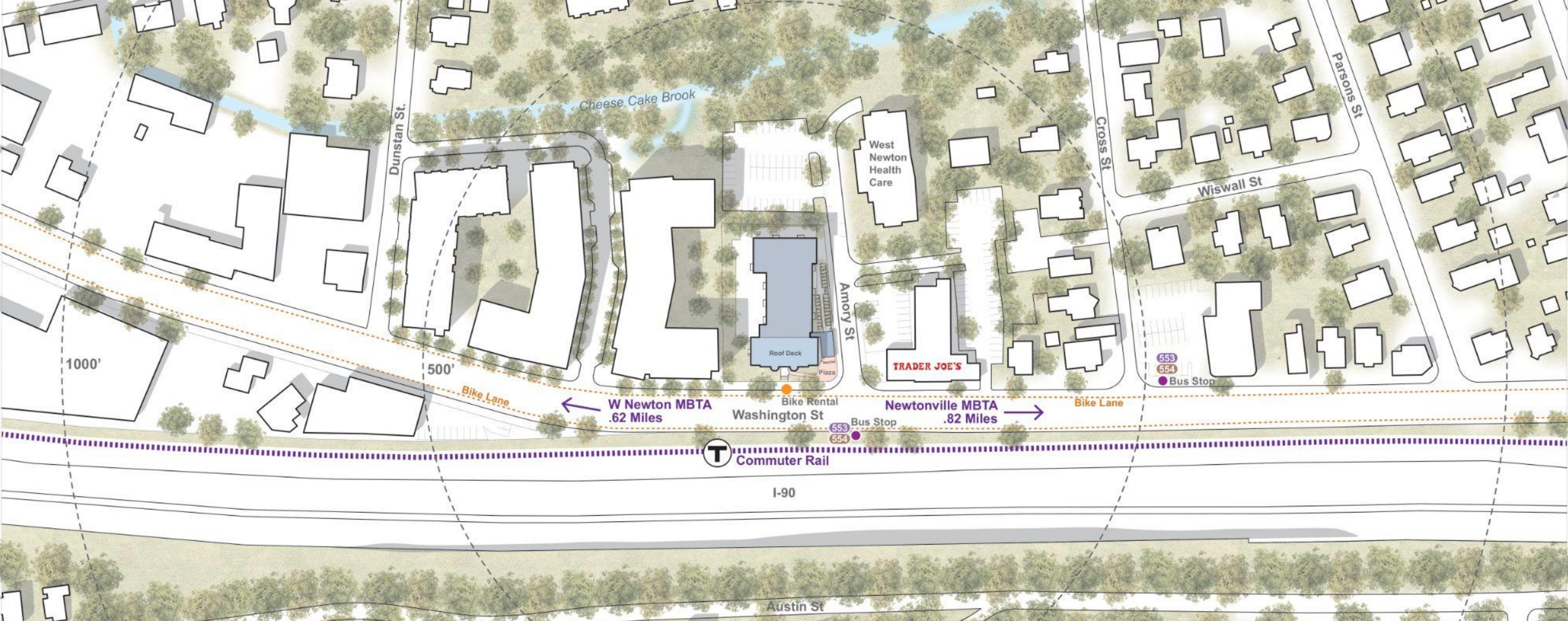
With an eye toward placemaking, 1135 Washington celebrates the site's history and landmark Armory Headhouse. The architecture of the headhouse evokes the ideas of solidity and security, reflecting the collective strength of community.

Together with a transparent and inviting commercial pavilion, a new residential building, and ample outdoor spaces, 1135 Washington will become a vibrant destination and anchor for the greater Newton community.

- 1135 Washington St. is an equity-focused development that will activate Washington Street.
- A pedestrian-oriented Plaza will provide outdoor space for seating, cultural events, and public art.
- A Pavilion will host a cafe or restaurant that supports commercial activity and provides options for people to work, socialize, or linger.
- A rooftop solar PV canopy will add visual impact to the Armory while broadcasting the project's sustainable design.
- The landscape, plantings, and site features will soften and humanize the historic Armory.
- The Armory will be a front door to whole project, and will be fully accessible through a softly graded ramp.



A welcoming residential community that embodies inclusivity, diversity, and sustainability. Placemaking at Washington St., where West Newton and Newtonville meet.



A transit-oriented
beacon of equitable
access.



Designed for Newton's unique community.

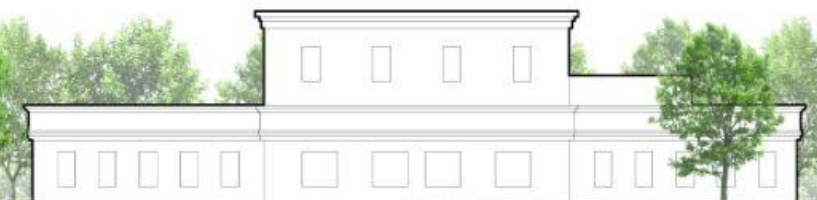
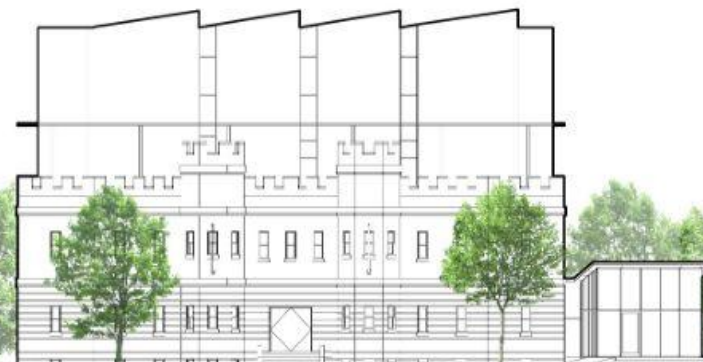
- Intergenerational housing will be offered at a prime location.
- A network of public and semi-private outdoor spaces will weave through the Armory and Washington Street.
- The playground and recreational area engage the community along Washington Street.
- The expanded and accessible front entry at the Armory provides a communal front stoop.
- The landscape design expands the tree canopy and provides acoustic and environmental buffering from the Massachusetts Turnpike.
- The rooftop deck provides a private outdoor space for residents while adding layers of vegetation on the site.
- The project provides a transition, creating a bridge between the larger proposed developments to the west and the shorter neighborhoods to the east.
- The historic Armory exterior brick, windows, and features will be repaired and restored.



Dunstan East - Building 3

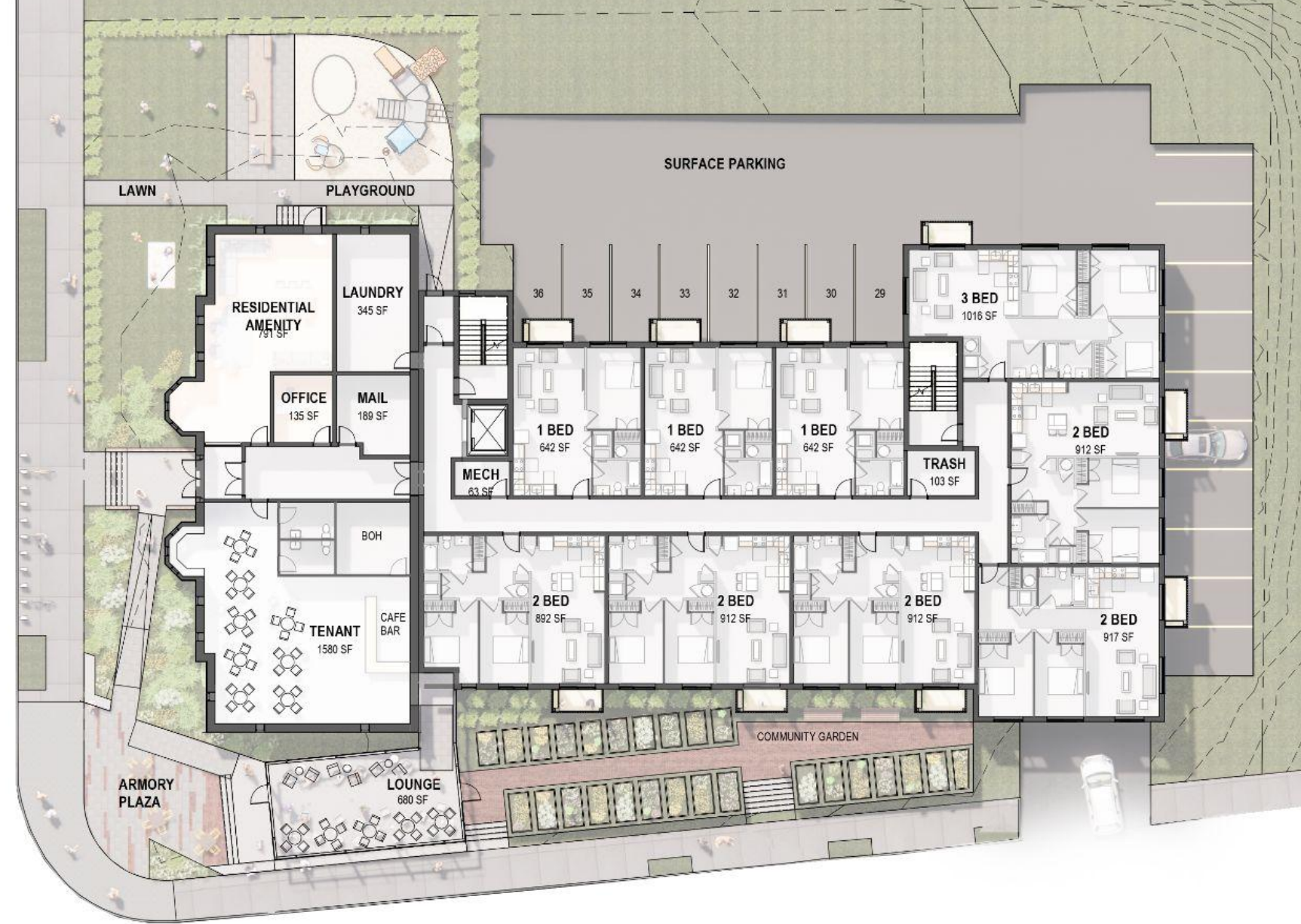
1135 Washington

Trader Joe's



Common ground for all communities.

- The Armory's first floor will be public-facing and community-oriented, strengthening programmatic relationship to the public realm through commercial spaces and further energizing Washington St.
- The commercial tenant will reflect Onyx Group's commitment to supporting local, minority-owned, and women-owned businesses.
- Armory St. will have a quieter, more intimate atmosphere and will host community gardens for residents.
- Each unit will have a balcony or Juliet balcony and a garden plot in the community gardens. These elements provide residents with personalized outdoor spaces; these human-scale design features reinforce the sense of a residential neighborhood.
- The Amenity Room will provide the residents with a place for community gatherings and opportunities to linger and socialize. It will be outfitted with a kitchen and dining area. The Amenity Room will be used for broader community events, including public events and supportive services.
- The Laundry Room is another communal amenity that will provide opportunities for informal socializing. For family safety and convenience, the laundry will overlook the playground.
- The pavilion and residential buildings are designed to celebrate and amplify the historic architecture of the Armory through complementary modern design that highlights the historic features of the Armory.
- The shaped roofline is a nod to the Armory's parapet crenels while also referring to its own residential typology.
- Salvaged brick will be used as landscape features in the Plaza and Community Garden.



Homes for every kind of family.

1135 Washington St. will provide **48 homes** in a variety of types:

- 1 Studio Apartment
- 16 One-Bedroom Apartments
- 26 Two-Bedroom Apartments
- 5 Three-Bedroom Apartments

The project will adopt universal design principles to ensure fair and equitable access and integration. All units will be Group I Accessible minimum; four (4) units will have enhanced accessibility as Group II Accessibility types.

The project will provide deep levels of affordability, helping to provide homes for families and people of all ages in Newton. (See AMI* table, upper right.) The team will work closely with city and state agencies, as well as financial stakeholders, to ensure a smooth funding process.

Each dwelling unit has been thoughtfully designed as comfortable, cozy homes for individuals of all ages and every kind of family. Residents will have access to daylight through balconies, a communal rooftop deck (atop the Armory), and dedicated community garden plots.

A second floor recreational room further supports opportunities for being together and creating a community where residents are truly each others' neighbors.

*AMI = Average Median Income

SUM of Count Unit Type	AMI					Group II Accessible Units
	30% AMI	50% AMI	60% AMI	80% AMI	Grand Total	
0 BR				1	1	
1 BR	1	3	10	2	16	1
2 BR		8	13	4	25	1
2BR (in Armory)				1	1	1
3 BR	1	1	1	2	5	1
Grand Total	2	12	24	10	48	4
Percentage of Total	4.17%	25.00%	50.00%	20.83%	100.00%	8.33%
Area by AMI	1,668	10,168	19,397	8,937	40,170	
Percentage of Area Total	4.15%	25.31%	48.29%	22.25%	100.00%	

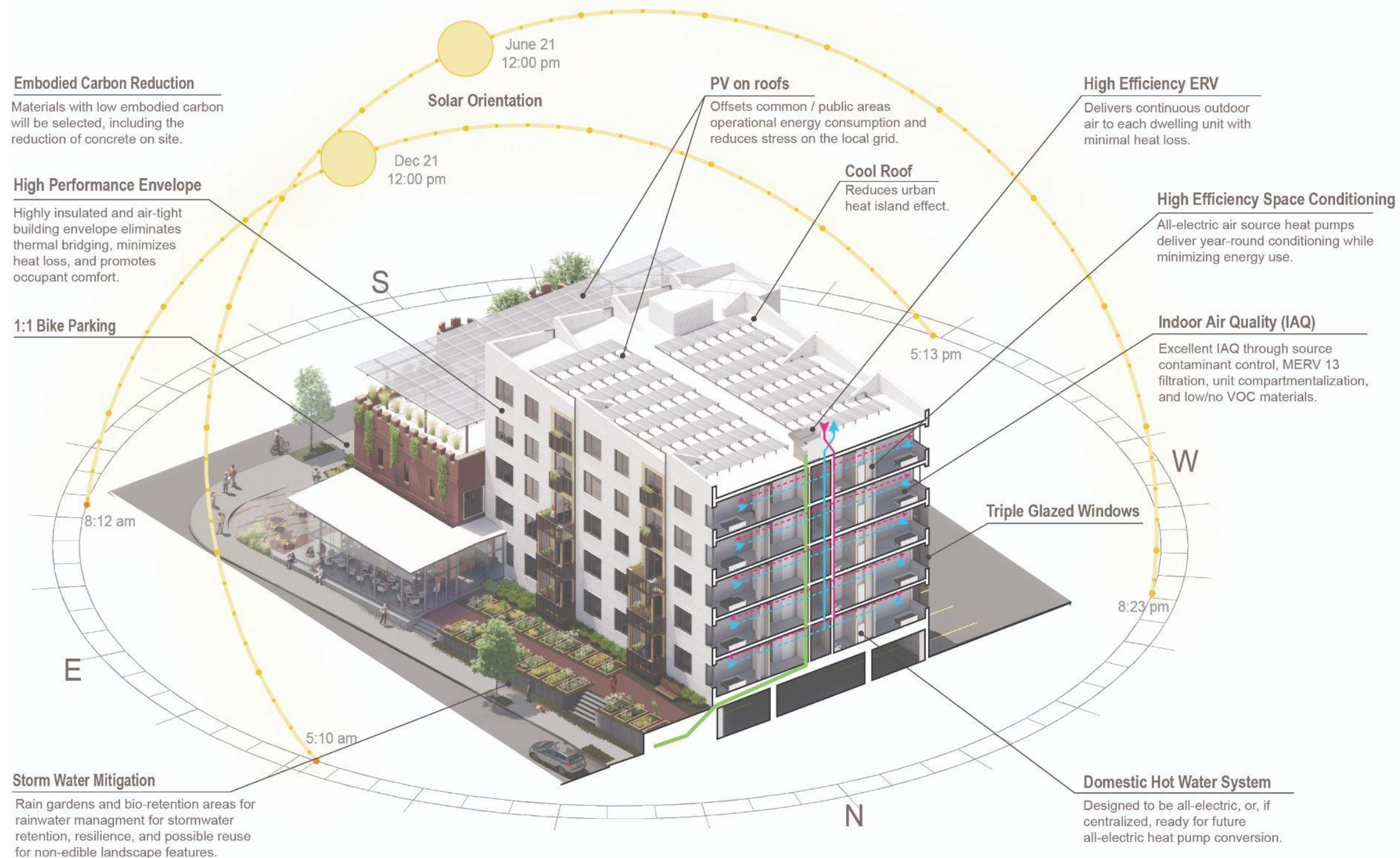


Second Floor Plan

Sustainable, equitable, and beautiful.

The project is designed to exceed the requirements of Newton's Climate Action Plan and Sustainable Development Zoning Ordinance.

- The project will pursue **Passive House Certification (PHIUS)**.
- The building will be designed to be low-load and all-electric, ready to be net-zero as the state transitions to 100% clean energy.
- The building will be low carbon operationally through optimization of the building system (M.E.P.) equipment and through the selection of low embodied carbon materials.
- Twenty percent (20%) of the parking spaces will have charging stations for Electric Vehicles.
- Rooftop solar PV will offset a significant portion of the building's electricity consumption.
- Resiliency measures include stormwater runoff management and heat island effect reduction.
- Energy modeling will be integrated into the design process of iterative feedback and optimization.



Utile Passive House Affordable Housing Projects

152-158 Broadway
Somerville, MA | 45 Units

1599 Columbus Ave.
Boston, MA | 65 Units

25 Sixth St.
Chelsea, MA | 62 Units

3371 Washington St.
Boston, MA | 39 Units

1005 Broadway
Chelsea, MA | 38 Units

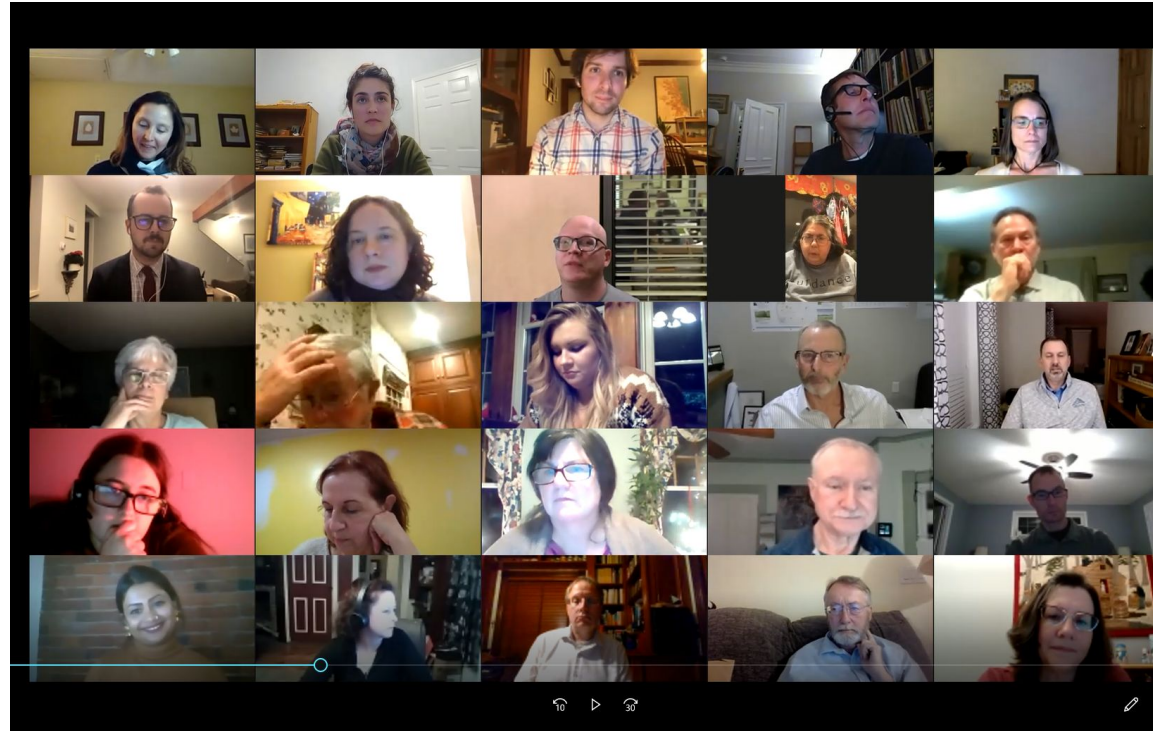
1200 Montello
Brockton, MA | 94 Units

Front St. Building 5
Portland, ME | 45 Units

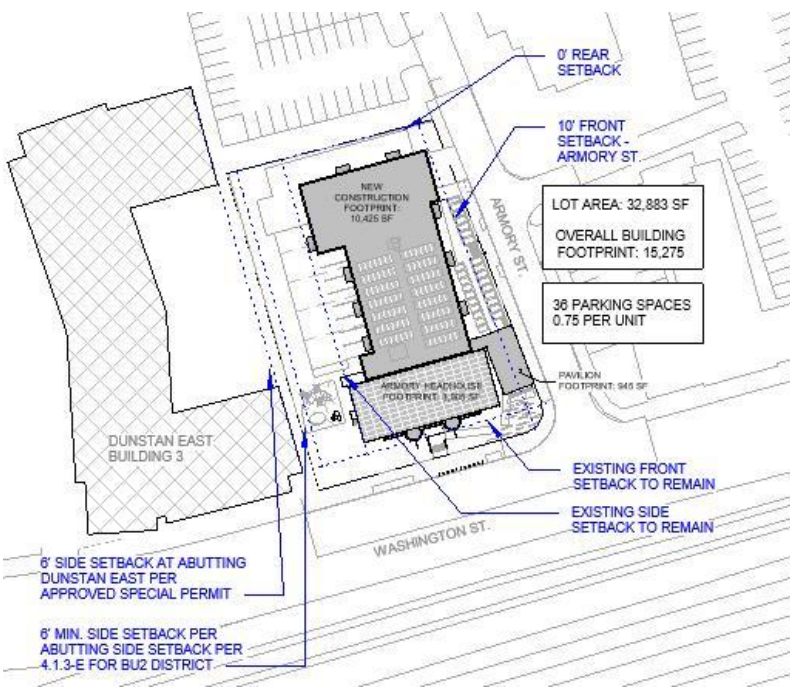
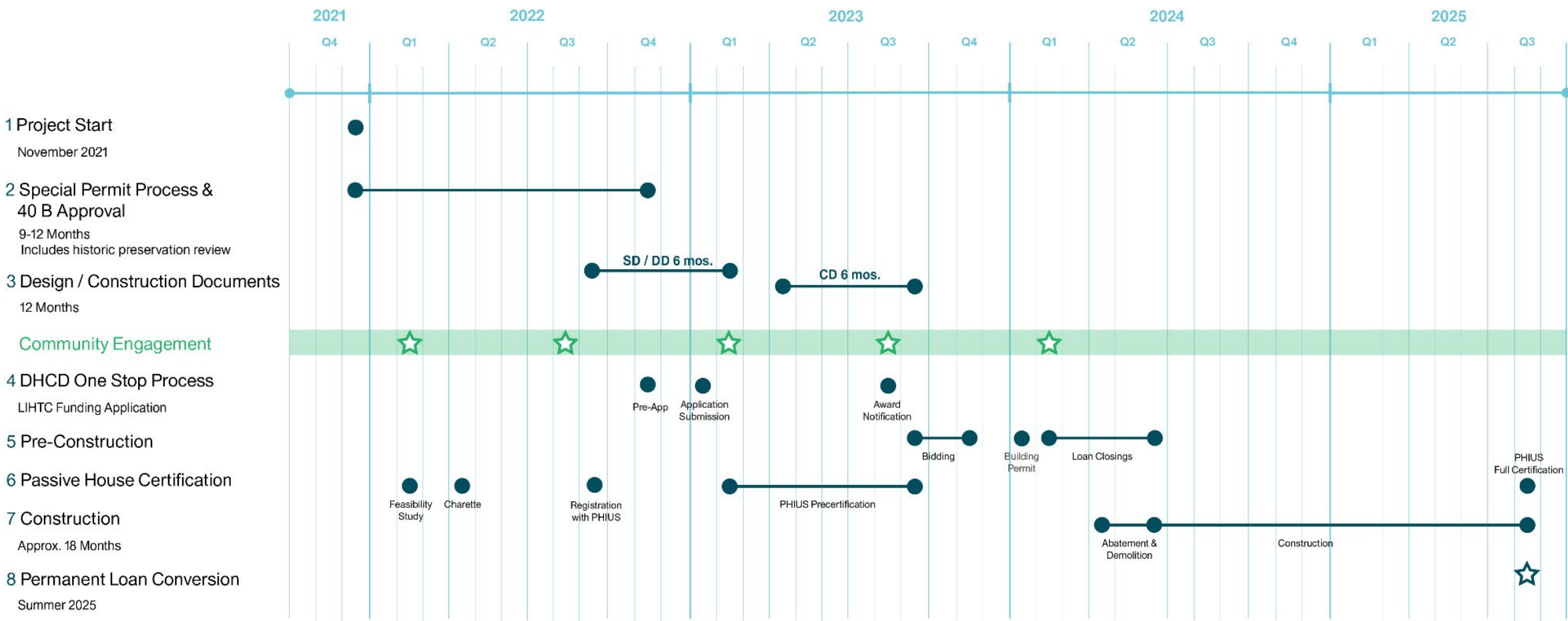


Developing with and for the community.

- The team is committed to providing equitable, inclusive economic development and supportive services.
- The team will engage community members throughout the design process.
- The development team will proactively foster relationships that promote growth among small, local, Newton-based, minority-owned, and women-owned businesses.
- Through their partnerships, the development team will hire and employ people of color and women in every aspect of the project and will maintain records according to the Good Jobs policy.
- A dedicated space will be provided for community-oriented programming, including sponsoring local artists and cultural events.
- The development will also provide educational programming and supportive services for first-time home-buyers.



Working in partnership with Newton.



Site Zoning

- The design and development team will work with the City of Newton to ensure a smooth permitting process.
- The team will engage with the Newton community throughout design at regular intervals.
 - The design and construction schedule proposes to layer multiple approval pathways, including funding and Passive House, to arrive at construction start expeditiously.