

# City of Newton



**2Life**  
COMMUNITIES

*Defiantly joyous aging.*

## West Newton Armory Affordable Housing Development RFP #21-79

### October 28, 2021





# Addressing a Critical Need Affordable Senior Supportive Housing

# Aging in Community





# Developer - Operator - Service Provider



# High Capacity Team

PCA



DELLBROOK | JKS



Stantec

Epsilon  
ASSOCIATES INC.

Klein Hornig LLP



ARCHITECTURAL  
ENGINEERS

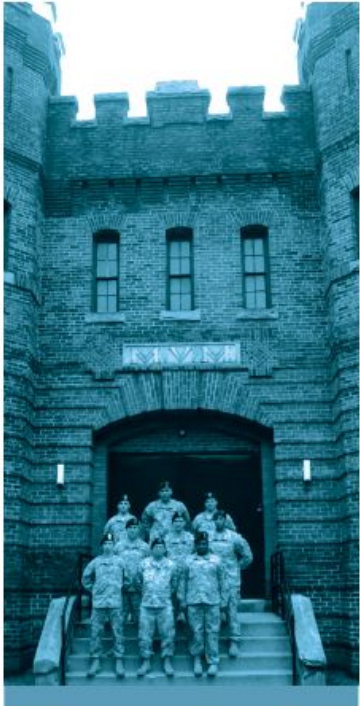
SCHLESINGER AND  
BUCHBINDER, LLP



2Life  
COMMUNITIES



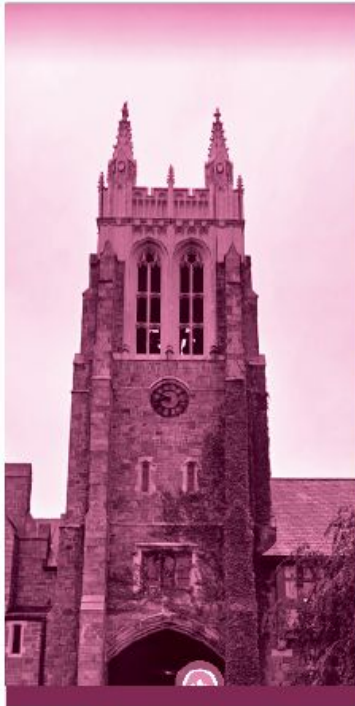
# Project Values



HISTORY



CONNECTION



COMMUNITY



SCALE



NATURE

# Development Concept

## SUSTAINABILITY

Passive House envelope, solar shading, and PV panels support Newton Climate Action plan and goals towards net zero.

## HISTORIC PRESERVATION

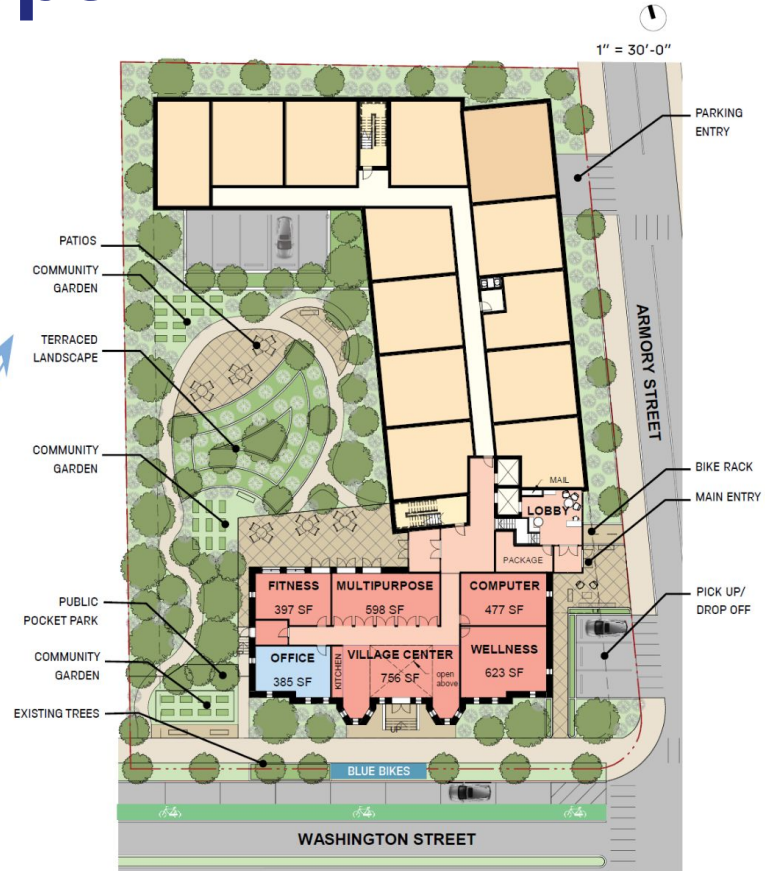
Revitalization of an iconic civic building. Design aesthetic that respectfully connects and honors the historic armory building.

## CONNECTION TO NATURE

Restoring a relationship between nature, place, and community. Optimize public health and well being with accessible community gardens and green space.

## MULTIMODAL

Continuation of Washington Street Vision Plan. Tree lined sidewalks that promote safer streets, making room for pedestrians and bikes.





# Local Impact

- 65 deeply affordable apartments (28 w/ PBVs)
- 100% adaptable, incl turning radii and roll-in showers
- 6:1 leverage of local resources (\$85k/apt)
- 10,000 sf of community space
- Partnerships with local service providers
- Sustainable & resilient building





# Ability to Deliver

## 2Life Track Record:

- 345 apts in Newton
- 242 apts in development
- Transparent and collaborative permitting process
- State funding
- Construction on-time and on-budget - target occupancy Fall 2025



# Questions and Answers

An architectural rendering of a modern, multi-story building with a mix of brick, stone, and large glass windows. The building features a courtyard with green lawns, trees, and people walking and sitting. The text "Questions and Answers" is overlaid in the center.