

106 River Street

Newton, Massachusetts

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Project Presentation
October 1, 2022



History/Timeline of Property

- Originally built in 1930.
- Used as a bakery then converted into an office building and most recently used for the Electrical Contractors Association of Greater Boston.
- Civico Development purchased the property in April 2021.
- The neighborhood was notified of the change of ownership and our intention to develop the parcel into residential units.
- Civico Development received approval from NHC to demo the property in June 2021.
- We've had 4 meetings
 - 1 with NHC (demo permit approved)
 - 3 neighborhood meetings that were attended by Ward 3 Councilors and members of the neighborhood. These took place between the time we purchased the property and most recently September 2022.
- April 2021 – November 2021 - designed 6 units – average unit size was 3000-3500 sq ft +each.
- November 2021 – September 2022 – redesigned project into 9 units.



Project Location

The 106 River Street project is located at the corner of River and Elm Street. The property is zoned BUI and currently has a commercial building with 18 parking spaces and 2 curb cuts that occupies the 15,084 square foot lot. The property is approximately .4 miles from the West Newton train station, restaurants and shops.

The 553 and 554 bus stop is located at the corner of River and Elm. 106 River Street is 500 feet from the West Newton Playground and .3 miles from the Wellington Playground on Henshaw Street.

The zoning in the neighborhood is single family, multi-family and commercial. (MR1, MR2, SR3, and BUI)





Project Proposal

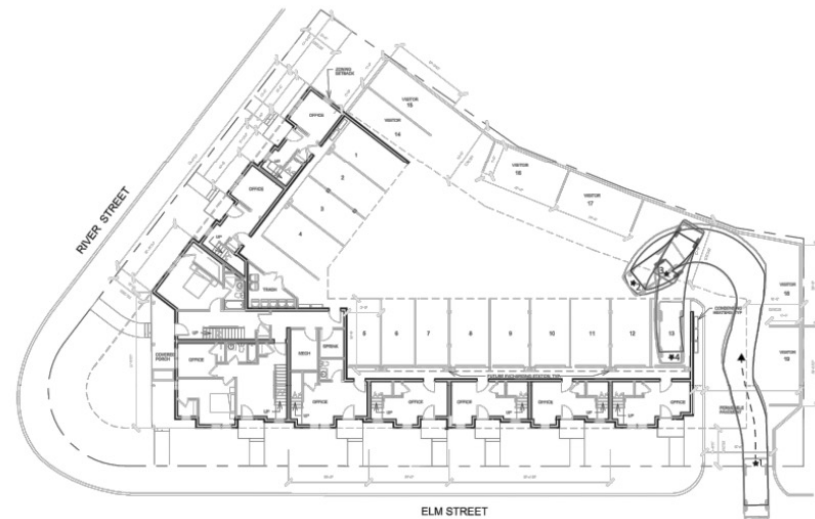
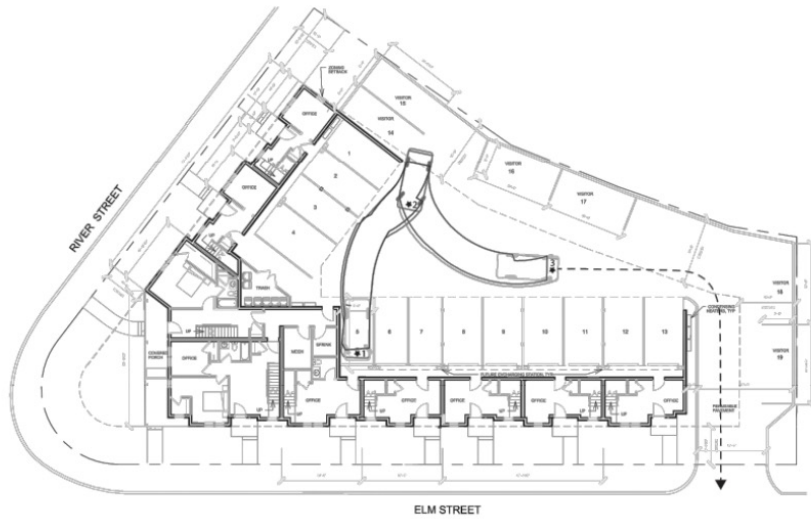
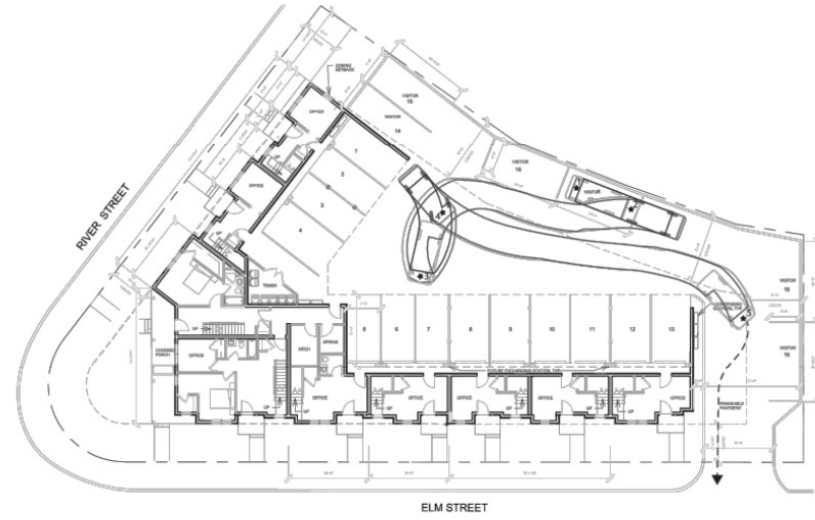
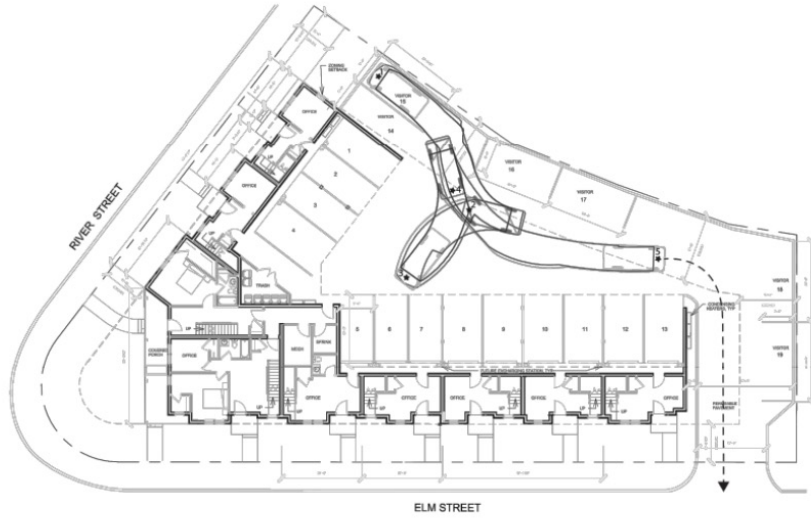
- Zoning: BUI
- Units: 9 units
- Average unit size: 1844 square feet
 - 5 units between 1500-1600 square feet
 - 2 units between 1700-1800 square feet
 - 2 units 2000+ square feet
- FAR: 1.2
- Building Height: 36 ft.
- Building Area: 18,873 SF
- Lot Area: 15,804 SF
- Open Space: 4,354 SF
- Parking:
 - 13 owner spaces
 - 6 visitor spaces

**Owner parking stalls designated as EV ready
- 1 Affordable unit
- Partial Payment to the IZ fund of approximately \$225,000
- LEED certified building
- All electric
- Roof shall be designed as solar panel ready
- Permeable Pavement
- Landscape design to utilize native plantings

Site and Landscape Plan



Parking

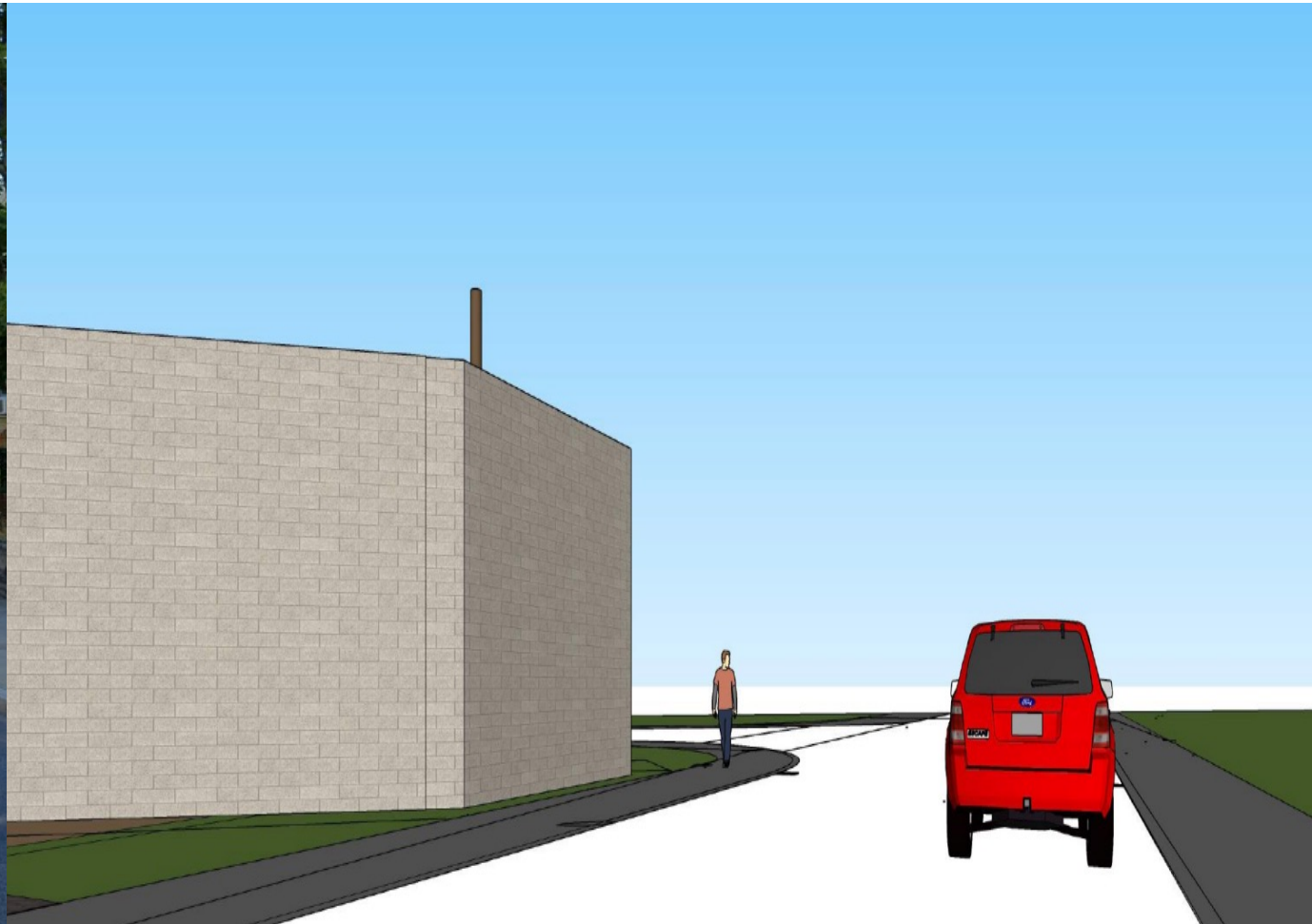


Safety – Intersection of Elm Street and River Street



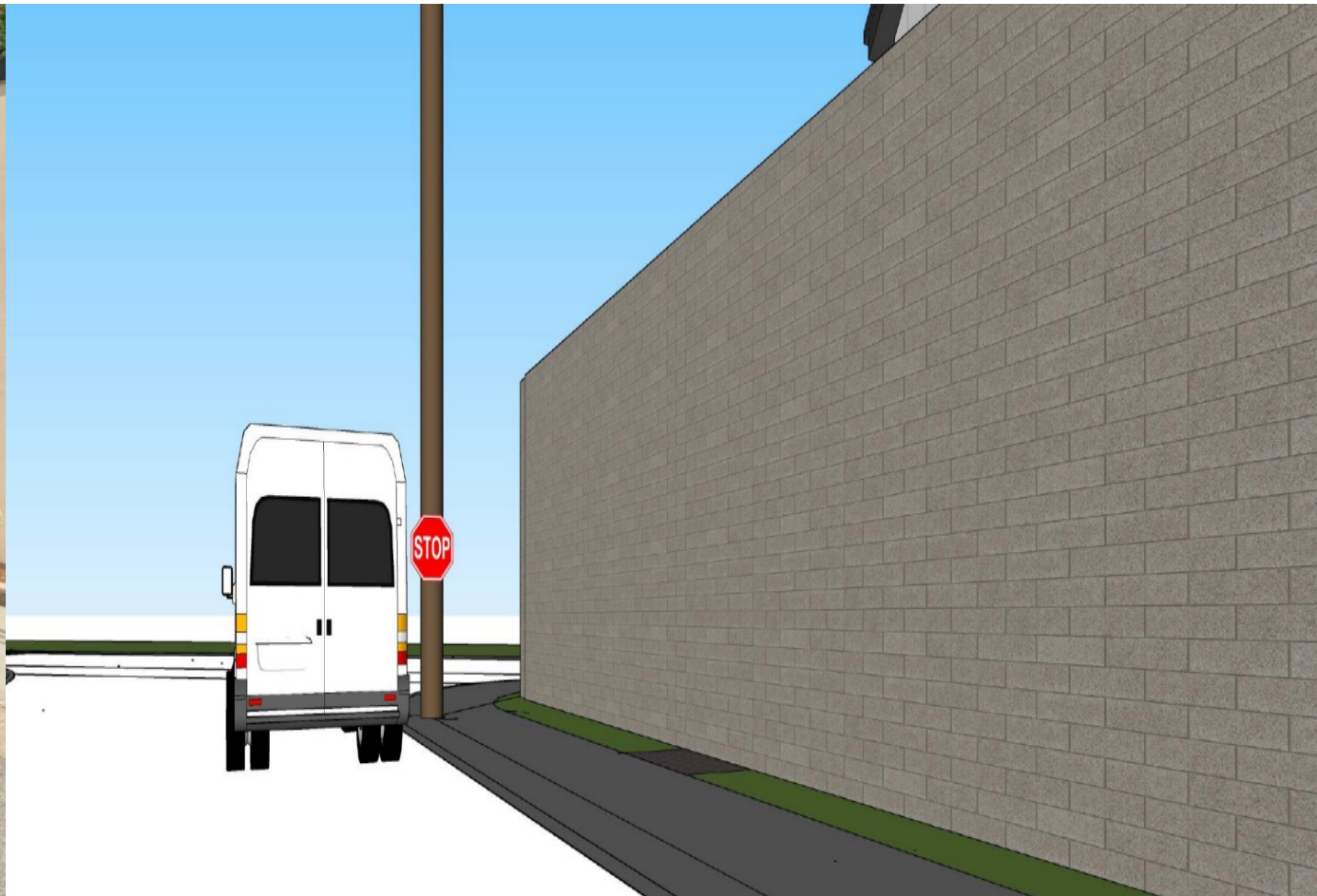
View Down River Street (Current)

Intersection at River and Elm Street



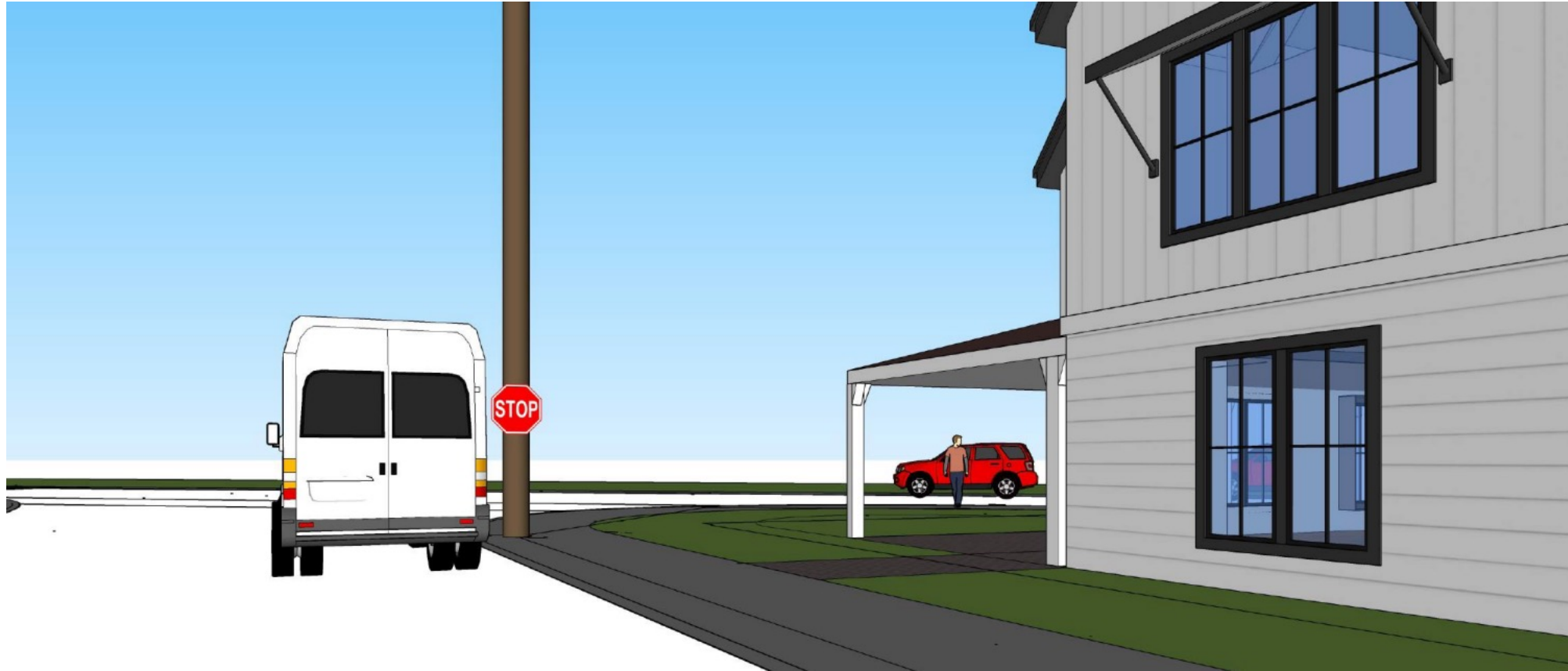
View Down Elm Street (Current)

Intersection at River and Elm Street



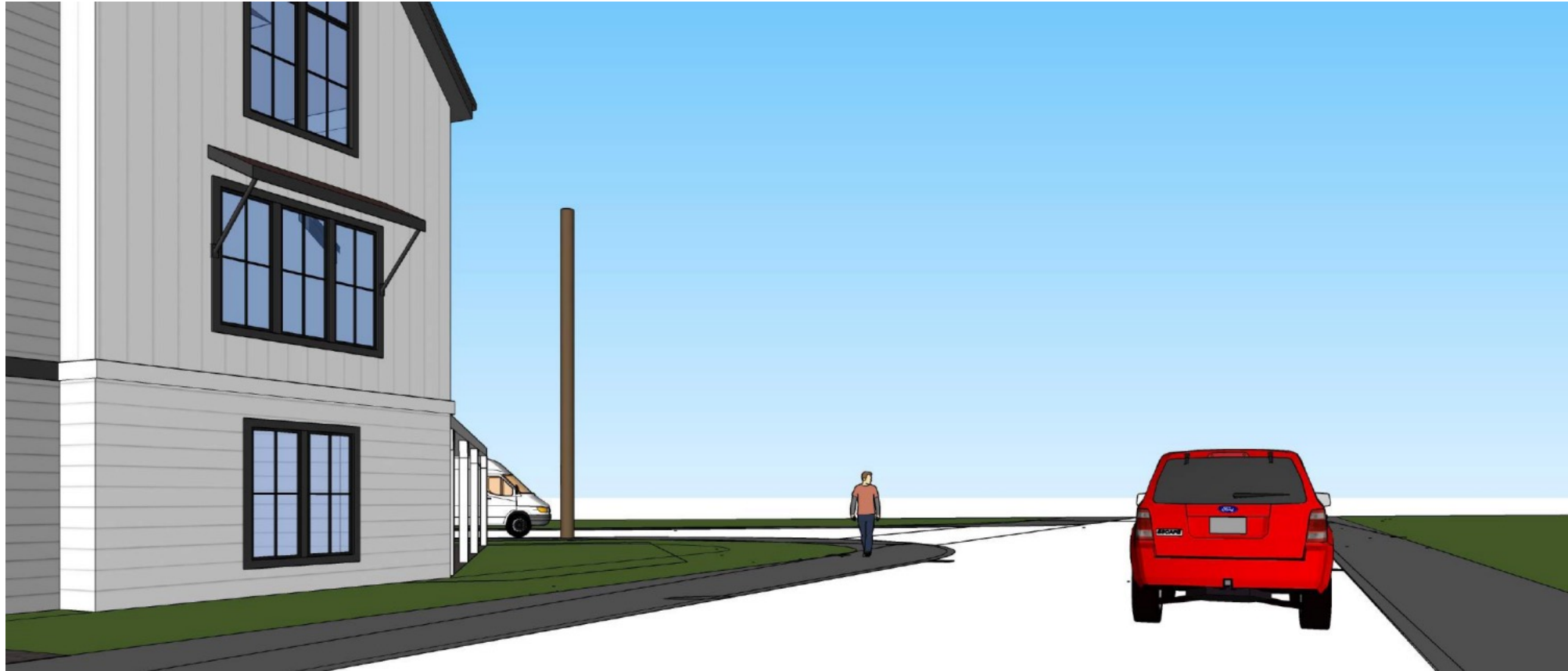
View Down Elm Street (Post Construction)

Intersection at River and Elm Street



View Down River Street (Post Construction)

Intersection at River and Elm Street



Safety – Side by Side Comparison



*Old Rendering. Building Design not Applicable.

Basement – Only in Units C and D

CARPORTS	2943 SF
FIRST FLOOR	3442 SF
SECOND FLOOR	6081 SF
THIRD FLOOR	6407 SF
GROSS BUILDING	18873 SF

LOT SIZE = 15,802 SF

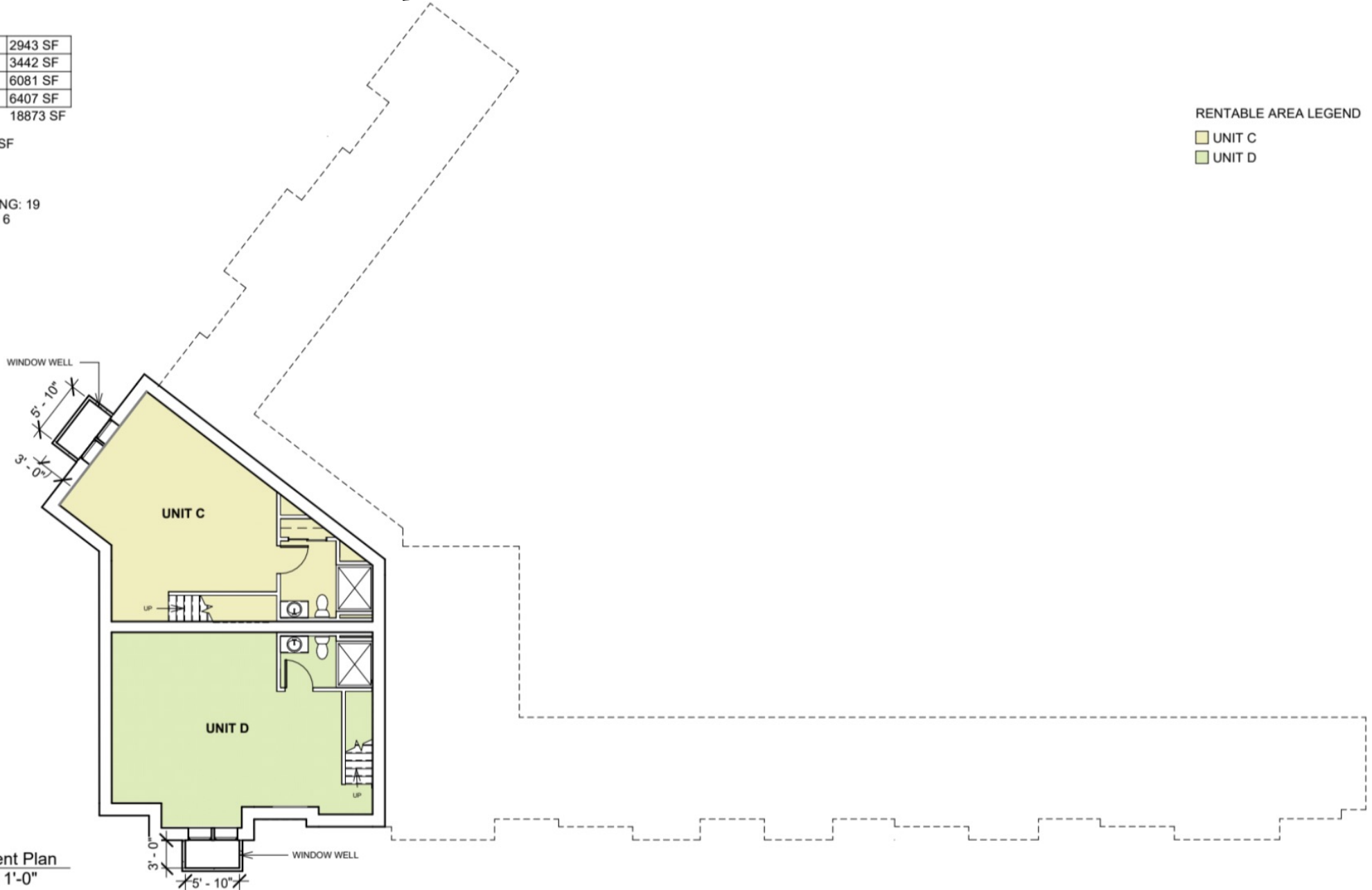
FAR: 1.20

TOTAL # OF PARKING: 19

VISITOR PARKING: 6

RENTABLE AREA LEGEND

- UNIT C
- UNIT D



① Basement Plan
3/32" = 1'-0"

First Floor

CARPORTS	2943 SF
FIRST FLOOR	3442 SF
SECOND FLOOR	6081 SF
THIRD FLOOR	6407 SF
GROSS BUILDING	18873 SF

LOT SIZE = 15,802 SF

FAR: 1.20

TOTAL # OF PARKING: 19
VISITOR PARKING: 6

RENTABLE AREA LEGEND

- COMMON
- MECH.
- SPRINK.
- UNIT A
- UNIT B
- UNIT C
- UNIT D
- UNIT E
- UNIT F
- UNIT G
- UNIT H
- UNIT I



Second Floor

CARPORTS	2943 SF
FIRST FLOOR	3442 SF
SECOND FLOOR	6081 SF
THIRD FLOOR	6407 SF
GROSS BUILDING	18873 SF

LOT SIZE = 15,802 SF

FAR: 1.20

TOTAL # OF PARKING: 19
VISITOR PARKING: 6

RENTABLE AREA LEGEND

- UNIT A
- UNIT B
- UNIT C
- UNIT D
- UNIT E
- UNIT F
- UNIT G
- UNIT H
- UNIT I



① SECOND FLOOR
3/32" = 1'-0"

Third Floor

CARPORTS	2943 SF
FIRST FLOOR	3442 SF
SECOND FLOOR	6081 SF
THIRD FLOOR	6407 SF
GROSS BUILDING	18873 SF

LOT SIZE = 15,802 SF

FAR: 1.20

TOTAL # OF PARKING: 19
VISITOR PARKING: 6

RENTABLE AREA LEGEND

- UNIT A
- UNIT B
- UNIT C
- UNIT D
- UNIT E
- UNIT F
- UNIT G
- UNIT H
- UNIT I



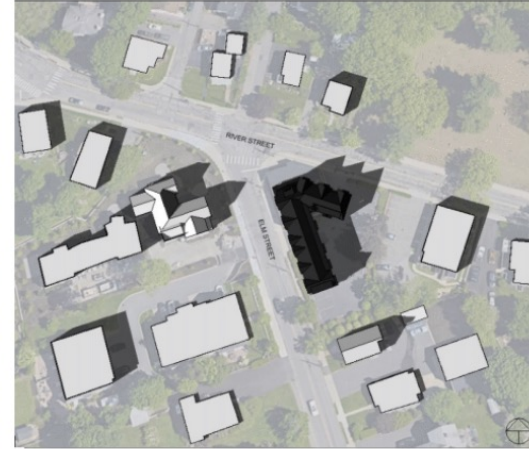
Sun Shadow Study



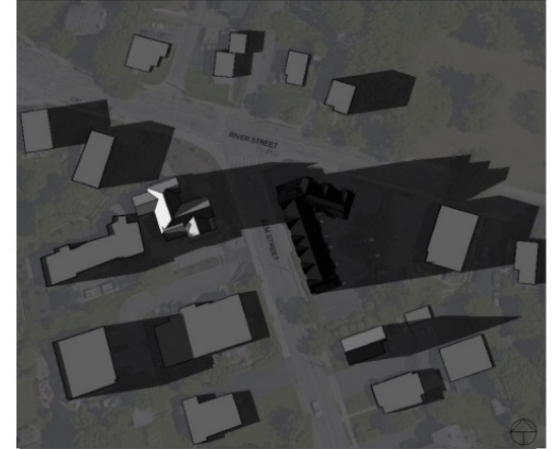
9AM



12PM



3PM



6PM

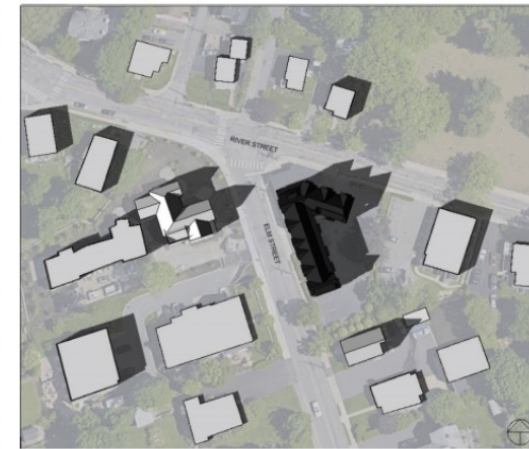
Spring Equinox
March 21



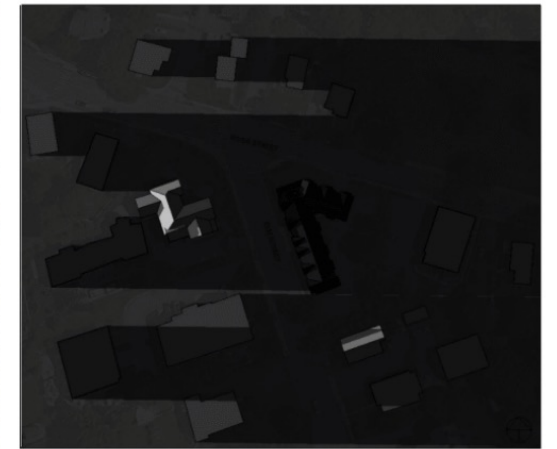
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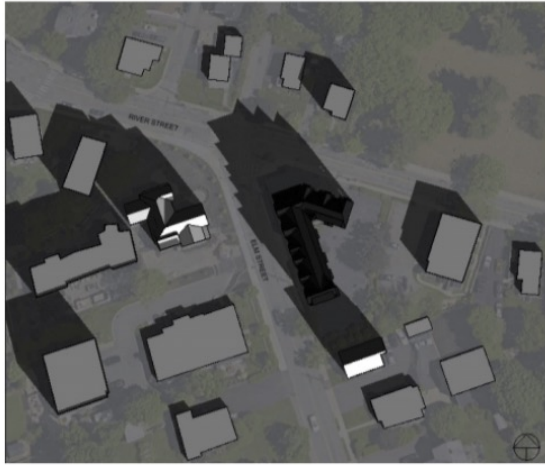
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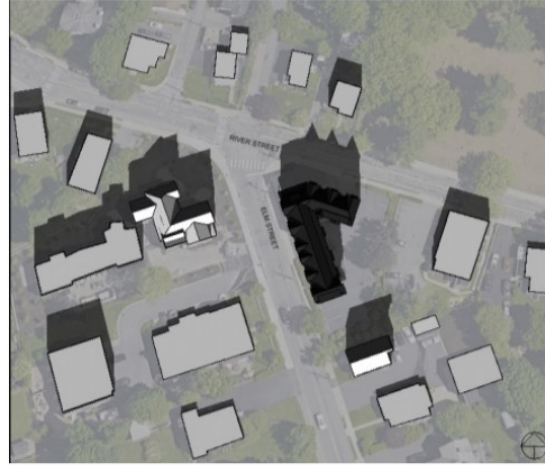
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Fall Equinox
September 21

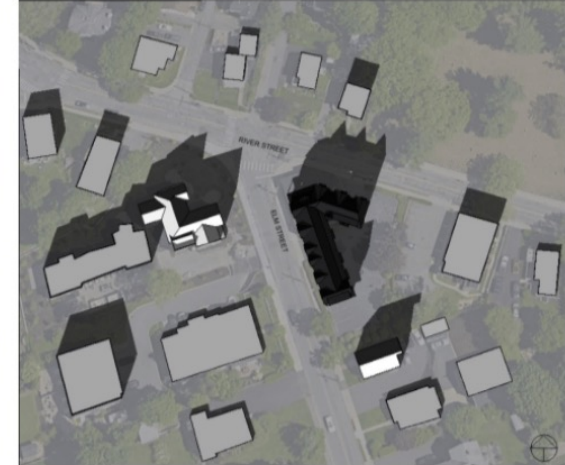
Sun Shadow Study



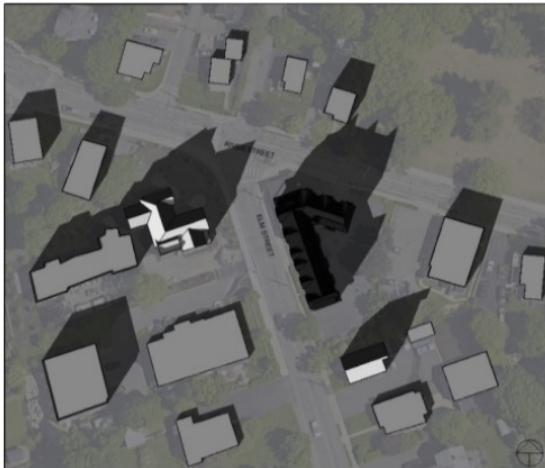
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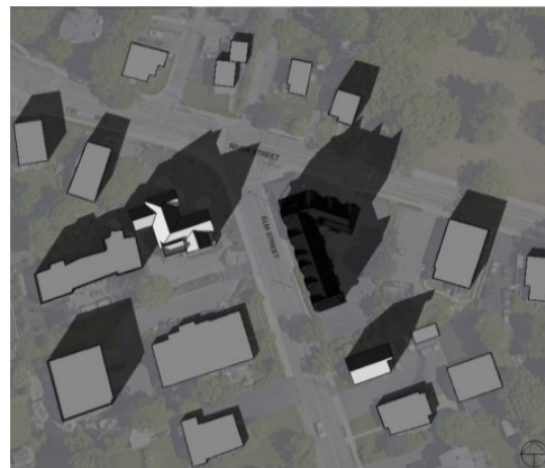
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1PM



2 PM



3PM



6PM

Winter Solstice
December 21

Sun Shadow Study



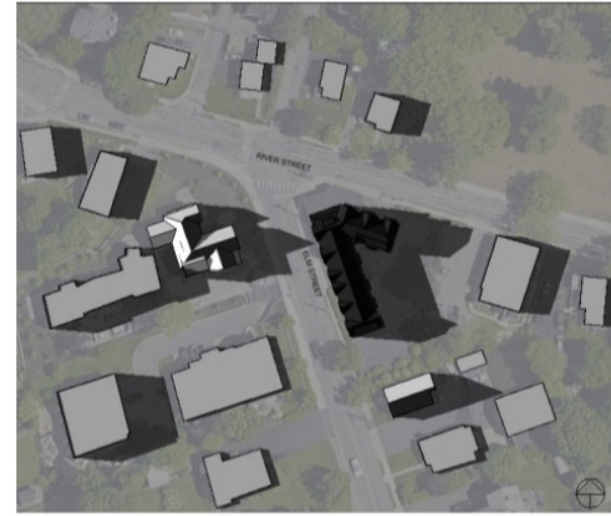
9AM



12PM



3PM



6PM

Summer Solstice
June 21

Elm Street View

ASPHALT SHINGLE ROOFING, TYP.

HARDIE BOARD FIBER CEMENT SIDING, TYP.

PELLA ARCHITECTURAL, TYP.

ROOF
137' - 6"

THIRD FLOOR
121' - 6"

SECOND FLOOR
111' - 6"

FIRST FLOOR
102' - 6"

APPROX. FIN. GRADE
101' - 6"

UNIT D

UNIT E

UNIT F

UNIT G

UNIT H

UNIT I

① Units D,E,F,G,H,I-Elm Street
3/32" = 1'-0"



River Street View



① Units A, B, C, D at River Street
 $\frac{3}{32}'' = 1'-0''$

Elm Street View



River Street View



Rear View



West Newton Village



Sustainability Goals

To support Newton and State of Massachusetts green goals and climate commitments, the project is committing to a low carbon footprint, and to eliminate fossil fuels using all electric heat pump technologies. The project will be LEED certified and is targeting the following green and high-efficient features to support its sustainability goals:

- Provide for flexibility in lifestyle by designing the first floor as a flex space for live-work opportunities.
- Promotes a healthy and carbon free lifestyle of walking and biking including EV ready tenant parking.
- Provides opportunity to produce its own energy on-site by being a renewable energy ready building

LEED Certification

LEED (Leadership in Energy and Environmental Design) is a building rating program which provides a framework for healthy, efficient and cost-saving green buildings. LEED certification is a globally recognized symbol of sustainability achievement and leadership. Civico has extensive experience in the development of LEED certified housing in Newton. Features of the LEED for Homes Certification includes:

- Insulated envelope and high efficiency systems to reduce energy use
- Reduce drafts through air-tight construction
- Healthy indoor air quality through ventilation systems and low emitting materials choices
- Noise reduction through efficient windows and insulation throughout
- Water savings by using low flow fixtures and efficient distribution systems to minimize wasted water
- Will meet EPA's solar photovoltaic specifications for a renewable energy-ready building
- Parking spaces to be designed as electric vehicle ready
- Specification of native plants and permeable asphalt pavement
- Project to be constructed on a previously developed site
- Compliance with all applicable requirements of the Massachusetts Stretch Energy Code
- Very walkable community: Walk Score of 72/100 with ample biking opportunities
- The building will meet requirements of Energy Star Homes. Features include:
 - Energy Star appliances including refrigerators, dishwashers, laundry and LED Lighting
 - High-performance insulation and windows
 - Energy efficient heat pump systems for heating, cooling, and hot water systems
 - Verified performance through third party testing

Project Benefits

Project Benefits

- Increase the housing stock.
- Smaller middle market units averaging 1844 square feet.
- Green Built development project using sustainable building materials.
- EV ready parking spaces.
- Creating Housing Near Transit and Village Centers. (.4 miles away)
- Creation of an affordable unit.
- Payment to the IZ fund.
- Reduction of parking surface on the site.
- Removal of curb cut on River Street.
- Creating a safer intersection at the corner of River and Elm Street.

