

# DUDLEY ROAD ESTATE

EOI #23-43

Newton, Massachusetts

Request for Expression of Interest (EOI)

December 1, 2022

NOW Communities





## INTRODUCTION

# NOW Communities

### Contact

NOW Communities, LLC  
Dan Gainsboro  
336 Baker Ave,  
Suite 2-4, Box 25,  
Concord, MA 01742  
(978) 369-6200  
dan@nowcommunities.com



### Contact

Civico Development, LLC  
Andrew Consigli  
40 Jackson St Ste 3200  
Worcester, Massachusetts 01608  
(617) 646-9020  
aconsigli@civicodevelopment.com

Purchasing Department  
City of Newton  
1000 Commonwealth Avenue, Room 108  
Newton, MA 02459

December 1, 2022

**RE:** Request for Expression of Interest | Dudley Road Estate

On behalf of the team at NOW Communities, Civico Development, and Union Studio Architecture & Community Design, I am excited to respond to the City of Newton's Request for Expression of Interest for partnership with the City for the possible acquisition of the property known as the Dudley Road Estate.

In this response, we provide a preliminary site scheme that highlights how we might approach site planning for the Dudley Road Estate. To recognize the opportunity at Dudley Road Estate, we would bring together a team of professionals with a track record of creating high-quality, contextual spaces in collaboration with municipalities like Newton.

NOW Communities specializes in the development of "pocket neighborhoods" that celebrate the natural environment, foster a sense of community, and encourage social interaction. Our award-winning team has created some of the most innovative residential communities in New England. NOW Houses are compact without sacrificing function or comfort, energy efficient, and offer flexible floor plans that allow a variety of uses without requiring additional construction or reconfiguration. Our homes are designed to gracefully integrate outdoors and indoors.

NOW Communities, and our joint venture partner Civico Development, look forward to further discussion with the City of Newton about this opportunity.

Sincerely,

*Dan Gainsboro*  
Dan Gainsboro  
NOW Communities, LLC



1635



# CONTENTS

1. Introduction
2. Developer & Experience
3. Design & Planning
4. Development Approach

# DEVELOPER & EXPERIENCE

## NOW COMMUNITIES

Smart housing for today and tomorrow

Under the direction of veteran developer Dan Gainsboro, NOW Communities creates community-focused neighborhoods that emphasize sustainability and energy efficiency. The firm's first major residential development, Concord Riverwalk, was an immense success - earning acclaim from planners, architects, and environmentalists alike, and generating tremendous demand for its cottage-style units. NOW Communities has been recognized with some of the architecture and urban development industry's most prestigious awards, including Builder Magazine's Project of the Year, the National Association of Homebuilder's Community of the Year, and the American Institute of Architects' New England Design Honor Award.

## DIVERSITY, EQUITY, & INCLUSION

Our team has a track record of creative partnerships that increase representation in the development process. The largest opportunity to create economic value for historically disadvantaged businesses is during the construction process, where the construction manager will be held accountable to outreach and hiring goals that are established through discussion with the City and other stakeholders. We deliberately limited the number of team members included in this response to accommodate a more intentional teambuilding process once the scope of the opportunity has been better defined.



DAN GAINSBORO



ANDREW P. CONSIGLI, AIA

## CIVICO DEVELOPMENT

Developing walkable mixed-income communities

Civico Development (Civico) is a community-focused real estate investment and development group founded on the commitment to quality design, historic preservation, and neighborhood-oriented infill development. Our mission is to design and construct high quality buildings, streetscapes, and neighborhoods that significantly enhance the livability and sustainability of our communities. Our work incorporates projects of all scales, focused on walkability and human-scale development. We build teams around projects, not projects around teams.



CONCORD RIVERWALK | West Concord, MA



EMERSON GREEN | Devens, MA

## NOW Communities

Concord Riverwalk was conceived as an alternative to typical market-rate housing. It satisfies the key tenets of smart growth by redeveloping an underutilized suburban infill site that is close to town and public transit, re-purposing existing historic houses, and creating a safe, walkable, community-focused neighborhood. Each home within the village is designed to provide ample light and views, but with the houses located 15-20 feet apart, privacy is an obvious concern. The site plan was designed so that each home has a floor plan that carefully responds to the adjacent homes. Thoughtful site-planning focused on small footprints oriented to optimize solar gain, storm water management through low-impact development techniques, and permanently protecting over 50% of the land as open space. To meet Net Zero energy standards, the project uses a combination of active and passive strategies and integrates high-performance building technology, including ultra low-energy building envelope assemblies and mechanical systems.

Emerson Green is a new, vibrant residential neighborhood located in the village of Devens, Massachusetts. Developed by NOW Communities and Union Studio, the neighborhood's tree-lined streets, parks and welcoming front porches beckon you outdoors, recalling the era of friendly, cohesive neighborhoods and a simpler, mindful way of living. Emerson Green's 124 single-family homes, duplexes, and multi-family apartments are sustainably constructed, energy efficient, and intentionally compact.

Our philosophy combines a traditional perspective on mindfulness with the best aspects of a 21st-century lifestyle. Our homes are built using responsibly sourced materials with an eye towards energy efficiency - but they never sacrifice comfort. We prioritize quality craftsmanship and solid interior and exterior construction, resulting in unique, welcoming homes residents will be proud to call their own.



CONCORD MILLRUN | Concord, MA

WOODWARD VILLAGE | Carlisle, MA

Concord Millrun is a new compact neighborhood in West Concord that celebrates sustainable, communal living. The 14 residences are situated near the natural beauty of the Assabet River, and the winding footpaths, inviting porches, and beautiful central green create a sense of cohesion, safety, and community. Concord Millrun is a new compact neighborhood in West Concord that celebrates sustainable, communal living. The 14 residences are situated near the natural beauty of the Assabet River, and the winding footpaths, inviting porches, and beautiful central green create a sense of cohesion, safety, and community. Concord Millrun represents NOW Communities' steadfast commitment to continuous improvements in the quality, sustainability, and efficiency of our homes.

Woodward Village is a self-contained community situated within the rural splendor of Carlisle, Massachusetts. Organized around an ample common green, this 18-home neighborhood enjoys all the advantages of the town's characteristic open spaces, coupled with the close-knit atmosphere and high-quality, eco-friendly construction that characterizes developments by NOW Communities.

Only ten of Woodward Village's 42 acres will be developed, meaning residents will have immediate access to an abundance of permanently protected open space. The community has been designed sympathetically with the landscape to have minimal impact on local wildlife. All 18 comfortable and beautiful homes are net-zero possible - meaning ultra-low operating costs for homeowners and a low impact on the environment.

NOW Communities





ABBAY ROAD | Sherborn, MA



Developed by Civico, Abbey Road is a senior housing community of 18 individually crafted homes in the quintessential New England Town of Sherborn, Massachusetts. The homes are grouped around a common center green to promote a sense of community and neighborliness. Abbey Road was the first multifamily housing project in Sherborn in over 25-years, sited in the historic town center among two historic structures. The proximity to the town center allows residents to walk to town services such as the town hall, town library, places of worship, restaurants, a pharmacy, and the community center. With thoughtful site planning and contextual architecture, Abbey Road provided a much needed housing option for Sherborn residents. Seniors in Sherborn can now age in place in a community they have always called home.



ORIOLE LANDING | Lincoln, MA

Developed by Civico, Oriole Landing is a 60-unit, mixed-income rental community in the Town of Lincoln. The project was approved at Town Meeting after just six-months of creative outreach and deep community engagement. Through the Commonwealth's Local Initiative Program (LIP), Oriole Landing partnered with The Lincoln Affordable Housing Trust and received a \$1MM loan to secure a permanent affordability deed restriction for 25% of the units. Oriole Landing is designed around a central courtyard and community garden that encourages community and a connection to locally-grown food. By working with the Lincoln Historical Commission, the project included the relocation and restoration of an 1860 Victorian farmhouse. The historic farmhouse is now a garden shed and three-season event space. This \$21M project is LEED for Homes Certified and solar-ready and was completed in spring 2020. Oriole Landing was the first large multifamily development in Lincoln since 1976.

# DESIGN & PLANNING



Union Studio is a nationally practicing architecture and community design firm based in Providence, Rhode Island. Founded in 2001, our growing office of 24 architects and urban designers shares the mission to use architecture to encourage social connection, walkability, and sense of place to help create and sustain true neighborhoods and communities.

Union Studio brings a comprehensive approach to the design of buildings. We infuse rigorous technical detail with an expert generalist viewpoint; a combination that integrates a broad understanding (and respect for) key building trades with our architectural practice. This results in a project that is not only effectively managed, but ultimately exhibits a sense of overall cohesion. We design places that feel right, while being memorable and firmly grounded in the realities of today's market driven real estate world.





UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN

Union Studio was founded in 2001 with one overriding goal: to use our skills as architects and urban designers to make a civic contribution to communities of all types.



CONCORD RIVERWALK | Concord, MA



EMERSON GREEN | Devens, MA

# DEVELOPMENT APPROACH

## THOUGHTFUL SITE PLANNING

This proposal for the Dudley Road Estate envisions the creation of a diversity of housing choices for current and future Newton residents while preserving open space and creating future opportunity for the City of Newton. The proposal has three main components: land allocated for the City of Newton for purchase or lease specifically for the future expansion of Newton South High School, a new residential neighborhood that is clustered around a steep topographic area stretching from Dudley Road to the North to Brandeis Road to the South, and a significant amount of open space that could be permanently conserved for conservation and recreation.

We approach all development at a human-scale. By making design decisions that mitigate the visual impact of parking and emphasize open space, we develop spaces for people first. Thoughtful site planning and attention to contextual design resonates with residents, visitors, and pedestrians. We propose a diverse mix of housing types and a pedestrian-friendly site plan that reinforces a sense of community.

At this preliminary stage, where architecture and design still need to be developed, the site plan responds to the steep terrain and contemplates the scale and massing of the buildings. A mix of single family and multifamily buildings containing 3 to 6 units each would be between 1.5 and 2.5 stories tall. The site accommodates 75 to 125 dwelling units. at this scale.

## AFFORDABILITY


We believe that mixed-income communities are more resilient and benefit everyone. They strengthen our social networks, add vitality to our streets and town centers, and create a nurturing and diverse community. It is evident in our work that whether the housing is deed-restricted affordable, deed-restricted workforce, or market rate, the end result is indistinguishable in design, quality, and management. Our team is open to creative collaborations with public and private stakeholders that increase affordability beyond the City's inclusionary zoning requirement through state and/or local subsidy, creative design and programming choices that create more attainable housing, and other strategies developed in dialogue with stakeholders.


## PUBLIC BENEFITS


Our approach to Dudley Road Estate adds contextually-sensitive density while preserving open space and accommodating future municipal uses. A pedestrian connection is created between Dudley Road and Brandeis Road, increasing access to open space.


Clustered site design encourage positive relationships between the natural environment and our communities by sensitively increasing density and preserving contiguous open space. This thoughtful approach, coupled with substantial improvements to building envelopes, decreases energy costs by reduce heating and cooling loads by more than 50% over standard construction. Optional renewable solar photovoltaic electricity system can reduce the energy load to zero.



 Proposed Housing  
Owned by Developer

 Undisturbed Open Space  
Owned by Developer

 Newton South High  
School Expansion  
(2-3 acres)

 Currently Owned by  
City of Newton

# DUDLEY ROAD ESTATE

SITE DIAGRAM  
NOVEMBER 29, 2022



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN

Wooded Hill in Middle of Neighborhood Serves as Central Community Space

Buffer Included Where Immediately Adjacent to Existing Homes

Avoid Development on Steep Slope Areas

Potential Location for Town Recreation or Additional School Parking

Pedestrian Connection to Brandeis Road

Primary Entry to New Neighborhood

Pedestrian Connection to Dudley Road

Potential for Additional Single Family Homes

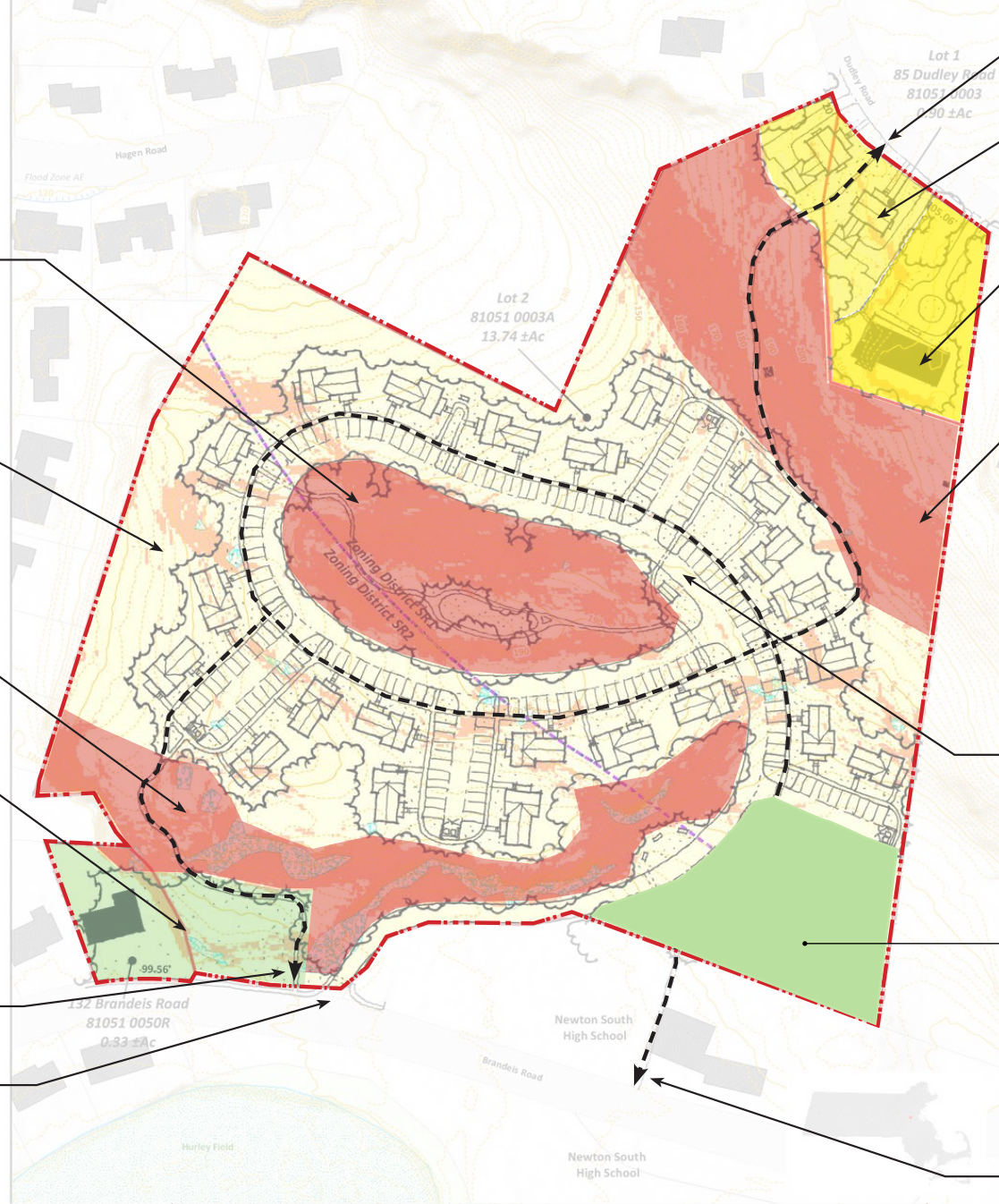
Retain Existing House on New Lot

Avoid Development on Steep Slope Areas

New Neighborhood Located in Remaining Buildable Area, Comprised of "Manor Houses" - Small Multifamily Buildings of 3-6 Units but at the Scale of a Large Single Family House

Potential area for school expansion or additional residential development

Pedestrian Connection to Brandeis Road



# DUDLEY ROAD ESTATE

SITE DIAGRAM

NOVEMBER 29, 2022

SCALE: 1"=150'-0"



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN



# DUDLEY ROAD ESTATE

PRELIMINARY SCHEME

NOVEMBER 29, 2022

SCALE: 1"=150'-0"



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN



FRONT ELEVATION

# DUDLEY ROAD ESTATE

PRECEDENT - MANOR HOUSE FOURPLEX WITH MIX OF 1BR AND 2BR UNITS

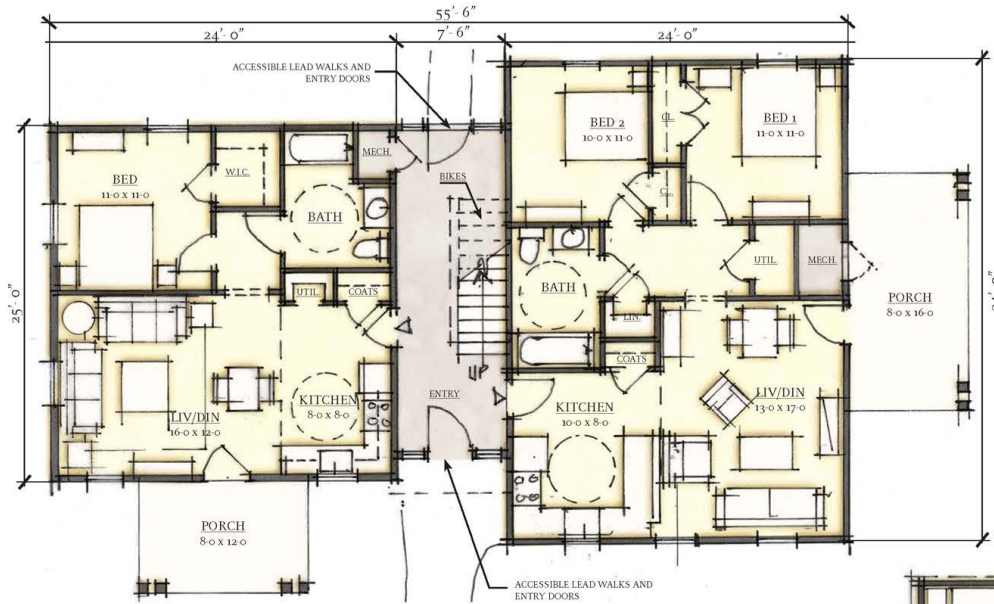
NOVEMBER 29, 2022

SCALE: 1"=150'-0"



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN





FIRST FLOOR

UNIT AREAS	
<u>2/2/1/1 BR MANOR HOUSE:</u>	
1 BR	= 600 sf
2 BR	= 816 sf



SECOND FLOOR

# DUDLEY ROAD ESTATE

PRECEDENT - MANOR HOUSE FOURPLEX WITH MIX OF 1BR AND 2BR UNITS

NOVEMBER 29, 2022

SCALE: 1"=150'-0"



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN

NOW Communities

**CIVICO**  
URBAN RESPONSIBILITY