

From: [Maria Scibelli Greenberg](#)
To: [Lara Kritzer](#); doliveri@civicdevelopment.com; caitlin@metrowestcd.org
Subject: West Newton Armory Hi Lara Plz share with CPC members
Date: Monday, March 28, 2022 3:40:09 PM

Dear Chair Brody and CPC members,

I've recently had the chance to review the plans presented by Metro West Collaborative Development and Civico Development to redevelop the West Newton Armory into affordable housing.

Having been a member of Newton's City Council for 4 yrs, and a resident of Newton since 1992, I've seen the incredible need for high quality, affordable housing in the city. Since joining the As a City Councilor I've supported a variety of initiatives aiming to help advance the goal of having more housing available in our city.

The 43 units of affordable housing proposed at the West Newton Armory is very important for the City of Newton, and I support their proposal. In particular I want to highlight key aspects of the proposal that align with some of the long-term goals I've advocated for:

- 28 Units at 60% AMI and 15 Units at 30% AMI or below
- Universal design principles
- Four fully accessible units
- Four accessible parking spaces
- Private courtyard and accessible raised patio
- Publicly accessible historic exhibit space
- Historic preservation of existing headhouse
- Fully decarbonized building and all-electric operations
- Passive House building envelope for new construction addition
- Solar PV on rooftop
- Minimum of 10% EV parking spaces and 10% EV-ready parking spaces
- 1:1 interior bicycle storage ratio
- Commitment for at least twenty percent (20%) of the value of all construction, goods and professional services from W/MBE; At least five percent (5%) of all worker hours performed by Contractor and its subcontractors in connection with the Project from women; and At least thirty percent (30%) of all worker hours performed by Contractor and its subcontractors in connection with the Project from minorities

So, I urge the CPC to approve funding of \$5.16 million for this vital project that will provide badly needed affordable housing and will include historic preservation of an iconic West Newton building.

Sincerely,
Maria Scibelli Greenberg (she/her)
Newton Ward 1 City Councilor
617-631-8691

The Massachusetts Secretary of State has determined that most email is public record and therefore cannot be kept confidential.

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Tuesday, March 29, 2022

Lara Kritzer
LKritzer@NewtonMA.gov
Community Preservation Program Manager

Dear Ms. Kritzer,

Green Newton leaders have been in communication with representatives from Metro West Collaborative Development and Civico Development about their plans to redevelop the West Newton Armory. Our environmental nonprofit serves Newton by advocating for environmentally sustainable building standards in our community.

The 43 units of affordable housing proposed at the West Newton Armory is very important for the City of Newton, and we support their proposal. We support affordable housing and historic preservation, and we want to emphasize our support for the following green features:

- Fully decarbonized building and all-electric operations
- Passive House building envelope for new construction addition
- Solar PV on rooftop
- Minimum of 10% EV parking spaces and 10% EV-ready parking spaces
- 1:1 interior bicycle storage ratio Green

Green Newton urges the Community Preservation Committee to approve Metro West Collaborative Development and Civico Development's local funding request for \$5.16 million, including \$3 million in CPA funds, to redevelopment of the West Newton Armory.

You are welcome to reach out to us with any questions, and we look forward to supporting Metro West CD and Civico in the permitting and development process.

Thank you for your consideration,

Sincerely,

Marcia Cooper

President
Green Newton

Cc: Caitlin Madden (Caitlin@MetroWestCD.org)
Taylor Bearden (tbearden@civicdevelopment.com)

Theodore M. Hess-Mahan
871 Watertown Street
West Newton, MA 02465
tedhessmahan@gmail.com

April 11, 2022

Lara Kritzer
Community Preservation Program Manager
LKritzer@NewtonMA.gov
1000 Commonwealth Avenue
Newton Centre, MA 02459

Dear Ms. Kritzer and Members of the Newton Community Preservation Committee:

I am writing to urge you to support the funding request by Metro West Collaborative Development and Civico Development to redevelop the West Newton Armory.

My family has lived a short distance from the West Newton Armory for the past 25 years. I served the City of Newton as an Alderman and City Councilor for 14 years, and as a member and chairperson of the Fair Housing Committee for over 10 years. I also chaired the West Newton Armory Joint Advisory Planning Group, which recommended that the City purchase the Armory from the Commonwealth of Massachusetts for nominal consideration for the purpose of providing 100% permanently affordable housing units.

The proposal to create 43 units of affordable housing at the Armory is very much needed to achieve the objectives of the City's Consolidated Plan, including housing affordability and fair housing goals for our community. In particular, I want to highlight the following aspects of the proposal, which will help the City achieve its housing goals and objectives and meet or exceed fair housing regulatory requirements:

- A mix of 1, 2, and 3-bedroom units targeted to diverse income levels between 30% and 60% AMI
- Incorporation of universal design principles
- Four units are fully accessible, and all units are visitable for people with disabilities
- Fully accessible amenities for residents for active and passive recreational activities
- Passive House building standards and all-electric operations that will substantially reduce energy consumption and costs for residents

The CPA funds requested for this project will be leveraged in large part by permanent local, state, and federal financing sources. I therefore urge the CPC to support the request by Metro West CD/Civico Development for \$3 million in CPA funds for the West Newton Armory project.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Ted Hess-Mahan". The signature is written in a cursive style with a long horizontal flourish extending to the right.