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Garages for an Age-Friendly Newton:
Integral accessibility, not an afterthought

Deb Pierce, AIA
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Pierce Lamb Architects, West Newton
Homeowner, West Newton

Plan for varied disabilities

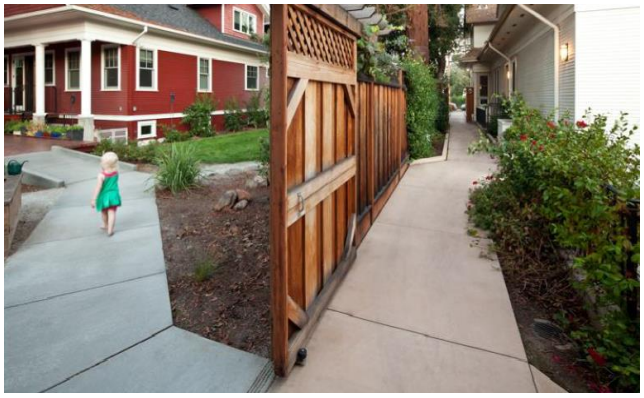
Mobility
Dexterity
Vision
Hearing
Cognitive
Cardio-Pulmonary

Typical Newton site hazards

- Trip-hazards in path of travel
- Unsafe stairs
- Wide curb-cuts
- Uncovered parking
- Cracked uneven paving

Elements of an age-friendly site

- Bed/bath/laundry on first floor[#88-20]
- Attached garage with ramp/lift
- Short paths of travel
- Generous parking and loading
- Zero-step entry
- Paved gently-sloped pathways
- Covered landings



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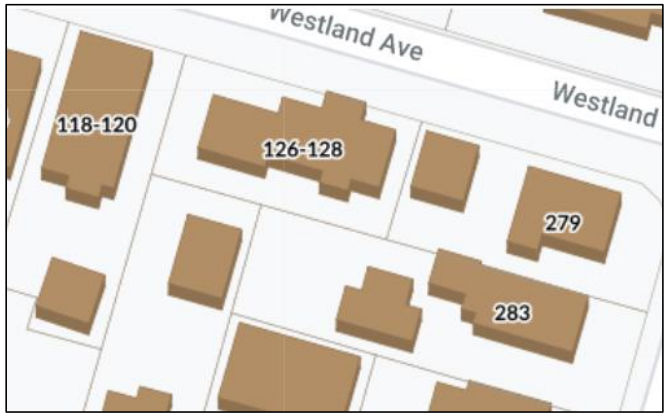
Front-setback garages on Shallow sites



126-128 Westland Ave, West Newton

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Irregular-shaped sites

Minimum frontage.
Irregular site shape.
Depth = min. 2x frontage.

334-336 Linwood Ave, Newtonvile

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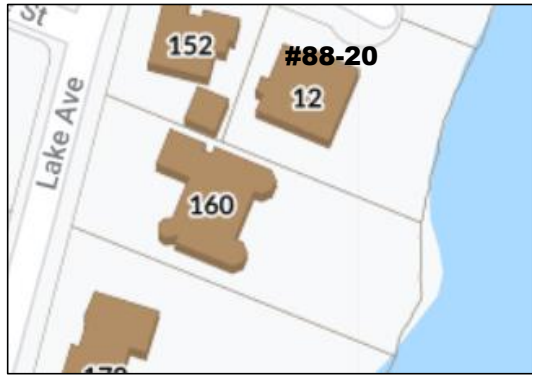
Narrow sites

Narrow lot.
Wetlands.
Preserve views of natural features.
Flat grades only at street.

40 Kingswood Rd., Auburndale

Abutting wetlands or natural features



Front-facing garage plus circular drive keep vehicular land-use at streetside, where it belongs, prevent cars from backing up into the street, and leave back yard for landscape and pedestrian use. Here, it also protects Lake water from possible contamination by oil/gas.

16- Lake Ave, Newton Center

With narrow curb-cuts, generous turning space

Adequate onsite turning space
No backing out into traffic
Provide landscape screening

3-car garage (staggered front wall)
305 Cherry Street, West Newton

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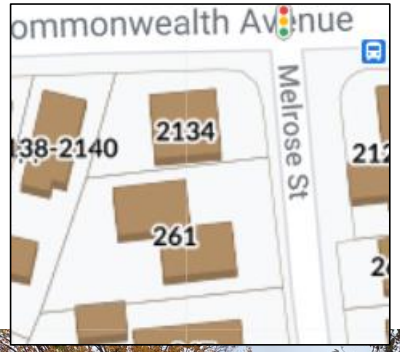
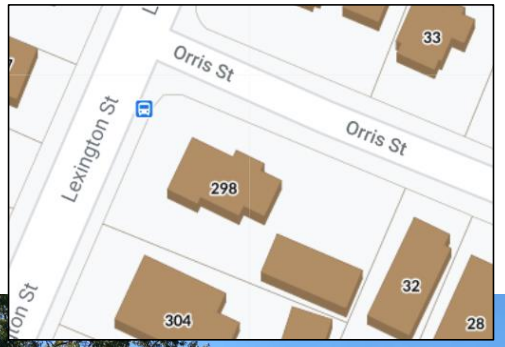
Allow 4-car+ garages with deep setbacks



Meet dimensional controls
Single-width curb cuts
On-site turnaround space

Left: 261 Melrose St, Auburndale
Right: 298 Lexington Street, Auburndale



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Exempt covered un-enclosed parking

Low-cost amenity
Reduced site mass
Maintain & frame views
Accentuate/reflect house architecture

West Newton, Newton Center, and Newtonville