City of Newton
Zoning & Planning Committee

Zoning Redesign

Village Center Rezoning
Phase 4: Version 2.0 Draft Zoning

June 12, 2023

Agenda

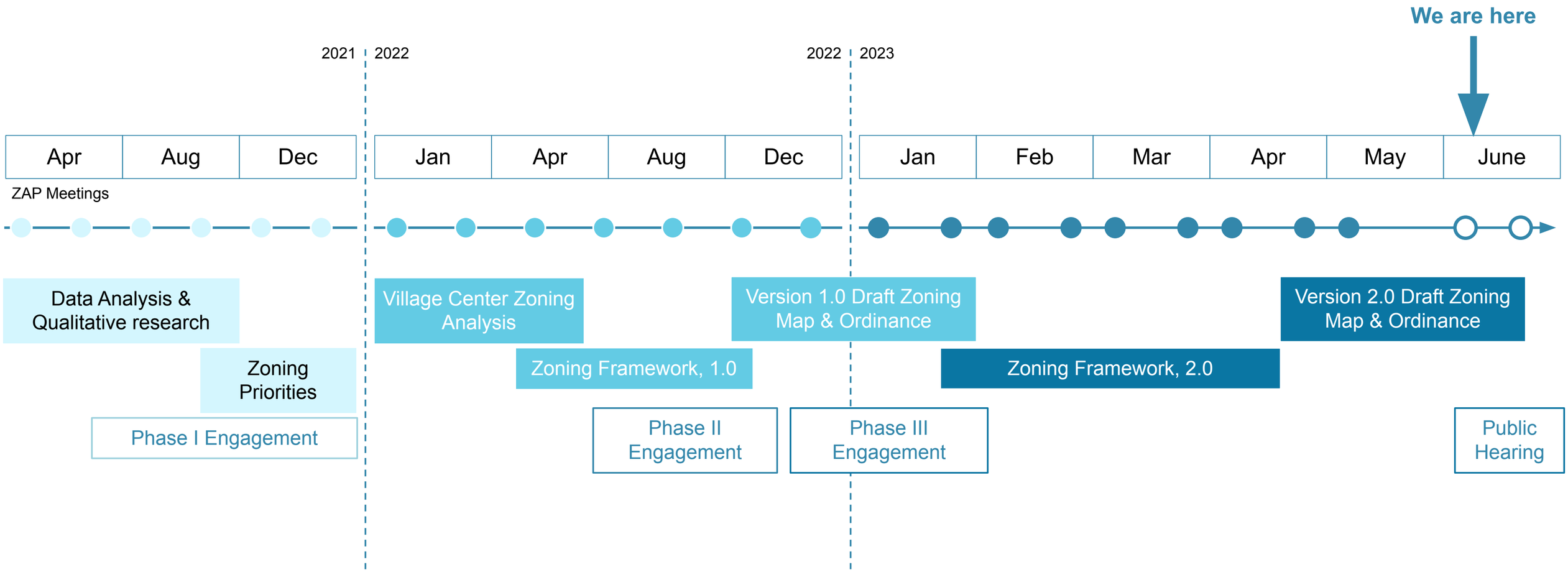
1. **How We Got Here**
    a. Timeline: Where We Are
    b. Zoning Approach

2. **MRT Test-fits and Pro Forma**
    a. New Construction
    b. Conversion

3. **Next Steps**

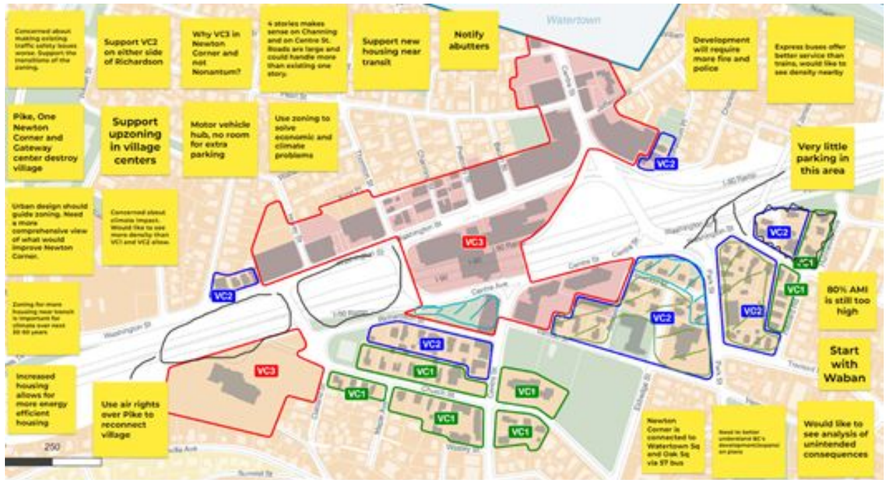
Timeline: Where we are

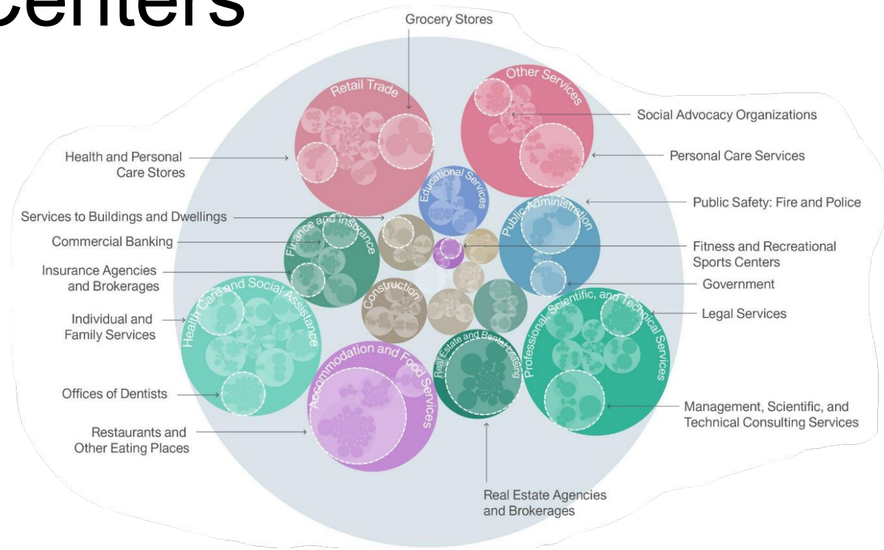
Building Upon A Multi-Year Effort

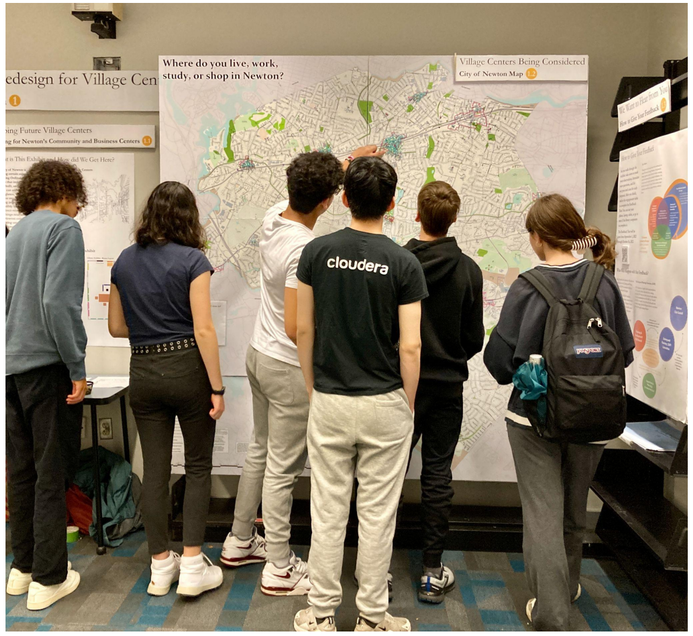


Zoning Approach

Creating Vibrant Village Centers







Zoning Approach

The figures below represent proposed by-right zoning allowances for new construction

MRT*

2.5 Stories

45 Feet tall, max.

1,500 SF, max. Footprint

Residential development allowed

VC1

2.5 Stories

45 Feet tall, max.

4,000 SF, max. footprint

Residential & Limited Retail development allowed

VC2

3.5 Stories

62 Feet tall, max.

10,000 SF, max. footprint

Mixed Use/Commercial, & Residential development allowed

VC3

4.5 Stories

75 Feet tall, max.

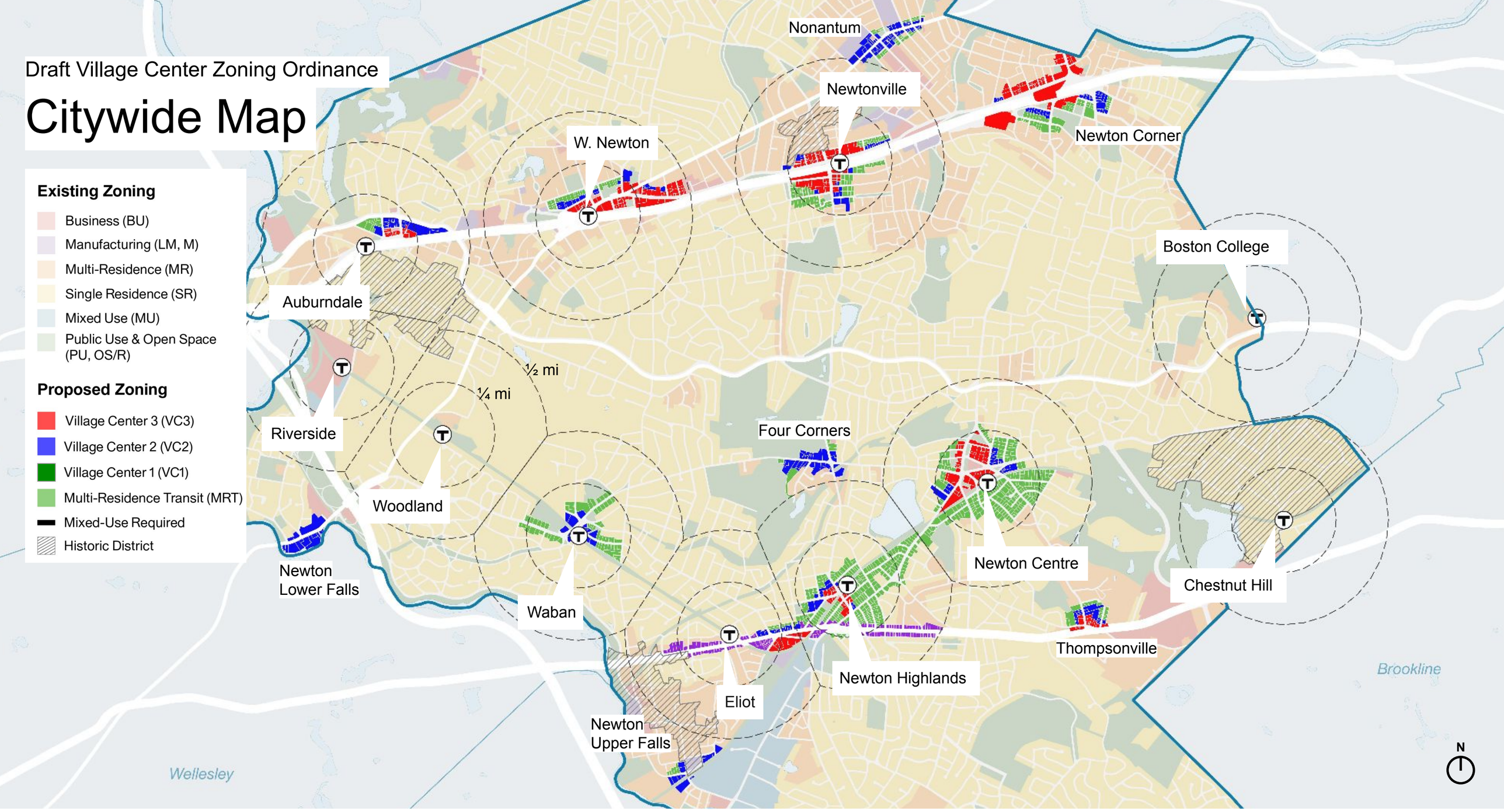
15,000 SF, max. footprint

Mixed Use/Commercial, & Residential development allowed

* MRT metrics may be revised based on financial feasibility and urban form studies

Draft Village Center Zoning Ordinance

Citywide Map



Draft Village Center Zoning Ordinance

1. How We Got Here
2. **MRT Test-fits and Land Residual**
3. Next Steps

The following pages present test-fits of the proposed MRT district, comparing options for new construction and multi-family conversion. The MRT development options are followed by slides with economic analysis.

MRT

The **Multi-Residence Transit (MRT)** district acts as a transition between the mixed-use cores of village centers and surrounding residential neighborhoods.

The goal of the MRT district is to:

- Facilitate new small-scale multi-family buildings similar in size to the surrounding residential neighborhoods
- Preserve existing homes through conversion to multiple units

94-96 Madison Street, Newtonville
5 units
Footprint: 1,700 sq ft

384 Newtonville Avenue, Newtonville
4 units
Footprint: 1,289 sq ft

MRT

The MRT district allows for two development options:

New Construction

Front Setback	**10’**
Side Setback	**7.5’**
Rear Setback	**15’**
Building Height, Pitched Roof	**2.5 stories / 45’**
Building Height, Flat Roof	**2.0 stories / 27’**
Building Footprint, max.	**1,500 sf**
Number of Units, max.	**4**
Multiple Buildings per Lot	**Special Permit**

Multi-Family Conversion

Setback from Front Facade	**20’* (for new addition)**
Side Setback	**7.5’ (for new addition)**
Rear Setback	**15’ (for new addition)**
Building Height, Pitched Roof	**2.5 stories / 45’**
Building Height, Flat Roof	**2.0 stories / 27’**
Building Footprint, max.	**Addition can be 50% of main building footprint**
Number of Units, max.	**6**
Multiple Buildings per Lot	**Site Plan Review**

*Setback from Front Facade is measured from the front facade of the existing structure.

MRT

Converting existing homes to multi-family has challenges.

The following renovations are anticipated:

- Building Code requires upgrades for access/egress to each unit
- Plumbing chases for new kitchens and bathrooms
- Soundproofing between units
- Separate utility metering for units

Incentivize conversion through:

- Increase allowable addition to existing home from 400 sf to 50% of existing footprint
- Allow up to 6 units
- Allow multiple buildings by Site Plan Review

MRT

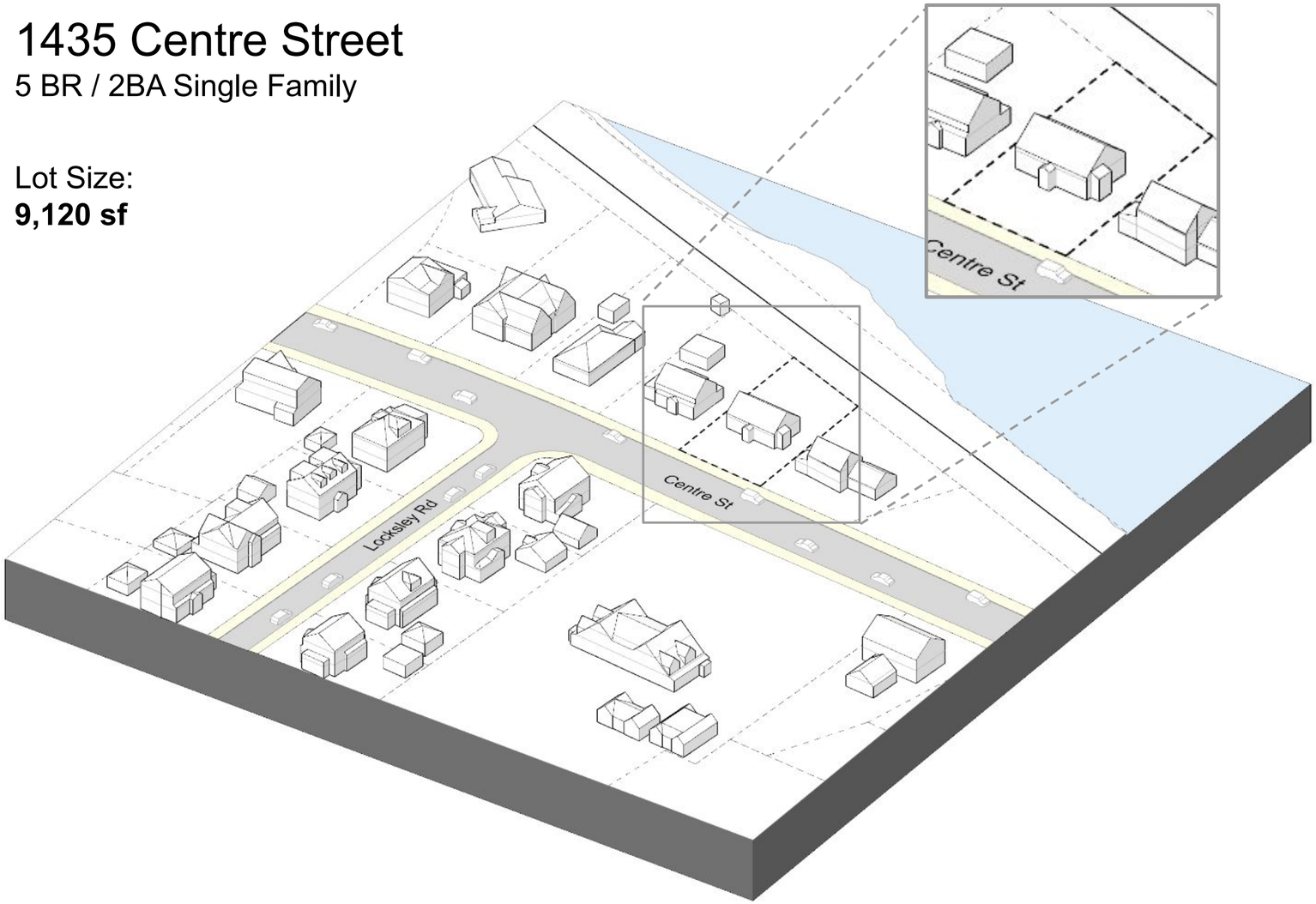
- Potential to produce smaller units at a lower price point will help **produce affordable units**, allowing young families to enter the Newton market and encourage empty-nesters to sell their homes.
- Existing homes have **high embedded value**; as a result, the **ability to add additional square footage** will be necessary to make projects attractive to developers.
- The **condition of the existing structure will have an impact on viability**. The highest-and-best use for fixer-uppers is likely to be multi-family conversions if additional square footage can be added.
- **Larger lots that allow for additions and/or a second structure will be most attractive** to developers since an increase in per square foot values does not cover the constructions for multi-family conversion.
- **Additional analysis is necessary** to compare attractiveness of the proposed MRT zoning with the existing MR1/MR2 code.

Newton Centre: Existing Site

1435 Centre Street

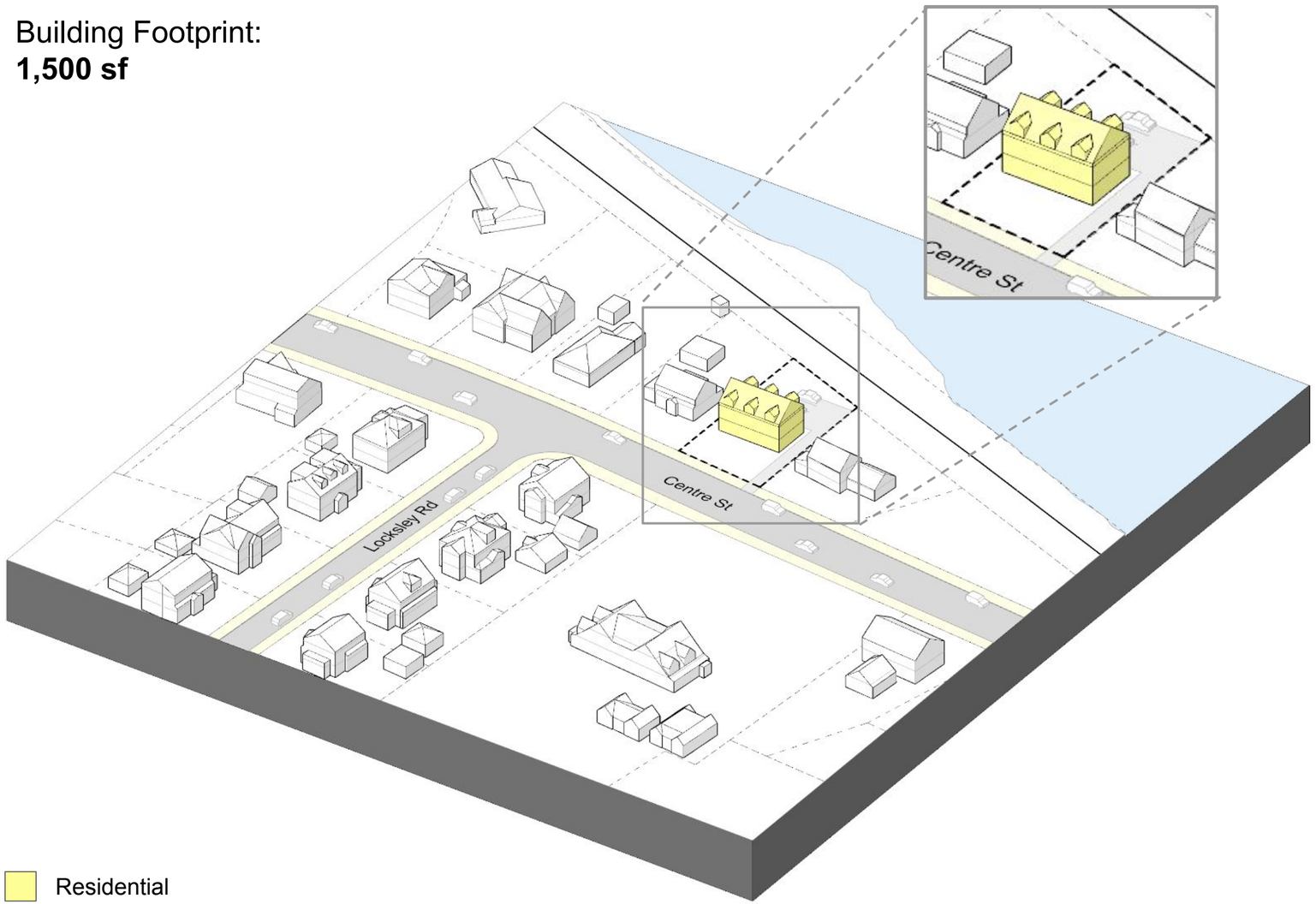
5 BR / 2BA Single Family

Lot Size:
9,120 sf



Newton Centre: New Construction

Building Footprint:
1,500 sf



Residential

Regulations	MRT	Test Fit Count
Lot Area	–	9,120 sf
Height (max)	2.5 stories; 47’	2.5 stories; 35’
Bldg footprint (max)	1,500 sf	1,500 sf
Total Bldg Area	–	4,750 gsf*
Net Resi Area	–	4,040 nsf**
Avg Unit Size	–	3 units: 1,350 sf 4 units: 1,010 sf
Number of Units	3, min / 4, max	3, min / 4, max
Usable Open Space	30% (lots > 30,000 sf)	58%
Setback: Front	10’	40’
Setback: Side (min)	7.5’	7.5’
Setback: Rear (min)	15’	60’
Parking Spaces	0	4 (1/unit)

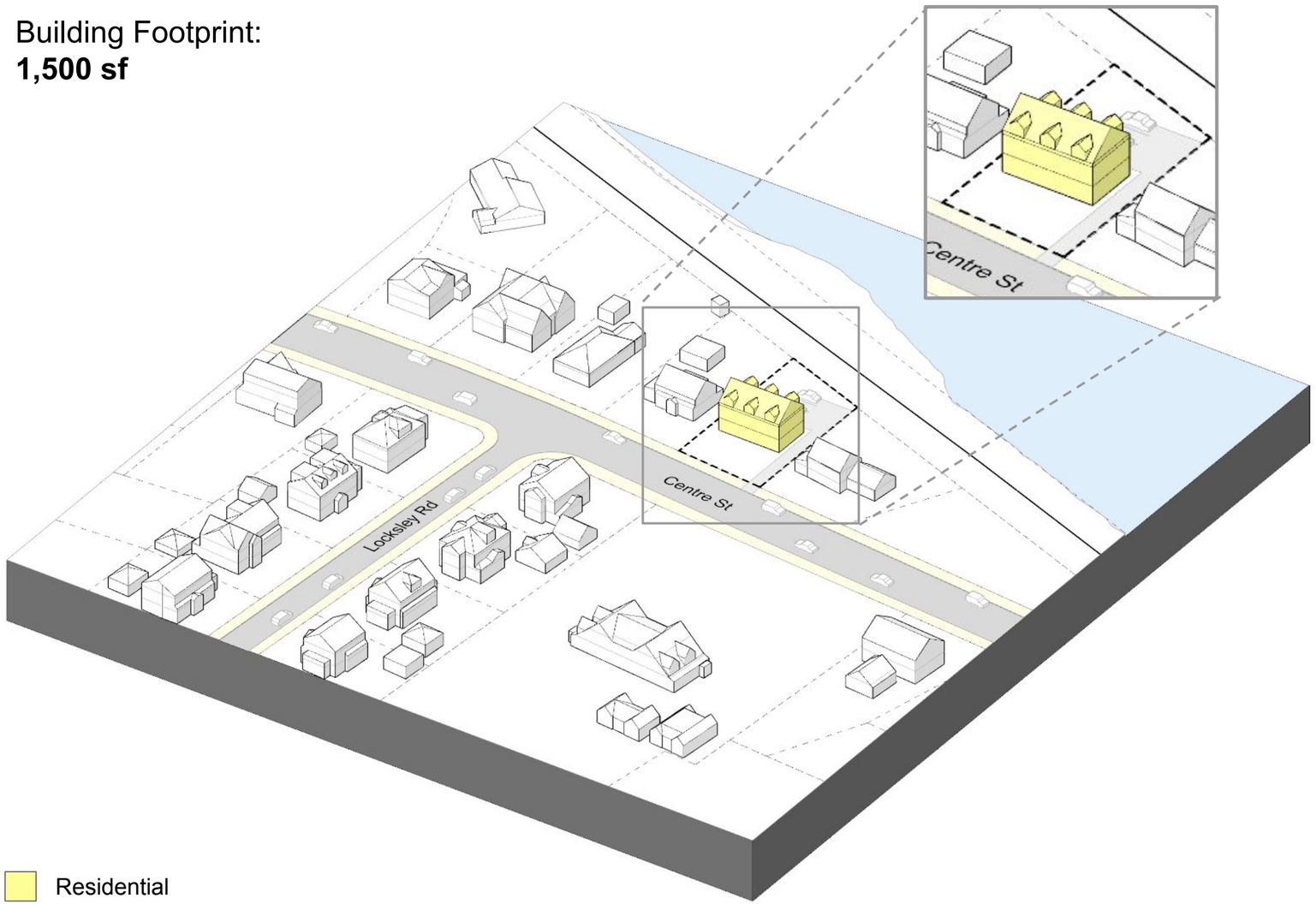
*Total Bldg Area includes Basement Area (assumed 50% of Bldg Ftprint)
**Net Residential Area assumes 85% efficiency

MRT Test-fits

Conceptual Pro Forma

Newton Centre
New Construction

Building Footprint:
1,500 sf



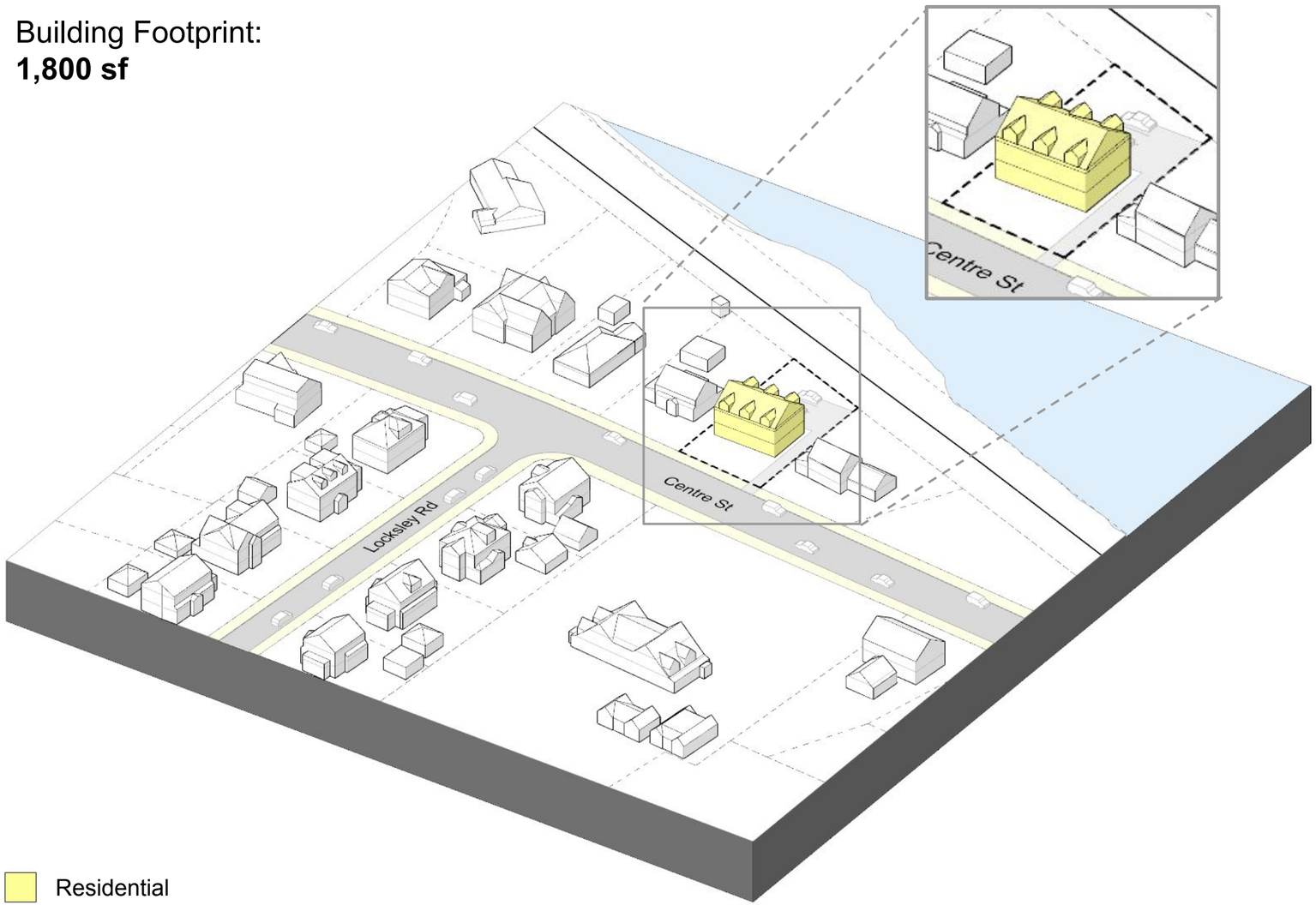
Residential

	NEW-3 OR 4 UNIT
Units	**4**
Total Building Area (gsf)	4,750
Lot Width	70
Lot Depth (ft)	130
Lot Size (sqft)	9,100
Net Density/acre	19.1
Avg. Base Price	$3,230,000
Avg. Price/sq. ft.	$680
Estimated Costs	
Direct per sq. ft.	$285
Direct	$1,353,750
Soft Costs at 30% of Hard	$406,125
Total Cost (excluding land)	$1,760,000
Residual Value (land value and profit)	**$1,470,000**

Note: The sales price for the units is $800 per square feet which nets to $680 including circulation space.

Newton Centre: New Construction

Building Footprint:
1,800 sf



Residential

Regulations	MRT	Test Fit Count
Lot Area	–	9,120 sf
Height (max)	2.5 stories; 47’	2.5 stories; 35’
Bldg footprint (max)	1,500 sf	1,800 sf
Total Bldg Area	–	5,700 gsf*
Net Resi Area	–	4,850 nsf**
Avg Unit Size	–	3 units: 1,620 sf 4 units: 1,210 sf
Number of Units	3, min / 4, max	3, min / 4, max
Usable Open Space	30% (lots > 30,000 sf)	55%
Setback: Front	10’	33.5’
Setback: Side (min)	7.5’	7.5’
Setback: Rear (min)	15’	60’
Parking Spaces	0	4 (1/unit)

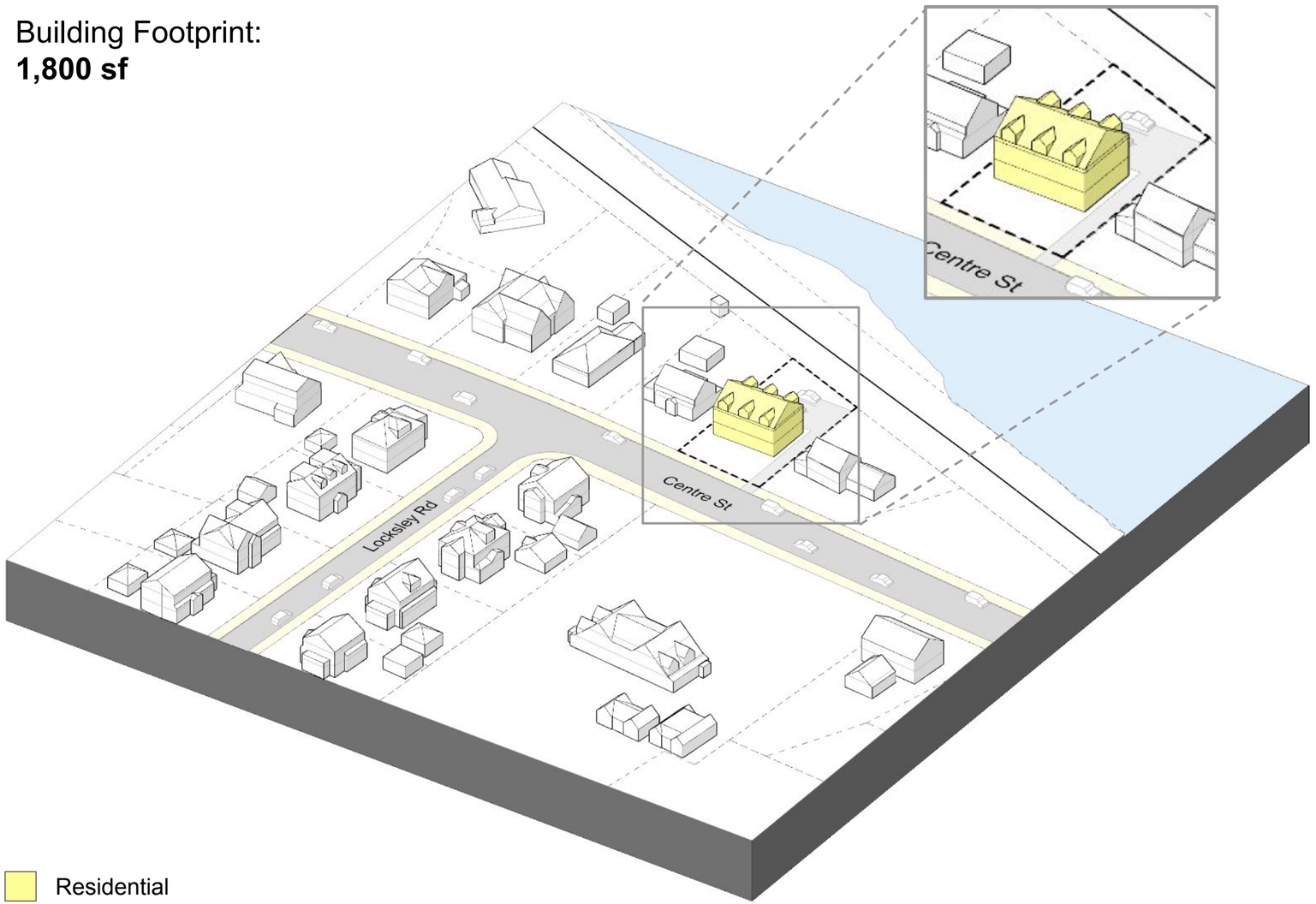
*Total Bldg Area includes Basement Area (assumed 50% of Bldg Ftprint)
**Net Residential Area assumes 85% efficiency

MRT Test-fits

Conceptual Pro Forma

Newton Centre
New Construction

Building Footprint:
1,800 sf



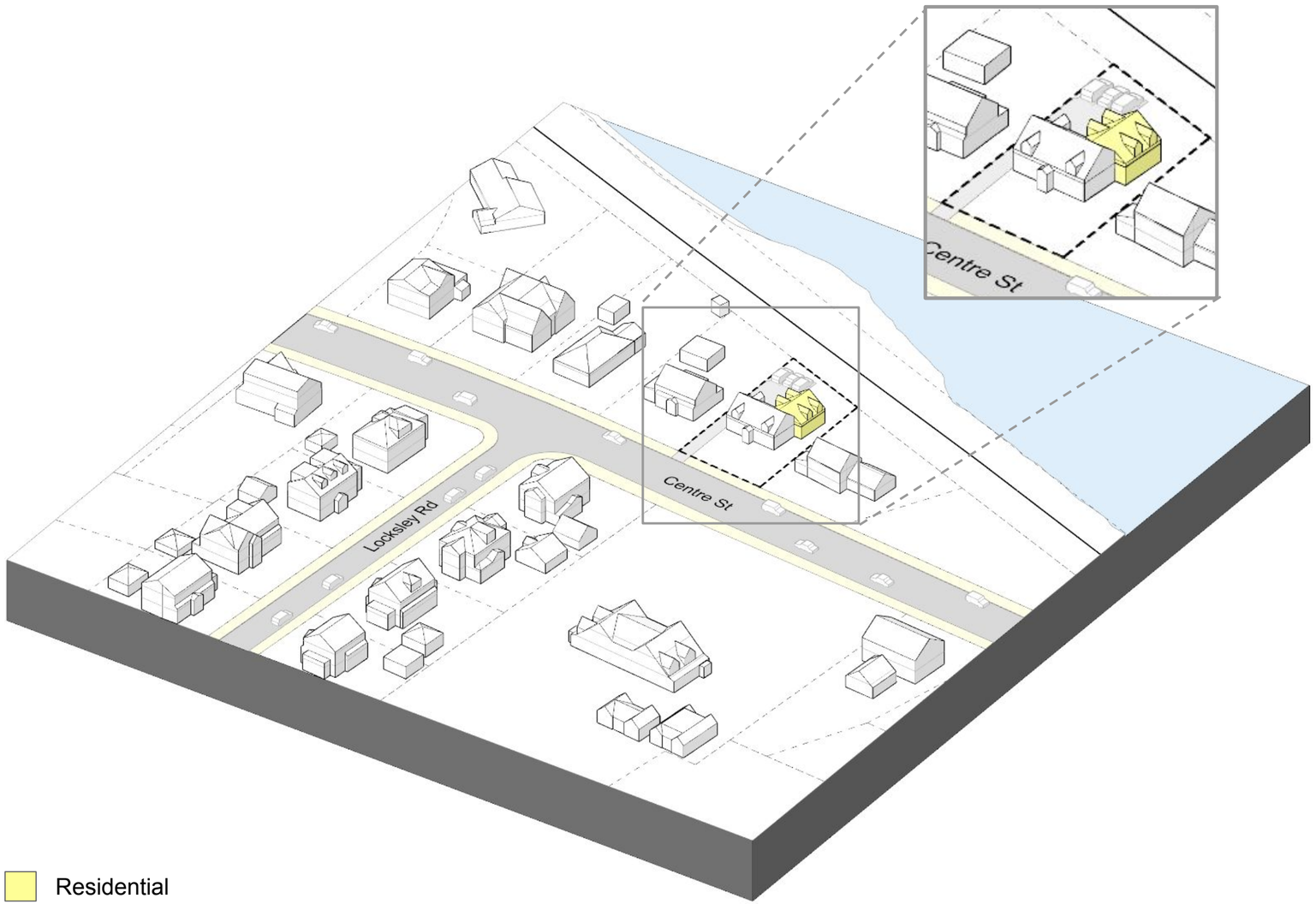
Residential

	NEW-3 OR 4 UNIT
Units	**4**
Total Building Area (gsf)	5,700
Lot Width	70
Lot Depth (ft)	130
Lot Size (sqft)	9,100
Net Density/acre	19.1
Avg. Base Price	$3,876,000
Avg. Price/sq. ft.	$680
Estimated Costs	
Direct per sq. ft.	$285
Direct	$1,624,500
Soft Costs at 30% of Hard	$487,350
Total Cost (excluding land)	$2,112,000
Residual Value (land value and profit)	**$1,764,000**

Note: The sales price for the units is $800 per square feet which nets to $680 including circulation space.

MRT Test-fits

Newton Centre: Conversion



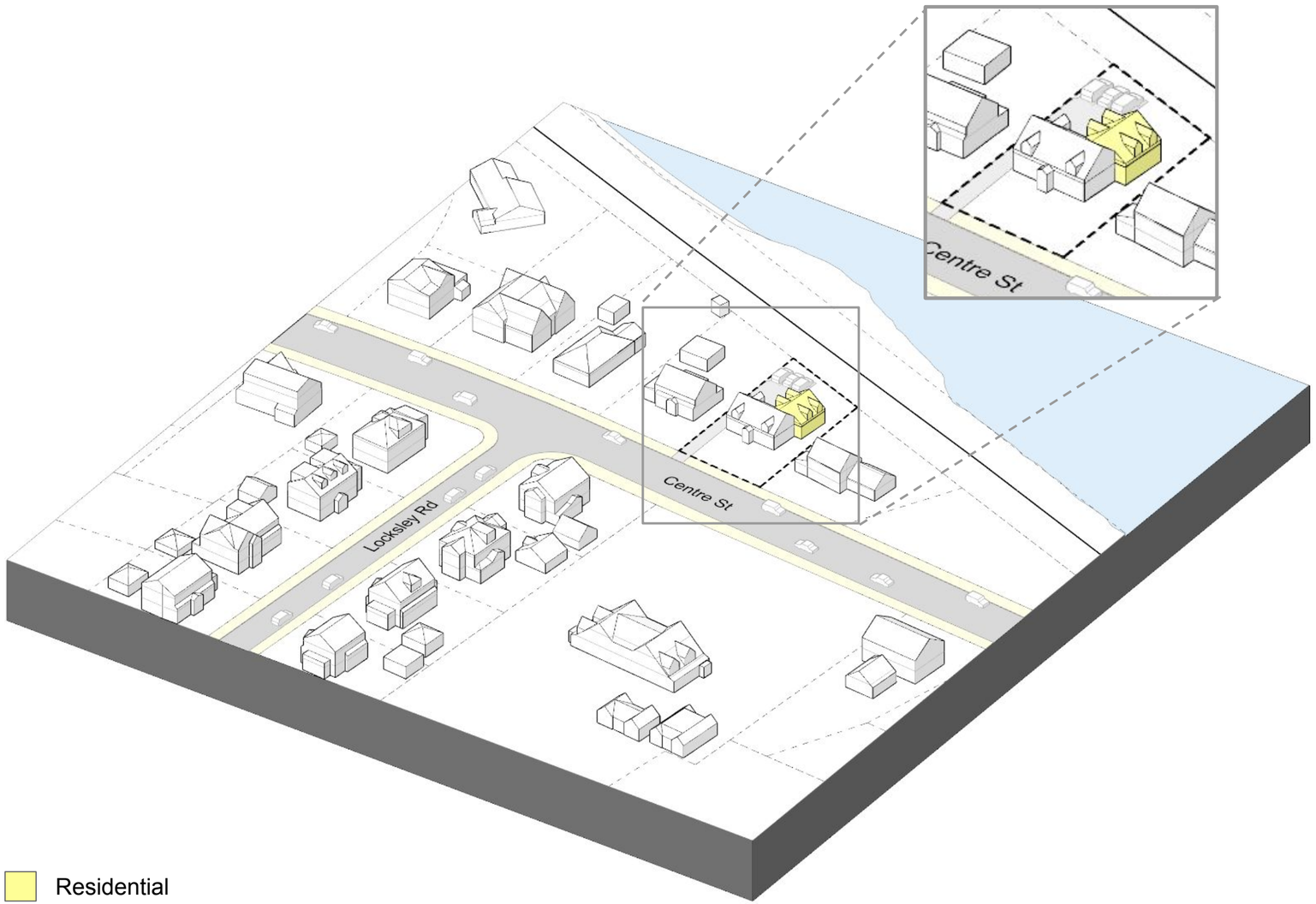
Residential

Regulations	MRT	Test Fit Count
Lot Area	–	9,120 sf
Height (max)	2.5 stories; 47’	1.5 stories; 23’
Bldg footprint (max)	Existing footprint can be exceeded by 50%	1,810 sf (1,210 sf existing + 600 sf addition)
Total Bldg Area	–	3,920 gsf*
Net Resi Area	–	3,330 nsf**
Avg Unit Size	–	1,100 sf
Number of Units	6, max	3
Usable Open Space	30% (lots > 30,000 sf)	59%
Setback: Front	20’ from front facade of existing bldg	22.5’
Setback: Side (min)	7.5’ for new addition	9’
Setback: Rear (min)	15’ for new addition	32.5’
Parking Spaces	0	3 (1/unit)

*Total Bldg Area includes Basement Area (assumed 50% of Bldg Ftprint)
**Net Residential Area assumes 85% efficiency

Conceptual Pro Forma

Newton Centre
Conversion



Residential

	CONVERSION - 3 UNIT
Units	**3**
Total Building Area (gsf)	3,920
Lot Width	70
Lot Depth (ft)	130
Lot Size (sqft)	9,100
Net Density/acre	14.4
Avg. Base Price	$2,665,600
Avg. Price/sq. ft.	$680
Estimated Costs	
Direct per sq. ft.	$278
Direct	$1,090,936
Soft Costs at 30% of Hard	$327,281
Total Cost (excluding land)	$1,418,000
Residual Value (land value and profit)	**$1,248,000**

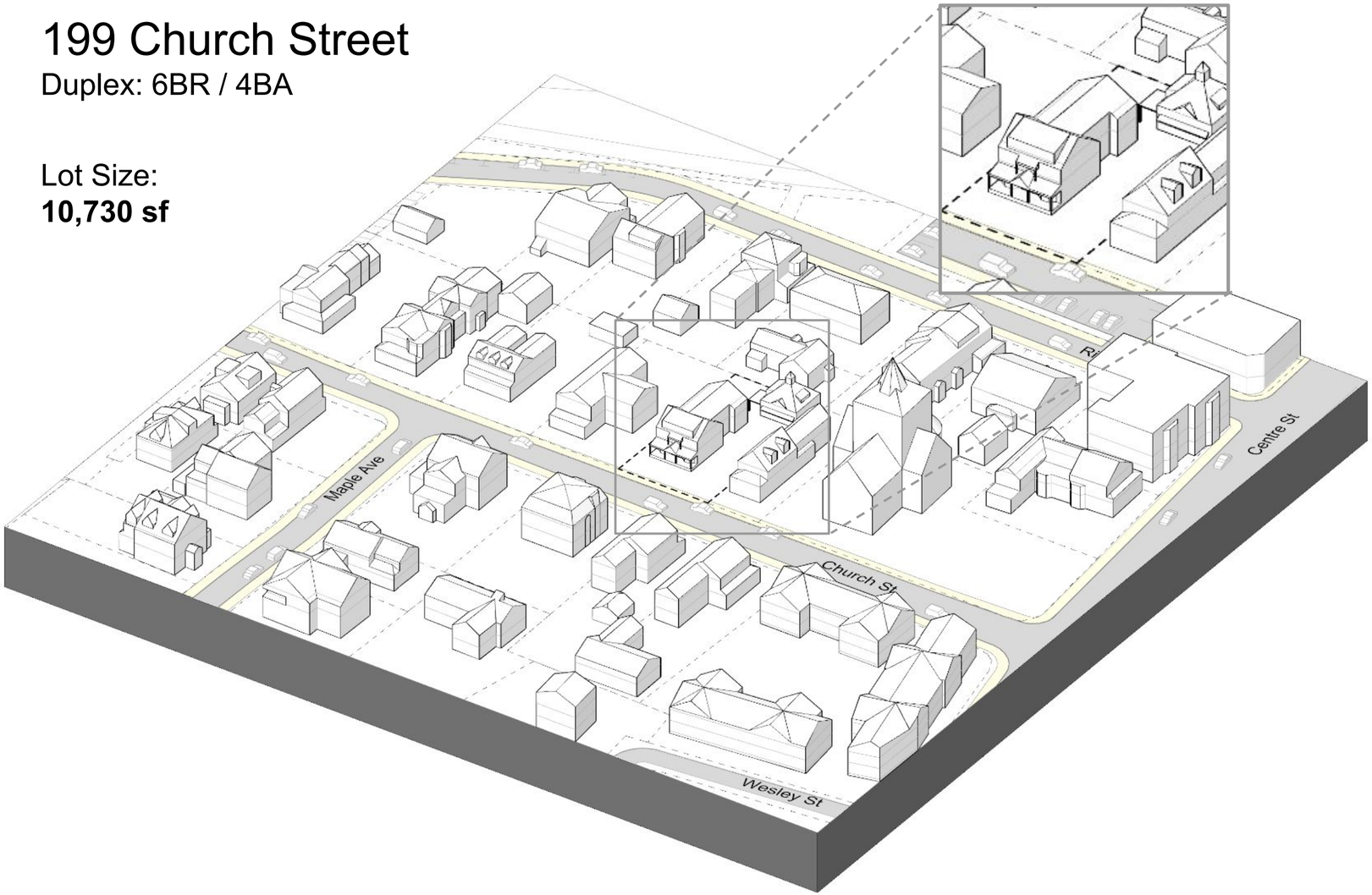
Note: The sales price for the units is $800 per square feet which nets to $680 including circulation space. Renovation costs are $275 per square feet to account for stretch code requirements.

Newton Corner: Existing Site

199 Church Street

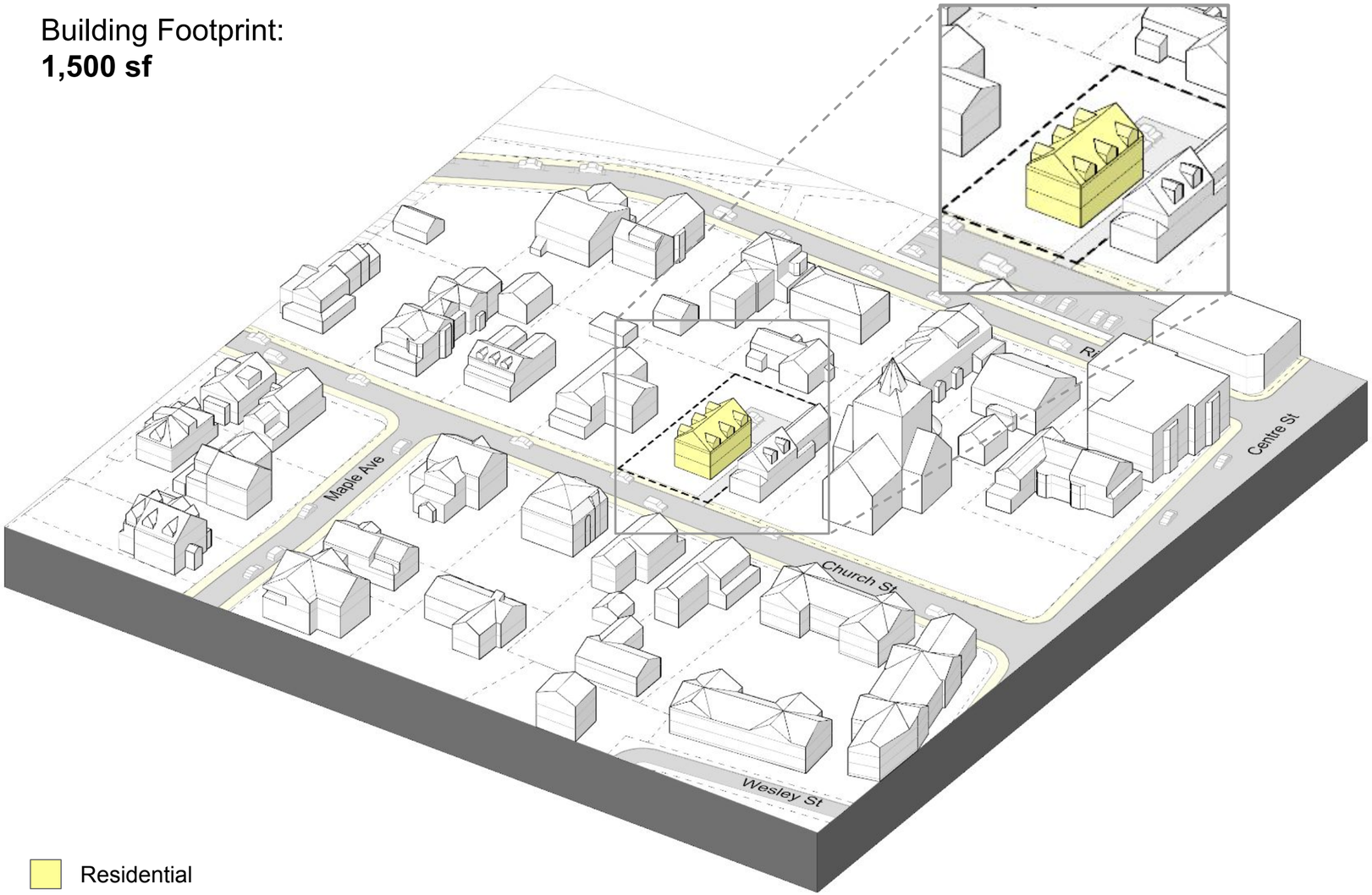
Duplex: 6BR / 4BA

Lot Size:
10,730 sf



Newton Corner: New Construction

Building Footprint:
1,500 sf



Residential

Regulations	MRT	Test Fit Count
Lot Area	–	10,730 sf
Height (max)	2.5 stories; 47’	2.5 stories; 35’
Bldg footprint (max)	1,500 sf	1,500 sf
Total Bldg Area	–	4,750 gsf*
Net Resi Area	–	4,040 nsf**
Avg Unit Size	–	3 units: 1,350 sf 4 units: 1,010 sf
Number of Units	3, min / 4, max	3, min / 4, max
Usable Open Space	30% (lots > 30,000 sf)	64%
Setback: Front	10’	25’
Setback: Side (min)	7.5’	30’
Setback: Rear (min)	15’	68’
Parking Spaces	0	4 (1/unit)

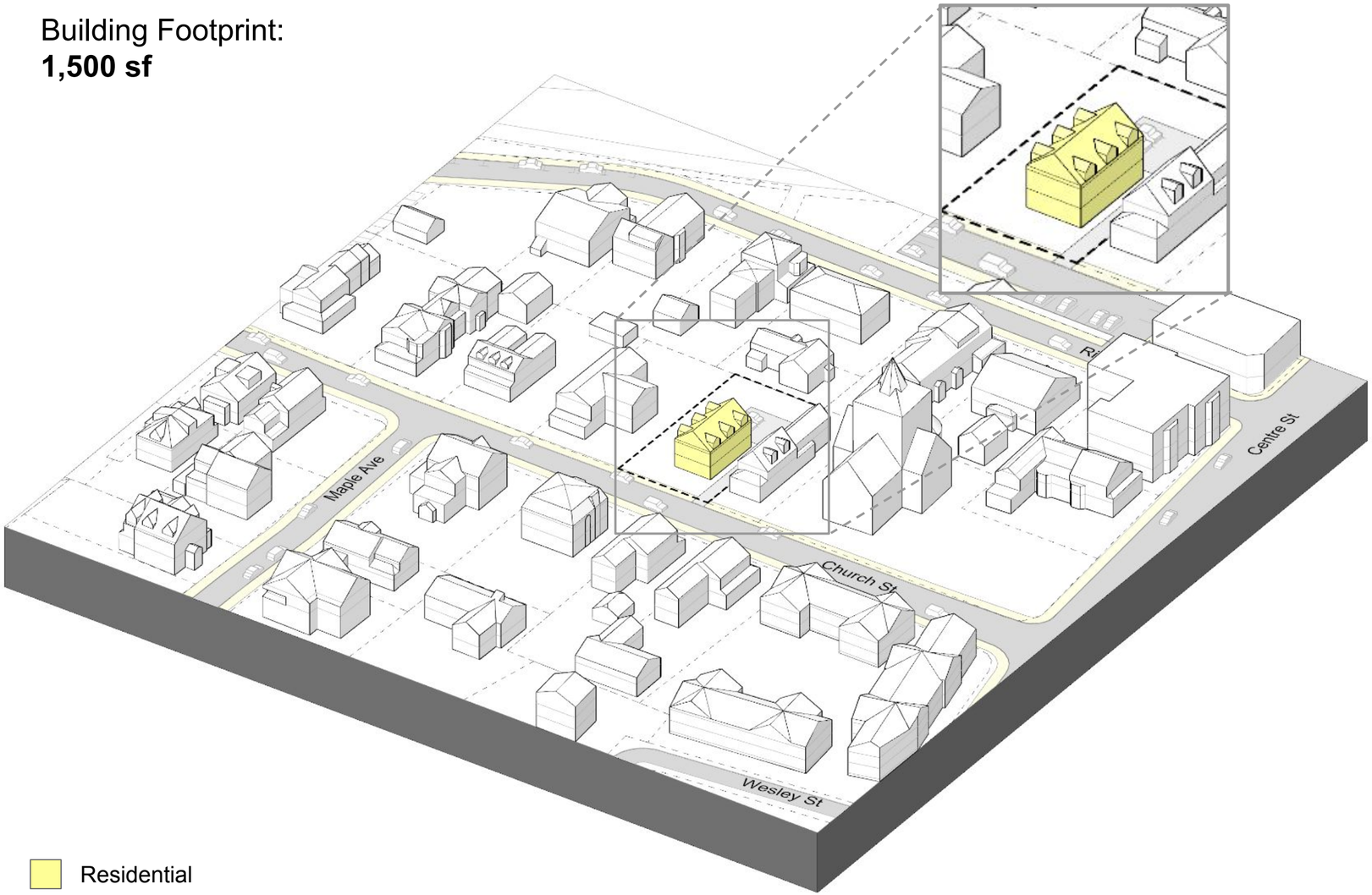
*Total Bldg Area includes Basement Area (assumed 50% of Bldg Ftprint)
**Net Residential Area assumes 85% efficiency

MRT Test-fits

Conceptual Pro Forma

Newton Corner
New Construction

Building Footprint:
1,500 sf



Residential

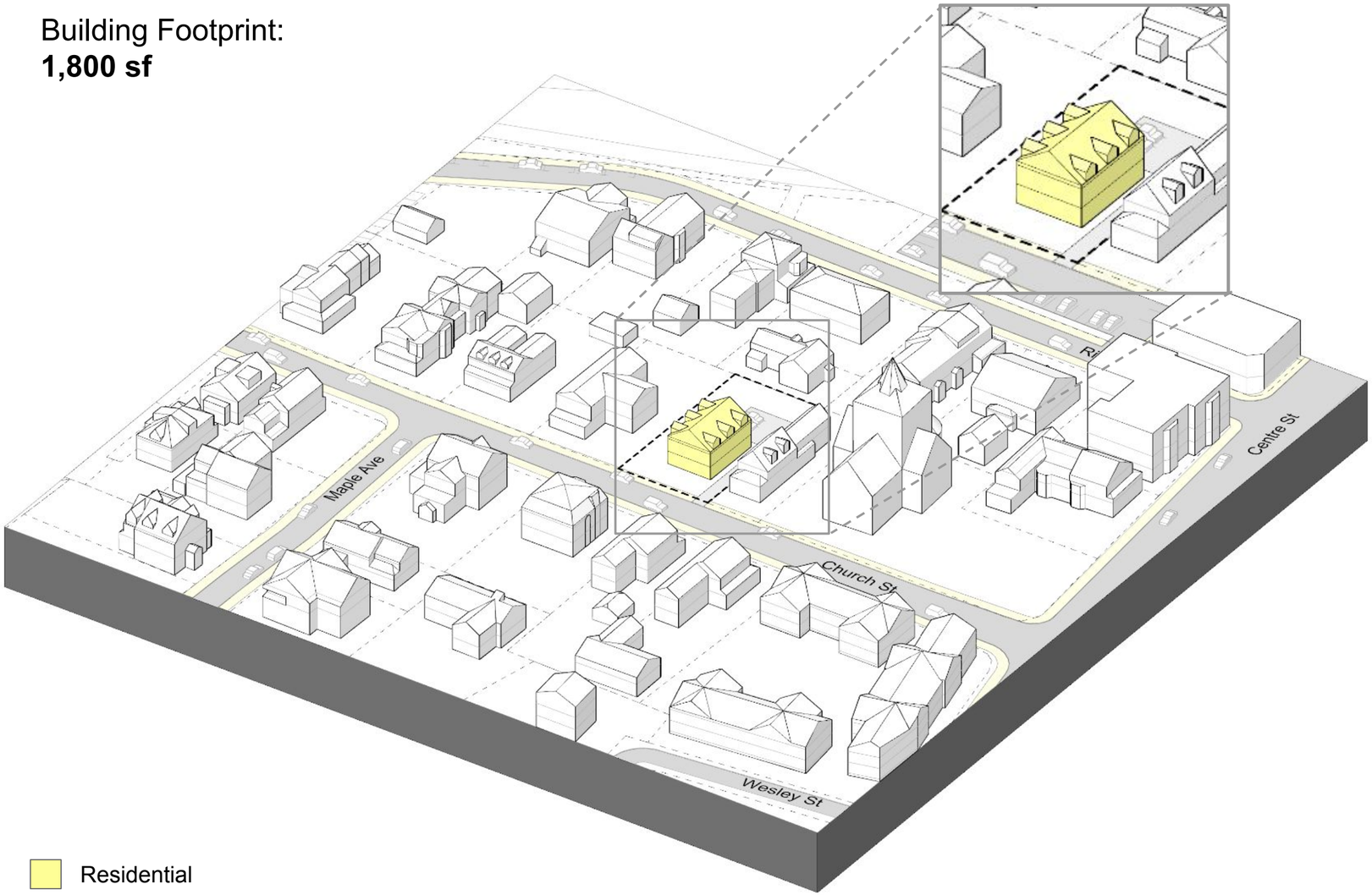
	NEW- 3 OR 4 UNIT
Units	**4**
Total Building Area (gsf)	4,750
Lot Width	90
Lot Depth (ft)	120
Lot Size (sqft)	10,800
Net Density/acre	16.1
Avg. Base Price	$3,230,000
Avg. Price/sq. ft.	$680
Estimated Costs	
Direct per sq. ft.	$285
Direct	$1,353,750
Soft Costs at 30% of Hard	$406,125
Total Cost (excluding land)	$1,760,000
	$371
Residual Value (land value and profit)	**$1,470,000**

Note: The sales price for the units is $800 per square feet which nets to $680 including circulation space.

MRT Test-fits

Newton Corner: New Construction

Building Footprint:
1,800 sf



Residential

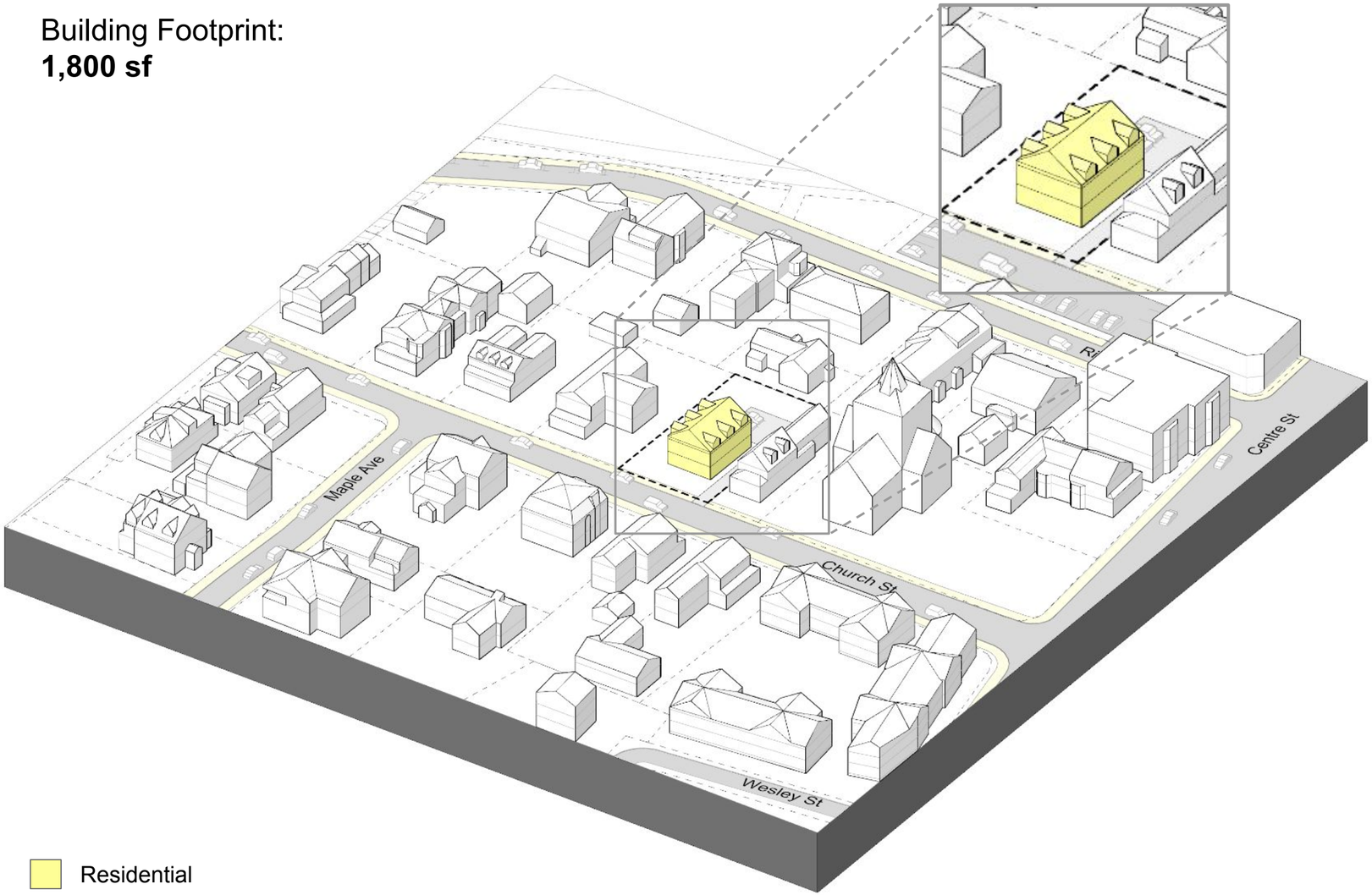
Regulations	MRT	Test Fit Count
Lot Area	–	10,730 sf
Height (max)	2.5 stories; 47’	2.5 stories; 35’
Bldg footprint (max)	1,500 sf	1,800 sf
Total Bldg Area	–	5,700 gsf*
Net Resi Area	–	4,850 nsf**
Avg Unit Size	–	3 units: 1,620 sf 4 units: 1,210 sf
Number of Units	3, min / 4, max	3, min / 4, max
Usable Open Space	30% (lots > 30,000 sf)	64%
Setback: Front	10’	25’
Setback: Side (min)	7.5’	30’
Setback: Rear (min)	15’	68’
Parking Spaces	0	4 (1/unit)

*Total Bldg Area includes Basement Area (assumed 50% of Bldg Ftprint)
**Net Residential Area assumes 85% efficiency

Conceptual Pro Forma

Newton Corner
New Construction

Building Footprint:
1,800 sf



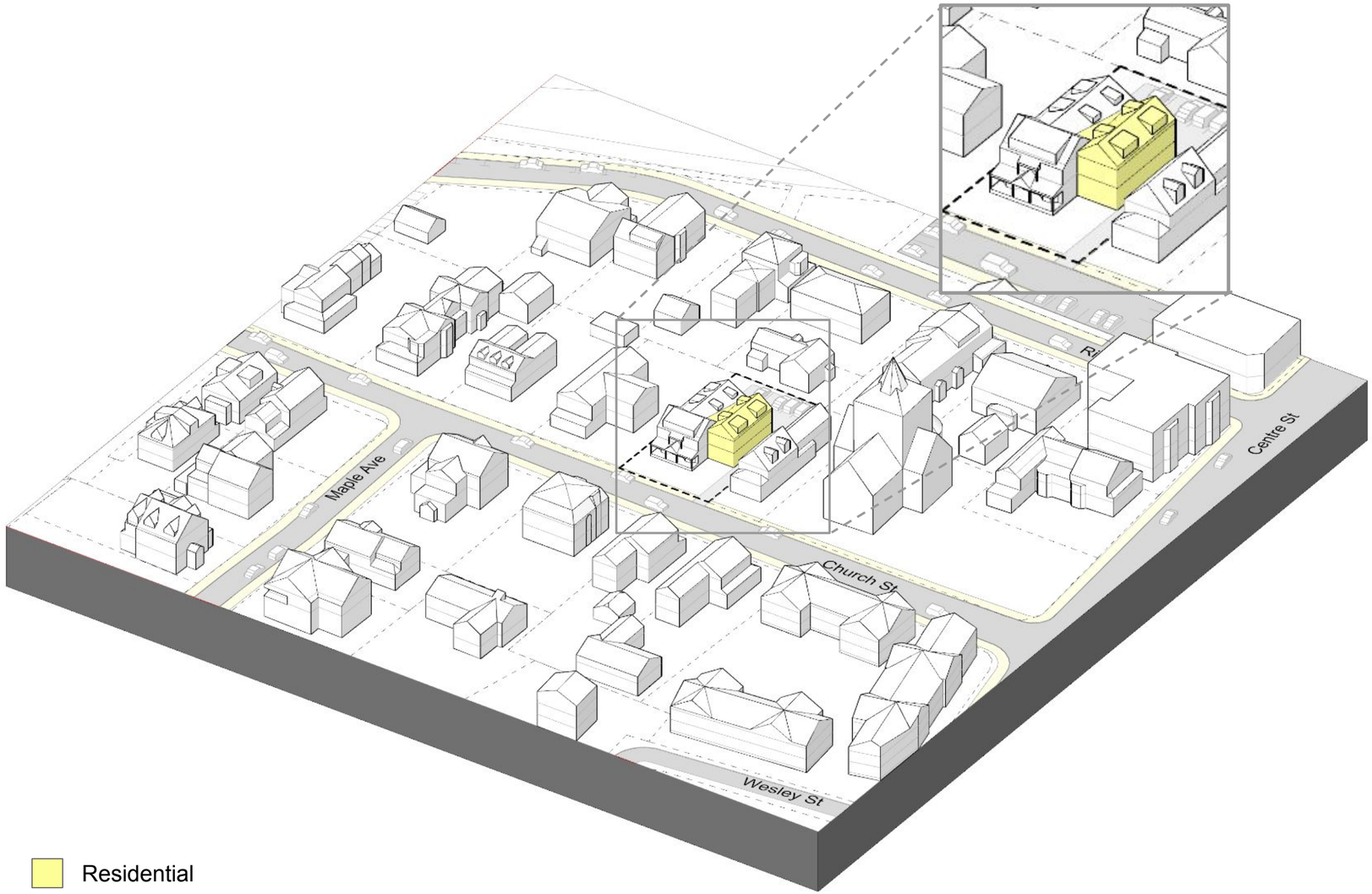
Residential

	NEW- 3 OR 4 UNIT
Units	**4**
Total Building Area (gsf)	5,700
Lot Width	90
Lot Depth (ft)	120
Lot Size (sqft)	10,800
Net Density/acre	16.1
Avg. Base Price	$3,876,000
Avg. Price/sq. ft.	$680
Estimated Costs	
Direct per sq. ft.	$285
Direct	$1,624,500
Soft Costs at 30% of Hard	$487,350
Total Cost (excluding land)	$2,112,000
	$371
Residual Value (land value and profit)	**$1,764,000**

Note: The sales price for the units is $800 per square feet which nets to $680 including circulation space.

MRT Test-fits

Newton Corner: Conversion



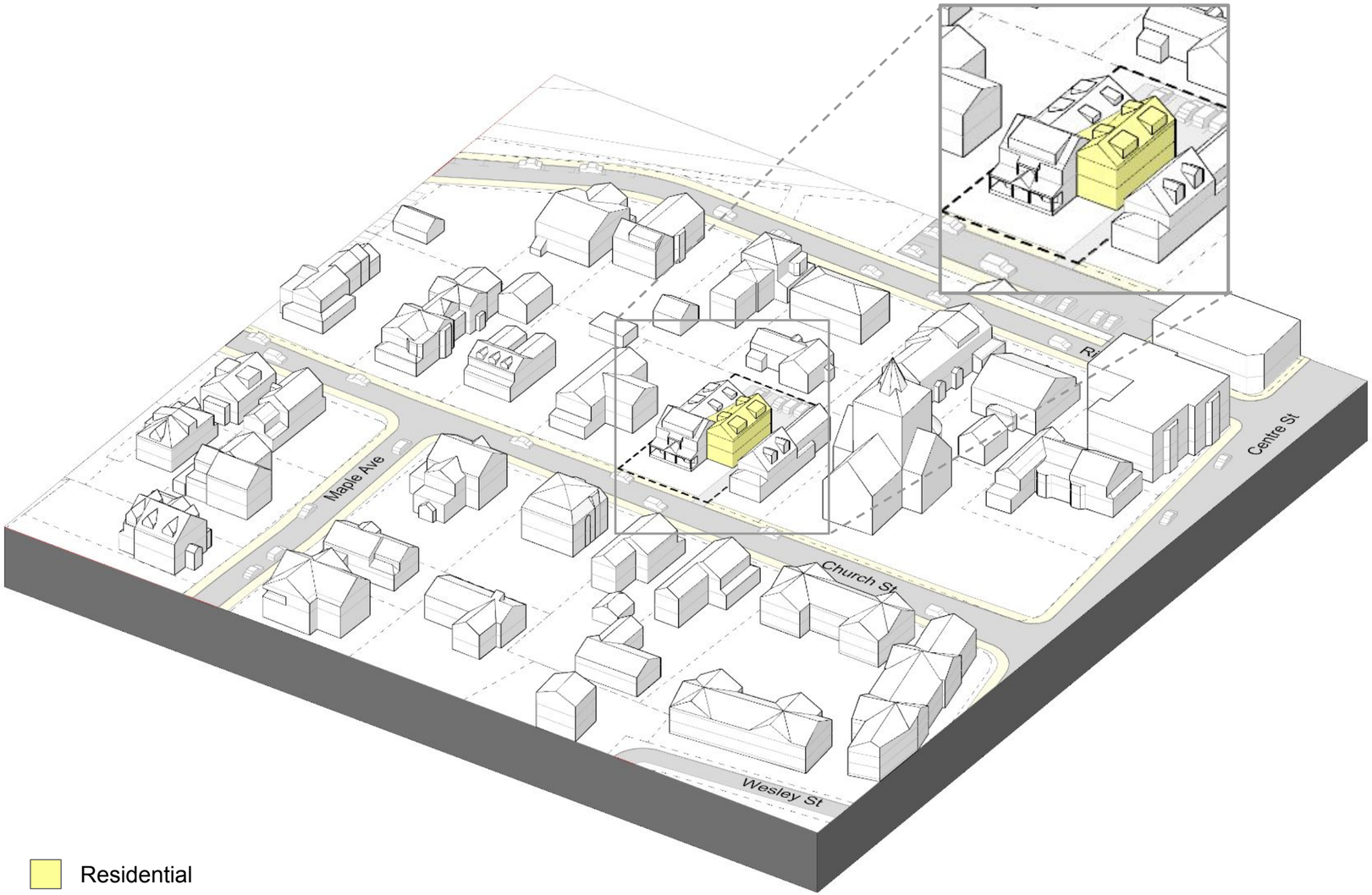
Residential

Regulations	MRT	Test Fit Count
Lot Area	–	10,730 sf
Height (max)	2.5 stories; 47’	2.5 stories; 32.5’
Bldg footprint (max)	Existing footprint can be exceeded by 50%	3,140 sf (2,100 sf existing + 1,040 sf add.)
Total Bldg Area	–	10,000 gsf*
Net Resi Area	–	8,500 nsf**
Avg Unit Size	–	1,420 sf
Number of Units	6, max	6
Usable Open Space	30% (lots > 30,000 sf)	37%
Setback: Front	20’ from front facade of existing bldg	20’
Setback: Side (min)	7.5’ for new addition	10’
Setback: Rear (min)	15’ for new addition	50’
Parking Spaces	0	6 (1/unit)

*Total Bldg Area includes Basement Area (assumed 50% of Bldg Ftprint)
**Net Residential Area assumes 85% efficiency

MRT Test-fits

Newton Corner: Conversion



Residential

	CONVERSION - 6 UNIT
Units	**6**
Total Building Area (gsf)	10,000
Lot Width	90
Lot Depth (ft)	120
Lot Size (sqft)	10,800
Net Density/acre	24.2
Avg. Base Price	$6,800,000
Avg. Price/sq. ft.	$680
Estimated Costs	
Direct per sq. ft.	$278
Direct	$2,783,000
Soft Costs at 30% of Hard	$834,900
Total Cost (excluding land)	$3,618,000
	$362
Residual Value (land value and profit)	**$3,182,000**

Note: The sales price for the units is $800 per square feet which nets to $680 including circulation space. Renovation costs are $275 per square feet to account for stretch code requirements.

MRT Test-fits

Land Residual Comparison

	SFD-NEW	NEW- 3 OR 4 UNIT	SFD-NEW	NEW- 3 OR 4 UNIT	CONVERSION - 6 UNIT	NEW DUPLEX
Units	**1**	**4**	**1**	**4**	**6**	**2**
Avg. Unit Size	4,750	4,750	5,700	5,700	10,000	13,400
Lot Width	90	90	90	90	90	90
Lot Depth (ft)	120	120	120	120	120	120
Lot Size (sqft)	10,800	10,800	10,800	10,800	10,800	10,800
Net Density/acre	4.0	16.1	4.0	16.1	24.2	8.1
Avg. Base Price	$2,802,500	$3,230,000	$3,363,000	$3,876,000	$6,800,000	$7,705,000
Avg. Price/sq. ft.	$590	$680	$590	$680	$680	$575
Estimated Costs						
Direct per sq. ft.	$285	$285	$285	$285	$278	$285
Direct	$1,353,750	$1,353,750	$1,624,500	$1,624,500	$2,783,000	$3,819,000
Soft Costs at 30% of Hard	$406,125	$406,125	$487,350	$487,350	$834,900	$1,145,700
Total Cost (excluding land)	$1,760,000	$1,760,000	$2,112,000	$2,112,000	$3,618,000	$4,965,000
	$371	$371	$371	$371	$362	$371
Residual Value (land value and profit)	**$1,043,000**	**$1,470,000**	**$1,251,000**	**$1,764,000**	**$3,182,000**	**$2,740,000**

Timeline: Where we are

Next Steps