

City of Newton  
Zoning & Planning Committee



# Village Center Rezoning Phase 4: Version 2.0 Draft Zoning

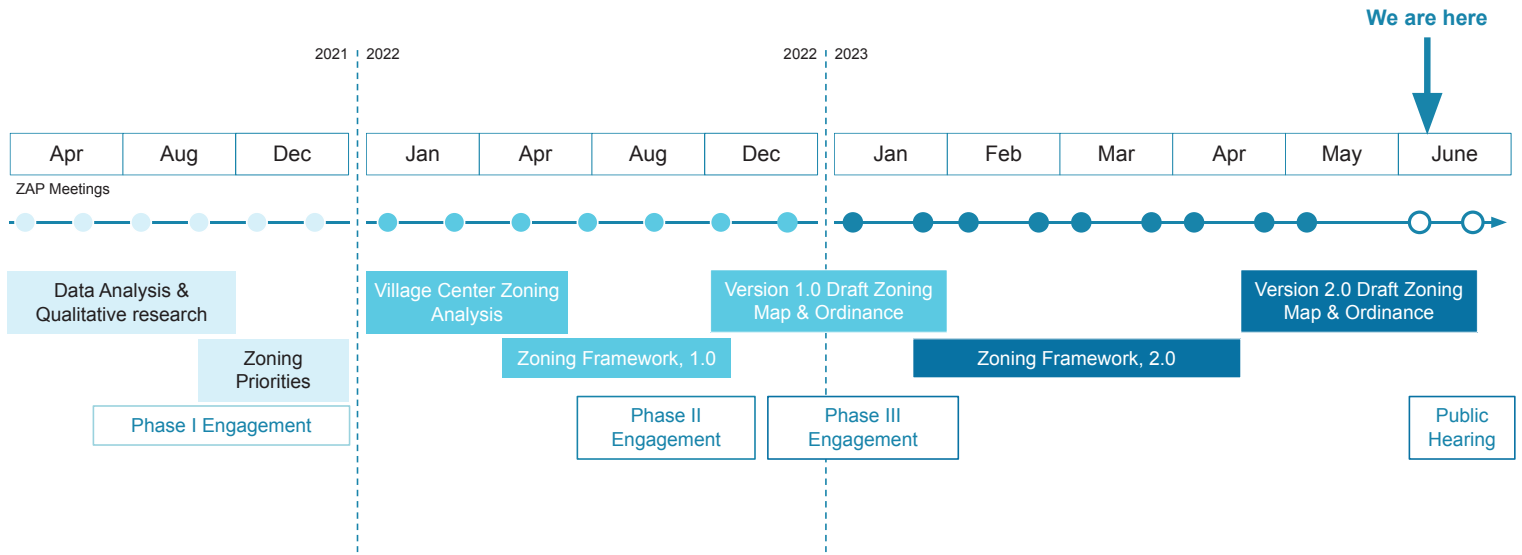
June 12, 2023

## 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**

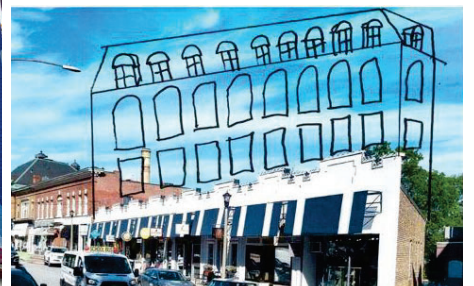
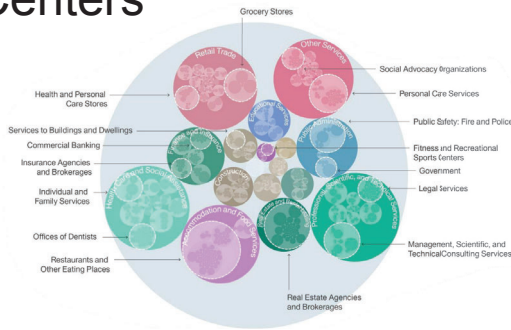
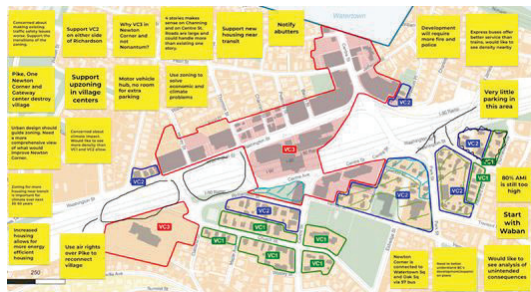
Timeline: Where we are

# 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



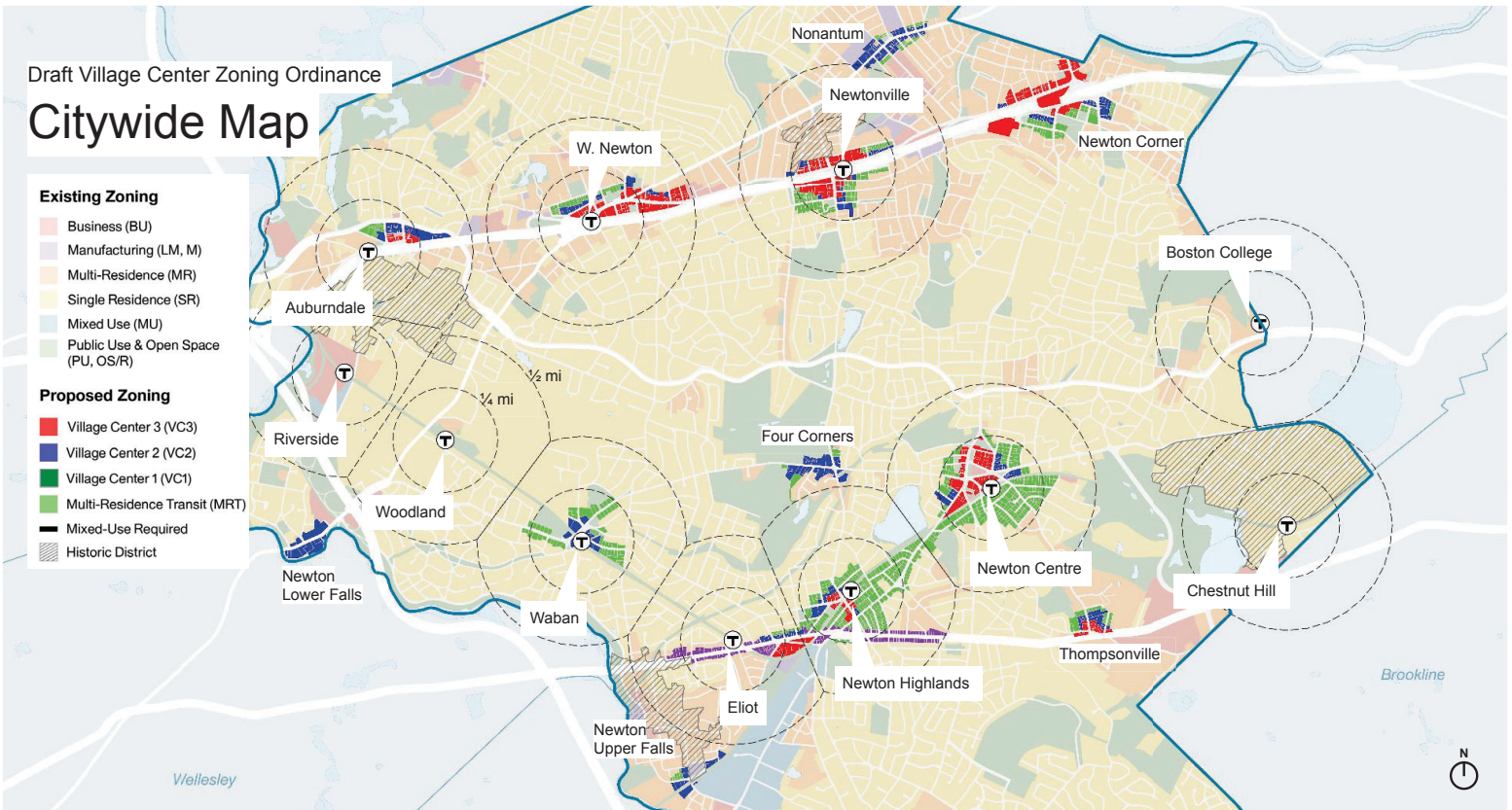
**VC3**

**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

- 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.

Draft Village Center Zoning Ordinance

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

## Multi-Family Conversion

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

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

# MRT

Converting existing homes to multi-family has challenges.

Incentivize conversion through:

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

- 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

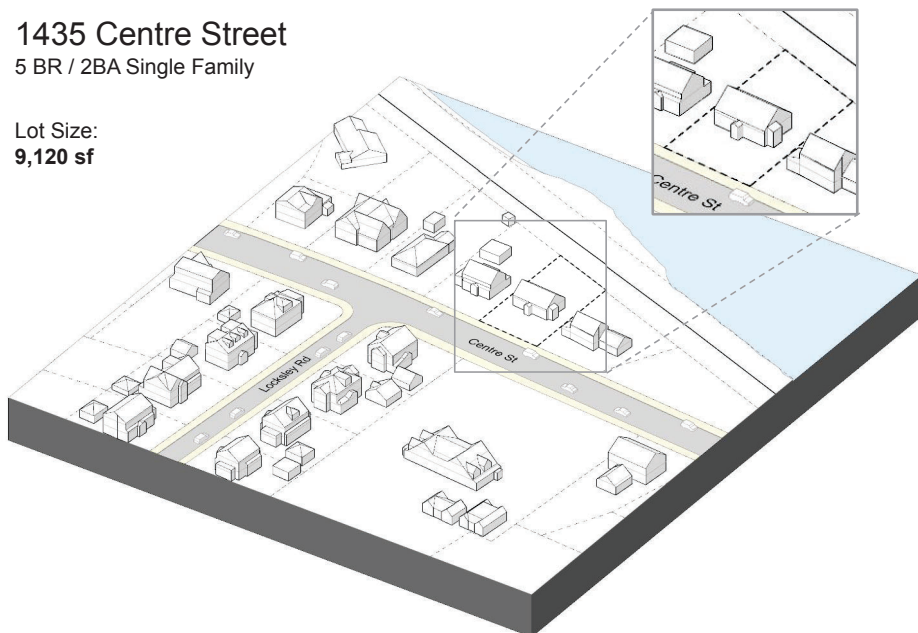
- Potential to produce smaller units at a lower price point will help **produce affordable units**, allowing young families to enter the Newton market and encourage empty-nesters to sell their homes.
- Existing homes have **high embedded value**; as a result, the **ability to add additional square footage** 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.

## MRT Test-fits

# Newton Centre: Existing Site

1435 Centre Street  
5 BR / 2BA Single Family

Lot Size:  
9,120 sf

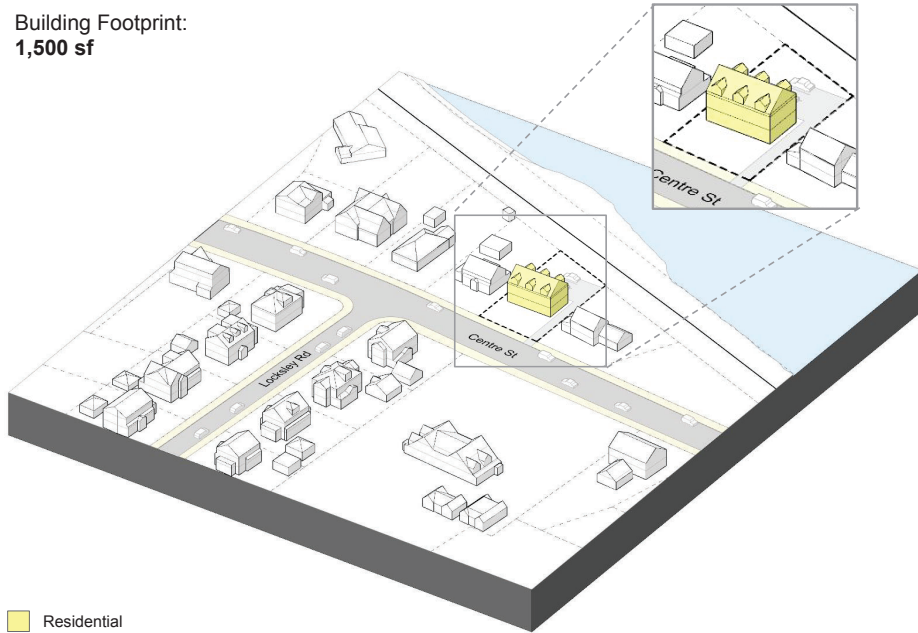




MRT Test-fits

# Newton Centre: New Construction

Building Footprint:  
1,500 sf



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)

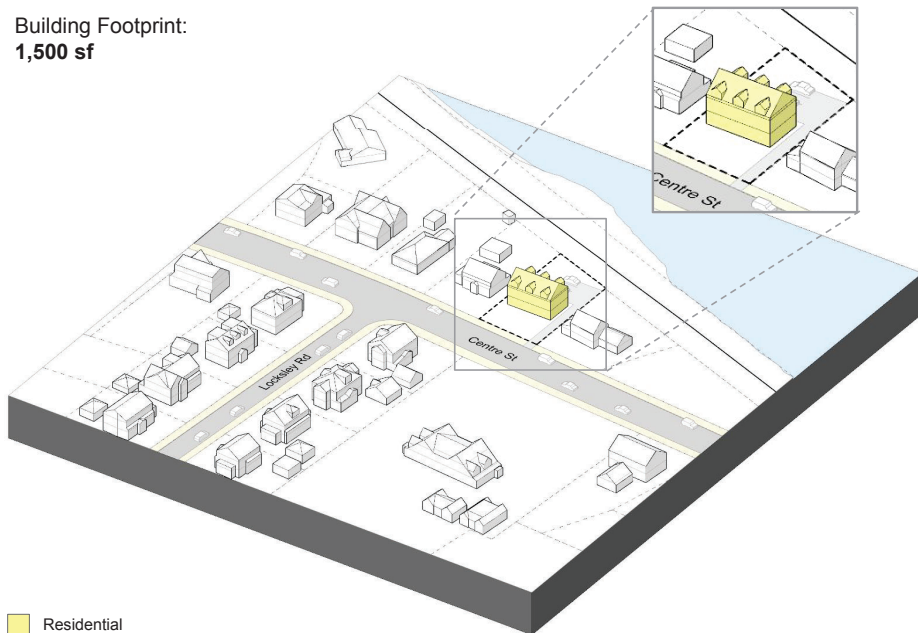
\*Total Bldg Area includes Basement Area (assumed 50% of Bldg Ftprint)  
\*\*Net Residential Area assumes 85% efficiency

Residential

MRT Test-fits

# Conceptual Pro Forma Newton Centre New Construction

Building Footprint:  
1,500 sf



	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
<b>Estimated Costs</b>	
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

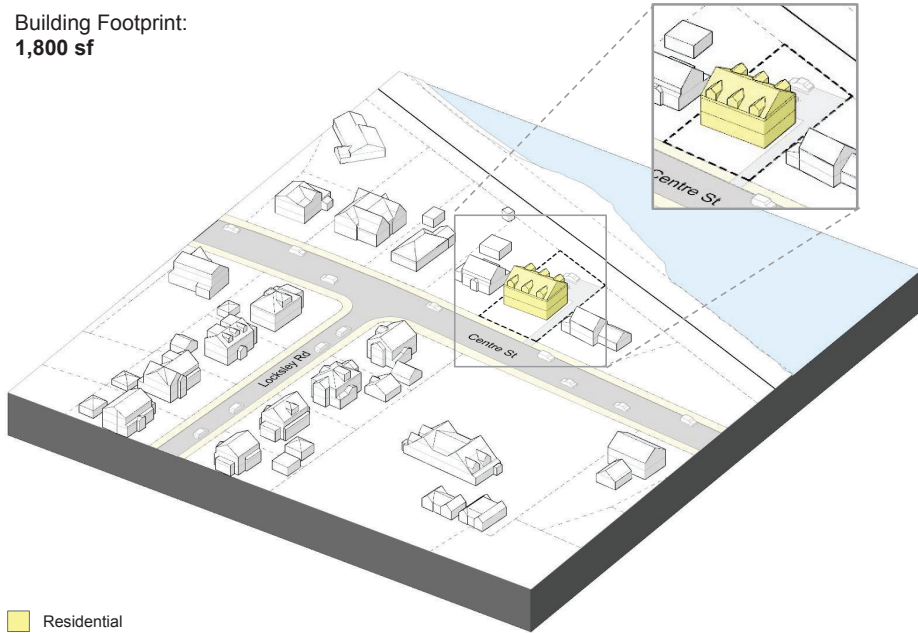
Note: The sales price for the units is \$800 per square feet which nets to \$680 including circulation space.

Residential

MRT Test-fits

# Newton Centre: New Construction

Building Footprint:  
1,800 sf



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)

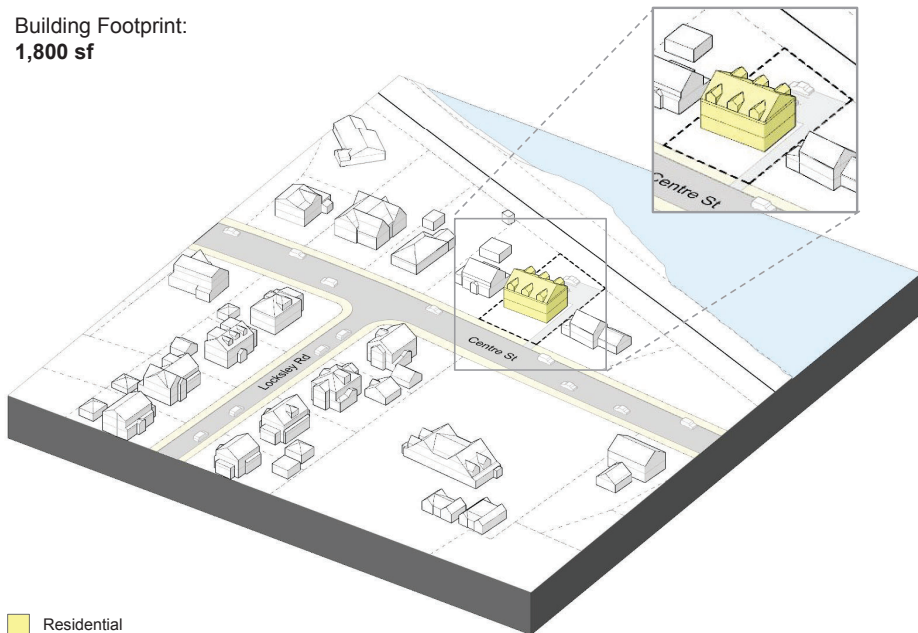
\*Total Bldg Area includes Basement Area (assumed 50% of Bldg Ftprint)  
\*\*Net Residential Area assumes 85% efficiency

Residential

MRT Test-fits

# Conceptual Pro Forma Newton Centre New Construction

Building Footprint:  
1,800 sf



	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
<b>Estimated Costs</b>	
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

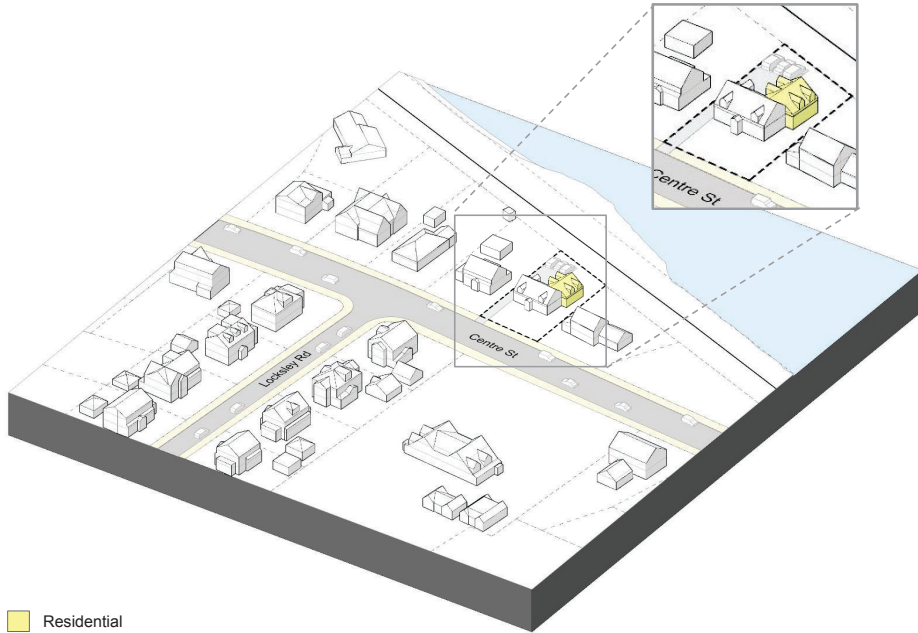
Note: The sales price for the units is \$800 per square feet which nets to \$680 including circulation space.

Residential



MRT Test-fits

# Newton Centre: Conversion

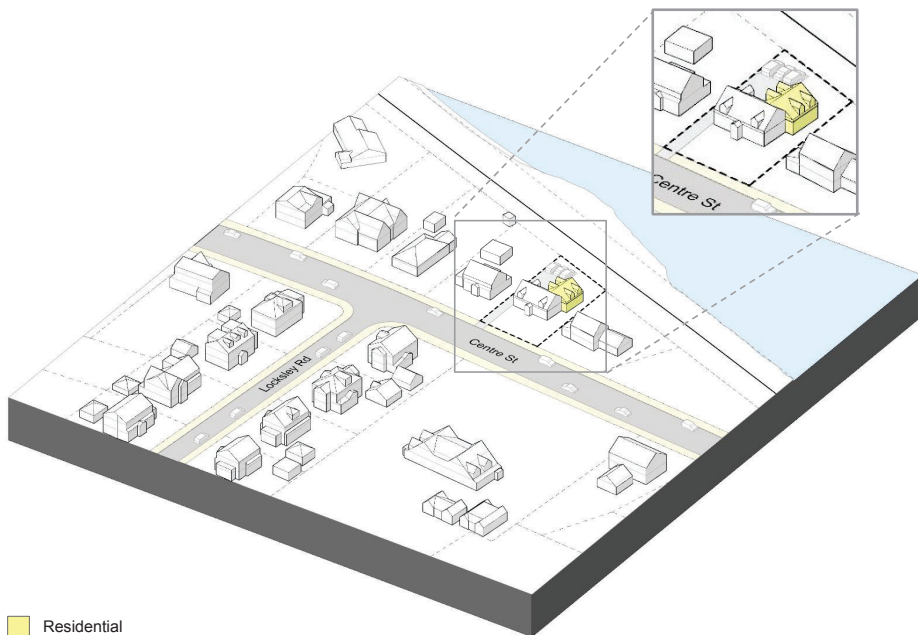


Regulations	MRT	Test Fit Count
<b>Lot Area</b>	–	9,120 sf
<b>Height (max)</b>	2.5 stories; 47'	1.5 stories; 23'
<b>Bldg footprint (max)</b>	Existing footprint can be exceeded by 50%	1,810 sf (1,210 sf existing + 600 sf addition)
<b>Total Bldg Area</b>	–	3,920 gsf*
<b>Net Resi Area</b>	–	3,330 nsf**
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

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

MRT Test-fits

# Conceptual Pro Forma Newton Centre Conversion



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

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.

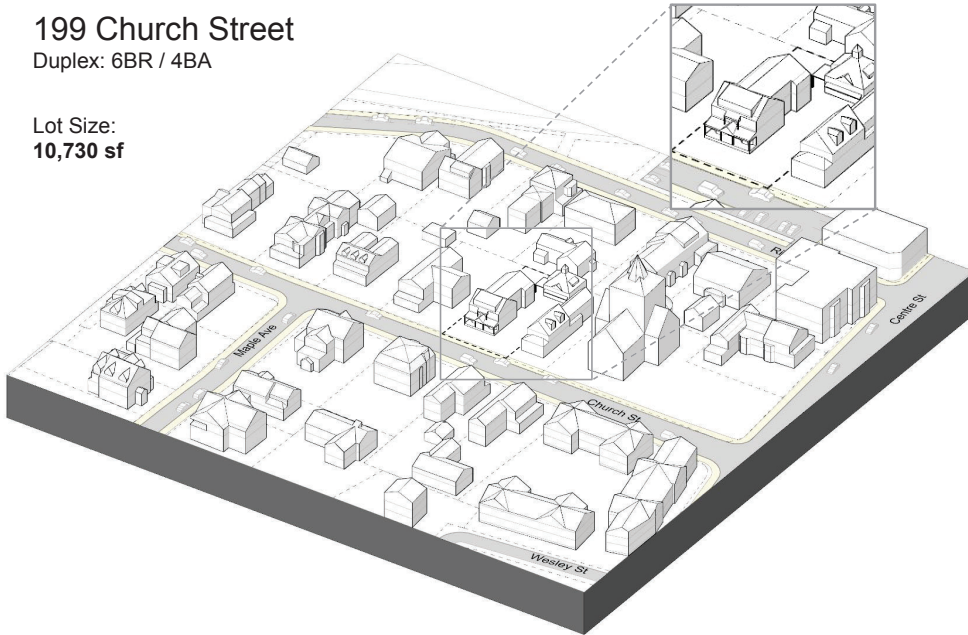
MRT Test-fits

# Newton Corner: Existing Site

199 Church Street

Duplex: 6BR / 4BA

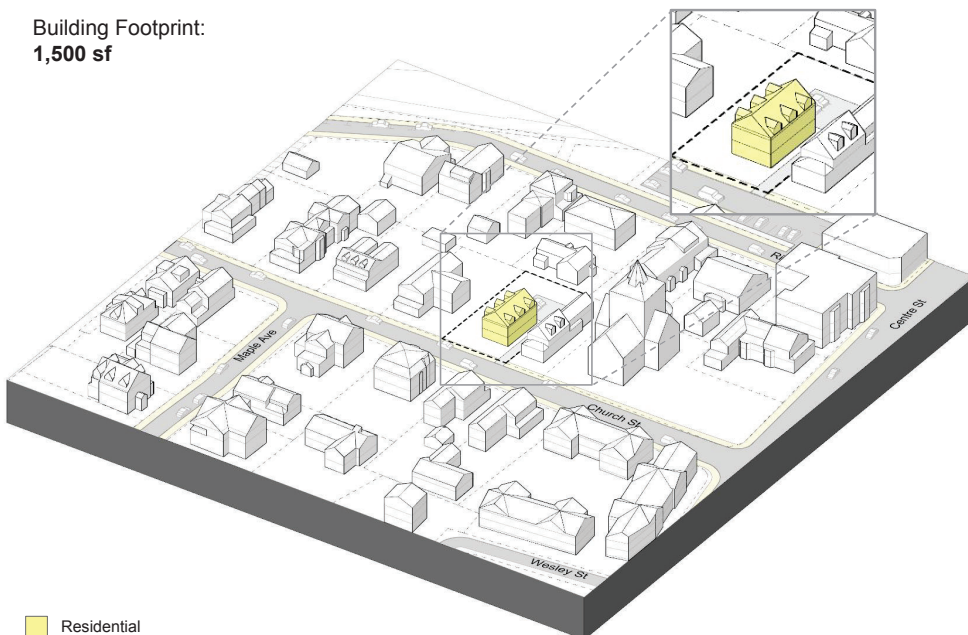
Lot Size:  
10,730 sf



MRT Test-fits

# Newton Corner: New Construction

Building Footprint:  
1,500 sf



Regulations	MRT	Test Fit Count
<b>Lot Area</b>	–	10,730 sf
<b>Height (max)</b>	2.5 stories; 47'	2.5 stories; 35'
<b>Bldg footprint (max)</b>	1,500 sf	1,500 sf
<b>Total Bldg Area</b>	–	4,750 gsft*
<b>Net Resi Area</b>	–	4,040 nsft**
<b>Avg Unit Size</b>	–	3 units: 1,620 sf 4 units: 1,210 sf
<b>Number of Units</b>	3, min / 4, max	3, min / 4, max
<b>Usable Open Space</b>	30% (lots > 30,000 sf)	64%
<b>Setback: Front</b>	10'	25'
<b>Setback: Side (min)</b>	7.5'	30'
<b>Setback: Rear (min)</b>	15'	68'
<b>Parking Spaces</b>	0	4 (1/unit)

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

■ Residential

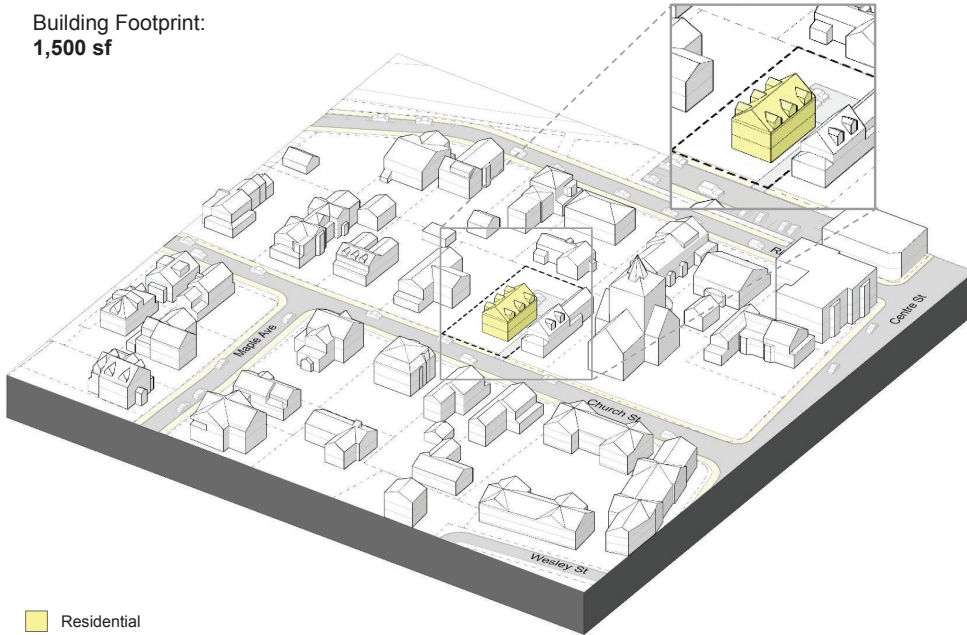


MRT Test-fits

# Conceptual Pro Forma

Newton Corner  
New Construction

Building Footprint:  
1,500 sf



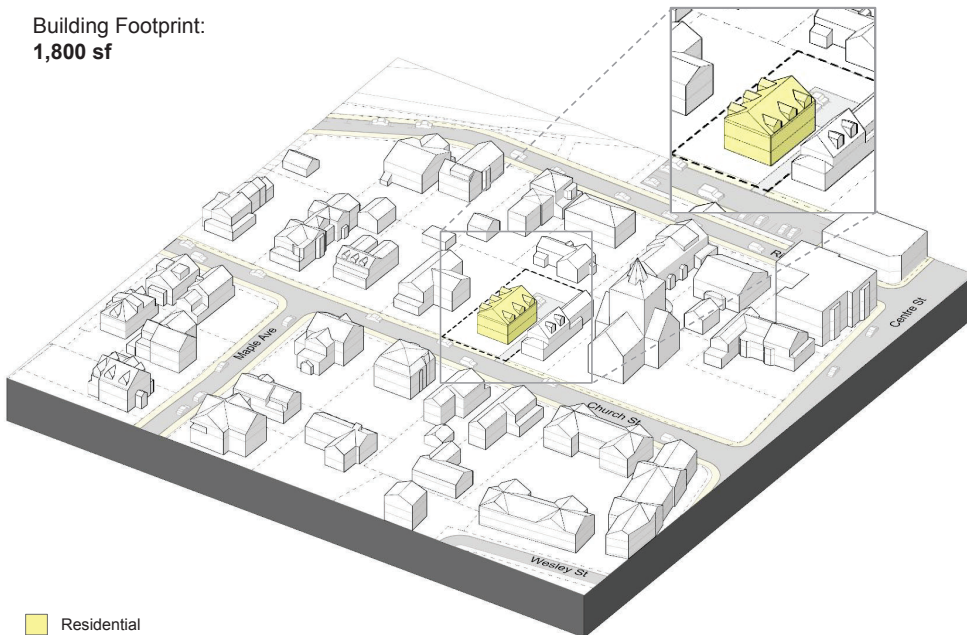
	NEW- 3 OR 4 UNIT
<b>Units</b>	4
<b>Total Building Area (gsf)</b>	4,750
<b>Lot Width</b>	90
<b>Lot Depth (ft)</b>	120
<b>Lot Size (sqft)</b>	10,800
<b>Net Density/acre</b>	16.1
<b>Avg. Base Price</b>	\$3,230,000
<b>Avg. Price/sq. ft.</b>	\$680
<b>Estimated Costs</b>	
<b>Direct per sq. ft.</b>	\$285
<b>Direct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



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

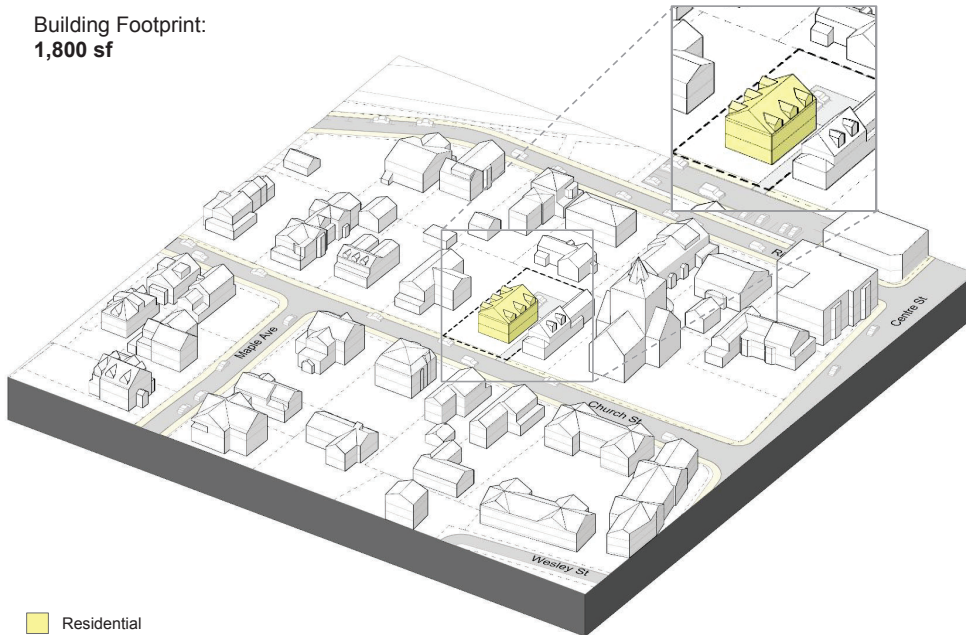
\*Total Bldg Area includes Basement Area (assumed 50% of Bldg Ftprint)  
\*\*Net Residential Area assumes 85% efficiency

MRT Test-fits

# Conceptual Pro Forma

Newton Corner  
New Construction

Building Footprint:  
1,800 sf



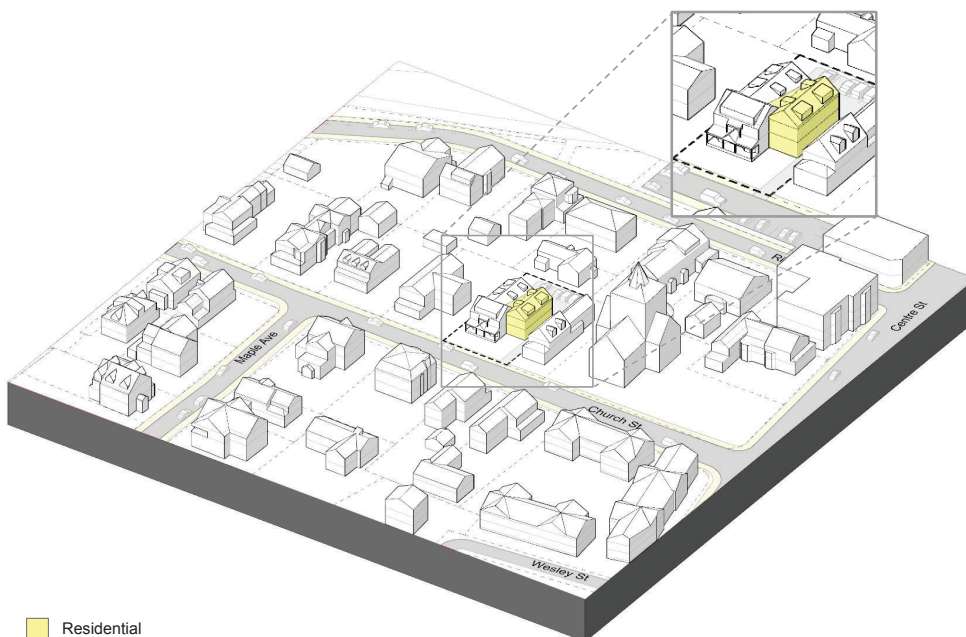
Residential

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

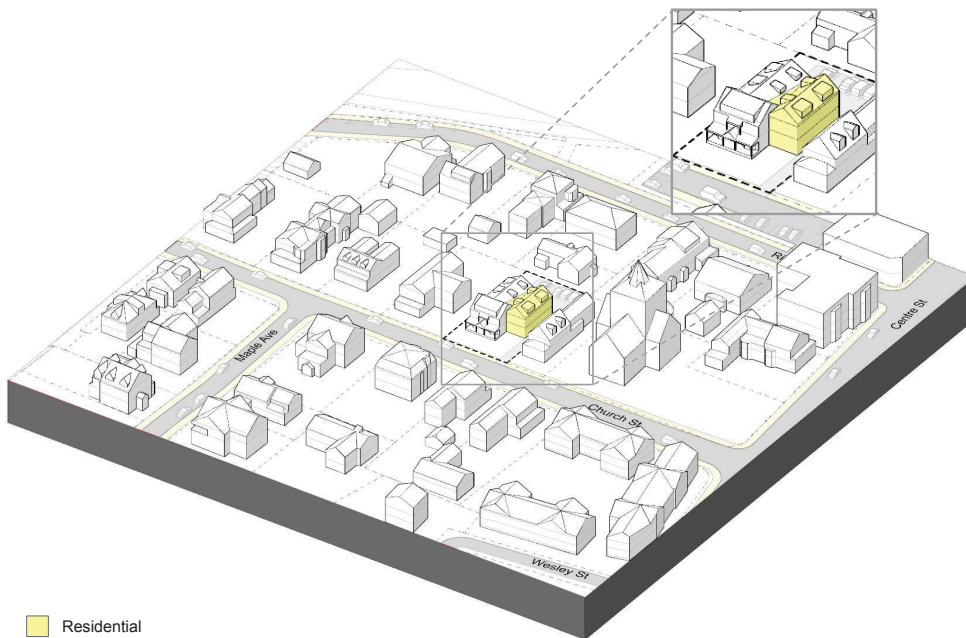
Regulations	MRT	Test Fit Count
<b>Lot Area</b>	-	10,730 sf
<b>Height (max)</b>	2.5 stories; 47'	2.5 stories; 32.5'
<b>Bldg footprint (max)</b>	Existing footprint can be exceeded by 50%	3,140 sf (2,100 sf existing + 1,040 sf add.)
<b>Total Bldg Area</b>	-	10,000 gsf*
<b>Net Resi Area</b>	-	8,500 nsf**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

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



MRT Test-fits

# Newton Corner: Conversion



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

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.

Residential

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

Timeline: Where we are  
**Next Steps**

