

City of Newton, Massachusetts REQUEST FOR INTEREST for Kessler Woods
City Staff Comparison of Developer Responses

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COLOR KEY	open space	single family	townhouse	multi-family
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Developer	Complete application?	Development Approach						
		Total Units	Area 1 (Brookline St)	Area 2 (N. Lagrange)	Area 3 (Vine)	Area 4 (South)	Affordable Housing	Overall summary
A	Yes	209-246	14 single family	180 multi family, AND 12 townhouses	40 senior housing OR 3 single family	Open Space	not clear - "affordable" mentioned in context of multi-family	Multi family in area 2 is 5 buildings of 3 and 4 stories and a clubhouse. Senior complex in area 1 is 2 stories (40,000 s.f.)
B	Yes	100 (minimum)	not specified	not specified	not specified	not specified	Yes, 25% of units for moderate income	Combination of townhouses and multifamily. Developer would own land and designate a portion(s) as open space (City would hold
C	No - no development approach until extensive land planning complete	NA	NA	NA	NA	NA	NA	NA
D	Yes	45-55	Open Space	34 townhouses (Sasaki Figure 5)	Open Space	21 townhouses (Sasaki Figure 7)	Yes, % and preferences to be determined - would recommend City hold deed restrictions	Ownership of open space granted to City. Developer owns the rest.
E	Yes	80	8 single family, 2 family, or 3 family	21 single family, 2 family, or 3 family	2 single family, 2 family, or 3 family	Open Space	Not specified	30 buildings with the appearance and scale of single family homes. The South parcel would be owned by the City.
F	Yes	168-188	14 single family	130-150 elderly housing (multi family bldg)	2-3 single family	21 townhouses (Sasaki Figure 7)	Yes, the elderly housing on area 2 is the affordable component.	The area 2 elderly housing would be one 4-5 story building. Community benefits include neighborhood meeting places, activities for neighborhood elderly, and residents volunteer in community.
G	Yes	155	20 townhouses	56 multi family AND 20 townhouses	3 single family	56 multi family	Yes, 10% of units restricted in perpetuity (16 units in total).	Mix of for-sale and rent. Green building complying with Leadership in Energy and Envir. Design (LEED) standards.
H	Yes, but developer's team is not identified	50-75	18 townhouses (Sasaki Figure 4)	34 townhouses (Sasaki Figure 5)	Open Space	21 townhouses (Sasaki Figure 7)	Yes, % and structure not specified	Townhouses designed in 5-10 unit clusters. Units could be rental or home ownership. Open space would be owned by public entity or non-profit.
I	No - will not release financial statement	102-144	8-12 single family	70-90 senior apartments	3-5 single family	21-32 cluster cohousing	Not specified	The senior housing in area 2 is rental for age 55 plus. Propose conveying street corner (Vine & Lagrange) as open space to City.
J	Yes	135	Open Space	135 multi family	Open Space	Open Space	Yes, 10% affordable	Clusters five 27 unit buildings on area 2. Rest is open space. Open space owned by City.