



Austin Street Reimagined

**New energy-efficient, solar-powered middle-class housing,
great shopping, and easy parking in Newtonville**



AUSTIN STREET PARTNERS

ADD Inc



WHERE WE'VE BEEN ... EIGHT YEARS AND COUNTING ...



A vision for Austin Street was first identified eight years ago...

- 2007 **Comprehensive Plan identifies site for village housing**
- 2008-10 **14-citizen Joint Advisory Planning Group studies site**
- 2012 **Board of Aldermen authorizes Mayor to sell or lease land**
- 2012 **Board of Aldermen votes unanimously (23-0) to rezone**
- 2013 **RFP issued**
- 2013-14 **Six redevelopment proposals vetted over 14 months**
- May 2014 **Austin Street Partners selected**



We've been listening for the past 12 months ...

- City-sponsored public meetings in June and July 2014
- Meetings with City and stakeholders in Fall 2014 and Winter 2015
- December, January and February meetings with interested groups
- March 2015 City-sponsored forum to collect more feedback
- Well over 1000 comments received



OUR CURRENT PROPOSAL ... A REVISED PROGRAM

A smaller project with more public parking...

- **68 apartment homes** - reduced 15% from 80
- **Still 25% affordable**
- **5000 sf of retail** - reduced 45% including a proposed **innovation center**
- **3-4 stories / 48'** - reduced from 4-5 stories / 54'
- **127 public parking spaces** - maintains existing
- **Underground parking** - increased 25% to 1.25/apartment
- **99 year ground lease** with single payment





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AUSTIN STREET MUNICIPAL PARKING LOT - A HIDDEN ASSET

An hole in the middle of a donut...



CURRENT VIEW...



View from
Austin Street



CURRENT VIEW...



View from
Austin Street



CURRENT VIEW...

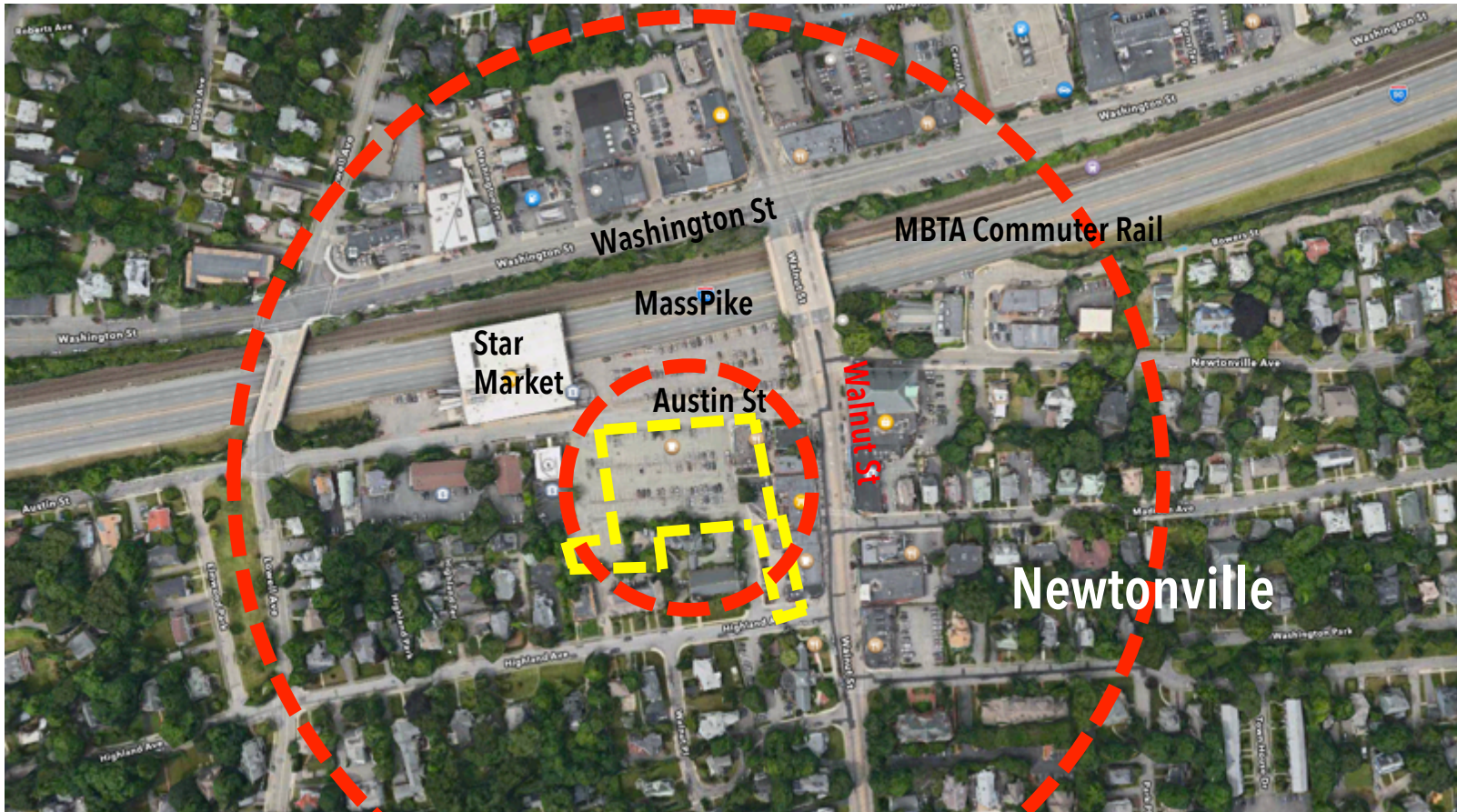


View from
Bram Way



AUSTIN STREET MUNICIPAL PARKING LOT - A HIDDEN ASSET

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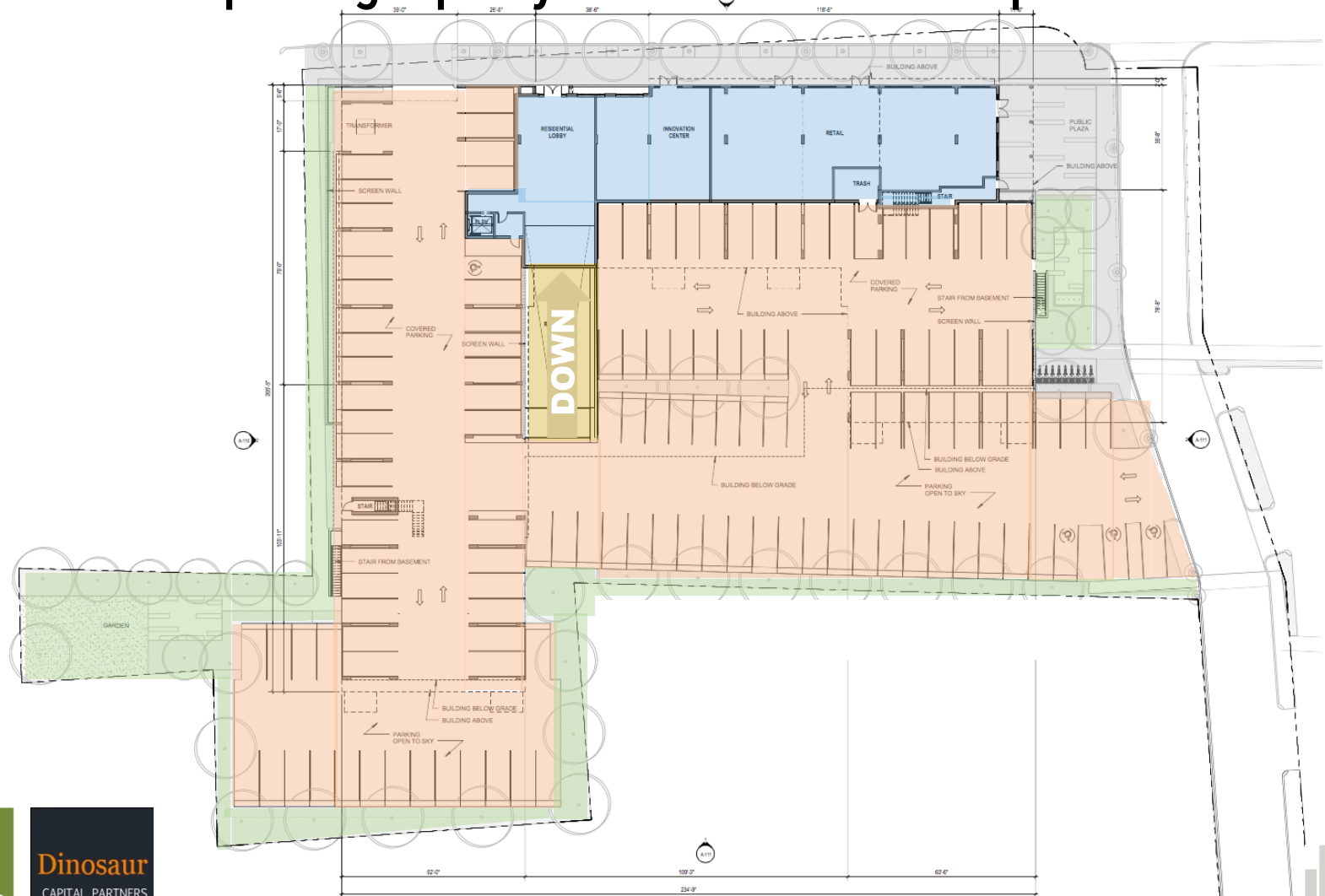


BIRD'S EYE VIEW LOOKING SOUTH...



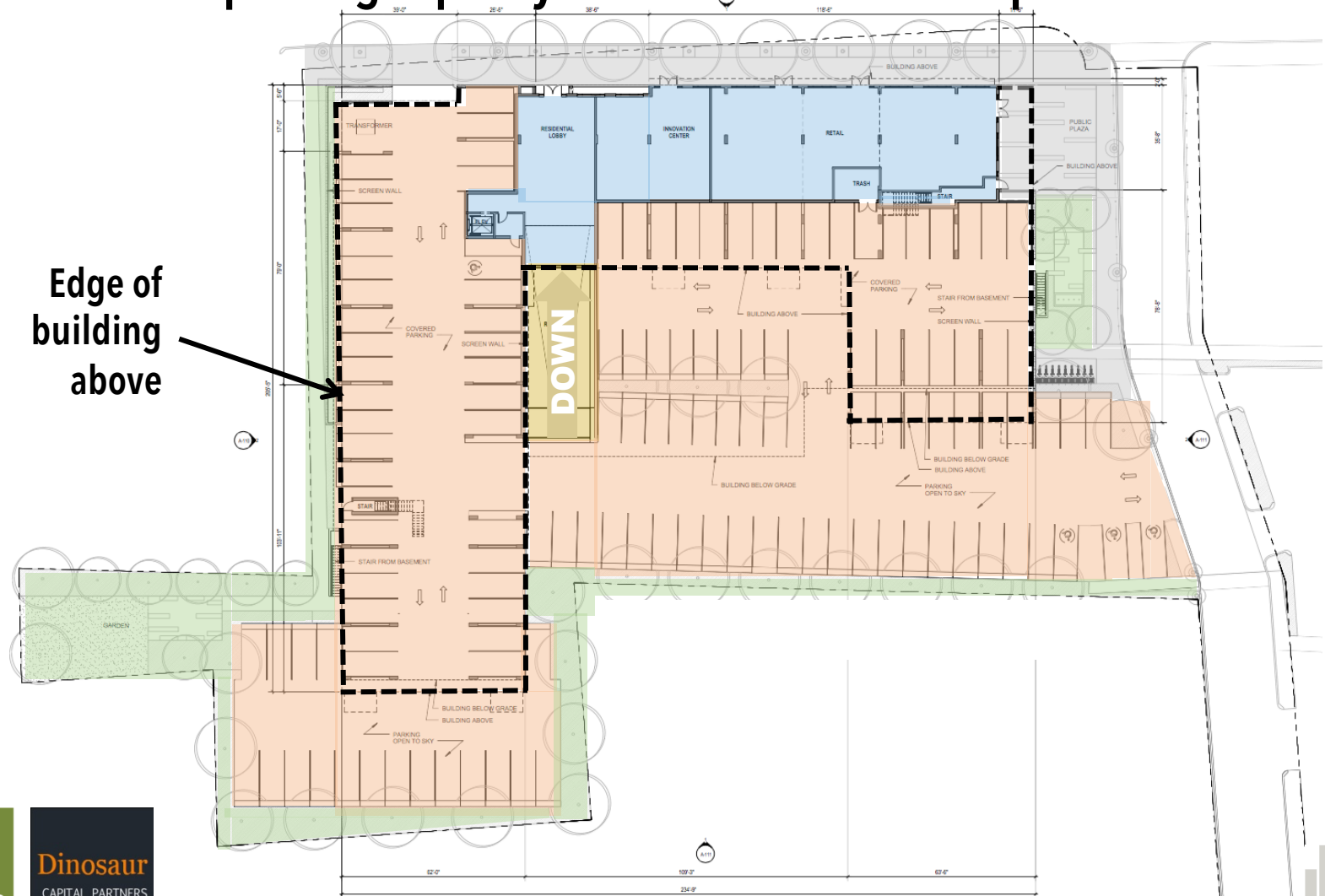
IMPROVED PUBLIC PARKING...

Public parking capacity remains 127 surface spaces ...



IMPROVED PUBLIC PARKING...

Public parking capacity remains 127 surface spaces ...



Edge of building above



A DESIGN THAT FITS IN NEWTONVILLE...

New shops, a public plaza and improved parking ...



N/F Newforville New-Church Society

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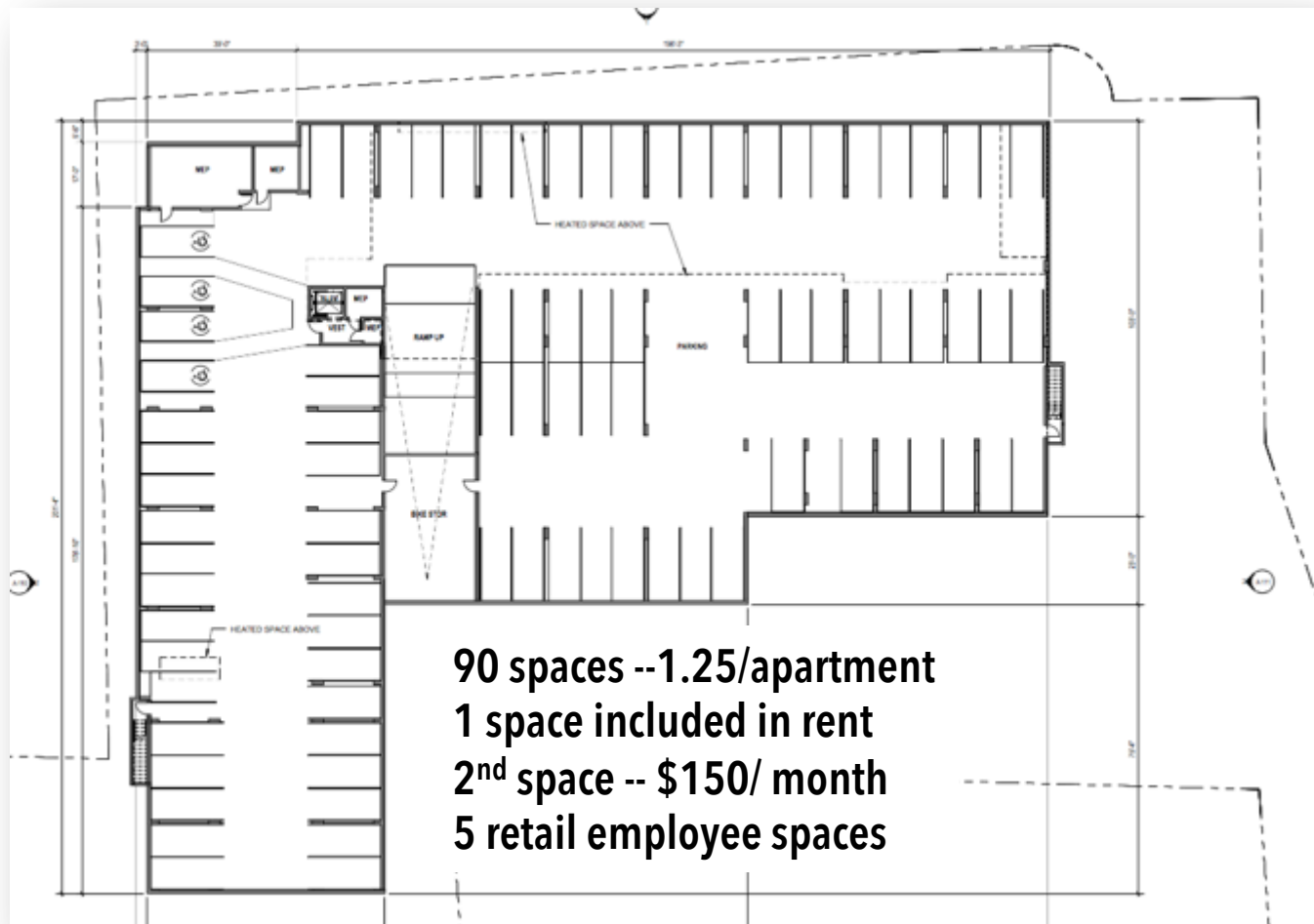


The Plaza ...



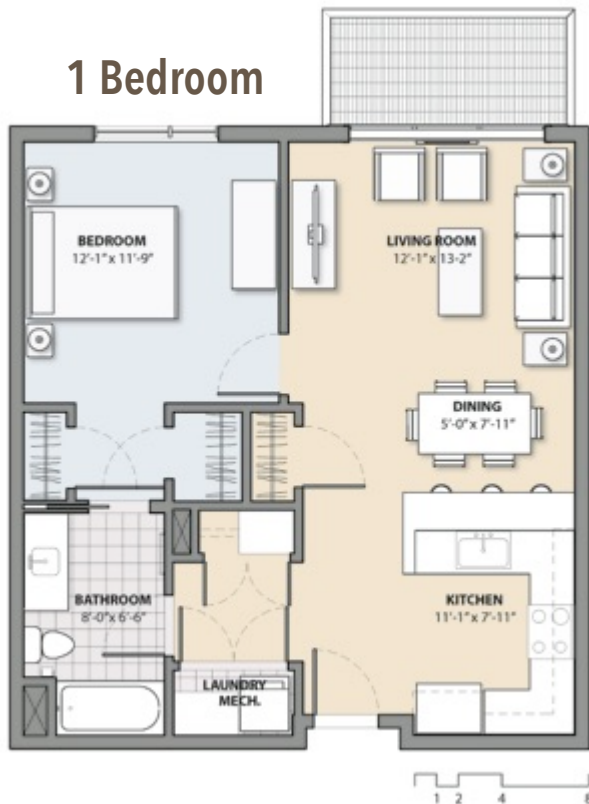
NEW UNDERGROUND PARKING FOR RESIDENTS AND EMPLOYEES...

Secure resident and employee parking is underground...



HOUSING FOR ALL OF US - MORE CHOICES FOR NEWTON

Modern, Multi-family, Mixed-income, Multi-generational, Accessible, Affordable



HOUSING FOR ALL OF US ...



View from
Austin Street



HOUSING FOR ALL OF US ...



View from
Bram Way



A DESIGN THAT FITS IN NEWTONVILLE...



GUIDING PRINCIPLES:

- Preserve village character
- Memorable sense of place
- Walkable
- Transit-oriented
- Mixed-use
- Green and sustainable
- New housing opportunities
- Compact design
- Contextual

oaktree

Dinosaur
CAPITAL PARTNERS

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Newton has surprisingly few housing options...

- 84,615 residents
- 30,443 households
- 78% live in one or two family homes
- \$885,000 median home price (Boston Magazine)
- 24th most expensive place to live in the US (Coldwell Banker)

Newton's expensive predominant one- and two-family homes are not affordable or appropriate for many of its residents

... one size does not fit all



HOUSING FOR ALL OF US - MORE CHOICES FOR NEWTON

A Mix of One Bedroom, One Bedroom Plus Den and Two Bedroom Apartments

Apartment Type	Market	Affordable	Total
1 Bedroom	22	7	29
1 Bedroom Plus Den	3	1	4
2 Bedroom	26	9	35
Total	51	17	68

All units are identical in size and finish - no distinction between market and affordable



25% of the apartment homes - 17 - will be affordable to households earning 80% of area median income...

Number in Family	80% of AMI	100% of AMI
1	\$55,150	\$68,950
2	\$63,050	\$78,800
3	\$70,900	\$88,650
4	\$78,800	\$98,500

“Middle Class” = between 50% and 150% of median income...

according to Robert Reich

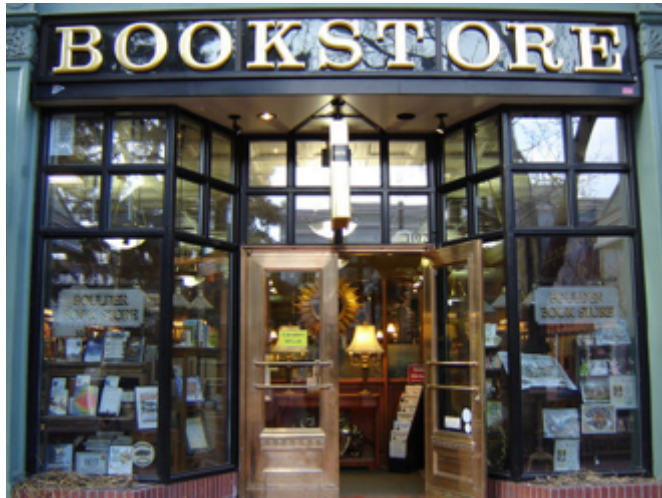
	<u>Market Rate</u> <u>One Bedroom Apartment</u>
Household Size	2
Area Median Income (Boston MSA)	\$78,800
Newton Market Rent / Month	\$2600
Required Annual Income	\$104,000

Source: Boston Redevelopment Authority, 2015 Affordable Housing Income Limits:
<http://www.bostonredevelopmentauthority.org/housing/affordable-housing-income-limits>
Assumes 30% of income is allocated to rent per US HUD standard

SUSTAINABILITY...



AN EVEN MORE VIBRANT NEWTONVILLE...



- 2-3 new boutique shops will enhance the retail mix
- **Innovation Center for entrepreneurship**
- Possibly a **gourmet shop** with outdoor seating
- Enhance connectivity throughout Newtonville
- **No initial leases to existing area tenants**
- **No initial banks or nail salons**
- Maintain our strong preference for **locally-based retailers** versus national chains



INTERIM PARKING PLANS...

No reduction in required parking during one year construction ...

- **Working group formed with Newtonville businesses and City officials**
- **Will finalize interim spaces before approval**
- **Coordinating construction schedule for summer work to minimize impact**





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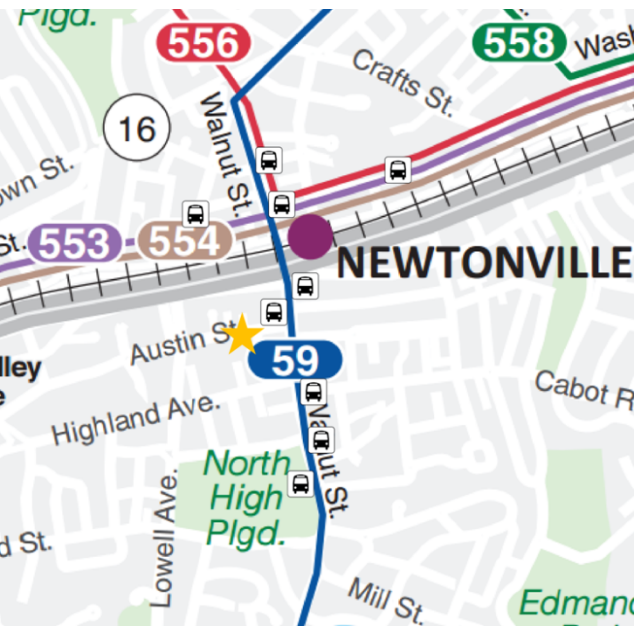


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Access to Newtonville



- Over **40** rush hour **transit rides** to and from downtown every day
 - **26 trains**
 - (*15 minutes to Back Bay, 20 minutes to South Station*)
 - **15 buses**
- **Walkscore of 78** (“Most errands can be accomplished on foot”)
- Within a 5 minute walk (1/4 mile):
 - Commuter Rail
 - 10 restaurants, 4 coffee houses
 - 2 food markets
 - 12 shops, banks, pharmacies

Parking at Austin Street



- Overall study area peak parking demand is on Saturday at lunch: 78% full (2014 Study)
- 105 out of 127 (83%) spaces in Austin Street Lot are occupied on Saturday at lunch
 - Demand was 98 spaces before Star Market / Shaw's Lot was restricted
 - Austin Street lot is free on Saturday

Overall Impacts

■ AM peak

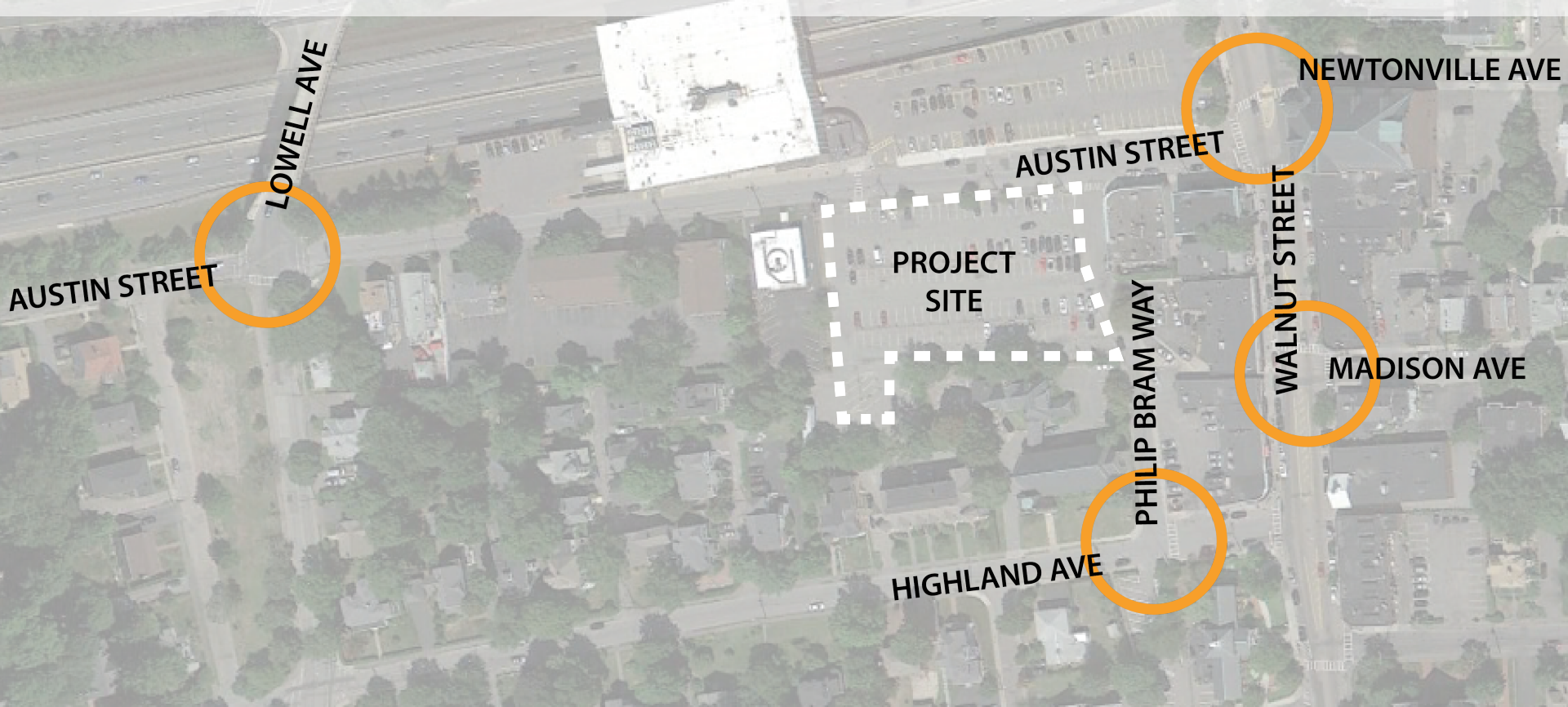
- 32 new cars
- 6 new transit riders
- 2 new walkers

■ PM peak

- 46 new cars
- 8 new transit riders
- 2 new walkers

■ Saturday peak

- 42 new cars
- 8 new transit riders
- 2 new walkers





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RELIEF REQUESTED...

A special permit is requested as contemplated and allowed in the Mixed Use 4 District including:



- 4 story, 48 foot building (Section 30-15 (w))
- Street-level office use (Section 30-13(h)(2), Table B)
- Restaurant of more than 50 seats or retail service of more than 5,000 square feet (Section 30-13(h)(2), Table B)
- Building in excess of 20,000 square feet (Section 30-13(j) (1))
- Side yard of 10 feet (Section 30-15 (w))
- Waiver of up to 80 parking stalls
- Waiver of parking plan (Section 30-19(e))
- Parking in setback and within 5 feet of a residential structure (Section 30-19(m))
- Modifications of parking stall dimension, screening, interior landscaping, lighting, bicycle parking, and off-street loading requirements (Section 30-19(m))
- Site plan approval (Section 30-24)





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