



Austin Street Reimagined

AUSTIN STREET REDEVELOPMENT IS GREAT!

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



AUSTIN STREET PARTNERS



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The current parking lot is frankly dreadful.



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New public plaza...creates a common ground for community



Plaza is approximately 3000 square feet and easily accommodates seating for 30 or more people



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Spacious public plaza with Bram Way potential...always or special events...



Plaza is approximately 3000 square feet and about 5000 square feet including Bram Way



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New building fits in... three and four stories

Heights of Nearby Buildings and Telephone Poles

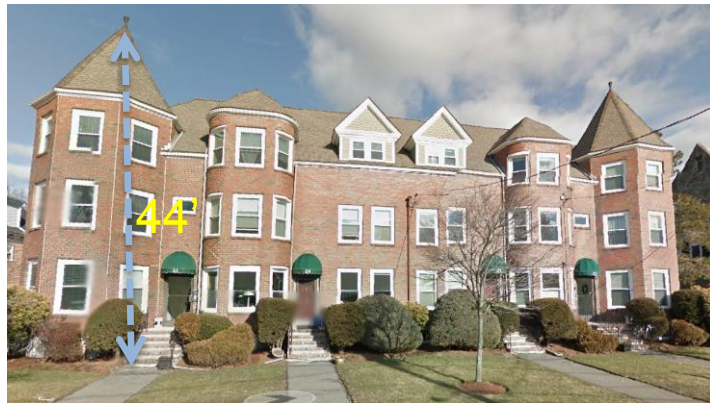
Masonic Temple



Swedenborgian Church



Telephone Pole



25 – 31 Highland Avenue



Claflin School



288 Walnut Street

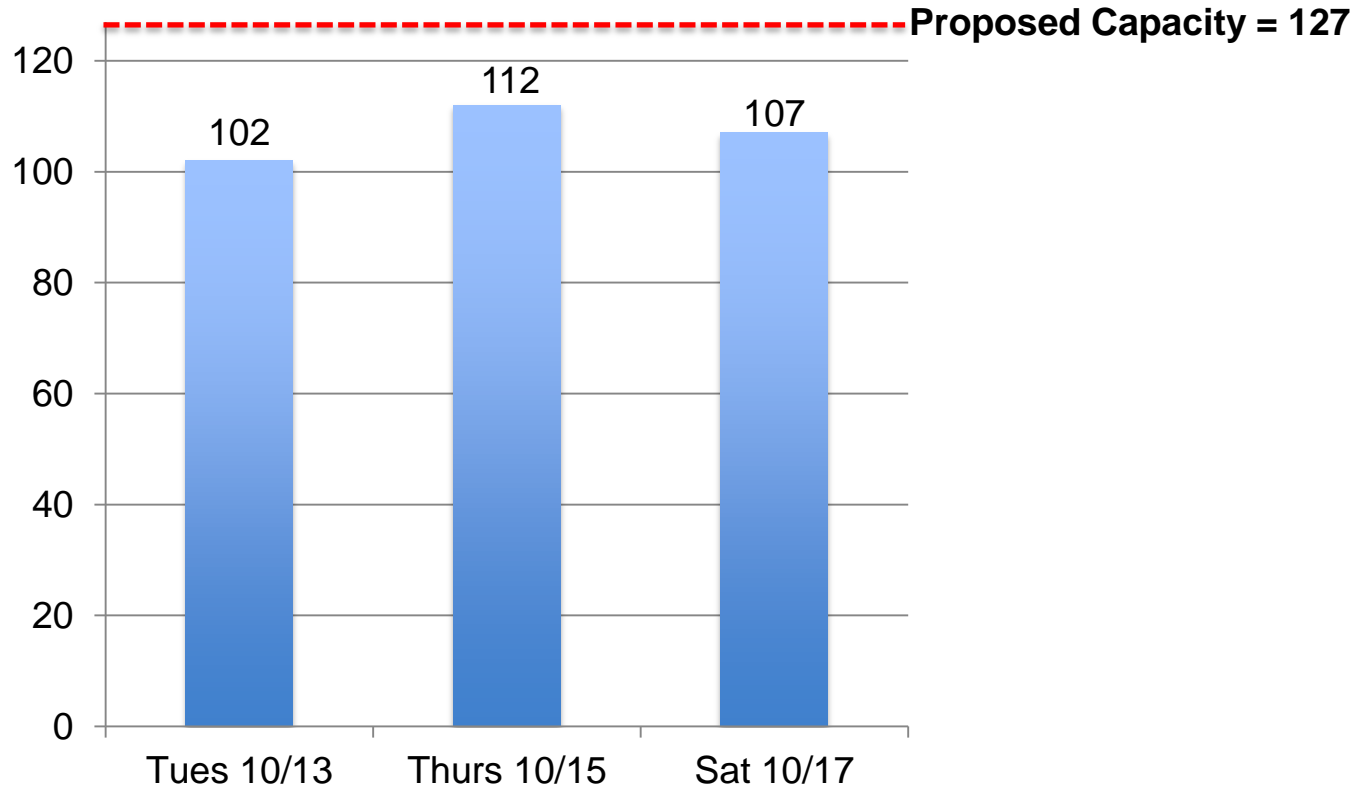


AUSTIN STREET PARTNERS



New counts confirm that the reconstructed 127 parking spaces will remain adequate to accommodate peak hour demands ...

Peak Hour Parking Count – Austin Street Municipal Lot



Peak hours occur between 11 am and 1 pm weekdays and Saturday

Source: Planning Horizons study

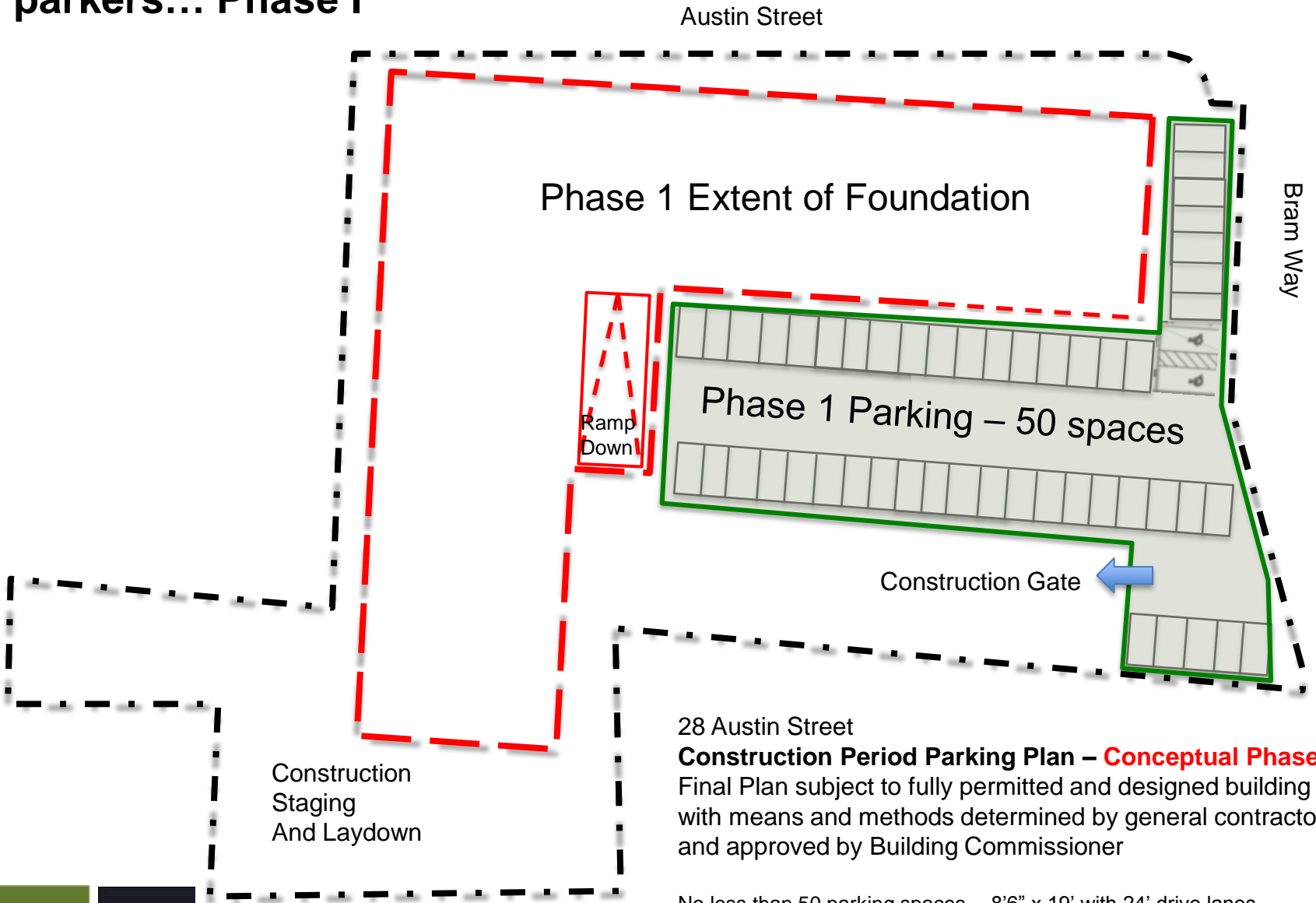
Shared Parking

- Resident parking is discouraged by charging separately
- Not more than 85 spaces will be rented to residents
- Shared parking will not be available to the public but will be available on an unreserved basis to building owners, business owners for employees and on to commuters
- Shared parking will have staggered start and end times to accommodate different patterns of resident use and different users
- Amount of shared parking will be determined empirically based on actual experience. We will include a 15% margin of error off the empirical data. It is our expectation that up to 35 spaces could be available for various time slots during weekdays and perhaps some other number on Saturdays

Construction Period Mitigation

- **We have asked for the establishment of a liaison committee - including Jackson Road and Ward 1 Aldermen**
- **Construction Management Plan in conjunction with the liaison committee**
- **Business Engagement Plan**
- **Business Community support from**
 - **Newtonville Property owners**
 - **Economic Development Commission**
 - **Chamber of Commerce Survey**
 - **Chamber of Commerce Board of Directors**

Interim On-Site Parking Plan will accommodate 50 short-term parkers... Phase I



28 Austin Street
Construction Period Parking Plan – Conceptual Phase I
Final Plan subject to fully permitted and designed building with means and methods determined by general contractor and approved by Building Commissioner

No less than 50 parking spaces -- 8'6" x 19' with 24' drive lanes



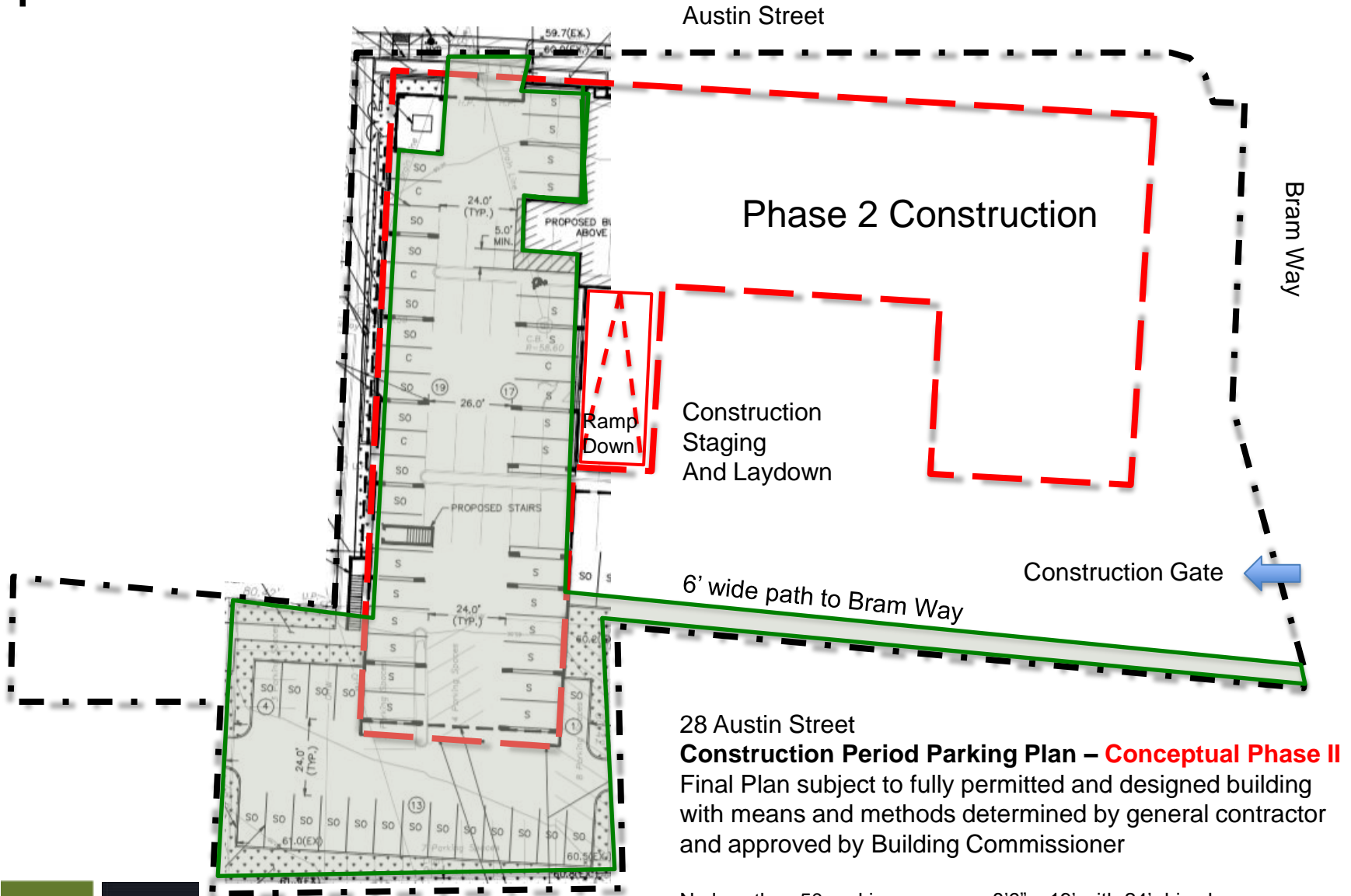
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Interim On-Site Parking Plan will accommodate 50 short-term parkers... Phase II



28 Austin Street
Construction Period Parking Plan – Conceptual Phase II
 Final Plan subject to fully permitted and designed building with means and methods determined by general contractor and approved by Building Commissioner

No less than 50 parking spaces -- 8'6" x 19' with 24' drive lanes





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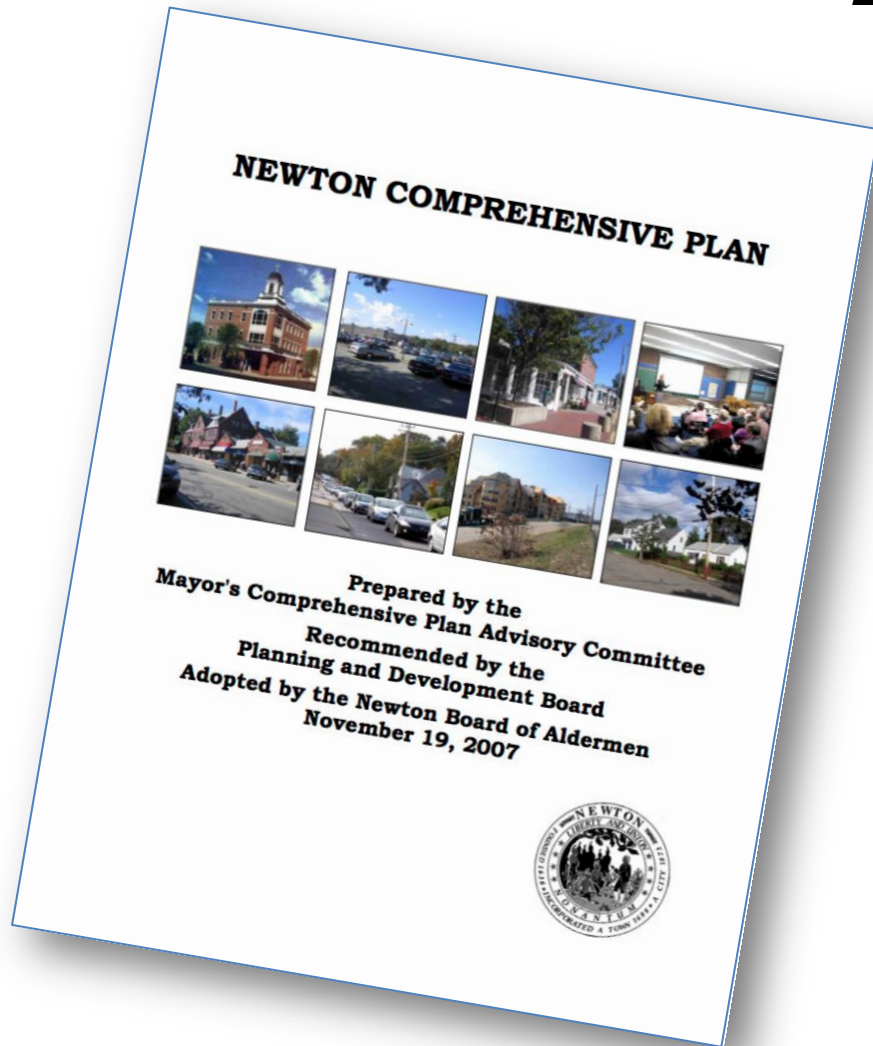
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1.

**Austin Street is a great example of proactive
and not reactive municipal planning.**

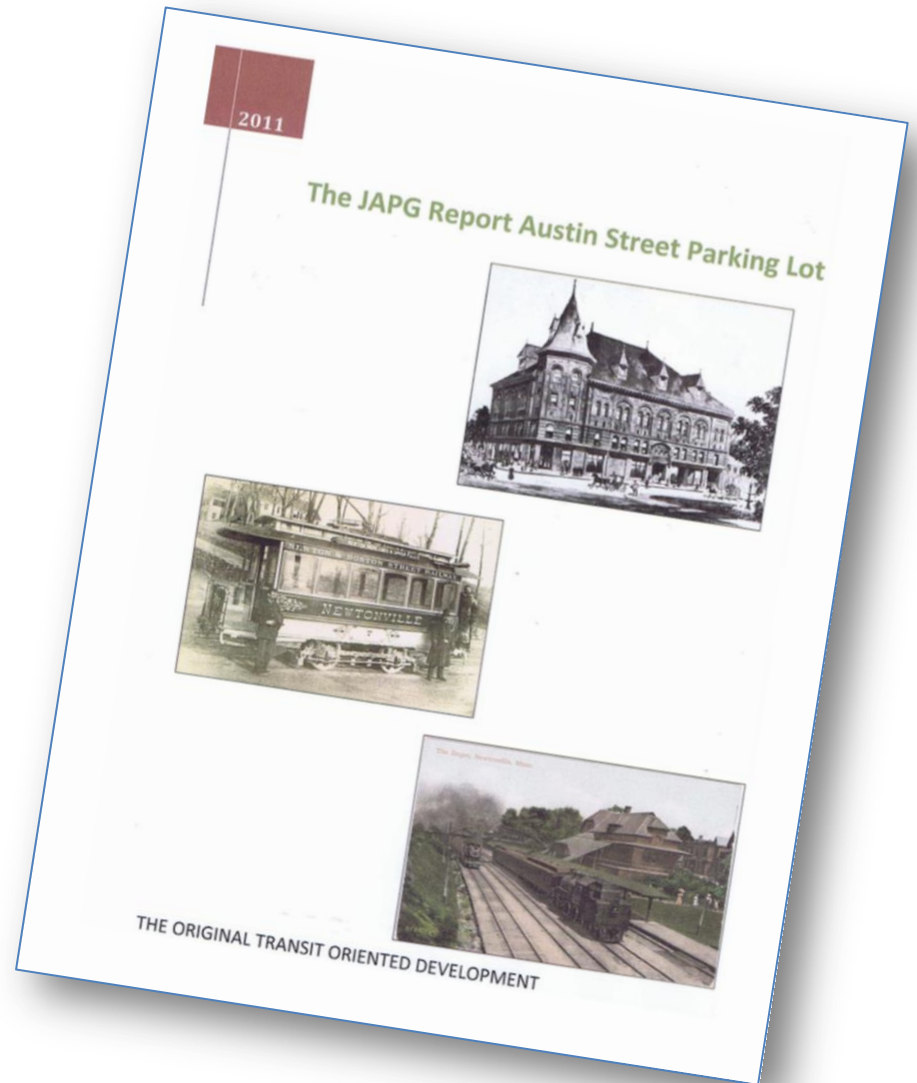
2007



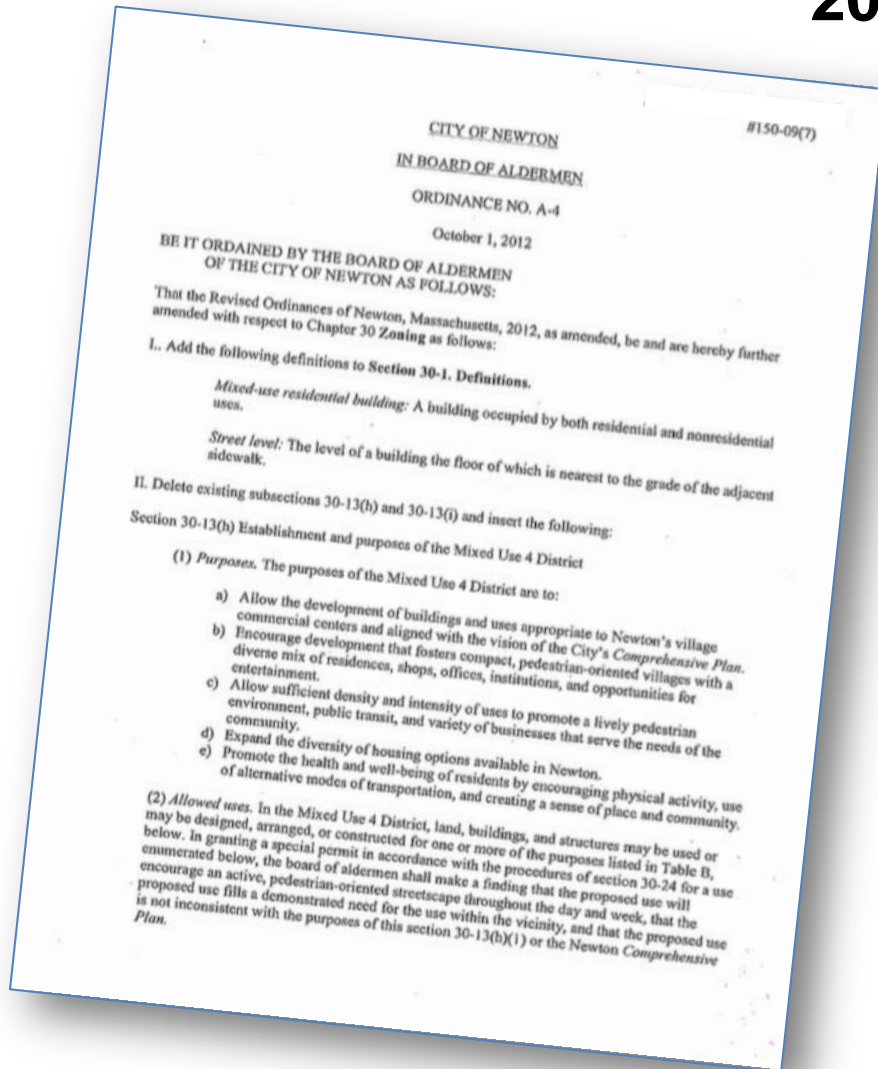
**Newton's
Comprehensive Plan
adopted goals of
inclusive housing
redevelopment
in the village centers
and
creating village
focus points**

2008 - 2011

Joint Advisory Planning Group presented the broad outlines of the Austin Street redevelopment as a mixed-use residential and commercial project.



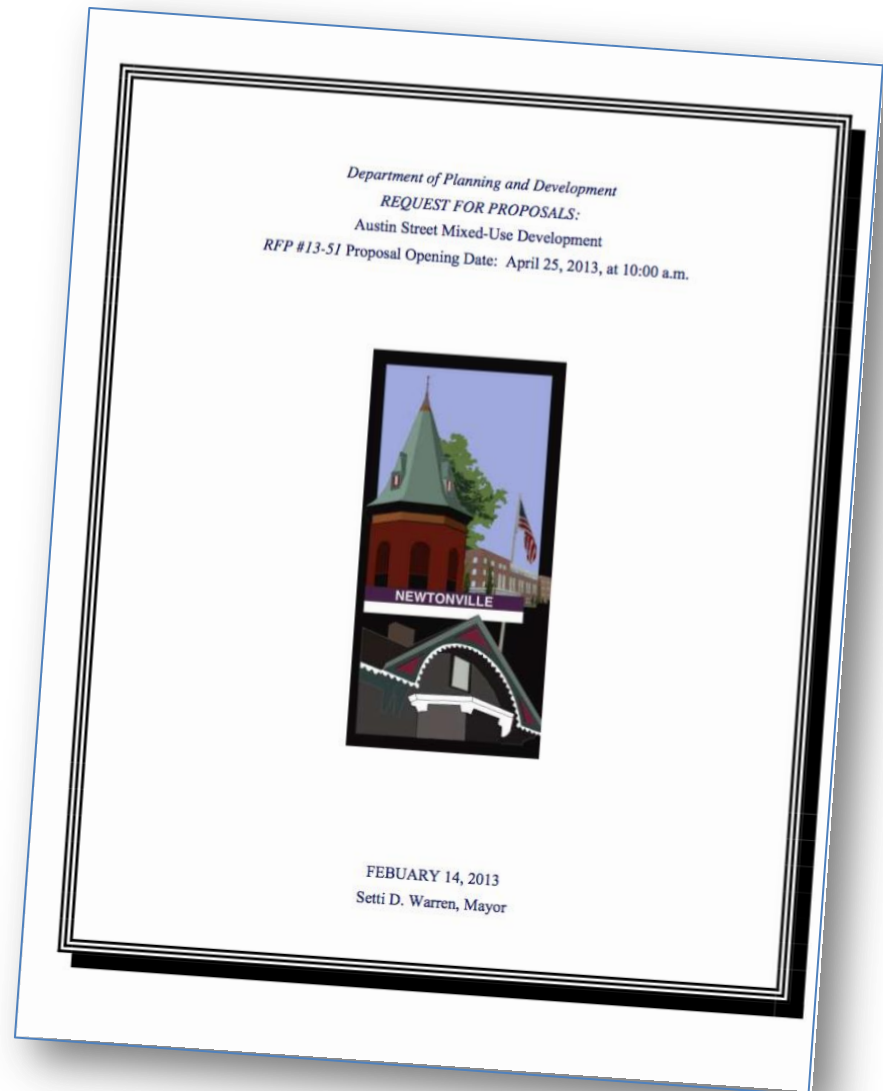
2012



**Board of Aldermen
voted unanimously
to create the MU-4
District with 28
Austin Street as the
only parcel in the
district.**

2013

**Request for
Proposals was
issued at the
direction of the
Aldermen**



2014 - 2015

A much vetted and discussed smaller project with more public parking and benefits...

- **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
- **\$750,000** infrastructure payment

2.

Austin Street is a great improvement to Newtonville.



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The current parking lot is frankly dreadful.



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The new building is thoughtfully conceived, fully vetted -- an attractive mixed-use as envisaged by the MU-4 District



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New public plaza...creates a common ground for community



Plaza is approximately 3000 square feet and easily accommodates seating for 30 or more people

Spacious public plaza with Bram Way potential...always or special events...



Plaza is approximately 3000 square feet and about 5000 square feet including Bram Way

Austin Plaza ... A real public amenity for all of Newtonville ...



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The Austin Street redevelopment will enhance all the properties surrounding the current eyesore.



cementitious panels
at upper setback

brick and
cementitious clapboard

large windows
and balconies

screened
parking

gracious plaza

masonry base
with glass and
metal storefronts

New building fits in... three and four stories

Comparative Heights

North-South Section through 28 Austin Street



New building fits in... three and four stories

Heights of Nearby Buildings and Telephone Poles

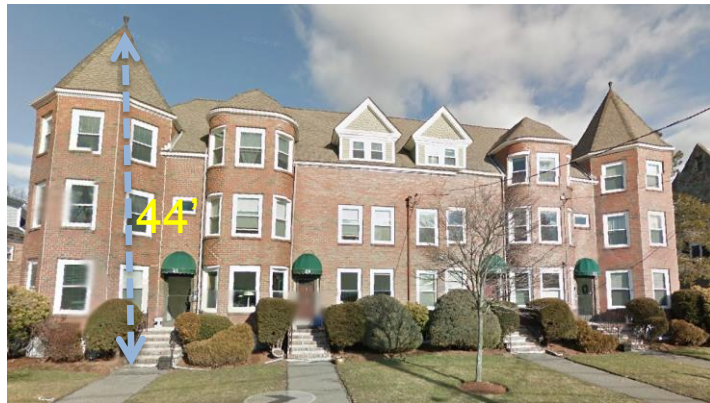
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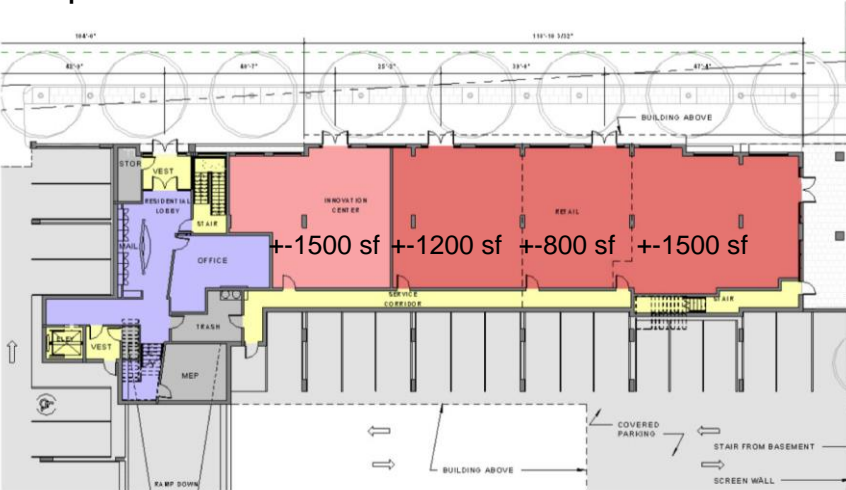
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Sizes are similar to existing Newtonville retail shops ...

Comparative Retail Spaces

Proposed Austin Street – 5000 sf



323-335 Walnut Street – +-7500 sf



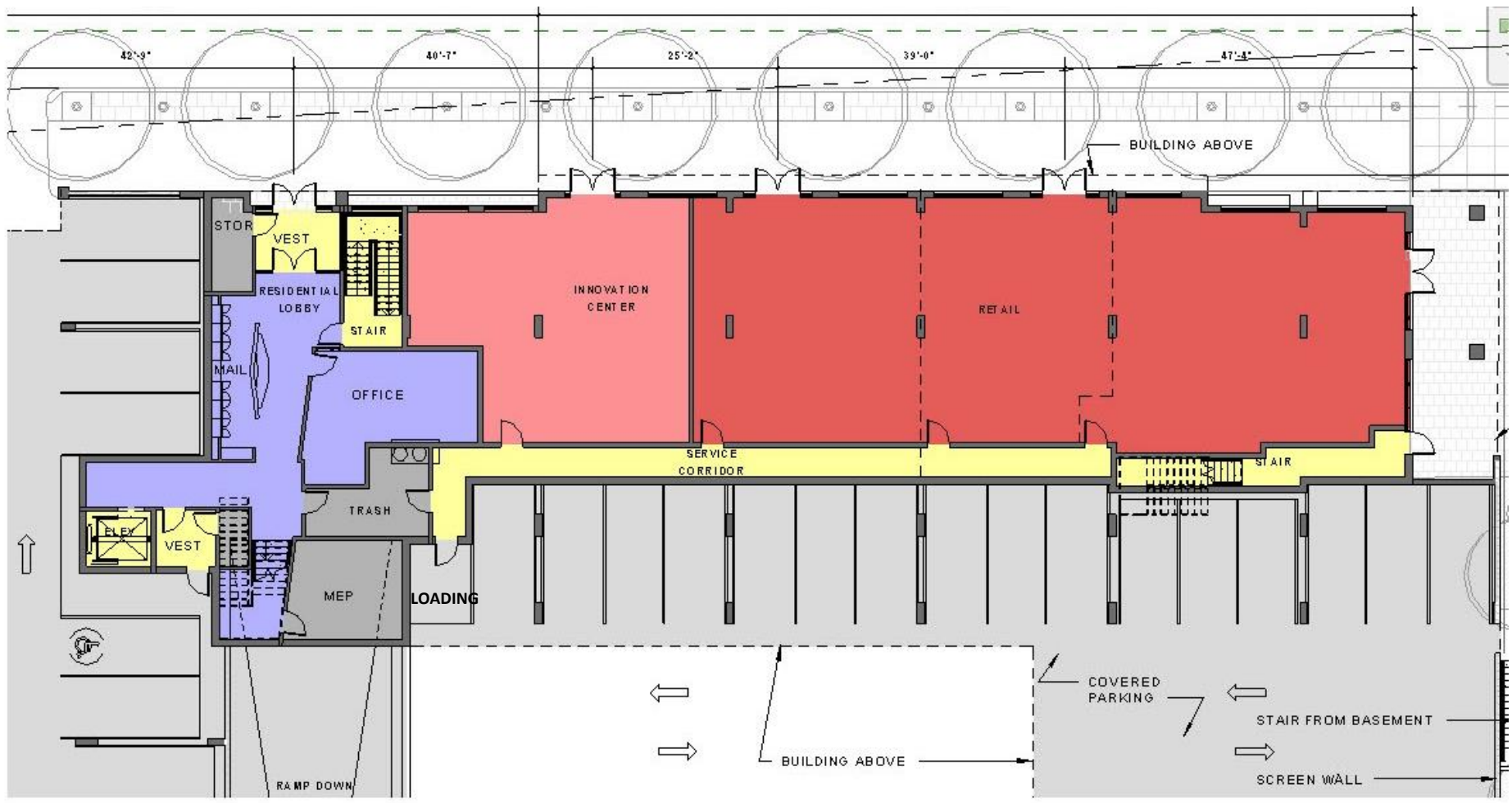
- Rox Diner +- 1500 sf
- Rancatore's +-1000 sf
- Diva's +- 750 sf
- Laundromat +- 1500 sf
- Galina's +-750 sf
- Brookline Bank +- 2000 sf

309-321 Walnut Street – +-5725 sf



- The UPS Store +- 750 sf
- Shoe Horn +-1500 sf
- Cobella Hair Salon +- 750 sf
- Cupcake Lady +- 750 sf
- George Howell Coffee +-750 sf
- Fitness Together +- 1225 sf

First floor lobby and retail with service corridor and trash and loading... Space is flexible for all kinds of retailers ... None selected yet



Street section – wider sidewalk and some of 43 new trees ...



Street tree alternatives were selected in consultation with Director of Urban Forestry...

Tree Species Alternatives

Street Trees



Pin Oak
Quercus palustris



Red Maple
Acer Rubrum



Triumph Elm
Ulmus 'Morton Glossy'



Swamp White Oak
Quercus Bicolor

**First choice
for Austin Street
street trees**

Conifer Trees



Bald Cypress
Taxodium Distichum



White Spruce
Picea Glauca

Potential Flowering Trees



White Fringe Tree
Chionanthus virginicus



Service Berry
Amelanchier Canadensis



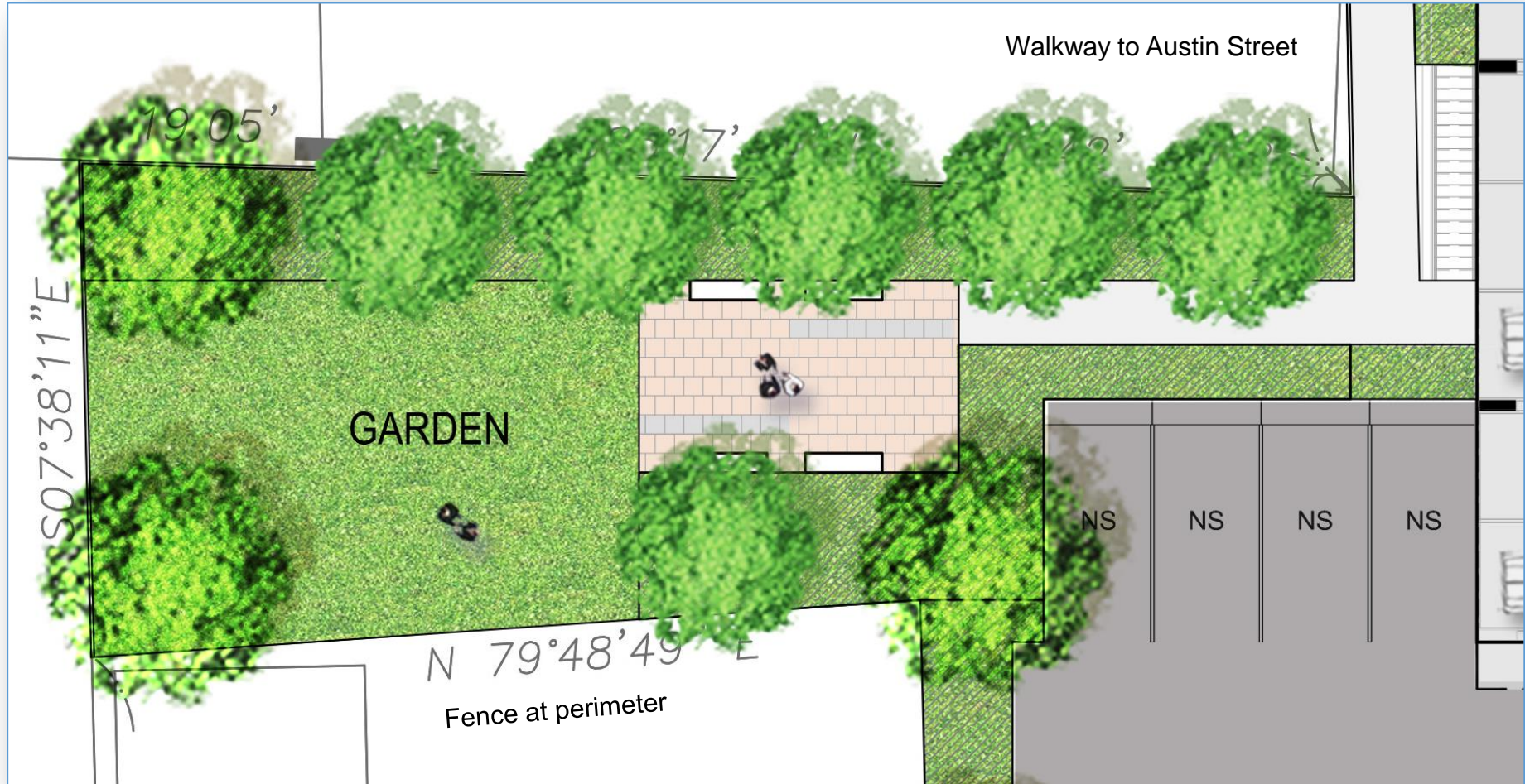
Eastern Redbud
Cercis Canadensis



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Garden area provides a special opportunity for community participation...



Final Design determined with
community input via competition



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3.

**Austin Street is a great financial benefit
to the City of Newton.**

The City currently has a parking lot which is partially empty and in need of substantial repair - a net negative to the City...



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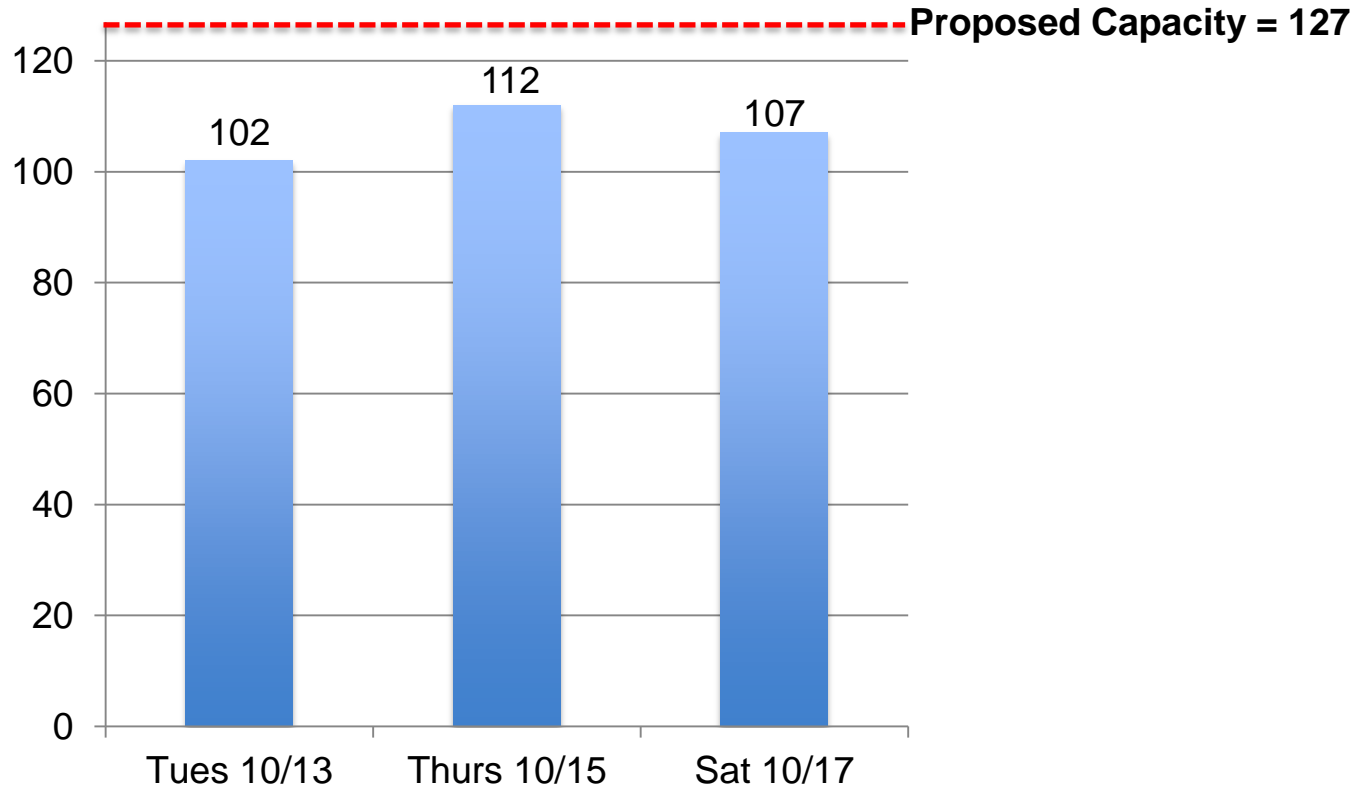


The City will receive a fully-improved new 127-space parking lot and a new public plaza.



New counts confirm that the reconstructed 127 parking spaces will remain adequate to accommodate peak hour demands ...

Peak Hour Parking Count – Austin Street Municipal Lot



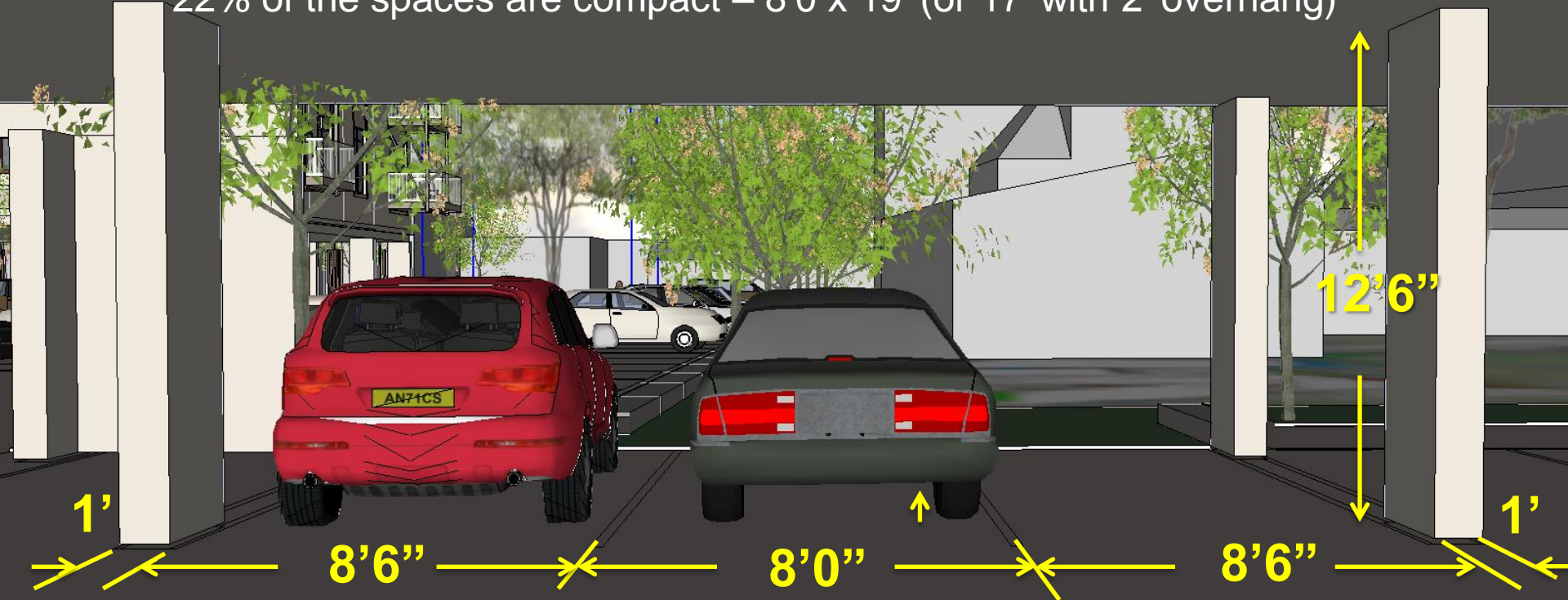
Peak hours occur between 11 am and 1 pm weekdays and Saturday

Source: Planning Horizons study

Standard parking spaces are 8'6" and compact spaces are 8' wide

- Wellesley, Needham, Waltham, Watertown, Brookline, Cambridge and Boston all permit 8'6" standard spaces by right with 10% to 50% 8' or narrower compact spaces...
- Depth and aisle comply fully with Newton code...

78% of the spaces are 8'6" x 19' (or 17' with 2' overhang per Newton code)
22% of the spaces are compact – 8'0" x 19' (or 17' with 2' overhang)



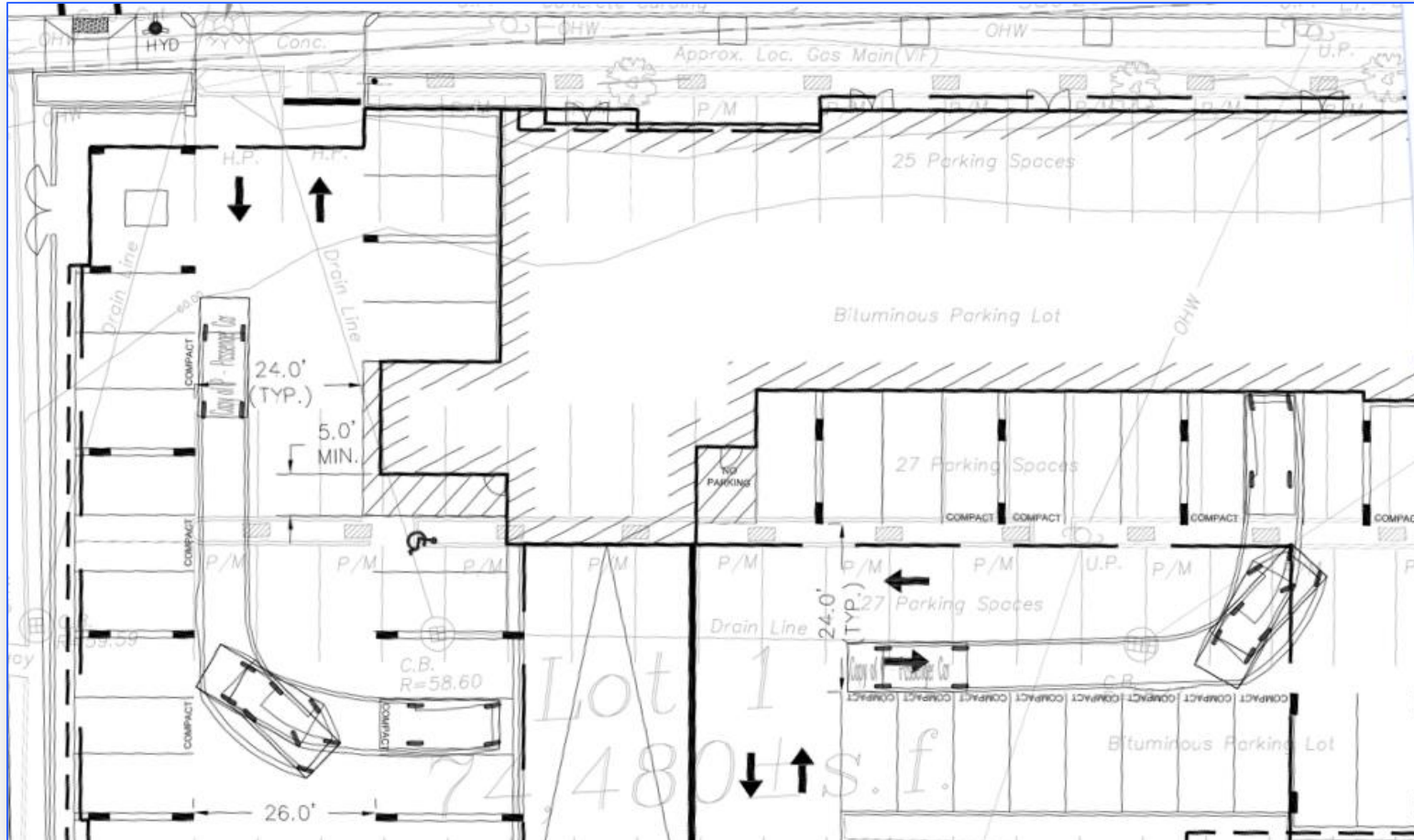
Other Newton municipal parking lots have similar width parking spaces...



Other Newton municipal parking lots have similar width spaces...



Turning radius is adequate for regular cars and SUVs...

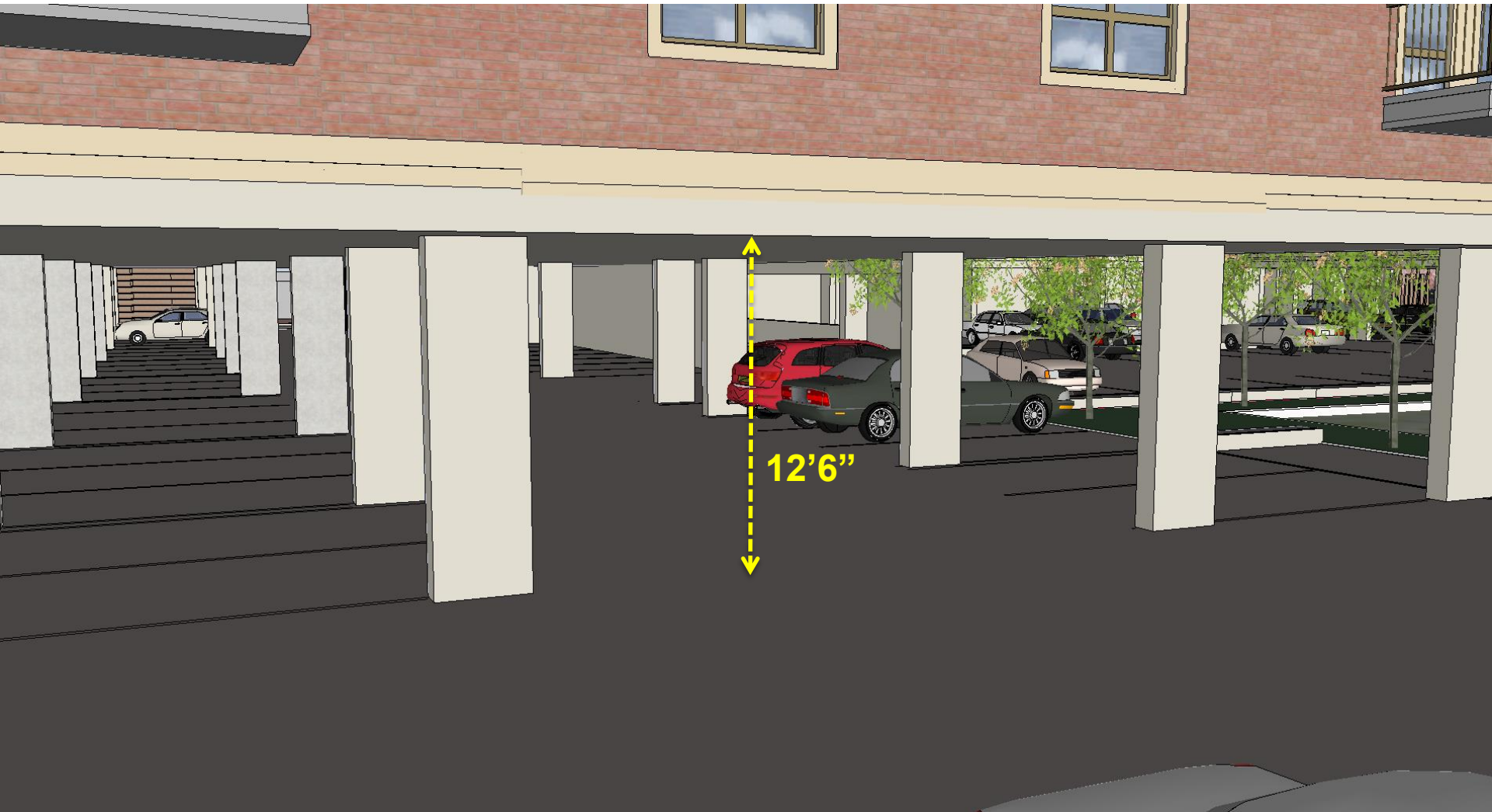


Clear sight lines, stop sign, and planters will ensure pedestrian safety at Austin Street exit...



Planters moves pedestrian away from building allowing clear view

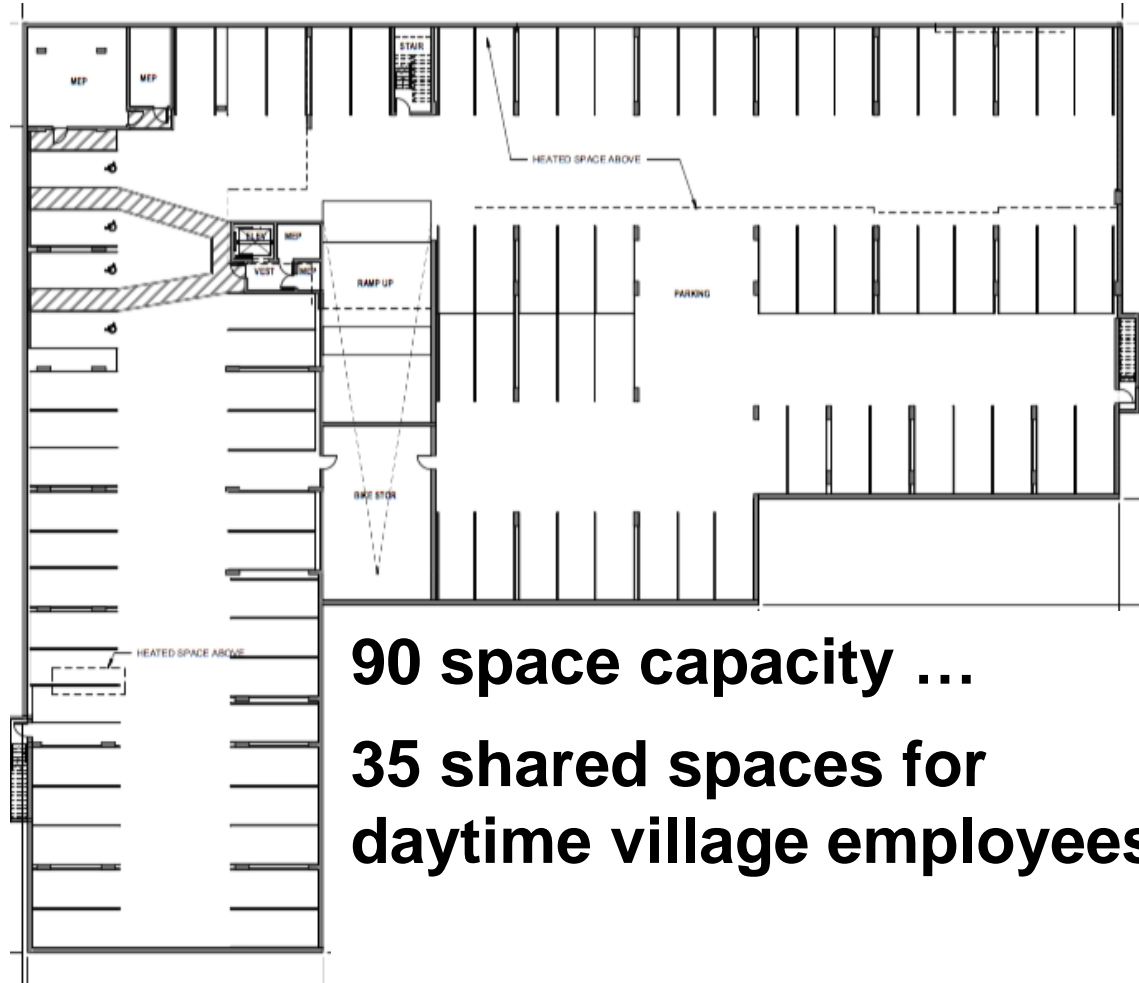
12'6" Clear Height Allows A Fire Truck to Drive Under Building



By comparison, Star Market Chestnut Hill has only 10'0" clearance...



The parking supply in Newtonville will be increased through shared parking in the new underground garage



90 space capacity ...
35 shared spaces for
daytime village employees

The City will be paid a fair price while still utilizing its land for public parking...

What is the true cost to the developer?

Single payment 99 year lease	\$1,050,000
7 affordable units in excess of code	\$2,350,000
90 underground parking spaces	\$3,600,000
Total	\$7,000,000

The City will receive \$750,000 for infrastructure improvements for use either in Newtonville or citywide.



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The City will annually receive a net positive financial benefit annually as calculated by the City's independent fiscal review...

And receive over \$10 million in benefits up front:

Lease payment	\$1,050,000
17 affordable homes	\$5,700,000
New parking and plaza	\$850,000
35 u/g parking spaces	\$1,400,000
Total	\$10,000,000

New retail stores and new residents will keep the village thriving and allow for increased diversity of commercial opportunity

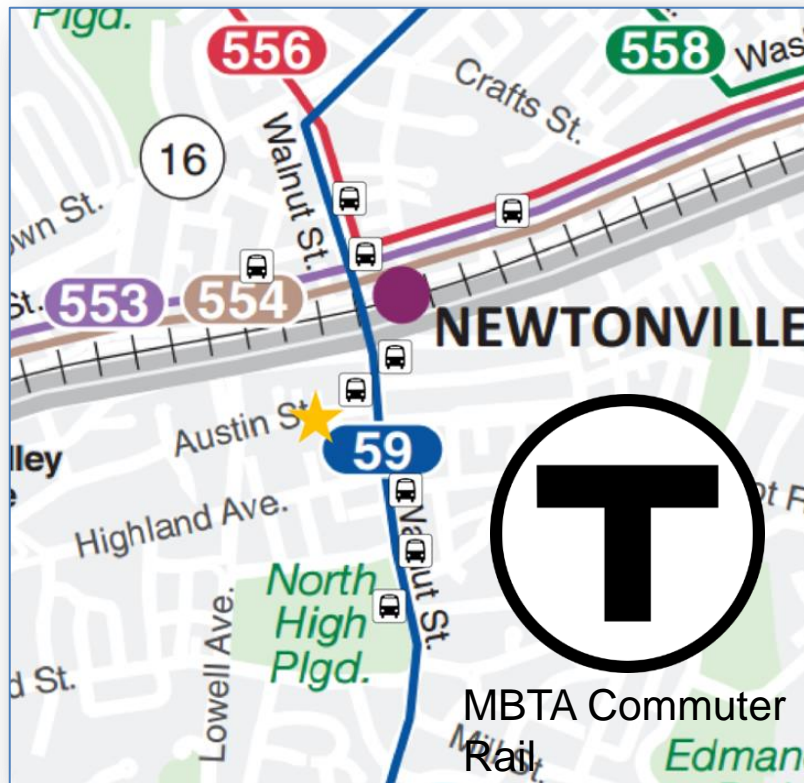
- **Three to four new small boutique shops including innovation center shared office**
- **Over \$1.5 million in new retail spending and \$300,000 in restaurant spending annually in Newton**

4.

Austin Street is a great model of environmentally-sensitive development.

Austin Street is transit-oriented:

a short walk to the commuter rail, Newton's most convenient transit to Boston, and also at the intersection of the express bus and local bus lines



- 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**

Austin Street is village-oriented:

directly across the street from a supermarket,
down the street to a pharmacy, shops and services
to reduce auto use even for residents with cars

Within a 5 minute walk
(1/4 mile):

- Commuter rail
- Supermarket
- Pharmacy
- 30+ shops and services
- 10 restaurants
- 4 coffee houses

Walkscore of 78
("Most errands can be
accomplished on foot")

The building design will provide a great benefit with minimal environmental impact...

through GreenStaxx modular construction...



- GSX system =
- less time
 - less waste
 - superior insulation
 - Energy Star compliance
 - LEED standards

The building design will provide a great benefit with minimal environmental impact...

... through smaller energy-efficient units



1 Bedroom – 750 square feet



2 Bedrooms – 1100 square feet

The building design will provide a great benefit with minimal environmental impact...

...with a state of the art rooftop solar array



5.

Austin Street is a great example of minimizing adverse effects of development.

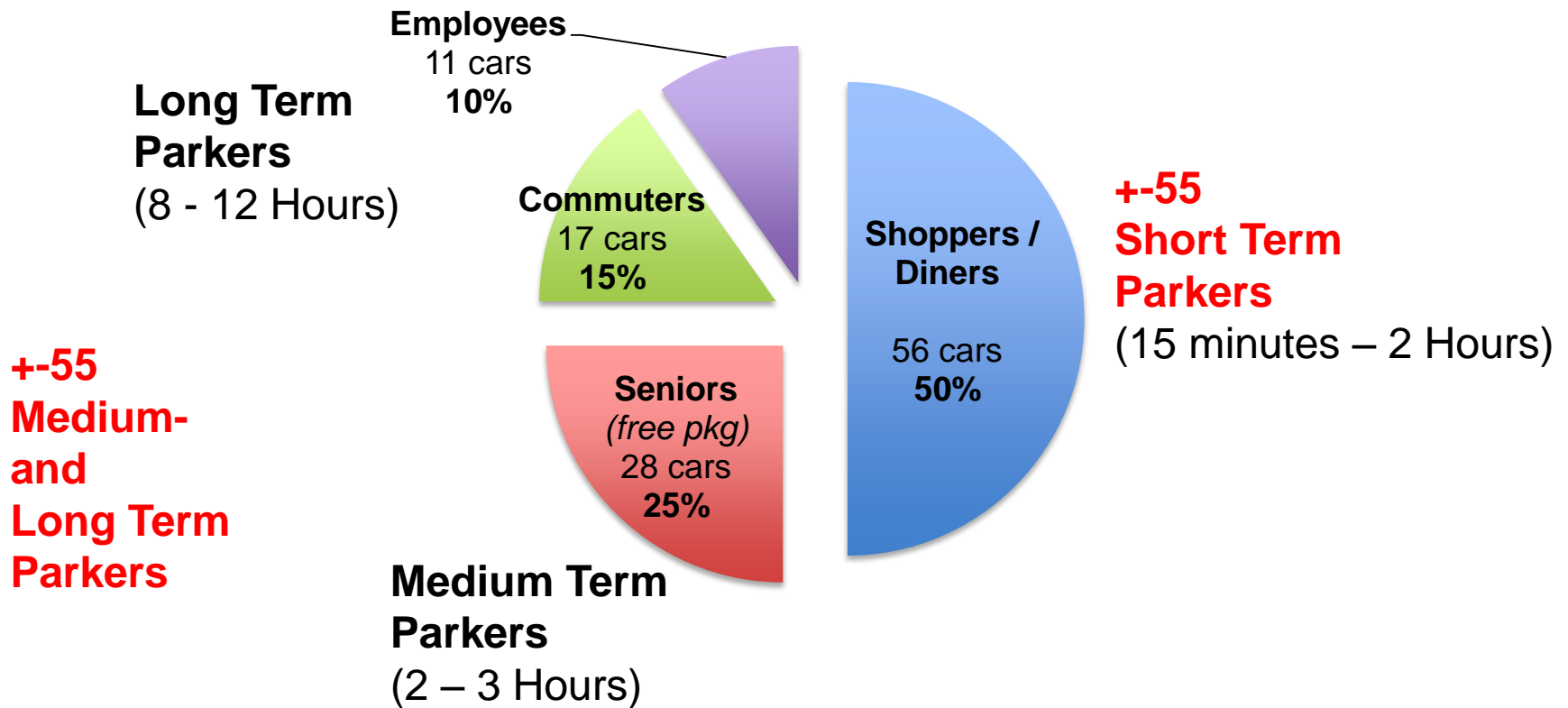


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Current parkers have been carefully studied to understand parking demand...

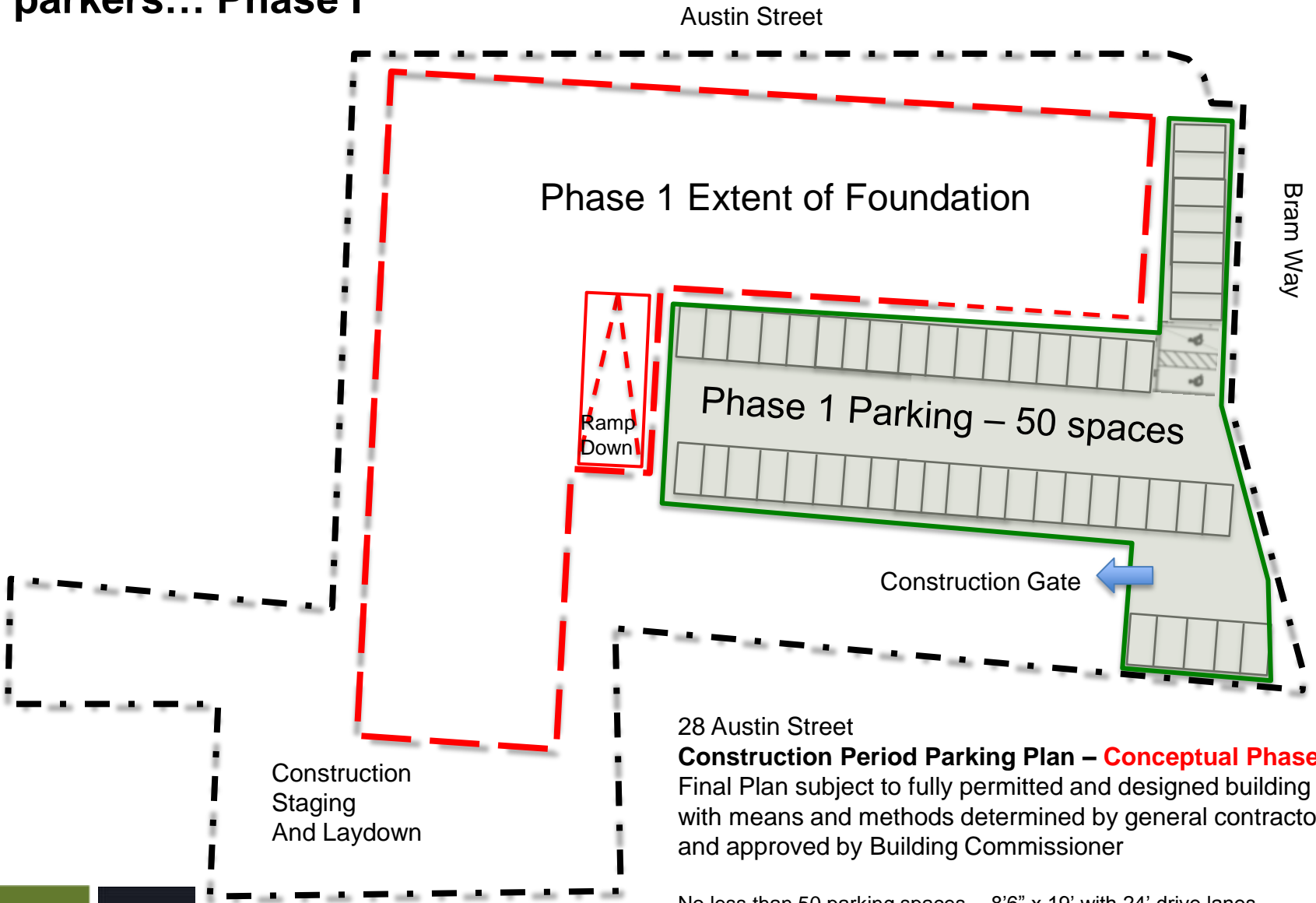
+ - 110 Peak Hour Parkers



Interim Parking Plan was crafted to accommodate on current parking demand...

- **Accommodate +/-55 short-term parkers – shoppers and diners –in 70 on-site and temporary on-street parking spaces**
 - At least 50 spaces maintained on site through construction by developer – 40 2-hour and 10 30-minute parking spaces
 - 20 new spaces created on one-way Austin Street and Bram Way – subject to Traffic Council approval
- **Accommodate +/- 55 long- and medium-term parkers in 100 free spaces at Aquinas School with daily and Saturday shuttle**
 - Includes employees, commuters, construction workers (20) and seniors using Senior Center

Interim On-Site Parking Plan will accommodate 50 short-term parkers... Phase I



28 Austin Street
Construction Period Parking Plan – Conceptual Phase I
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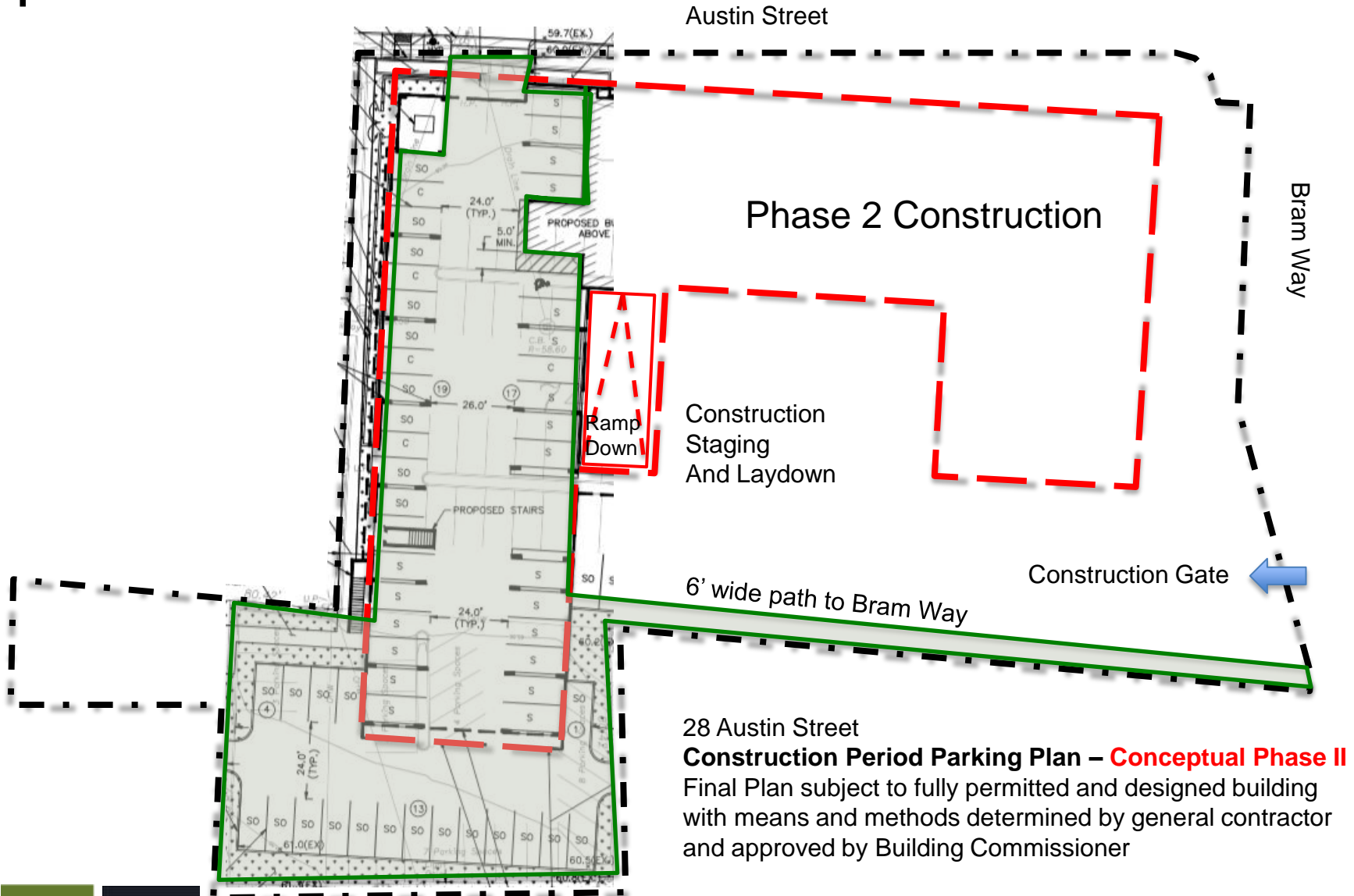
No less than 50 parking spaces -- 8'6" x 19' with 24' drive lanes



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Interim On-Site Parking Plan will accommodate 50 short-term parkers... Phase II



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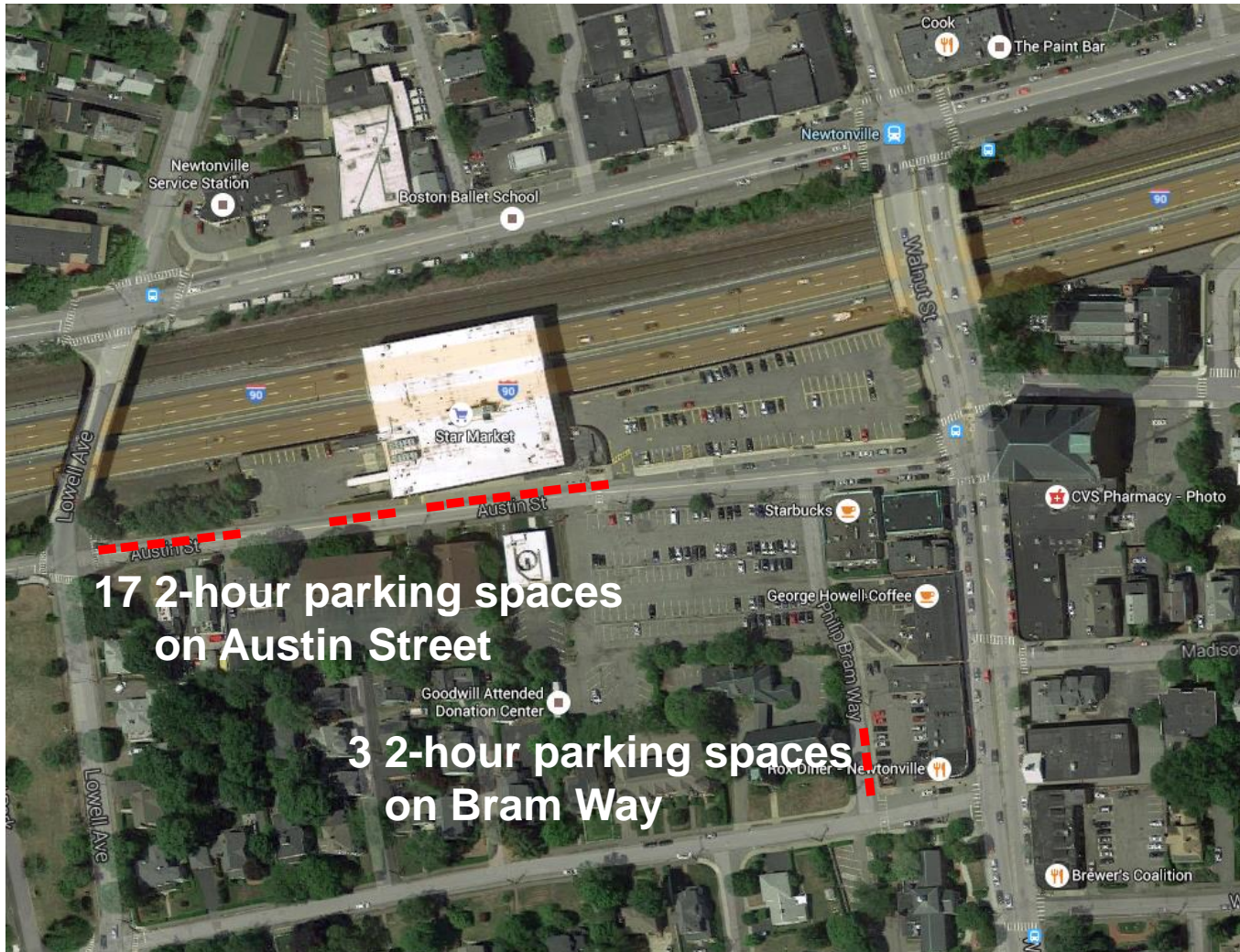
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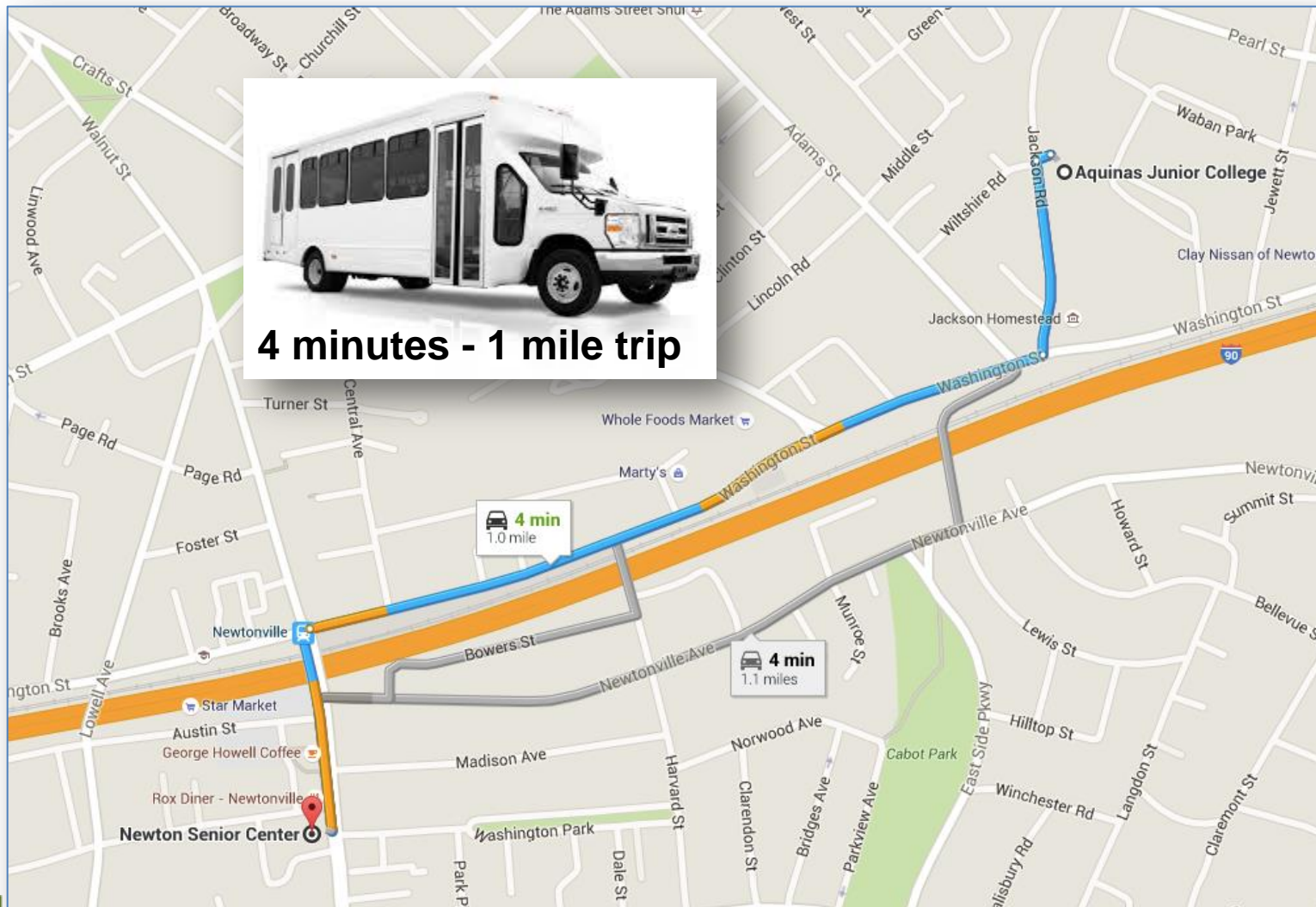
AUSTIN STREET PARTNERS



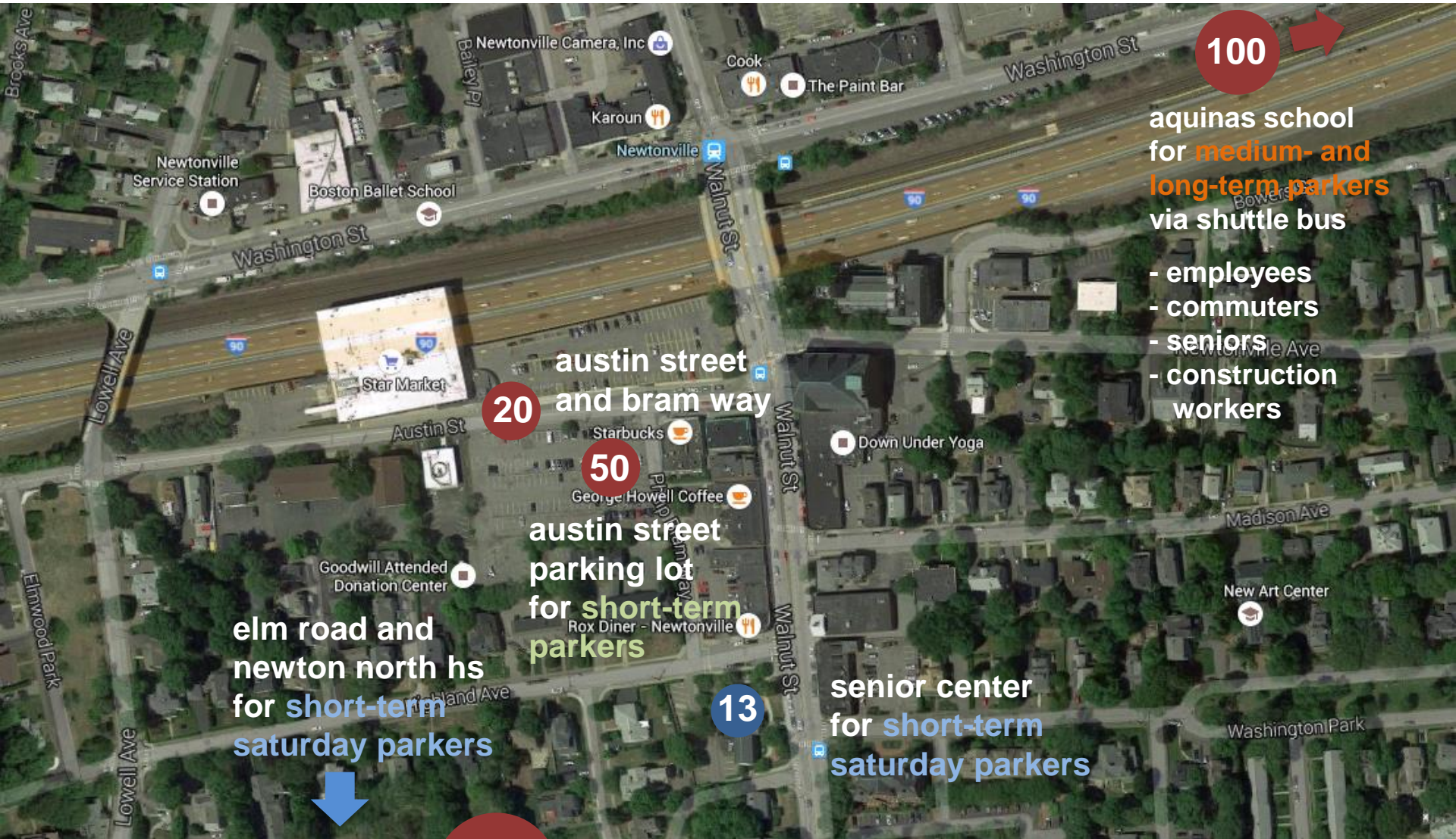
Interim Off-Site Parking Plan will accommodate 20 short-term parkers on Austin Street and Bram Way...



Interim Satellite Parking will accommodate 100 medium- and long-term parkers at Aquinas School ... FREE Shuttle and FREE Parking



Where will I park during construction?



100

aquinas school for **medium- and long-term parkers** via shuttle bus

- employees
- commuters
- seniors
- construction workers

20

austin street and bram way

50

austin street parking lot for **short-term parkers**

elm road and newton north hs for **short-term saturday parkers**

13

senior center for **short-term saturday parkers**

170

new temporary spaces
plus 320 existing spaces south of the MassPike too!



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Interim Parking Plan Summary...

- **170 temporary spaces planned in excess of 132 projected demand**
 - **70 spaces for short-term parkers -- shoppers and diners**
 - 50 spaces maintained on site
 - 20 temporary spaces on one-way Austin Street and Bram Way
 - **100 spaces for medium- and long-term parkers at Aquinas School**
 - Accessed by continuous shuttle daily and Saturdays
 - Commuters, employees, seniors and construction workers
 - FREE shuttle and FREE parking

Construction mitigation is very important for Newtonville merchants...

- Over \$400,000 in benefits proposed:
 - +- \$250,000 Employee and Commuter Shuttle to satellite parking daily and Saturday
 - \$100,000 Construction Mitigation Fund to ensure merchant profitability
 - \$50,000 Shop Newtonville Marketing Fund to promote village businesses
 - Business liaison to answer questions, solve problems and promote businesses
 - 24-hour Construction hotline and website
 - Weekly informational update meetings and emails and monthly newsletter to keep merchants and public apprised

Merchant communications program is underway and ongoing...

FALL 2015

INTERIM PARKING PLAN

NUMBER 1

\$400,000
in Benefits



170 TEMPORARY
PARKING SPACES
FOR VILLAGE SHOPS



EMPLOYEE AND
COMMUTER SHUTTLE
DAILY AND SATURDAY



\$100,000 CONSTRUCTION
MITIGATION FUND
ENSURES PROFITS

SHOP NEWTONVILLE.



We've got your back during construction.

68 new apartments above the reconstructed Austin Street municipal parking lot promise to bring over \$1.8 million of new retail and restaurant spending *annually* to Newton. That's good news for Newtonville businesses. But what about during construction? What will happen then? Where will customers and employees park? What will happen to *my* business?

Austin Street Partners, developer of the Austin Street parking lot, working with the City of Newton, has identified over 170 temporary parking spaces: 70 temporary village spaces for short-term parkers and 100 satellite parking spaces for medium- and long-term parkers. We are committed to your success and will contribute over \$400,000 in construction period aid to Newtonville business.

Here's how:

- \$250,000 shuttle bus for employees to satellite parking daily and Saturdays
- \$100,000 Construction Mitigation Fund to ensure merchant profitability
- \$50,000 **Shop Newtonville** Marketing Fund to promote village businesses
- Business Liaison to answer questions, solve problems and promote business
- 24-Hour Construction Hotline and website
- Weekly informational update meetings and monthly merchant newsletter

Over 500 Newton residents have already pledged to shop and eat in Newtonville during construction.

FOR MORE INFORMATION:

AUSTINSTREETPARTNERS@GMAIL.COM

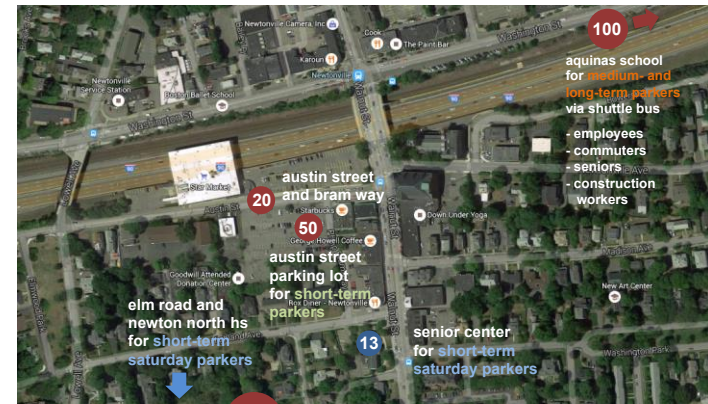
FALL 2015

INTERIM PARKING PLAN

NUMBER 1

SHOP NEWTONVILLE.

Where will I park during construction?



170 new temporary spaces
plus 320 existing spaces south of the MassPike too!

70 short-term spaces in the Austin Street lot and on Austin Street and Bram Way

The Austin Street Municipal Parking Lot has historically had 127 public spaces with recent peak demand of 112 parkers.

100 medium- and long-term spaces via shuttle

During construction, the developer and the City of Newton have identified 170 temporary parking spaces — including 50 spaces right in the Austin Street Municipal Lot and 20 spaces on Austin Street and Bram Way — so your short-term shoppers and diners can park where they always have.

In addition, the developer and City will run a shuttle — daily and Saturdays — to the City's Aquinas School for convenient medium and long-term parking for employees, commuters, seniors attending the Senior Center and construction workers.

FOR MORE INFORMATION:

AUSTINSTREETPARTNERS@GMAIL.COM



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6.

Austin Street is a great resource to real people.



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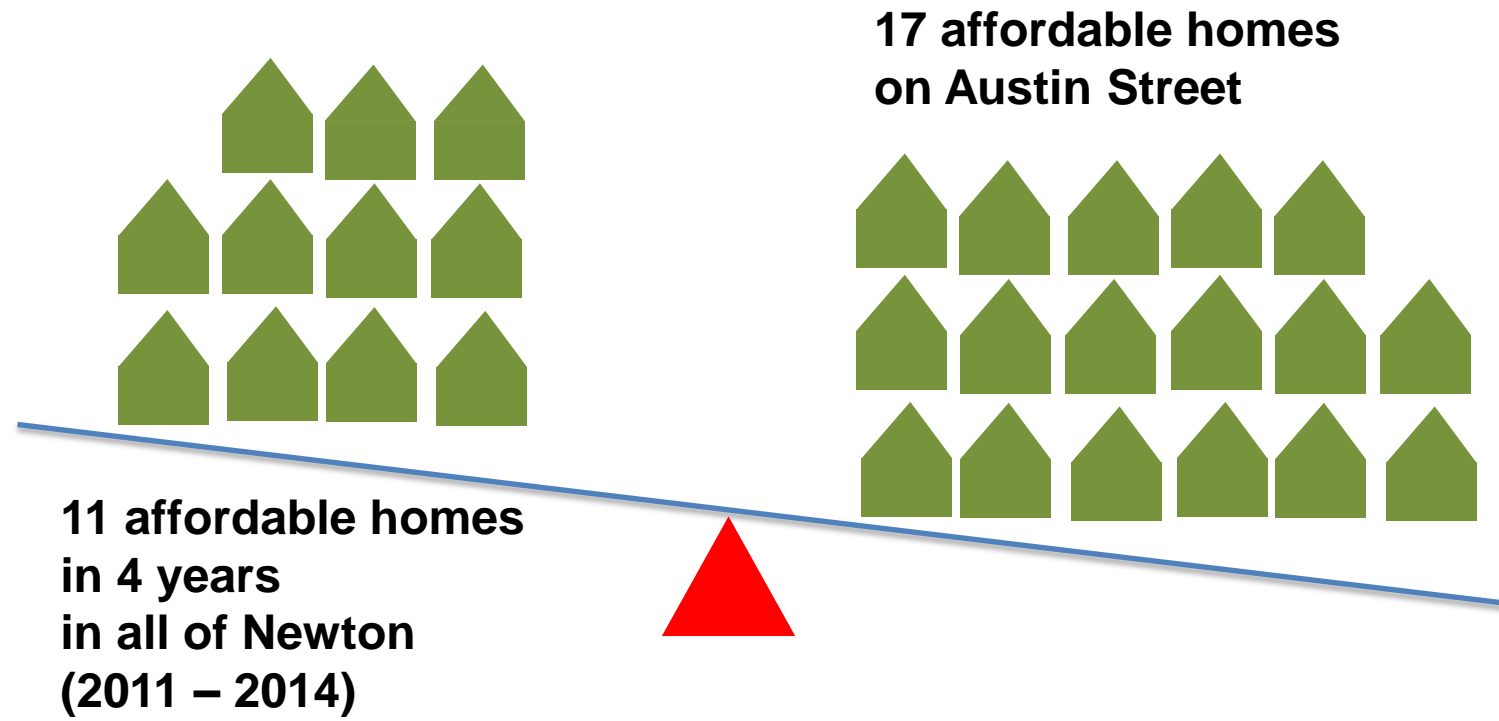


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17 affordable homes will be the City's largest contribution to affordability in many years

- Newton is still well below the Commonwealth's and Mayor's goals...



51 village-centered transit-oriented small apartment homes will fill a growing need

- More singles, young couples, families, empty nesters and elders
- 41% of Newton households include someone over 60
- 33% of Newton households are just one person
- 25% of Newton households earn less than 80% of median income



51 village-centered transit-oriented small apartment homes will fill a growing need

Number of multi-family homes built 2007 – 2012: 0

Number of multi-family homes at 28 Austin Street: 51 homes

No matter how “affordable” is defined, apartment homes require significantly less income than Newton’s typical single family homes...

- **Maximum income for 1 bedroom affordable unit** **\$55,000 per year**
- **Income required for 1 bedroom market unit** **\$104,000 per year**
- **Income required for median priced Newton house** **>\$160,000 per year
*plus \$188,000 cash
downpayment***

Well-planned, compact, village-centered growth is the only antidote to unplanned growth

- We can't bar the gates
- Without new supply, housing prices will continue to rise increasing unaffordability
- Without planned growth, we get deforestation and McMansions
- Our villages are under attack from malls and the Internet
- Village redevelopment is the only reasonable choice



For all these reasons, Austin Street is a great addition to Newtonville and the City of Newton



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New building fits in... three and four stories



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72