



**Washington Place**  
Washington Street @ Walnut Street, Newton, MA  
05052016



**A VILLAGE FRIENDLY PROJECT**

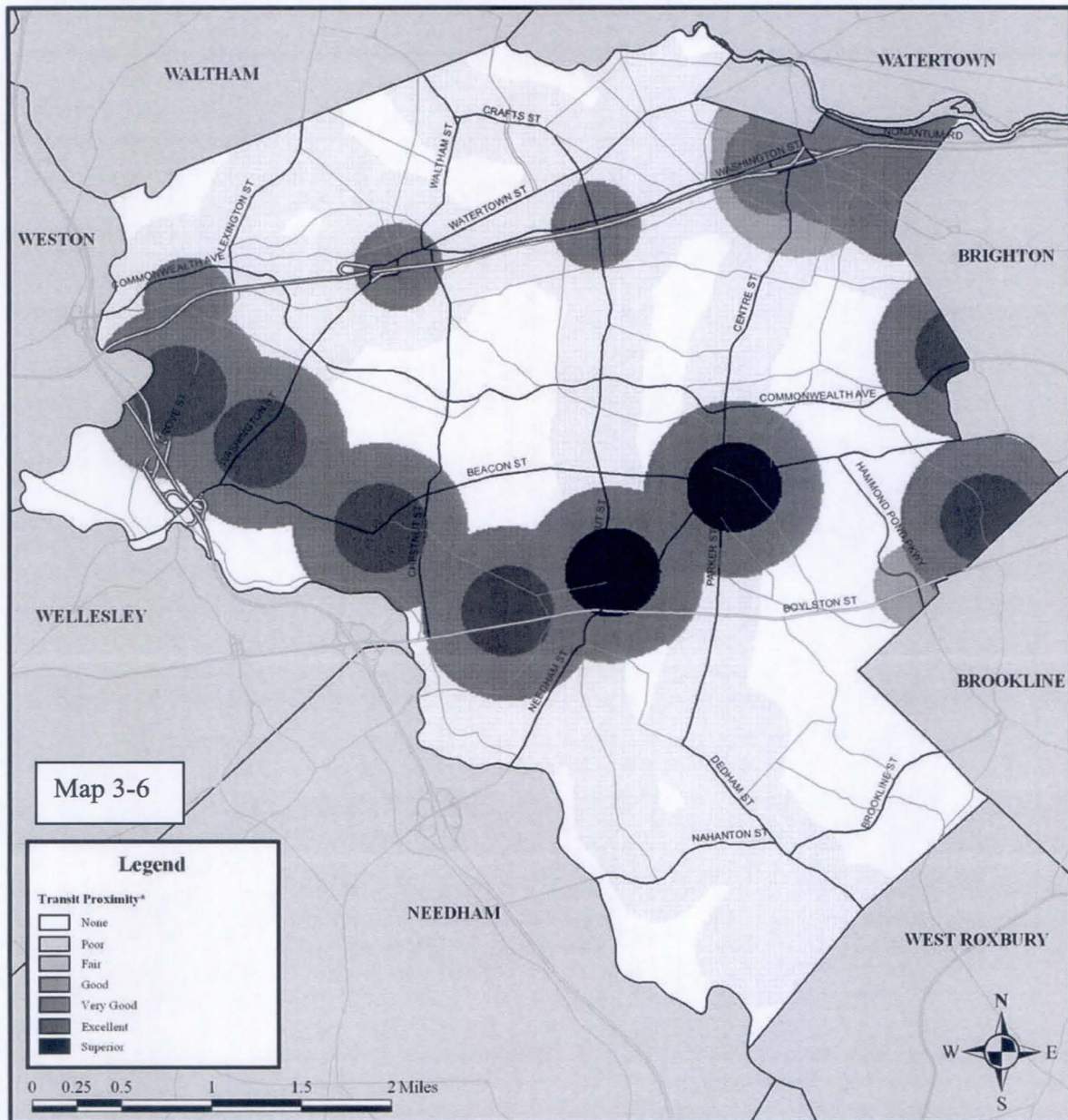
**Washington Place**  
Washington Street @ Walnut Street, Newton, MA  
NE192916

Revised and modified from a rendering of Washington Place by Prellwitz Chilinski Associates, dated 05-05-2016









## Transit Proximity Newton, MA

SOURCE: City of Newton GIS

**\*Legend Description**

None = Minimal proximity to transit  
 Poor = "Other" bus route (1/4 mi), Bus routes 57, 60, 501, 502 or 504 (1/2 mi), Commuter Rail stop (1/2 mi)  
 Fair = Bus route 60 (1/4 mi), Express bus stop with connections (1/2 mi)  
 Good = Bus routes 57, 501, 502 or 504 (1/4 mi), Commuter Rail stop (1/4 mi), Green Line stop (1/2 mi)  
 Very Good = Express bus stop with connections (1/4 mi), Green Line stop with bus connections (1/2 mi)  
 Excellent = Green Line stop (1/4 mi)  
 Superior = Green Line stop with bus connections (1/4 mi)



MAP DATE: November 18, 2005  
 COMPREHENSIVE PLANNING ADVISORY COMMITTEE  
 City of Newton, Massachusetts, Mayor - David B. Cohen



## EXCERPTS FROM NEWTON ORDINANCE CHAPTER 30 – ZONING CODE

**30-4.2.1.C.** One of the purposes of a Mixed Use 4 District is to allow the development of buildings and uses appropriate to Newton's village commercial centers and aligned with the vision of the City's Comprehensive Plan.

**30-4.2.2.A.2.** MU4 residential density 1,000 sq ft per dwelling unit. As I understand the math, the site is approximately 74,000 sq. ft. If we subtract 39,500 sq ft for the commercial use, we are left with 34,500 sq. ft. to be applied to residential use. This would allow 34 or 35 units. The developer has asked for 171 units. That is 136 extra units.

**30-4.2.5.A.4.** The Board of Aldermen may grant a special permit to waive the following setback requirements by finding the proposed plan can better protect the surrounding community from shadows and blocked views, support pedestrian vitality, and encourage the purposes of this district than strict compliance with the following standards:

**30-4.2.5.A.4.c.** Any portion of a building greater than 40 feet in height must be setback 1 foot from the adjacent lot line for each additional foot of height.

### **30-4.2.3 FAR**

2 stories	= 1.0
3 stories	= 1.5
4 stories	= 2.0 (not allowed)
5 stories	= 2.5

### **Special Permit Requirements:**

**30-7.3.1.B.** The applicant shall also submit a 3D computer generated model, including such details as necessary to show the relationship of the project to its surroundings.

**30-7.3.1.B.1.b.** For a proposed development containing a gross floor area in excess of 100,000 square feet, the model shall show the proposed development and all properties within 1,000 feet of the lot line of the proposed development or all abutting properties and abutters to such abutting properties, whichever is greater.

**30-7.3.3.B.** The Board of Aldermen may grant a special permit when, in its judgment, the public convenience and welfare will be served, and subject to such conditions, safeguards and limitations as it may impose.

**30-7.3.3.C.** The Board of Aldermen shall not approve any application for a special permit unless it finds, in its judgment, that the use of the site will be in harmony with the conditions, safeguards and limitations of this Sec. 7.3, and that the application meets all the following criteria:

1. The specific site is an appropriate location for such use, structure;
2. The use as developed and operated will not adversely affect the neighborhood;
3. There will be no nuisance or serious hazard to vehicles or pedestrians;
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved; and

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