

Washington Place Washington Street @ Walnut Street, Newton, MA





A VILLAGE FRIENDLY PROJECT

Washington Place Washington Street @ Walnut Street, Newton, MA Revised and modified from a rendering of Washington Place by Preliwitz Chilinski Associates, dated 05-05-2010

Docket # 179-16 & #180-16 ~ PROJECT STUDY

Land comprising the project		land area	land area
	Zone	Business Use 1	Business Use 2
241 Walnut St	BU 2		7,794 sq. ft.
245-261 Walnut St	BU I	12,788 sq. ft.	
14-18 Bailey Place	BU 2		9,457 sq. ft.
22 Bailey Place	BU 2		6,914 sq. ft.
861-865 Washington St	BU 2		17,072 sq. ft.
869 Washington St	BU 1	19,971 sq. ft.	
Total Project Land Area		32,759 sq. ft.	41,237 sq. ft.
Total building square footage allowed by right [FAR =1] 73,996 sq. ft.			73,996 sq. ft.
Business 1 Zone Special Permit 36 foot height limit, 3 stories FAR 1.5			
Business 2 Zone Special Permit 4	18 foot height l	imit, 4 stories FAI	R 2.0
BU 1 Square Footage (est.) 16,			

BU 2 Square Footage (est.) 20,365 sq. ft. Commercial, 61,100 sq. ft. Residential 36,745 sq. ft. Commercial, 93,850 sq. ft. Residential

Building square footage allowed in Business Use 1 under a Special Permit	49,139 sq. ft.
Building square footage allowed in Business Use 2 under a Special Permit	81,474 sq. ft.
	130,613 sq ft.

MU 4 Zone building square footage allowed by right [FAR =1.5] 109,494 sq, ft,

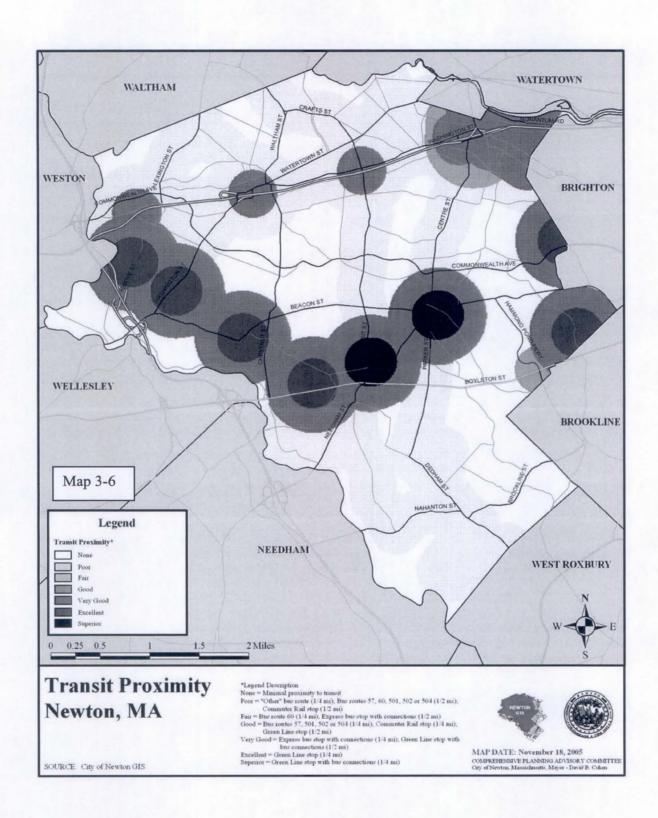
Project Proposed Building sq. ft. under a MU 4 Special Permit is 5 stories 238,075 sq. ft. 39,745 sq. ft. Commercial, 196,300 sq. ft. Residential

The as of right difference in the proposed MU 4 District vs the Business Use Districts is approximately 35,498 sq. ft. [109,494 sq. ft. minus 73,996 sq. ft.] of building space or 35 apartments or 5 affordable units, 1 of which will be applied to our 800 unit shortfall. The dispute is how many more units should be allowed under a special permit? Do we need a zone change? After all the PR hype, what will be the impact on the village and on the abutting neighborhood?

With some innovative design or waiver of the requirement of all first floor commercial, the number of apartments could be increased to acceptable levels and the commercial space cut back to reduce the risk to the Developer.

The argument that old photographs show 4 & 5 story buildings leaves out the information that they were not flat roofed, there was significantly less traffic and there was a large, wide swath of street and railroad line instead of the existing traffic heavy Washington Street corridor and its intersection with the Walnut Street north-south artery.

Peter F. Harrington



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 = 1.03 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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