



Zoning & Planning Committee **Report**

City of Newton **In City Council**

Monday, April 25, 2022

Present: Councilors Crossley (Chair), Danberg, Ryan, Krintzman, Leary Albright, Wright, and Baker

Also Present: Councilors Lipof, Greenberg, Bowman, Laredo, Downs, and Malakie

Planning & Development Board: Peter Doeringer (Chair), Kevin McCormick, Jennifer Molinsky, Kelley Brown, Lee Breckenridge (Alternate)

City Staff: Jen Caira, Deputy Director of Planning & Development; Barney Heath, Director of Planning & Development; Andrew Lee, Assistant City Solicitor; Nevena Pilipovic-Wengler, Community Planning/Engagement Specialist; Cat Kemmett, Planning Associate; Nathan Giacalone, Committee Clerk

#127-22 Request for amendment “last mile” delivery services

COUNCILORS LAREDO, DOWNS, CROSSLEY, RYAN, KALIS, DANBERG, KRINTZMAN ALBRIGHT, MARKIEWICZ AND WRIGHT requesting amendments to the Newton Zoning Ordinance, Chapter 30, including, but not limited to, the addition of a definition for Microfulfillment Center, and amendments to Section 4.1.1 Allowed Uses, Section 5.1.4 Number of Stalls, Section 5.1.12 Off-Street Loading Requirements, and Section 6.4 Commercial Uses to regulate the use of land, structures and buildings for the siting and operation of a facility whose primary use is for the receipt, transfer, short-term storage, dispatching, coordination, preparation, routing of package delivery, and parking of vehicles, associated with the delivery of goods directly to consumers, by allowing such uses in the Business Use 4, Mixed Use 1, Mixed Use 2, Manufacturing, and Limited Manufacturing Districts by right and subject to listed standards, and to prohibit such uses in the Business Use 1 and Business Use 2 Districts, or allow the uses in the Business Use 1 and Business Use 2 Districts either by right and subject to listed standards, or only upon the granting of a special permit.

Action: **Zoning & Planning Approved 5-0-2 (Councilors Crossley & Krintzman abstaining; Councilor Leary not voting); Public Hearing Closed 04/25/22**

Note: The Committee was joined for discussion on this item by Deputy Director of Planning Jen Caira, and members of the Economic Development Commission (EDC) Chuck Tanowitz and Sarah Rahman.

The Chair opened the meeting saying there will be a brief presentation in the item ahead of the scheduled public hearing.

Ms. Caira presented (attached), defining microfulfillment centers (also referred to as “last mile delivery) as storefronts not usually open to the public that deliver products within a relatively short radius. At its last meeting, the Committee did not come to a decision about how to regulate microfulfillment centers in village centers, or whether allowing them at all, but agreed to send multiple options forward to public hearing. Ms. Caira then described how the staff proposal is the result of working with the Advisory Group comprising members of the EDC and Chamber of Commerce, other City departments, and interviewing GoPuff, the only microfulfillment center currently operating in Newton. The draft zoning proposal proposes to allow microfulfillment centers by-right in BU1 and BU2 (village centers), BU4, MU1, MU2, M, and LM districts, subject to specific dimensional, loading and delivery vehicle parking standards. Alternatively, the Committee may decide that to locate in BU1 and BU2 (village centers) should also require a special permit, or, not that microfulfillment centers not be allowed in village center districts at all. Controlling standards include providing a minimum of two off-street parking spaces for delivery vehicles for the first 2,500 square feet of space and additional parking space for every 2,500 square feet after that. To be allowed at street level, microfulfillment centers must be at least 16 feet set back from the street-facing building façade or any point of the building must be located at least 30 feet back from a street.

Ms. Caira stated that the Planning Department’s recommendation is to approve the proposed zoning including allowing microfulfillment centers in village centers BU1 and BU2 districts, subject to those standards. She explained that this is because Planning believes that it will be difficult to find many opportunities for this use in village centers where the proposed criteria can be met, and that village center zoning is planned to be revisited.

Committee Discussion, Questions, and Comments:

Many councilors thanked the Planning Department for its thorough and careful work on this proposed zoning.

A councilor commented that he is comfortable with allowing these centers in the M, MU1, MU2, BU3, and BU4 subject to the listed standards. For village centers, he stated that if allowed at all it should be by a special permit as it is easier to lessen this restriction in the future.

The chair opened the public hearing and asked how many folks wished to speak. Only one hand went up.

EDC member Chuck Tanowitz, a member of the Advisory Group, stated that the EDC was split on whether to allow these centers in village centers, but could not vote at its recent meeting not having a quorum. Mr. Tanowitz felt that microfulfillment centers are an evolving use that will require continued observation. He said there was EDC consensus to not require a special permit, because there should be predictability and clear criteria if these are to be allowed. That said, he expressed concern on potential traffic impacts in village centers, and escalation of rents. Later, Mr. Tanowitz added that the truck and delivery issues go far beyond the question of

microfulfillment centers. He noted that some locations, such as Whole Foods, already serve as *de facto* microfulfillment centers through the similar services Amazon provides.

Overall councilors were cautious about allowing microfulfillment centers to locate within village centers, despite the controlling standards. However, some felt that as a temporary measure, allowing them by special permit would be acceptable, but meeting the same criteria as a threshold. A few felt that locating in village centers by-right according to the proposed criteria would be a good idea, citing that villages have numerous vacancies and the proposed criteria would not allow this use to interfere with the streetscape. Some also felt that based on the limited real estate opportunity in village centers which could possibly meet the dimensional criteria, not very many of these businesses could locate there. Councilors who oppose village center locations under any circumstances, cited concerns of increased traffic, increased rents, conflicts with pedestrian activity, and a general uncertainty about long-term impact. Since microfulfillment centers could presumably deliver across Newton, some worried they will likely not solely rely on bicycles or scooters. On the other hand, some councilors noted that if these are not allowed in village centers (BU1, BU2), there may be more pressure on manufacturing districts, many of which are located in close proximity to neighborhoods. Councilors agreed that loading should be kept off public streets.

Mr. Doeringer, Chair of the Planning & Development (P&D) Board, stated that while P&D members initially thought controlled village center locations would be beneficial, with continued deliberation P&D members have increasing concerns and are now leaning towards not allowing them in BU1 or BU2 zones.

Mr. Kelley Brown of the P&D Board felt that microfulfillment centers are not an appropriate use for village centers and that Newton does not have sufficient density to realize the benefits that these businesses can bring. He noted that this can all be revisited in the future (as we proceed with village center zoning amendments). Mr. Brown asked if a special permit must rely on the general criteria only or would the ordinance criteria still apply as well?

Ms. Cairra answered that there is no mechanism proposed that would allow Council to waive the design standards by special permit.

Q: Can you explain again the setback requirements of 16 and 30 feet?

A: Ms. Cairra: If located in an existing building, the microfulfillment center must be set back at least 16 feet from the front street-facing façade of the building, but that a stand-alone building must be at least 30 feet set back from the street. As long as a different use is allowed in front on the street the microfulfillment center can be 16 feet back. This ensures that these businesses are properly set back from the street so as not to impede an active streetscape. She added that many small retailers look for the shallow spaces and do not keep much stock on site.

Q: Why would we not have a loading/unloading zone for any sized fulfillment center rather than required parking stalls for any sized fulfillment center?

A: Ms. Cairra: the parking stalls are required for delivery vehicles which come and go more frequently. A loading bay is required for spaces 5,000 feet or more, is intended for large deliveries to the microfulfillment site, not deliveries to customers. While there could be a loading

zone on the street, this is subject to a Traffic Council decision and Planning does not want to encourage this.

Q: Will below and above grade locations still be allowed as is in the previous draft?

A: Ms. Caira: Yes, such locations would be permitted in the proposed text and not subject to the setbacks or design requirements.

Q: Would marijuana delivery fall under these regulations?

A: Ms. Caira: No, marijuana dispensaries and deliveries are defined and regulated under separate ordinance.

Q: Are commercial vehicles allowed to use city lots and parking spaces?

A: Ms. Caira answered that she would have to look into this further, but that delivery parking must be handled on site in the requirements proposed for a microfulfillment center, and public parking may not be counted toward meeting this requirement. Most businesses will likely seek the onsite parking for convenience.

Q: How much parking is required for employees?

A: Ms. Caira responded that the general requirements are one stall per every 1000 square feet and per every four employees. These stores tend to have a fairly low number of employees.

It was stated that BU4 may be included in the special permit category as it includes The Street, the only property that might be affected. Since there are multiple street-fronts, it needs to be clarified what a microfulfillment center would be 30 feet back from. It also needs to be clarified whether a microfulfillment center would be able to go in by-right (as was recently approved with a veterinary facility) or if the existing special permit would need to be amended.

Councilor Albright made a motion to approve the ordinance as drafted, with two exceptions: to remove zones BU1, and BU2 from the use table, which will not allow microfulfillment centers in village centers, and to require a special permit for microfulfillment centers to locate in a BU4 zone.

Leaving the public hearing open, the committee voted to table item #127-22 at approximately 8:15pm to take up time sensitive items:

Two new appointments to Boards and Commissions, and the further analyses of village center districts with Planning consultant Utile. (items #196-22, #232-22, and #38-22). (See reports following)

At about 10:30pm, the Committee voted to take this item off the table and resume discussion on #127-22.

President Albright's motion to approve the proposed ordinance but exclude microfulfillment centers from operating in BU1 and BU2 zones and require a special permit for locations in BU4 zones was on the table.

No members of the public chose to comment on this item. Councilor Krintzman made a motion to close the public hearing which carried 7-0 (Councilor Leary not voting)

The Committee discussed the motion; all agreed that action should be taken swiftly in order to regulate this new use while village center rezoning is under consideration.

Councilors asked to list existing BU4 zones and whether they are all created by special permit, so it would require an amendment to the special permit in any case. Ms. Caira answered that most BU4 sites operate under one or more special permits and individual council orders would have to be reviewed to determine whether this use would be allowed without amending the special permit. She added that in any case the setback standards for microfulfillment centers must be met as well.

Councilor Albright's motion to approve the proposed new ordinance, except to exclude microfulfillment centers from operating in BU1 and BU2 zones, and to require a special permit for locations in BU4 zones, carried 5-0-2 (Councilors Crossley and Krintzman abstaining; Councilor Leary not voting).

Mr. McCormick made a motion for the P&D Board to close its public hearing which carried 4-0 (Mr. Brown and Ms. Molinsky not voting). Ms. Breckenridge made a motion for the P&D Board to postpone its vote on the item to another date before the start of its May 2nd meeting to allow for further discussion which carried 4-0 (Mr. Brown and Ms. Molinsky not voting).

#196-22 Appointment of Laxmi Rao to the Planning and Development Board

HER HONOR THE MAYOR appointing Laxmi Rao, 124 Walnut Hill Road, Newton as an Alternate member of the Planning and Development Board for a term to expire on April 19, 2026. (60 days: 05/20/22)

Action: **Zoning & Planning Approved 8-0**

Note: Ms. Rao introduced herself and described her interest in joining the P&D Board. Ms. Rao stated that she and her family have lived in Newton for 40 years. Now that she is recently retired, she is ready to give her time and contribute her expertise. She also stated that she believes proactive planning is vital in order to bring together the many aspects that shape the built environment. Ms. Rao stated that she has attended multiple Committee meetings and has been greatly impressed with the work.

Councilors thanked Ms. Rao for her willingness to serve.

Councilor Danberg made a motion to approve which carried 8-0.

#232-22 Appointment of Zach Knowlton to the Economic Development Commission
HER HONOR THE MAYOR appointing Zach Knowlton, 61 Walker Street #1, Newtonville as a member of the Economic Development Commission for a term of office to expire on October 30, 2023. (60 days: 06/03/22)

Action: Zoning & Planning Approved 8-0

Note: Mr. Knowlton introduced himself and described his interest in joining the EDC. Mr. Knowlton stated that he moved to Newtonville about two months ago and that he wants to learn about and get involve in the community, particularly by way of his area of expertise. Having served on the EDC in the town of Medway, Mr. Knowlton stated that he would be grateful to serve on the EDC in Newton.

It was stated that the Council should have a larger conversation about general economic development in Newton and Mr. Knowlton was asked for his input on this. He answered that he will need to learn more about Newton, but based on his time in Medway, he sees opportunities for grassroots development. The growth of remote and service-oriented work will likely trigger a rescaling and that more engagement with the community may improve this transition.

Councilor Albright made a motion to approve which carried 8-0.

#38-22 Discussion and review relative to the draft Zoning Ordinance regarding village centers
ZONING & PLANNING COMMITTEE requesting review, discussion and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to Mixed Use, business districts and village districts relative to the draft Zoning Ordinance. (formerly #88-20)

Action: Zoning & Planning Held 7-0 (Councilor Leary not voting)

Note: This section of the report will be completed at a later date.

Councilor Krintzman made a motion Hold which carried 7-0 (Councilor Leary not voting).

#234-22 Reappointment of Jack Leader to the Economic Development Commission
HER HONOR THE MAYOR reappointing Jack Leader, 613 California Street, Newtonville as a member of the Economic Development Commission for a term of office to expire on May 1, 2025. (60 days: 06/03/22)

Zoning & Planning Approved 7-0 (Councilor Leary not voting)

Note: Councilor Albright made a motion to approve which carried 7-0 (Councilor Leary not voting).

The Committee briefly discussed its scheduling options for the month of May and determined that it would plan to hold its next meeting after the Budget on June 1st.

The meeting adjourned at 10:59pm.

Respectfully Submitted,

Deborah J. Crossley, Chair

Microfulfillment Centers

Last Mile Delivery - Proposed Regulation Requirements

Docket #127-22

ZAP April 25, 2022
Public Hearing

Agenda

- Introduction
- Background
- Zoning Proposal
- Options
- Recommendation
- Next Steps



Image source: The Boston Globe

Introduction

- Microfulfillment centers (or last mile delivery services/dark stores/mini warehouses) are storefronts, not open to the public, stocked with groceries and other home goods that are markets as deliverable within 15-30 minutes.
- Would be considered retail under existing zoning and allowed by-right in all business zones



Image source: The Boston Globe

Background

First presented at January 24, 2022 ZAP Meeting

Draft zoning options were presented at the March 14 and March 28, 2022 ZAP Meetings

Consensus on allowing in Mixed Use and Manufacturing districts

Discussion primarily focused on how and if to regulate in village centers

Revisions to date include eliminating an option to locate in village centers with an in-store retail component and a reduction in the parking requirements



Advisory Group

Members

- Jodie Zussman - Charles River Regional Chamber
- Peter Doeringer - Planning & Development Board (Chair)
- Chuck Tanowitz - Economic Development Commission (Commissioner)

Meetings

- 7 Advisory Group meetings between Feb. 3 - Mar. 23
- Presented at the Real Estate/Restaurant Chamber Sub-committee, Planning Board, and EDC
- Staff input from Law, ISD, Transportation, and Economic Development Director
- Engaged other municipalities (Boston, Cambridge, Brookline, and Watertown)
- Data gathered from Gopuff, operator in Newton

Zoning Proposal - Use Definition

6.4.XX Microfulfillment Center

- A. Defined. A facility whose primary use is for the receipt, transfer, short-term storage, dispatching, coordination, preparation, routing of package delivery, and parking of vehicles, associated with the delivery of goods directly to consumers.

Zoning Proposal - Allowed Districts

Use Table (Sec. 4.4.1) -

Business, Mixed Use & Manufacturing Districts	BU1	BU2	BU3	BU4	MU1	MU2	MU3	MU4	M	LM	Definition / Listed Standards
Microfulfillment Center	– or L or SP	– or L or SP	–	L	L	L	–	–	L	L	6.4.XX

L = allowed subject to listed standards

SP = Special Permit Required

– = not allowed

Zoning Proposal - Parking Requirements

Number of Parking Stalls (Sec. 5.1.4) -

Use	Parking Stalls Required	Allowed by Special Permit
Microfulfillment Center	1 per 1,000 sf plus and 1 per 4 employees	Can be waived

Off-Street Loading Requirements (Sec. 5.1.12)

Table of Off-street Loading Requirements		
Number of bays required for new or expanded uses by gross floor area of structure of land use (in sf)		
Uses	Under 5,000 sf	5,000 - 50,999 sf*
Microfulfillment Center	0	1

* Note - Microfulfillment Centers have a maximum size of 10,000 sf

Zoning Proposal - Standards for Allowed Uses

Size

Zoning District	Maximum Gross Floor Area
Business 1* and 2*	5,000 square feet
Business 4, Mixed Use 1 and 2, Manufacturing and Limited Manufacturing	10,000 square feet

Zoning Proposal - Standards for Allowed Uses

Parking

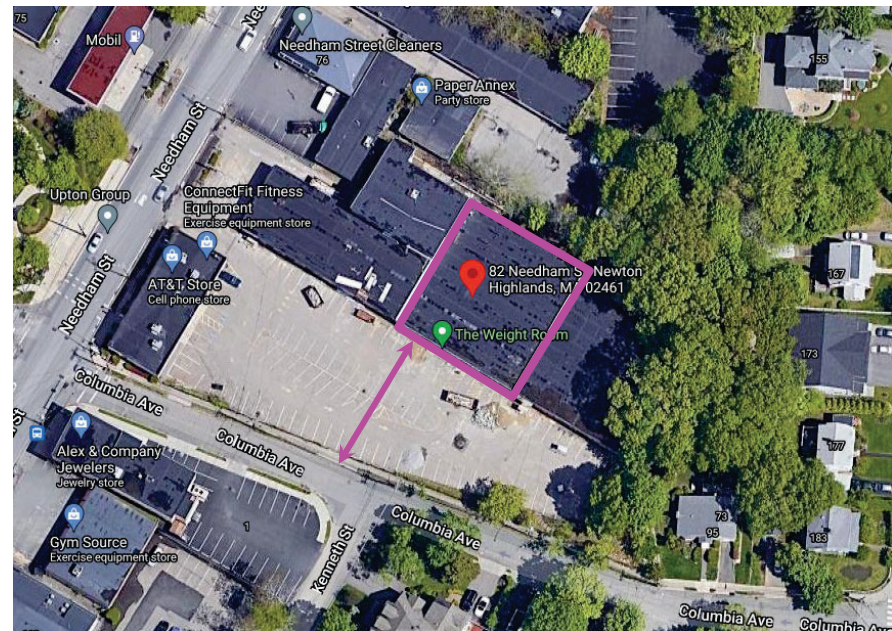
- Microfulfillment centers shall provide a minimum of two off-street parking stalls dedicated for deliveries for the first 2,500 square feet of gross floor area and an additional one stall for every additional 2,500 square feet of gross floor area.
- 5,000 sf microfulfillment center = 3 delivery stalls
- 10,000 sf microfulfillment center = 5 delivery stalls

Zoning Proposal - Standards for Allowed Uses

Design

In the Business 1*, 2*, and 4 and Mixed Use 1 and 2 Districts, if the microfulfillment center is located at street level, the use shall be:

- Located more than 16 feet from the street-facing building facade; or
- Any point of the building containing the use is located at least 30 feet from a street



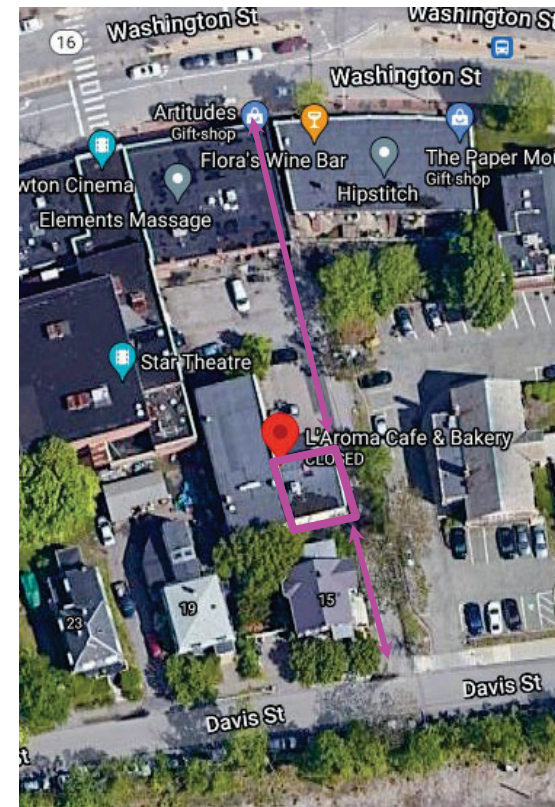
*Current GoPuff location on Needham Street

Zoning Options

Prohibit in Business 1 and Business 2 districts or allow subject to design standards?



Use located at least 16 feet from the street-facing facade



Building is at least 30 feet from street

Planning Recommendation

Adopt proposed zoning amendment, allowing microfulfillment centers in BU1 and BU2 subject to listed design standards

- Mitigates impacts on the vitality at the street in village centers
- Locations which can meet all design standards are limited
- Could provide an option for spaces that are otherwise difficult to lease
- Provides a service in a central location, reducing vehicular trips and potentially allowing for e-bike/scooter deliveries
- Will be revisited as use tables are updated for village center zoning

Next Steps

- Working with the advisory group, Planning has spoken to property owners, business owners and real estate brokers and it has become clear that in addition to regulating microfulfillment centers, larger zoning reforms are needed to support desirable businesses such as:
 - Eliminate parking for ground floor non-residential uses under a certain size
 - Revise the use table for commercial and industrial uses to create categories, introduce 21st century economy uses (ex. co-working), and remove or modify specific rules relating to certain uses

Use Table (Sec. 4.4.1) -

Business, Mixed Use & Manufacturing Districts	BU1	BU2	B U 3	BU 4	M U 1	M U 2	M U 3	M U 4	M	L M	Definition / Listed Standards
Microfulfillment Center	--	--	–	SP	L	L	–	–	L	L	6.4.47

P = Allowed By-Right L = Allowed Subject to Listed Standards SP = Special Permit by City Council Required -- Not Allowed

Number of Parking Stalls (Sec. 5.1.4)

Use	Parking Stalls Required	Allowed by Special Permit
Microfulfillment Center	1 per 1000 sf plus 1 per 4 employees	

Off-Street Loading Requirements (Sec. 5.1.12) -

Table of Off-street Loading Requirements

Number of bays required for new or expanded uses by gross floor area of structure of land use (in sf)

Uses	Under 5,000 sf	5,000 – 50,999 sf	51,000 – 100,999 sf	101,000 – 150,999 sf	151,000 – 300,000 sf	Over 300,000 sf
Retail Trade, Wholesale and Storage, Transportation Terminal, Manufacturing, and Public Utility	0	1	2	3	4	1 for each additional 150,000 sf
Business Services, Office Building, Hotel, Motel & Dormitory, Microfulfillment Center , and Research Laboratory	0	1	1	2	3	1 for each additional 150,000 sf
Recreation, and Institution	0	0	1	1	2	1 for each additional 150,000 sf

Use Definition -

6.4.47. Microfulfillment Center

- A. Defined.** A facility whose primary use is for the receipt, transfer, short-term storage, dispatching, coordination, preparation, routing of package delivery, and parking of vehicles, associated with the delivery of goods directly to consumers.

B. Standards for Allowed Uses

1. **Size.** In the Business 4 district, a microfulfillment center is allowed by special permit with a maximum gross floor area of 10,000 square feet. In the Mixed Use 1, Mixed Use 2, Manufacturing, and Limited Manufacturing districts, the maximum gross floor area allowed for a microfulfillment center is 10,000 square feet.
2. **Parking.** In addition to complying with the parking requirements of Sec. 5.1, the operator of a Microfulfillment Center shall provide onsite parking spaces dedicated for deliveries in accordance with the following:
 - a. Microfulfillment Centers shall provide a minimum of two off-street parking stalls for the first 2,500 square feet of gross floor area and an additional one off-street parking stall for every additional 2,500 square feet of gross floor area. Fractions ending in 0.5 or higher shall round up to the nearest whole number.
 - b. Sections 5.1.3.B and 5.1.3.D shall not be applicable to parking spaces required under this section 6.4.47.B.2.
3. **Design Standards.** In the Business 4 and Mixed Use 1 and 2 Districts, if the Microfulfillment Center use is located at street-level, the use shall be:
 - a. Located more than 16 feet from the street-facing building facade; or
 - b. Any point of the building containing the use is located at least 30 feet from a street.

CITY OF NEWTON

IN CITY COUNCIL

ORDINANCE NO.

April __, 2022

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEWTON AS FOLLOWS:

That the Revised Ordinances of Newton, Massachusetts, 2017, as amended, be and are hereby further amended with respect to **Chapter 30 ZONING** as follows:

1. **INSERT** after the row “Kennel” in the “Commercial Uses” portion of the Table appearing in **Sec. 4.4.1** the following new row:

Business, Mixed Use & Manufacturing Districts	BU1		BU2	BU3	BU4	BU5	MU1	MU2	MU3	MU4	M	LM	Definition/ Listed Standard
Microfulfillment Center	--		--	--	SP	--	L	L	--	--	L	L	Sec. 6.4.47

2. **INSERT** after the row “Medical office, not on or abutting hospital property” in the “Commercial” portion of the Table appearing in **Sec. 5.1.4.A** the following new row:

Use	Parking Stalls Required	Allowed by Special Permit
Microfulfillment Center	1 per 1000 sf plus 1 per 4 employees	

3. **INSERT** after the word “Dormitory,” where it appears in the second row of the Table appearing in **Sec. 5.1.12.C** the words “Microfulfillment Center,”.
4. **INSERT** after **Sec. 6.4.36. Veterinary Hospital** a new **Sec. 6.4.37. Microfulfillment Center** as follows:

6.4.47. Microfulfillment Center

A. Defined. A facility whose primary use is for the receipt, transfer, short-term storage, dispatching, coordination, preparation, routing of package delivery, and parking of vehicles, associated with the delivery of goods directly to consumers.

B. Standards for Allowed Uses.

1. **Size.** In the Business 4 district, a microfulfillment center is allowed by special permit with a maximum gross floor area of 10,000 square feet. In the Mixed Use 1, Mixed Use 2, Manufacturing, and Limited Manufacturing districts, the maximum gross floor area allowed for a microfulfillment center is 10,000 square feet.
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 - a. Microfulfillment Centers shall provide a minimum of two off-street parking stalls for the first 2,500 square feet of gross floor area and an additional one off-street parking stall for every additional 2,500 square feet of gross floor area. Fractions ending in 0.5 or higher shall round up to the nearest whole number.
 - b. Sections 5.1.3.B and 5.1.3.D shall not be applicable to parking spaces required under this section 6.4.47.B.2.
3. **Design Standards.** In the Business 4 and Mixed Use 1 and 2 Districts, if the Microfulfillment Center use is located at street-level, the use shall be:
 - a. Located more than 16 feet from the street-facing building facade; or
 - b. Any point of the building containing the use is located at least 30 feet from a street.

Alissa O. Giuliani
City Solicitor

Under Suspension of Rules
Readings Waived and Approved

(SGD) CAROL MOORE
City Clerk

(SGD) RUTHANNE FULLER
Mayor

Date: _____

4/25/2022

City of Newton Zoning & Planning Committee

Village Center Rezoning Phase 2, Scenarios



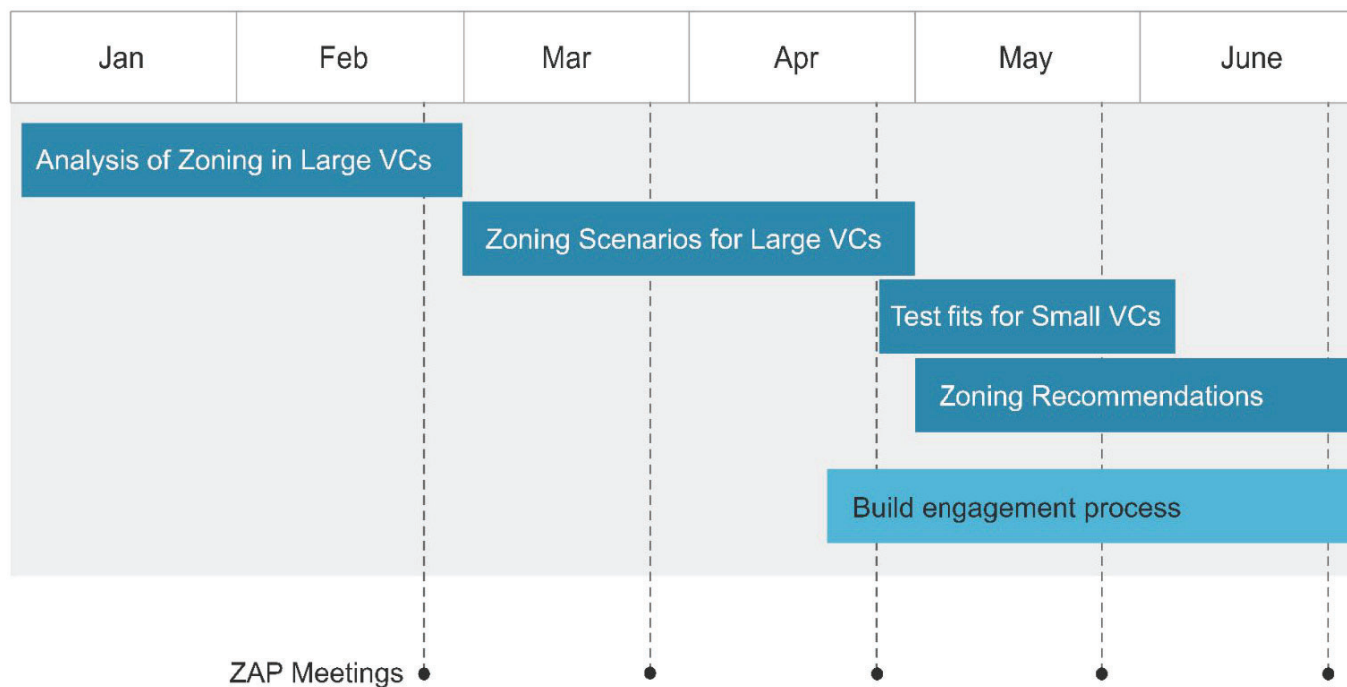
Agenda

1. Where we are
2. Zoning Approach
3. Example revised zoning with test-fits
 - a. Revised Mixed Use District 4 (MU4)
 - b. Revised Business District 3 (BU3)
 - c. Revised Business District 2 (BU2)
4. Comparing revised zoning to buildings in Newton
5. Next Steps and Discussion

Where we are

Phase 2: Village Center Scenarios

We are here
↓



Last Meeting: Ensuring viability and desirability in Village Centers

Viable Development

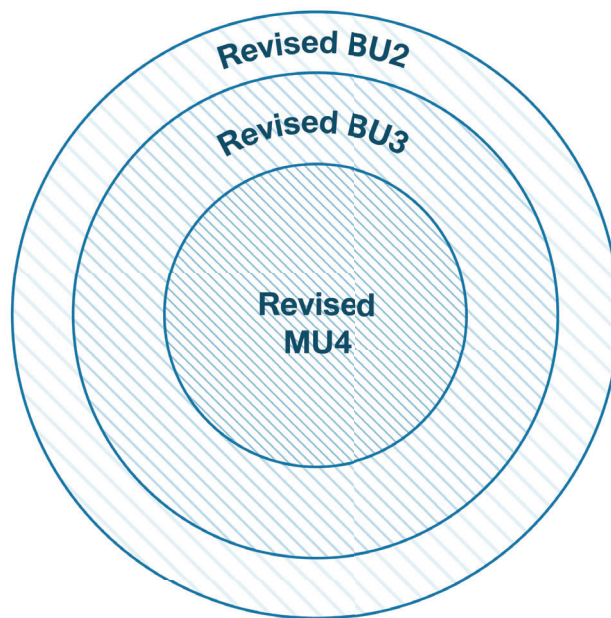
1. Lower parking requirements
2. Heights increase to allow for minimum standard floor-to-floor heights.
3. Remove maximum building area by-right. Instead, lot size is the threshold, with lots over a certain size requiring a special permit.
4. Remove minimum lot size

Desirable Urban Form

1. Introduce maximum building footprint size
2. Establish a minimum threshold for site plan review.
3. Introduce design standards.

Zoning Approach

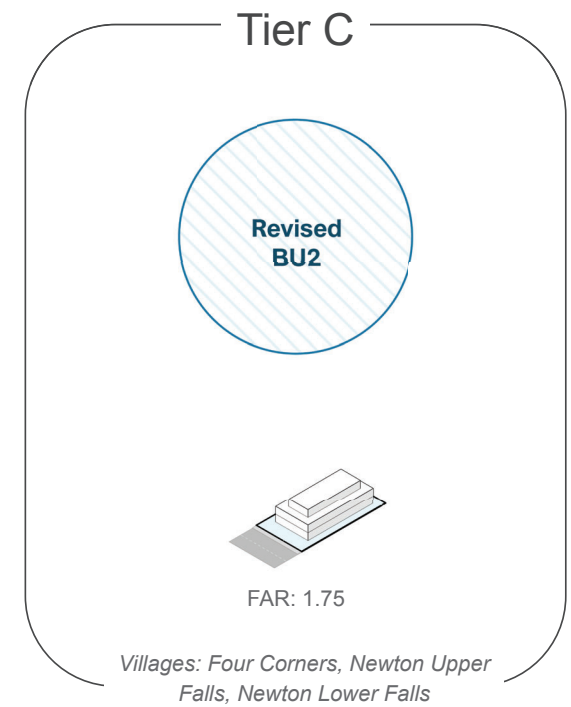
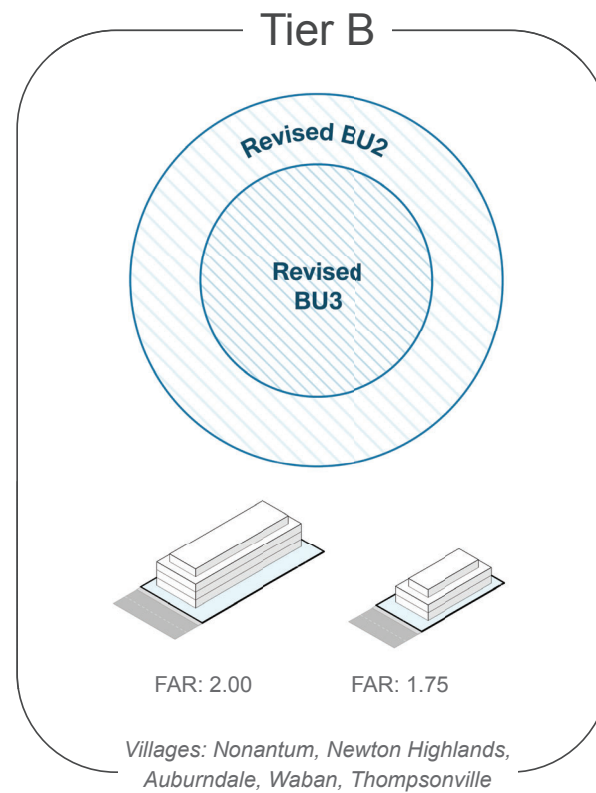
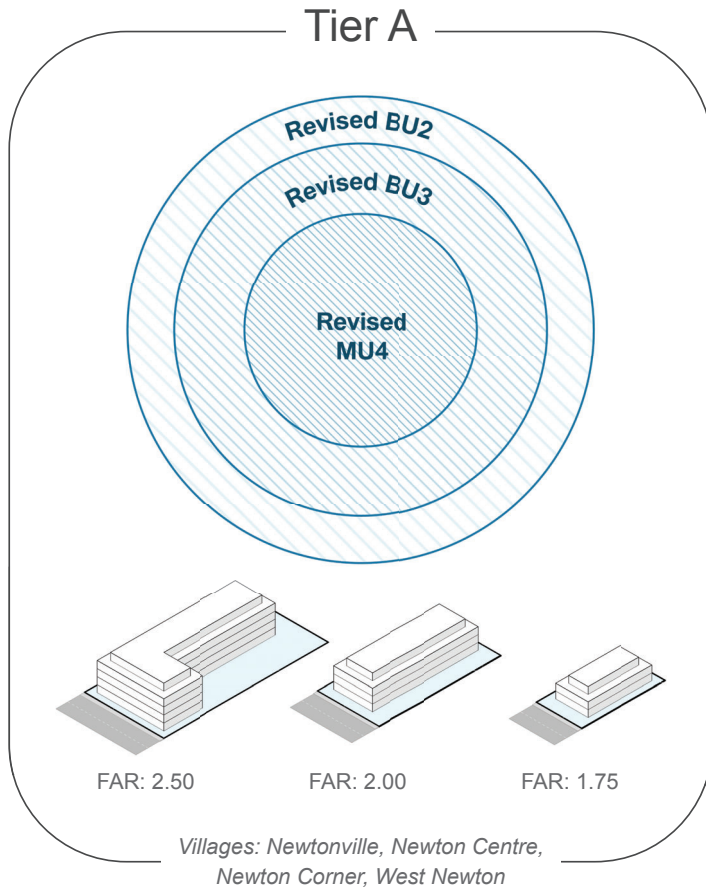
Last Meeting: Tiered Framework*



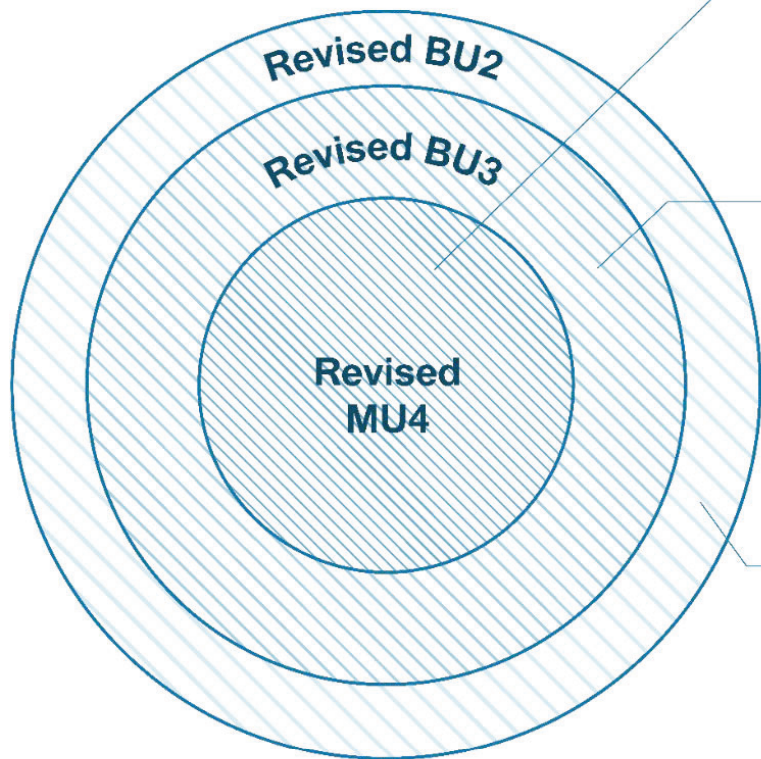
*This would require remapping the districts accordingly

Zoning Approach

Tiered Framework applied based on village center



Zoning Approach



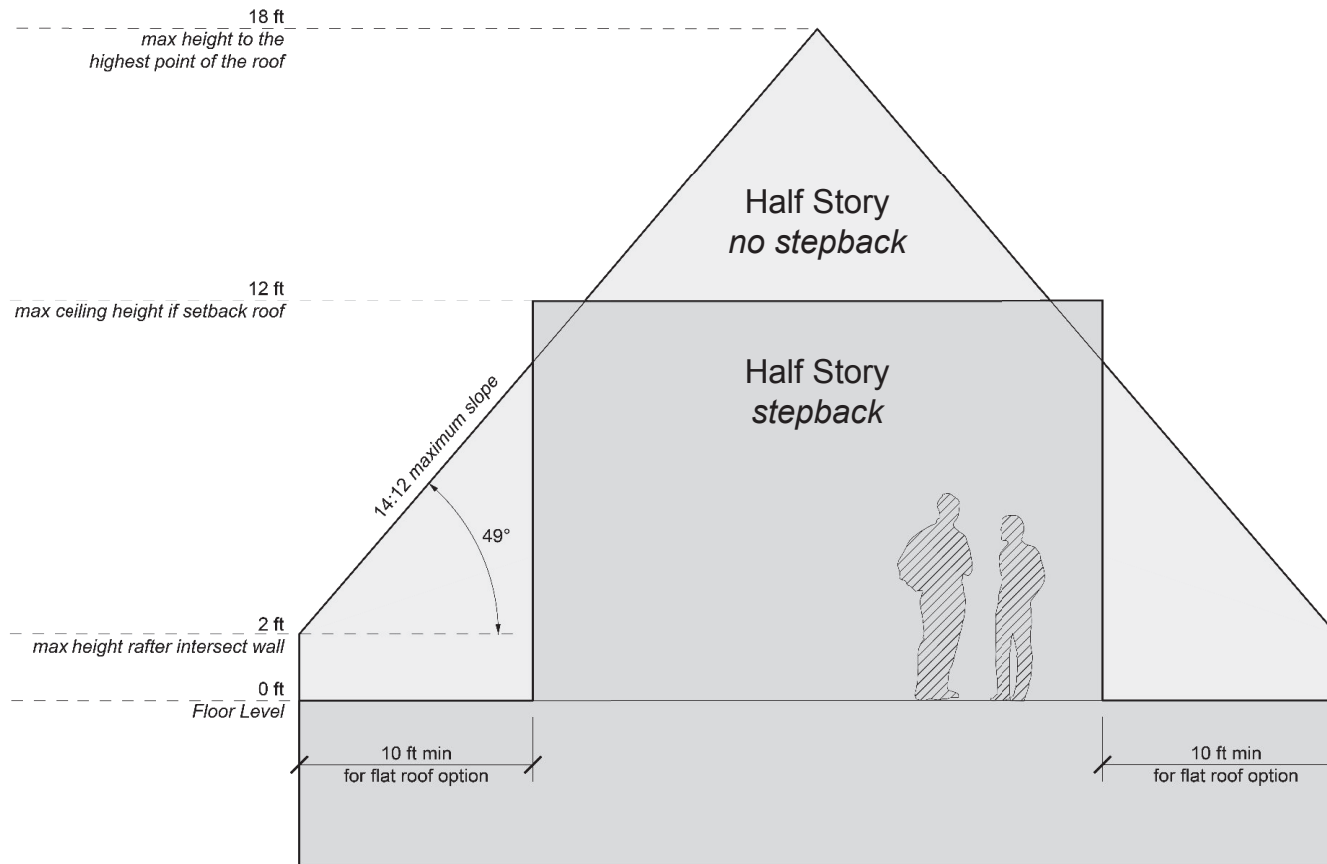
Center	MU4 (Special Permit)	Revised MU4
FAR	2.50	2.50
Height	5 stories; 60'	4.5 stories; 75' commercial, 69' residential
Lot area per unit	--	--
Bldg Footprint	--	15,000 sf max
Parking Ratio		
Retail	1 per 300 sf	Exempt for ground floor commercial
Office	1 per 250 sf	1 per 700 sf
Multi-family	1.25 per unit	1 per unit
Allowed Uses	Retail, Office, Multi-family	Retail, Office, Multi-family

Periphery	BU3 (Special Permit)	Revised BU3
FAR	2.00	2.00
Height	4 stories; 48'	3.5 stories; 62' commercial, 58' residential
Lot area per unit	1,200 sf	--
Bldg Footprint	--	10,000 sf max
Parking Ratio		
Retail	1 per 300 sf	Exempt for ground floor commercial
Office	1 per 250 sf	1 per 700 sf
Multi-family	1.25 per unit	1 per unit
Allowed Uses	Retail, Office	Retail, Office, Multi-family

Edge	BU2 (Special Permit)	Revised BU2
FAR	2.00	1.75
Height	4 stories; 48'	2.5 stories; 49' commercial, 47' residential
Lot area per unit	1,200 sf	--
Bldg Footprint	--	5,000 sf max
Parking Ratio		
Retail	1 per 300 sf	Exempt for ground floor commercial
Office	1 per 250 sf	1 per 700 sf
Multi-family	1.25 per unit	1 per unit
Allowed Uses	Retail, Office	Retail, Office, Multi-family

Zoning Approach

Heights and number of stories



Revised Zone	Maximum Height	# of stories
MU4	75' commercial 69' residential	4.5
BU3	62' commercial 58' residential	3.5
BU2	49' commercial 47' residential	2.5

A Note on Maximum Heights

“Commercial” heights account for ground floor retail, and office or other commercial uses on upper floors.

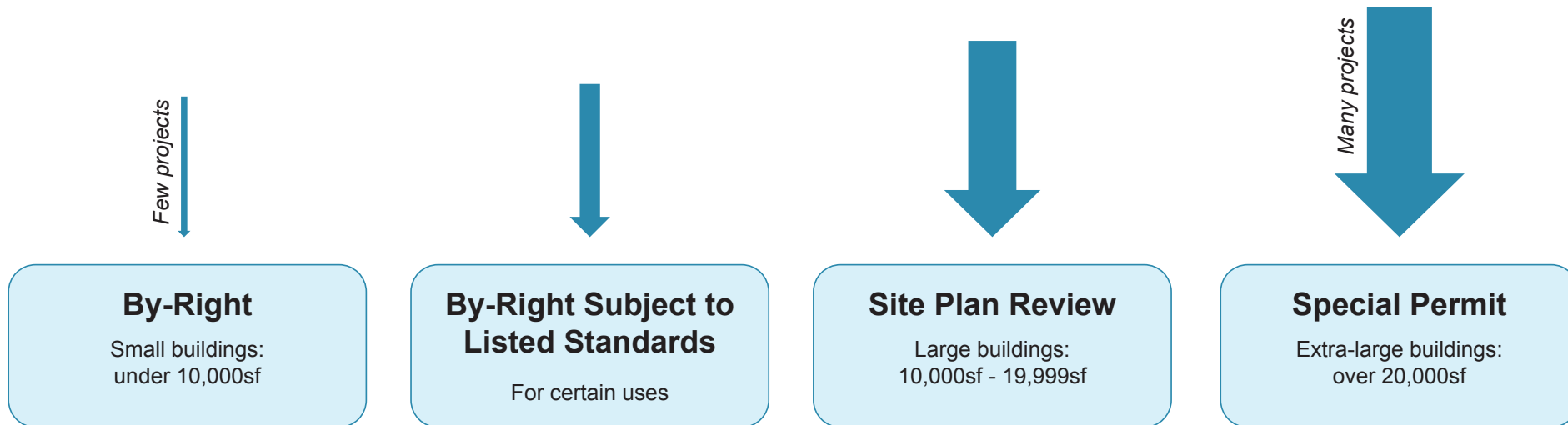
“Residential” heights account for ground floor retail, and residential uses on upper floors.

The assumptions that go into the overall floor heights are calibrated to allow for maximum standard market floor-to-floor heights:

- 18' for retail
- 13' for office
- 11' for residential
- 18' for half story (to allow for a pitched roof)

Zoning Approach

Project Approval Process: Existing



Zoning Approach

Project Approval Process: **Proposed**



By-Right
+ Design Standards
+ Site Plan Review

Smaller lots:
less than ¼ acre



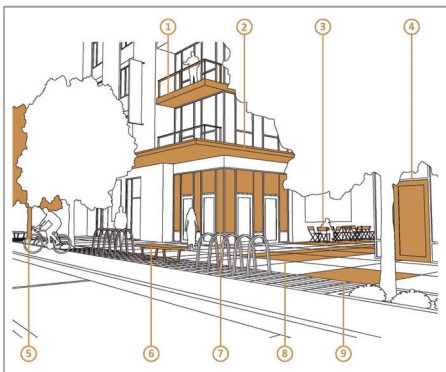
Special Permit

Larger lots:
more than ¼ acre

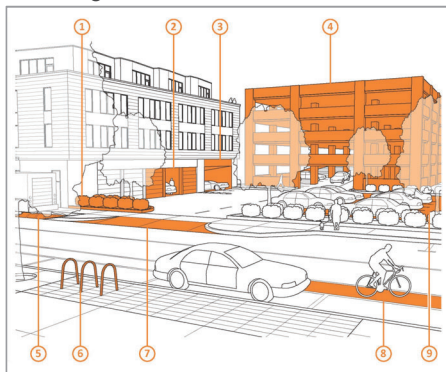
Zoning Approach

Design Standards

Public Realm Interface



Parking and Access



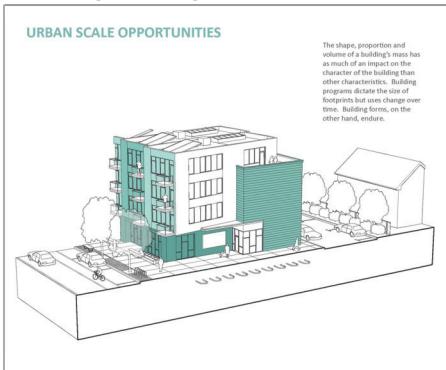
Sustainable Design



Facade Treatment



Building Massing



Building Height



Building Setbacks



Material Selection



Source: Watertown Design Guidelines, Gamble Associates, 2015

Details of the example revised zoning

1. Where we are
2. Zoning Approach
3. Example revised zoning with test-fits
 - a. Revised Mixed Use District 4 (MU4)
 - b. Revised Business District 3 (BU3)
 - c. Revised Business District 2 (BU2)
4. Comparing revised zoning to buildings in Newton
5. Next Steps and Discussion

The following pages present the revised zoning in relation to the existing zoning. The new rules are tested on parcels in Newton Centre to illustrate their impact. Select test-fits of the existing zoning from previous meetings are offered as a point of comparison.

Zoning Scenarios: Tier A

Revised Mixed Use District 4 (MU4)*



28 Austin St, Newtonville



Trio, Newtonville

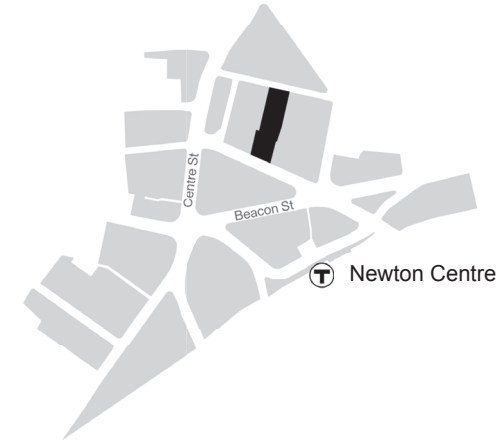
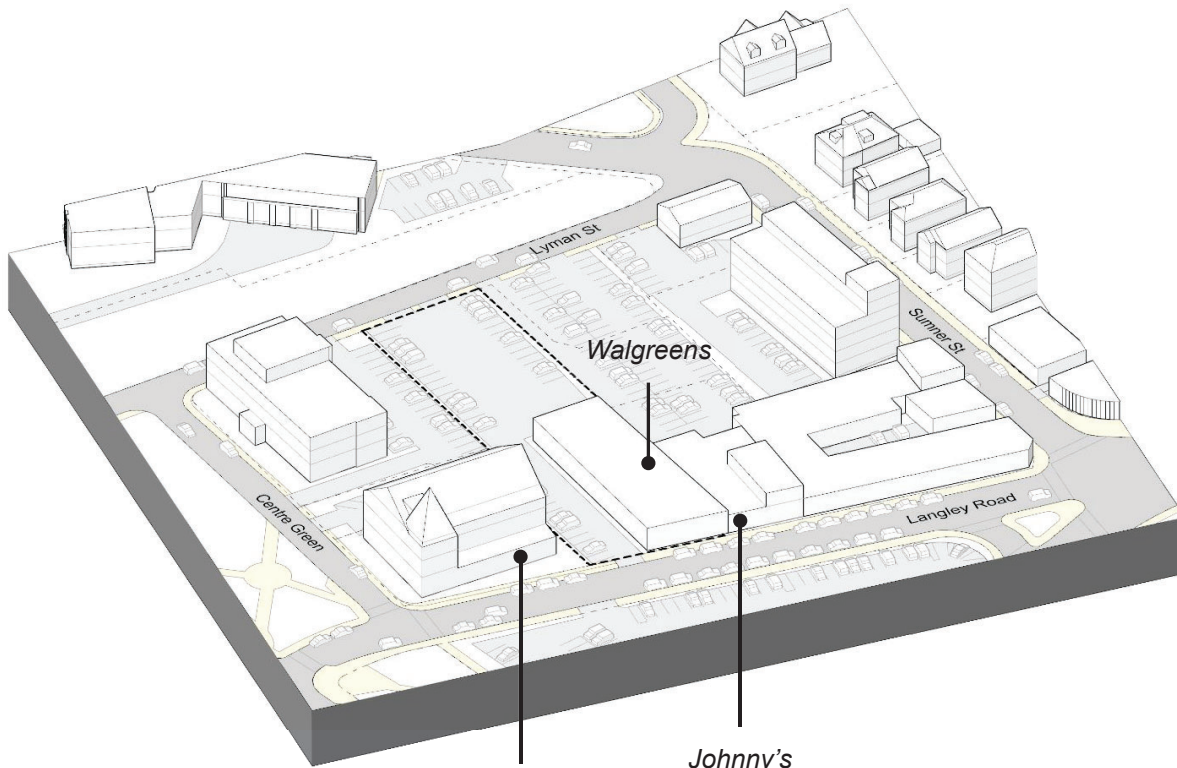
Zoning Regulations		Existing		Proposed
		MU4 By-Right	MU4 Special Permit	Revised MU4
Building Size	FAR (max)	1.5	2.5	2.5
	Height (max)	3 stories, 36'	5 stories, 60'	4.5 stories. 75' commercial 69' residential
	Lot area per unit (min)	1,000 sf	--	--
	Building footprint (max)	--	--	15,000 sf
Special Permit Threshold	Building area (max)	19,999 sf	--	--
	Lot area (max)			¾ acre
Lot Dimensions	Lot area (min)	10,000 sf	10,000 sf	--
	Open space (min)	5% of lot area for parcels over 1 acre	5% of lot area for parcels over 1 acre	--
Setbacks	Lot Frontage (min)	75% of lot facing a public way shall contain building(s)	75% of lot facing a public way shall contain building(s)	75% of lot facing a public way shall contain building(s)
	Setback: Front	0' -10' 40'+ ht stepback 1:1	0' -10' 40'+ ht stepback 1:1	0' -10'
	Setback: Side (min)	None unless: • Abutting a residential district, then 20' • 40'+ ht stepback 1:1	None unless: • Abutting a residential district, then 20' • 40'+ ht stepback 1:1	0' if abutting bldg w party wall. 15' if abutting residential. Otherwise 10'.
	Setback: Rear (min)	same as side setback	same as side setback	15' if abutting residential. Otherwise 10'.
Parking Ratio	Retail	1 per 300 sf	1 per 300 sf	Exempt for ground floor commercial
	Office	1 per 250 sf	1 per 250 sf	1 per 700 sf
	Multi-family	2 per unit	1.25 per unit	1 per unit
Allowed Uses		Retail Office Multi-family	Retail Office Multi-family	Retail Office Multi-family

*Projects above approved by Special Permit

Zoning Scenarios: Tier A

Existing: Site 35,900 sf

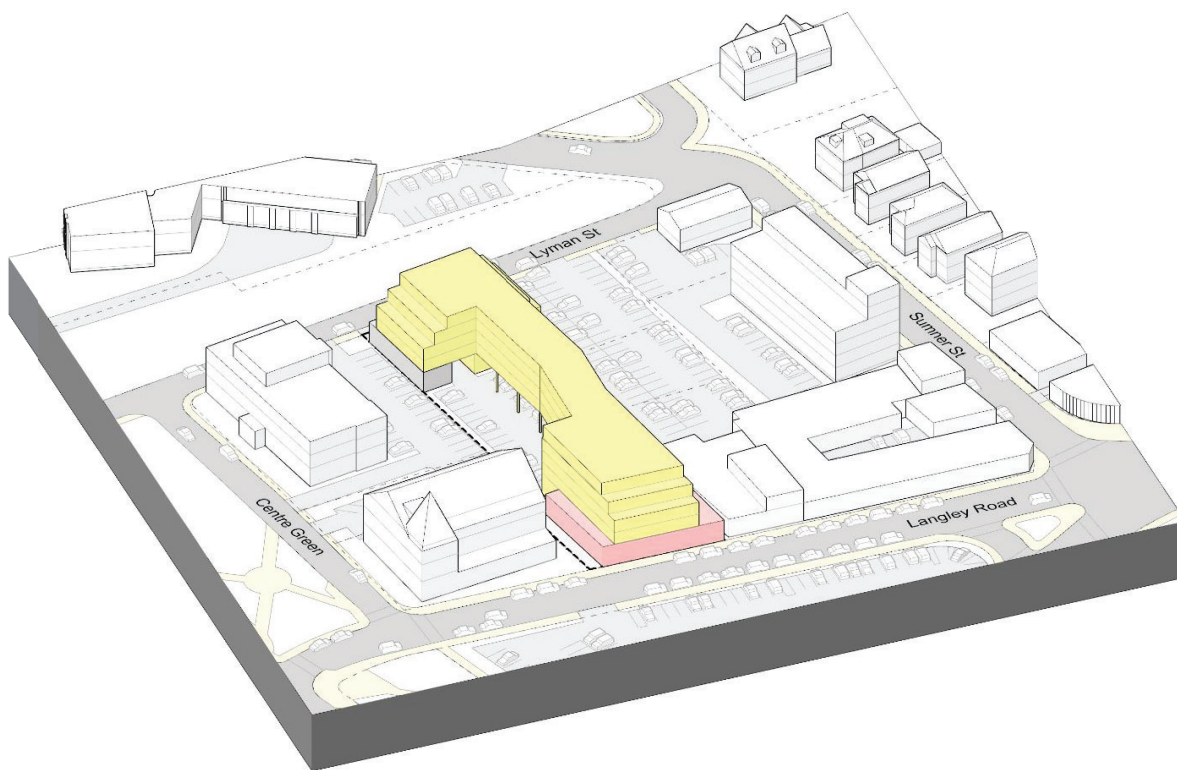
Current zoning: BU1
Zoning to test: Revised MU4



Zoning Scenarios: Tier A

Existing MU4: Special Permit

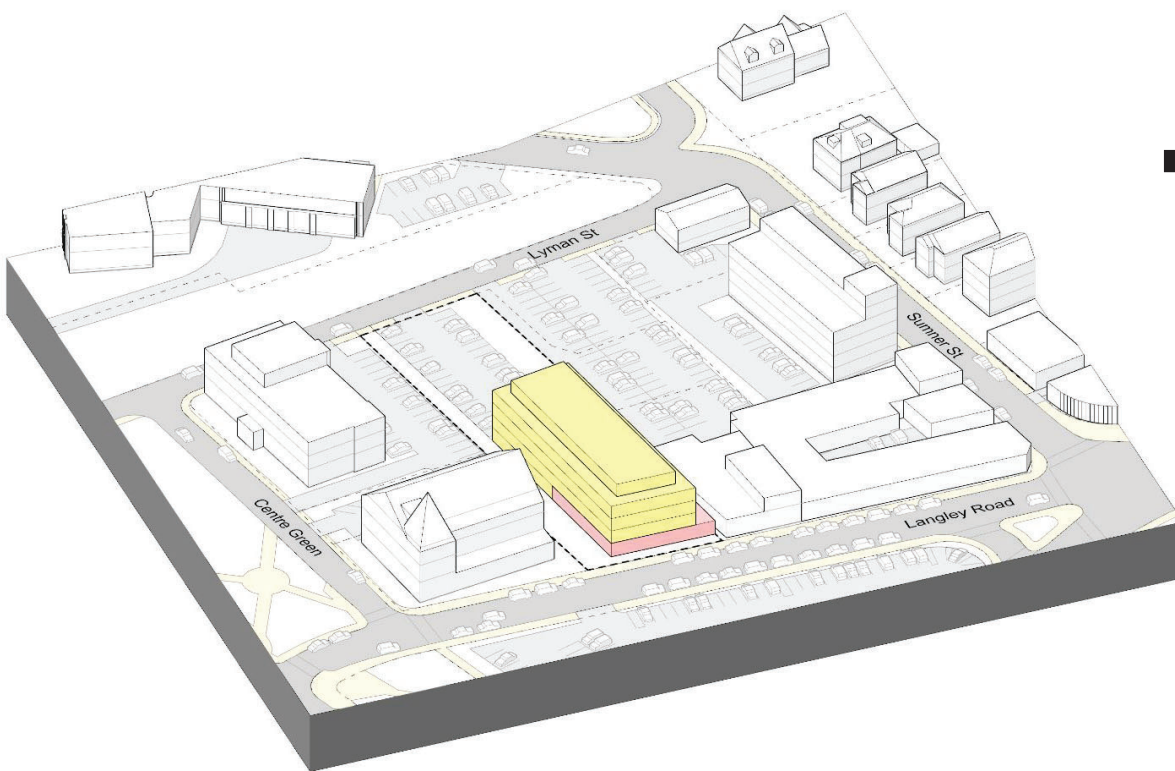
1 level of below-grade parking



Retail Residential

Zoning Scenarios: Tier A

Revised MU4 Test-fit



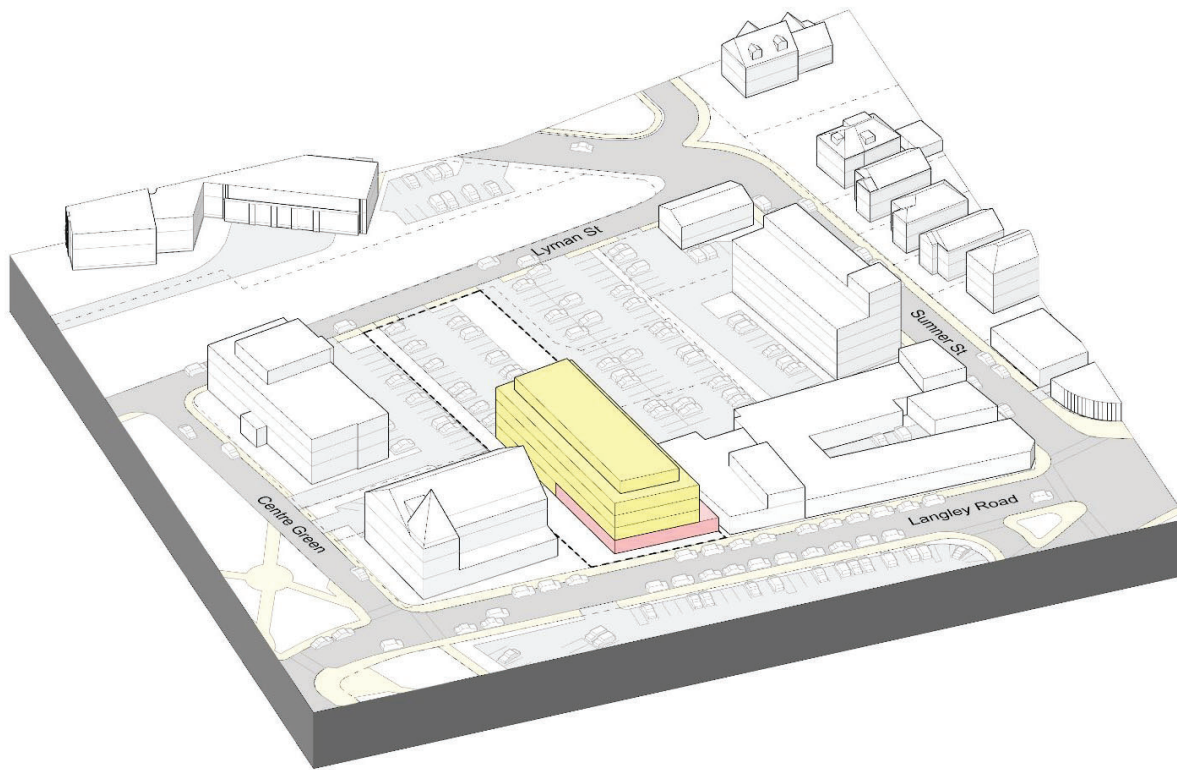
■ Retail ■ Residential

Regulations	Revised MU4	Test Fit Count
FAR (max)	2.5	1.36
Height (max)	4.5 stories; 69'	4.5 stories; 56'
Building footprint (max)	15,000 sf	12,950 sf
Lot area (max)	¼ acre (32,670 sf)	35,000 sf
Number of units		34
Area Retail		7,370 sf
Lot Frontage (min)	75%	77%
Setback: Front	0' -10'	10'
Setback: Side (min)	0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'.	0' - 24'
Setback: Rear (min)	15' if abutting residential. Otherwise 10'.	163'
Parking: Retail	Exempt for ground floor commercial	none
Parking: Multi-family	1 per unit	34

Zoning Scenarios: Tier A

Conceptual Pro Forma

Revised MU4



■ Retail
 ■ Residential

**FEASIBLE:
TARGET 5.5% NOI/COST**

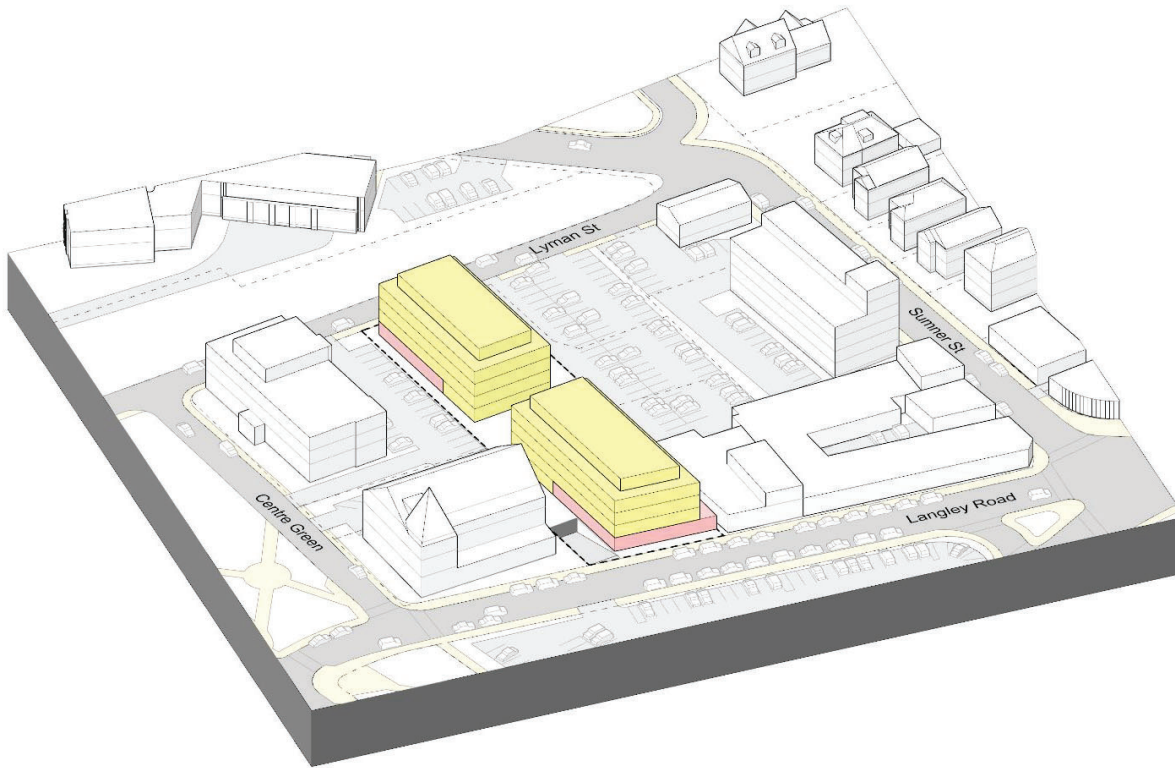


	<i>Mid Rise / 4.5 stories</i>
	<i>Surface Parking</i>
	<i>Rental</i>
Site (Acres)	0.82
FAR	1.36
Total Units	34
Affordability %	17.5%
Affordable Units	6
Average Unit Size	960
Residential Efficiency	80%
Total GSF	48,815
Parking Ratio	1.00
Parking Cost (per space)	\$ 5,000
Residential Rent/SF	4.60
AMI %	65%
Affordable Rent/SF	\$ 1.42
Commercial Rent	40.00
Hard Cost (Includes Fit out)	315.00
Soft Cost/Site	25%
Land Cost (per land foot)	85.00
Open Space	\$ -
Road Costs	\$ -
Total Cost/GSF	\$ 456
Parking fee (per space per month)	50.00
Cap Rate	4.50%
NOI/Cost	6.31%

Zoning Scenarios: Tier A

Revised MU4 Test-fit

1 level of below-grade parking



Retail Residential

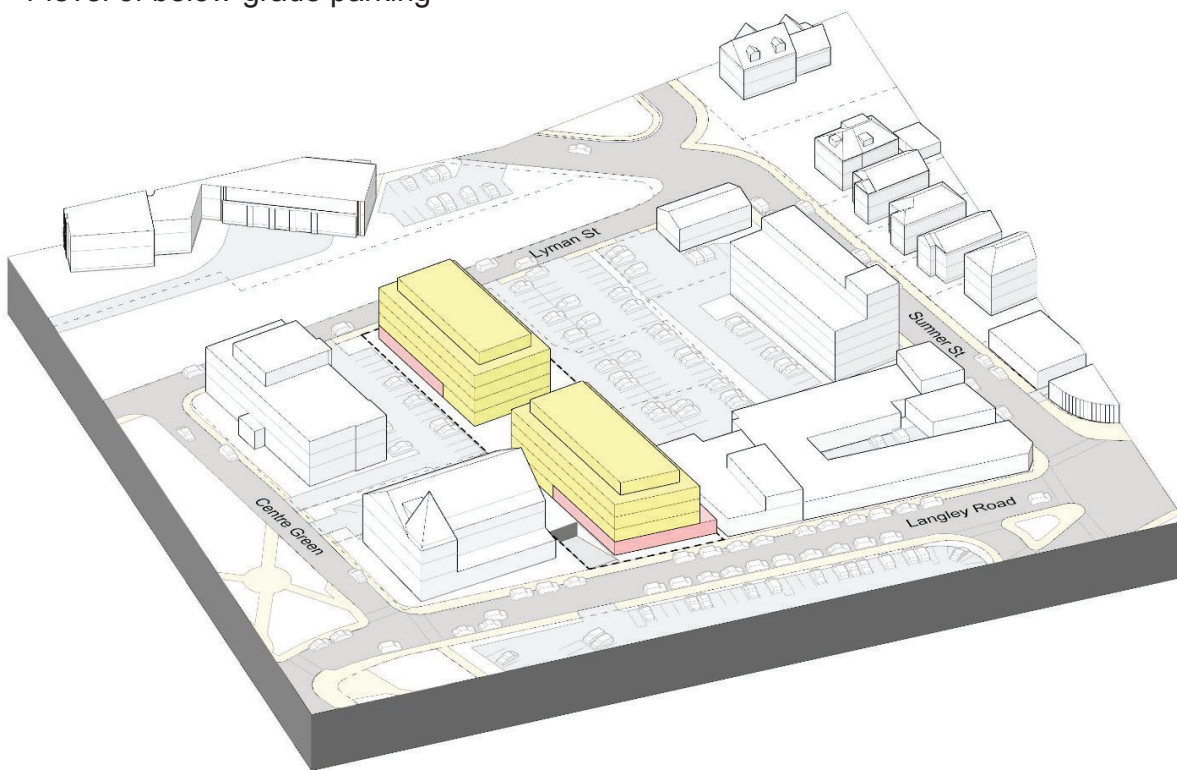
Regulations	Revised MU4	Test Fit Count
FAR (max)	2.5	2.19
Height (max)	4.5 stories; 69'	4.5 stories; 56'
Building footprint (max)	15,000 sf	11,700 sf + 10,040 sf
Lot area (max)	¼ acre (32,670 sf)	35,000 sf
Number of Units		54
Area Retail		13,070 sf
Lot Frontage (min)	75%	75%; 82% (2nd bldg)
Setback: Front	0' -10'	10'
Setback: Side (min)	0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'.	0' - 25'
Setback: Rear (min)	15' if abutting residential. Otherwise 10'.	10'
Parking: Retail	Exempt for ground floor commercial	none
Parking: Multi-family	1 per unit	54

Zoning Scenarios: Tier A

Conceptual Pro Forma

Revised MU4

1 level of below-grade parking



■ Retail ■ Residential

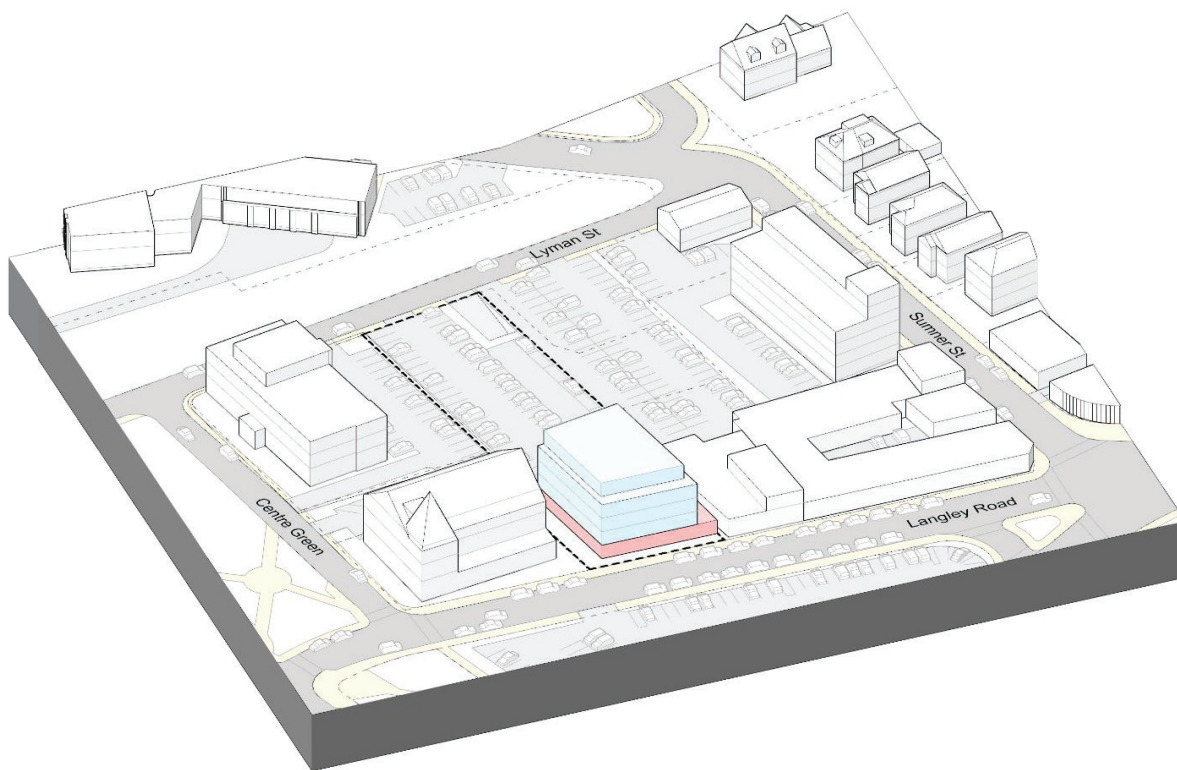
FEASIBLE:
TARGET 5.5% NOI/COST

	<i>Mid Rise / 4.5 stories</i>
	<i>Underground Parking</i>
	<i>Rental</i>
Site (Acres)	0.82
FAR	2.19
Total Units	54
Affordability %	17.5%
Affordable Units	9
Average Unit Size	960
Residential Efficiency	80%
Total GSF	78,607
Parking Ratio	1.00
Parking Cost (per space)	\$ 70,000
Residential Rent/SF	4.60
AMI %	65%
Affordable Rent/SF	\$ 1.42
Commercial Rent	40.00
Hard Cost (Includes Fit out)	315.00
Soft Cost/Site	25%
Land Cost (per land foot)	85.00
Open Space	\$ -
Road Costs	\$ -
Total Cost/GSF	\$ 432
Parking fee (per space per month)	50.00
Cap Rate	4.50%
NOI/Cost	6.08%

Zoning Scenarios: Tier A

Existing MU4: Special Permit

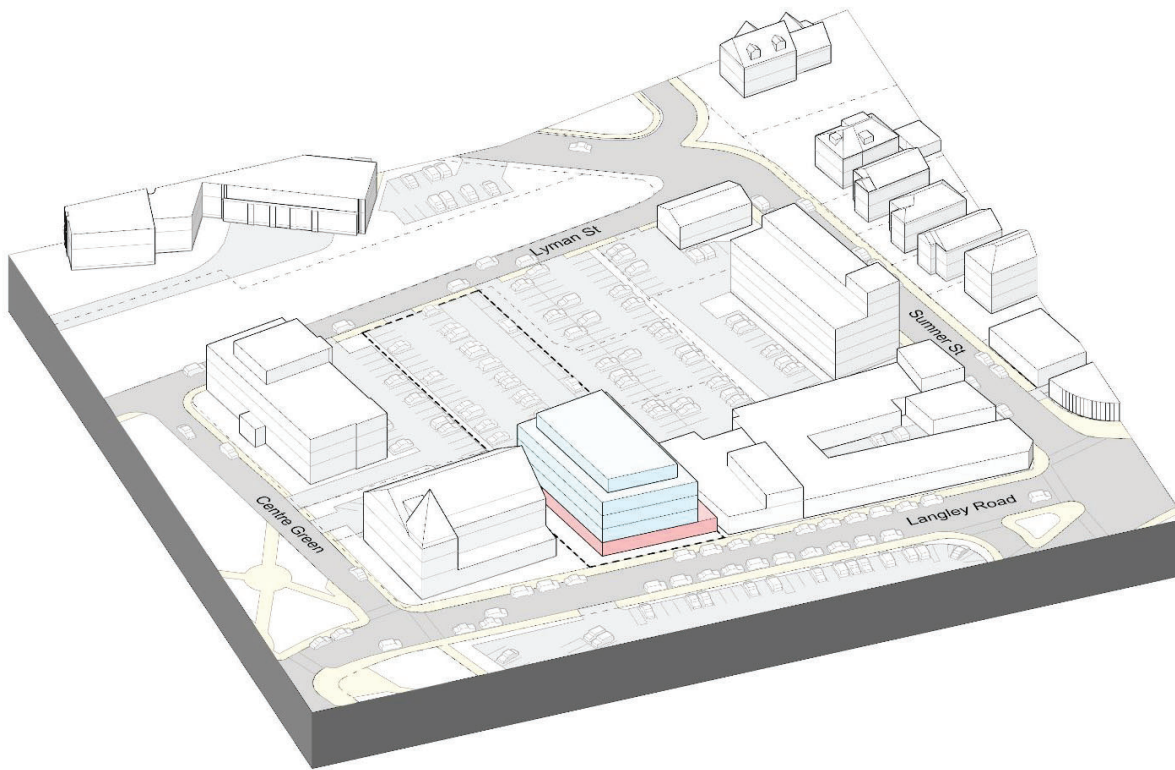
1 level of below-grade parking



■ Retail ■ Office

Zoning Scenarios: Tier A

Revised MU4 Test-fit



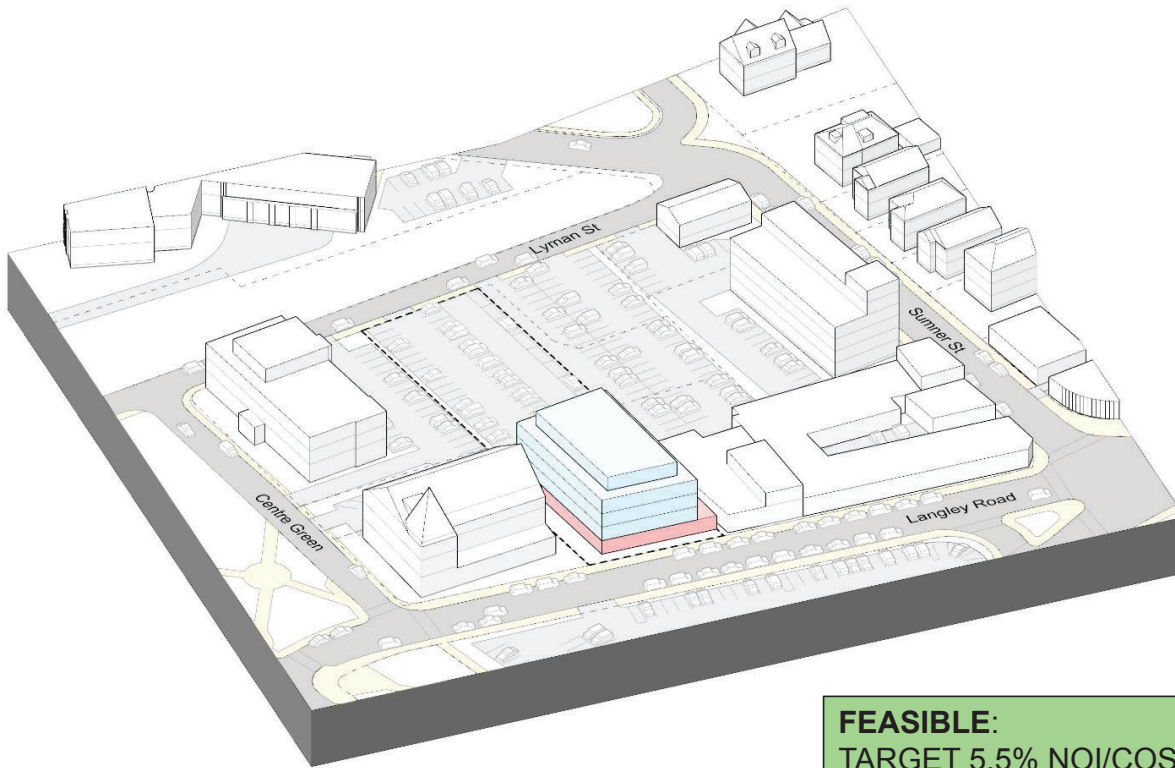
■ Retail ■ Office

Regulations	Revised MU4	Test Fit Count
FAR (max)	2.5	1.24
Height (max)	4.5 stories; 75'	4.5 stories; 60'
Building footprint (max)	15,000 sf	11,230 sf
Lot area (max)	¼ acre (32,670 sf)	35,000 sf
Area Office		36,490 sf
Area Retail		8,160 sf
Lot Frontage (min)	75%	85%
Setback: Front	0' -10'	10'
Setback: Side (min)	0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'.	0' - 15'
Setback: Rear (min)	15' if abutting residential. Otherwise 10'.	215'
Parking: Retail	Exempt for ground floor commercial	none
Parking: Office	1 per 700 sf	52

Zoning Scenarios: Tier A

Conceptual Pro Forma

Revised MU4



FEASIBLE:
TARGET 5.5% NOI/COST

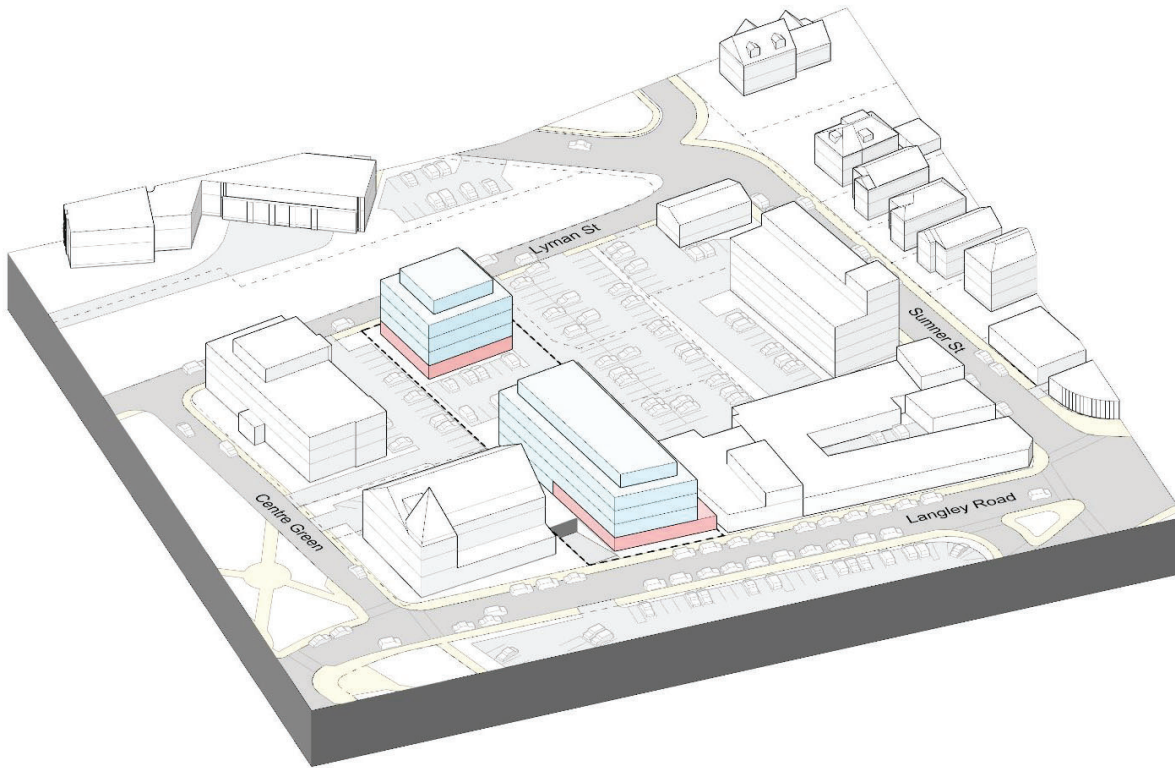
	<i>Mid Rise / 4.5 stories</i>
	<i>Surface Parking</i>
	<i>Office/Retail</i>
Site (Acres)	0.82
FAR	1.24
Office GSF	36,490
Retail GSF	8,160
Total GSF	44,650
Parking Ratio	1.50
Parking Cost	\$ 5,000
Parking Spaces	67
Rent/SF	\$ 40.00
Hard Cost (Includes Fit out)	\$ 315
Soft Cost/Site	25%
Land Cost (per land foot)	\$ 83.00
Total Cost/GSF	\$ 577
Cap Rate	5.0%
NOI/Cost	6.17%

■ Retail
 ■ Office

Zoning Scenarios: Tier A

Revised MU4 Test-fit

1 level of below-grade parking: Option 1



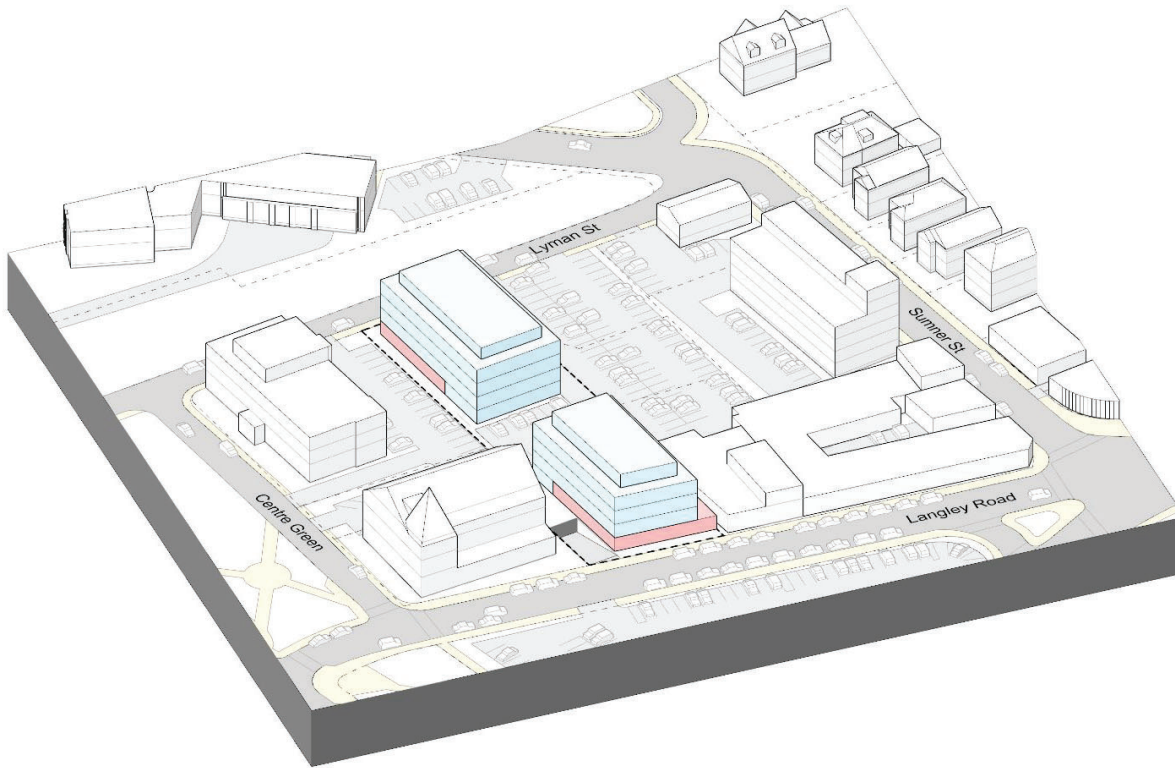
■ Retail ■ Office

Regulations	Revised MU4	Test Fit Count
FAR (max)	2.5	2.3
Height (max)	4.5 stories; 75'	4.5 stories; 60'
Building footprint (max)	15,000 sf	14,970 sf + 4,650 sf
Lot area (max)	¼ acre (32,670 sf)	35,000 sf
Area Office		68,190 sf
Area Retail		14,450 sf
Lot Frontage (min)	75%	75%; 70% (2nd bldg)
Setback: Front	0' -10'	10'
Setback: Side (min)	0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'.	0' - 25'
Setback: Rear (min)	15' if abutting residential. Otherwise 10'.	10'
Parking: Retail	Exempt for ground floor commercial	none
Parking: Office	1 per 700 sf	97

Zoning Scenarios: Tier A

Revised MU4 Test-fit

1 level of below-grade parking: Option 2



■ Retail ■ Office

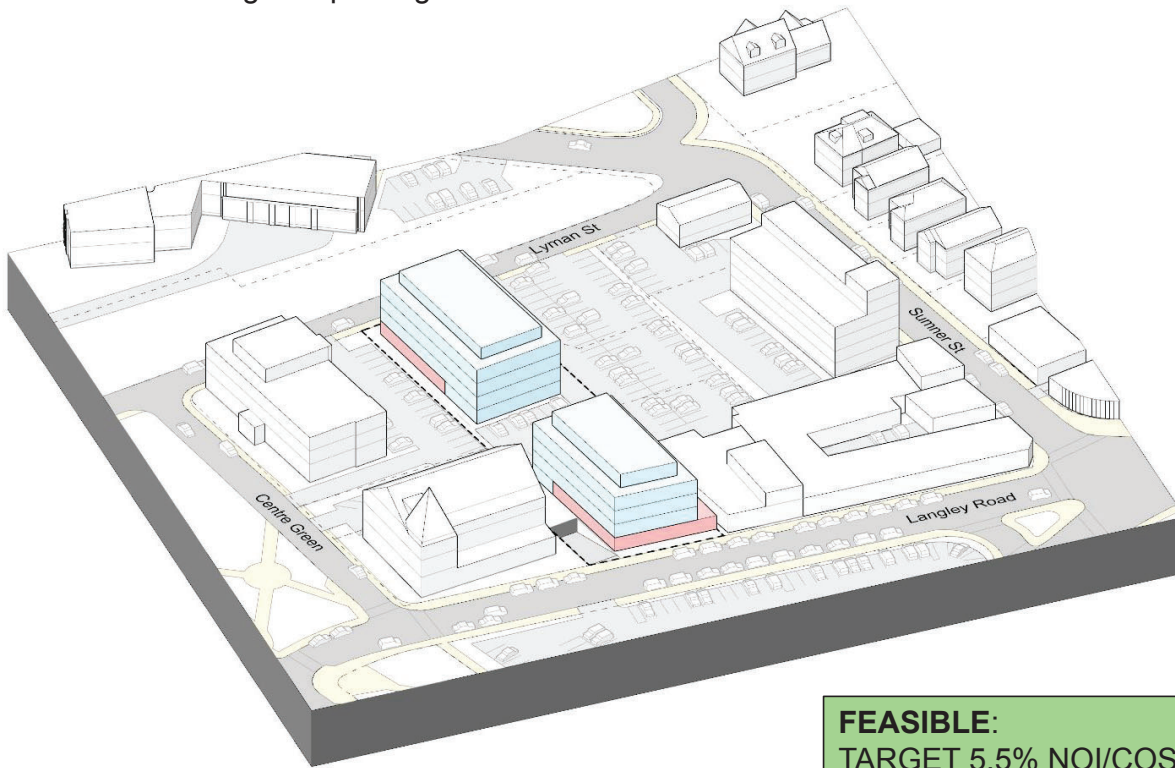
Regulations	Revised MU4	Test Fit Count
FAR (max)	2.5	2.25
Height (max)	4.5 stories; 75'	4.5 stories; 60'
Building footprint (max)	15,000 sf	9,480 sf + 9,560 sf
Lot area (max)	¼ acre (32,670 sf)	35,000 sf
Area Office		67,030 sf
Area Retail		13,730 sf
Lot Frontage (min)	75%	75%; 70% (2nd bldg)
Setback: Front	0' -10'	10'
Setback: Side (min)	0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'.	0' - 25'
Setback: Rear (min)	15' if abutting residential. Otherwise 10'.	10'
Parking: Retail	Exempt for ground floor commercial	none
Parking: Office	1 per 700 sf	96

Zoning Scenarios: Tier A

Conceptual Pro Forma

Revised MU4

1 level of below-grade parking



FEASIBLE:
TARGET 5.5% NOI/COST

	<i>Mid Rise / 4.5 stories</i>
	<i>Underground Parking</i>
	<i>Office/Retail</i>
Site (Acres)	0.82
FAR	2.25
Office GSF	67,030
Retail GSF	13,730
Total GSF	80,760
Parking Ratio	1.43
Parking Cost	\$ 70,000
Parking Spaces	96
Rent/SF	\$ 40.00
Hard Cost (Includes Fit out)	\$ 315
Soft Cost/Site	25%
Land Cost (per land foot)	\$ 83.00
Total Cost/GSF	\$ 634
Cap Rate	5.0%
NOI/Cost	5.61%

■ Retail
 ■ Office

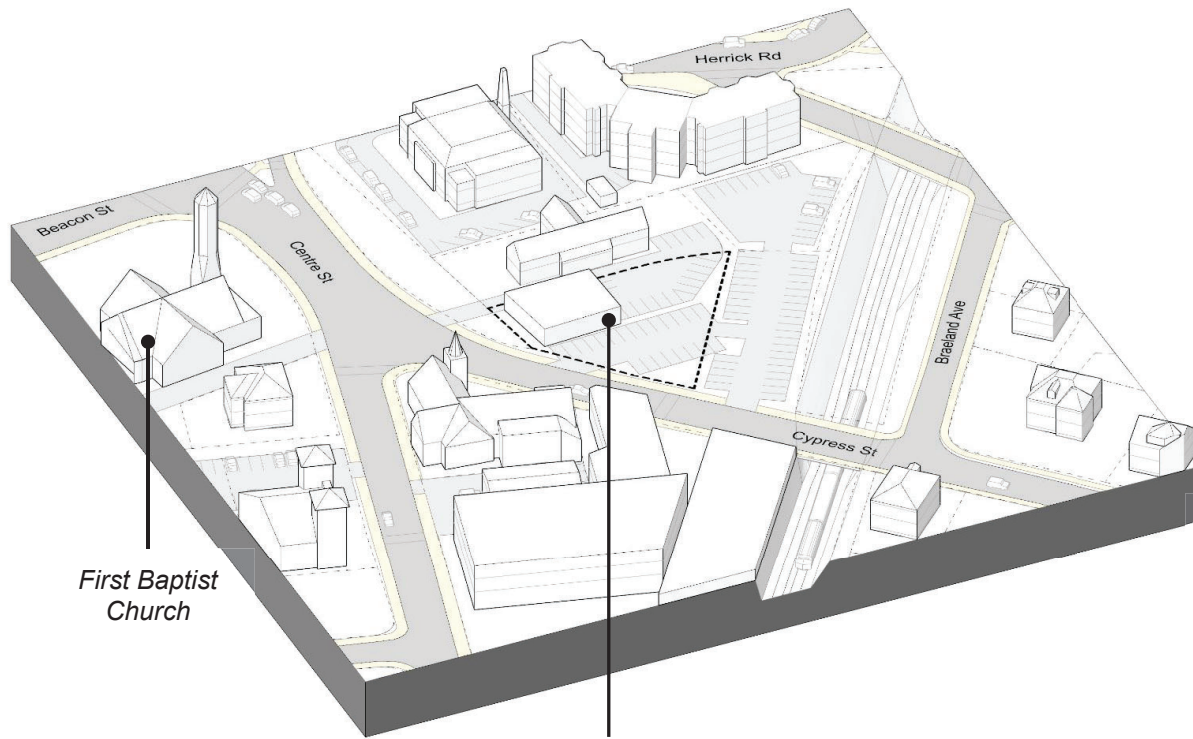
Zoning Scenarios: Tier B

Revised Business District 3 (BU3)

Zoning Regulations		Existing		Proposed
		BU3 By-Right	BU3 Special Permit	Revised BU3
Building Size	FAR (max)	1.5	2.0	2.0
	Height (max)	3 stories, 36'	4 stories, 48'	3.5 stories. 62' commercial 58' residential
	Lot area per unit (min)	1,000 sf	1,200 sf	--
	Building footprint (max)	--	--	10,000 sf
Special Permit Threshold	Building area (max)	19,999 sf	--	--
	Lot area (max)	--	--	¼ acre
Lot Dimensions	Lot area (min)	10,000 sf	10,000 sf	--
Setbacks	Lot Frontage (min)	--	--	60%
	Setback: Front	Lesser of ½ bldg ht or Average	Lesser of ½ bldg ht or Average	0' -15' or Average setback
	Setback: Side (min)	½ bldg ht or equal to abutting side yard	½ bldg ht or equal to abutting side yard	0' if abutting bldg w party wall. 15' if abutting residential. Otherwise 10'.
	Setback: Rear (min)	0'	0'	15' if abutting residential. Otherwise 10'.
Parking Ratio	Retail	1 per 300 sf	1 per 300 sf	Exempt for ground floor commercial
	Office	1 per 250 sf	1 per 250 sf	1 per 700 sf
	Multi-family	2 per unit	1.25 per unit	1 per unit
Allowed Uses		Retail Office	Retail Office Multi-family	Retail Office Multi-family

Zoning Scenarios: Tier B

Existing: Site 18,000 sf Current zoning: BU1
Zoning to test: Revised BU3



First Baptist Church

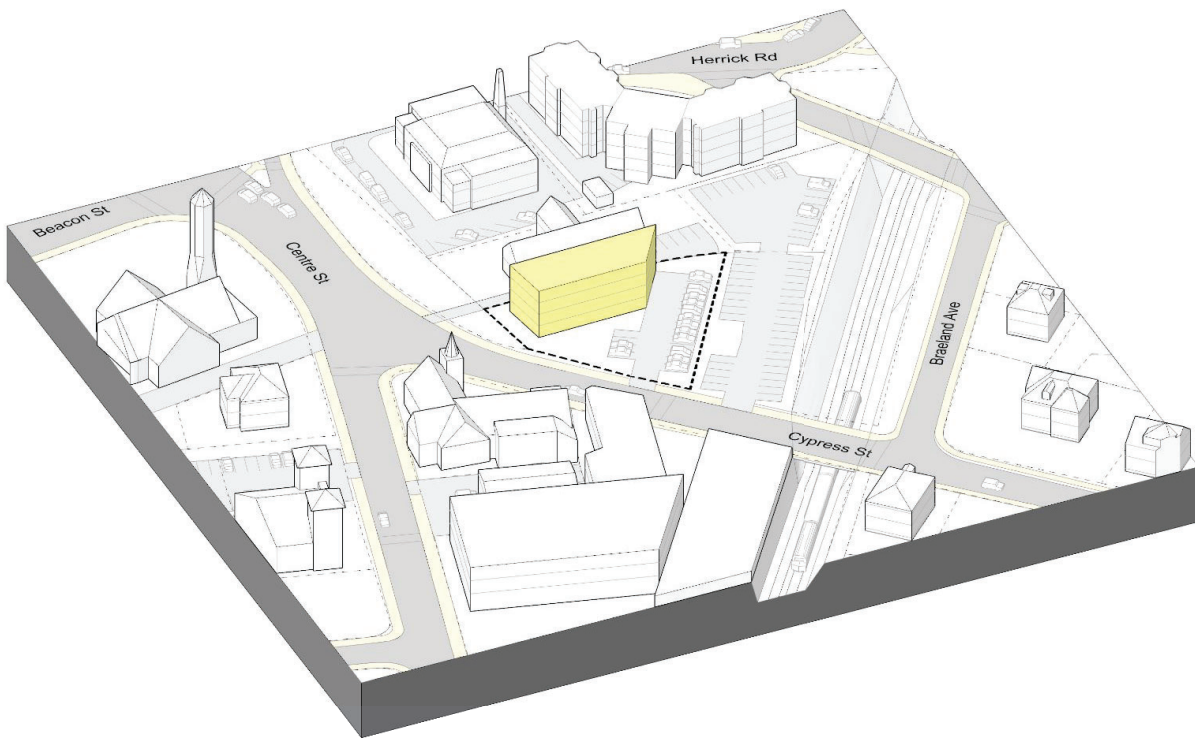
Learning Express and Pure Barre

Lutheran Church



Zoning Scenarios: Tier B

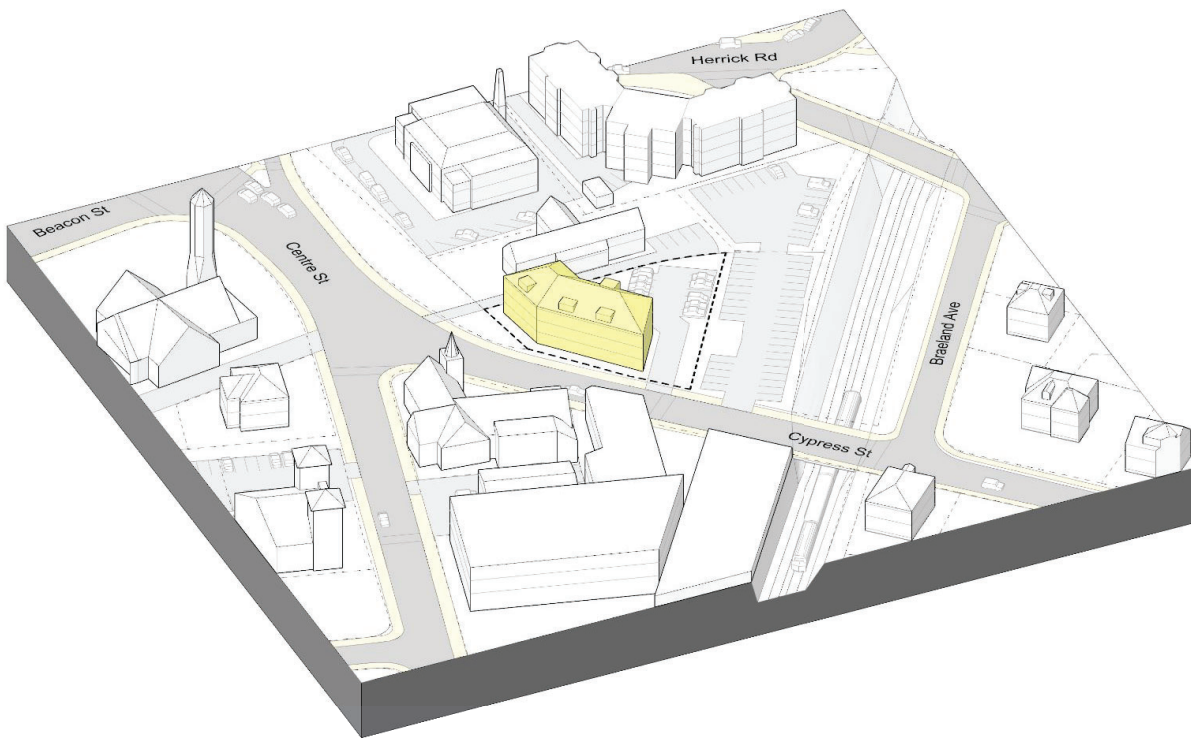
Existing BU3: Special permit



 Residential

Zoning Scenarios: Tier B

Revised BU3 Test-fit



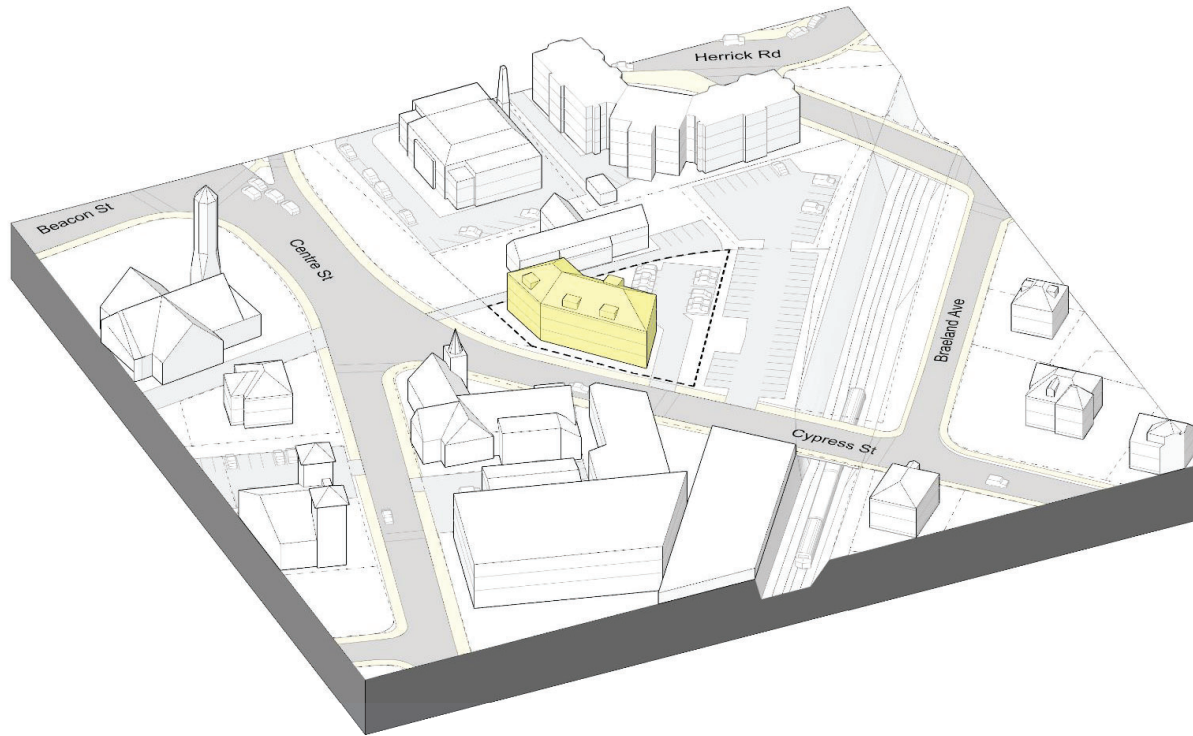
Residential

Regulations	Revised BU3	Test Fit Count
FAR (max)	2.0	0.96
Height (max)	3.5 stories; 58'	3.5 stories; 49'-6"
Building footprint (max)	10,000 sf	5,000 sf
Lot area (max)	¼ acre (32,670 sf)	18,000 sf
Number of Units		14
Lot Frontage (min)	60%	70%
Setback: Front	0' -15' or average	10'
Setback: Side (min)	0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'.	10'
Setback: Rear (min)	15' if abutting residential. Otherwise 10'.	--
Parking: Multi-family	1 per unit	14 spots (surface)

Zoning Scenarios: Tier B

Conceptual Pro Forma

Revised BU3



Residential

**FEASIBLE:
TARGET 5.5% NOI/COST**

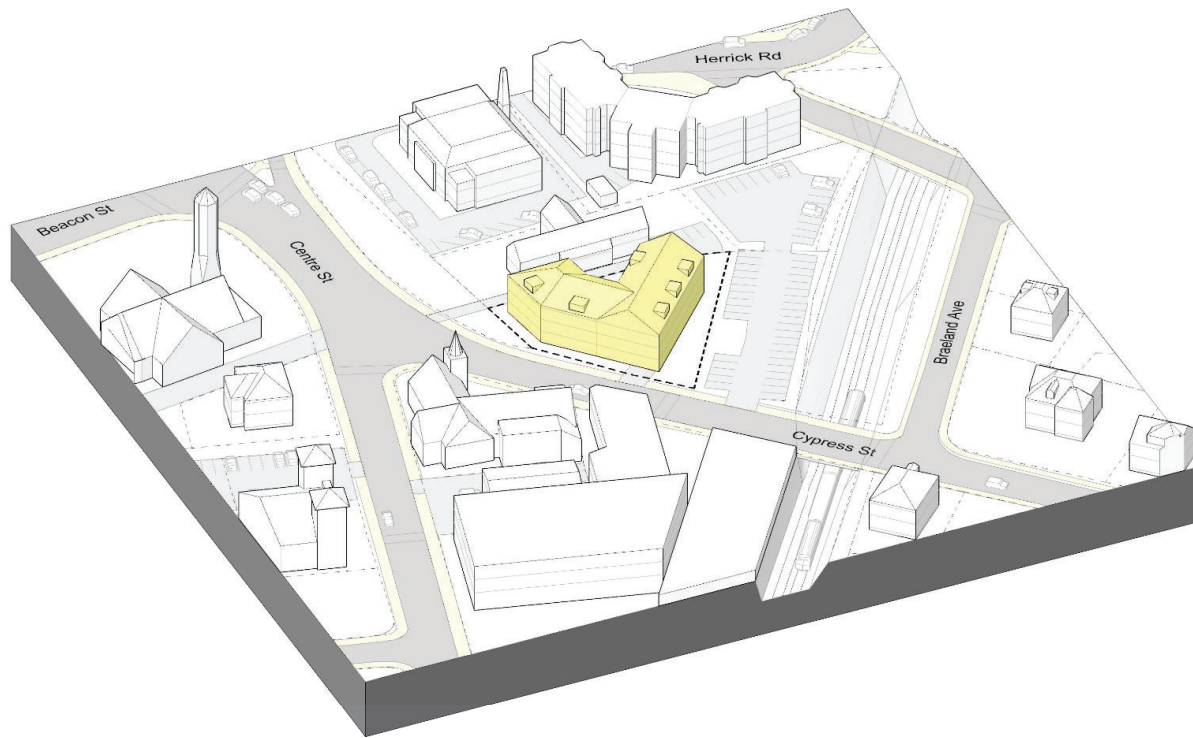


Scenario	Mid Rise / 3.5 stories Surface Parking Rental
Site (Acres)	0.41
FAR	0.96
Total Units	14
Affordability %	17.5%
Affordable Units	2.0
Average Unit Size	960
Residential Efficiency	80%
Total GSF	17,280
Parking Ratio	1.00
Parking Cost	\$ 5,000
Residential Rent/SF	4.60
AMI %	65%
Affordable Rent/SF	\$ 1.42
Commercial Rent	\$ -
Hard Cost (Includes Fit out)	315.00
Soft Cost/Site	25%
Land Cost (per land foot)	85.00
Open Space	\$ -
Road Costs	\$ -
Total Cost/GSF	\$ 489
Parking fee (per space per month)	50.00
Cap Rate	4.50%
NOI/Cost	5.81%

Zoning Scenarios: Tier B

Revised BU3 Test-fit

1 level of below-grade parking



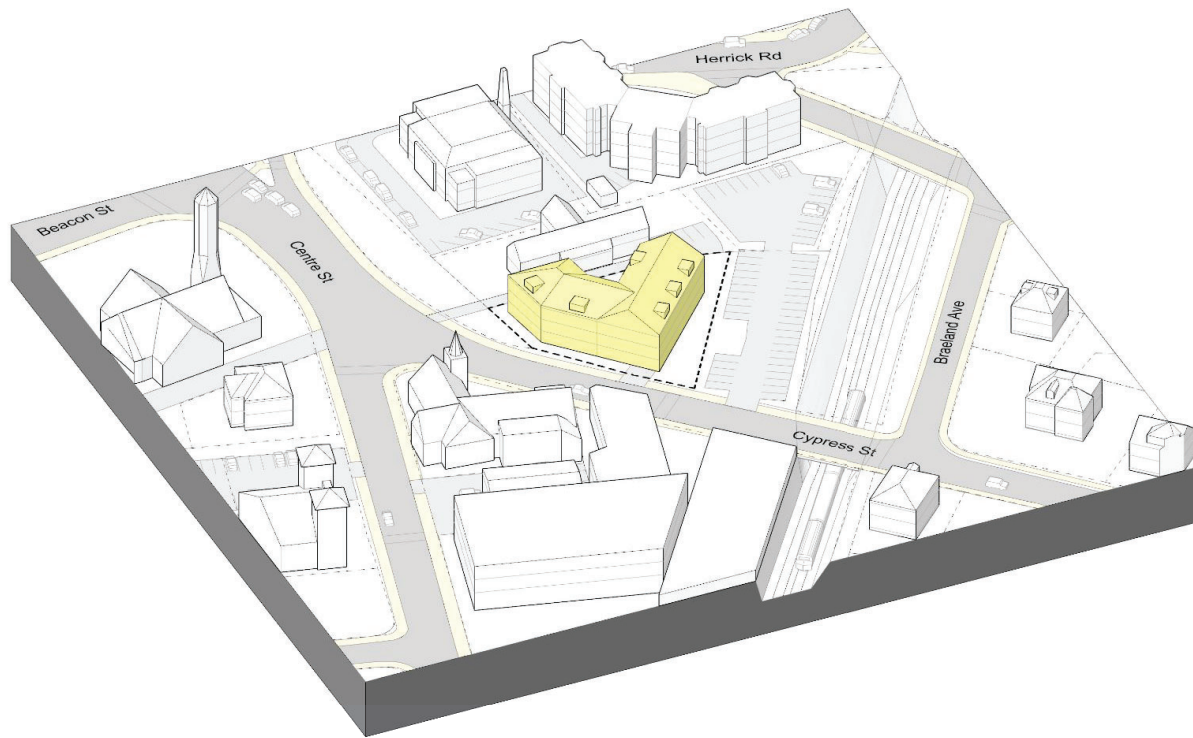
Residential

Regulations	Revised BU3	Test Fit Count
FAR (max)	2.0	1.73
Height (max)	3.5 stories; 58'	3.5 stories; 49'-6"
Building footprint (max)	10,000 sf	8,800 sf
Lot area (max)	¼ acre (32,670 sf)	18,000 sf
Number of Units		26
Lot Frontage (min)	60%	73%
Setback: Front	0' -15' or average	10'
Setback: Side (min)	0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'.	10'
Setback: Rear (min)	15' if abutting residential. Otherwise 10'.	--
Parking: Multi-family	1 per unit	26 spots (underground)

Zoning Scenarios: Tier B

Conceptual Pro Forma

Revised BU3
1 level of below-grade parking



Residential

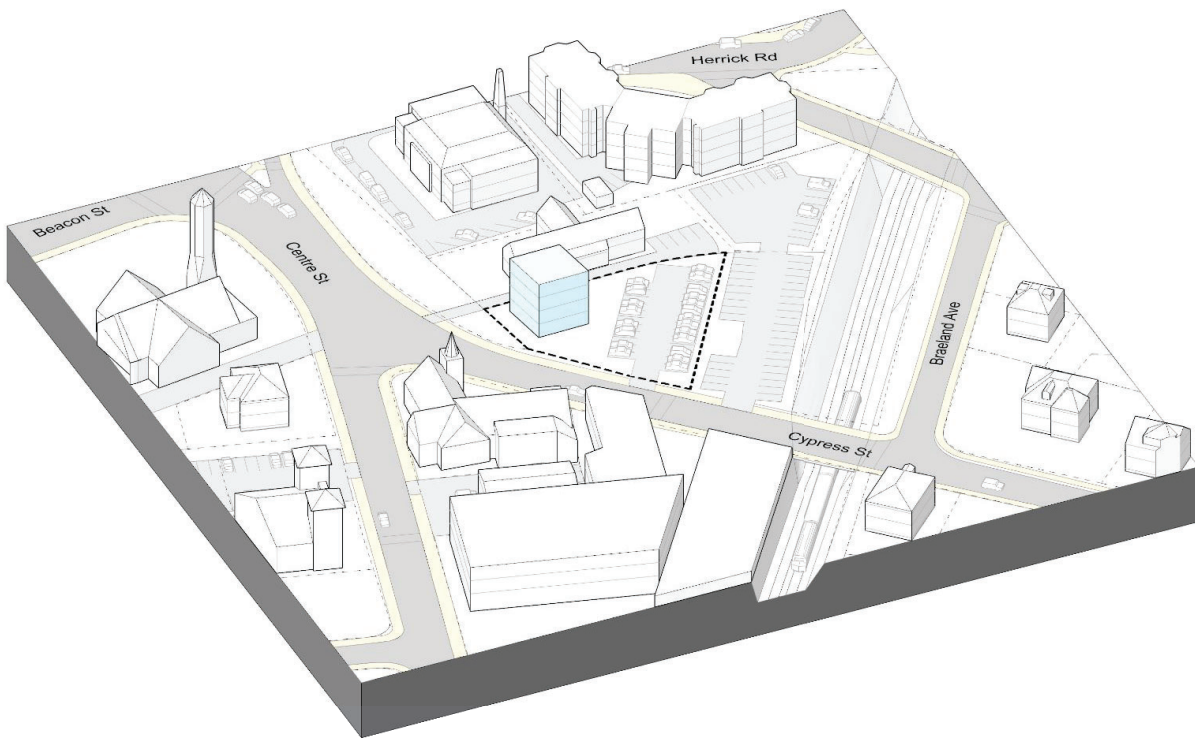
FEASIBLE:
TARGET 5.5% NOI/COST



Scenario	Mid Rise / 3.5 stories Underground Parking Rental
Site (Acres)	0.41
FAR	1.73
Total Units	26
Affordability %	17.5%
Affordable Units	5.0
Average Unit Size	960
Residential Efficiency	80%
Total GSF	31,140
Parking Ratio	1.00
Parking Cost	\$ 70,000
Residential Rent/SF	4.60
AMI %	65%
Affordable Rent/SF	\$ 1.42
Commercial Rent	\$ -
Hard Cost (Includes Fit out)	315.00
Soft Cost/Site	25%
Land Cost (per land foot)	85.00
Open Space	\$ -
Road Costs	\$ -
Total Cost/GSF	\$ 501
Parking fee (per space per month)	125.00
Cap Rate	4.50%
NOI/Cost	5.64%

Zoning Scenarios: Tier B

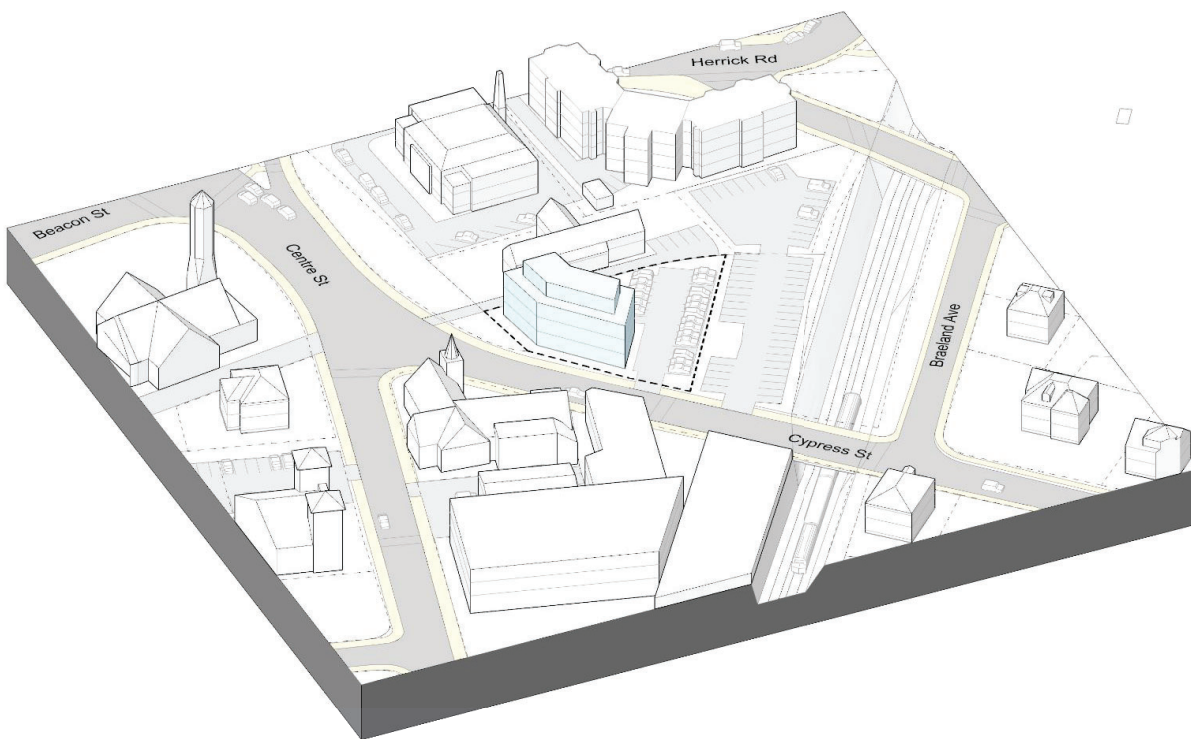
Existing BU3: Special permit



 Office

Zoning Scenarios: Tier B

Revised BU3 Test-fit



■ Office

Regulations	Revised BU3	Test Fit Count
FAR (max)	2.0	0.84
Height (max)	3.5 stories; 62'	3.5 stories; 52'
Building footprint (max)	10,000 sf	4,400 sf
Lot area (max)	¼ acre (32,670 sf)	18,000 sf
Area Office		15,100 sf
Lot Frontage (min)	60%	60%
Setback: Front	0' -15' or average	10'
Setback: Side (min)	0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'.	10'
Setback: Rear (min)	15' if abutting residential. Otherwise 10'.	--
Parking: Office	1 per 700 sf	22 spots (surface)

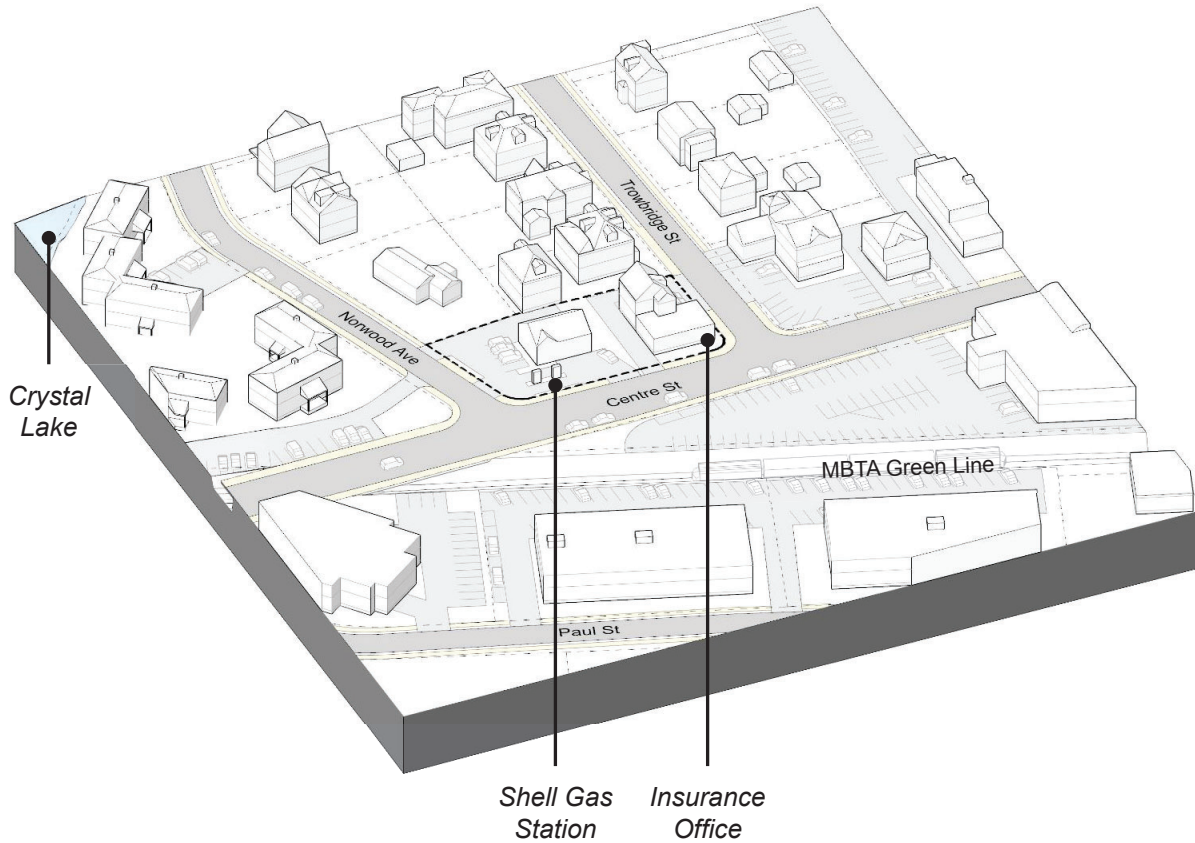
Zoning Scenarios: Tier C

Revised Business District 2 (BU2)

Zoning Regulations		Existing		Proposed
		BU2 By-Right	BU2 Special Permit	Revised BU2
Building Size	FAR (max)	1.0	2.0	1.75
	Height (max)	2 stories, 24'	4 stories, 48'	2.5 stories 49' commercial 47' residential
	Lot area per unit (min)	1,200 sf	1,200 sf	--
	Building footprint (max)	--	--	5,000 sf
Special Permit Threshold	Building area (max)	19,999 sf	--	--
	Lot area (max)	--	--	¼ acre
Lot Dimensions	Lot area (min)	10,000 sf	10,000 sf	--
Setbacks	Lot Frontage (min)	--	--	60%
	Setback: Front	Lesser of ½ bldg ht or Average	Lesser of ½ bldg ht or Average	10' - 20' or Average setback
	Setback: Side (min)	½ bldg ht or equal to abutting side yard	½ bldg ht or equal to abutting side yard	0' if abutting bldg w party wall. 15' if abutting residential. Otherwise 10'.
	Setback: Rear (min)	Greater of ½ bldg ht of 15' if abutting residential or public use. Otherwise 0'	Greater of ½ bldg ht of 15' if abutting residential or public use. Otherwise 0'	15' if abutting residential. Otherwise 10'.
Parking Ratio	Retail	1 per 300 sf	1 per 300 sf	Exempt for ground floor commercial
	Office	1 per 250 sf	1 per 250 sf	1 per 700 sf
	Multi-family	2 per unit	1.25 per unit	1 per unit
Allowed Uses		Retail Office	Retail Office Multi-family	Retail Office Multi-family

Zoning Scenarios: Tier C

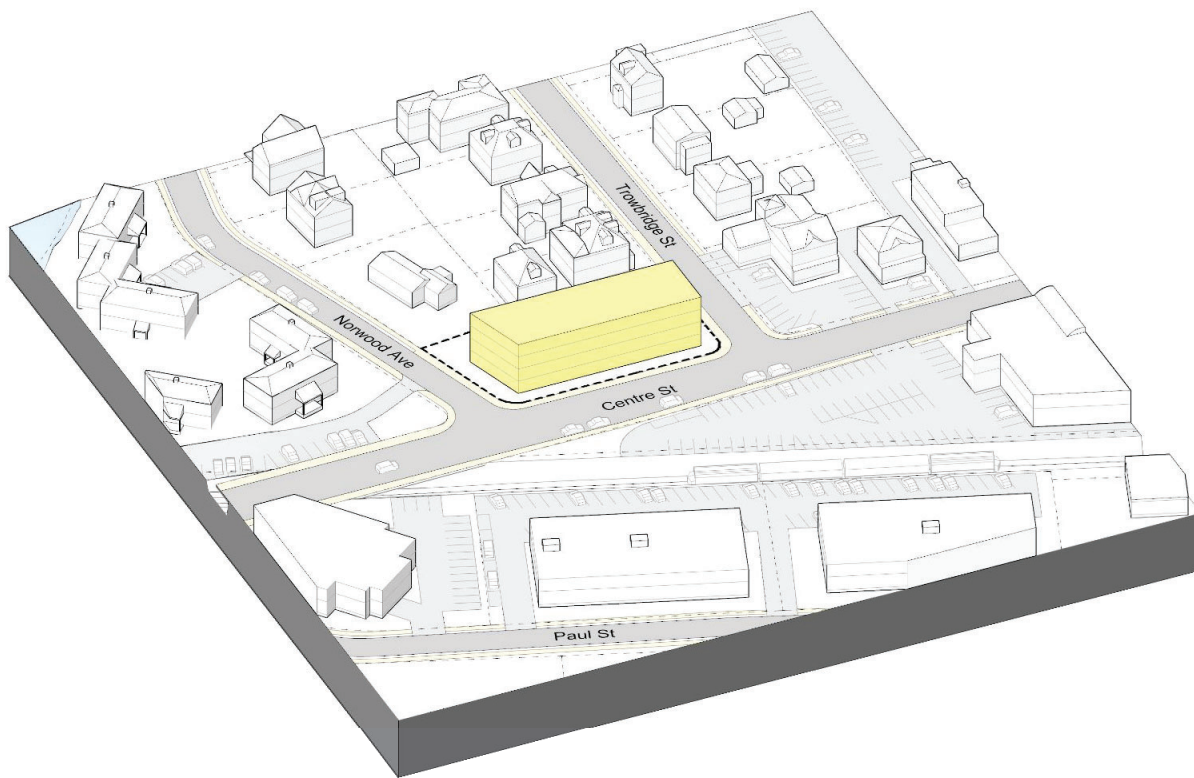
Existing: Site 17,700 sf Current zoning: BU2
Zoning to test: Revised BU2




Zoning Scenarios: Tier C

Existing BU2: Special permit residential

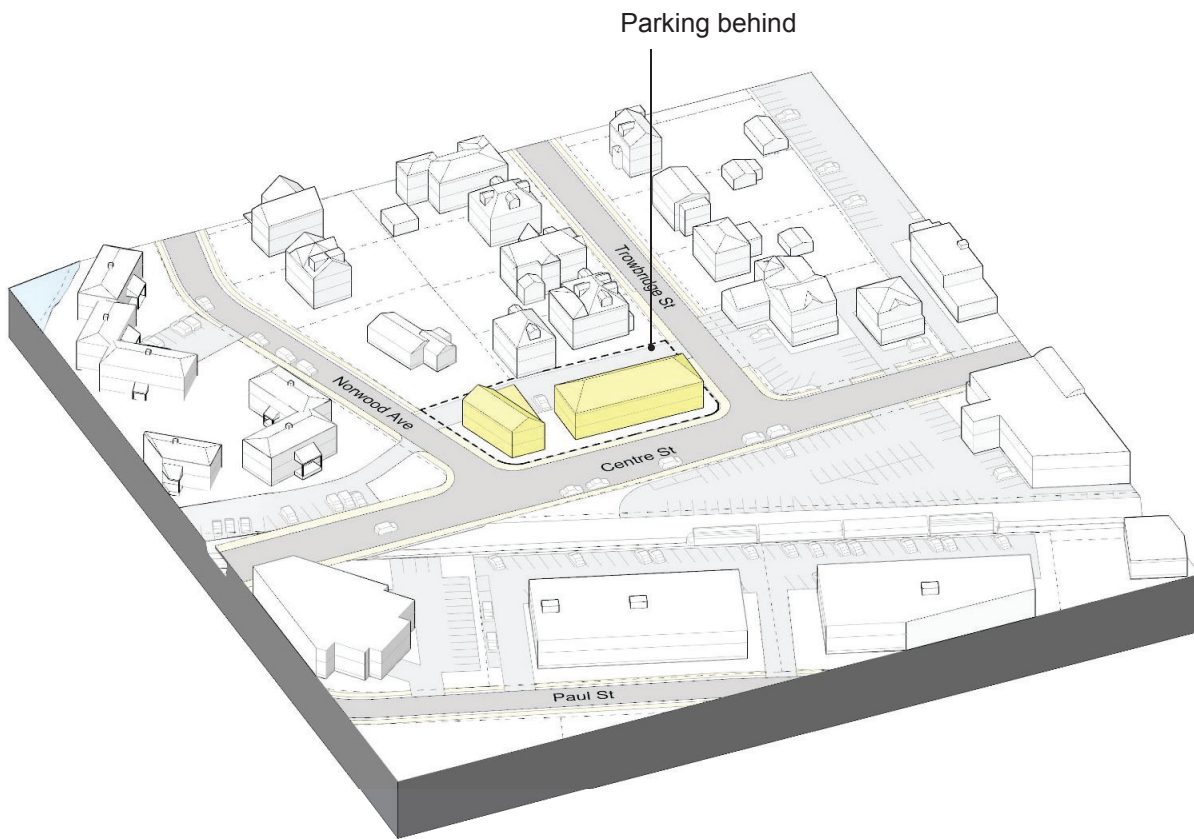
1 level of below-grade parking



 Residential (15 units, 2,000 gsf each)

Zoning Scenarios: Tier C

Revised BU2 Test-fit



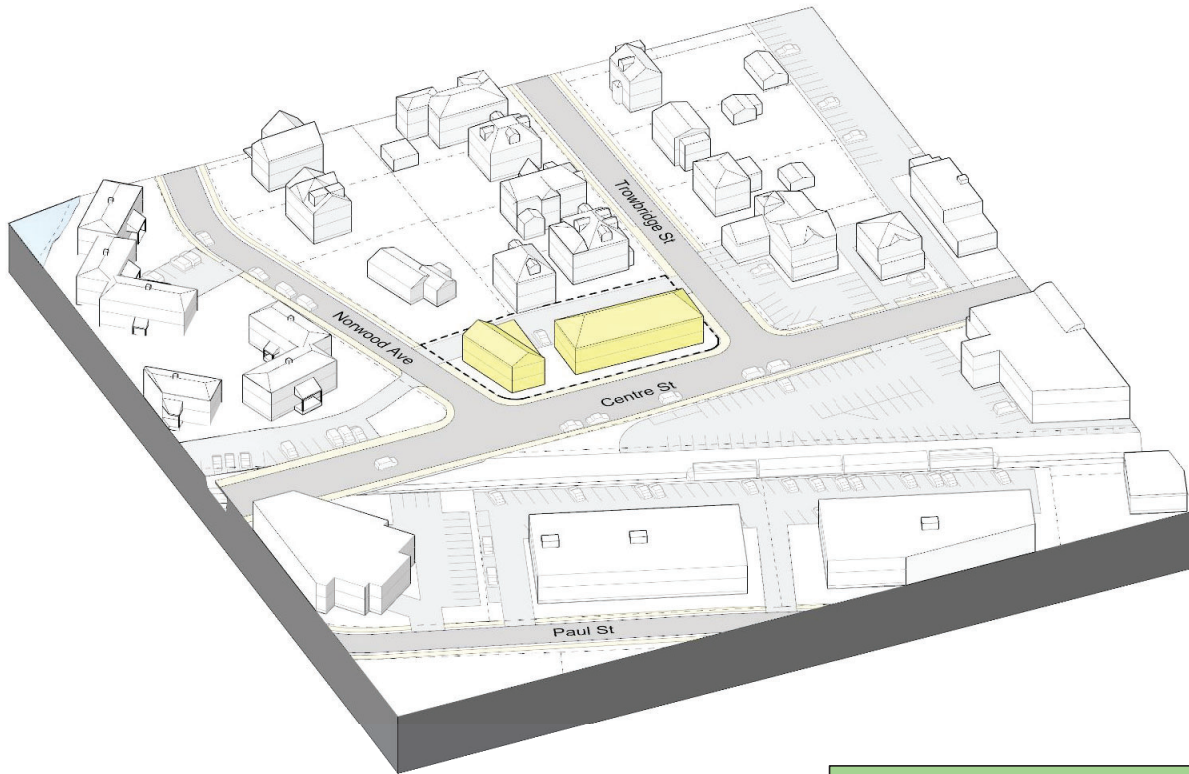
Residential

Regulations	Revised BU2	Test Fit Count
FAR (max)	1.75	0.85
Height (max)	2.5 stories; 47'	2.5 stories; 36'
Building footprint (max)	5,000 sf	3,800 sf; 1,830 sf
Lot area (max)	¼ acre (32,670 sf)	17,700 sf
Number of Units		13
Lot Frontage (min)	60%	72%
Setback: Front	10' - 20' or average	10'
Setback: Side (min)	0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'.	10'
Setback: Rear (min)	15' if abutting residential. Otherwise 10'.	15'
Parking: Multi-family	1 per unit	13 spots (surface)

Zoning Scenarios: Tier C

Conceptual Pro Forma

Revised BU2



Residential

FEASIBLE:
TARGET 5.5% NOI/COST

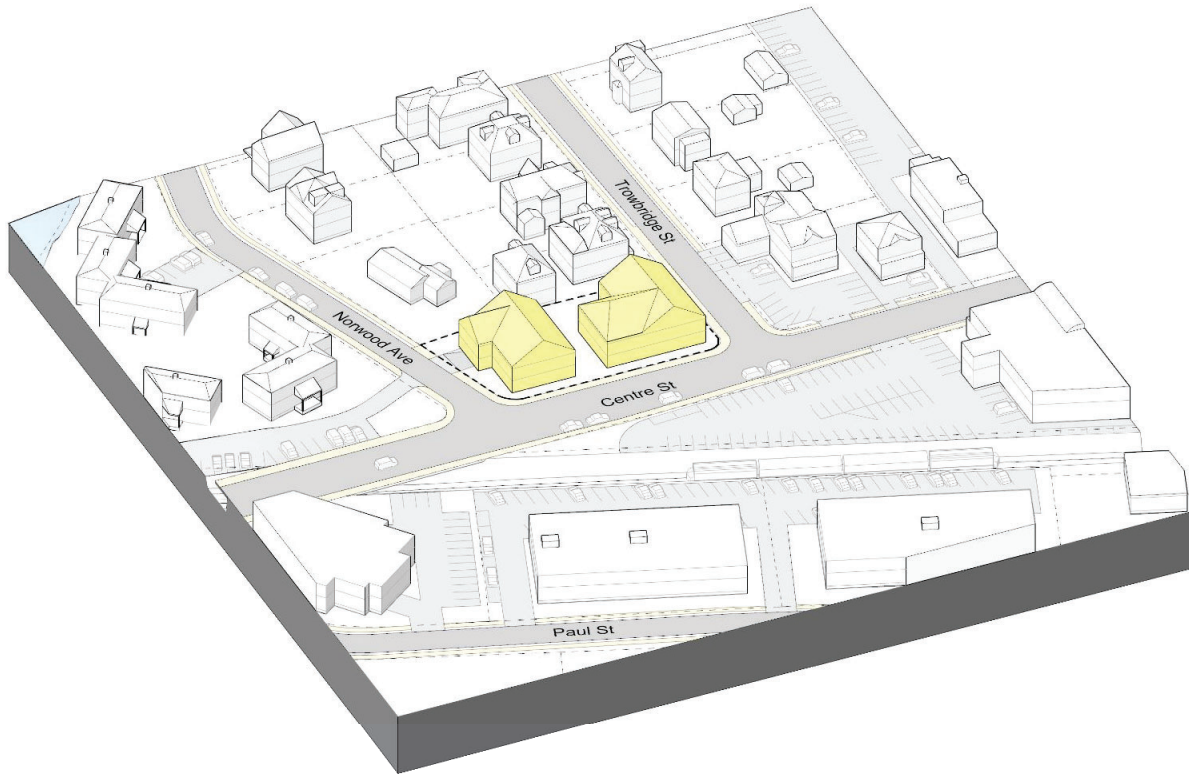


Scenario	Low Rise / 2.5 stories
	Surface Parking
	Rental
Site (Acres)	0.41
FAR	0.85
Total Units	13
Affordability %	17.5%
Affordable Units	2.0
Average Unit Size	960
Residential Efficiency	80%
Total GSF	15,045
Parking Ratio	1.00
Parking Cost	\$ 5,000
Residential Rent/SF	4.60
AMI %	65%
Affordable Rent/SF	\$ 1.42
Commercial Rent	\$ -
Hard Cost (Includes Fit out)	315.00
Soft Cost/Site	25%
Land Cost (per land foot)	85.00
Total Cost/GSF	\$ 494
Parking fee (per space per month)	50.00
Cap Rate	4.50%
NOI/Cost	5.72%

Zoning Scenarios: Tier C

Revised BU2 Test-fit

1 level of below-grade parking



Residential

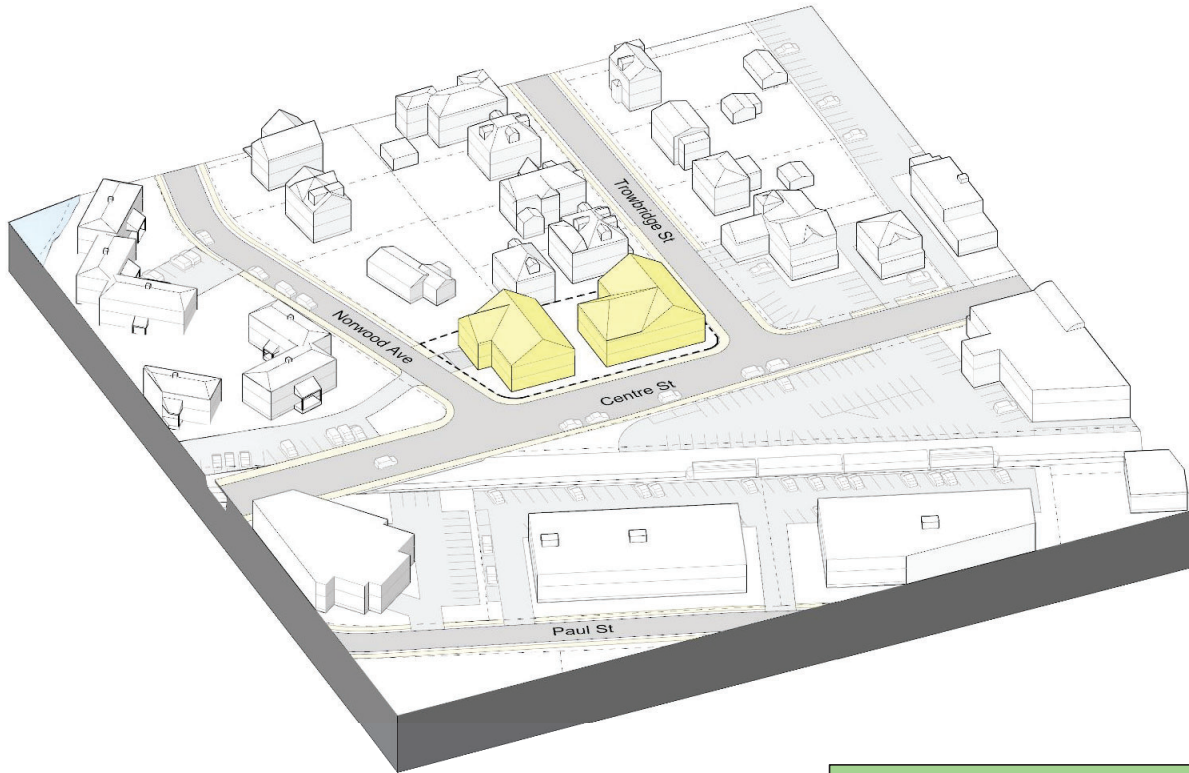
Regulations	Revised BU2	Test Fit Count
FAR (max)	1.75	1.31
Height (max)	2.5 stories; 47'	2.5 stories; 39'
Building footprint (max)	5,000 sf	4,930 sf; 3,800 sf
Lot area (max)	¼ acre (32,670 sf)	17,700 sf
Number of Units		19
Lot Frontage (min)	60%	73%
Setback: Front	10' - 20' or average	10'
Setback: Side (min)	0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'.	10'
Setback: Rear (min)	15' if abutting residential. Otherwise 10'.	15'
Parking: Multi-family	1 per unit	19 spots (underground)

Zoning Scenarios: Tier C

Conceptual Pro Forma

Revised BU2

1 level of below-grade parking



Residential

FEASIBLE:
TARGET 5.5% NOI/COST



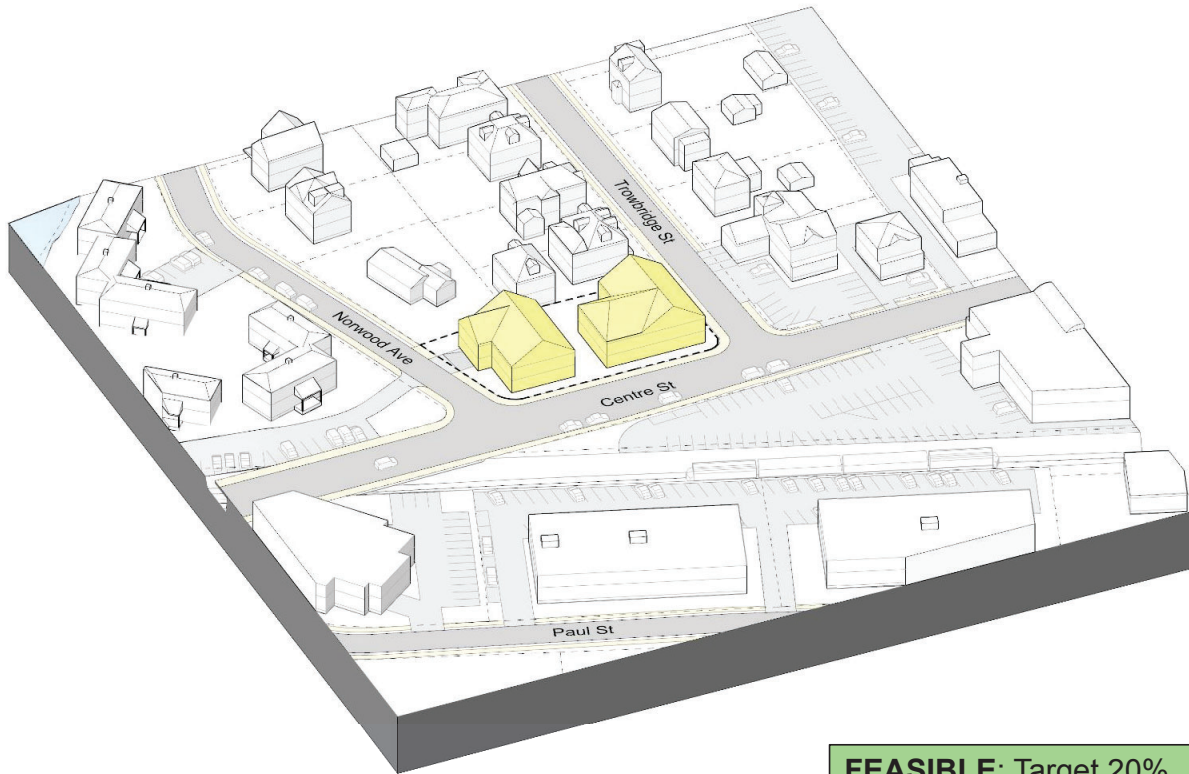
Scenario	Low Rise / 2.5 stories
	Surface Parking
	Rental
Site (Acres)	0.41
FAR	1.31
Total Units	19
Affordability %	17.5%
Affordable Units	3.0
Average Unit Size	960
Residential Efficiency	80%
Total GSF	23,187
Parking Ratio	1.00
Parking Cost	\$ 70,000
Residential Rent/SF	4.60
AMI %	65%
Affordable Rent/SF	\$ 1.42
Commercial Rent	\$ -
Hard Cost (Includes Fit out)	315.00
Soft Cost/Site	25%
Land Cost (per land foot)	85.00
Total Cost/GSF	\$ 518
Parking fee (per space per month)	50.00
Cap Rate	4.50%
NOI/Cost	5.59%

Zoning Scenarios: Tier C

Conceptual Pro Forma: For-Sale

Revised BU2

1 level of below-grade parking



Residential

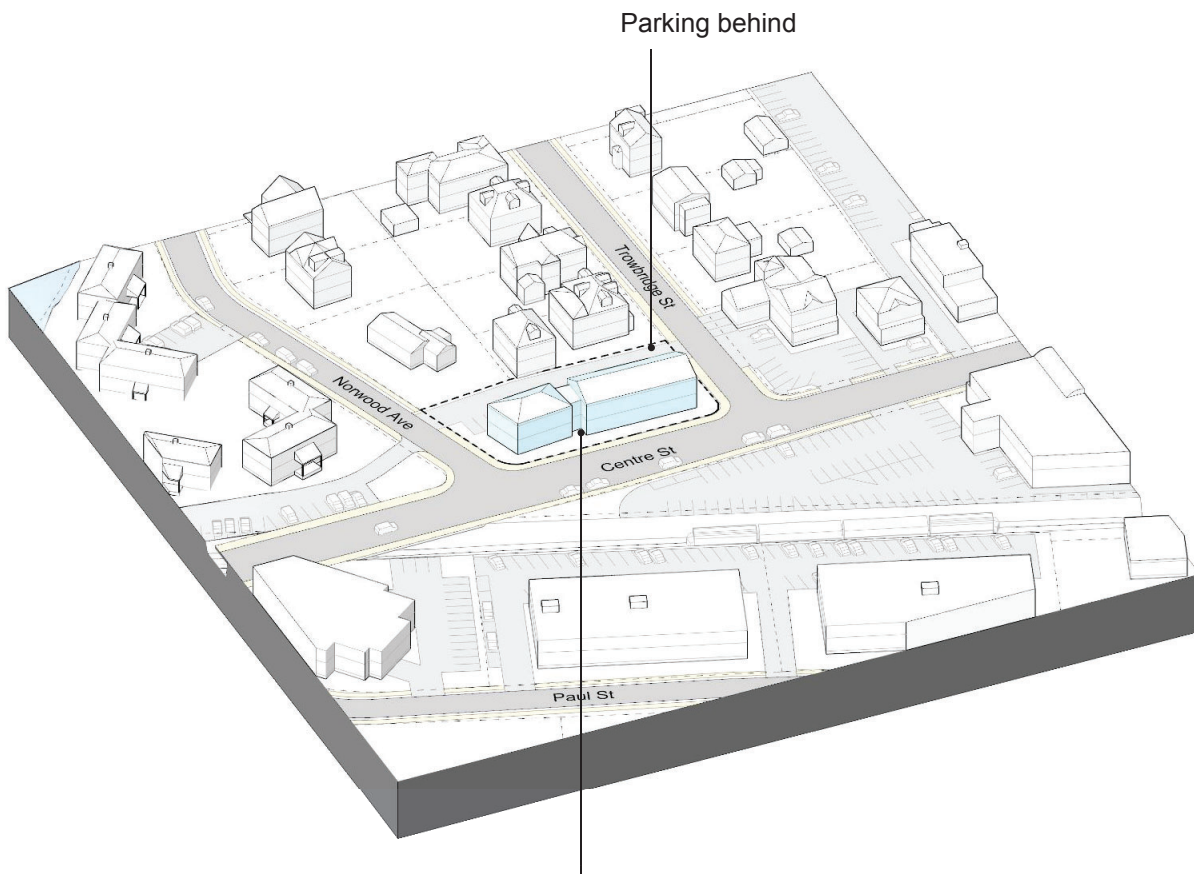
FEASIBLE: Target 20% IRR and 2.0 Equity Multiple
Assumes 90% of the units are pre-sold.



Scenario	Low Rise / 2.5 stories Underground Parking Condo
Site (Acres)	0.41
FAR	1.31
Total Units	19
Affordability %	17.5%
Affordable Units	3
Average Unit Size	960
Residential Efficiency	80%
Total GSF (building only)	23,187
Parking Ratio	1.00
Parking Cost (Below Grade)	\$ 70,000
Price per space	\$ 100,000
Price Per SF	\$ 900
AMI %	93%
Affordable price/SF	\$ 214
Hard Cost (Includes Fit out)	\$ 315
Soft Cost/Site	25%
Land Cost (per land foot)	85.00
Total Cost/GSF	\$ 460
IRR	20.08%
Equity Multiple	2.4

Zoning Scenarios: Tier C

Revised BU2 Test-fit



Design guidelines: setback and reduced height required for every 100 feet of building facade

Regulations	Revised BU2	Test Fit Count
FAR (max)	1.75	0.72
Height (max)	2.5 stories; 49'	2.5 stories; 36'
Building footprint (max)	5,000 sf	4,800 sf
Lot area (max)	¼ acre (32,670 sf)	17,700 sf
Area Office		12,800 sf
Lot Frontage (min)	60%	80%
Setback: Front	10' - 20' or average	10'
Setback: Side (min)	0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'.	10'
Setback: Rear (min)	15' if abutting residential. Otherwise 10'.	15'
Parking: Office	1 per 700 sf	18 spots (surface)

Urban form implications

1. Where we are
2. Zoning Approach
3. Example revised zoning with test-fits
 - a. Revised Mixed Use District 4 (MU4)
 - b. Revised Business District 3 (BU3)
 - c. Revised Business District 2 (BU2)
4. Comparing revised zoning to buildings in Newton
5. Next Steps and Discussion

The purpose of the examples is to illustrate the kinds of urban form the revised zoning might result in.

Revised MU4 versus Newton Precedent Project

	Proposed	Precedent
Regulations	Revised MU4	1149-1151 Walnut St
FAR (max)	2.50	2.00
Height (max)*	4.5 stories; 69'	4 stories, 44'
Building footprint	15,000 sf (max)	11,000 sf
Lot area (max)	¾ acre (32,670 sf)	13,200 sf
Number of Units		25 (5 are inclusionary)
Setback: Front	0' -10'	10'
Setback: Side (min)	0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'.	0'
Setback: Rear (min)	15' if abutting residential. Otherwise 10'.	0.4'
Parking: Retail	Exempt for ground floor commercial	none
Parking: Multi-family	1 per unit	0.92 per unit



1149 - 1151 Walnut Street, Newton Highlands

Status: under review, special permit process

*The revised building height listed is the maximum height for residential uses. This maximum height includes the opportunity for ground floor retail and a pitched roof.

Red means that the precedent project does not meet the revised zoning

Revised MU4 versus Newton Precedent Project

	Proposed	Precedent
Regulations	Revised MU4	28 Austin St
FAR (max)	2.50	1.15
Height (max)	4.5 stories; 69'	4 stories, 48'
Building footprint	15,000 sf (max)	26,380 sf
Lot area (max)	¾ acre (32,670 sf)	74,530 sf
Number of Units		68 (23 are workforce housing units)
Setback: Front	0' -10'	8'
Setback: Side (min)	0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'.	7'
Setback: Rear (min)	15' if abutting residential. Otherwise 10'.	43'
Parking: Retail	Exempt for ground floor commercial	
Parking: Multi-family	1 per unit	1.25 per unit

*The revised building height listed is the maximum height for **residential** uses. This maximum height includes the opportunity for ground floor retail and a pitched roof.

Red means that the precedent project does not meet the revised zoning



28 Austin Street, Newtonville

Construction completed in 2021

Revised BU3 versus Newton Precedent Project

	Proposed	Precedent
Regulations	Revised BU3	219 Comm. Ave
FAR (max)	2.00	1.81
Height (max)*	3.5 stories; 58'	3.5 stories, 44'
Building footprint	10,000 sf (max)	4,160 sf
Lot area (max)	¾ acre (32,670 sf)	10,347 sf
Number of Units		28 units
Setback: Front	0' -15' or Average	0 - 8'
Setback: Side (min)	0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'.	10'
Setback: Rear (min)	15' if abutting residential. Otherwise 10'.	25'
Parking: Multi-family	1 per unit	0.32 per unit



219 Commonwealth Avenue

Construction completed in 1880

*The revised building height listed is the maximum height for **residential** uses. This maximum height includes the opportunity for ground floor retail and a pitched roof. The precedent building height is measured from google earth pro.

Red means that the precedent project does not meet the revised zoning

Revised BU2 versus Newton Precedent Project

	Proposed	Precedent
Regulations	Revised BU2	25-31 Highland Ave
FAR (max)	1.75	0.77
Height (max)*	2.5 stories; 47'	3 stories; 48'
Building footprint	5,000 sf (max)	3,740 sf
Lot area (max)	¾ acre (32,670 sf)	13,200 sf
Number of Units		16 units
Setback: Front	10' -20' or Average	38'
Setback: Side (min)	0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'.	5'
Setback: Rear (min)	15' if abutting residential. Otherwise 10'.	25'
Parking: Multi-family	1 per unit	1 per unit



25-31 Highland Avenue, Newtonville

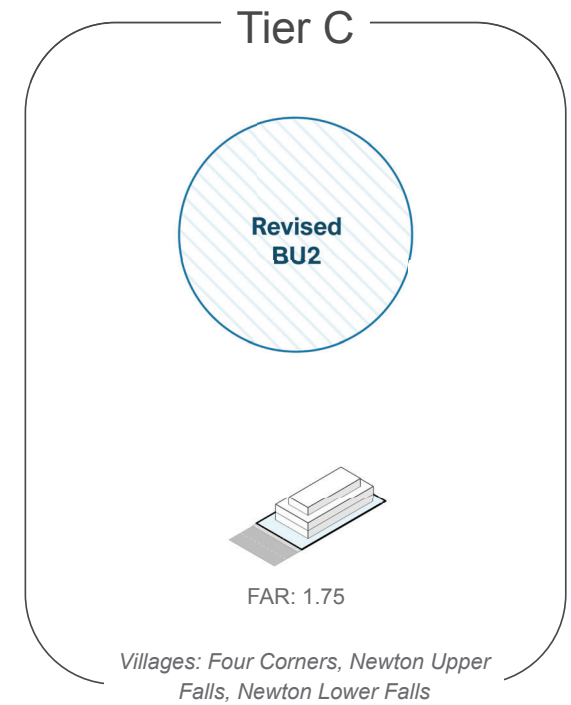
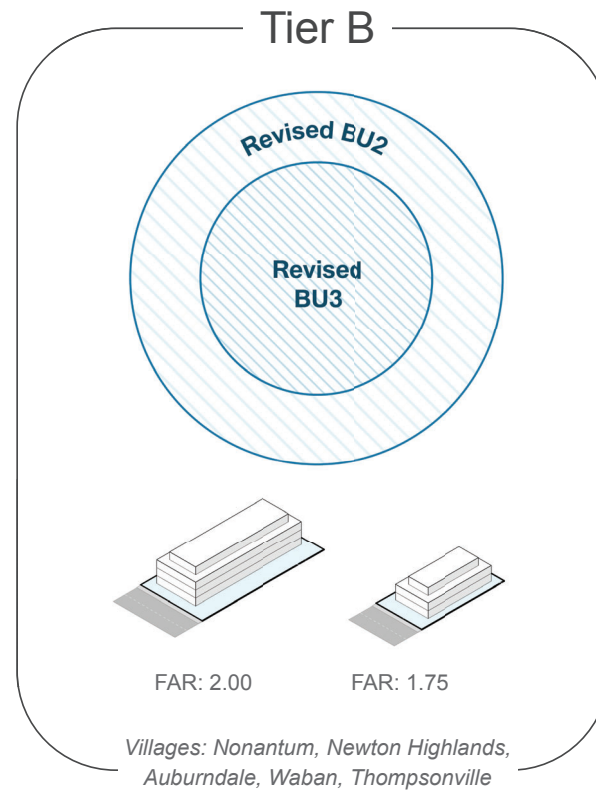
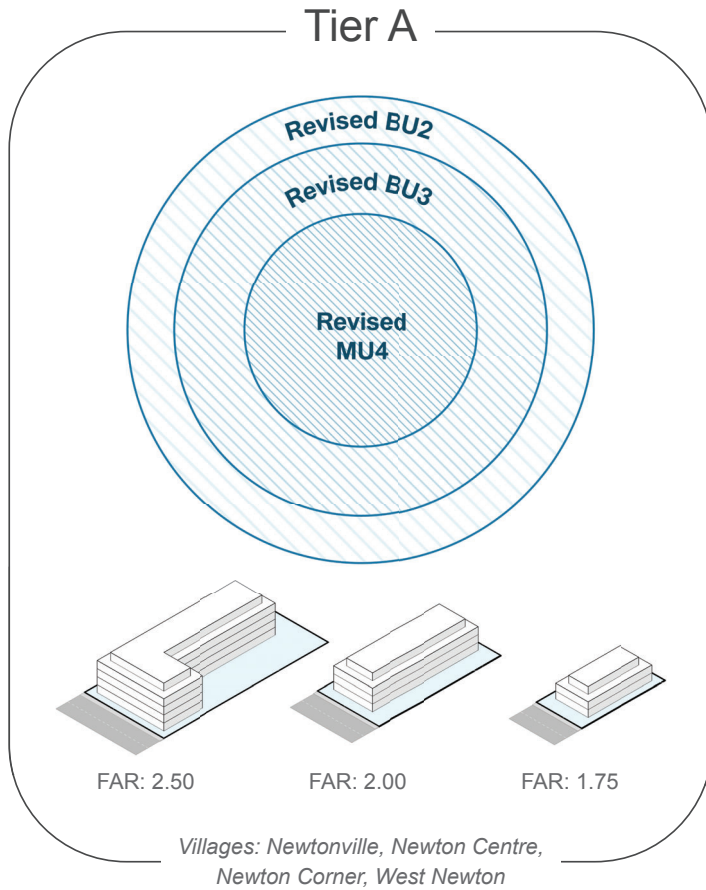
Construction completed in 1938

*The revised building height listed is the maximum height for **residential** uses. This maximum height includes the opportunity for ground floor retail and a pitched roof. The precedent building height is measured from google earth pro.

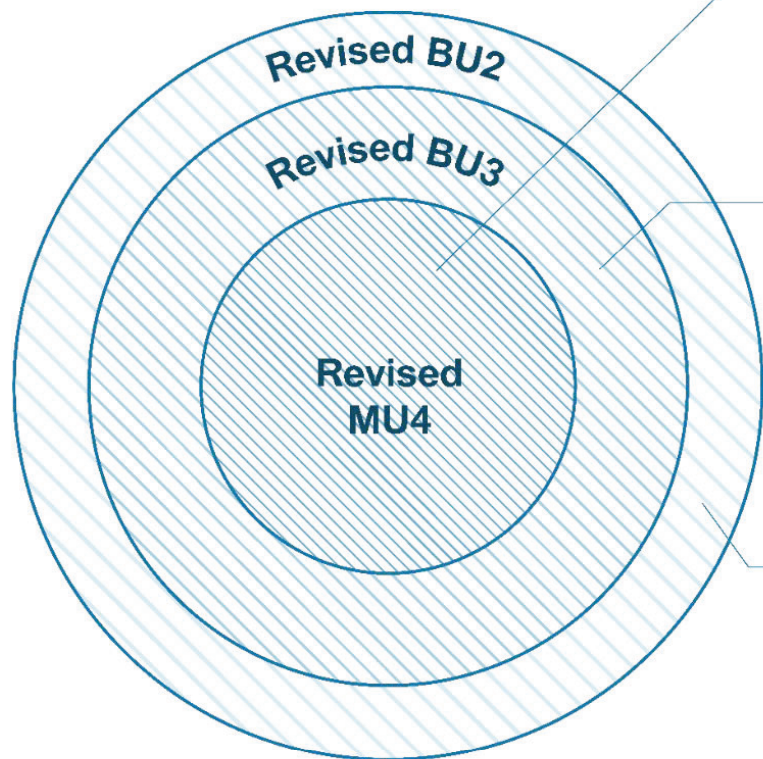
Red means that the precedent project does not meet the revised zoning

Zoning Approach

Tiered Framework applied based on village center



Zoning Approach



Center	MU4 (Special Permit)	Revised MU4
FAR	2.50	2.50
Height	5 stories; 60'	4.5 stories; 75' commercial, 69' residential
Lot area per unit	--	--
Bldg Footprint	--	15,000 sf max
Parking Ratio		
Retail	1 per 300 sf	Exempt for ground floor commercial
Office	1 per 250 sf	1 per 700 sf
Multi-family	1.25 per unit	1 per unit
Allowed Uses	Retail, Office, Multi-family	Retail, Office, Multi-family

Periphery	BU3 (Special Permit)	Revised BU3
FAR	2.00	2.00
Height	4 stories; 48'	3.5 stories; 62' commercial, 58' residential
Lot area per unit	1,200 sf	--
Bldg Footprint	--	10,000 sf max
Parking Ratio		
Retail	1 per 300 sf	Exempt for ground floor commercial
Office	1 per 250 sf	1 per 700 sf
Multi-family	1.25 per unit	1 per unit
Allowed Uses	Retail, Office	Retail, Office, Multi-family

Edge	BU2 (Special Permit)	Revised BU2
FAR	2.00	1.75
Height	4 stories; 48'	2.5 stories; 49' commercial, 47' residential
Lot area per unit	1,200 sf	--
Bldg Footprint	--	5,000 sf max
Parking Ratio		
Retail	1 per 300 sf	Exempt for ground floor commercial
Office	1 per 250 sf	1 per 700 sf
Multi-family	1.25 per unit	1 per unit
Allowed Uses	Retail, Office	Retail, Office, Multi-family

Next Steps

1. Test fits in smaller village centers
2. Village center zoning recommendations
3. Community engagement: First network meeting is Tuesday, May 17 or Wednesday, May 18, 6-7:30pm

