

# City of Newton Zoning & Planning Committee



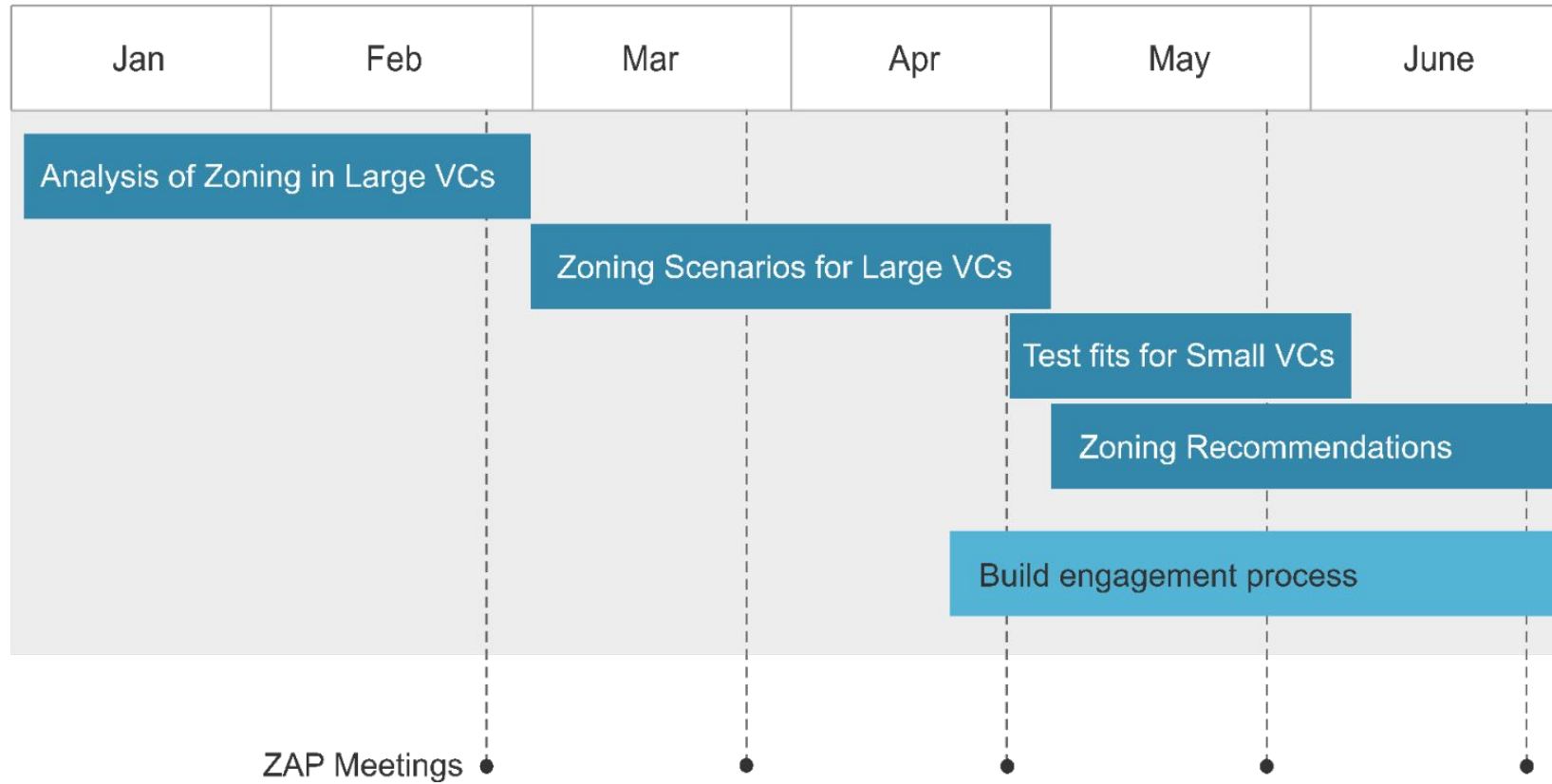
## Village Center Rezoning Phase 2, Scenarios

# 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

# Phase 2: Village Center Scenarios

We are here



# Last Meeting: Ensuring viability and desirability in Village Centers

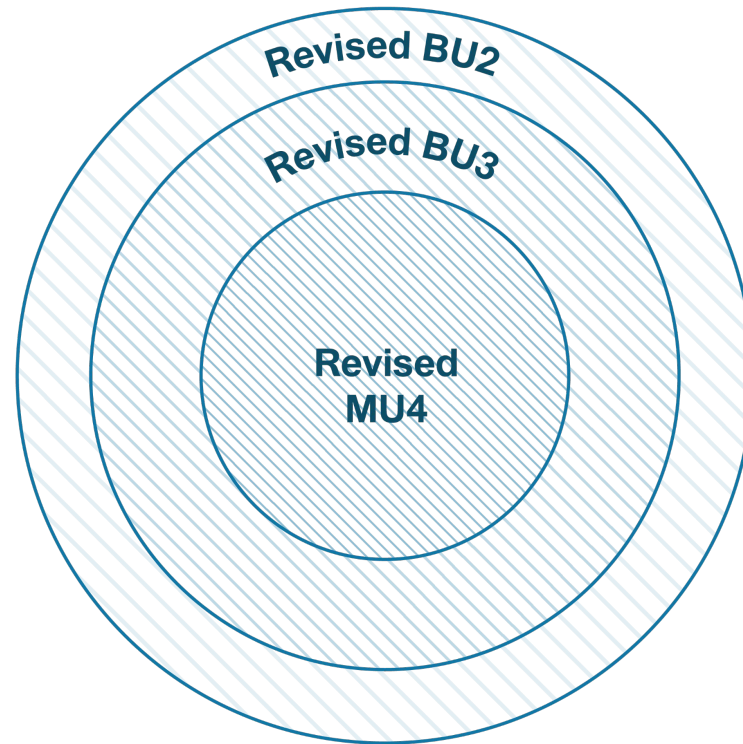
## Viable Development

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

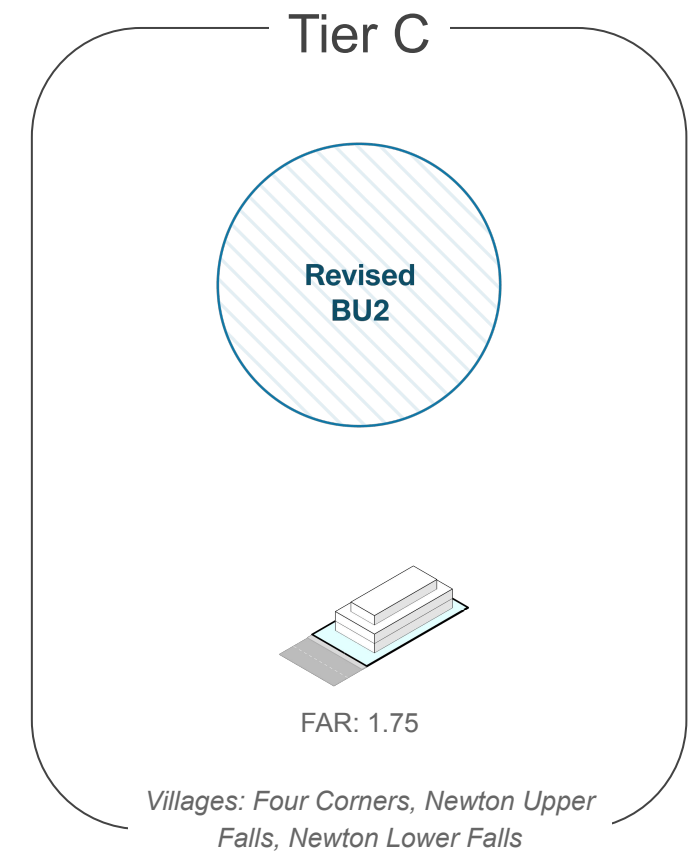
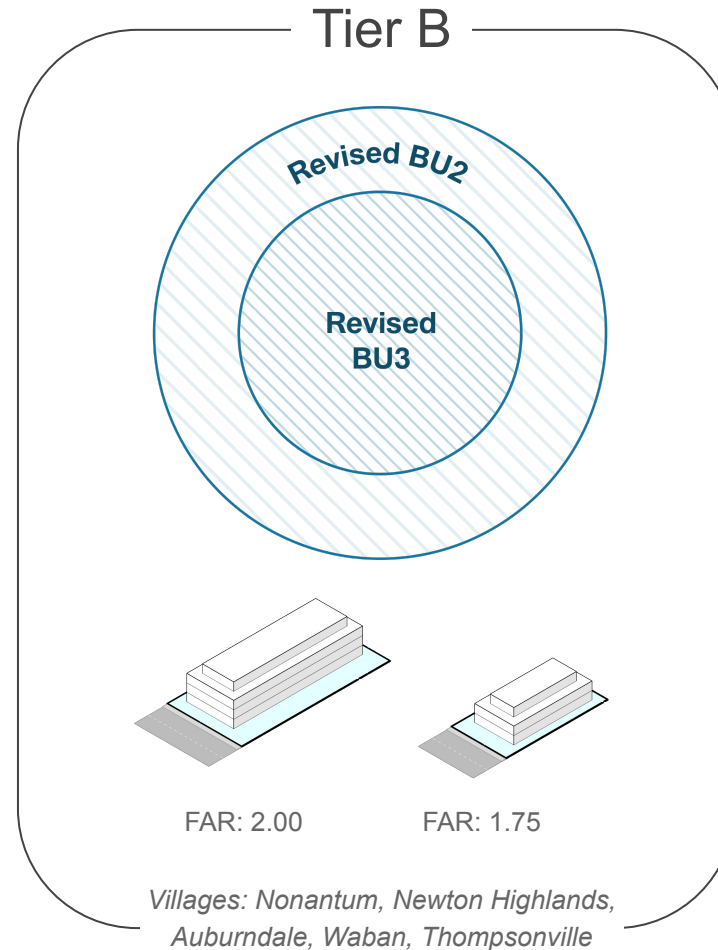
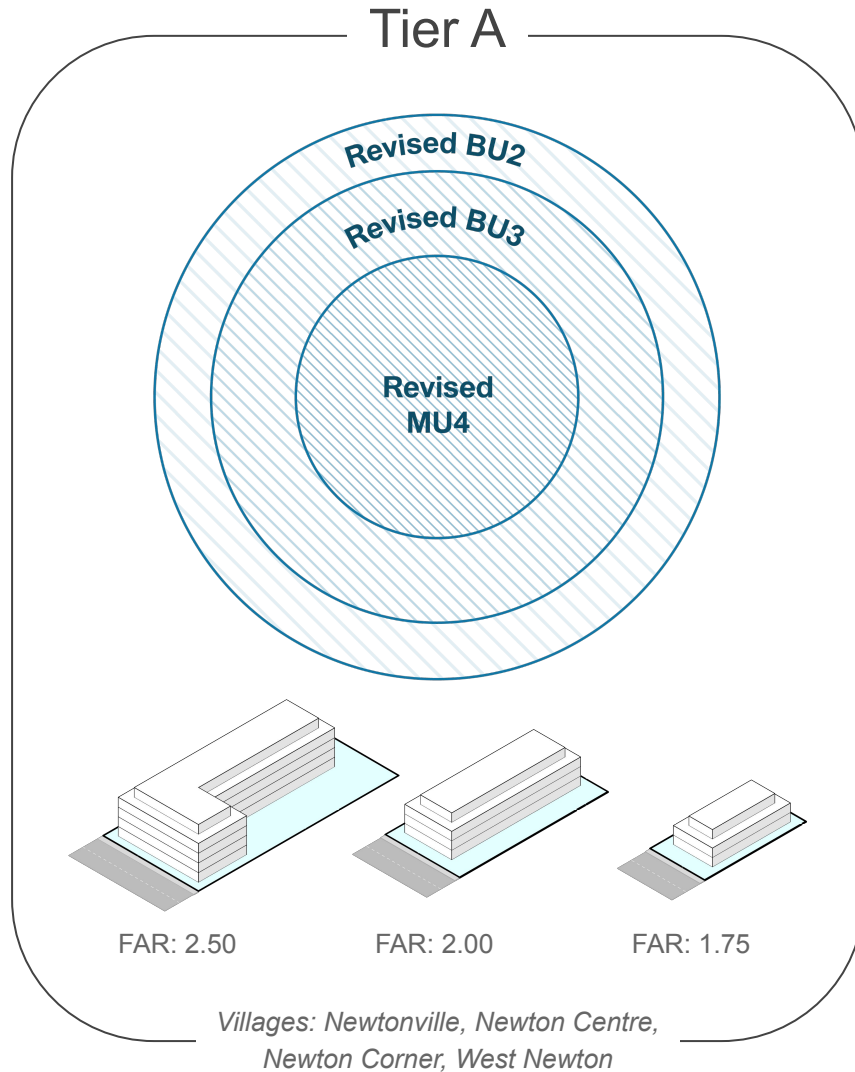
1. Introduce maximum building footprint size
2. Establish a minimum threshold for site plan review.
3. Introduce design standards.

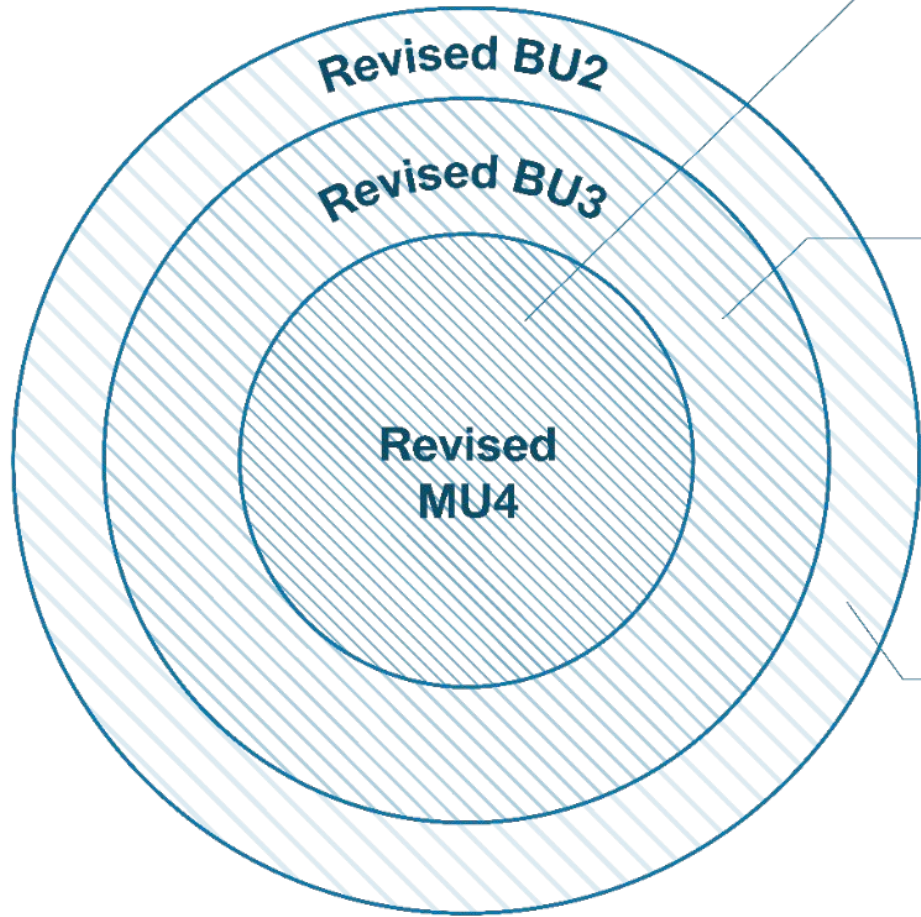
# Last Meeting: Tiered Framework\*



\*This would require remapping the districts accordingly

# Tiered Framework applied based on village center



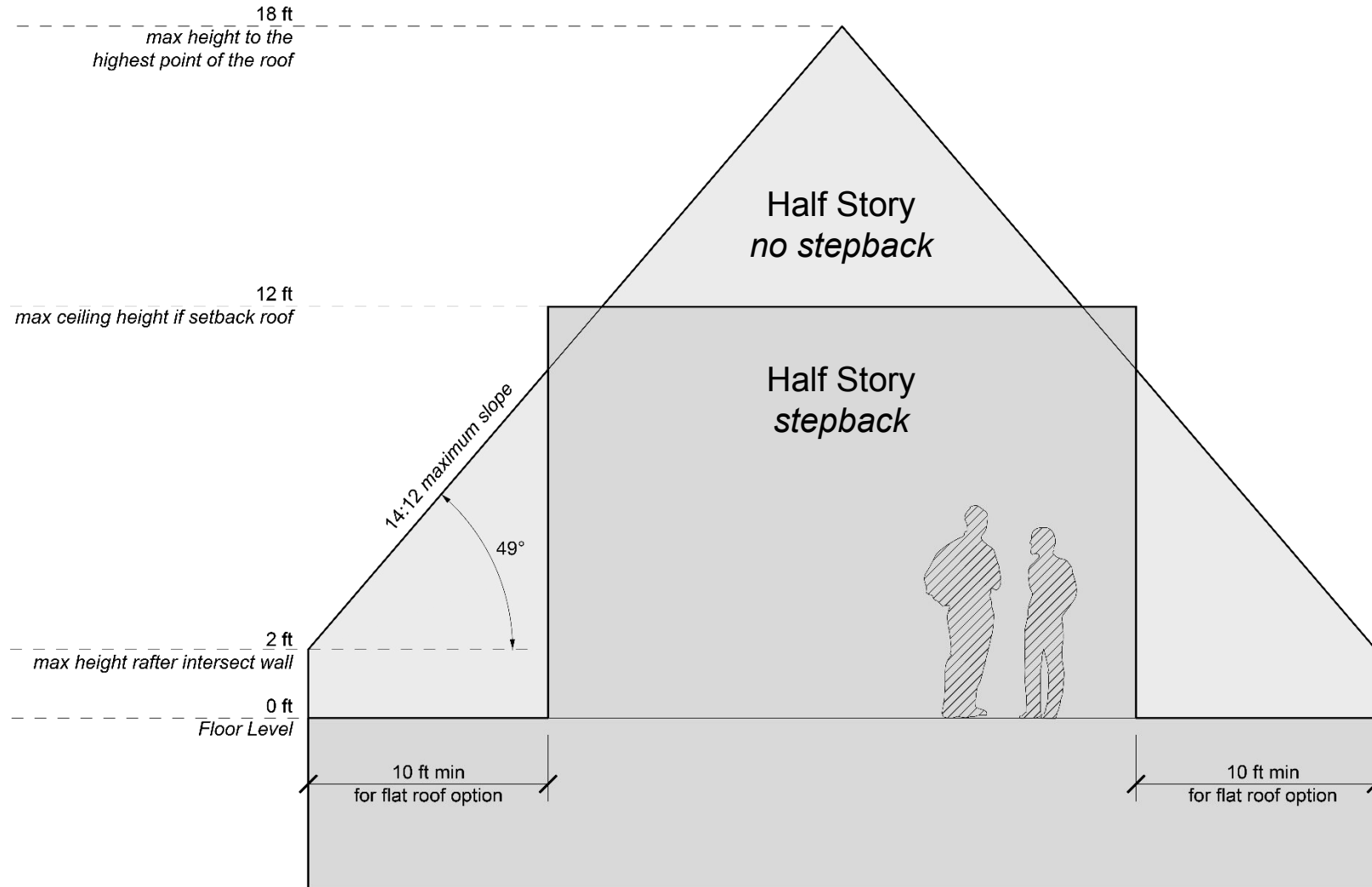


Center	MU4 (Special Permit)	Revised MU4
FAR	2.50	2.50
Height	5 stories; 60'	4.5 stories; 75' commercial, 69' residential
Lot area per unit	--	--
Bldg Footprint	--	15,000 sf max
Parking Ratio		
Retail	1 per 300 sf	Exempt for ground floor commercial
Office	1 per 250 sf	1 per 700 sf
Multi-family	1.25 per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

# Heights and number of stories



Revised Zone	Maximum Height	# of stories
<b>MU4</b>	75' commercial 69' residential	4.5
<b>BU3</b>	62' commercial 58' residential	3.5
<b>BU2</b>	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.

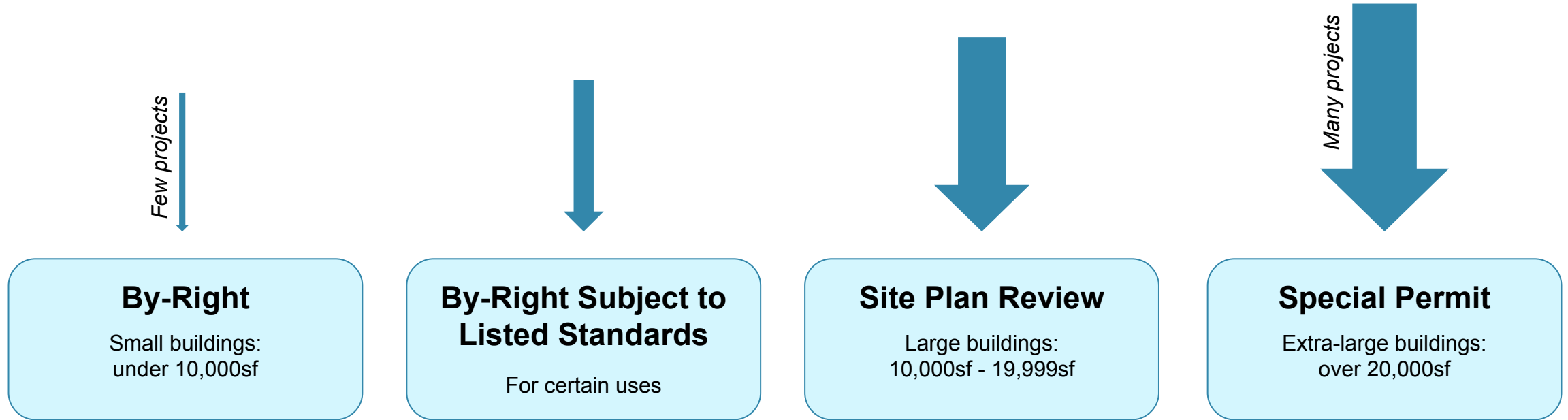
“Residential” heights account for ground floor retail, and residential uses on upper floors.

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)



# Project Approval Process: Existing



# Project Approval Process: **Proposed**



**By-Right**  
**+ Design Standards**  
**+ Site Plan Review**

Smaller lots:  
less than  $\frac{3}{4}$  acre

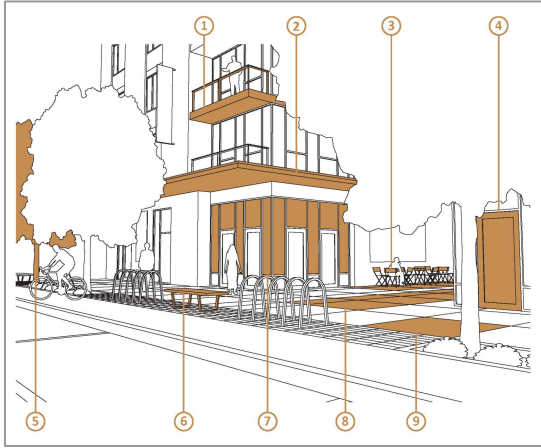


**Special Permit**

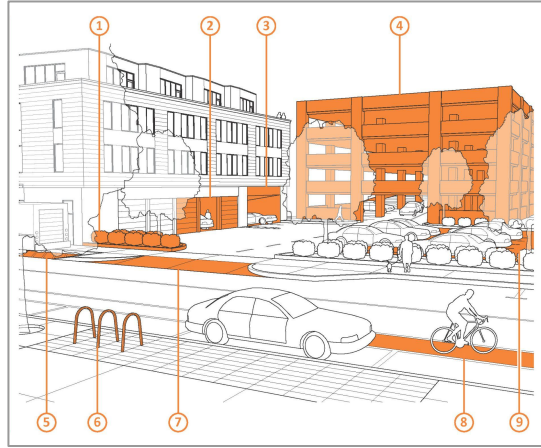
Larger lots:  
more than  $\frac{3}{4}$  acre

# Design Standards

Public Realm Interface



Parking and Access



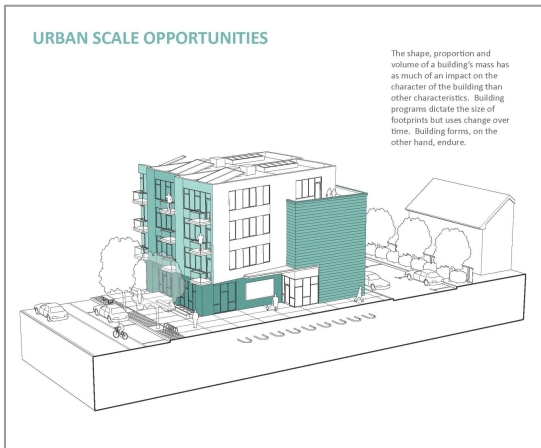
Sustainable Design



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.

# Revised Mixed Use District 4 (MU4)\*



28 Austin St, Newtonville



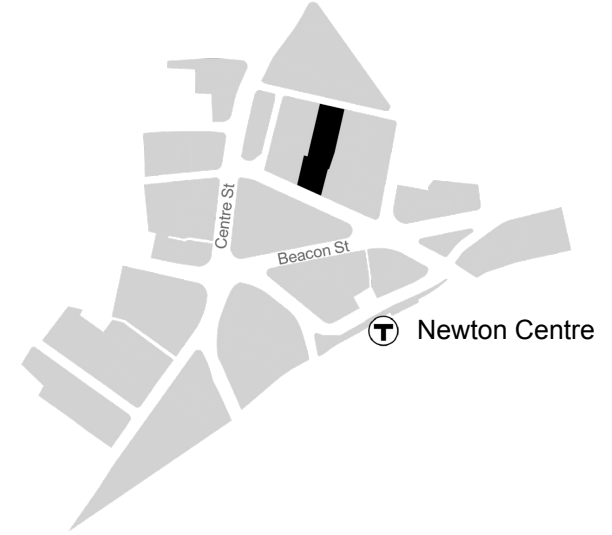
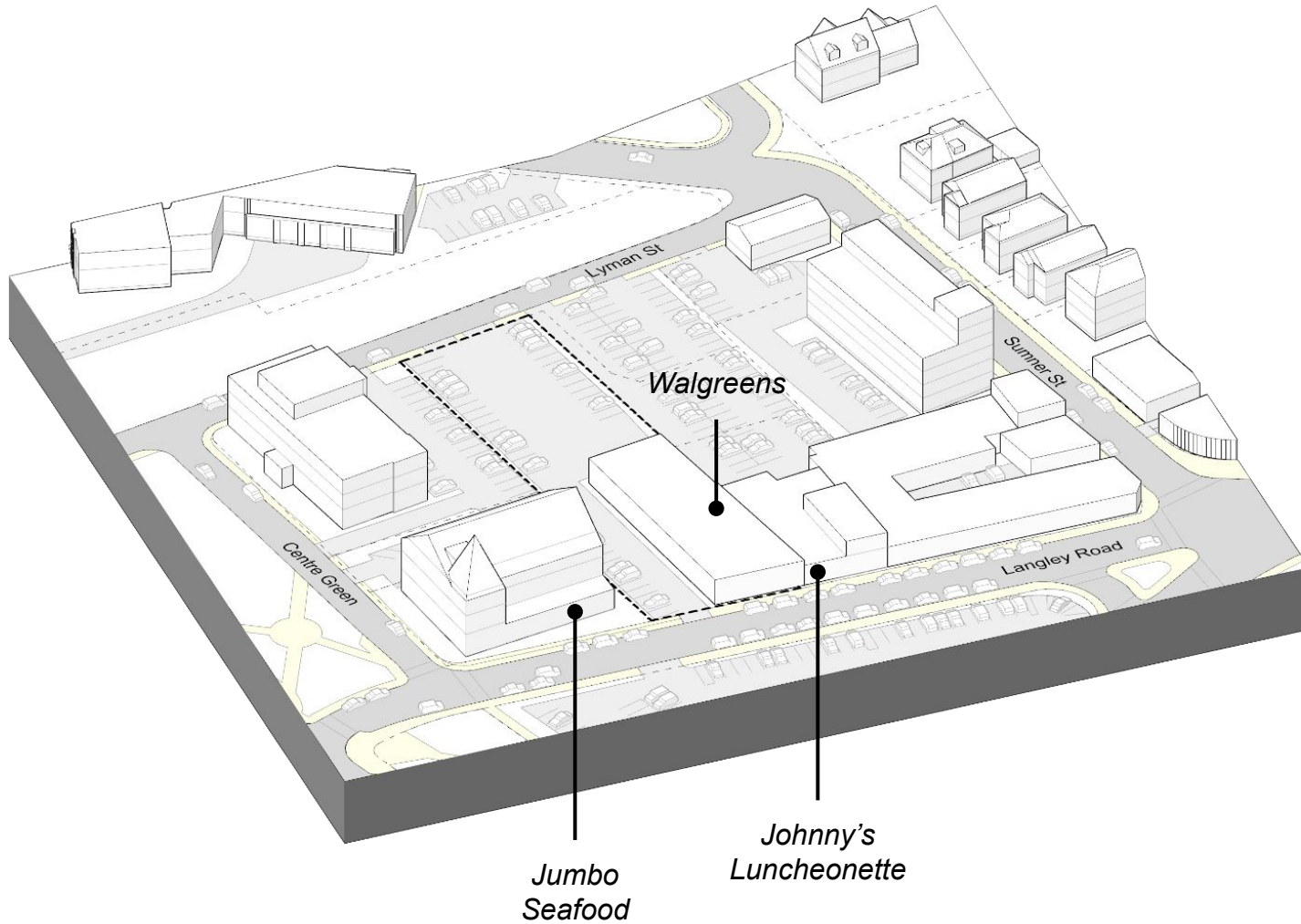
Trio, Newtonville

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)			¼ 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

# Existing: Site 35,900 sf

Current zoning: BU1  
Zoning to test: Revised MU4



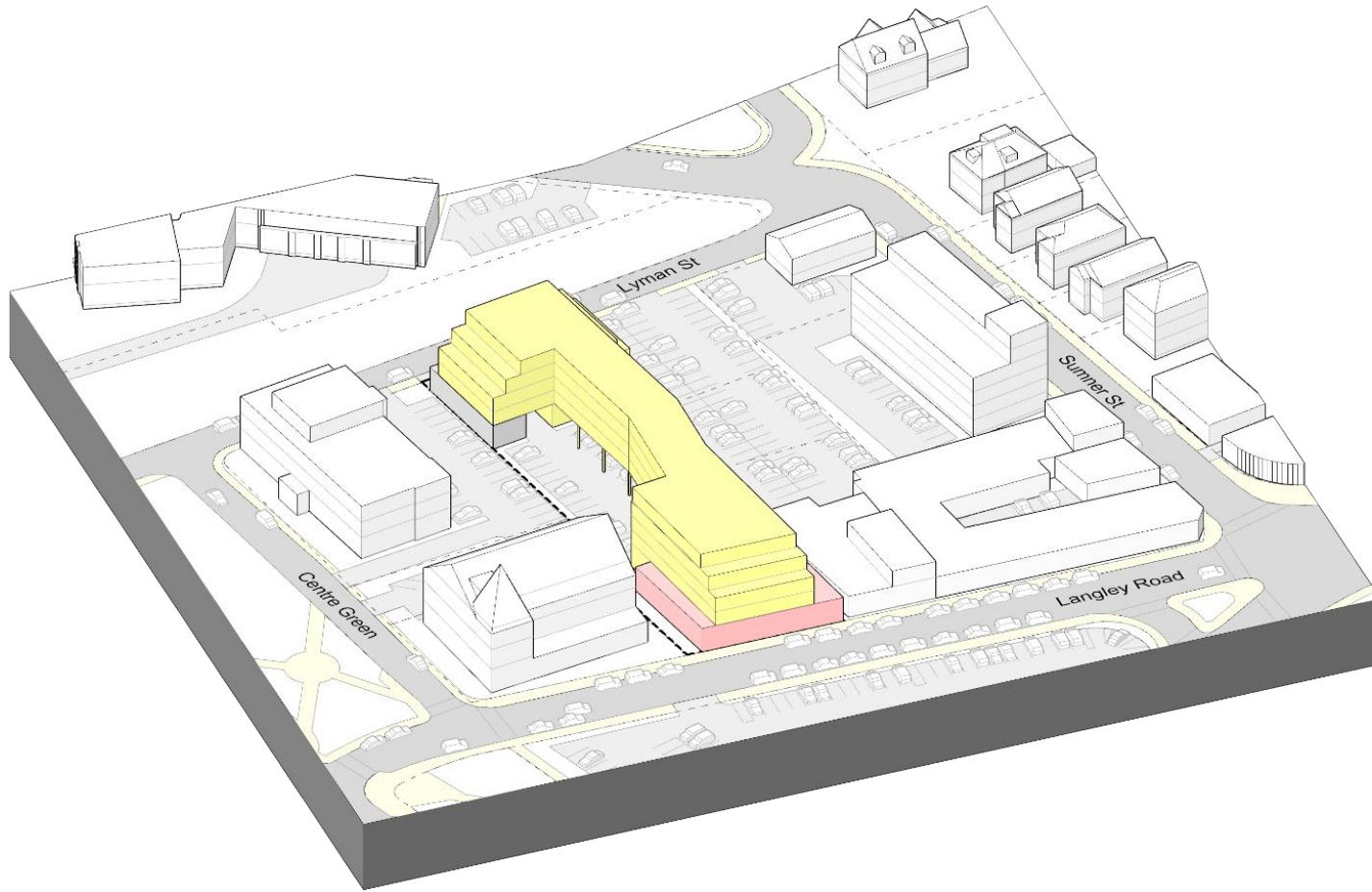
Jumbo Seafood



Johnny's Luncheonette

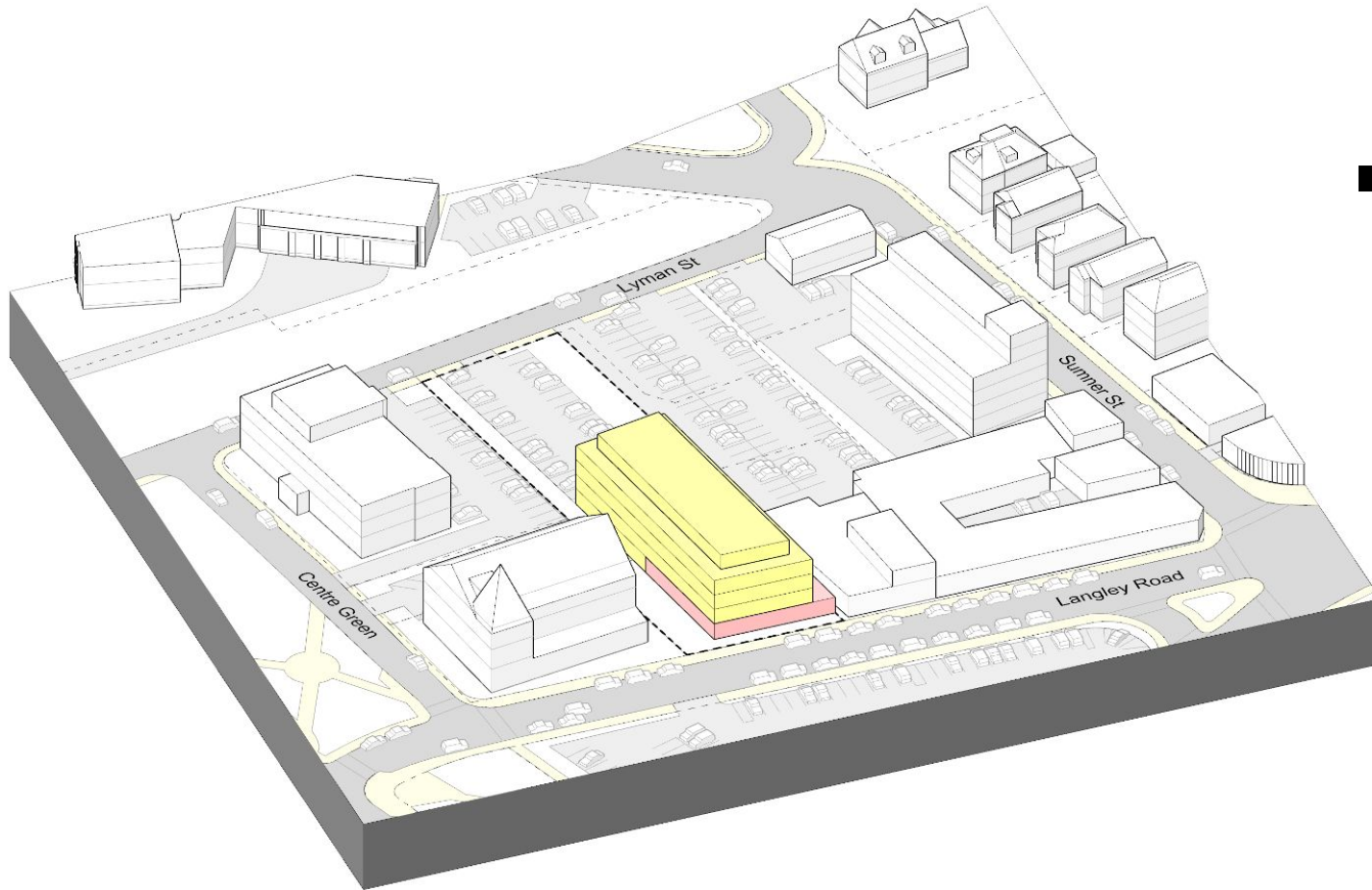
# Existing MU4: Special Permit

1 level of below-grade parking



 Retail     Residential

# Revised MU4 Test-fit



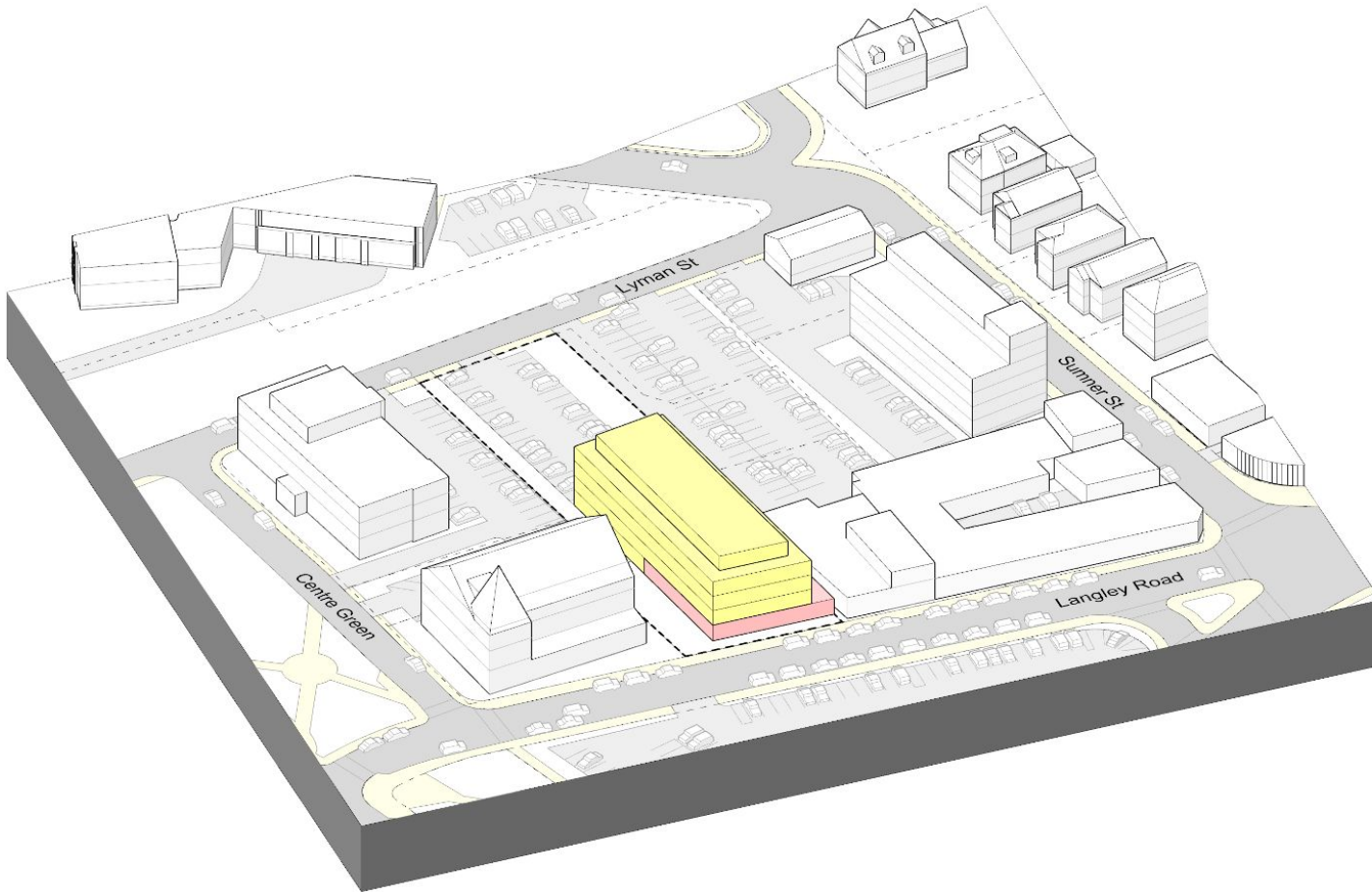
Retail     Residential

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)	¾ acre (32,670 sf)	<b>35,000 sf</b>
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



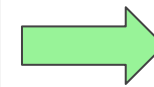
# Conceptual Pro Forma

Revised MU4



Retail
  Residential

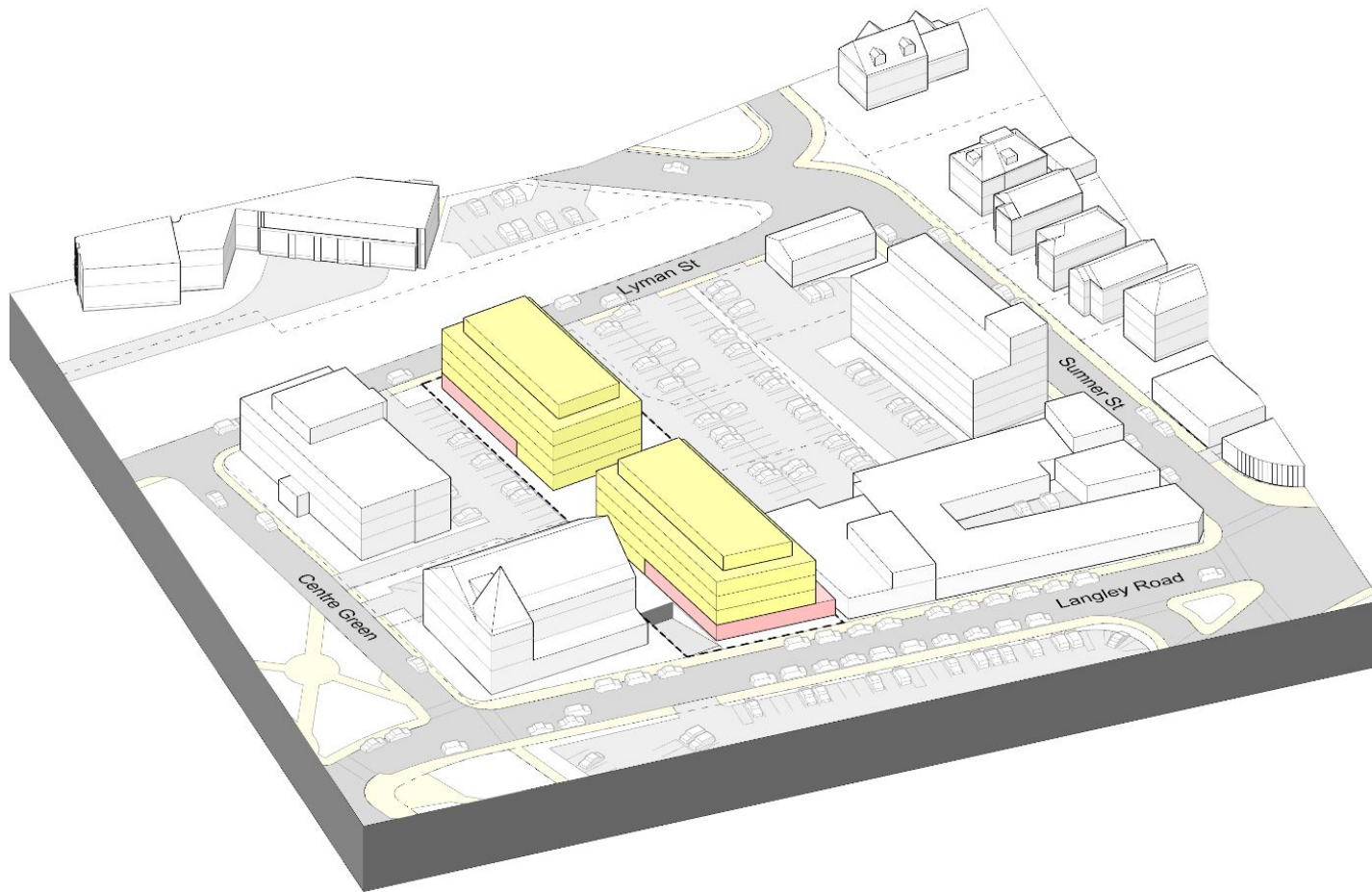
**FEASIBLE:**  
TARGET 5.5% NOI/COST



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

# Revised MU4 Test-fit

1 level of below-grade parking



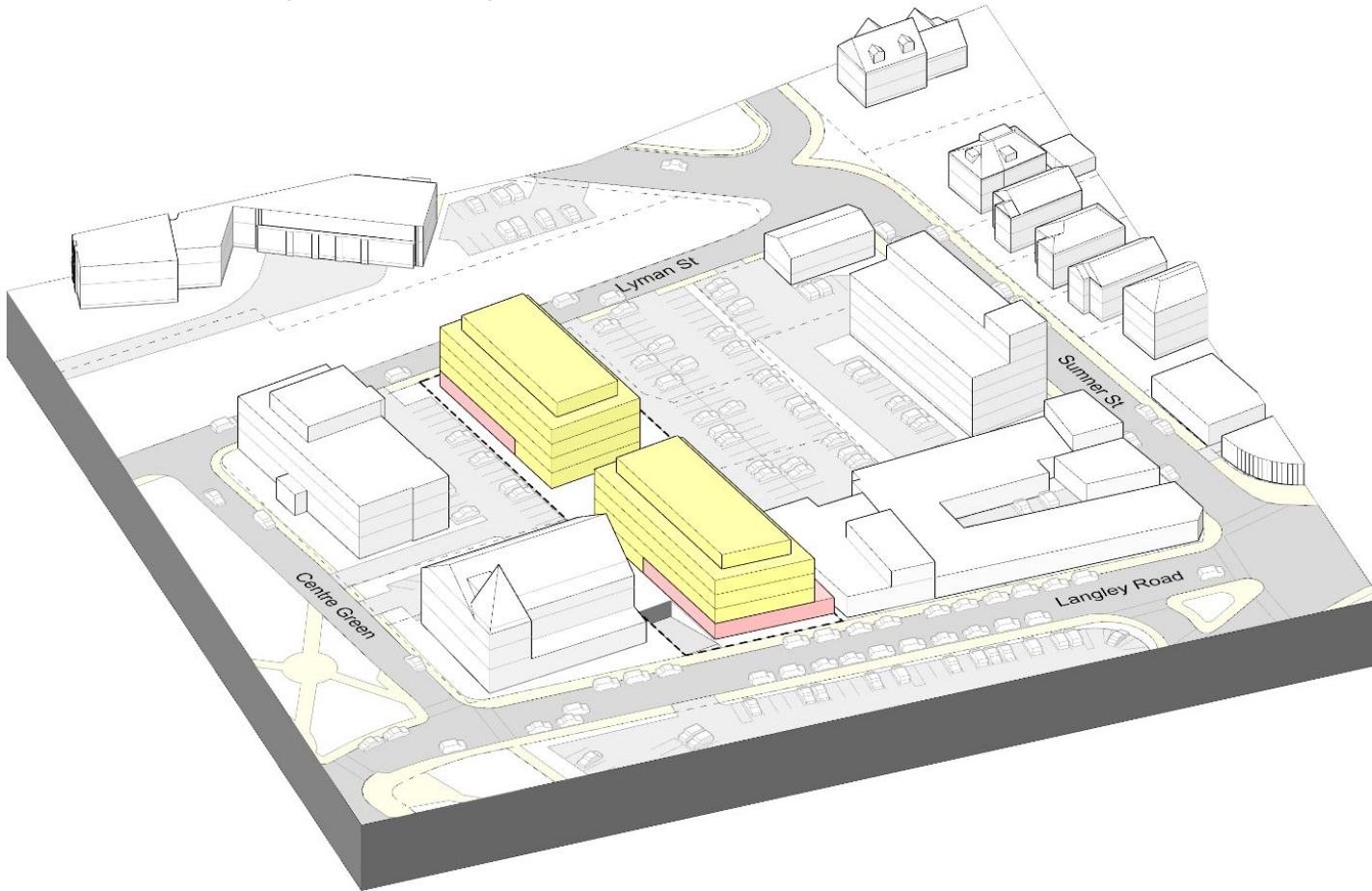
Retail      Residential

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)	¾ 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

# Conceptual Pro Forma

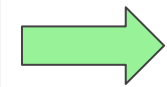
Revised MU4

1 level of below-grade parking



Retail      Residential

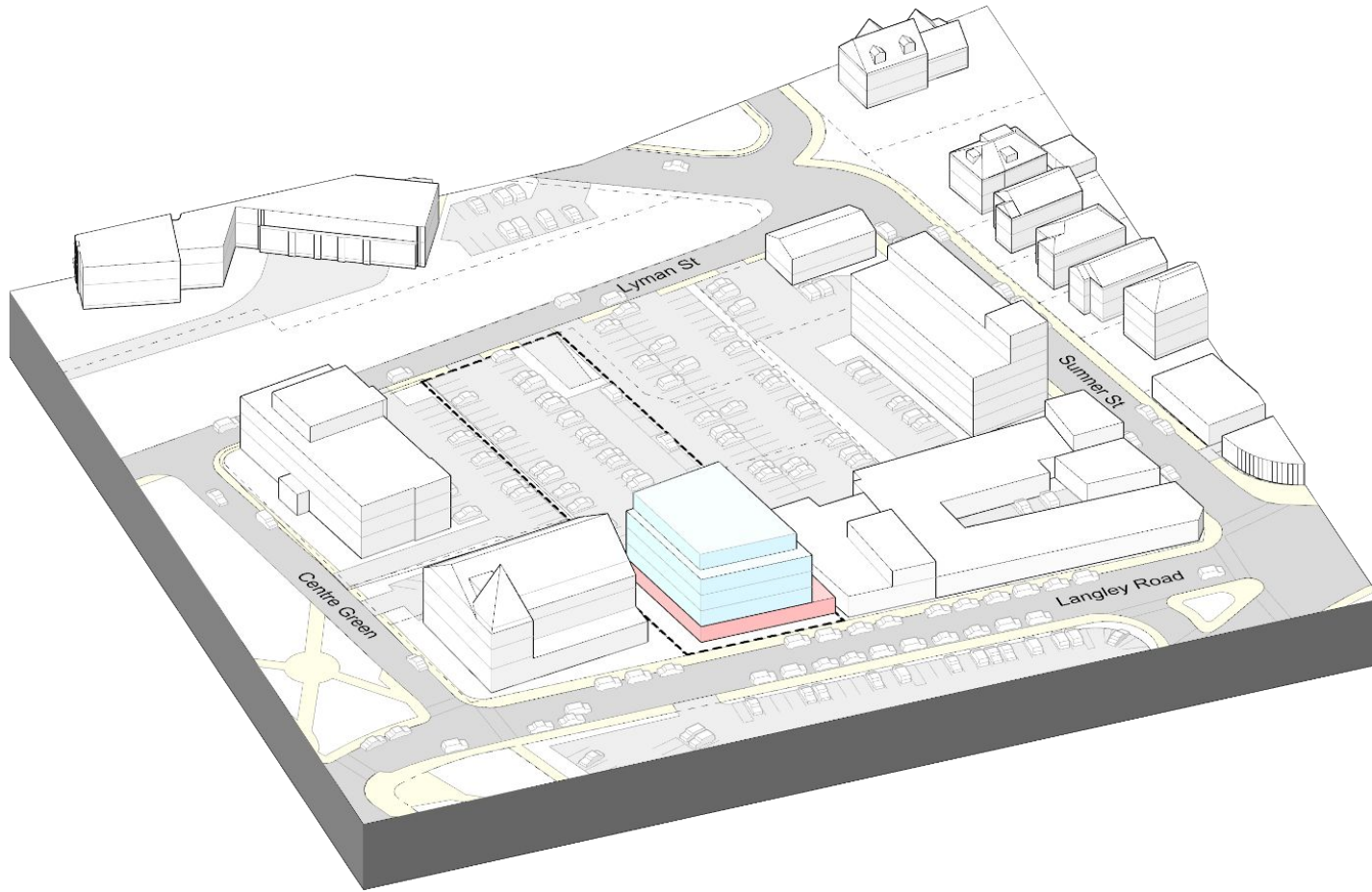
**FEASIBLE:**  
**TARGET 5.5% NOI/COST**



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

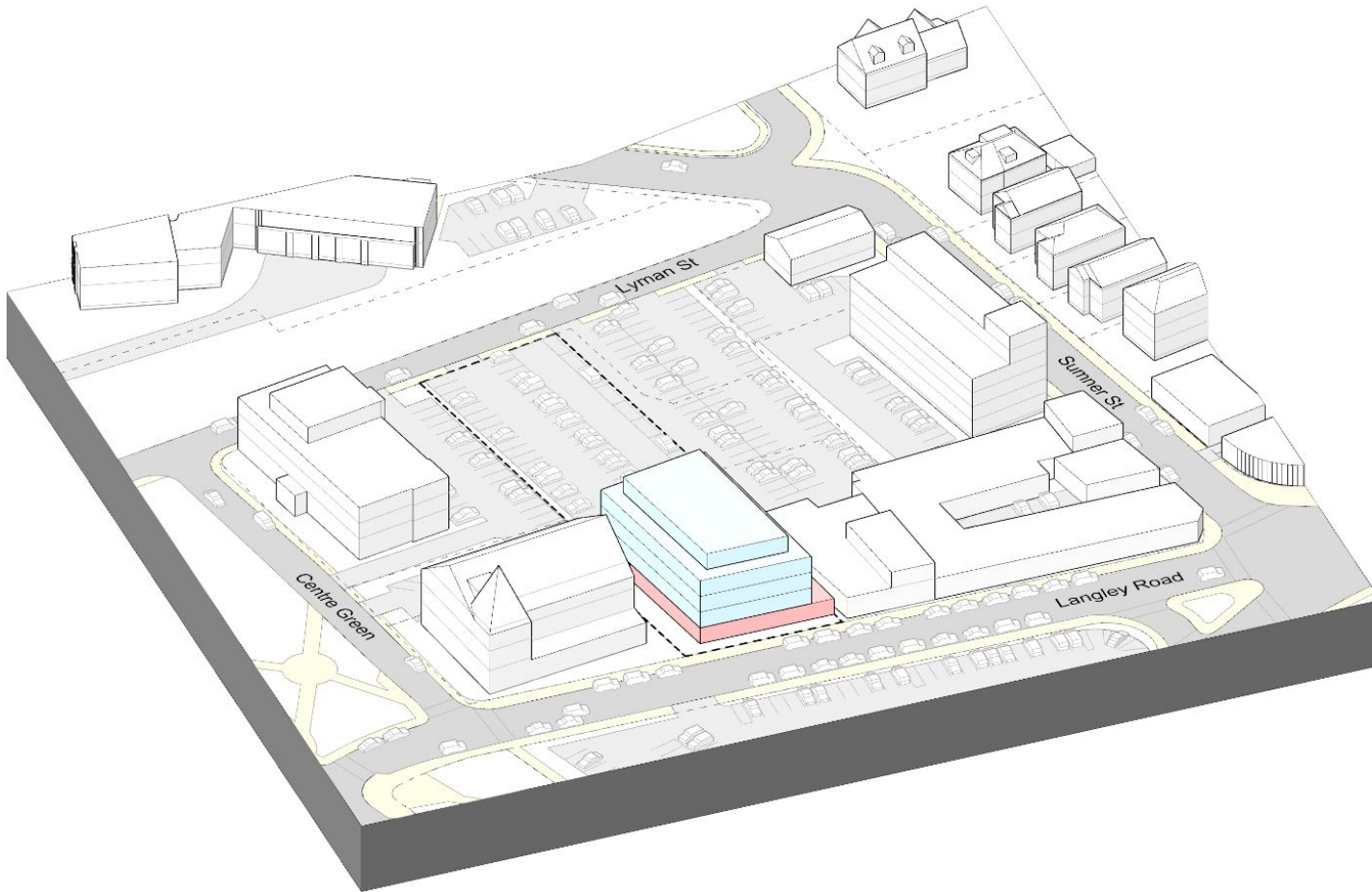
# Existing MU4: Special Permit

1 level of below-grade parking



 Retail     Office

# Revised MU4 Test-fit

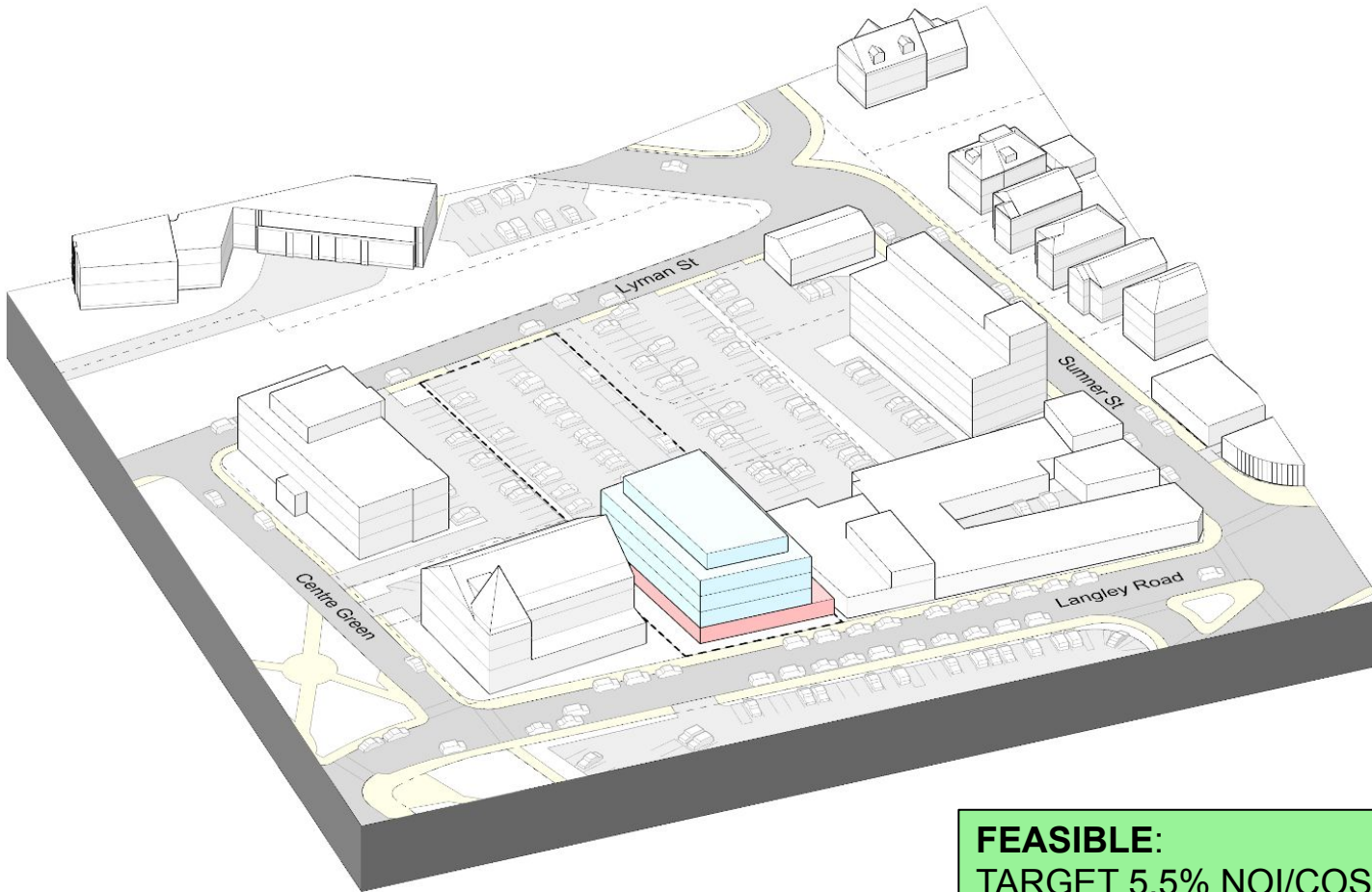


Retail
  Office

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)	¾ 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

# Conceptual Pro Forma

Revised MU4



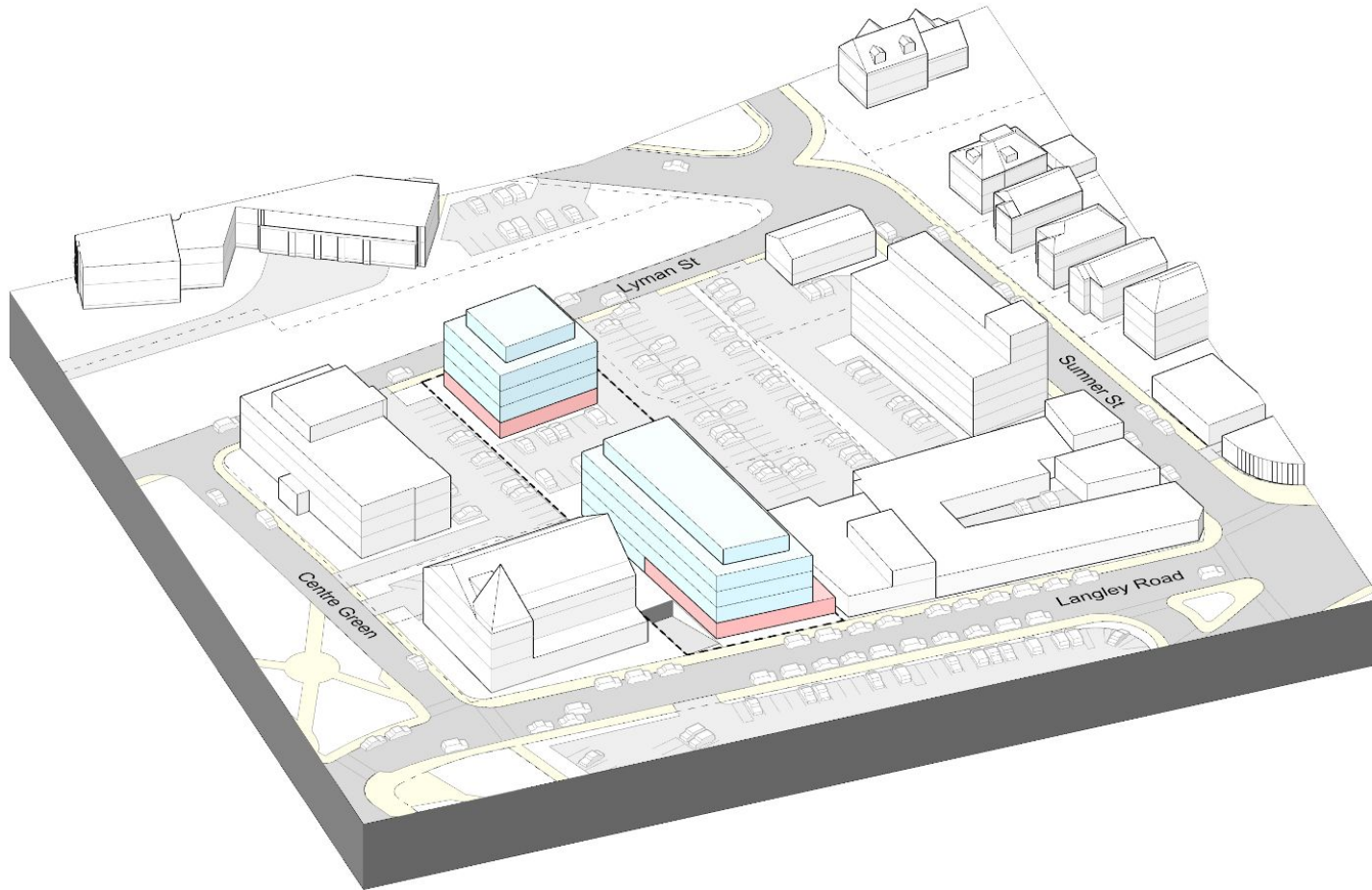
**FEASIBLE:**  
TARGET 5.5% NOI/COST

	<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

# Revised MU4 Test-fit

1 level of below-grade parking: Option 1

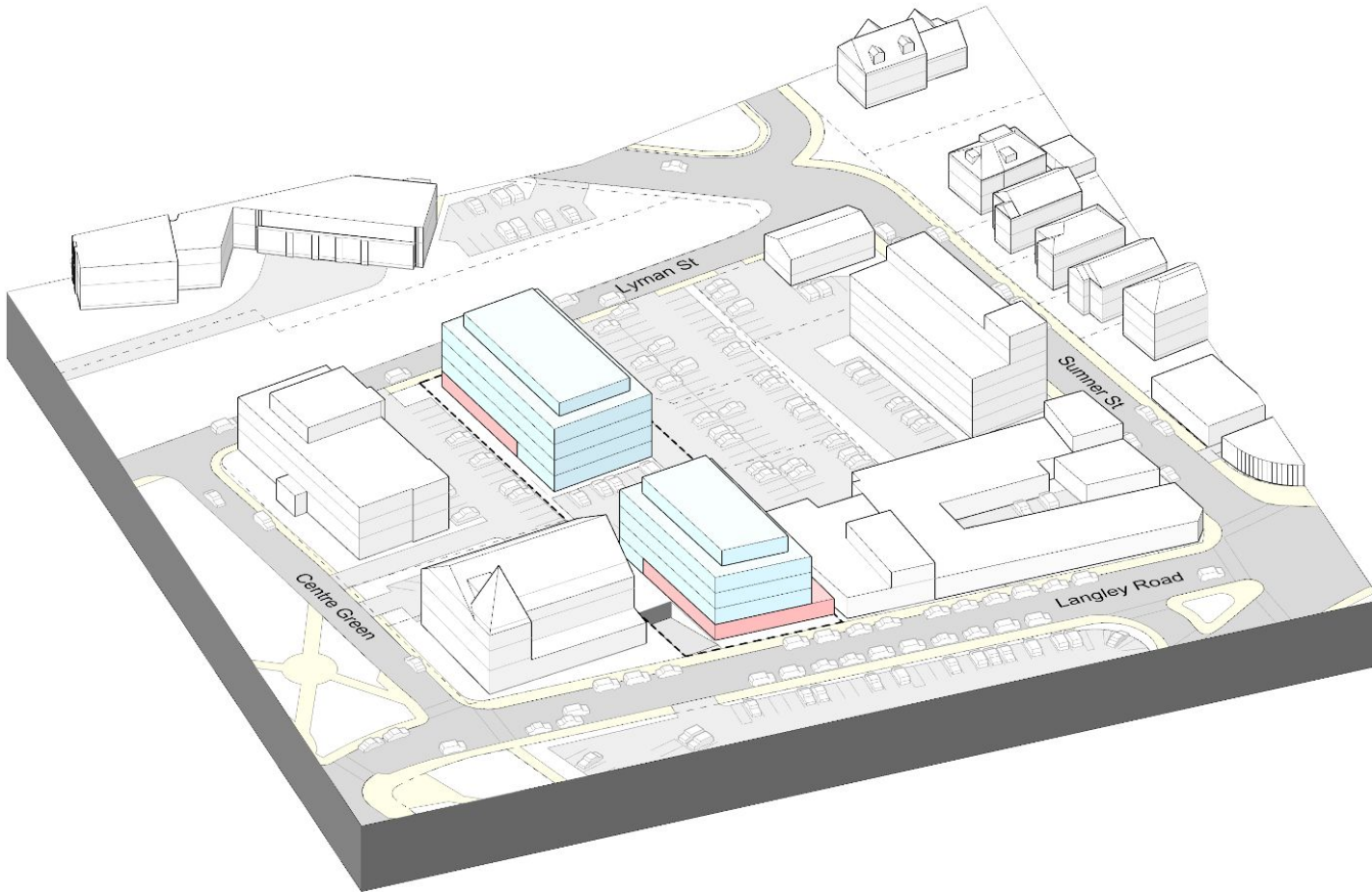


■ Retail    ■ Office

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)	¾ 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

# Revised MU4 Test-fit

1 level of below-grade parking: Option 2



Retail     Office

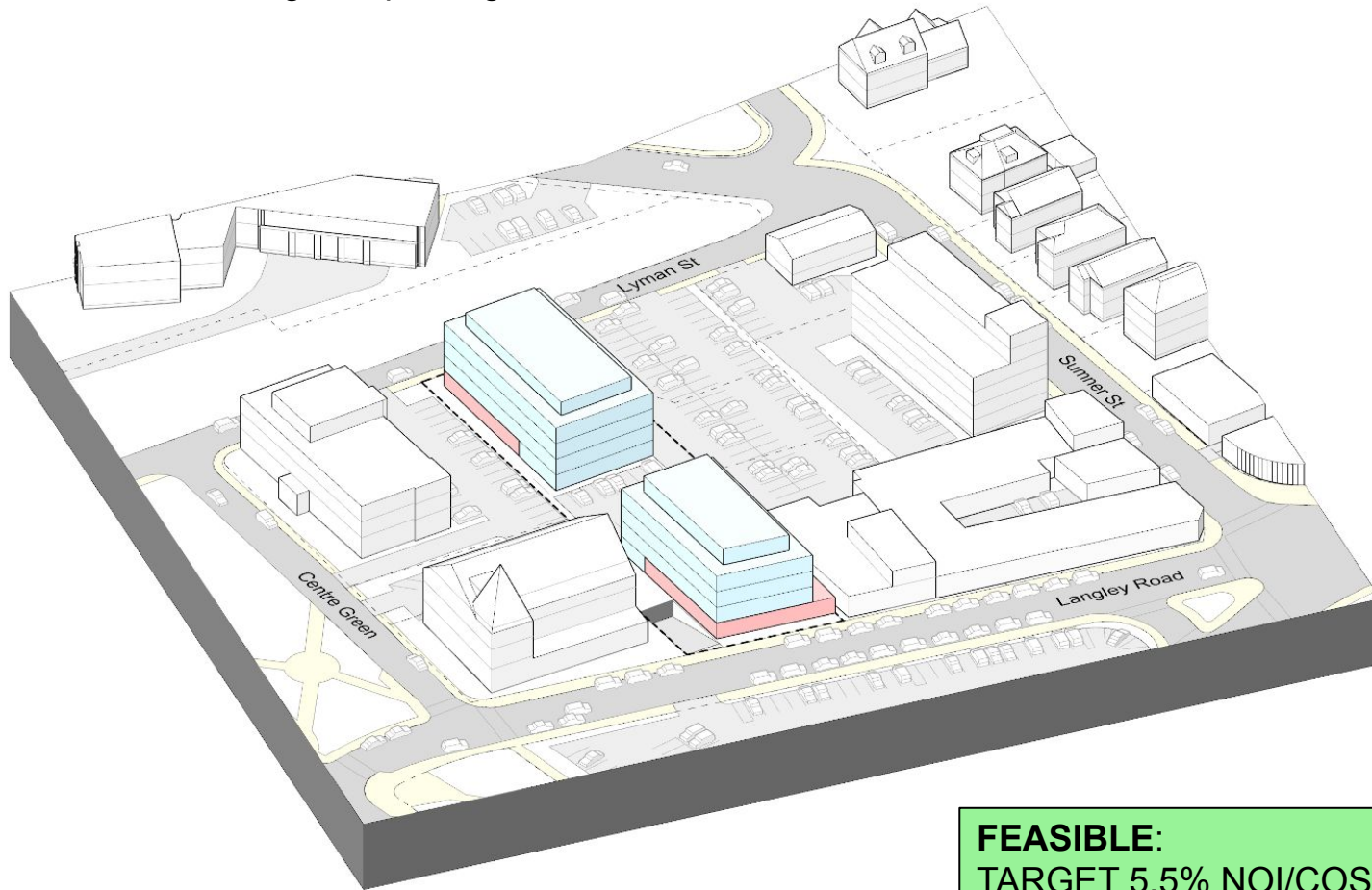
Regulations	Revised MU4	Test Fit Count
FAR (max)	2.5	2.25
Height (max)	4.5 stories; 75'	4.5 stories; 60'
Building footprint (max)	15,000 sf	9,480 sf + 9,560 sf
Lot area (max)	¾ acre (32,670 sf)	35,000 sf
Area Office		67,030 sf
Area Retail		13,730 sf
Lot Frontage (min)	75%	75%; 70% (2nd bldg)
Setback: 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



# Conceptual Pro Forma

Revised MU4

1 level of below-grade parking



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

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

■ Retail    ■ Office

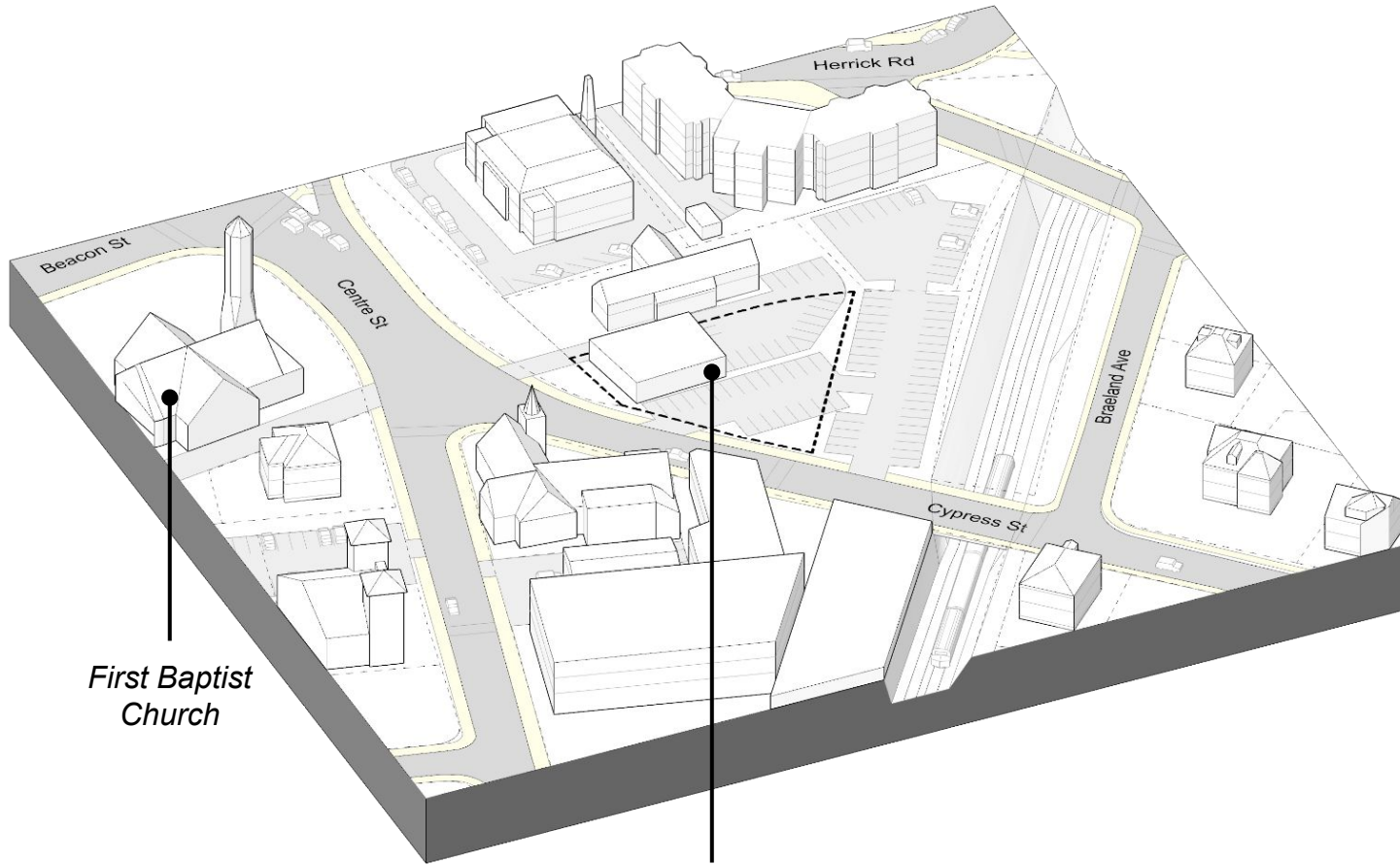
# Revised Business District 3 (BU3)

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)	--	--	¾ 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

# Existing: Site 18,000 sf

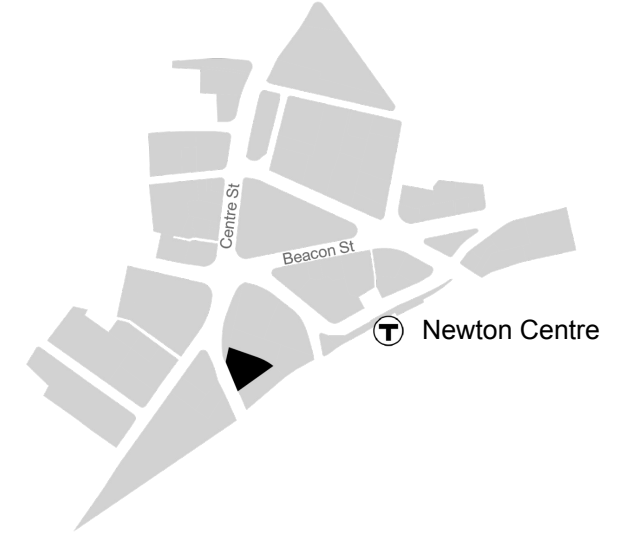
Current zoning: BU1

Zoning to test: Revised BU3



First Baptist Church

Learning Express and Pure Barre



Newton Centre

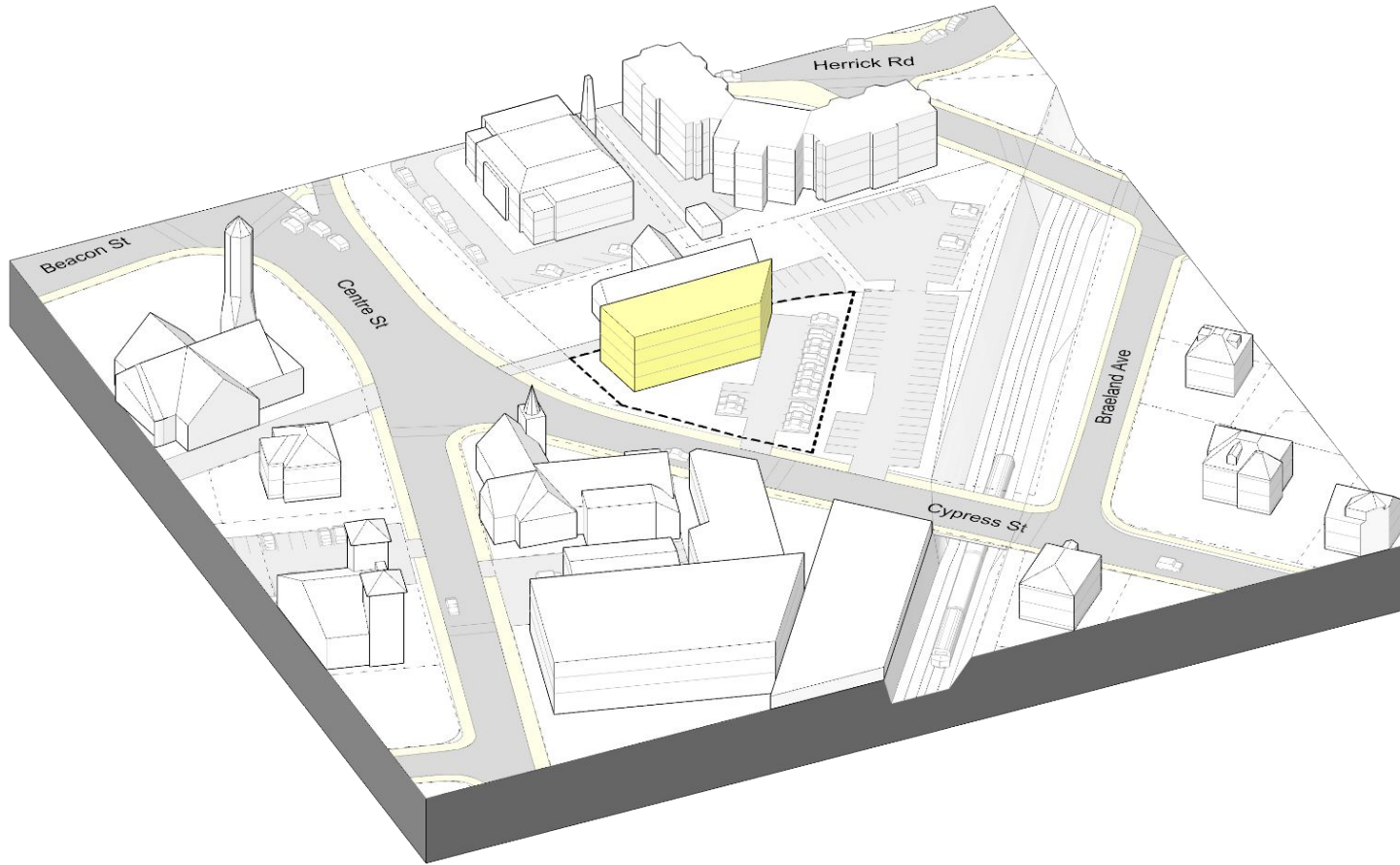


First Baptist Church

Lutheran Church

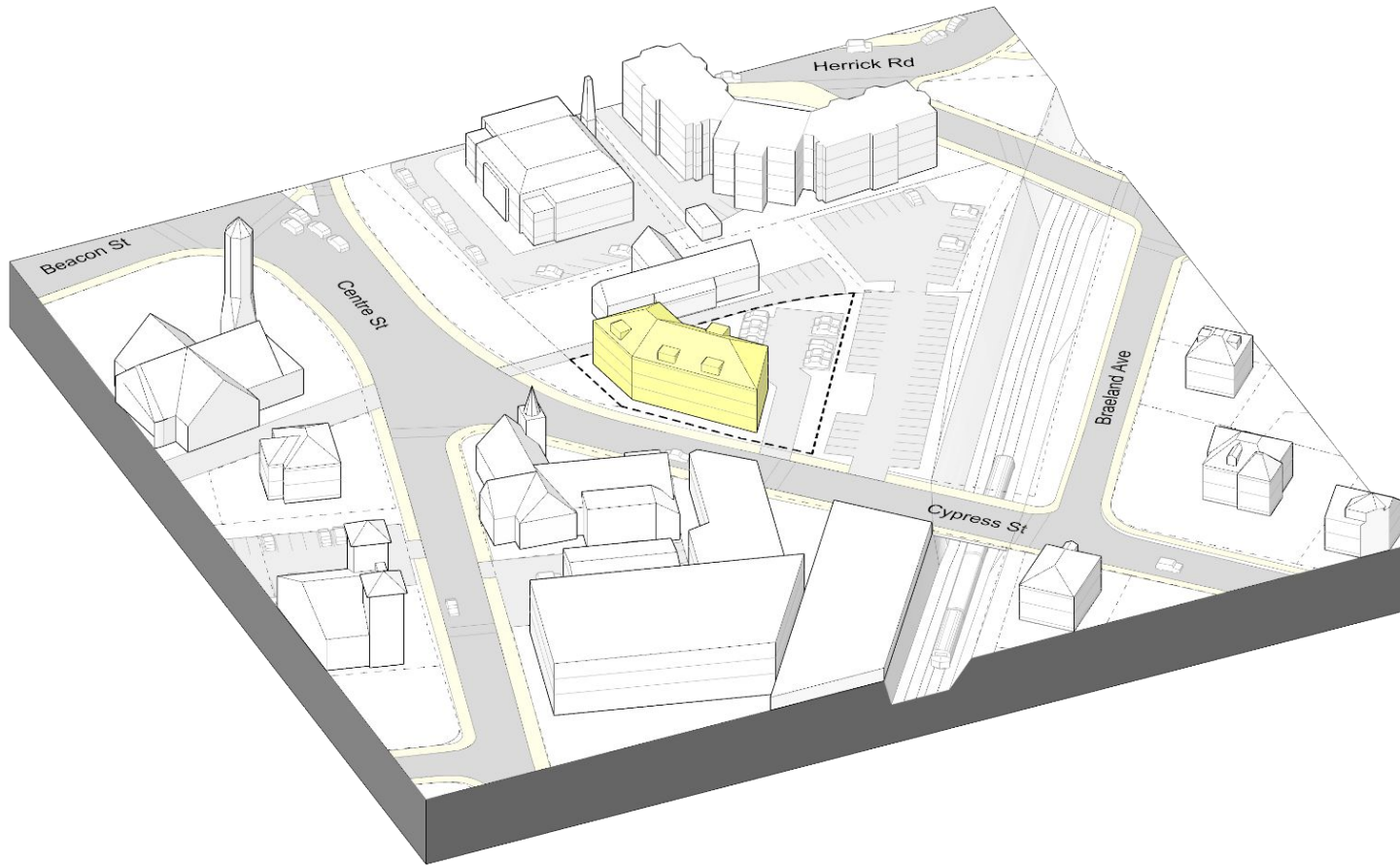
Cypress Lot

# Existing BU3: Special permit



 Residential

# Revised BU3 Test-fit

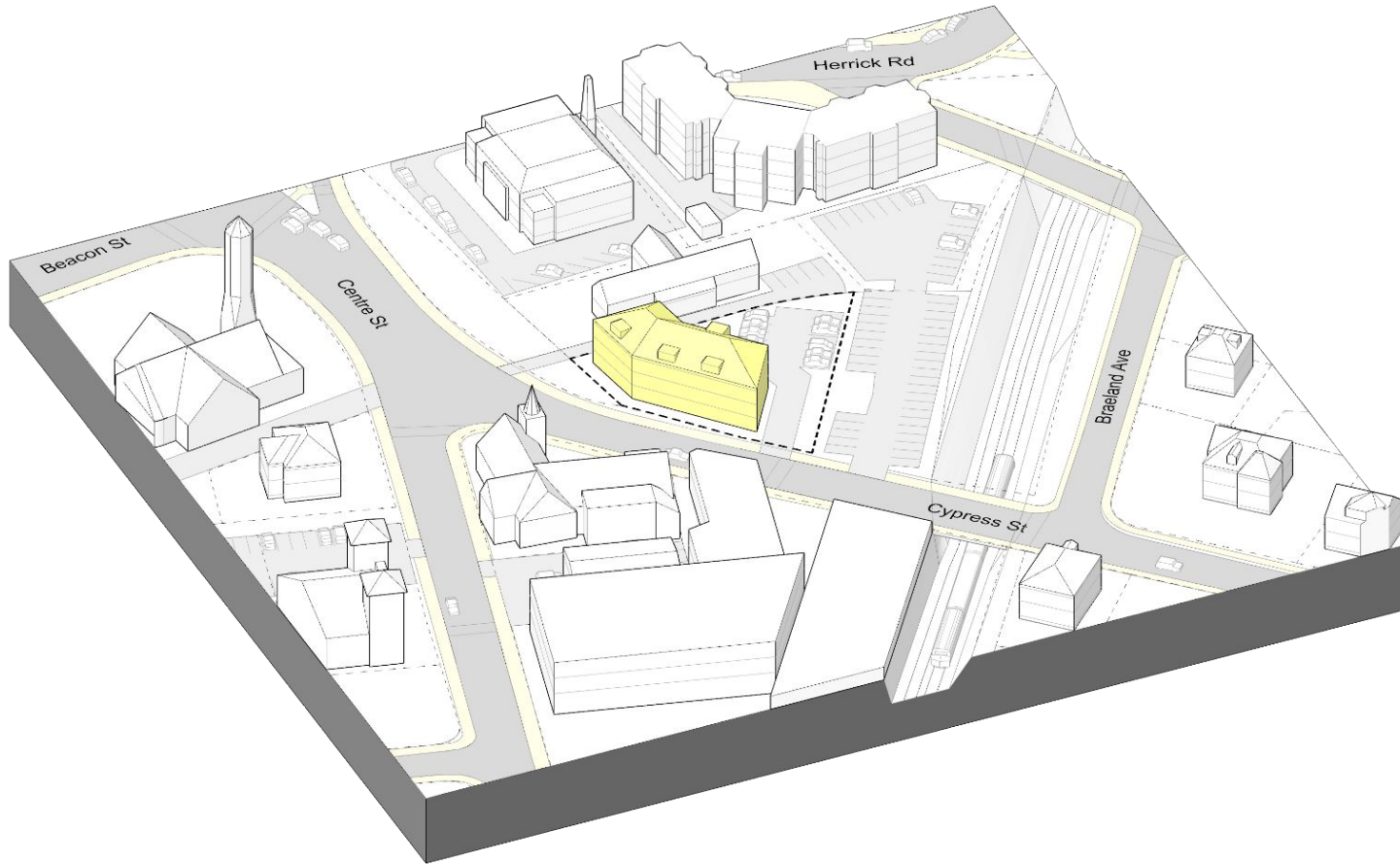


Residential

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)	¾ 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)

# Conceptual Pro Forma

Revised BU3



Residential

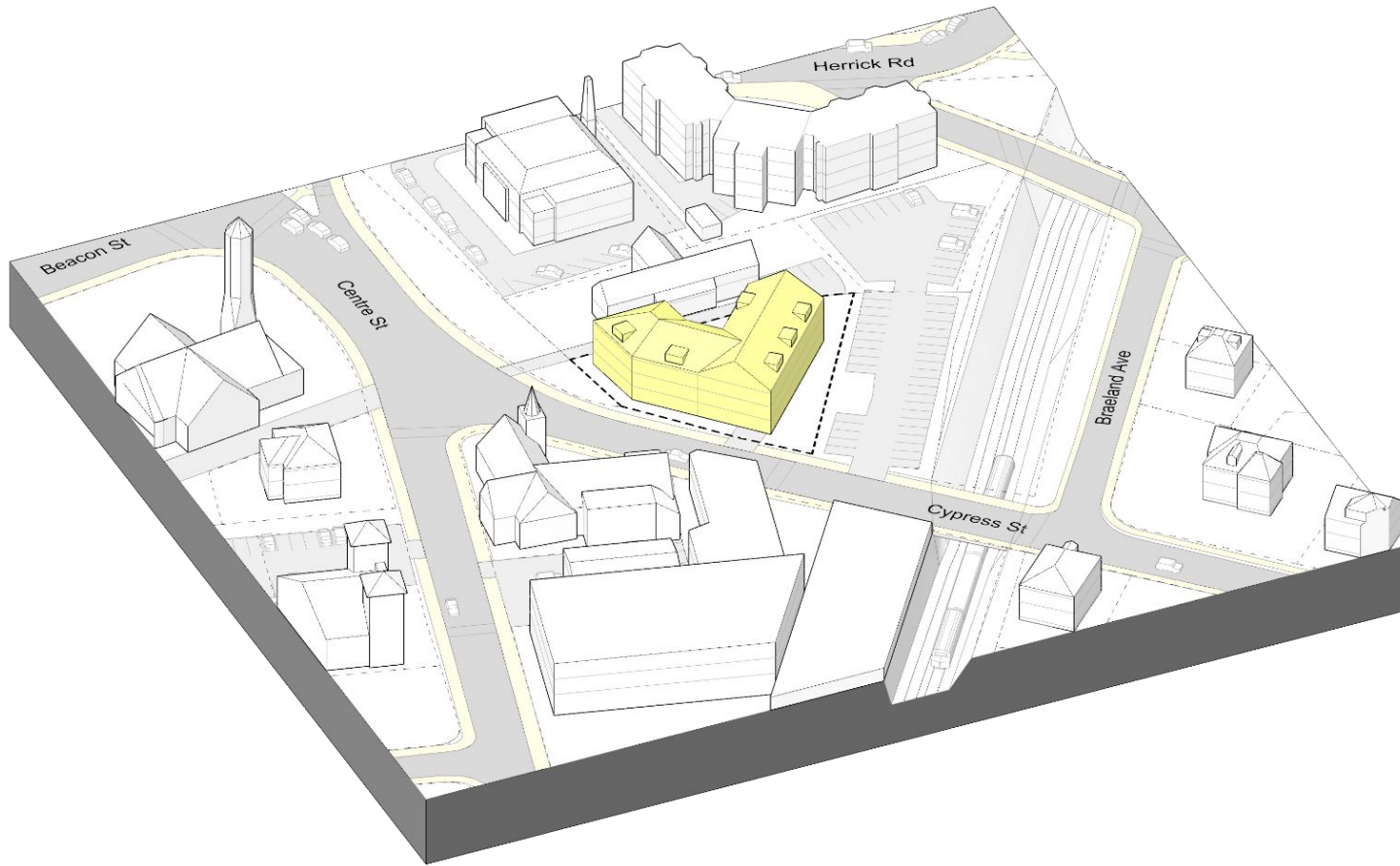
**FEASIBLE:**  
TARGET 5.5% NOI/COST



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

# Revised BU3 Test-fit

1 level of below-grade parking



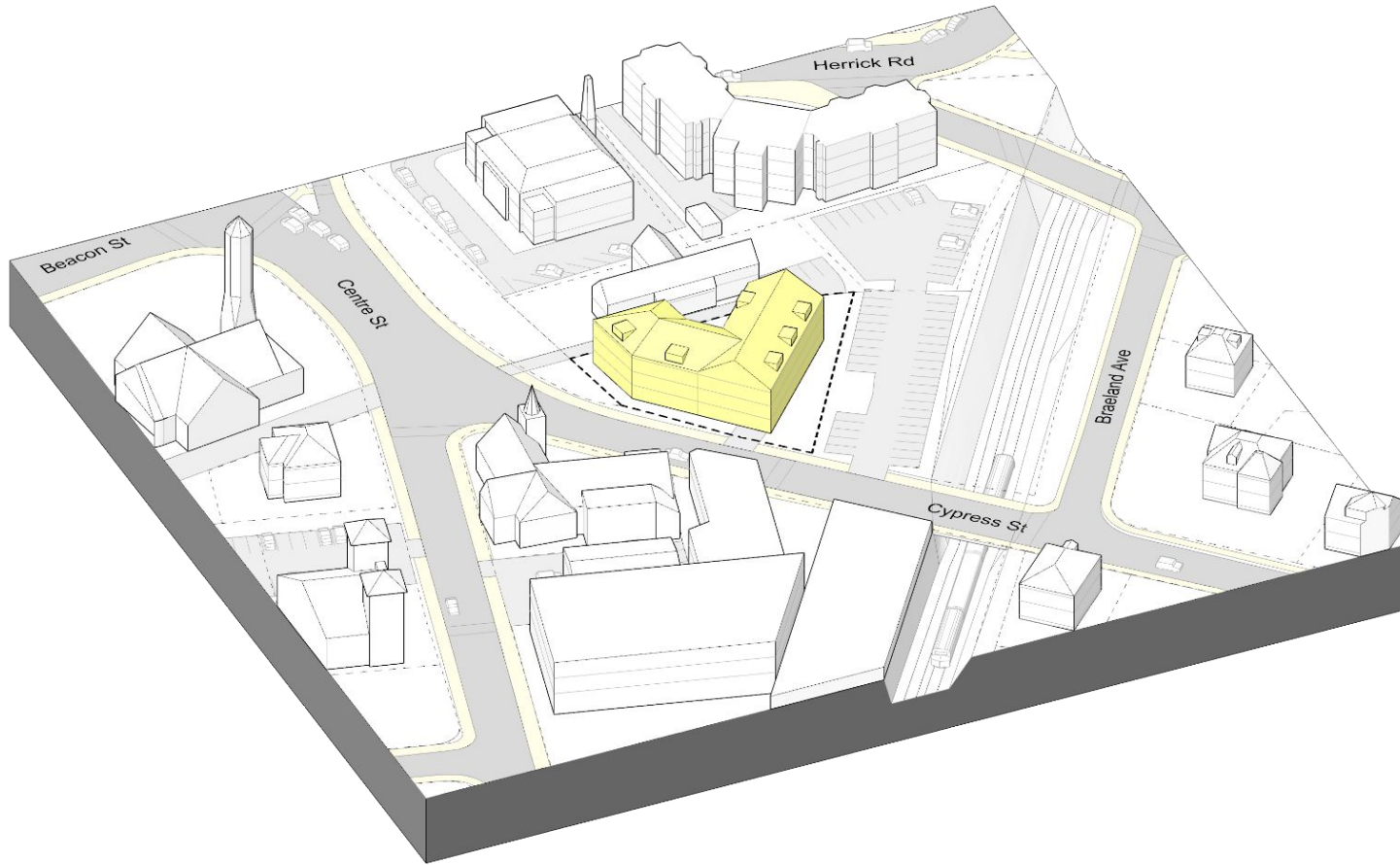
Residential

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)	¾ 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)

# Conceptual Pro Forma

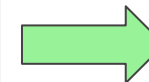
Revised BU3

1 level of below-grade parking



Residential

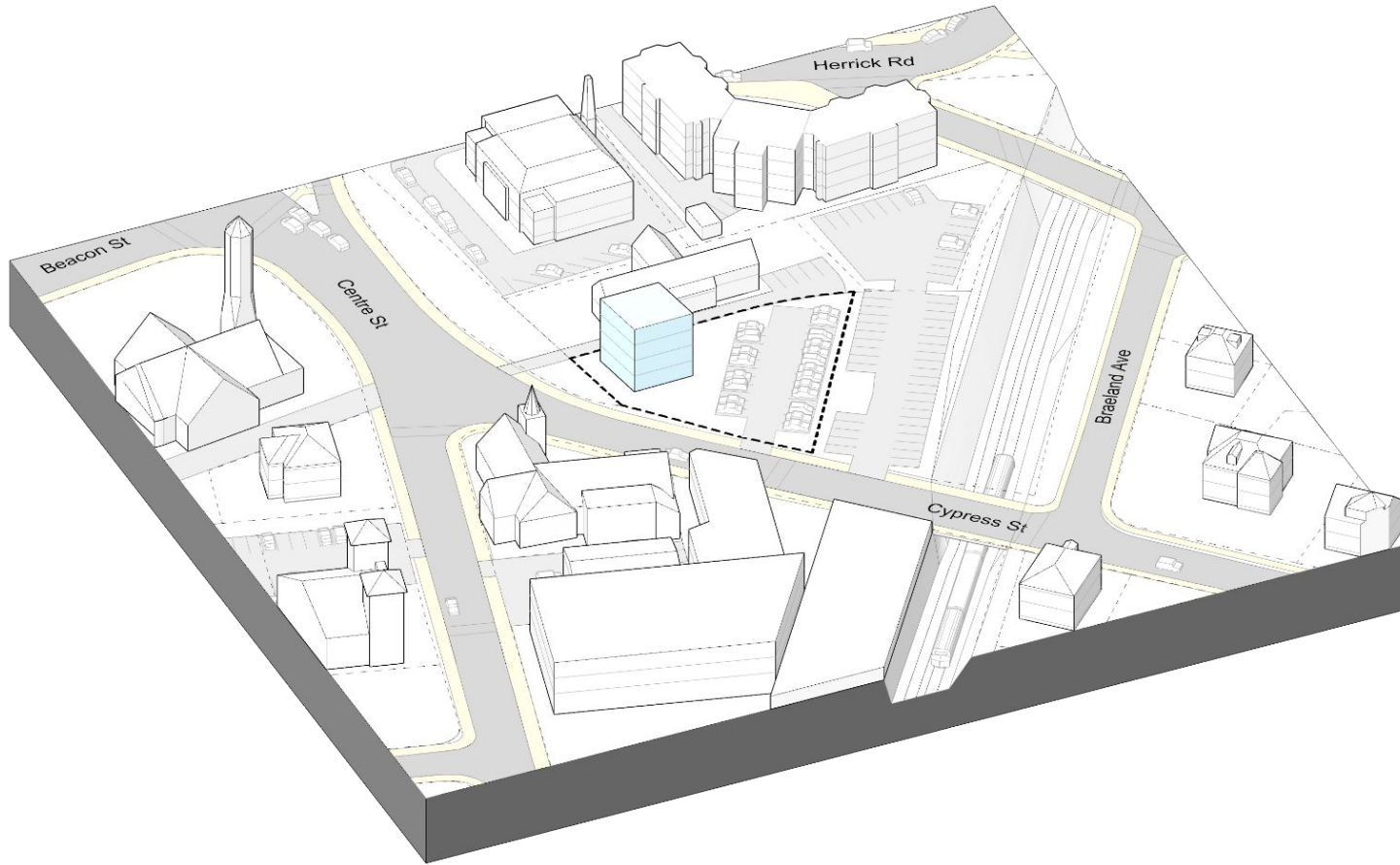
**FEASIBLE:  
TARGET 5.5% NOI/COST**



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

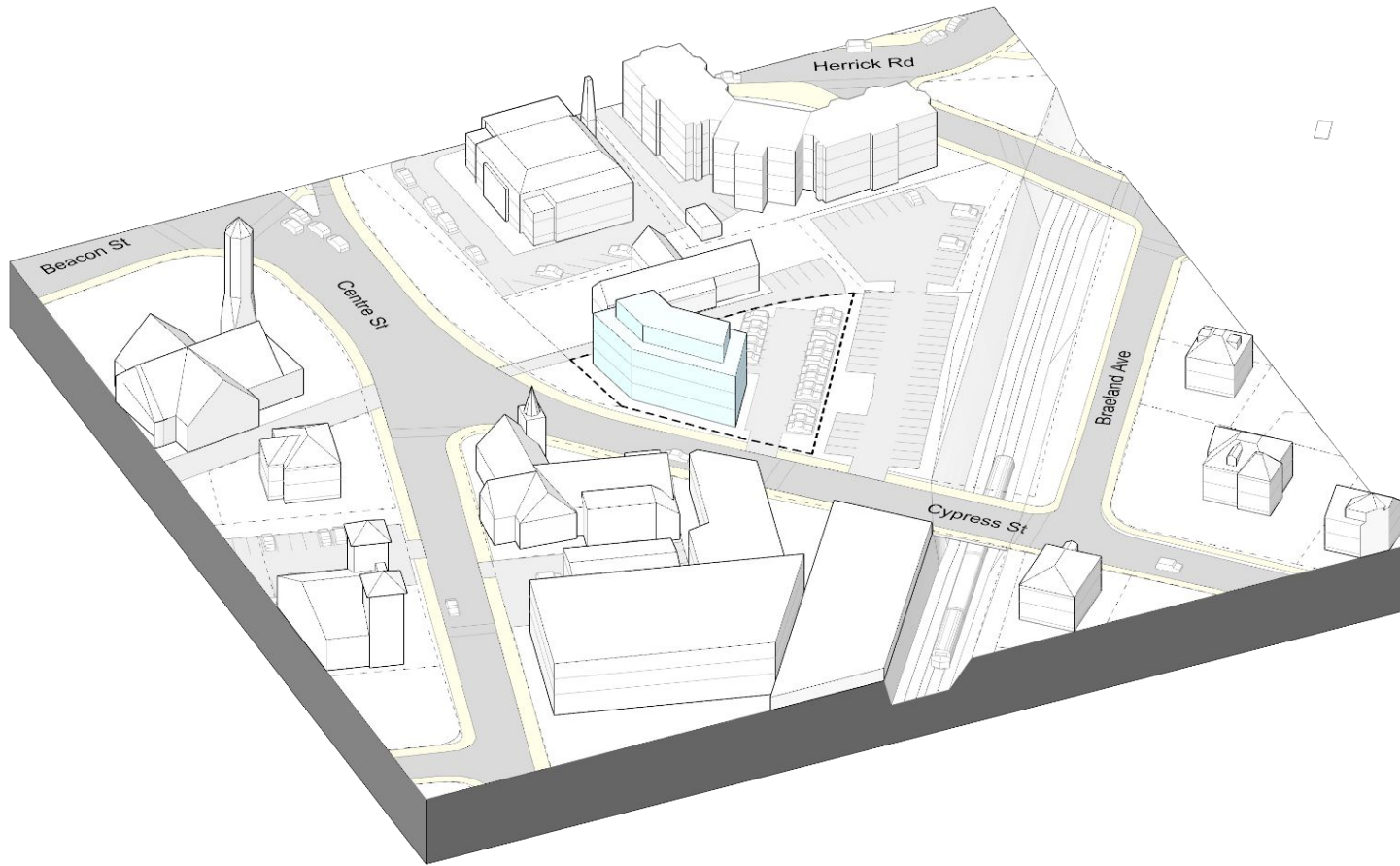


# Existing BU3: Special permit



 Office

# Revised BU3 Test-fit



■ Office

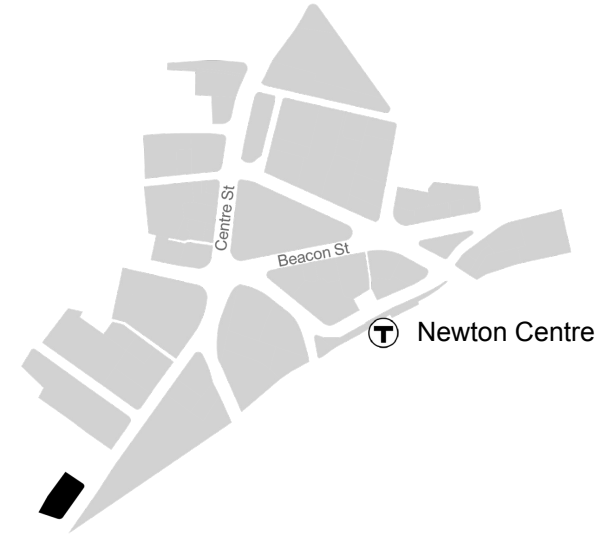
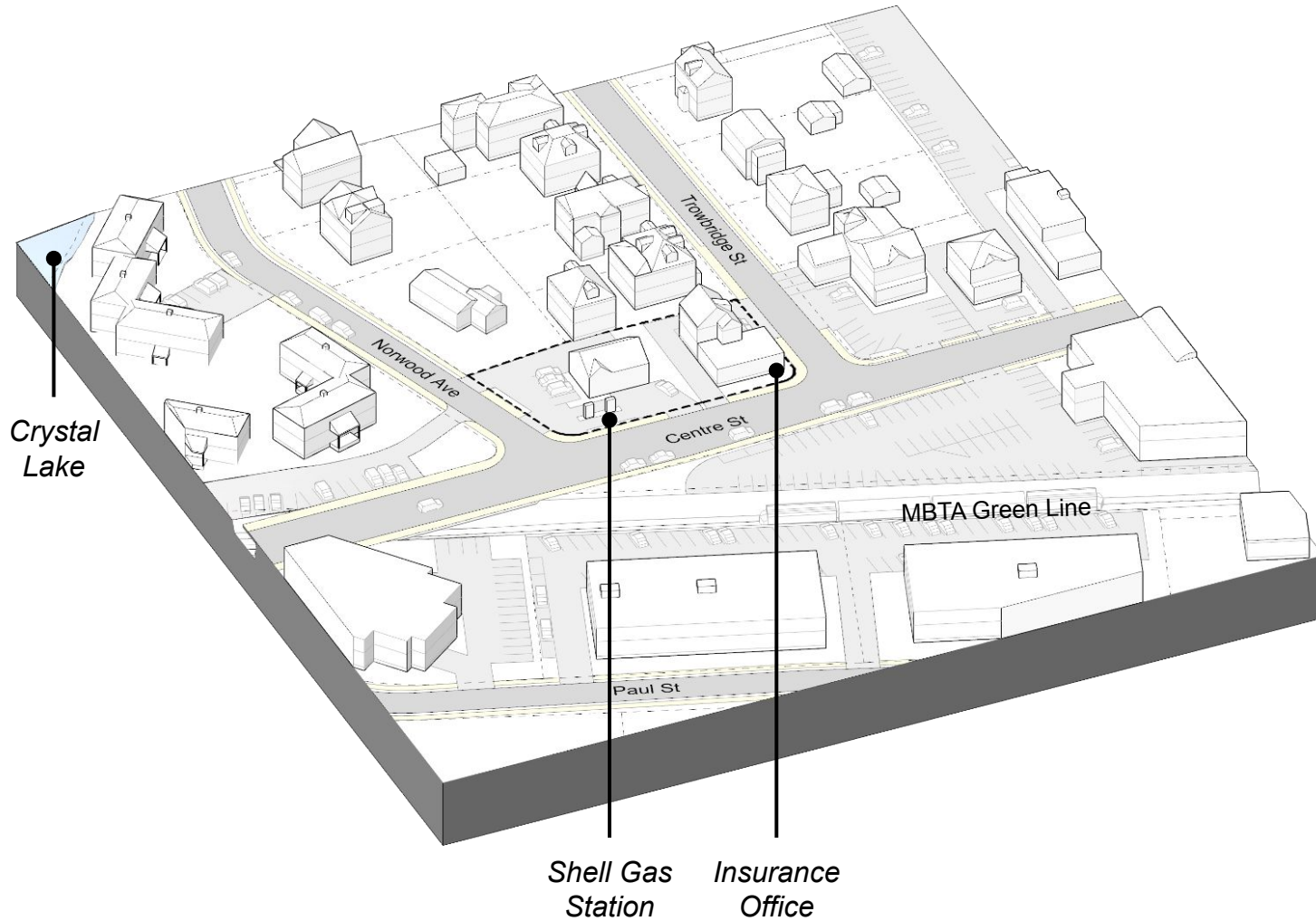
Regulations	Revised BU3	Test Fit Count
FAR (max)	2.0	0.84
Height (max)	3.5 stories; 62'	3.5 stories; 52'
Building footprint (max)	10,000 sf	4,400 sf
Lot area (max)	¾ acre (32,670 sf)	18,000 sf
Area Office		15,100 sf
Lot Frontage (min)	60%	60%
Setback: Front	0' -15' or average	10'
Setback: Side (min)	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)

# 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)	--	--	¾ 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

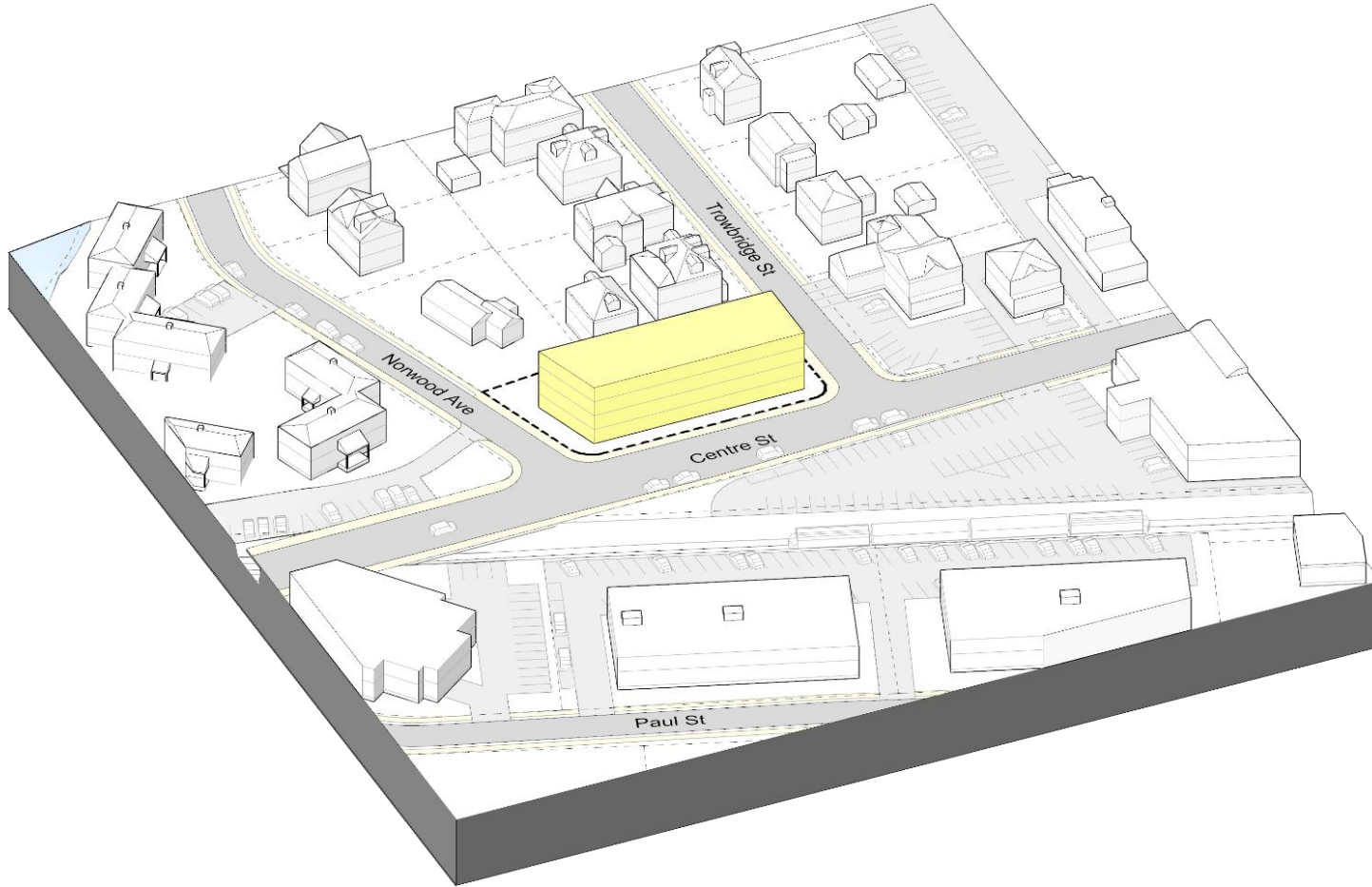
# Existing: Site 17,700 sf


Current zoning: BU2  
Zoning to test: Revised BU2



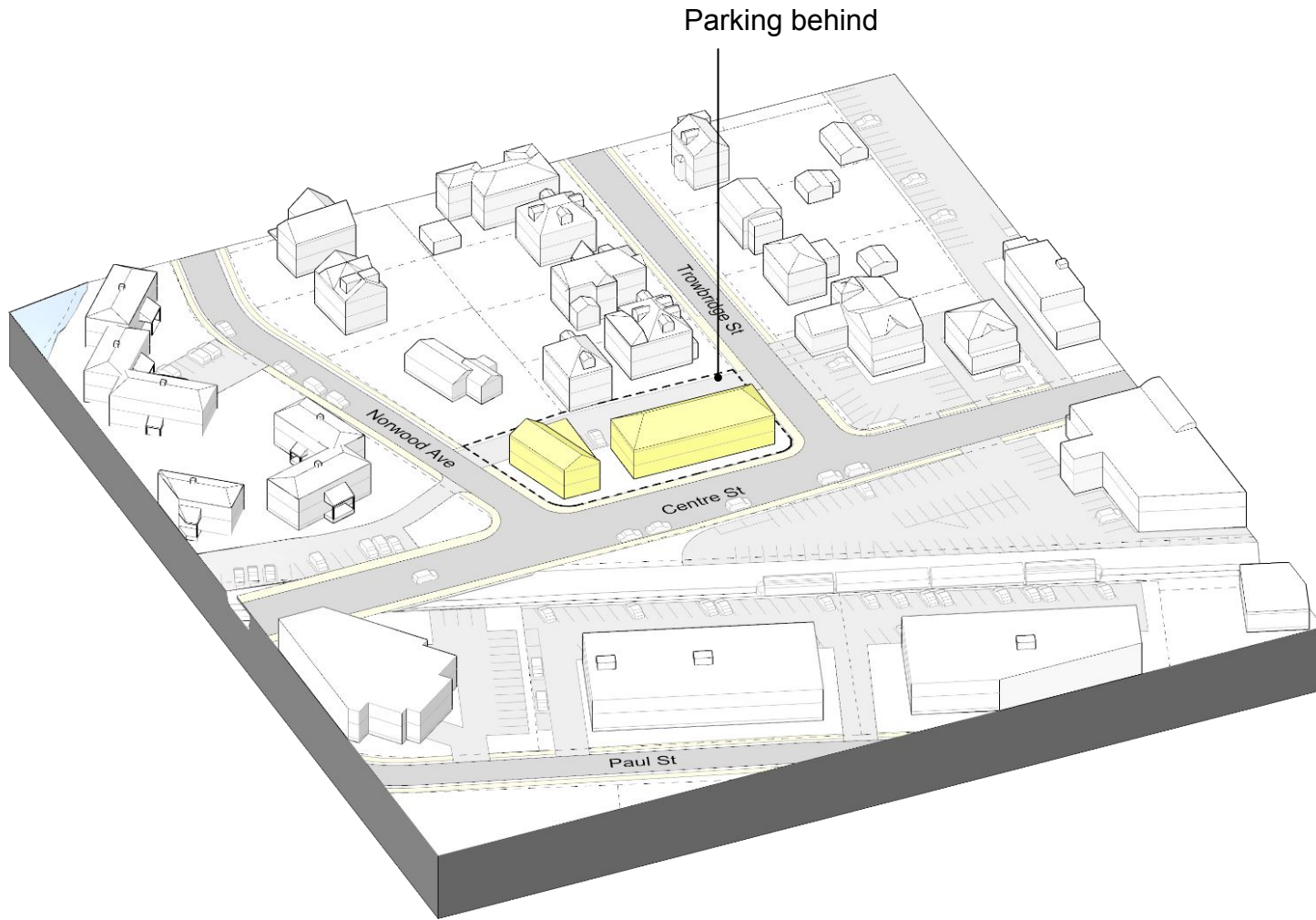
# Existing BU2: Special permit residential

1 level of below-grade parking



 Residential (15 units, 2,000 gsf each)

# Revised BU2 Test-fit

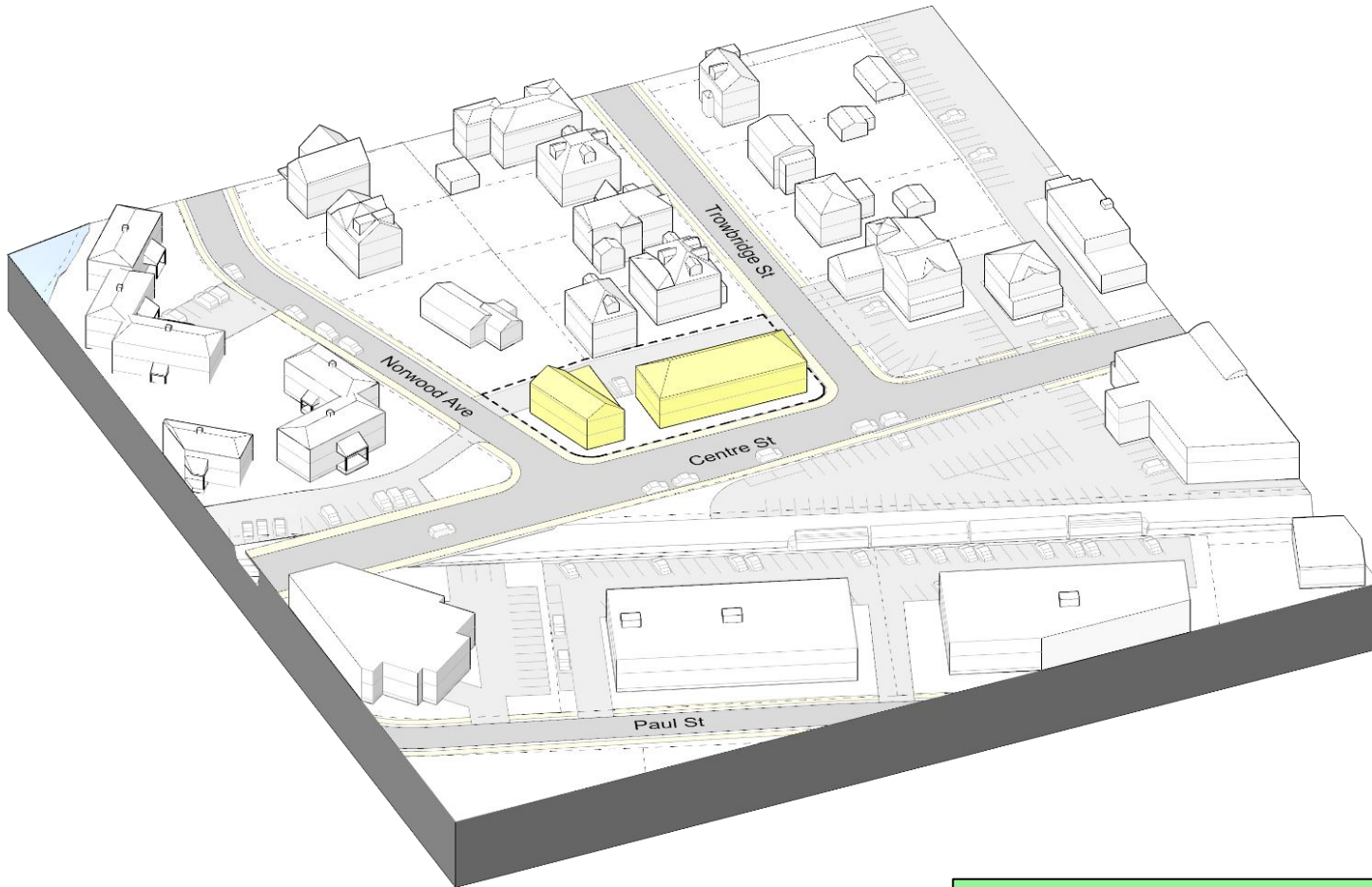


Residential

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)	¾ 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)

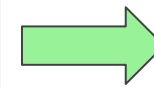
# Conceptual Pro Forma

Revised BU2



Residential

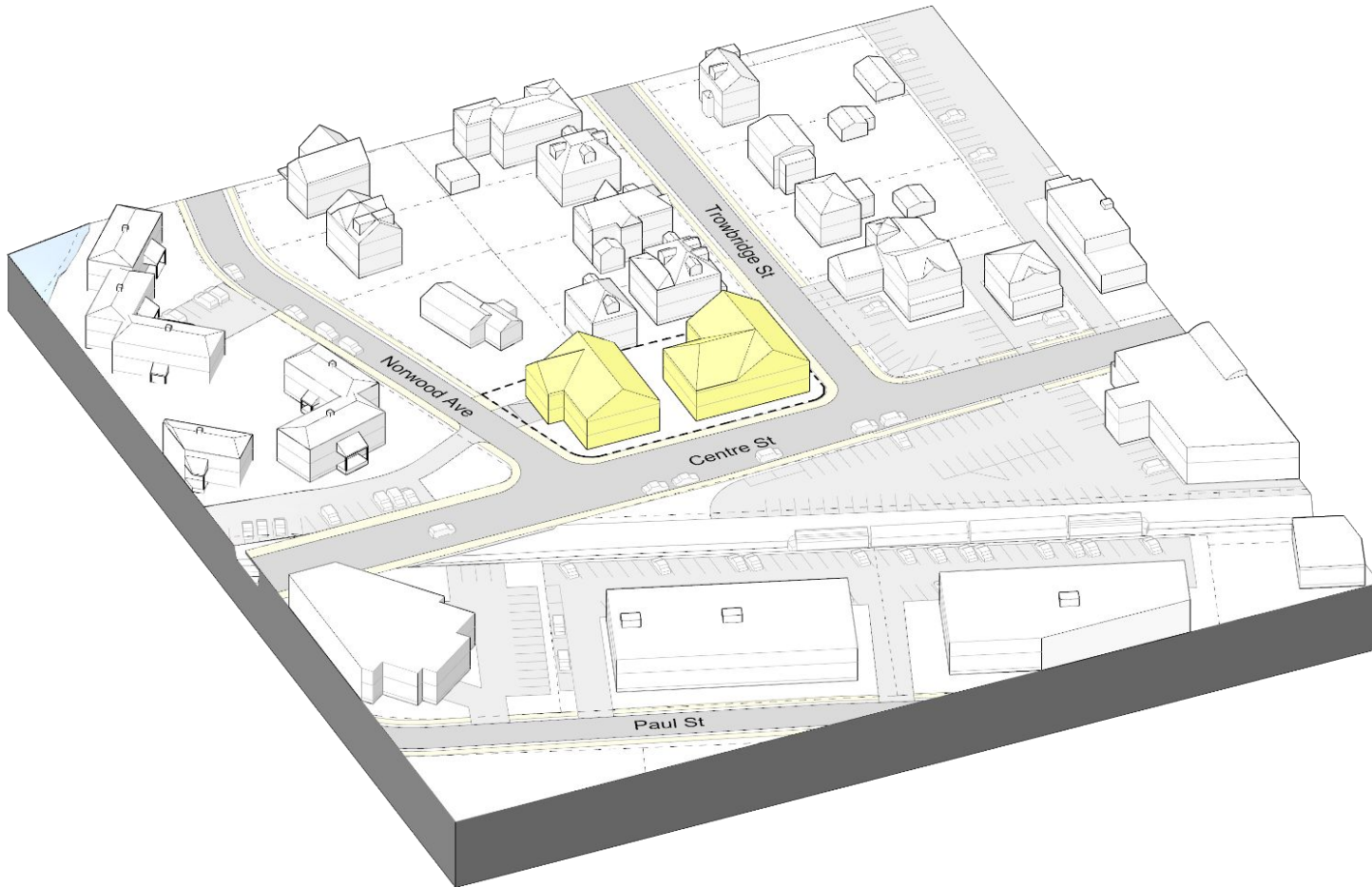
**FEASIBLE:**  
**TARGET 5.5% NOI/COST**



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

# Revised BU2 Test-fit

1 level of below-grade parking



Residential

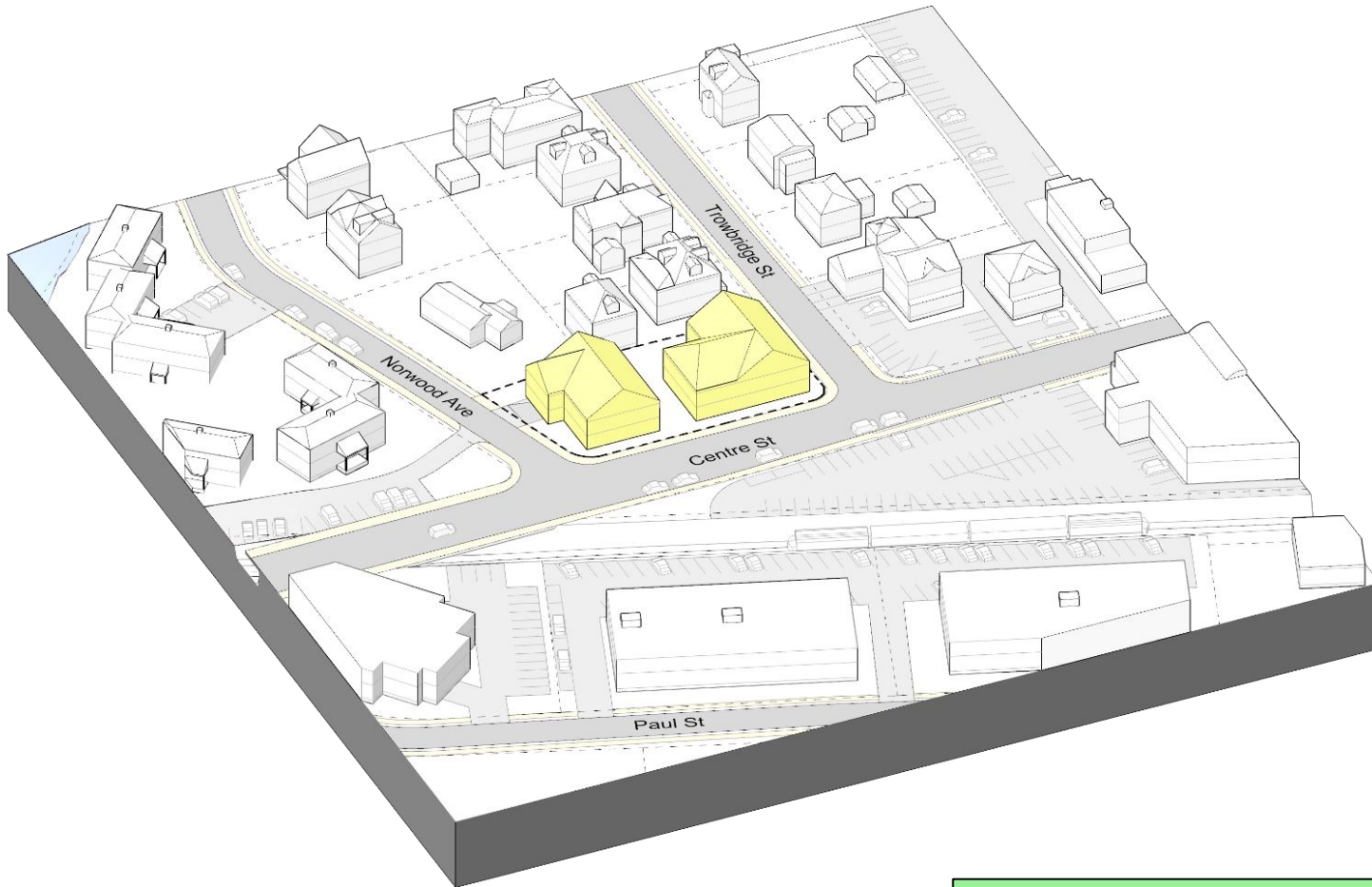
Regulations	Revised BU2	Test Fit Count
FAR (max)	1.75	1.31
Height (max)	2.5 stories; 47'	2.5 stories; 39'
Building footprint (max)	5,000 sf	4,930 sf; 3,800 sf
Lot area (max)	¾ acre (32,670 sf)	17,700 sf
Number of Units		19
Lot Frontage (min)	60%	73%
Setback: Front	10' - 20' or average	10'
Setback: Side (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)



# Conceptual Pro Forma

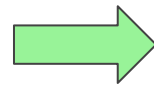
Revised BU2

1 level of below-grade parking



Residential

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

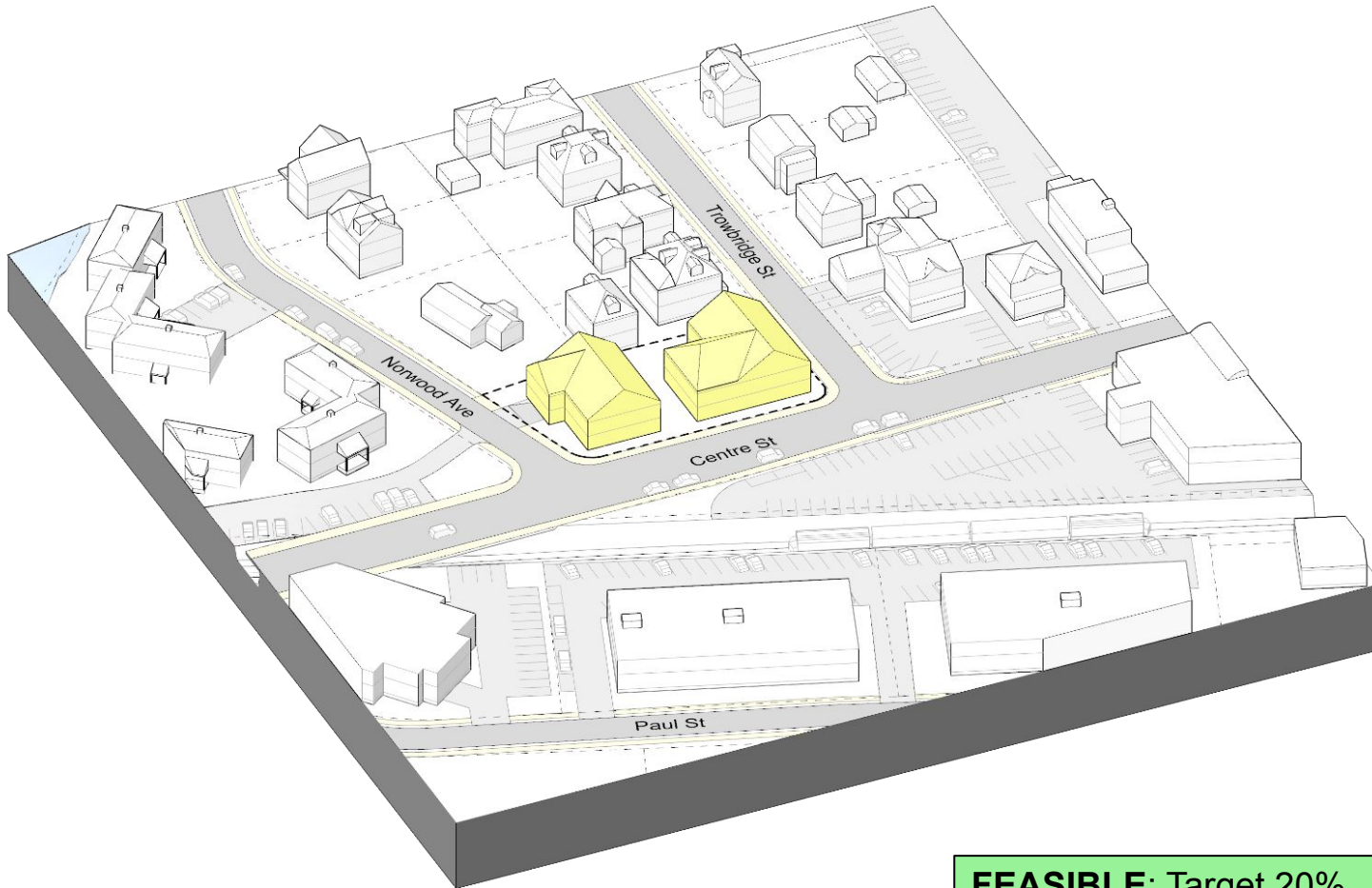


Scenario	Low Rise / 2.5 stories
	Surface Parking
	Rental
Site (Acres)	0.41
FAR	1.31
Total Units	19
Affordability %	<b>17.5%</b>
Affordable Units	3.0
Average Unit Size	960
Residential Efficiency	80%
Total GSF	23,187
Parking Ratio	<b>1.00</b>
Parking Cost	\$ 70,000
Residential Rent/SF	<b>4.60</b>
AMI %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

# Conceptual Pro Forma: For-Sale

Revised BU2

1 level of below-grade parking



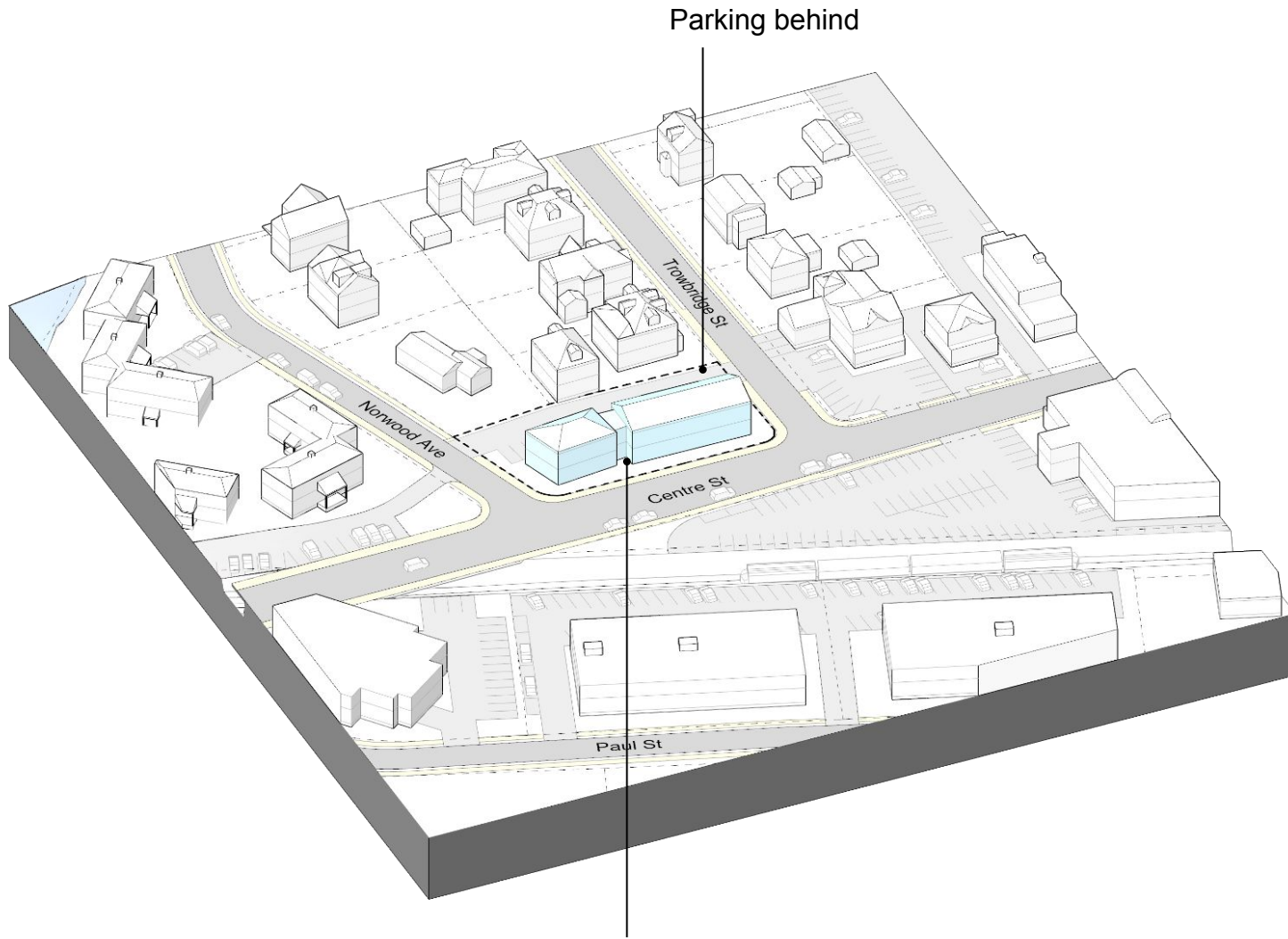
Residential

**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 %	<b>17.5%</b>
Affordable Units	3
Average Unit Size	960
Residential Efficiency	80%
Total GSF (building only)	23,187
Parking Ratio	<b>1.00</b>
Parking Cost (Below Grade)	\$ 70,000
Price per space	<b>\$ 100,000</b>
Price Per SF	<b>\$ 900</b>
AMI %	<b>93%</b>
Affordable price/SF	<b>\$ 214</b>
Hard Cost (Includes Fit out)	<b>\$ 315</b>
Soft Cost/Site	25%
Land Cost (per land foot)	<b>85.00</b>
Total Cost/GSF	<b>\$ 460</b>
IRR	<b>20.08%</b>
Equity Multiple	<b>2.4</b>

# Revised BU2 Test-fit



Office

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)	¾ 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

\*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



1149 - 1151 Walnut Street, Newton Highlands

Status: under review, special permit process

# 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

\*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



219 Commonwealth Avenue

*Construction completed in 1880*

# 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

\*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

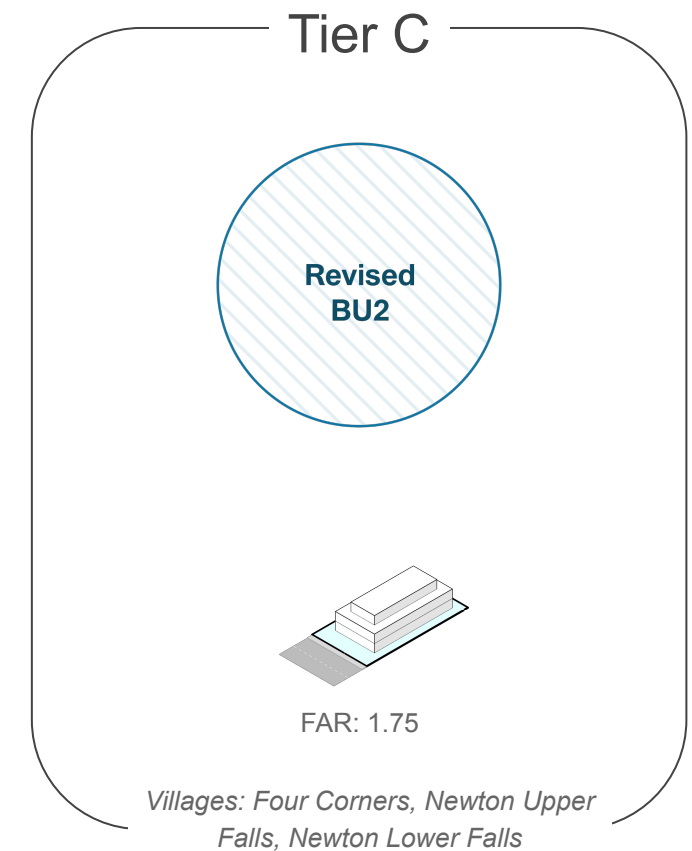
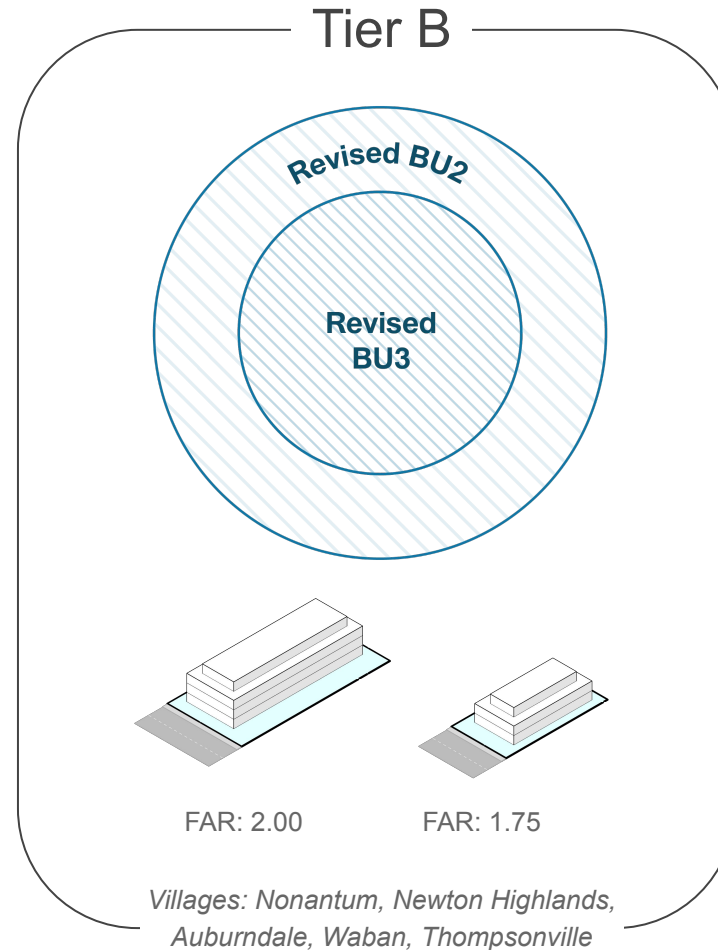
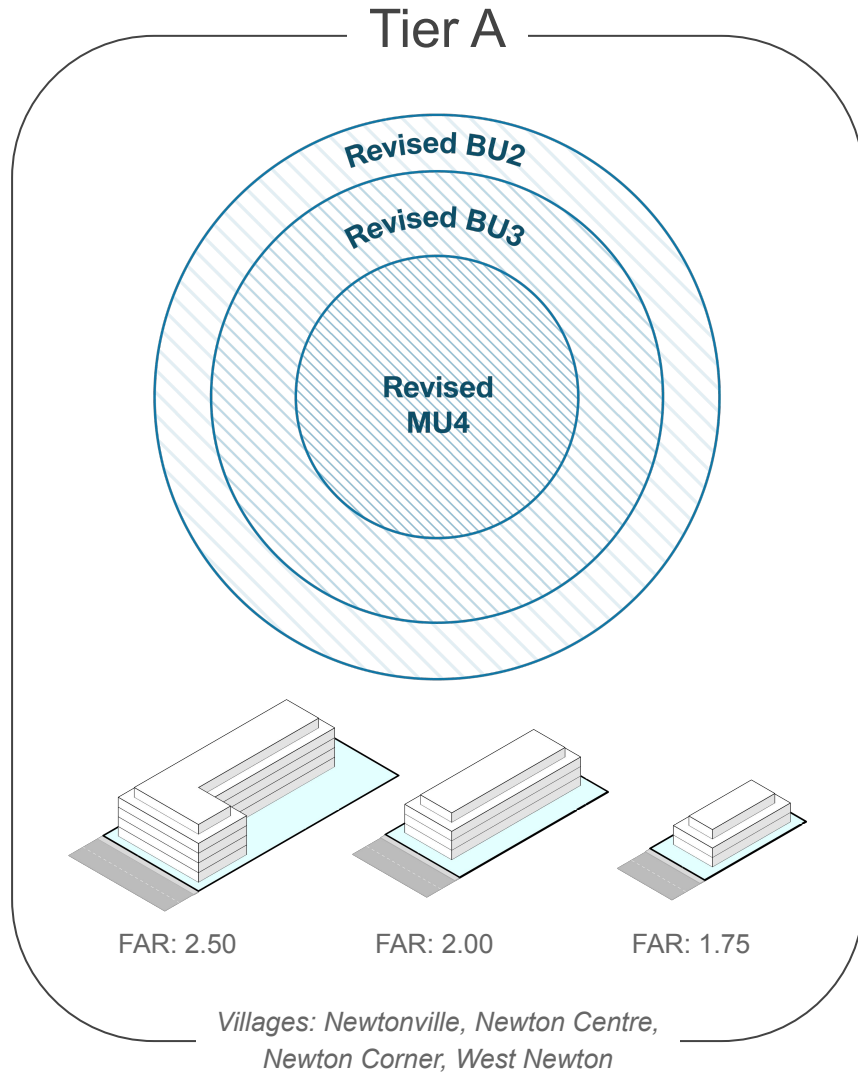


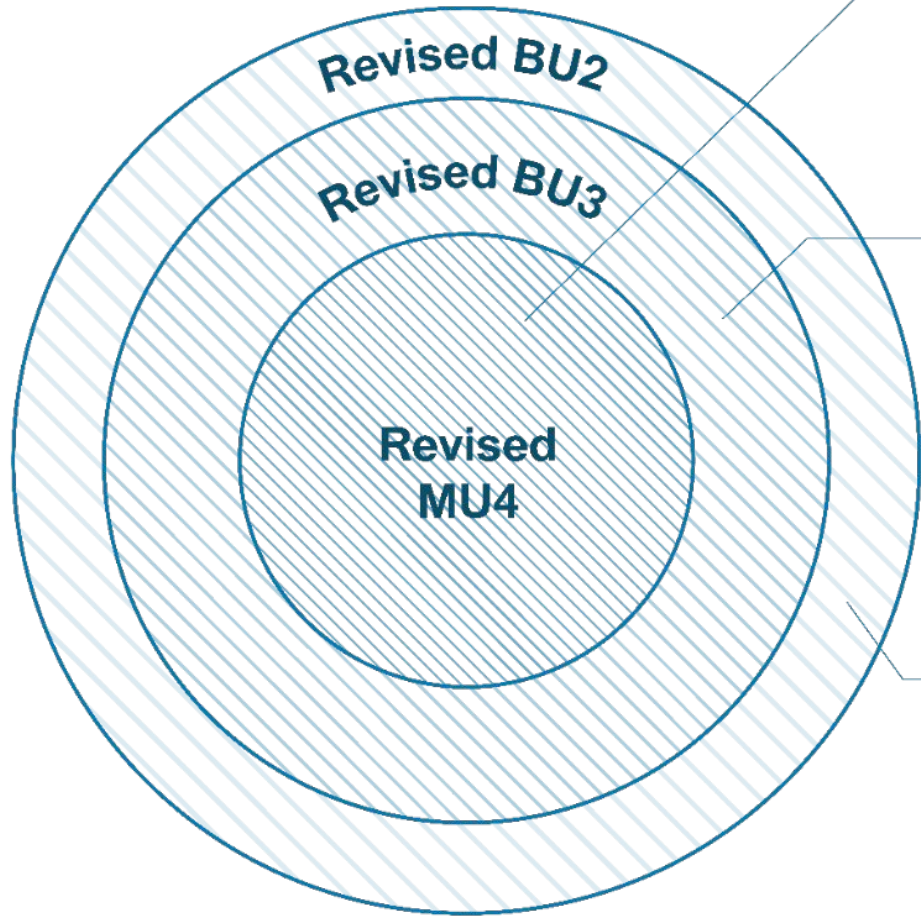
25-31 Highland Avenue, Newtonville

*Construction completed in 1938*



# Tiered Framework applied based on village center





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

