

3/28/2022

City of Newton Zoning & Planning Committee

Village Center Rezoning Phase 2, Scenarios



Agenda

1. Recap analysis of existing zoning in Large Village Centers (2/28 ZAP Meeting)
2. Zoning Scenarios
 - a. Example Revised Mixed Use District 4 (MU4)
 - b. Example Revised Business District 3 (BU3)
 - c. Example Revised Business District 2 (BU2)
3. Discussion

Recap

Conclusions from analysis of existing zoning

Zoning Constraints

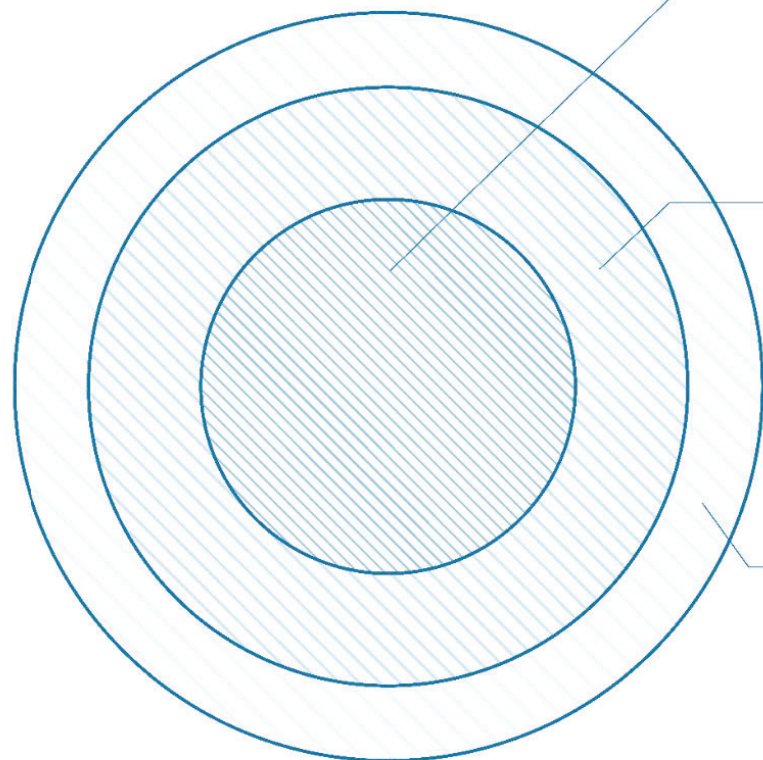
- Parking requirements are the biggest limitation on building size.
- Maximum allowable building heights often do not allow for market-typical floor-to-floor heights within the allowable number of stories.
- Setback requirements have a greater impact on smaller parcels.
- Setback requirements are also constraining because parking cannot be located within required side lot setback.

Financial constraints

- Generally, projects with an FAR of less than 1.00 are not financially feasible.
- Projects with an FAR between 1.00 and 1.30 are borderline feasible.
- Residential: Typically parking needs to be located below-grade for projects to work on parcels in village centers. For-sale is slightly more attractive than rental due to larger units/high price points.
- Office/retail: economics are largely driven by parking requirements and costs. In general, feasible projects will minimize parking ratios and provide a hybrid of surface and subsurface spaces

Zoning Scenarios

Tiered Framework*



Center

The heart of the village center, closest to transit.

MU4

FAR special permit..... 2.5
Stories special permit.. 5
FAR by-right..... 1.5
Stories by-right..... 3

MU4 is a relatively new zone that has led to mixed-use multi-family developments in village centers. It is currently mapped in limited areas. It could be a promising model to apply near transit in village centers.

Periphery

The area around the center of the village, that is less intense than the center but more intense than the edge.

BU3

FAR special permit..... 2.0
Stories special permit.. 4
FAR by-right..... 1.5
Stories by-right..... 3

BU3 allows less height and FAR than MU4, and allows for slightly more height than BU2. It is not currently mapped.

Edge

The furthest extent of the village center's area of influence.

BU2

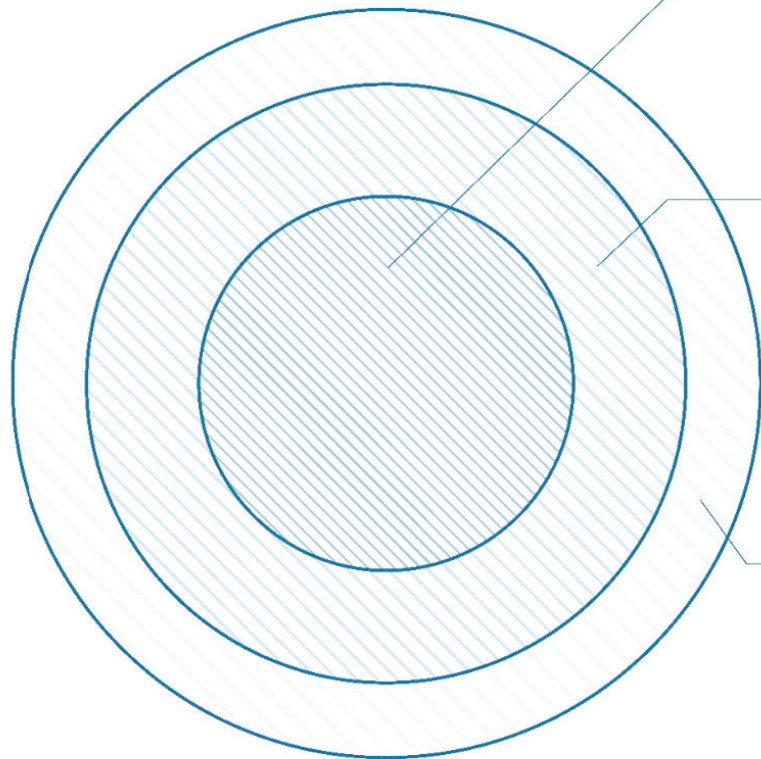
FAR special permit..... 2.0
Stories special permit.. 4
FAR by-right..... 1.0
Stories by-right..... 2

Current BU2 special permit zoning creates almost viable developments at a low scale. It is commonly mapped in village centers. With revisions, the BU2 zoning could allow for modest development.

*This would require remapping the districts accordingly

Zoning Scenarios

Tiered Framework*



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Consider changing

- FAR
- Height
- Parking ratio etc

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Consider changing

- FAR
- Height
- Parking ratio etc

*This would require remapping the districts accordingly

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 1 acre 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 Scenarios: Center

Mixed Use 4 District (MU4)*



28 Austin St, Newtonville



Trio, Newtonville

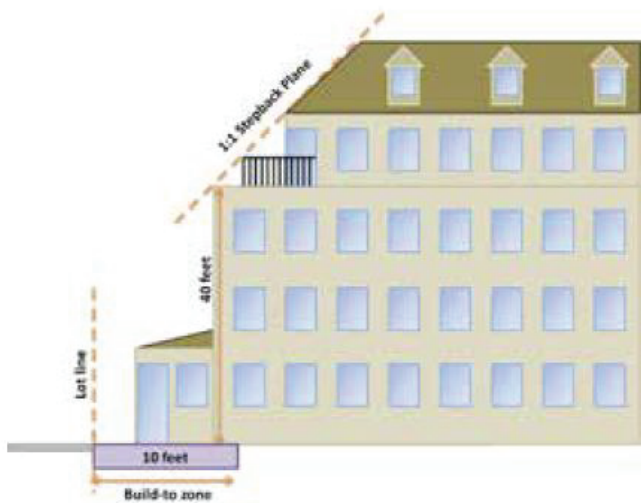
*Projects above approved by Special Permit

Zoning Regulations		MU4 By-Right	MU4 Special Permit
Building Size	FAR (max)	1.5	2.5
	Height (max)	3 stories, 36 ft	5 stories, 60 ft
	Lot area per unit (min)	1,000 sf	--
	Building area (max)	19,999 sf	--
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	Frontage (min)	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
	Setback: Side and Rear (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
Parking Ratio	Retail	1 per 300 sf	1 per 300 sf
	Office	1 per 250 sf	1 per 250 sf
	Multi-family	2 per unit	1.25 per unit
Allowed Uses		Retail Office Multi-family	Retail Office Multi-family

Zoning Scenarios: Center

Mixed Use 4 District (MU4)

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

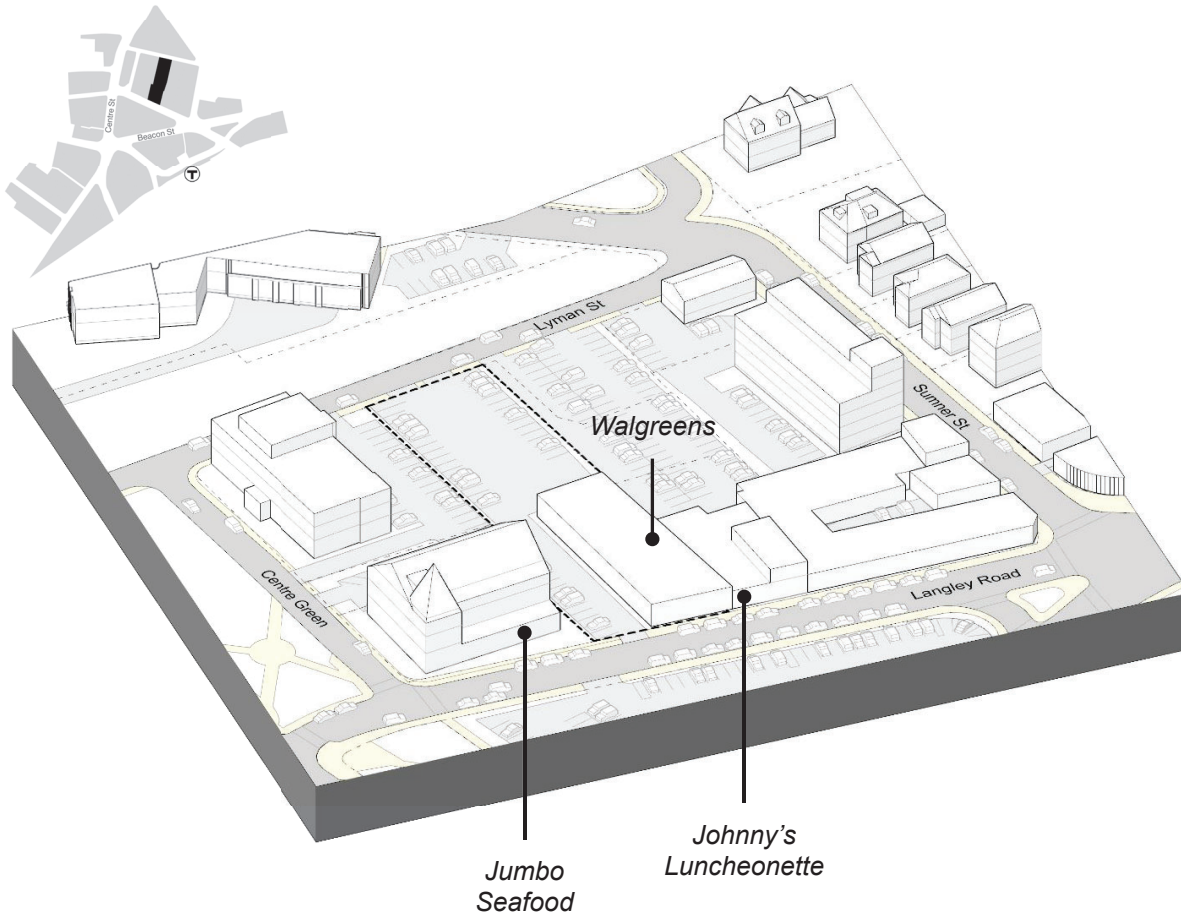


Zoning Regulations		MU4 By-Right	MU4 Special Permit
Building Size	FAR (max)	1.5	2.5
	Height (max)	3 stories, 36 ft	5 stories, 60 ft
	Lot area per unit (min)	1,000 sf	--
	Building area (max)	19,999 sf	--
Lot Dimensions	Lot area (min)	10,000 sf	10,000 sf
	Open space (min)	5% of lot area for parcels over 1 acre	5% of lot area for parcels over 1 acre
Setbacks	Frontage (min)	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
	Setback: Side and Rear (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
Parking Ratio	Retail	1 per 300 sf	1 per 300 sf
	Office	1 per 250 sf	1 per 250 sf
	Multi-family	2 per unit	1.25 per unit
Allowed Uses		Retail Office Multi-family	Retail Office Multi-family

Zoning Scenarios: Center

Existing: Site 35,900 sf

Current zoning: BU1
Zoning to test: MU4

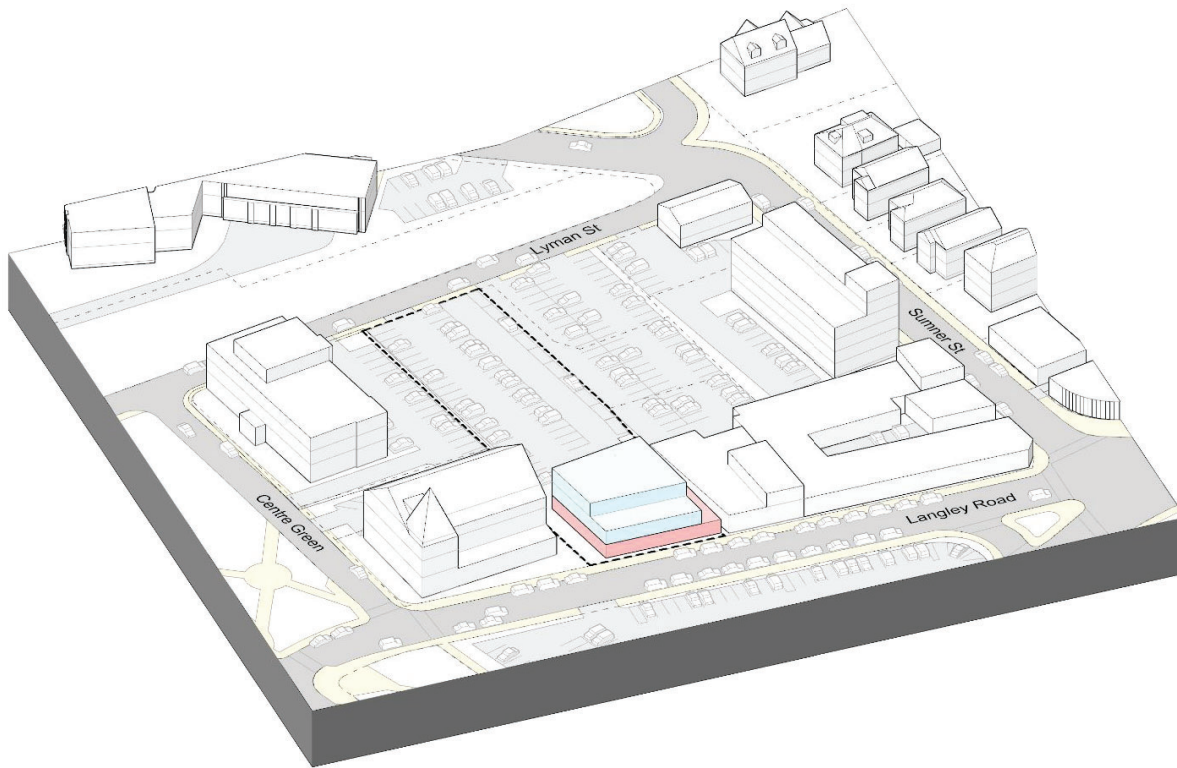


Regulations	MU4 By-Right	MU4 Special Permit
FAR (max)	1.5	2.5
Height (max)	3 stories, 36 ft	5 stories, 60 ft
Lot area per unit (min)	1,000 sf	--
Building area (max)	19,999 sf	--
Lot area (min)	10,000 sf	10,000 sf
Open space (min)	5% of lot area for parcels over 1 acre	5% of lot area for parcels over 1 acre
Frontage (min)	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
Setback: Side and Rear (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
Parking: Retail	1 per 300 sf	1 per 300 sf
Parking: Office	1 per 250 sf	1 per 250 sf
Parking: MF	2 per unit	1.25 per unit
Allowed Uses	Retail Office Multi-family	Retail Office Multi-family

Zoning Scenarios: Center

MU4 Test-fit

By-right



Retail
 Office (6,100 & 4,500 gsf floor plate)



Regulations	MU4 By-Right	Test-Fit Count
FAR (max)	1.5	0.50
Height (max)	3 stories, 36 ft	3 stories, 36 ft*
Area Office		10,600 sf
Area Retail		7,400 sf
Building area (max)	19,999 sf	18,000 sf
Frontage (min)	75% of lot facing a public way shall contain building(s)	not met along Lyman St
Setback: Front	0' -10' 40'+ ht stepback 1:1	5'
Setback: Side and Rear (min)	None unless: • Abutting a residential district, then 20' • 40'+ ht stepback 1:1	0-15'
Parking: Retail	1 per 300 sf	25 spots (surface)
Parking: Office	1 per 250 sf	42 spots (surface)
Parking: MF	2 per unit	--

*For the scenario to work within the maximum height, the office floor-to-floor height needs to be 12 feet which is shorter than the standard minimum floor-to-floor height. See the market minimum heights below.

10'-6" for residential
 15' for retail
 12'-6" for commercial / office

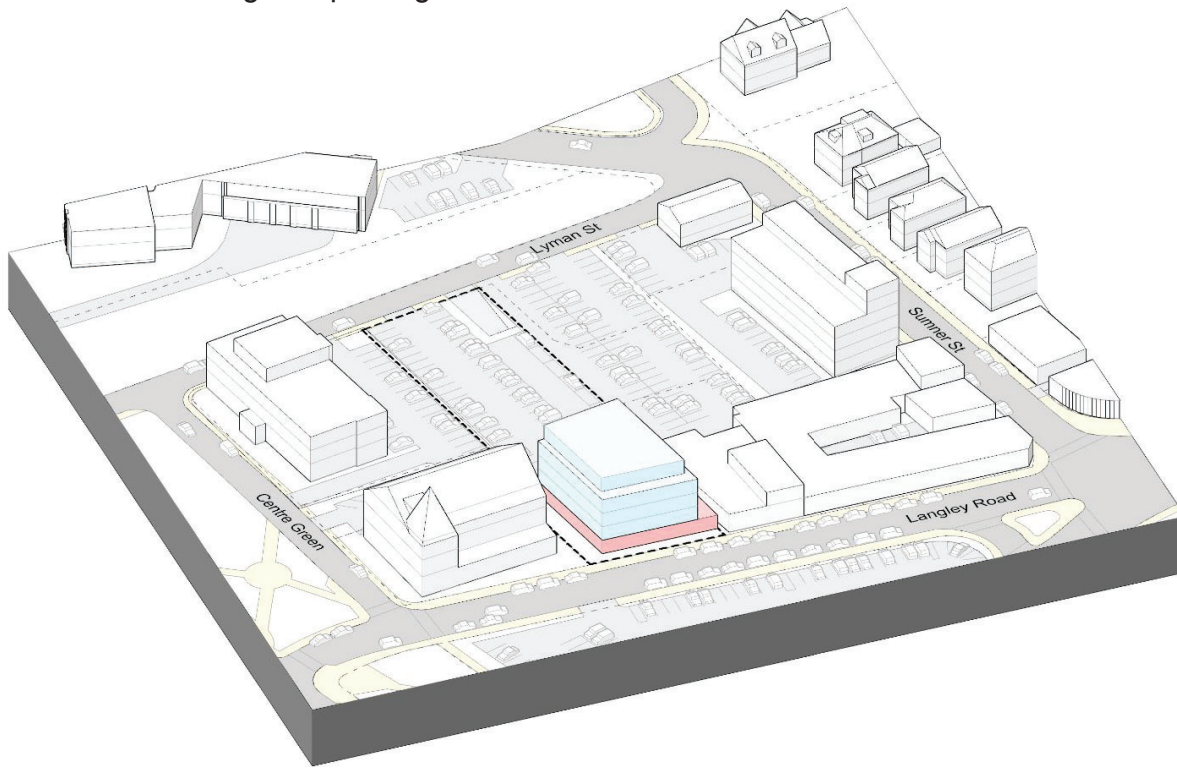


Primary limiting factor(s)

Zoning Scenarios: Center

MU4 Test-fit

Special Permit
1 level of below-grade parking



■ Retail ■ Office (7,000 & 5,400 gsf floor plate)

Regulations	MU4 Special Permit	Test-Fit Count
FAR (max)	2.5	0.98
Height (max)	5 stories, 60 ft	5 stories, 60 ft*
Area Office		26,400 sf
Area Retail		8,700 sf
Building area (max)	--	35,100 sf
Frontage (min)	75% of lot facing a public way shall contain building(s)	✓
Setback: Front	0' -10' 40'+ ht stepback 1:1	10'
Setback: Side and Rear (min)	None unless: • Abutting a residential district, then 20' • 40'+ ht stepback 1:1	0-15' and 1:1 stepback
Parking: Retail	1 per 300 sf	29 spots (surface)
Parking: Office	1 per 250 sf	106 spots
Parking: MF	1.25 per unit	--



*For the scenario to work within the maximum height, the office floor-to-floor height needs to be 12 feet which is shorter than the standard minimum floor-to-floor height. See the market minimum heights below.

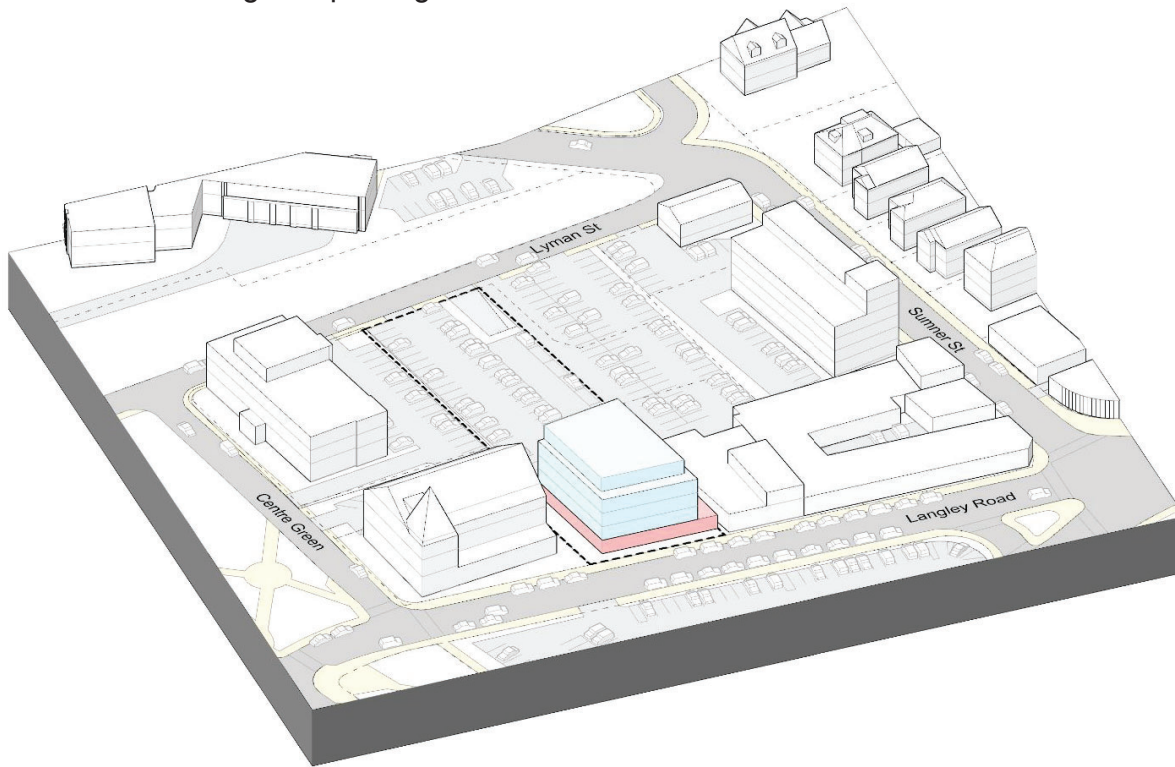
10'-6" for residential
15' for retail
12'-6" for commercial / office

→ Primary limiting factor(s)

Zoning Scenarios: Center

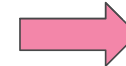
Initial Pro Forma

MU4, Special Permit
1 level of below-grade parking



■ Retail ■ Office

NOT FEASIBLE:
TARGET 5.5% NOI/COST

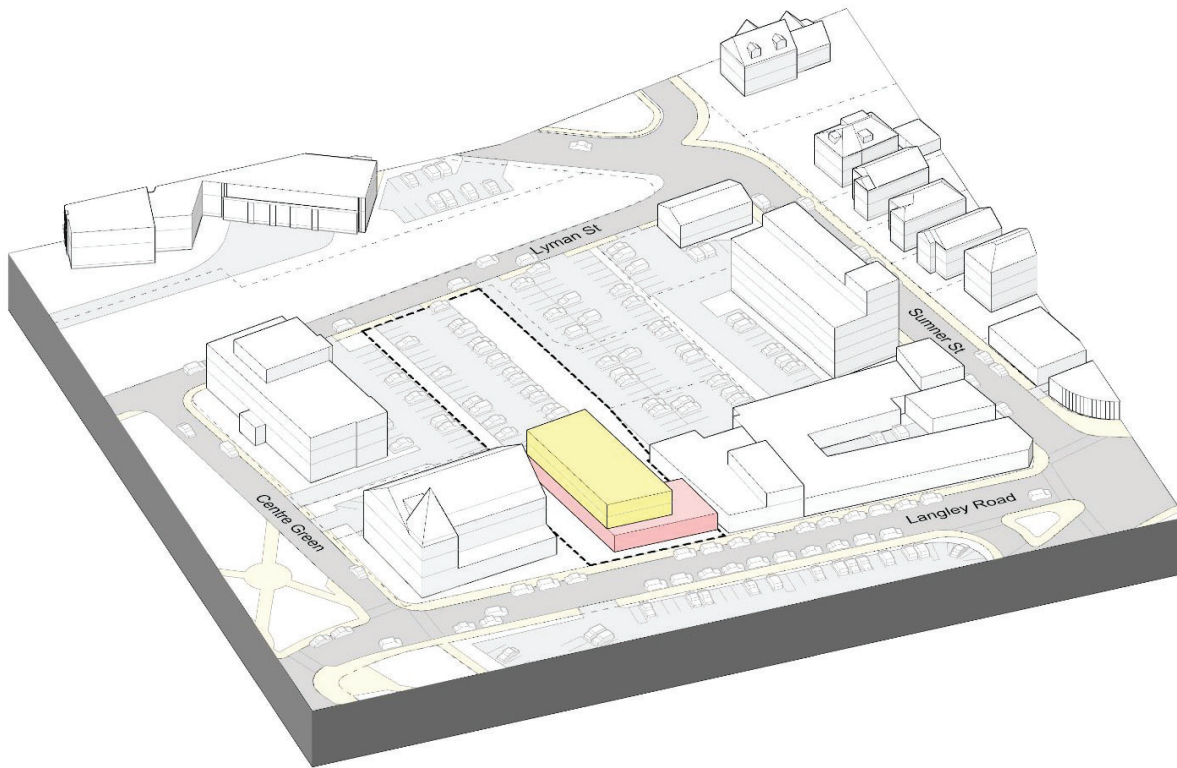


	Mid Rise / 4 stories Mixed Parking Office/Retail
Site (Acres)	0.84
FAR	0.98
Office GSF	26,400
Retail GSF	8,700
Total GSF	35,100
Parking Ratio	3.75
Parking Cost (Mixed)	\$ 55,700
Parking Spaces	132
Rent/SF	\$ 40.00
Hard Cost (Includes Fit out)	\$ 315
Soft Cost/Site	25%
Land Cost (per land foot)	\$ 83.00
Total Cost/GSF	\$ 847
Cap Rate	5.0%
NOI/Cost	4.20%

Zoning Scenarios: Center

MU4 Test-fit

By-right



Retail
 Residential (6,000 gsf floor plate. 1,200 gsf units)



Regulations	MU4 By-Right	Test-Fit Count
FAR (max)	1.5	0.54
Height (max)	3 stories, 36 ft	3 stories, 36 ft
Number of units		10
Area Retail		7,800 sf
Building area (max)	19,999 sf	19,400 sf
Frontage (min)	75% of lot facing a public way shall contain building(s)	not met along Lyman St
Setback: Front	0' -10' 40'+ ht stepback 1:1	10'
Setback: Side and Rear (min)	None unless: • Abutting a residential district, then 20' • 40'+ ht stepback 1:1	10 - 20'
Parking: Retail	1 per 300 sf	26 spots (surface)
Parking: Office	1 per 250 sf	--
Parking: MF	2 per unit	19 spots (surface)

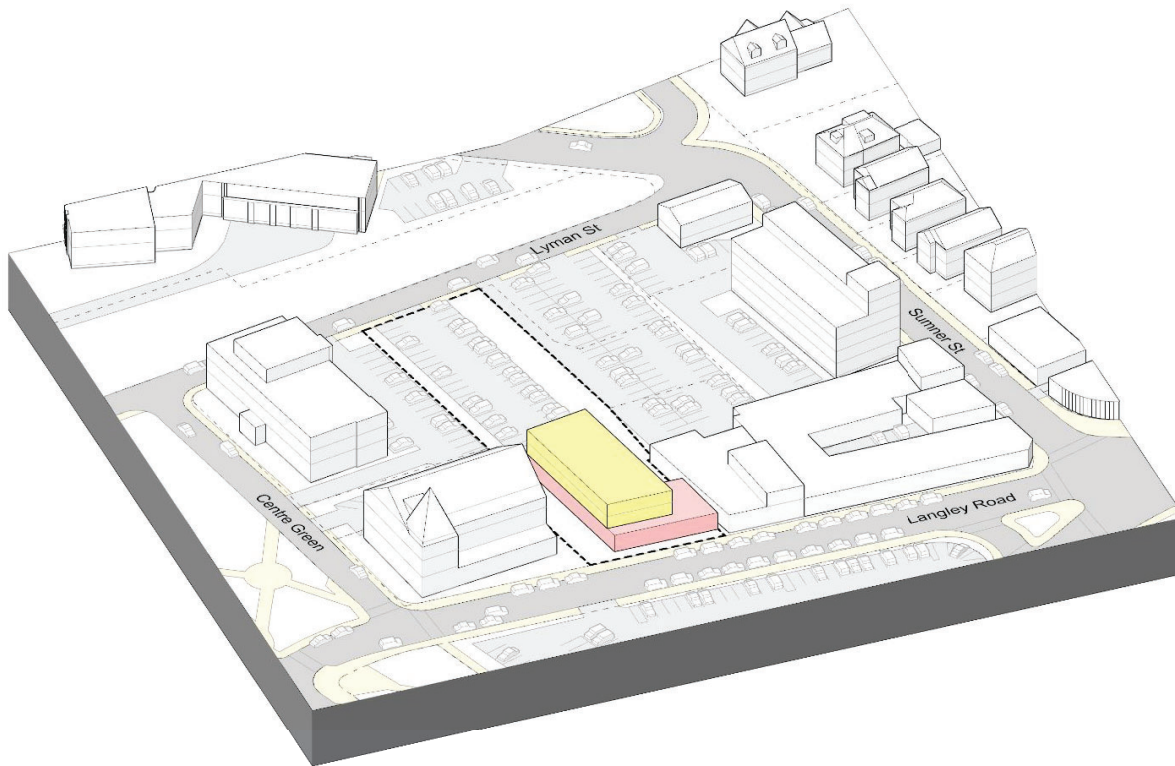


Primary limiting factor(s)

Zoning Scenarios: Center

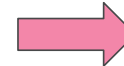
Initial Pro Forma

MU4, By-right



■ Retail
 ■ Residential

NOT FEASIBLE:
 TARGET 5.5% NOI/COST

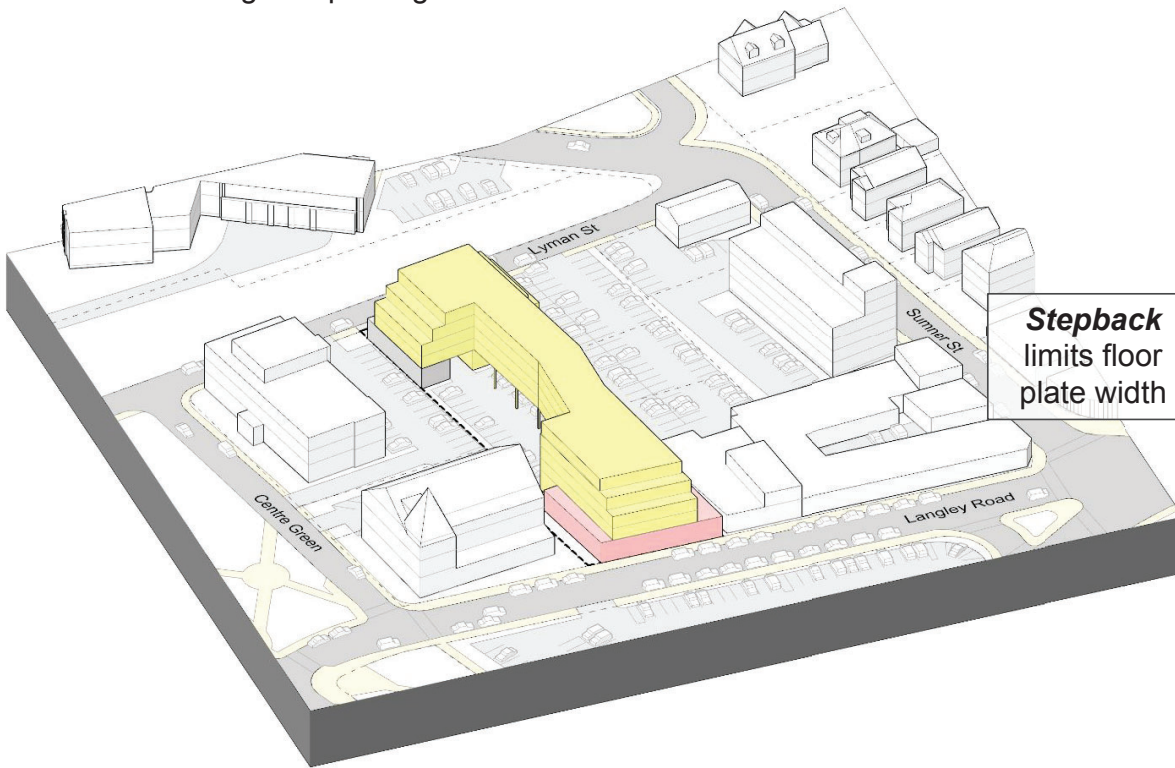


	<i>Low Rise / 3 stories</i>
	<i>Surface Parking</i>
	<i>Rental</i>
Site (Acres)	0.84
FAR	0.54
Total Units	10
Affordability %	17.5%
Affordable Units	2
Average Unit Size	960
Residential Efficiency	80%
Total GSF (building only)	19,759
Total GSF (including parki	21,282
Parking Ratio	2.00
Parking Cost (surface)	\$ 5,000
Residential Rent/SF	4.60
AMI %	65%
Affordable Rent/SF	\$ 1.42
Commercial Rent	40.00
Hard Cost (Includes Fit ou	315.00
Soft Cost/Site	25%
Land Cost (per land foot)	85.00
Open Space	\$ -
Road Costs	\$ -
Total Cost/GSF	\$ 523
Parking fee (per space pe	50.00
Cap Rate	4.50%
NOI/Cost	5.13%

Zoning Scenarios: Center

MU4 Test-fit

Special Permit
1 level of below-grade parking



Retail
 Residential (15,200 - 19,300 gsf floor plate. 1,200 gsf units)

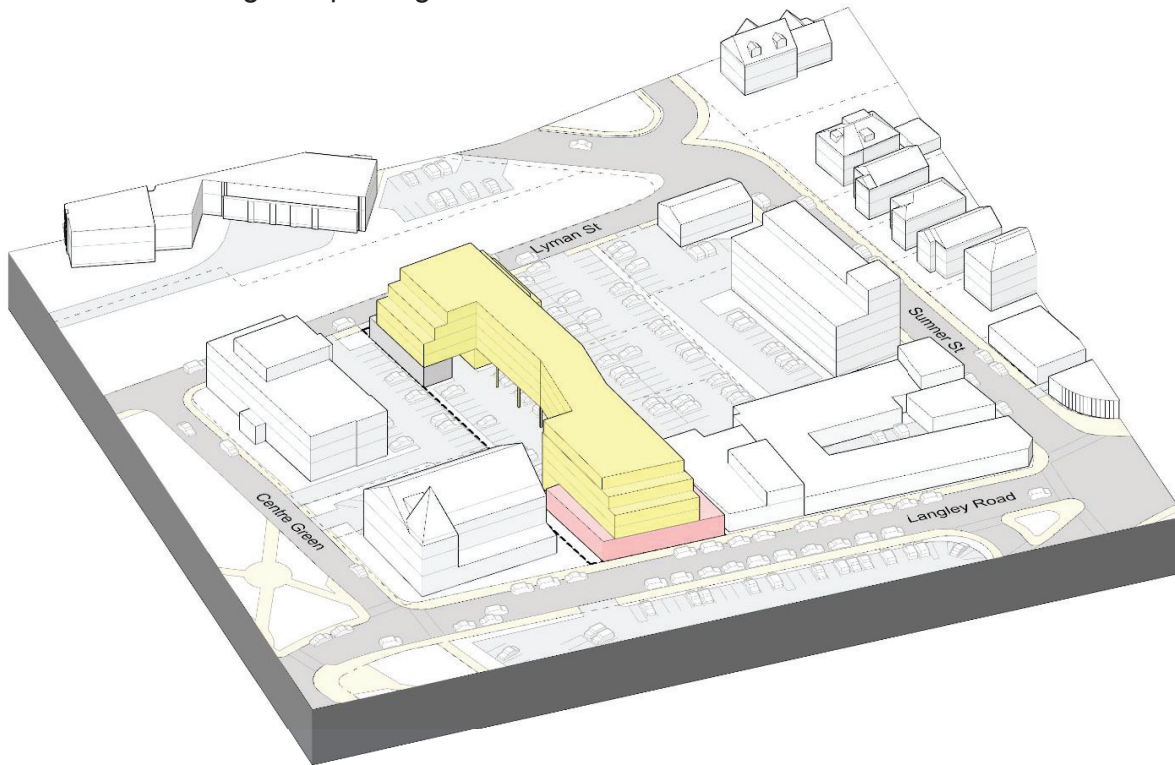
Regulations	MU4 Special Permit	Test-Fit Count
FAR (max)	2.5	2.44
Height (max)	5 stories, 60 ft	5 stories, 60 ft
Number of units		65
Area Retail		8,300 sf
Building area (max)	--	87,600 sf
Frontage (min)	75% of lot facing a public way shall contain building(s)	✓
Setback: Front	0' -10' 40'+ ht stepback 1:1	0 - 5'
Setback: Side and Rear (min)	None unless: • Abutting a residential district, then 20' • 40'+ ht stepback 1:1	0', 10' and 1:1 stepback
Parking: Retail	1 per 300 sf	28 spots (surface)
Parking: Office	1 per 250 sf	--
Parking: MF	1.25 per unit	81 spots

➔ Primary limiting factor(s)

Zoning Scenarios: Center

Initial Pro Forma

MU4, Special Permit
1 level of below-grade parking



■ Retail ■ Residential

FEASIBLE:
TARGET 5.5% NOI/COST



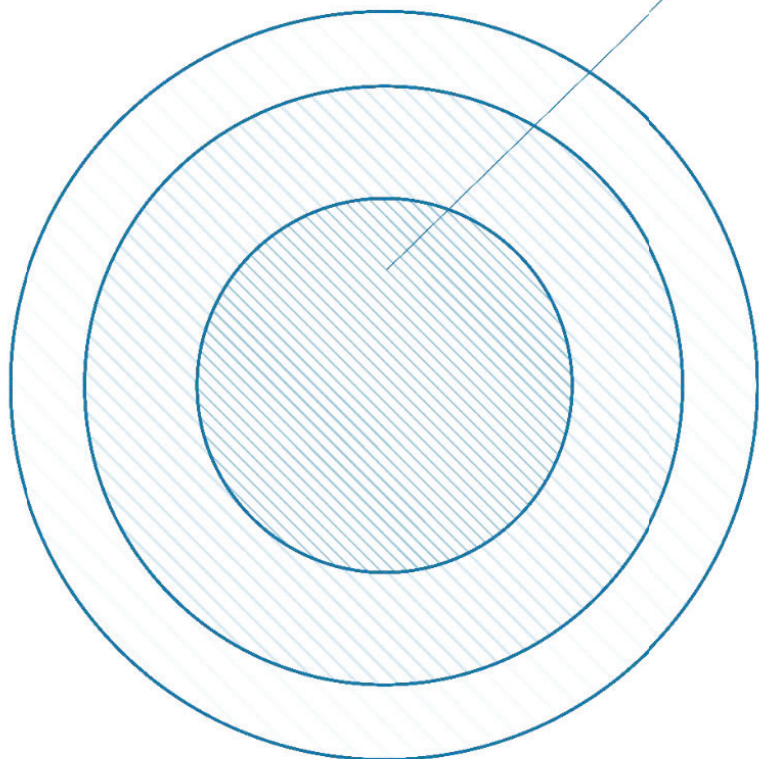
	<i>Mid Rise / 4 stories</i>
	<i>Underground Parking</i>
	<i>Rental</i>
Site (Acres)	0.84
FAR	2.44
Total Units	65
Affordability %	17.5%
Affordable Units	11
Average Unit Size	960
Residential Efficiency	80%
Total GSF (building only)	89,281
Total GSF (including parki	86,223
Parking Ratio	1.25
Parking Cost (mixed)	\$ 53,360
Residential Rent/SF	4.60
AMI %	65%
Affordable Rent/SF	\$ 1.42
Commercial Rent	40.00
Hard Cost (Includes Fit ou	315.00
Soft Cost/Site	25%
Land Cost (per land foot)	85.00
Open Space	\$ -
Road Costs	\$ -
Total Cost/GSF	\$ 430
Parking fee (per space pe	50.00
Cap Rate	4.50%
NOI/Cost	5.91%

MU4 Analysis

1. By-right doesn't pencil out.
2. Special permit pencils out for mixed-use residential development with underground parking.
3. Stepbacks can result in unpredictable and undesirable urban form.
4. Floor-to-floor heights (rather than number of stories) should be increased to allow for market-standard heights.
5. Lower parking requirements will result in better design outcomes.

Zoning Scenarios: Center

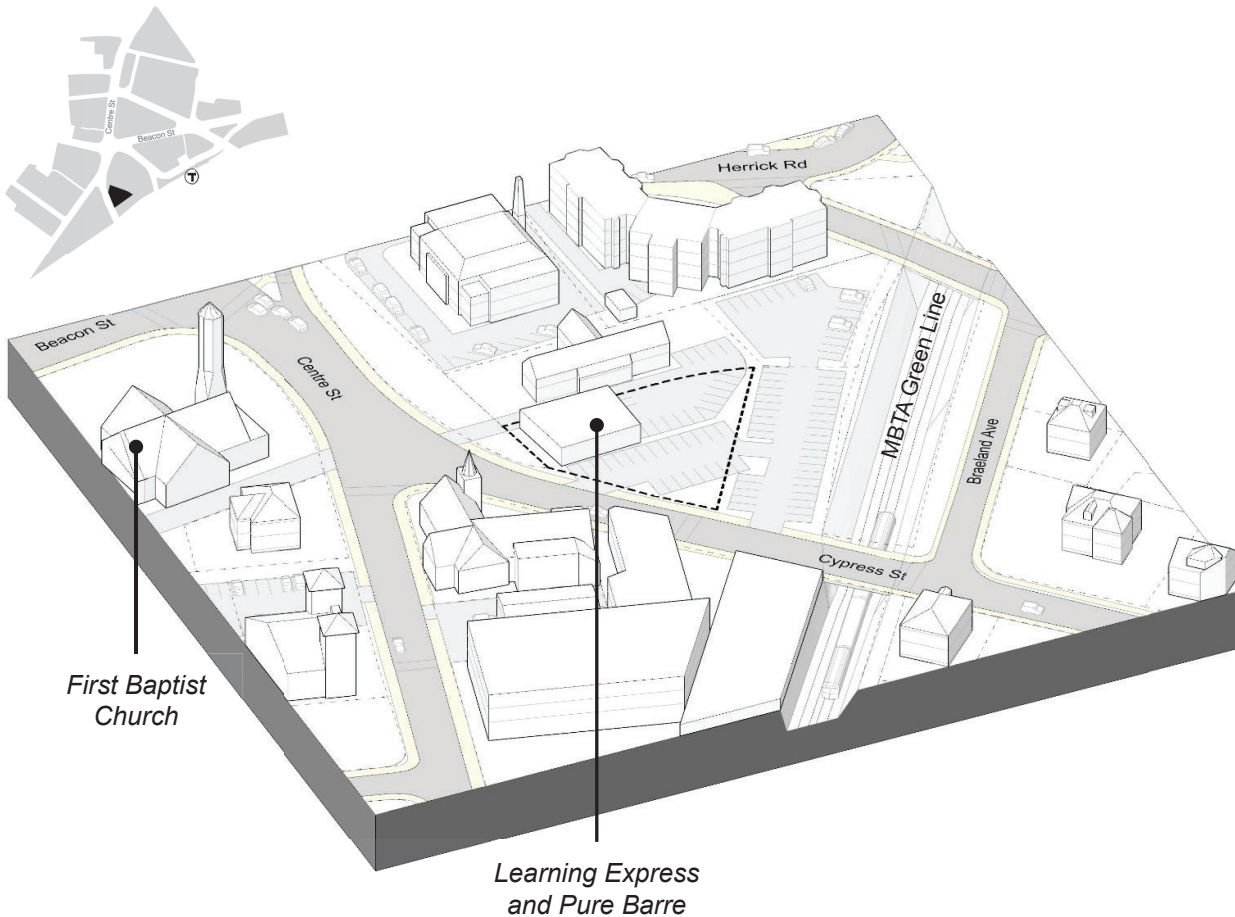
Example Revised MU4



Center	MU4 (Special Permit)	Example Revised MU4
FAR	2.50	2.50
Height	5 stories, 60'	5 stories, 65'
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

Zoning Scenarios: Periphery

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

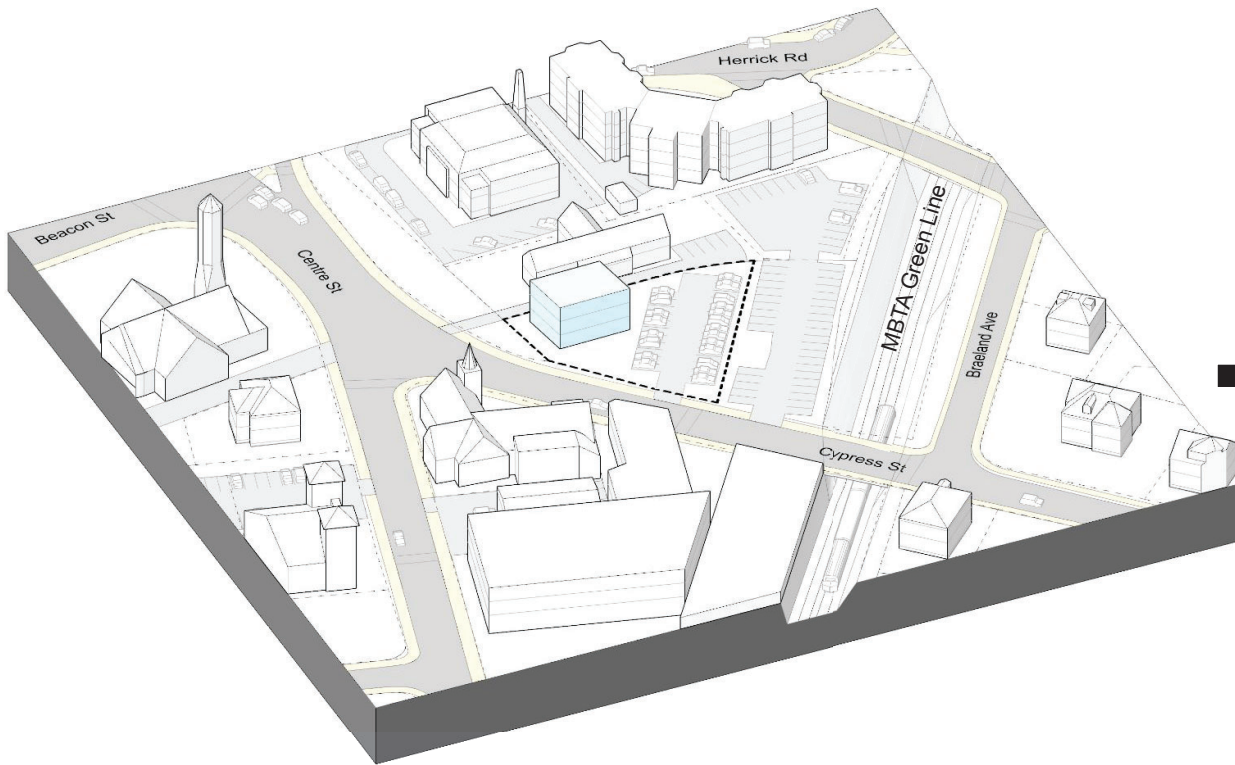


Regulations	BU3 By-Right	BU3 Special Permit
FAR (max)	1.5	2.0
Height (max)	3 stories, 36 ft	4 stories, 48 ft
Lot area per unit (min)	1,200 sf	1,200 sf
Building area (max)	19,999 sf	--
Lot area (min)	10,000 sf	10,000 sf
Setback: Front (min)	Lesser of ½ bldg ht or Average	Lesser of ½ bldg ht or Average
Setback: Side (min)	½ bldg ht or equal to abutting side yard.	½ bldg ht or equal to abutting side yard.
Setback: Rear (min)	0'	0'
Parking: Office	1 per 250 sf	1.25 per unit
Parking: MF	2 per unit	1.25 per unit
Allowed uses	Retail Office	Retail Office Multi-family

Zoning Scenarios: Periphery

BU3 Test-fit

By-right



Office (2,200 gsf floor plate)

Primary limiting factor(s)

Regulations	BU3 By-Right	Test-Fit Count
FAR (max)	1.5	0.37
Height (max)	3 stories, 36 ft	3 stories, 36 ft*
Area Office		6,600 sf
Building area (max)	19,999 sf	6,600 sf
Setback: Front (min)	Lesser of ½ bldg ht or Average	15'
Setback: Side (min)	½ bldg ht or equal to abutting side yard.	10' and 5'
Setback: Rear (min)	0'	5'
Parking: Office	1 per 250 sf	26 spots

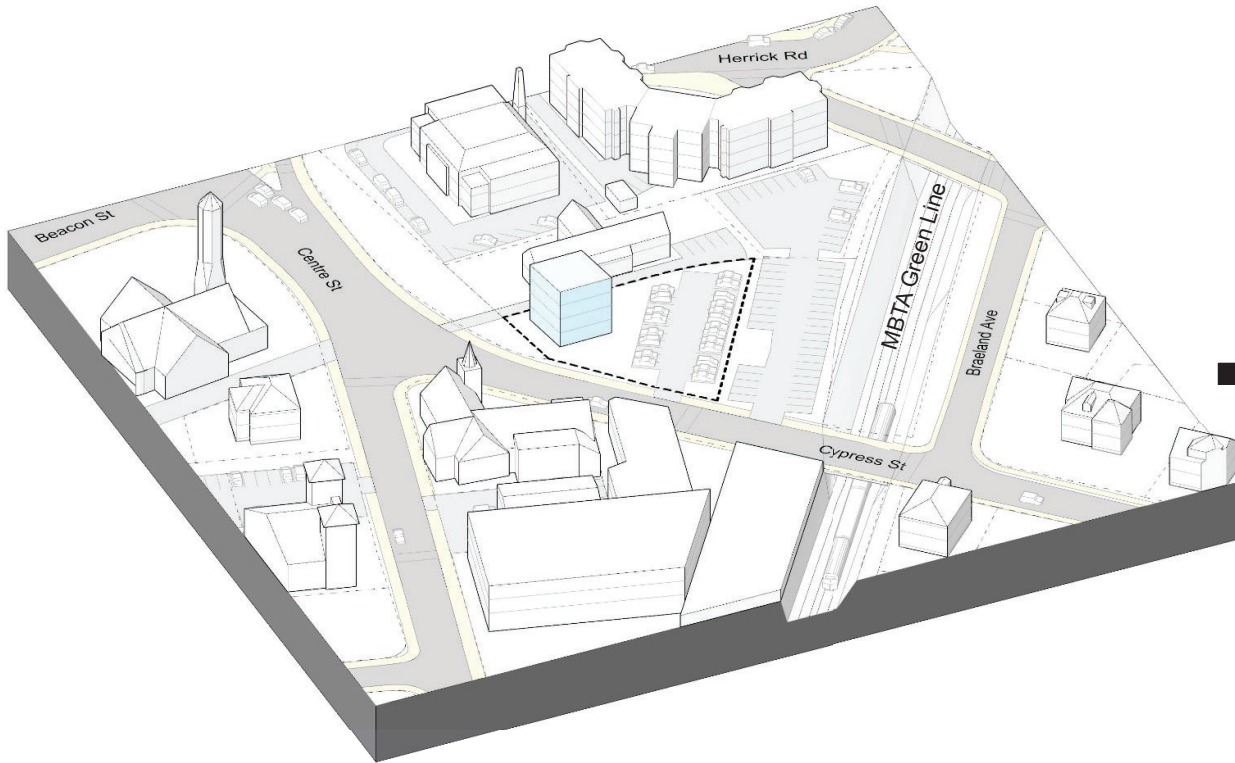
*For the scenario to work within the maximum height, the office floor-to-floor height needs to be 12 feet which is shorter than the standard minimum floor-to-floor height. See the market minimum heights below.

- 10'-6" for residential
- 15' for retail
- 12'-6" for commercial / office

Zoning Scenarios: Periphery

BU3 Test-fit

Special Permit



Office (1,600 gsf floor plate)



Regulations	BU3 Special Permit	Test-Fit Count
FAR (max)	2.0	0.37
Height (max)	4 stories, 48 ft	4 stories, 48 ft*
Area Office		6,600 sf
Building Area (max)	--	6,600 sf
Setback: Front (min)	Lesser of ½ bldg ht or Average	15'
Setback: Side (min)	½ bldg ht or equal to abutting side yard.	10' and 5'
Setback: Rear (min)	0'	5'
Parking: Office	1 per 250 sf	26 spots

*For the scenario to work within the maximum height, the office floor-to-floor height needs to be 12 feet which is shorter than the standard minimum floor-to-floor height. See the market minimum heights below.

- 10'-6" for residential
- 15' for retail
- 12'-6" for commercial / office

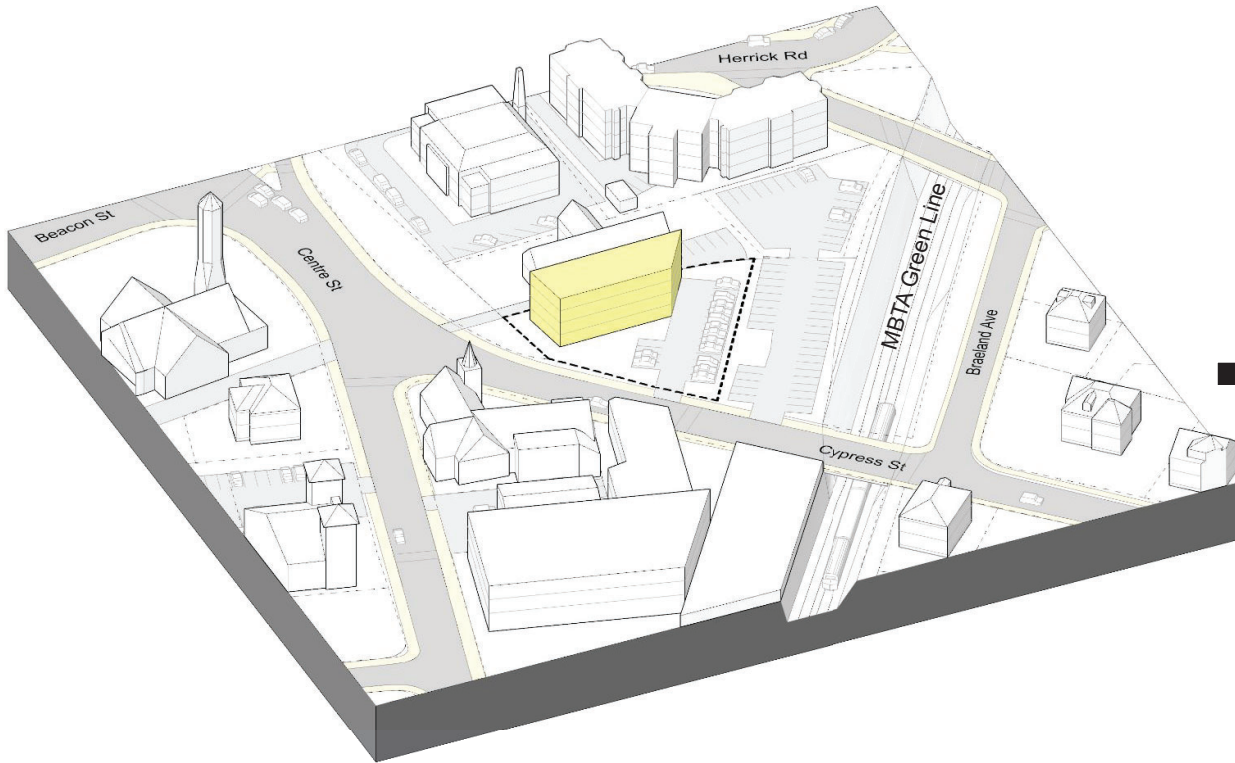


Primary limiting factor(s)

Zoning Scenarios: Periphery

BU3 Test-fit

Special Permit



Residential (4,200 gsf floor plate. 1,200 gsf units)

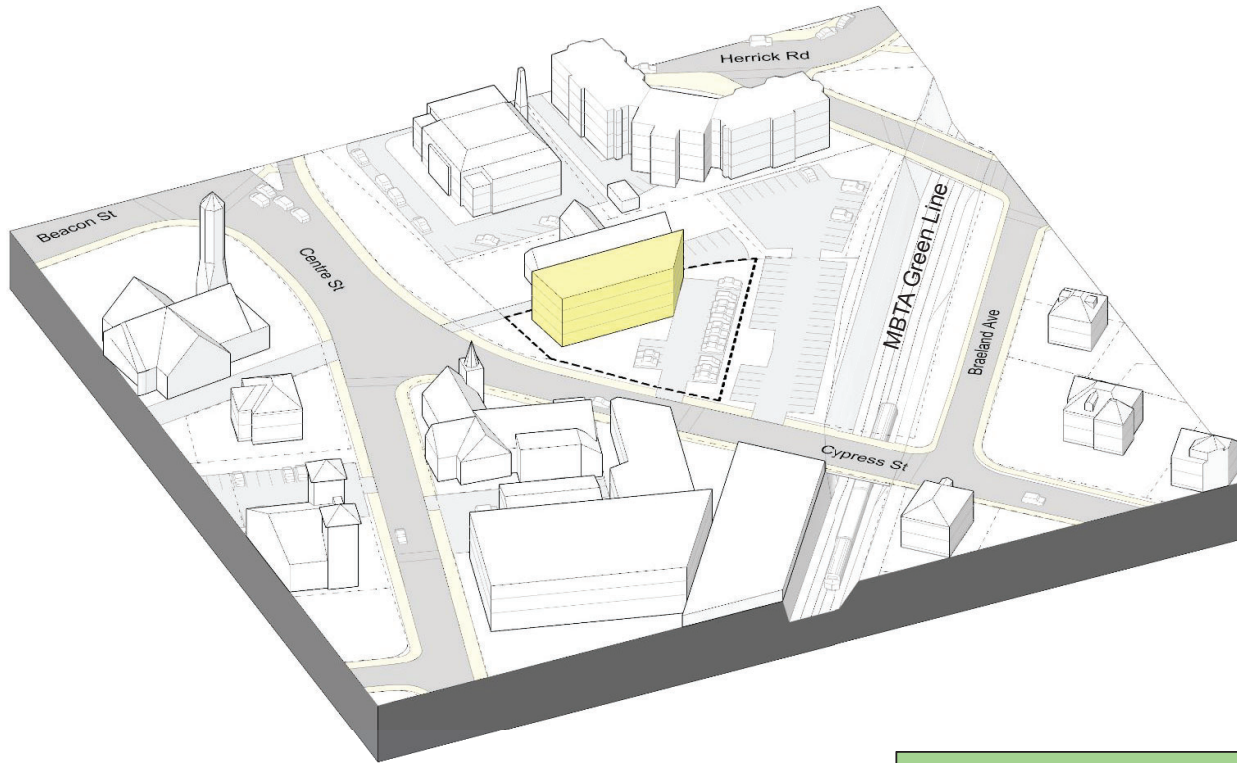
Primary limiting factor(s)

Regulations	BU3 Special Permit	Test-Fit Count
FAR (max)	2.0	0.93
Height (max)	4 stories, 48 ft	4 stories, 42'
Number of units		14
Building area (max)	--	16,800 sf
Setback: Front (min)	Lesser of ½ bldg ht or Average	15'
Setback: Side (min)	½ bldg ht or equal to abutting side yard.	10' and 5'
Setback: Rear (min)	0'	5'
Parking: MF	1.25 per unit	18 spots

Zoning Scenarios: Center

Initial Pro Forma

BU3, Special Permit



Residential

FEASIBLE:
TARGET 5.5% NOI/COST

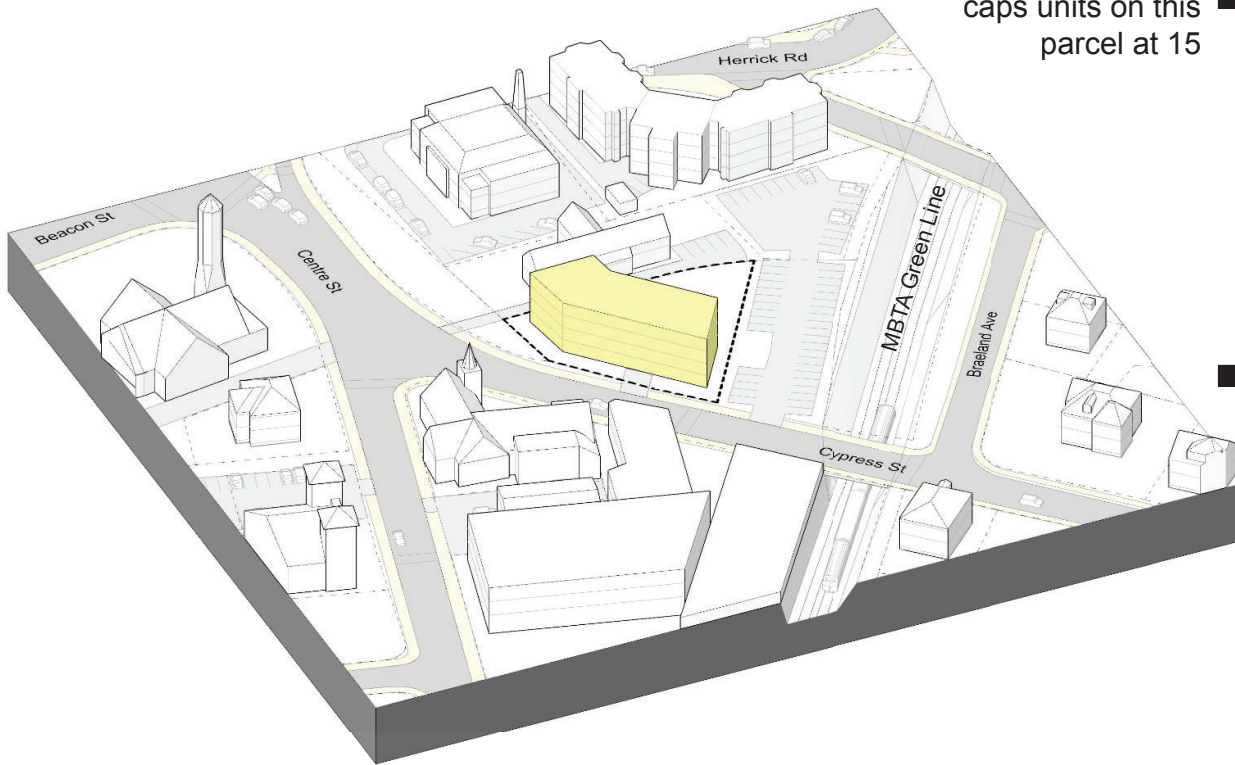


	Mid Rise / 4 stories
	Surface Parking
	Rental
Site (Acres)	0.41
FAR	0.93
Total Units	14
Affordability %	17.5%
Affordable Units	2.0
Average Unit Size	960
Residential Efficiency	80%
Total GSF (building only)	16,740
Total GSF (including parki	16,800
Parking Ratio	1.25
Parking Cost	\$ 5,000
Residential Rent/SF	4.60
AMI %	65%
Affordable Rent/SF	\$ 1.42
Hard Cost (Includes Fit ou	315.00
Soft Cost/Site	25%
Land Cost (per land foot)	85.00
Open Space	\$ -
Road Costs	\$ -
Total Cost/GSF	\$ 485
Parking fee (per space pe	50.00
Cap Rate	4.50%
NOI/Cost	5.70%

Zoning Scenarios: Periphery

BU3 Test-fit

Special Permit
1 level of below-grade parking



Lot area per unit caps units on this parcel at 15 →

Regulations	BU3 Special Permit	Test-Fit Count
FAR (max)	2.0	1.44
Height (max)	4 stories, 48 ft	4 stories, 42'
Number of units		15*
Building area (max)	--	26,000 sf
Setback: Front (min)	Lesser of ½ bldg ht or Average	15'
Setback: Side (min)	½ bldg ht or equal to abutting side yard.	10' and 5'
Setback: Rear (min)	0'	5'
Parking: MF	1.25 per unit	27 spots

* Total number of units are capped by the minimum lot area per unit requirement, resulting in larger units.

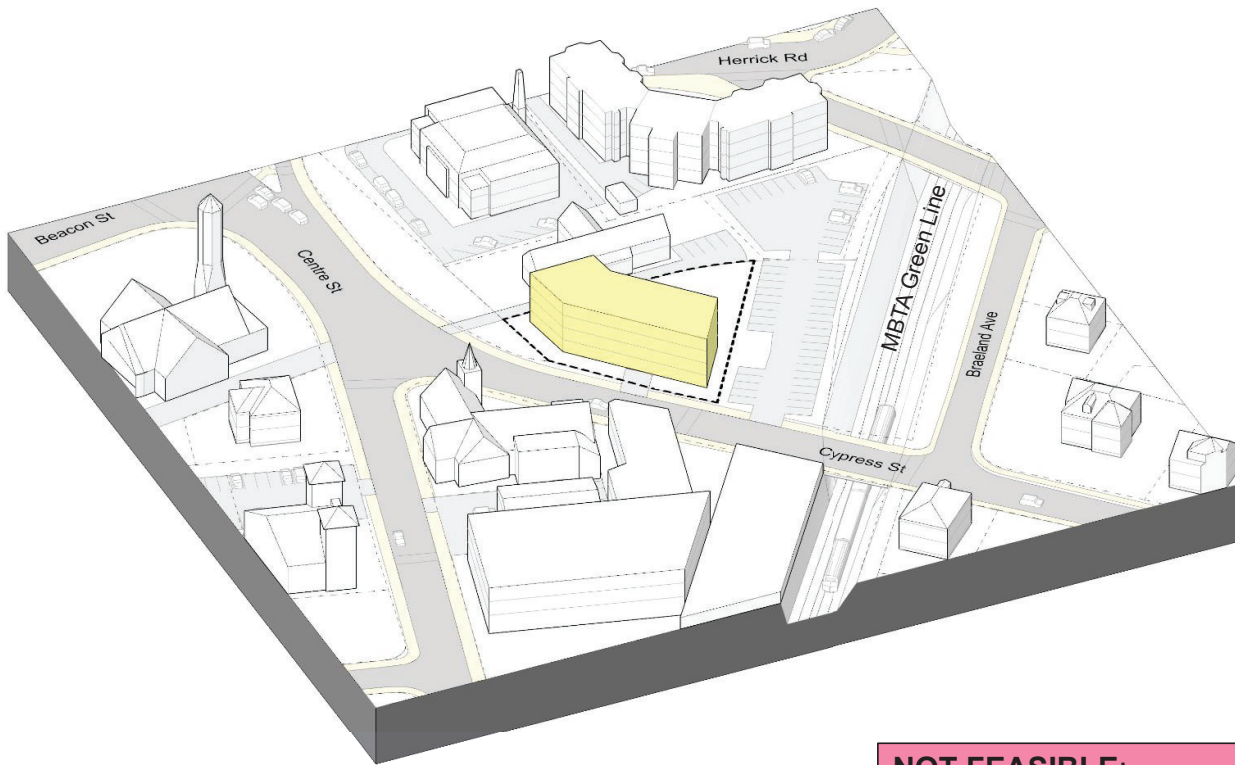
Residential (6,600 gsf floor plate. **1,700 gsf units**)

→ Primary limiting factor(s)

Zoning Scenarios: Center

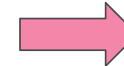
Initial Pro Forma

BU3, Special Permit
1 level of below-grade parking



Residential

NOT FEASIBLE:
TARGET 5.5% NOI/COST



	Mid Rise / 4 stories
	Underground Parking
	Rental
Site (Acres)	0.41
FAR	1.44
Total Units	20
Affordability %	17.5%
Affordable Units	4.0
Average Unit Size	960
Residential Efficiency	80%
Total GSF (building only)	25,920
Total GSF (including parking)	24,000
Parking Ratio	1.25
Parking Cost	\$ 70,000
Residential Rent/SF	4.60
AMI %	65%
Affordable Rent/SF	\$ 1.42
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	\$ 458
Parking fee (per space per month)	50.00
Cap Rate	4.50%
NOI/Cost	5.06%

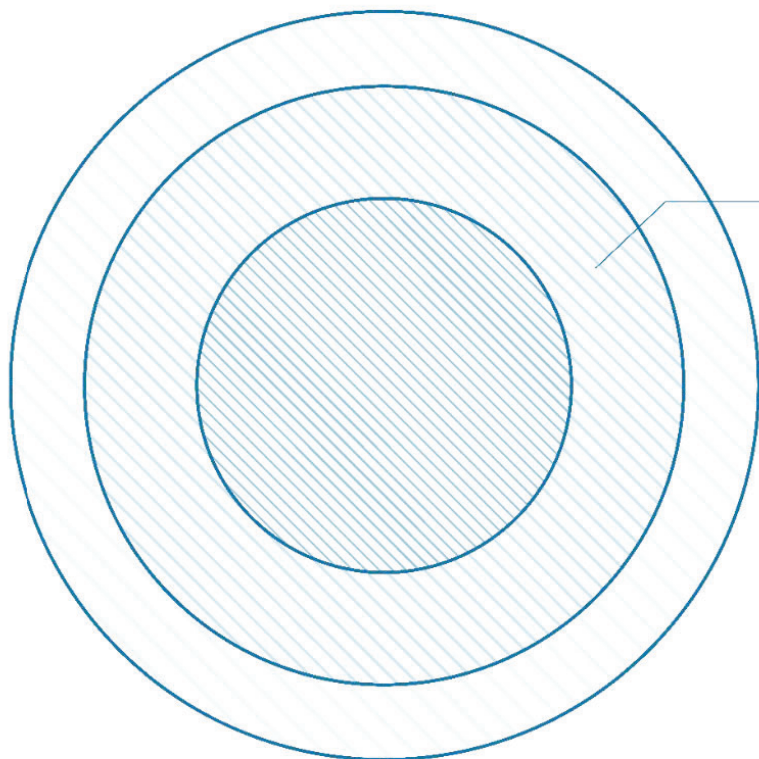
BU3 Analysis

1. By-right doesn't pencil out.
2. Special permit can pencil out for residential with surface parking but leads to less desirable urbanism. Factors like minimum lot area per unit make other special permit options infeasible.
3. Floor-to-floor heights (rather than number of stories) should be increased to allow for market-standard heights.
4. Lower parking requirements will result in better design outcomes.

*Common issues
across zones*

Zoning Scenarios: Periphery

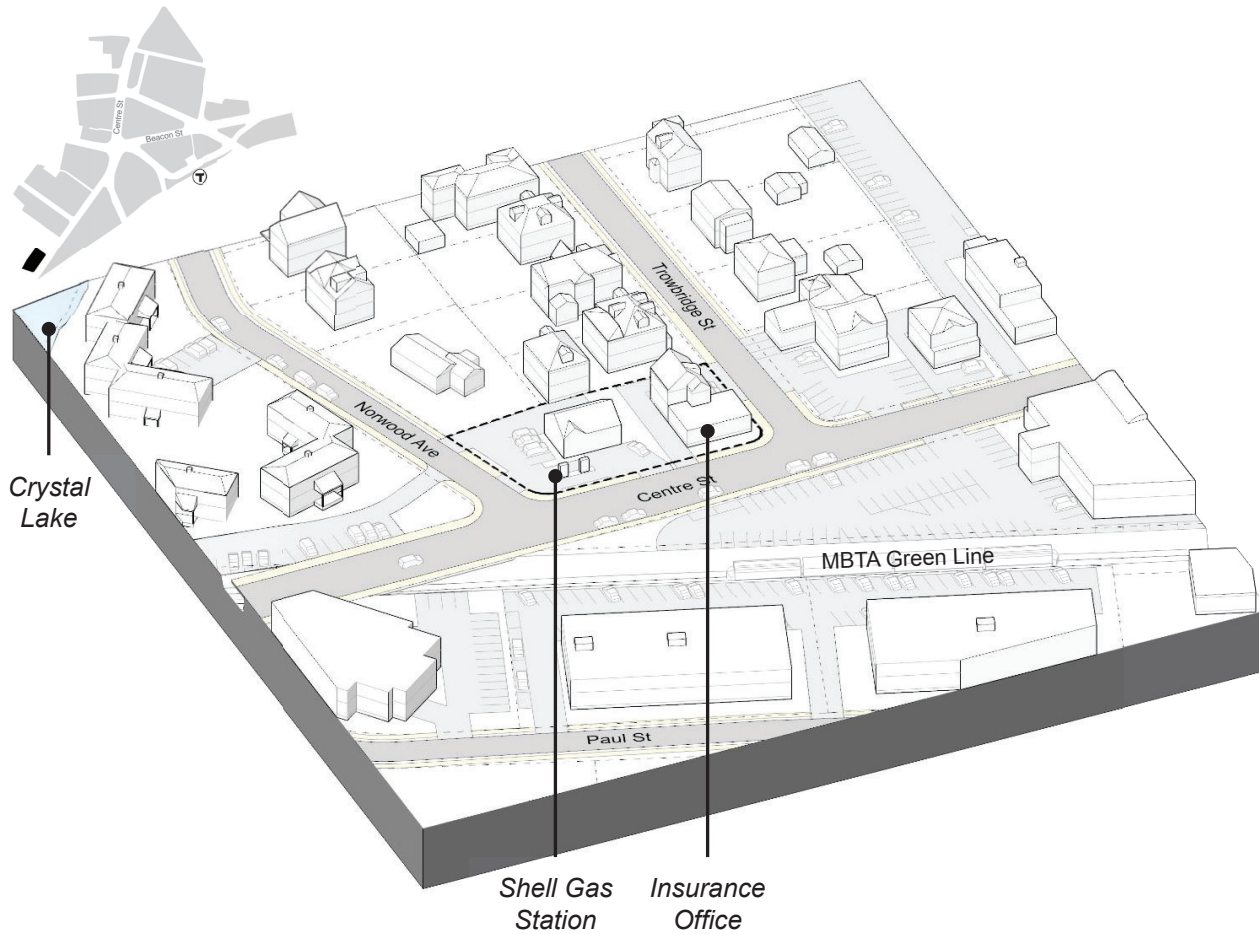
Example Revised BU3



Periphery	BU3 (Special Permit)	Example Revised BU3
FAR	2.00	2.00
Height	4 stories, 48'	4 stories, 52'-6"
Lot area per unit	1,200 sf	eliminate requirement
Bldg Footprint	--	10,000 sf max
Parking Ratio		
Retail	1 per 300 sf	First 5,000 sf ground floor commercial exempt, otherwise 1 per 350 sf
Office	1 per 250 sf	1 per 500 sf
Multi-family	1.25 per unit	1 per unit
Allowed Uses	Retail, Office	Retail, Office, Multi-family

Zoning Scenarios: Edge

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

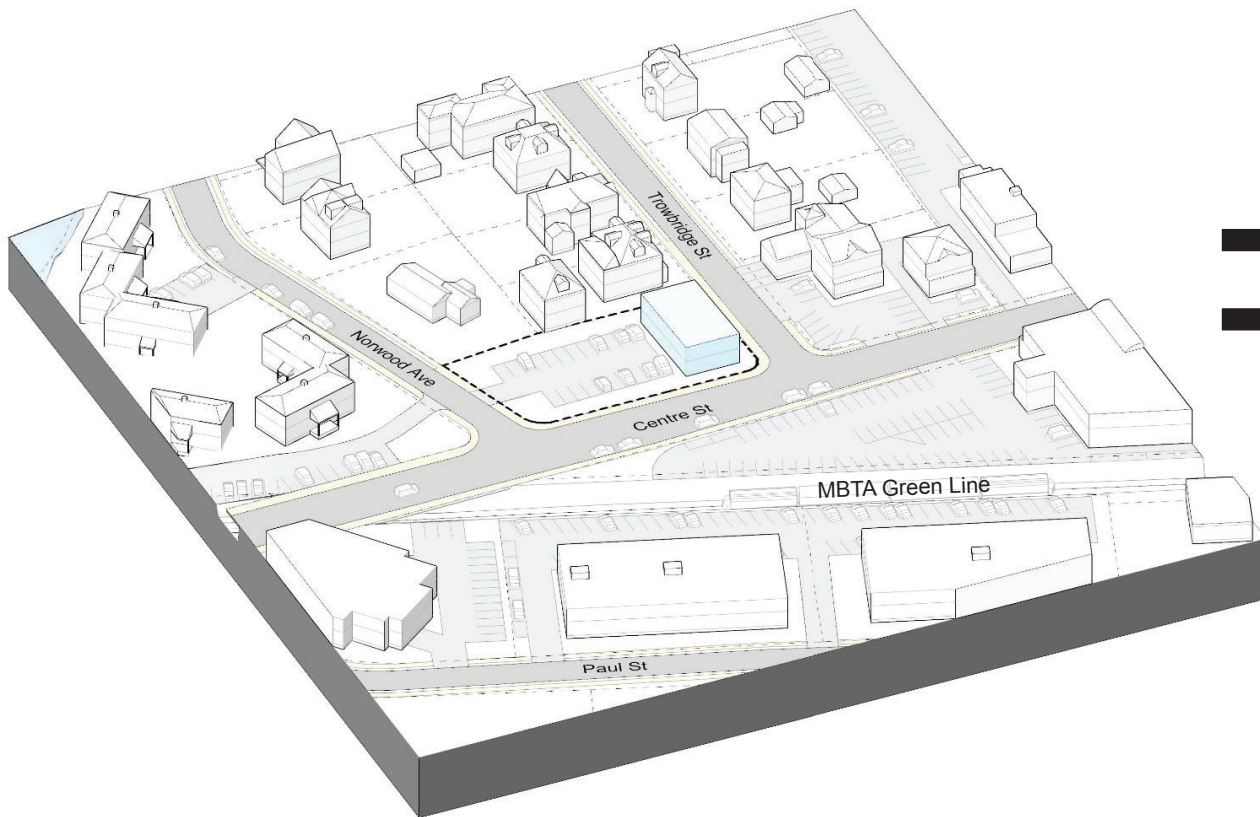


Regulations	BU2 By-Right	BU2 Special Permit
FAR (max)	1.0	2.0
Height (max)	2 stories, 24 ft	4 stories, 48 ft
Lot area per unit (min)	1,200 sf	1,200 sf
Building area (max)	19,999 sf	--
Lot area (min)	10,000 sf	10,000 sf
Setback: Front (min)	Lesser of ½ bldg ht or Average	Lesser of ½ bldg ht or Average
Setback: Side (min)	½ bldg ht or equal to abutting side yard.	½ bldg ht or equal to abutting side yard.
Setback: Rear (min)	Greater of ½ bldg ht or 15' next to residential or public use. Otherwise 0'	Greater of ½ bldg ht or 15' next to residential or public use. Otherwise 0'
Parking: Office	1 per 250 sf	1.25 per unit
Parking: MF	2 per unit	1.25 per unit
Allowed uses	Retail Office	Retail Office Multi-family

Zoning Scenarios: Edge

BU2 Test-fit

By-right



Office (2,800 gsf floor plate)



Regulations	BU2 By-Right	Test-fit Count
FAR (max)	1.0	0.32
Height (max)	2 stories, 24 ft	2 stories, 24 ft*
Area Office		5,600 sf
Building area (max)	19,999 sf	5,600 sf
Setback: Front (min)	Lesser of 1/2 bldg ht or Average	12'
Setback: Rear (min)	Greater of 1/2 bldg ht or 15' next to residential	15'
Parking: Office	1 per 250 sf	22 spots

*For the scenario to work within the maximum height, the office floor-to-floor height needs to be 12 feet which is shorter than the standard minimum floor-to-floor height. See the market minimum heights below.

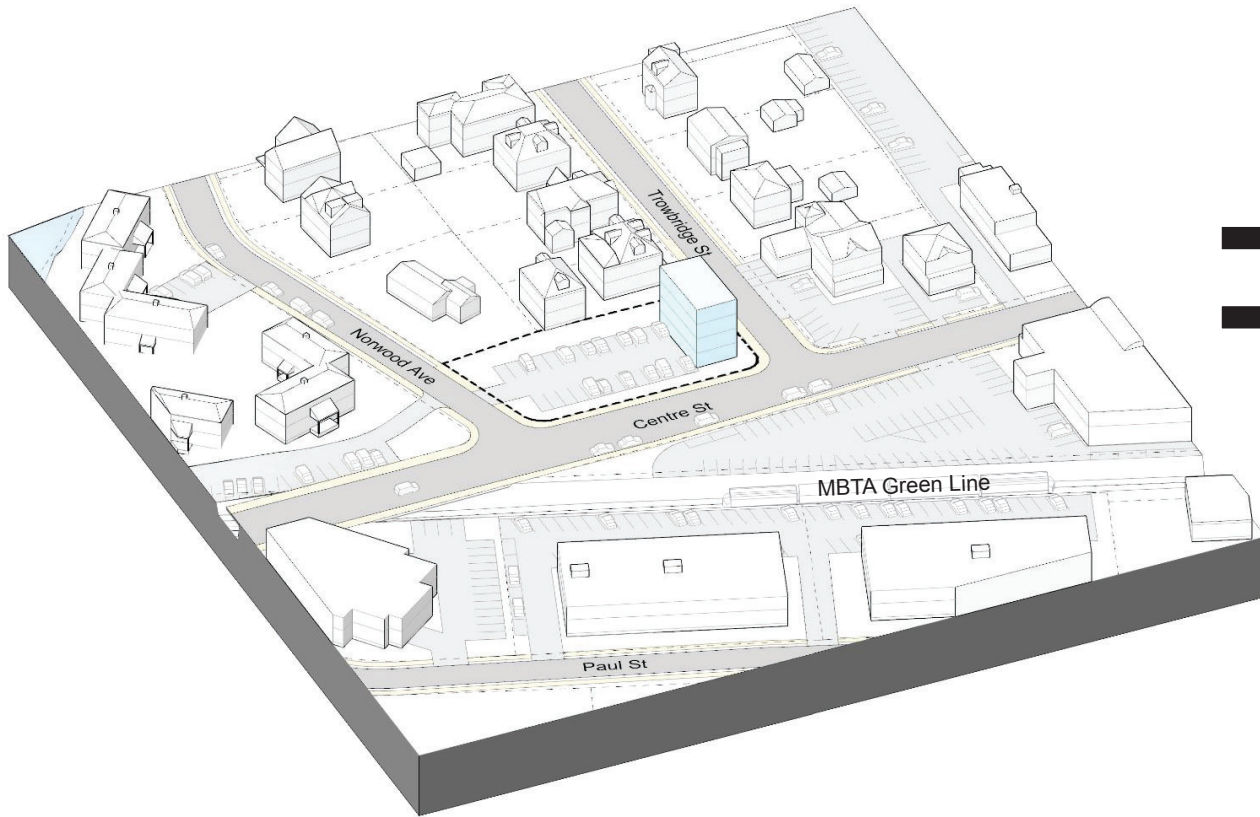
- 10'-6" for residential
- 15' for retail
- 12'-6" for commercial / office

Primary limiting factor(s)

Zoning Scenarios: Edge

BU2 Test-fit

Special Permit



Office (1,700 gsf floor plate)



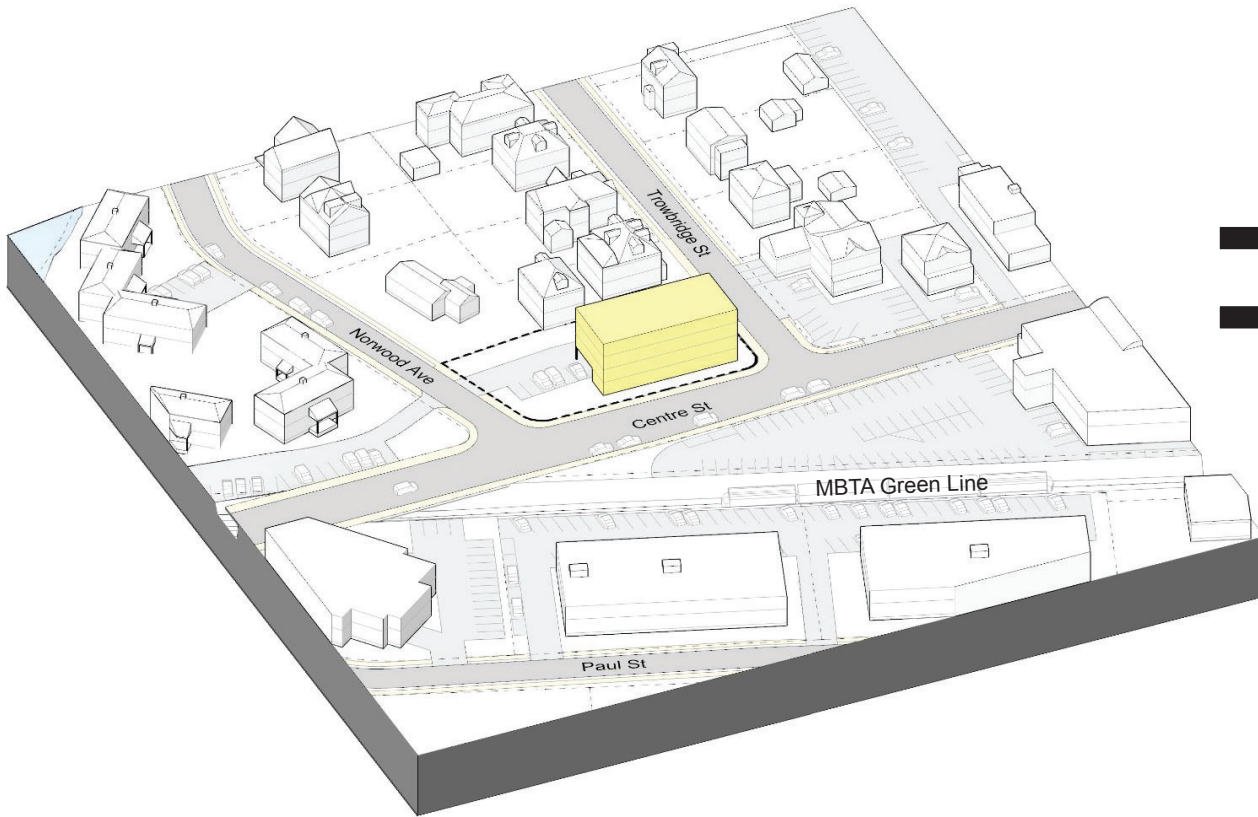
Regulations	BU2 Special Permit	Test-fit Count
FAR (max)	2.0	0.38
Height (max)	4 stories, 48 ft	4 stories, 48 ft*
Area Office		6,800 sf
Building area (max)	--	6,800 sf
Setback: Front (min)	Lesser of 1/2 bldg ht or Average	12'
Setback: Rear (min)	Greater of 1/2 bldg ht or 15' next to residential	24'
Parking: Office	1 per 250 sf	27 spots

→ Primary limiting factor(s)

Zoning Scenarios: Edge

BU2 Test-fit

Special Permit



Residential (4,700 gsf floor plate. 1,200 gsf units)



Regulations	BU2 Special Permit	Test-fit Count
FAR (max)	2.0	0.90
Height (max)	4 stories, 48 ft	4 stories, 42'
Number of Units		13
Building area (max)	--	15,900 sf
Setback: Front (min)	Lesser of 1/2 bldg ht or Average	12'
Setback: Rear (min)	Greater of 1/2 bldg ht or 15' next to residential	21'
Parking: MF	1.25 per unit	17 spots

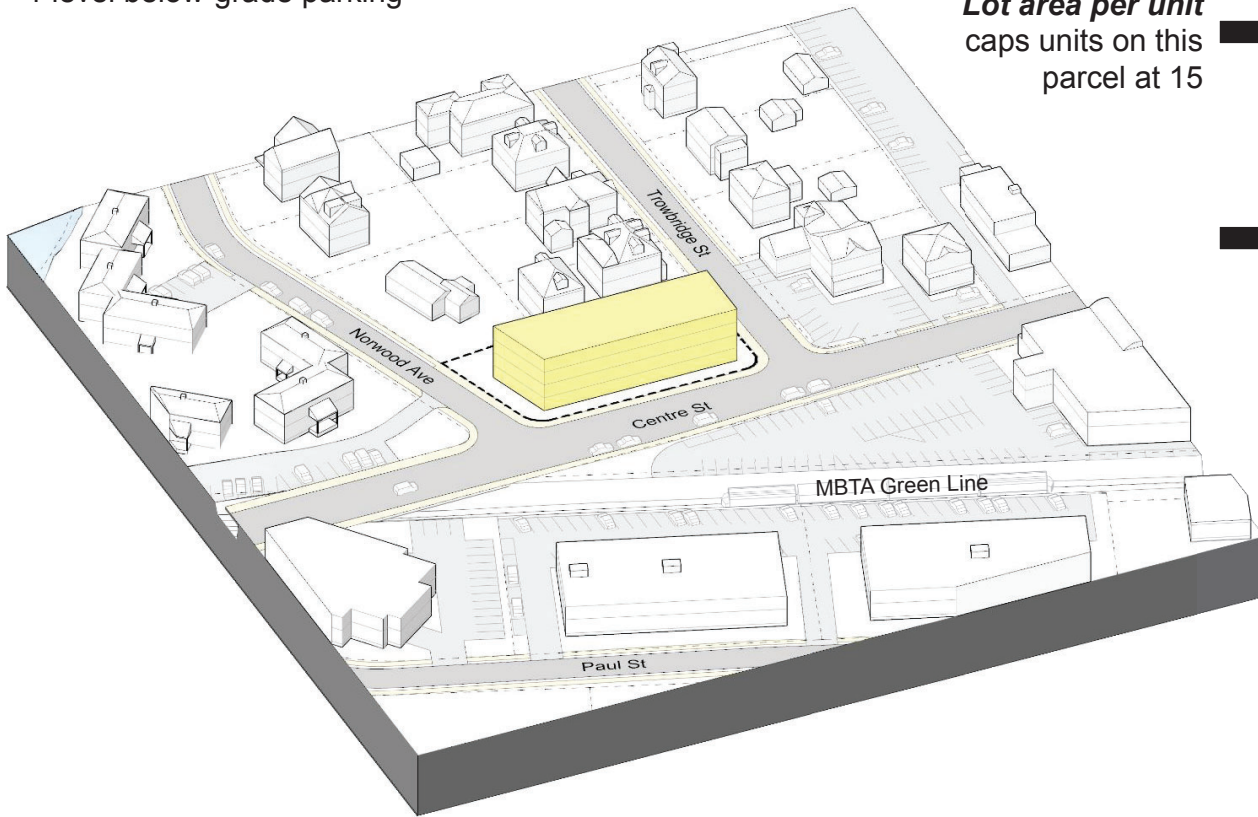


Primary limiting factor(s)

Zoning Scenarios: Edge

BU2 Test-fit

Special Permit
1 level below-grade parking



Lot area per unit caps units on this parcel at 15 →

→

Regulations	BU2 Special Permit	Test-fit Count
FAR (max)	2.0	1.71
Height (max)	4 stories, 48 ft	4 stories, 42'
Number of Units		15
Building area (max)	--	30,000 sf
Setback: Front (min)	Lesser of ½ bldg ht or Average	12'
Setback: Rear (min)	Greater of ½ bldg ht or 15' next to residential	21'
Parking: MF.	1.25 per unit	19 spots

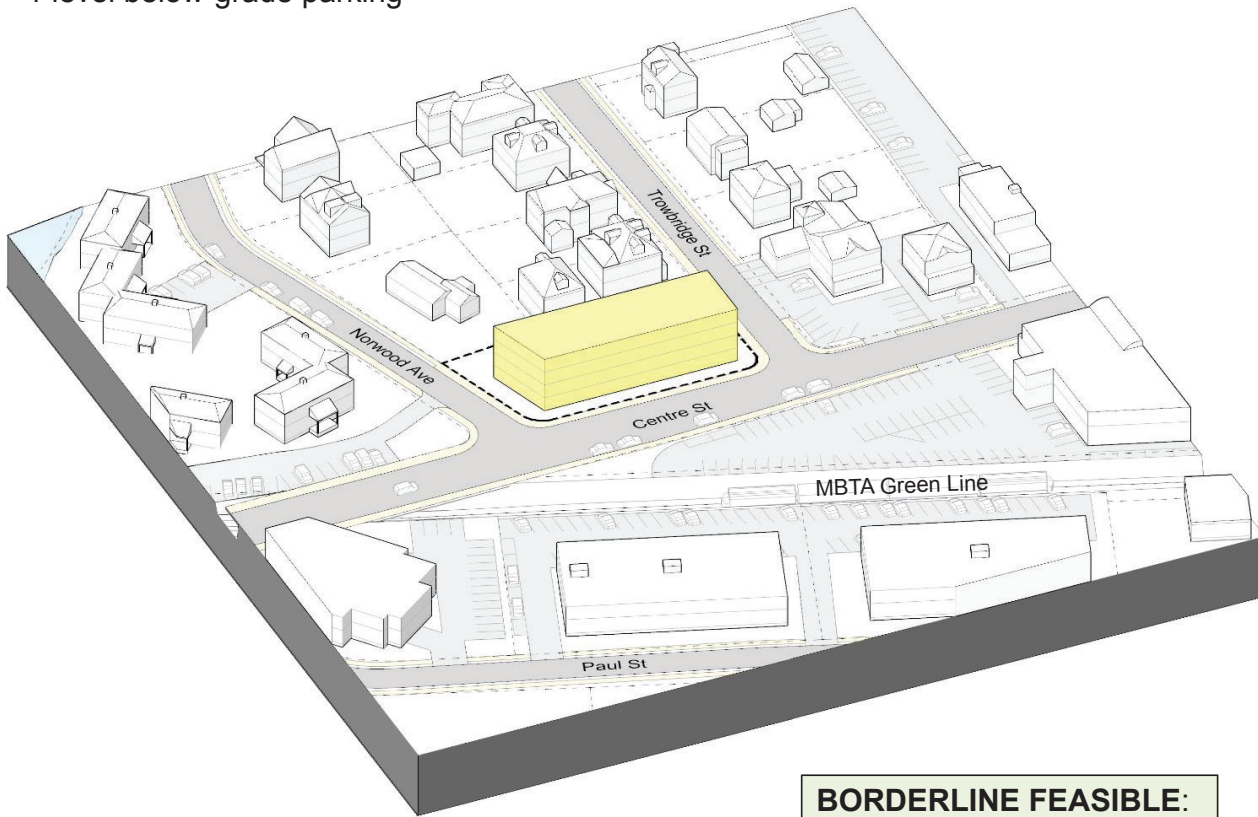
Residential (7,600 gsf floor plate. **2,000 gsf units**)

→ Primary limiting factor(s)

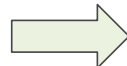
Zoning Scenarios: Edge

BU2 Test-fit

Special Permit
1 level below-grade parking



BORDERLINE FEASIBLE:
TARGET 5.5% NOI/COST



	Low Rise / 3 stories
	Under Ground Parking
	Residential Rental
Site (Acres)	0.41
FAR	1.71
Total Units	15
Affordability %	17.5%
Affordable Units	3
Average Unit Size	1600
Residential Efficiency	80%
Total GSF (building only)	30,267
Total GSF (including parking)	36,650
Parking Ratio	1.25
Parking Cost (underground)	\$ 40,000
Parking Spaces	19
Rent/SF	\$ 4.15
AMI %	65%
Affordable Rent/SF	\$ 0.97
Hard Cost (Includes Fit out)	\$ 315.00
Soft Cost/Site	25%
Land Cost (per land foot)	85.00
Total Cost/GSF	\$ 384
Parking fee (per space per month)	125.00
Cap Rate	4.50%
NOI/Cost	5.49%

Zoning Scenarios: Edge

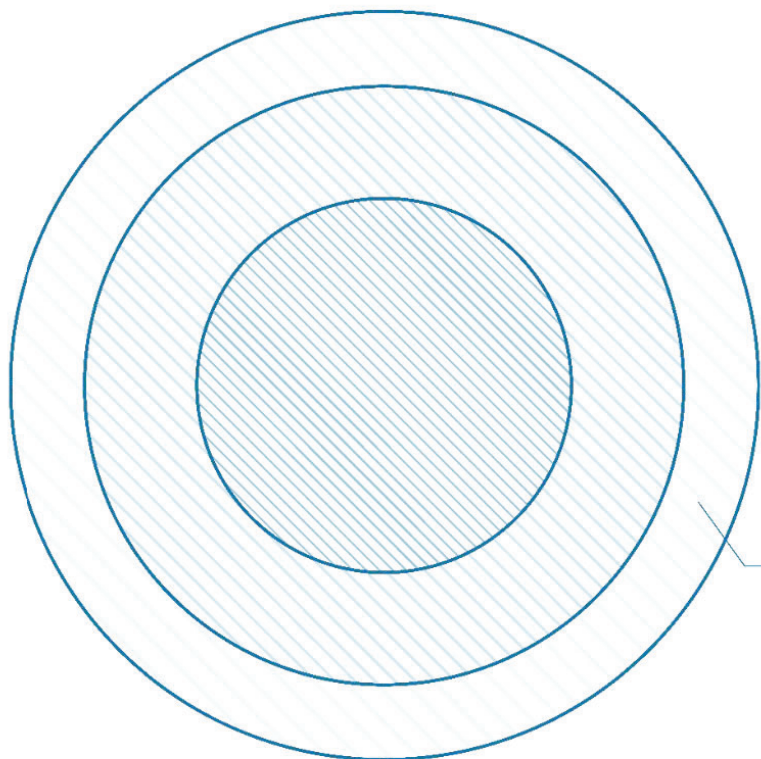
BU2 Analysis

*Common issues
across zones*

1. By-right doesn't pencil out.
2. Special permit doesn't work in most cases, medium-size parcels are potentially viable.
3. Floor-to-floor heights (rather than number of stories) should be increased to allow for market-standard heights.
4. Lower parking requirements will result in better design outcomes.

Zoning Scenarios: Edge

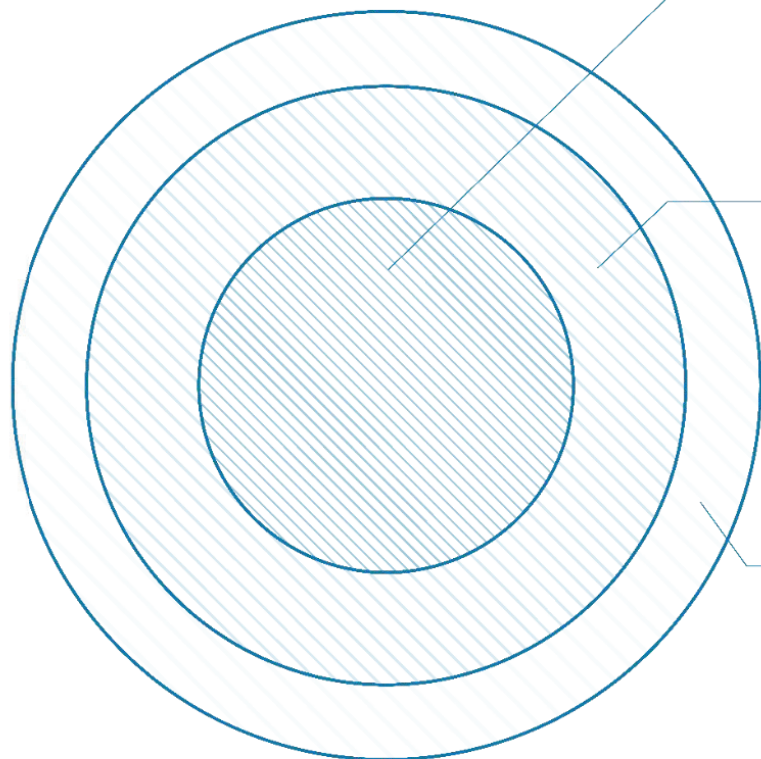
Example Revised BU2



Edge	BU2 (Special Permit)	Example Revised BU2
FAR	2.00	1.75
Height	4 stories, 48'	3.5 stories, 41'-3"
Lot area per unit	1,200 sf	eliminate requirement
Bldg Footprint	--	10,000 sf max
Parking Ratio		
Retail	1 per 300 sf	First 5,000 sf ground floor commercial exempt, otherwise 1 per 350 sf
Office	1 per 250 sf	1 per 500 sf
Multi-family	1.25 per unit	1 per unit
Allowed Uses	Retail, Office	Retail, Office, Multi-family

Zoning Scenarios: Summary

Tiered Framework*



Center	MU4 (Special Permit)	Example Revised MU4
FAR	2.50	2.50
Height	5 stories, 60'	5 stories, 65'
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)	Example Revised BU3
FAR	2.00	2.00
Height	4 stories, 48'	4 stories, 52'-6"
Lot area per unit	1,200 sf	eliminate requirement
Bldg Footprint	--	10,000 sf max
Parking Ratio		
Retail	1 per 300 sf	First 5,000 sf ground floor commercial exempt, otherwise 1 per 350 sf
Office	1 per 250 sf	1 per 500 sf
Multi-family	1.25 per unit	1 per unit
Allowed Uses	Retail, Office	Retail, Office, Multi-family

Edge	BU2 (Special Permit)	Example Revised BU2
FAR	2.00	1.75
Height	4 stories, 48'	3.5 stories, 41'-3"
Lot area per unit	1,200 sf	eliminate requirement
Bldg Footprint	--	10,000 sf max
Parking Ratio		
Retail	1 per 300 sf	First 5,000 sf ground floor commercial exempt, otherwise 1 per 350 sf
Office	1 per 250 sf	1 per 500 sf
Multi-family	1.25 per unit	1 per unit
Allowed Uses	Retail, Office	Retail, Office, Multi-family

*This would require remapping the districts accordingly

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 1 acre 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.

Next Steps

Return to ZAP at the April 25 meeting:

1. Recommended zoning scenario for large village centers
2. Analysis of existing zoning in small village centers