



Zoning & Planning Committee **Report**

City of Newton **In City Council**

Monday, March 28, 2022

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

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

Planning & Development Board: Peter Doeringer (Chair), Kelley Brown, Chris Steele, Jennifer Molinsky, Kevin McCormick, Sudha Maheshwari, and Lee Breckenridge

City Staff: Cat Kemmett, Planning Associate; Zachery LeMel, Chief of Long-Range Planning; Devra Bailin, Economic Development Director; Andrew Lee, Assistant City Solicitor; Jonathan Yeo, Chief Operating Officer; Lara Kritzer, CPA Program Administrator; Nathan Giacalone, Committee Clerk

#126-22: Requesting amendments to Chapter 30

DIRECTOR OF PLANNING requesting amendments to the City of Newton Zoning Ordinance, Chapter 30, Section 1.5.5.B. Floor Area, Gross to clarify measurement of gross floor areas for buildings with exterior insulation, Section 4.2.2. Dimensional Standards to correct scrivener's errors concerning the maximum stories permitted in the Mixed Use 2 and Mixed Use 4 districts, and Section 4.2.3. All Building Types in Mixed Use to correct a scrivener's error concerning the maximum height permitted in the Mixed Use 4 District.

Action: **Zoning and Planning Approved 7-0 (Councilor Baker not voting); Public Hearing Closed 03/28/22**

Note: The Committee was joined for discussion on this item by Planning Associate Cat Kemmett. Ms. Kemmett delivered the attached presentation, reviewing her previous presentation to ZAP on this item at the February 14th meeting. She stated that the Planning Department regularly makes updates to the Zoning Ordinance to improve clarity and fix mistakes such as scrivener's errors.

This item will also address an issue relating to sustainability. Ms. Kemmett explained that FAR (Floor Area Ratio) is measured from the exterior wall only when exterior insulation is added, from a sustainability package passed in 2019. This extension is meant to promote the use of exterior insulation. Currently this exemption is only available to residential zones but should be available in all districts.

Ms. Kemmett stated that after reviewing the 2019 amendment with the Law Department and Inspectional Services, Planning believes that this was always the intent but was omitted in error rather than by a policy choice. The proposed edits will extend this exemption to all districts.

Ms. Kemmett discussed another scrivener's error with the dimensional standards table made from decoupling building height. She stated that the listed maximum stories by special permit in MU2 and MU4 are incorrect; currently they are listed as 8 stories in MU4 when it should be 5. The proposed change will correct this error. This change will have no impact on any existing or proposed project.

Another error incorrectly lists the by-right maximum height in MU4. The proposed change will align the by-right height with the maximum number of floors, which will also have no impact on any current or existing project.

The Committee opened the public hearing. No member of the public chose to speak on the item.

Councilor Krintzman made a motion to close the public hearing which carried 7-0 (Councilor Baker not voting).

Committee members thanked Ms. Kemmett for the presentation and her work on this matter and supported the proposed changes.

Councilor Danberg made a motion of approval which carried 7-0 (Councilor Baker not voting).

Mr. Steele made a motion to close the public hearing for the Planning & Development Board which carried 7-0.

Mr. Steele made a motion to approve the item for the Planning & Development Board which carried 7-0.

#179-22 Appointment of Jim Griglun to the Economic Development Commission
HER HONOR THE MAYOR appointing Jim Griglun, 94 Bemis Street, Newton 02460 to the Economic Development Commission as a member for a term of office to expire on December 31, 2023. (60 days: 05/06/22)

Action: **Zoning & Planning Approved 7-0 (Councilor Baker not voting)**

Note: Mr. Griglun was invited to join the Committee and discuss his desire to join the Economic Development Commission (EDC).

Mr. Griglun stated that he and his wife moved to Newton eight years ago and they want to help ensure that Newton remains a vibrant community. He felt there was a similarity between his work as a financial planner and the role of the EDC.

Councilors thanked Mr. Griglun for his willingness to volunteer and looked forward to his ideas on expanding the tax base.

Discussion:

The current balance between the residential and commercial tax base in Newton skews towards residential. Should more commercial be encouraged and how should it bear the tax burden?

Mr. Griglun responded that he has no clear answer to this at the moment and that as a new member of the EDC he understands that he has much to learn and does not want to come in with certain assumptions.

As a member of the EDC how can we foster both economic growth and environmental sustainability?

Mr. Griglun answered that this would come through discussion with business owners and other partners in the city. They will make decisions such as office space rental and any changes in the best interest of the business.

Councilor Albright moved to approve, which carried 7-0 (Councilor Baker not voting).

#127-22 Request for amendment to the Zoning Code to regulate “last mile” delivery services

COUNCILORS LAREDO, DOWNS, CROSSLEY, RYAN, KALIS, DANBERG, KRINTZMAN ALBRIGHT, MARKIEWICZ AND WRIGHT requesting an amendment to the Zoning Code to regulate “last mile” delivery services in the City of Newton.

Action: Zoning & Planning Held 8-0; Public Hearing set for 04/25/22 on 03/14/22

Note: The Committee was joined for discussion of this item by Chief of Long-Range Planning Zachery LeMel.

Mr. LeMel delivered the attached presentation on microfulfillment centers, reviewing the previous proposals for the ordinance as well as alternate ones the Planning Department would present to the Committee at the public hearing on April 25th. At the previous meeting, the Committee consensus was to regulate these businesses and to permit them in MU, LM, and M zones.

Issues outside of zoning and not just specific to this use, such as curbside management also remain to be discussed. The Committee has not yet reached consensus on allowing these businesses within village centers. Mr. LeMel stated that the goal of Committee discussion was to adjust the original proposal and create Alternatives 1 and 2.

Overall, updates from the original proposal include adding the BU4 zone, changing the parking requirement to reflect the lack of in-store business, and removing the requirement to have an in-store retail component in favor of a blanket ban on allowing these uses at the street. While both of the new Alternatives restrict microfulfillment centers away from the street at non first-floor spaces (though Alternative 1 allows them to be pushed back from the street), only Alternative 2 prohibits them entirely from village centers. In order to be permissible in a BU1 BU2 village center district under Alternative 1, they must be at least 16 feet back from the street (allowing

for another retail space at the street) or in a building where no portion may be within 30 feet of a street.

Mr. LeMel emphasized that microfulfillment centers are an evolving business and that as work continues on village centers, they can be revisited later in the process.

Chuck Tanowitz of the EDC spoke, stating that microfulfillment centers are an evolving business model with an uncertain future. Many of these are venture-backed and will be revisited in the future.

Committee Discussion and Questions:

Are there significant areas outside of village centers for microfulfillment centers?

Mr. LeMel answered that these are recommended to be located outside of village centers in the MU1, MU2, M, LM, and BU4 zones which does represent a variety of parcels for these businesses. The rationale for allowing these businesses in village centers is that they be centrally located for deliveries and to accommodate the bicycles used as the primary method of delivery as seen in other cities.

If microfulfillment centers are required to have a retail operation in their business, could a special permit require them to be run as if they were a stand-alone retail business?

Atty. Lee answered that this would be problematic as the City cannot tell businesses how much product they have to sell.

Some Councilors opposed the parking minimums, arguing that this decision is best left up to the businesses as they rely on bicycles and scooters to make deliveries and that this will help them fill empty storefronts and revitalize village centers. Others urged caution at this, stating that empty storefronts should instead be filled with pedestrian-friendly businesses. They added that microfulfillment centers need on-site parking for deliveries to the business in order to maintain street parking for other users.

It was also said that while parking minimums should be eliminated for some businesses like restaurants, they are needed to regulate microfulfillment centers. Mr. Tanowitz added that parking requirements should not be changed in a way that would incentivize microfulfillment centers over other businesses such as restaurants and that the EDC will hopefully provide a recommendation on this by the April 25th public hearing.

Councilor Krintzman proposed a straw vote to see whether the committee was in favor of eliminating parking minimums for microfulfillment centers and it failed to carry.

Councilors supported requiring a special permit in some cases as it would help ensure that the use is appropriate for the site. It is easier to remove the special permit requirement in the future to enact it. Councilors also felt that as these centers have caused traffic problems elsewhere, it would be better to finish more of the village center zoning work first. Councilors also supported allowing such centers on non-first floor spaces such as basements or upper-floors. First-floor use would need to be set back far enough from the street.

Mr. Doeringer stated that the Advisory Committee has discussed the different kinds of delivery that traffic microfulfillment centers would create. They would need to have dedicated loading space to accommodate their deliveries and there would need to be adequate enforcement of their scooters and bicycles regarding their parking and operation.

The Committee did not reach consensus on a proposal to discuss at the April 25th public hearing. Councilors supported presenting all three alternatives at the public hearing as it was suggested that a discussion with the public would help the Committee make a choice.

After tabling the item to discuss #38-22, the Committee voted to take it off the table and resume discussion. Regarding noticing the public hearing with multiple proposals, Atty. Lee confirmed that the public hearing notice could accommodate the different proposals under consideration.

Councilor Danberg made a motion to Hold 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 8-0

Note: The Committee was joined for discussion on this item by Utile consultant Tim Love and John Tremontozzi from Landwise.

Mr. Love began discussion on the item, reviewing Utile's prior discussion with the Committee at its meeting on February 28th. At this meeting, three sites in village centers were examined through the existing zoning (MU4, BU3, and BU2) both by-right and through special permit and given financial analysis by Landwise to estimate what projects would be financially feasible or not. Utile presented an overview of these observations and an application of the existing zoning regulations to determine what is feasible in village centers.

Mr. Love stated that the previous meeting demonstrated that parking requirements are the biggest limitations on what can be built in village centers, even when parking is below-grade. Additionally, developers are not able to build the maximum number of floors due to the building height limits in place. The setback requirements on many village center parcels, which tend to be skinny and deep, means that the resulting floor plan in terms of building width impacts viability.

Examples were presented to demonstrate a tiered framework for the village centers which would use a center, periphery, and edge model. Each level of the tier could have different requirements such as building size and parking. This uses the MU4, BU3, and BU2 zones to help rethink the scale of village center zoning. Mr. Love clarified that his examples are a framework and that

additional modification would be needed before a final plan could be presented. This tiered framework was applied to the examples presented on February 28th with the overall goal of identifying the features to ensure viable development and desirable urban form in village centers.

Other suggestions for discussion were controlling building size through the footprint rather than maximum area and removing the special permit requirement for projects on lots smaller than one acre.

The chosen sites were tested with different zoning to show the options available through by-right or special permit to demonstrate what could be built. Each was tested with a different zone to see what could be built either by-right or by special permit. In nearly every scenario, parking and maximum building area were the limiting factors preventing a financially feasible project. Reducing parking requirements and increasing floor-to-floor heights would likely create more feasible projects.

In conclusion, Mr. Love reiterated that lowering parking requirements, increasing building heights to allow for a minimum standard of floor-to-floor height, removing the maximum by-right building area and using lot size and footprint instead, removing the lot area per unit, and removing the minimum lot size could promote a more desirable urban form. This would be done through introducing a maximum building footprint size, establishing a minimum threshold for site plan review, and introducing design standards. Mr. Love added that the one-to-one setback required above 40 feet in the MU4 district remains an issue for desirable urban form and supported Mr. Love's assessment regarding viable development. With higher density, other requirements such as affordable housing, public open space, and sustainability can be achieved in future developments.

Councilors thanked Mr. Love and Mr. Trementozzi for the presentation.

Committee Discussion and Questions:

Since most developers opt for special permit conditions, could Utile use these more in its test fits?

Mr. Love answered that these test fits show how items can change and are more intended for discussion than as recommendations. The tests fits looked at both by-right and special permit scenarios. Mr. Trementozzi added that they used data and metrics from real projects but have not yet compared any one individual project against another. Rental uses instead of condominiums were used for easier modeling purposes.

It is concerning to suggest removing the special permit for sites under an acre as these are the exact types of projects which need oversight.

Mr. Love responded that the question of site plan and design review and what the metric should be is a question for the Council, though he suggested the tiered system for the threshold.

Some examples were 100 percent residential and it is concerning to possibly lose commercial space in village centers.

Mr. Love answered that this is not a conscious endorsement of decreasing commercial space and that the question remaining is where to allow residential both in the individual building and throughout the village center. In the center and periphery, the Council may wish to require mixed-use, but on the edge, it may want to consider allowing fully residential buildings.

With the building energy performance standards under consideration, could energy mitigation requirement costs be factored in the models?

Mr. Tremontozzi answered that some additional cost would need to be added for energy mitigation and Mr. Love added that sustainability measures could be reverse engineered for certain projects as higher-density could support these requirements.

Some communities have design guidelines. Are these a possibility in Newton?

Mr. Love answered that there have been initial conversations with Planning about this and that factors such as setbacks and roof form would be used by the Planning Board during site plan review.

Some Councilors expressed concern over eliminating minimum parking requirements, stating that other questions of village center parking were not yet answered and that it is unlikely that eliminating parking requirements would disincentivize car use. Others felt that developers would be better suited to determine the amount of parking a development would need and lowering or eliminating the parking requirements either fully or in targeted instances at best. They also would like to see more open space requirements and further research into the proposed elimination of the lot area per-unit requirement. Once Councilor suggested that Utile and Landwise run the financial models as for-sale projects instead of rental, since many of the smaller projects recently built or in-construction are for-sale. Mr. Tremontozzi explained that additional assumptions need to be made for the for-sale model, like when the units sell, but that they have built those models and can run the numbers. Skepticism at Utile's assumptions in its models was also expressed as they used rental instead of for-sale prices.

Councilors spoke to the importance of restoring the "missing middle" of housing and felt that promoting higher density would accomplish this through housing available to a wider pool of prospective buyers. Eliminating lot size requirements was suggested as a means to accomplish this since it artificially restricts the number of units typically, typically leading to a smaller number of larger sized units. It was also stated that there needs to be a holistic approach to village zoning and that buildings cannot be looked at individually. Modest changes such as changing floor height were contrasted with trickier ones such as parking requirements.

There was broad consensus in support of the tiered framework shown by Utile.

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

Referred to Zoning & Planning and Finance Committees

#216-22 CPC Recommendation to appropriate \$88,554 in CPA funding

COMMUNITY PRESERVATION COMMITTEE recommending appropriation of eighty-eight thousand five hundred and fifty-four dollars (\$88,554) in Community Preservation Act fund from the FY22 Unrestricted funds to the control of the Planning & Development Department for a grant to the Newton Community Farm for the rehabilitation and restoration of the ca. 1855 farmhouse including excessive water and moisture remediation and the installation of a new electrical system, water heater and kitchen ceiling.

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

Note: The Committee was joined for discussion on this item by CPA Program Administrator Lara Kritzer and CPC Chair Dan Brody.

Ms. Kritzer stated that the Farm Commission is requesting the funds to complete four projects on the farm house, which the farm manager is required to live in. the required work needs to fix water issues in the basement, update electrical systems, fix the kitchen ceiling, and repair the water heater. She added that the funding is coming from historic resource funds as the farmhouse was recognized as a historic structure when purchased by the City in 2005.

Committee Discussion and Questions:

Why is the hot water heater replacement so expensive?

Ms. Kritzer answered that there may be some changes since the initial quote, and she would double check.

Does the ceiling work include the lighting update?

Ms. Kritzer responded that some of the request is to better diagnose the problem.

It was stated that a consequence of the bidding process the City is required to follow inflates costs beyond what they would be for private projects. Councilors also spoke in support of the Farm and commended its contributions to the City.

Councilor Ryan made a motion of approval which carried 8-0.

Before adjourning, the Chair asked the Committee if it could start its April 11th meeting early at 6:30 to accommodate some appointments into its busy schedule and Committee members agreed.

The meeting adjourned at 10:16pm.

Respectfully Submitted,

Victoria Danberg, Vice Chair



Zoning Ordinance Cleanup

Docket #126-22

Zoning and Planning Committee
March 28, 2022
Planning & Development



Overview

- Zoning Cleanup conducted regularly to correct inconsistencies, improve clarity, and fix typos or errors in Chapter 30
- Two changes proposed to fix significant Scrivener's errors
- One proposed policy related to sustainability goals

Sustainability- FAR and exterior insulation



Sustainability- FAR and exterior insulation in Residential Districts *(Sec. 1.5.5.B.1.b.iii)*

- In Residential Districts, the calculation of gross floor area is taken from the exterior face of the structural wall when exterior insulation is added to a building
- The thickness of exterior insulation is excluded from the measurement of FAR
- This exemption only applies to Residential Districts. Even residential buildings in other districts cannot take advantage of this sustainability incentive



Sustainability- FAR and exterior insulation in Other Districts *(Sec. 1.5.5.B.2)*

- Buildings in other districts cannot take advantage of this sustainability incentive, even if they are residential
- It appears to be a formatting mistake, not a policy choice, to limit this exemption to only Residential Districts

Exterior insulation calculation comparison

Residential Districts (*Sec. 1.5.5.B.1.b.iii*)

B. Floor Area, Gross.

1. Residential Districts.

b. Gross floor area shall not include:

- i. Unenclosed porches;
- ii. Doorway vestibules up to a maximum floor area of 24 square feet;
- iii. Exterior insulation added to a building, in which case gross floor area shall be taken from the exterior face of the structural wall;

All Other Districts (*Sec. 1.5.5.B.2*)

2. All Other Districts

- i. The sum of the floor area of all principal and accessory buildings whether or not habitable shall be taken from the exterior face of the exterior walls of each building without deduction for hallways, stairs, closets, thickness of walls, columns or other features, except as excluded below:
 - a. Gross floor area shall not include any portion of a basement used for storage, parking, or building mechanicals.

Proposed Edits *(Sec. 1.5.5.B.2)*

Proposed Edits

2. All Other Districts. The sum of the floor area of all principal and accessory buildings whether or not habitable shall be taken from the exterior face of the exterior walls of each building without deduction for hallways, stairs, closets, thickness of walls, columns or other features, except as excluded below:
 - A. Gross floor area shall not include any portion of a basement used for storage, parking, or building mechanicals; and
 - B. Exterior insulation added to a building, in which case gross floor area shall be taken from the exterior face of the structural wall.

- Same deduction for exterior insulation that currently exists in Residential Districts would apply to “All Other Districts” for all buildings
- Makes the policy consistent
- Incentivizes higher levels of sustainability and does not penalize renovations of existing buildings

Scrivener's Errors in MU2 and MU4



Maximum Stories by Special Permit in MU2 and MU4

(Sec. 4.2.2.B.3)

- Listed maximum stories by special permit in MU2 and MU4 is incorrect
- Fixes a long-existing error that lists the maximum allowed stories by Special Permit in MU4 as 8, when it should say 5
- Changes proposed will have no impact on any existing or proposed projects, they will simply fix errors



Proposed Edits

Sec. 4.2.2.B.3

Stories	MU1	MU2	MU3/TOD	MU4
Stories (max) - by Right	3	2	3	3
Stories (max) -by Special Permit. See also Sec. 4.2.23	4	5 <u>4</u>	11	8 <u>5</u>



Maximum height by-right in MU4 *(Sec. 4.2.3)*

- The by-right maximum height in MU4 is listed incorrectly due to Scrivener's error
- Change proposed will align the by-right height in feet with the maximum number of floors allowed by-right
- Change proposed will have no impact on any existing or proposed projects



Proposed Edits

Sec. 4.2.3

Stories	MU1	MU2	MU3/TOD	MU4
Building and structure height				
Height (max)				
Height - by Right	36'	24'	36'	24' <u>36'</u>
Height - by Special Permit	48'	48'	170'	60'



Thank you!

Microfulfillment Centers

Last Mile Delivery - Proposed Regulation Requirements

Docket #127-22

ZAP March 28, 2022

Agenda

- Recap of 3/14 ZAP meeting
- Overall Updates
- Alternative Proposals
- Next Steps



A Getir employee on an electric delivery bike passed the Getir store on 44 Winter St. in Boston.
DAVID L. RYAN/GLOBE STAFF

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, and Economic Development Director
- Engaged other municipalities (Boston, Cambridge, Brookline, and Watertown)
- Data gathered from Gopuff, operator in Newton

Recap of 3/14 ZAP Meeting

- Businesses need to be regulated
- Ok in Mixed-Use and Manufacturing Zones
- Issues outside of zoning, and not specific to this use, remain (i.e. curbside management)
- Determination needed on allowance in village centers



Overall Updates - Recommend to include BU4

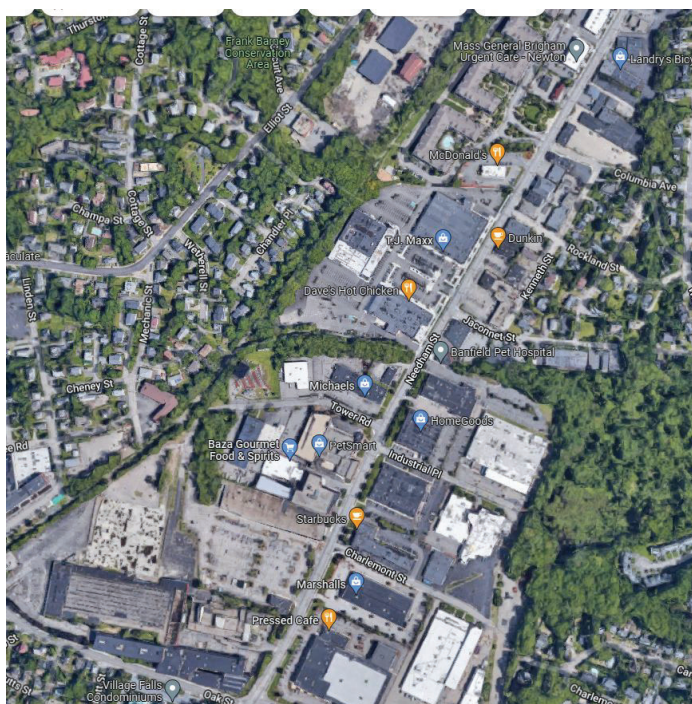
Use Table (Sec. 4.4.1) -

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

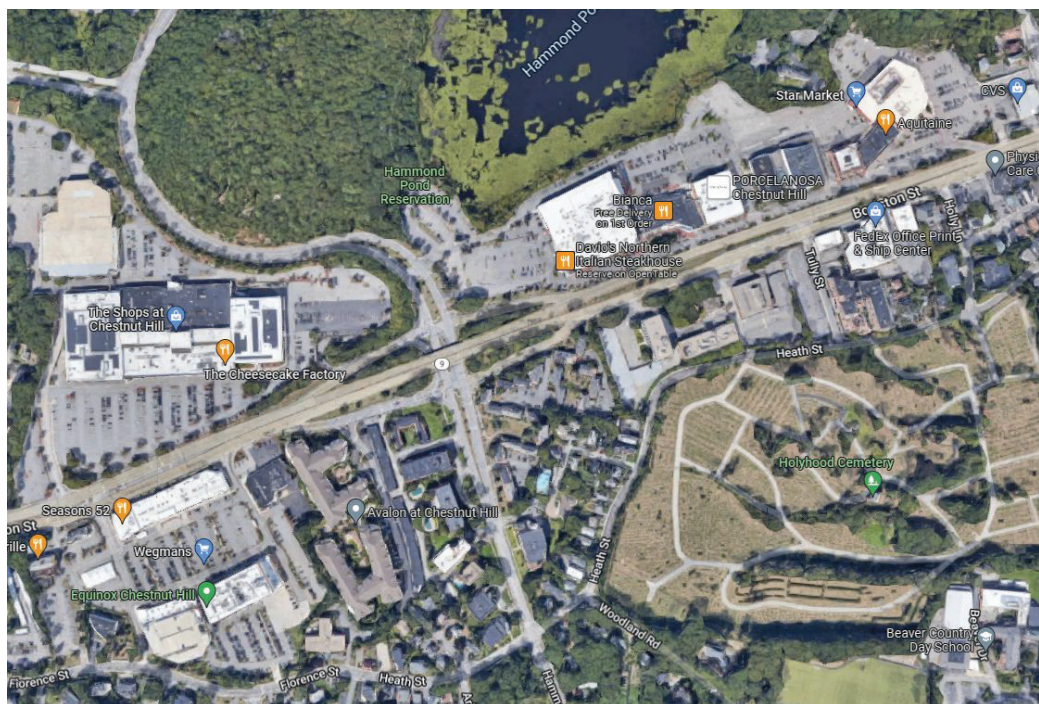
L = allowed subject to listed standards

- = not allowed

Overall Updates - Recommend to include BU4



Needham Street (MU1 and MU2)



Chestnut Hill (BU4 and BU1)

Overall Updates - Revised 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	

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

Overall Updates - Revised parking requirements

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.XX.B.2.

Overall Updates - Remove design requirements

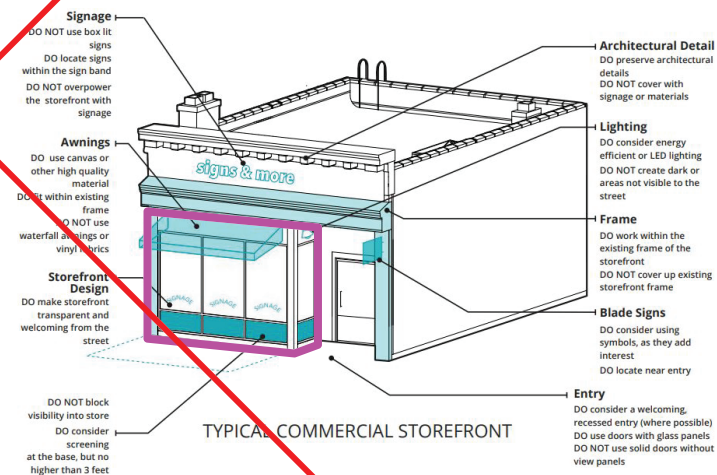
In-Store Retail Component

Zoning District	Minimum Gross Floor Area Retail Component
Business 1 and 2	20%
Mixed Use 1 and 2	15%



Transparency Requirement

A minimum of 50 percent of the street-facing building facade at ground level shall consist of clear windows that allow views of the indoor space used for the on-site personal services and display of goods.



Alternatives - Allow in village centers?

	3/14 Proposal	Alternative 1	Alternative 2
Allowed (village centers)	Yes, with standards	Yes, with standards	No
Location (on the street)	Yes, with an in-person retail space and minimum transparency	No, but still allowed if located pushed back from the street.	No
Rationale	In-store component and transparency prevent an actual “dark store”	Removing the use from the street prevents direct impact to the public realm. Allowing off the street means the use could fill difficult to lease space and could lead to the demising of existing larger/deeper spaces.	The use is not appropriate for village centers

3/14 Proposal - YES

Alternative 1 - NO

Alternative 2 - NO

- At street-level within 30 ft of the street
- BU1 Zone

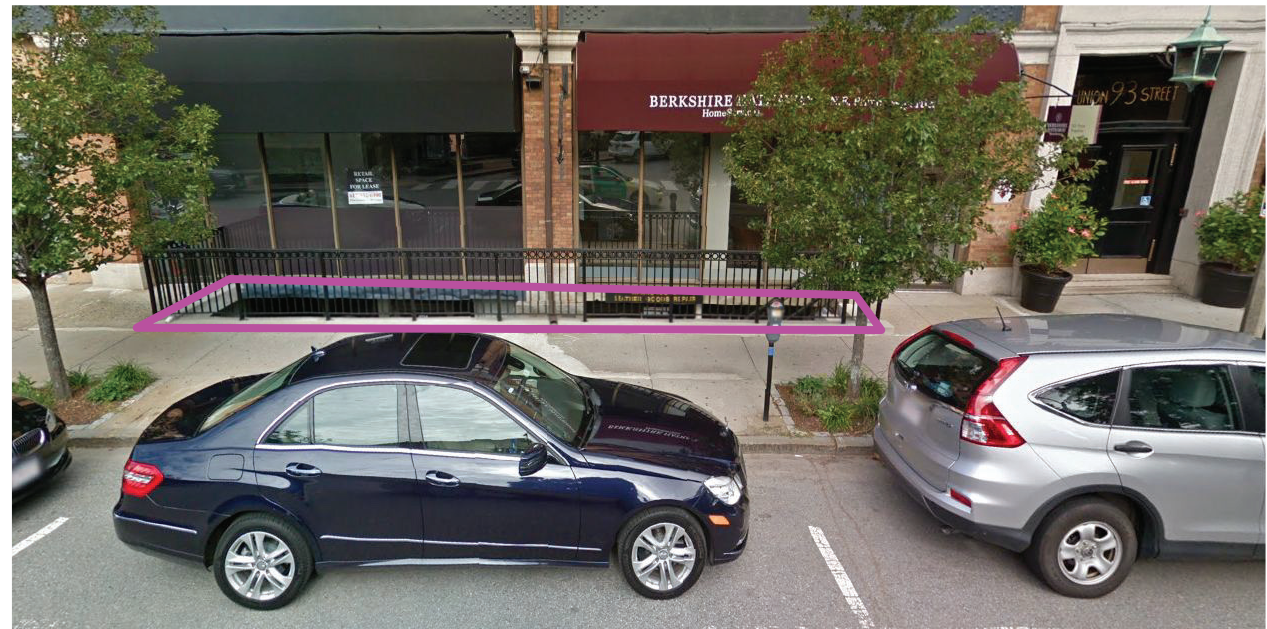


3/14 Proposal - YES

Alternative 1 - NO

Alternative 2 - NO

- Below-grade, or above street-level space, needs to meet the same setback requirements
- BU1 Zone



3/14 Proposal - YES*

Alternative 1 - YES**

Alternative 2 - NO

- Must be at least 16 ft back for another retail space on the street
- BU1 Zone



* Could be at the front with design requirements

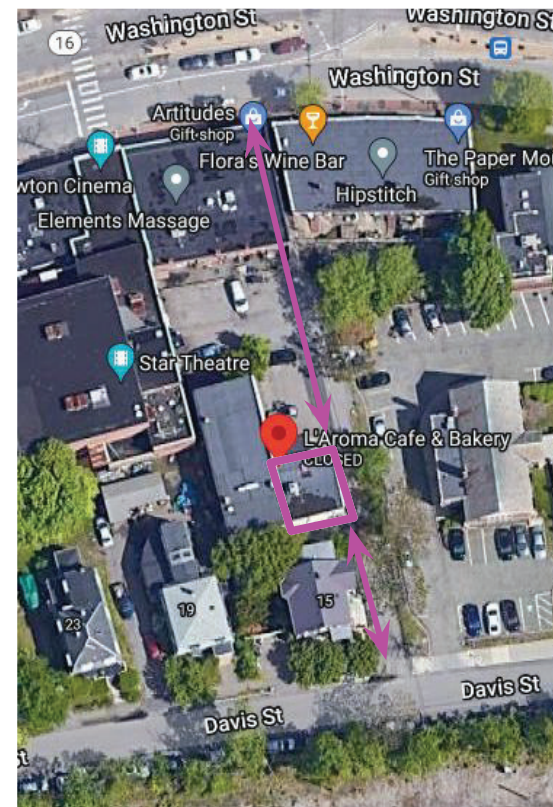
** Cannot be at the front

3/14 Proposal - **YES**

Alternative 1 - **YES**

Alternative 2 - **NO**

- No portion of the building is within 30 feet of a street
- BU1 Zone

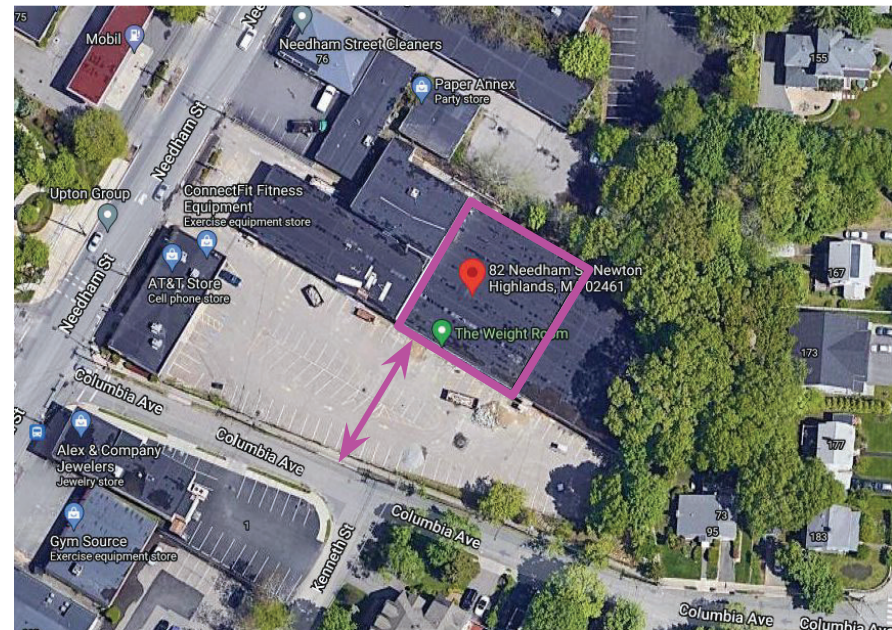


3/14 Proposal - **YES**

Alternative 1 - **YES**

Alternative 2 - **NO**

- No portion of the building is within 30 feet of a street
- MU2 Zone



*This is the Gopuff current location

Thank You and Next Steps

- ZAP agreement on an alternative?
- April 25 - Public Hearing and possible vote
- Built-in ability to reassess given the Zoning Redesign - Village Center work going on right now

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

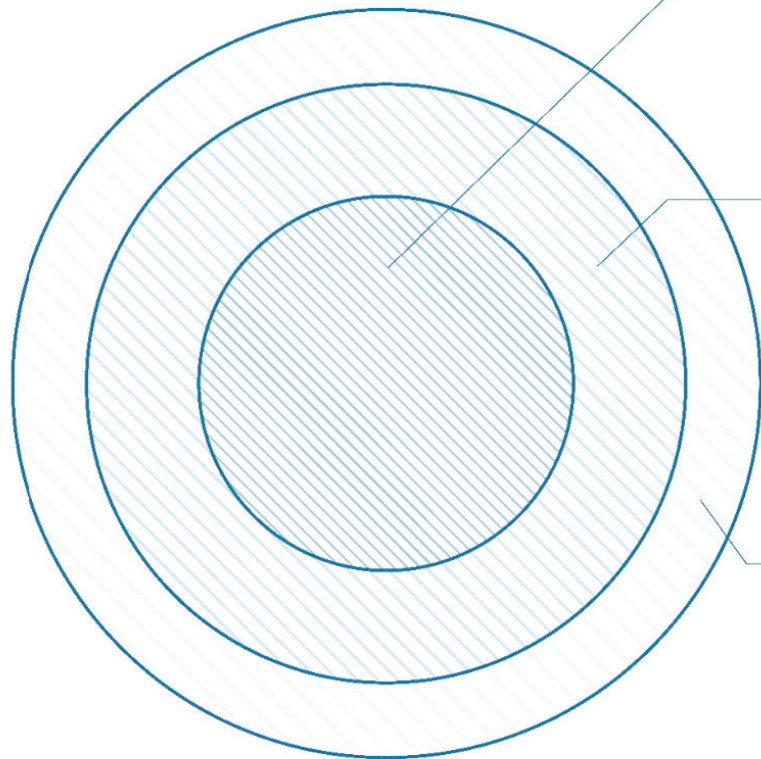
- Parking requirements are the biggest limitation on building size.
- Maximum allowable building heights often do not allow for market-typical floor-to-floor heights within the allowable number of stories.
- Setback requirements have a greater impact on smaller parcels.
- Setback requirements are also 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

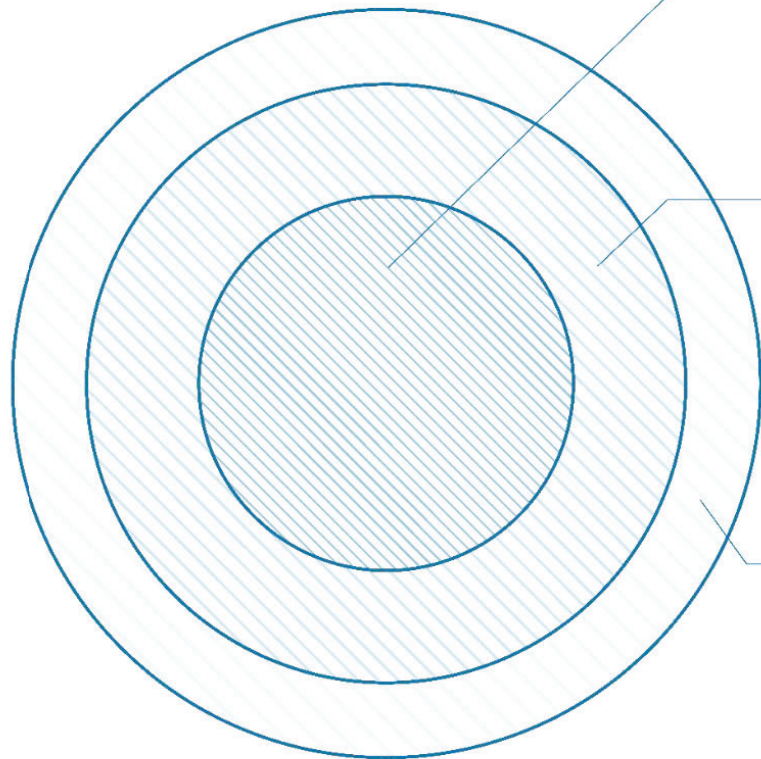
FAR special permit..... 2.0
Stories special permit.. 4
FAR by-right..... 1.0
Stories by-right..... 2

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*



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.

Consider changing

- FAR
- Height
- Parking ratio etc

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.

Consider changing

- FAR
- Height
- Parking ratio etc

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.

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.

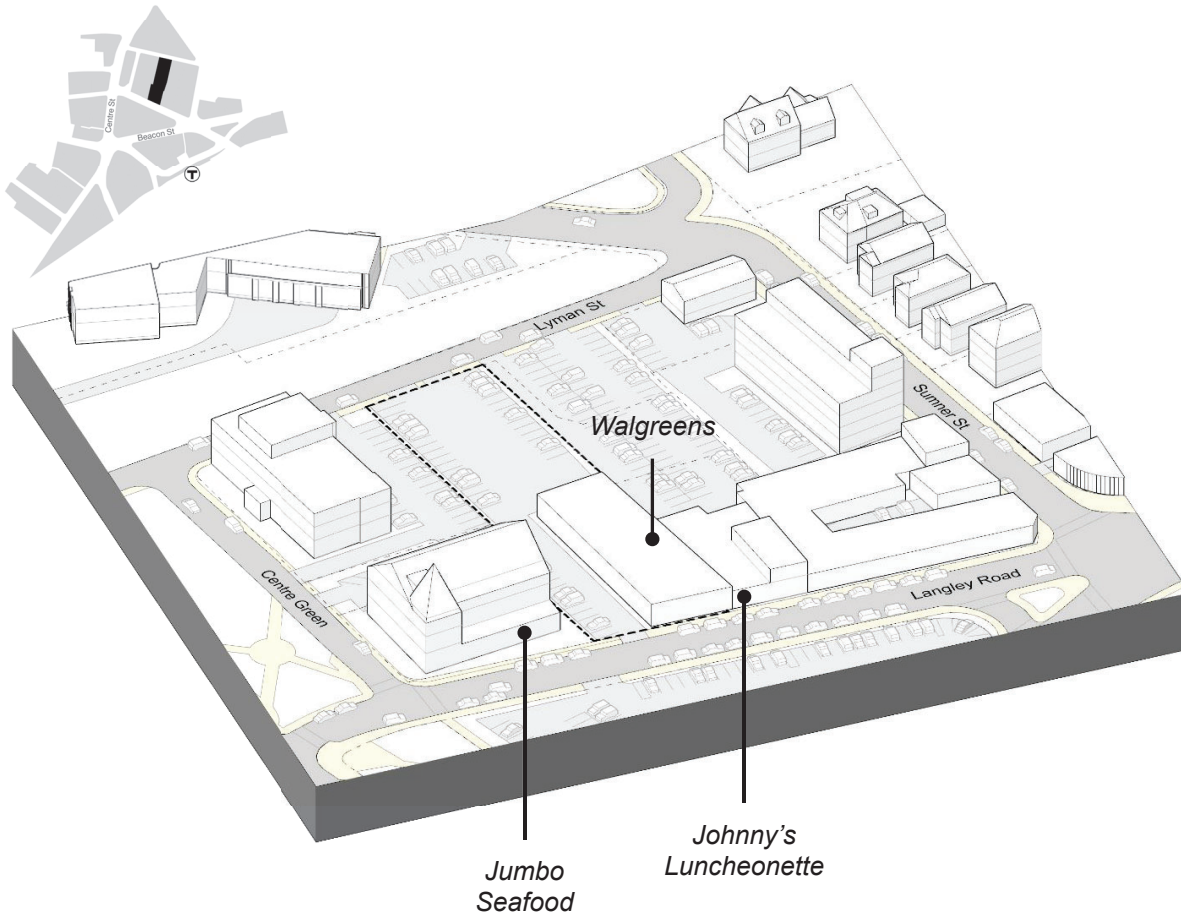


Zoning Regulations		MU4 By-Right	MU4 Special Permit
Building Size	FAR (max)	1.5	2.5
	Height (max)	3 stories, 36 ft	5 stories, 60 ft
	Lot area per unit (min)	1,000 sf	--
	Building area (max)	19,999 sf	--
Lot Dimensions	Lot area (min)	10,000 sf	10,000 sf
	Open space (min)	5% of lot area for parcels over 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

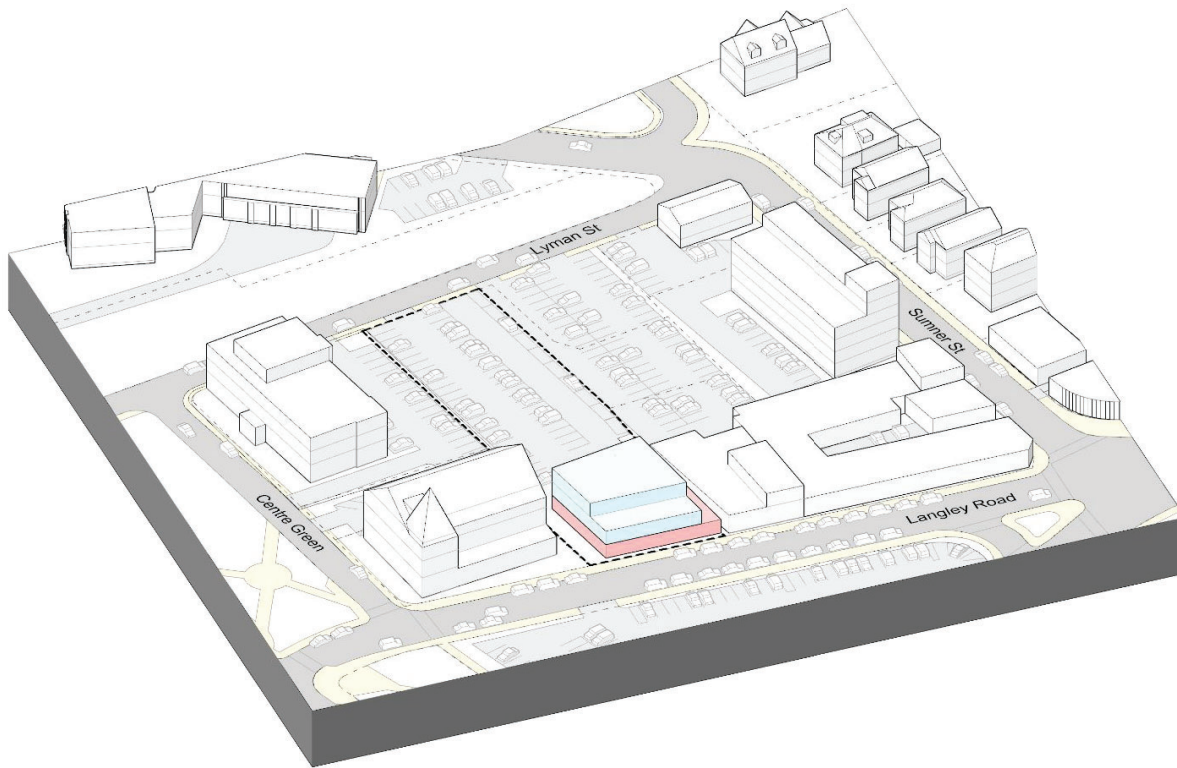


Regulations	MU4 By-Right	MU4 Special Permit
FAR (max)	1.5	2.5
Height (max)	3 stories, 36 ft	5 stories, 60 ft
Lot area per unit (min)	1,000 sf	--
Building area (max)	19,999 sf	--
Lot area (min)	10,000 sf	10,000 sf
Open space (min)	5% of lot area for parcels over 1 acre	5% of lot area for parcels over 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

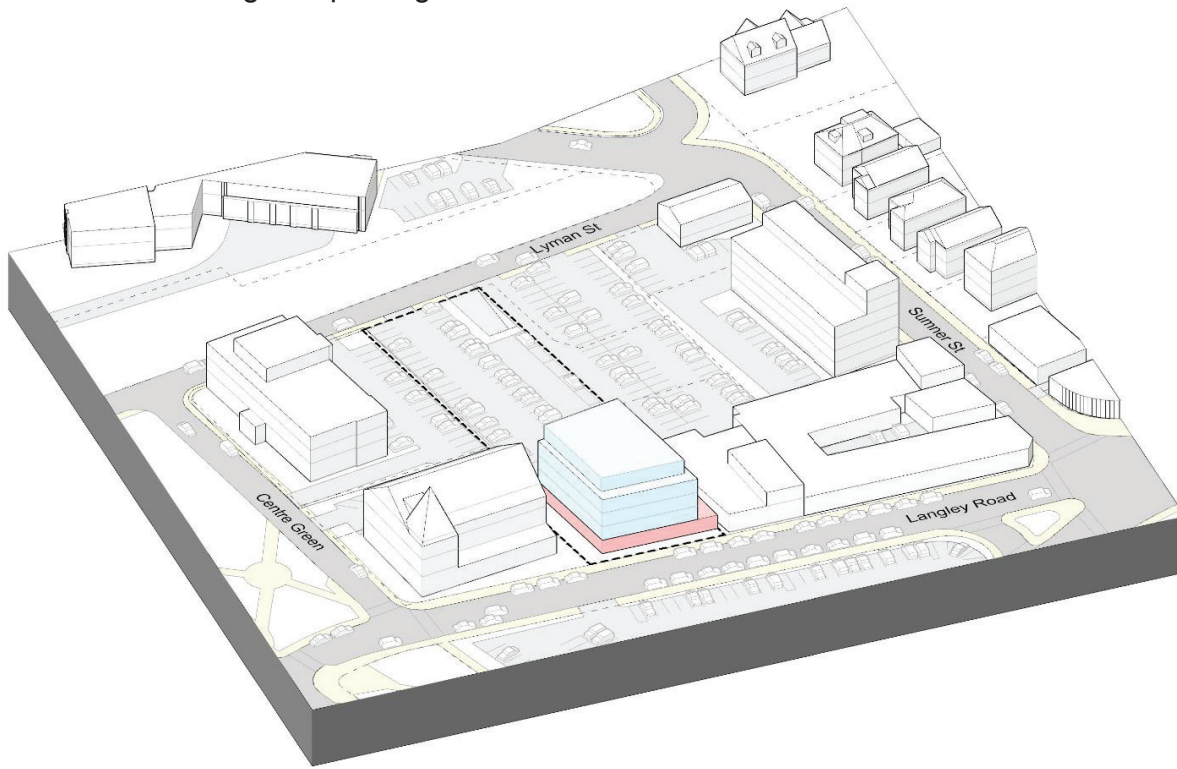


Primary limiting factor(s)

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.

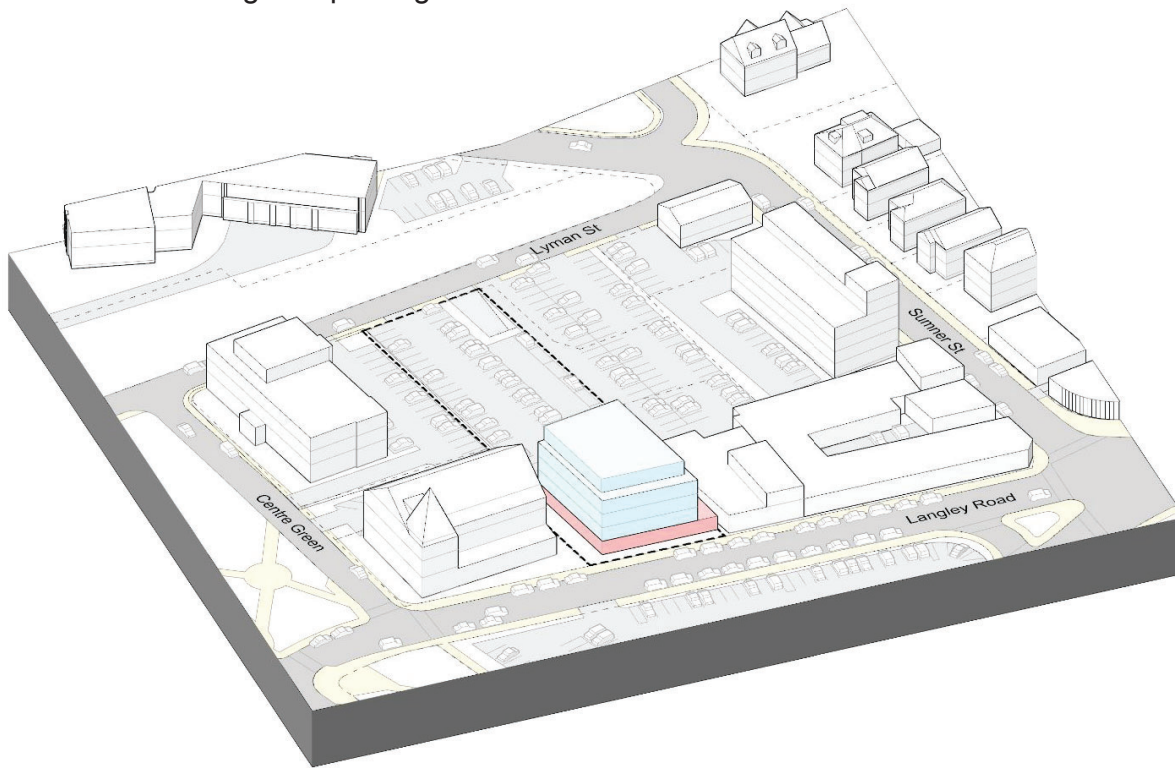
10'-6" for residential
 15' for retail
 12'-6" for commercial / office

Primary limiting factor(s)

Zoning Scenarios: Center

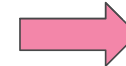
Initial Pro Forma

MU4, Special Permit
1 level of below-grade parking



■ Retail ■ Office

NOT FEASIBLE:
TARGET 5.5% NOI/COST

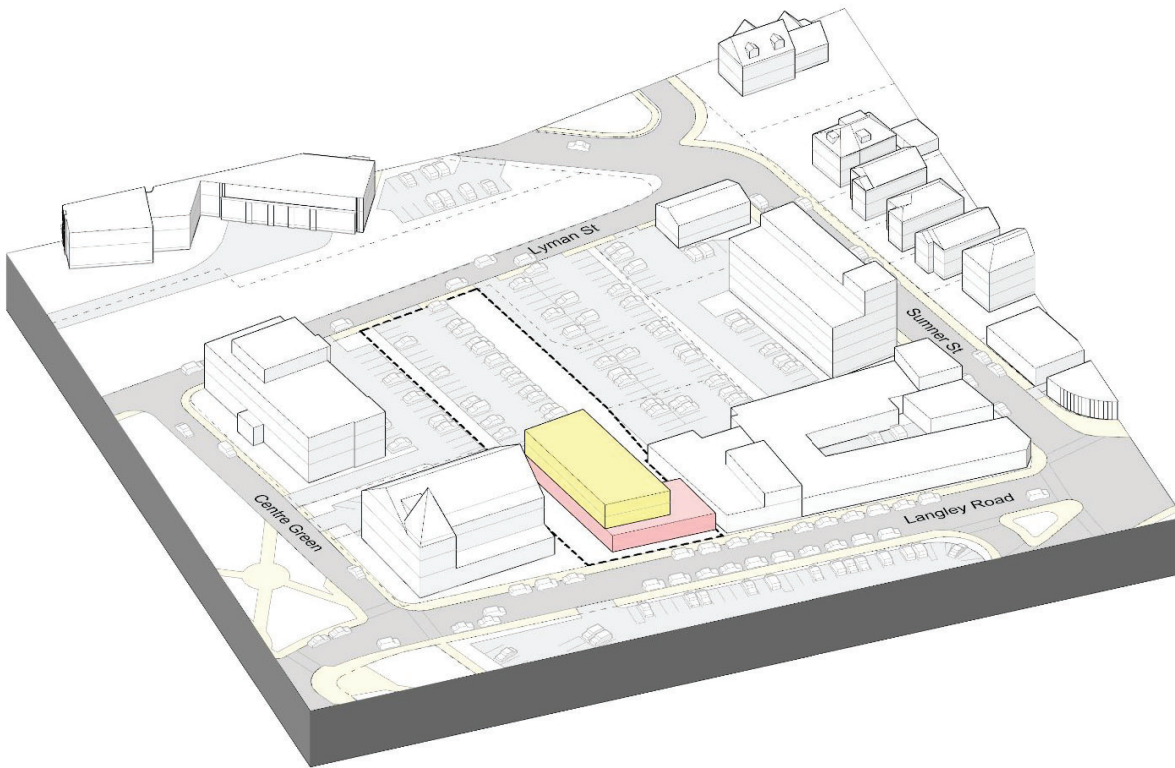


	Mid Rise / 4 stories Mixed Parking Office/Retail
Site (Acres)	0.84
FAR	0.98
Office GSF	26,400
Retail GSF	8,700
Total GSF	35,100
Parking Ratio	3.75
Parking Cost (Mixed)	\$ 55,700
Parking Spaces	132
Rent/SF	\$ 40.00
Hard Cost (Includes Fit out)	\$ 315
Soft Cost/Site	25%
Land Cost (per land foot)	\$ 83.00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

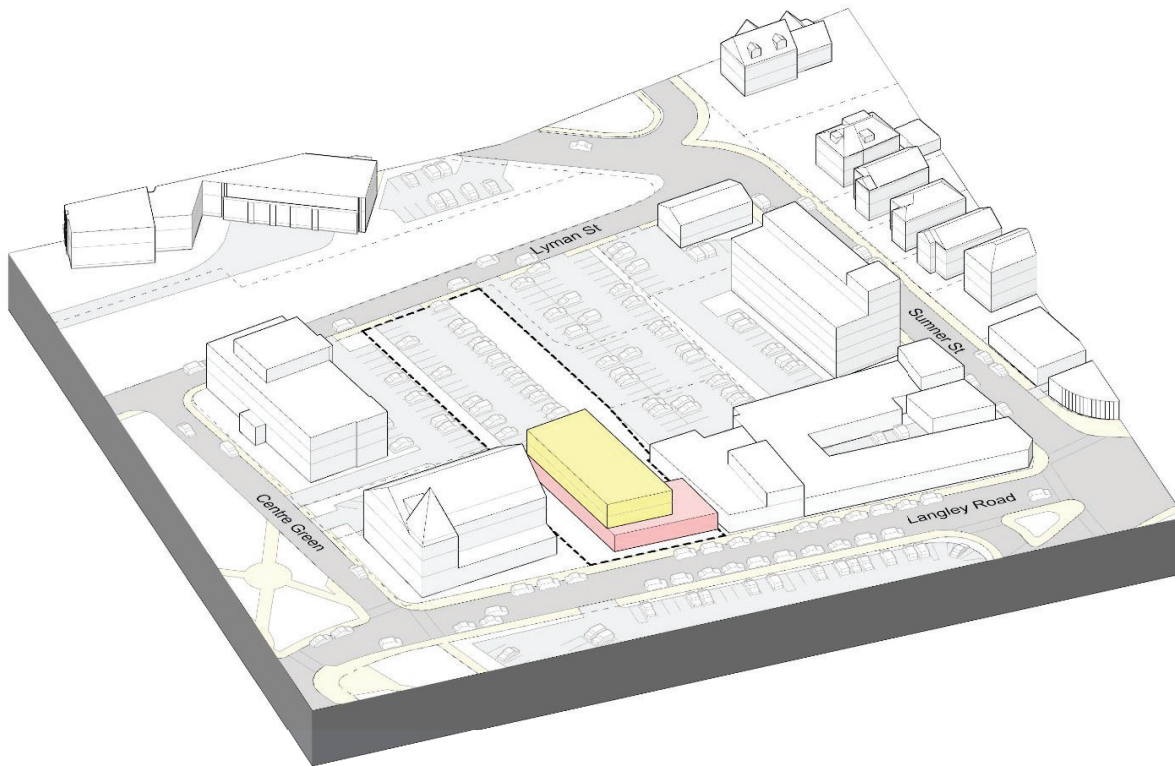


Primary limiting factor(s)

Zoning Scenarios: Center

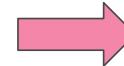
Initial Pro Forma

MU4, By-right



■ Retail
 ■ Residential

NOT FEASIBLE:
 TARGET 5.5% NOI/COST

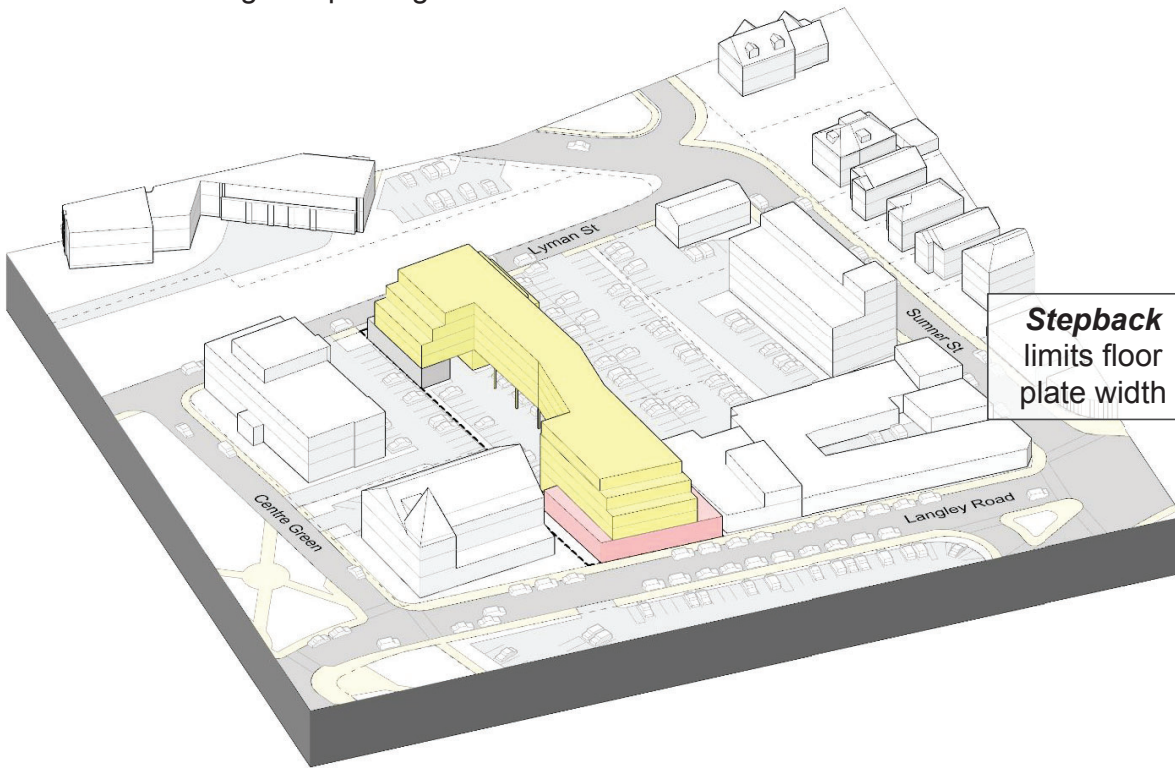


	<i>Low Rise / 3 stories</i>
	<i>Surface Parking</i>
	<i>Rental</i>
Site (Acres)	0.84
FAR	0.54
Total Units	10
Affordability %	17.5%
Affordable Units	2
Average Unit Size	960
Residential Efficiency	80%
Total GSF (building only)	19,759
Total GSF (including parki	21,282
Parking Ratio	2.00
Parking Cost (surface)	\$ 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)

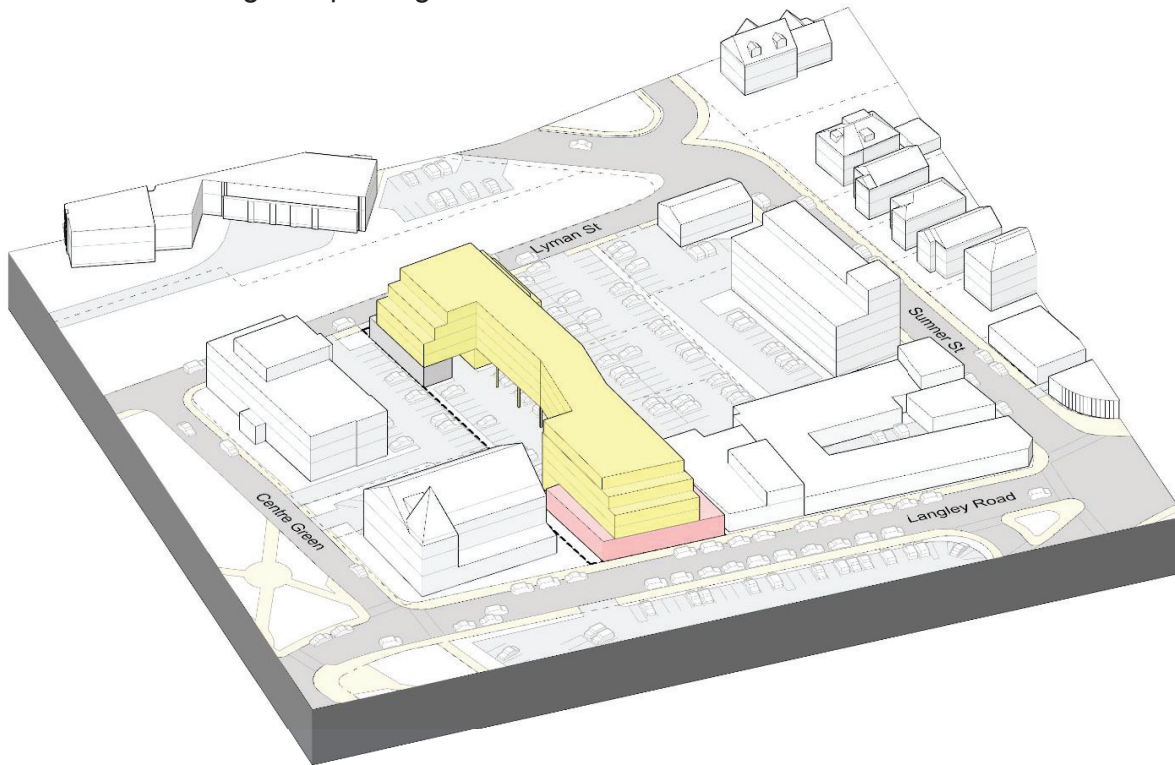
Regulations	MU4 Special Permit	Test-Fit Count
FAR (max)	2.5	2.44
Height (max)	5 stories, 60 ft	5 stories, 60 ft
Number of units		65
Area Retail		8,300 sf
Building area (max)	--	87,600 sf
Frontage (min)	75% of lot facing a public way shall contain building(s)	✓
Setback: Front	0' -10' 40'+ ht stepback 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



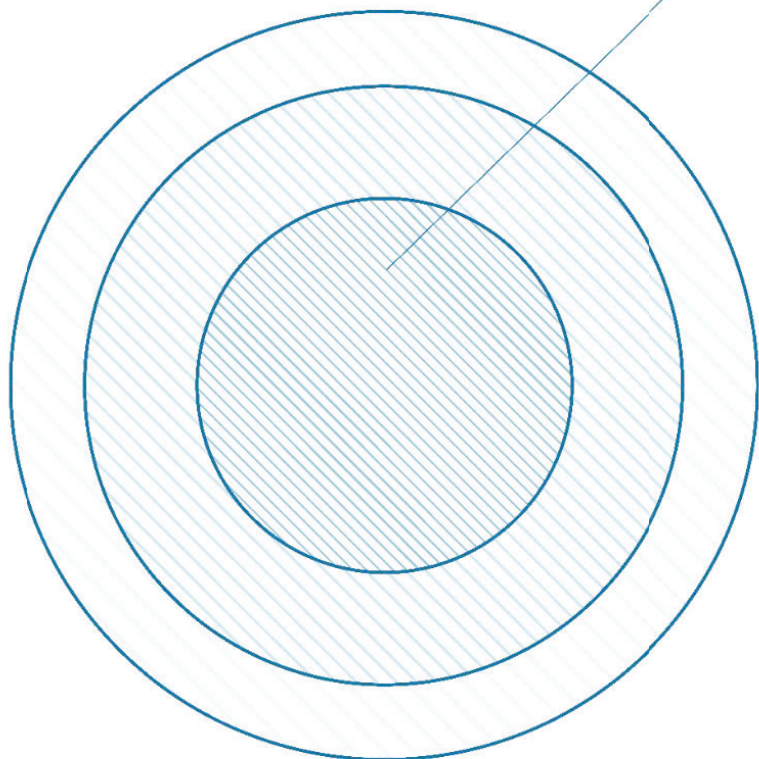
	<i>Mid Rise / 4 stories</i>
	<i>Underground Parking</i>
	<i>Rental</i>
Site (Acres)	0.84
FAR	2.44
Total Units	65
Affordability %	17.5%
Affordable Units	11
Average Unit Size	960
Residential Efficiency	80%
Total GSF (building only)	89,281
Total GSF (including parki	86,223
Parking Ratio	1.25
Parking Cost (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

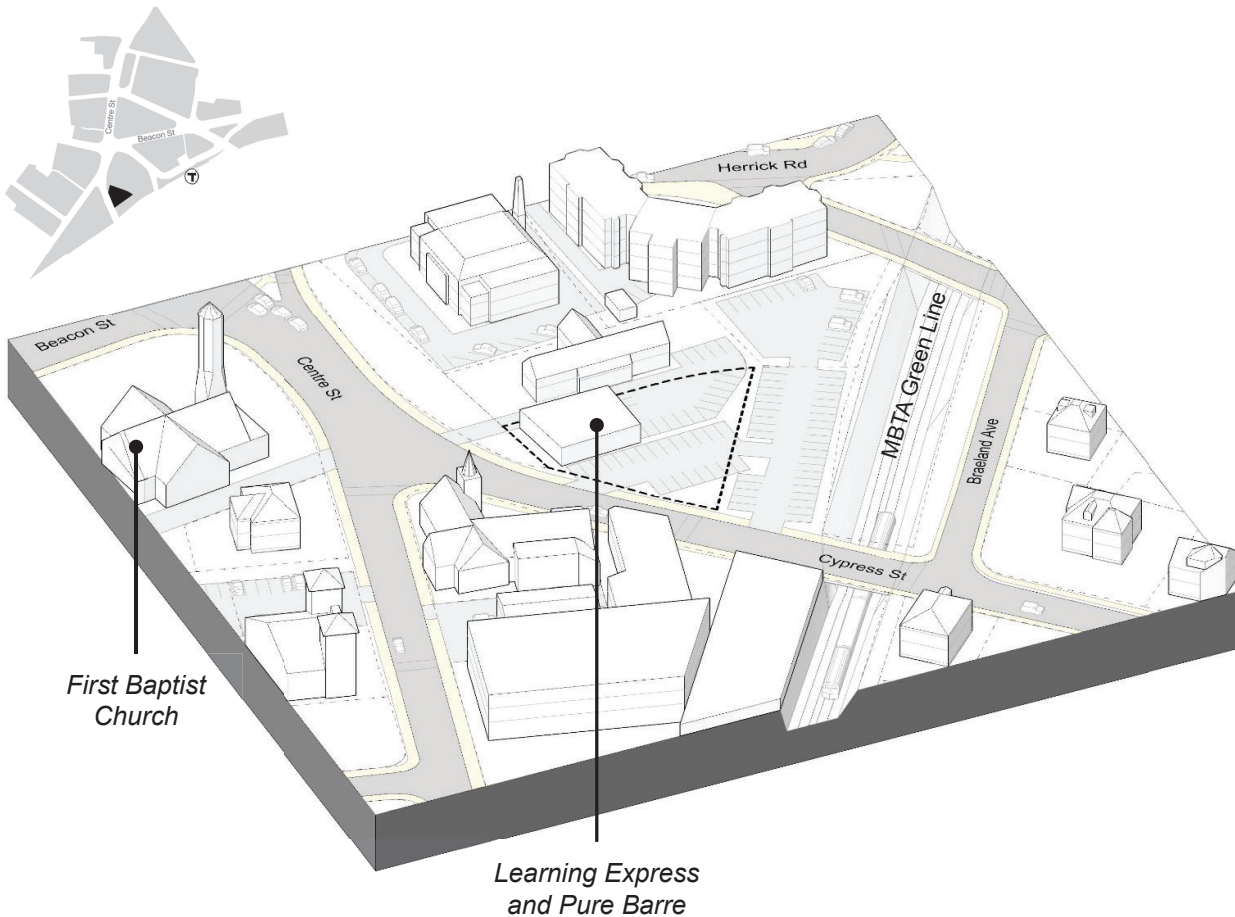
Example Revised MU4



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

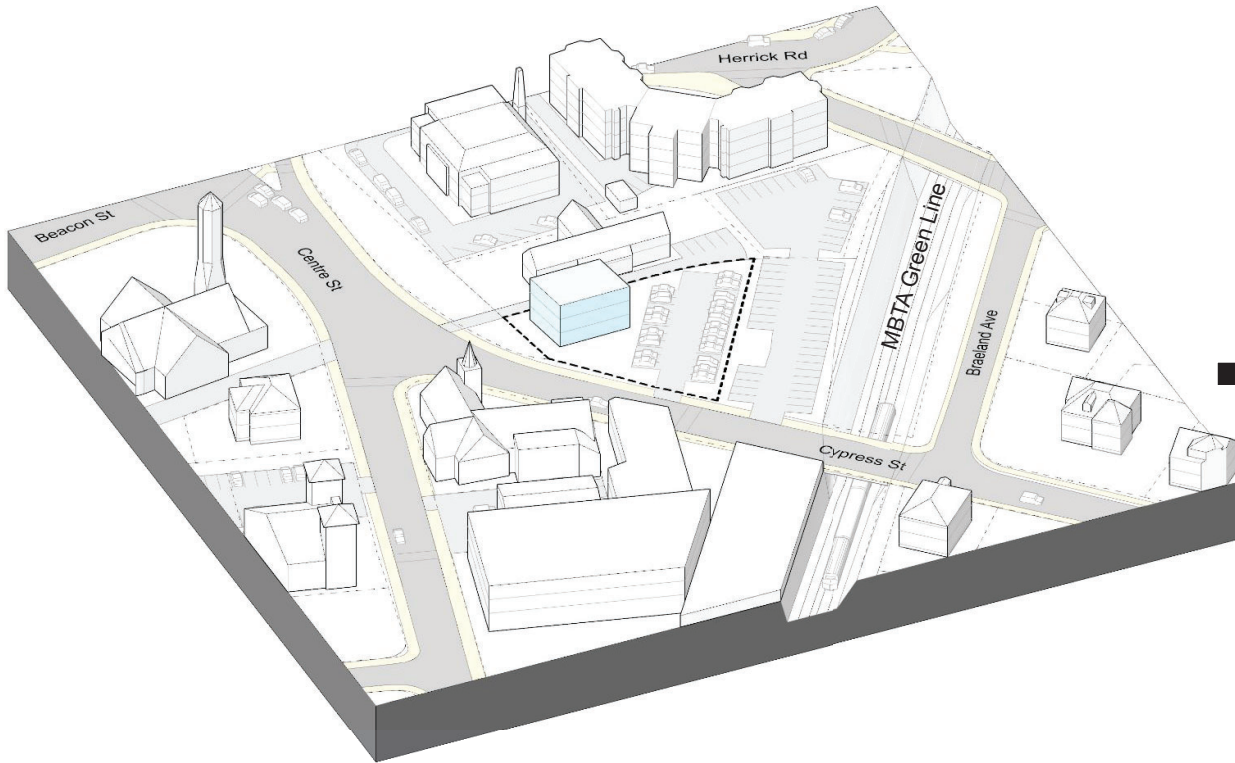


Regulations	BU3 By-Right	BU3 Special Permit
FAR (max)	1.5	2.0
Height (max)	3 stories, 36 ft	4 stories, 48 ft
Lot area per unit (min)	1,200 sf	1,200 sf
Building area (max)	19,999 sf	--
Lot area (min)	10,000 sf	10,000 sf
Setback: Front (min)	Lesser of ½ bldg ht or Average	Lesser of ½ bldg ht or Average
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

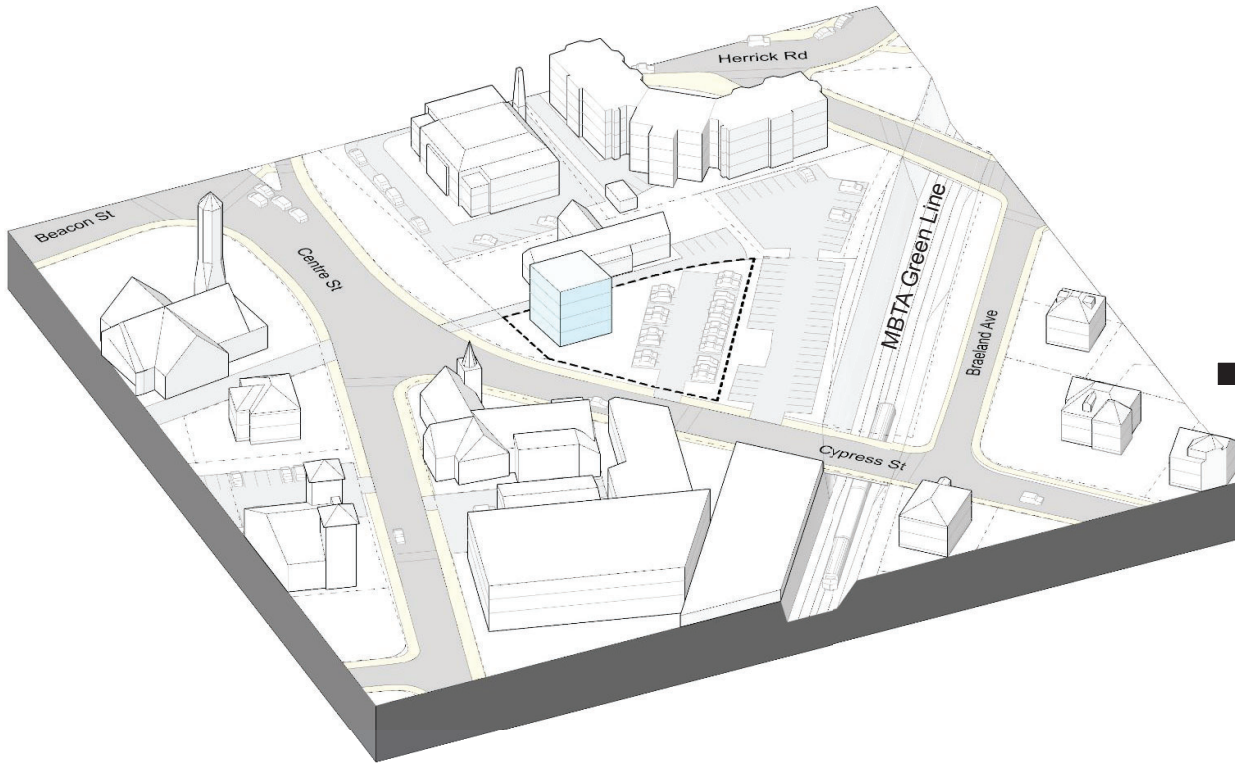
*For the scenario to work within the maximum height, the office floor-to-floor height needs to be 12 feet which is shorter than the standard minimum floor-to-floor height. See the market minimum heights below.

- 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 1/2 bldg ht or Average	15'
Setback: Side (min)	1/2 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

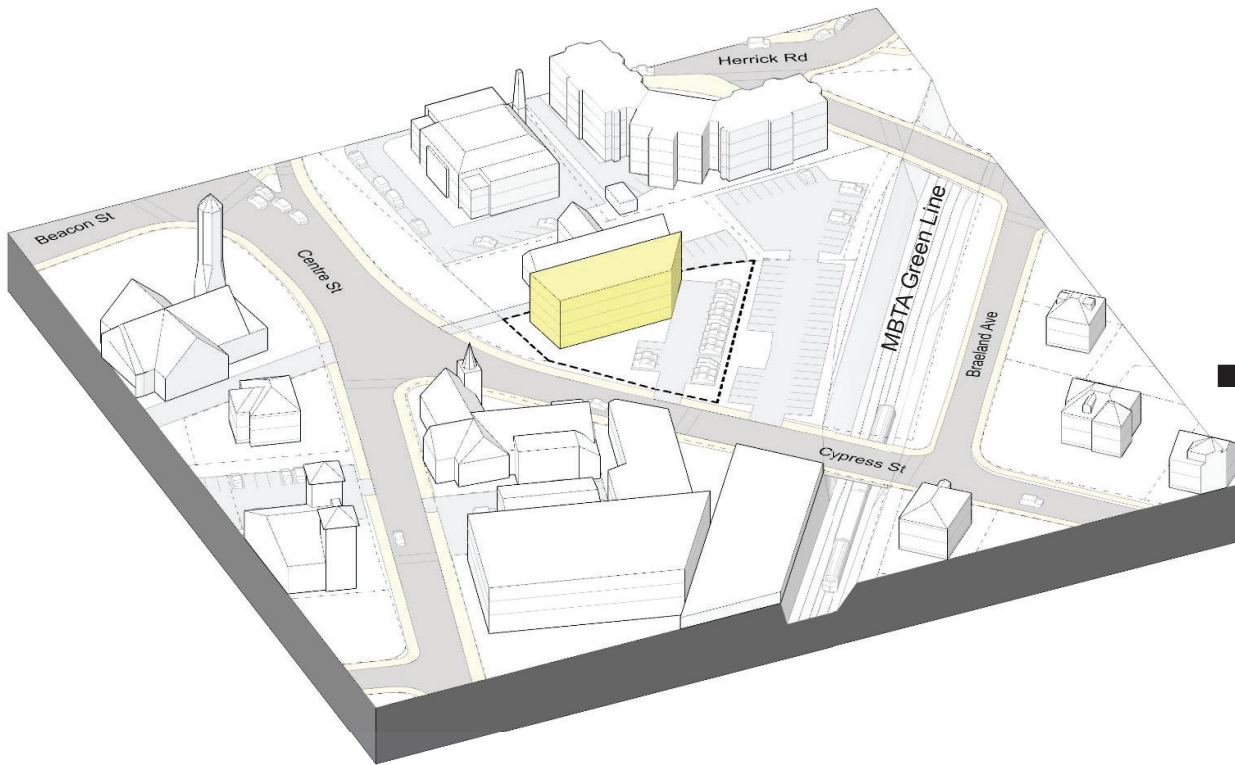


Primary limiting factor(s)

Zoning Scenarios: Periphery

BU3 Test-fit

Special Permit



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



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

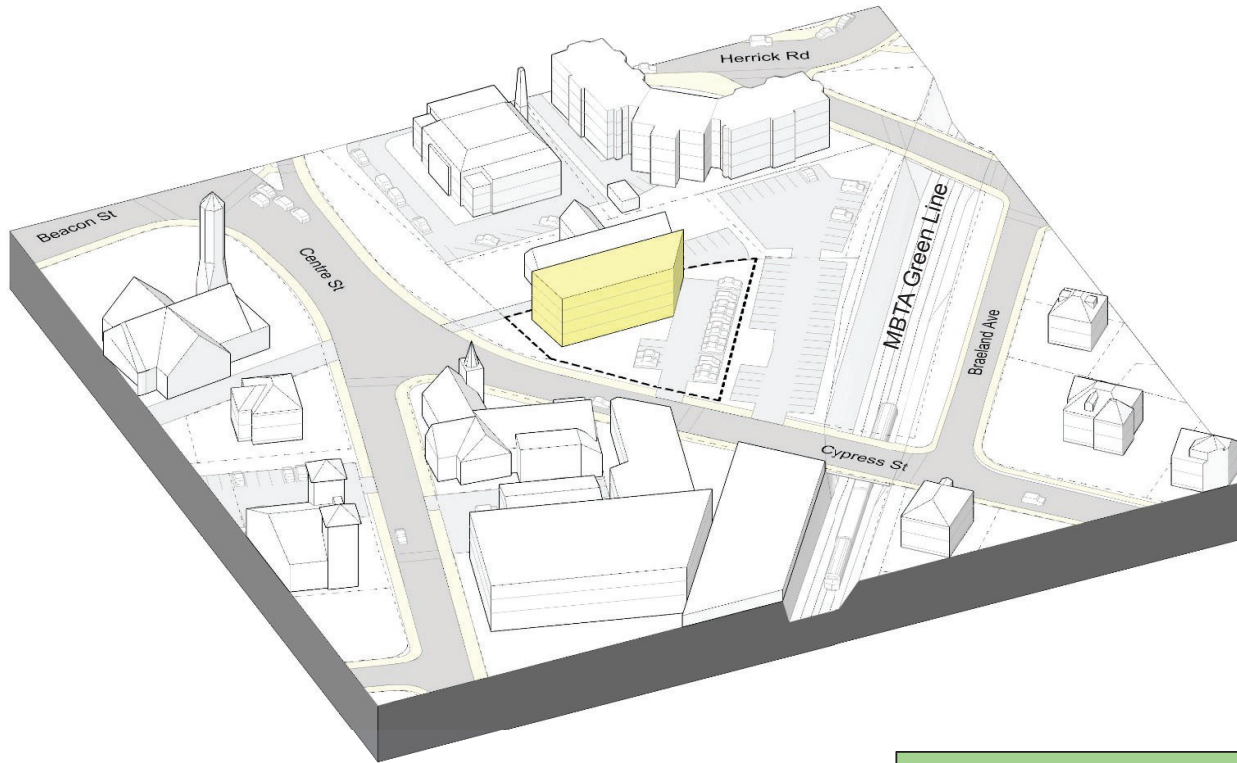


Primary limiting factor(s)

Zoning Scenarios: Center

Initial Pro Forma

BU3, Special Permit



Residential

FEASIBLE:
TARGET 5.5% NOI/COST

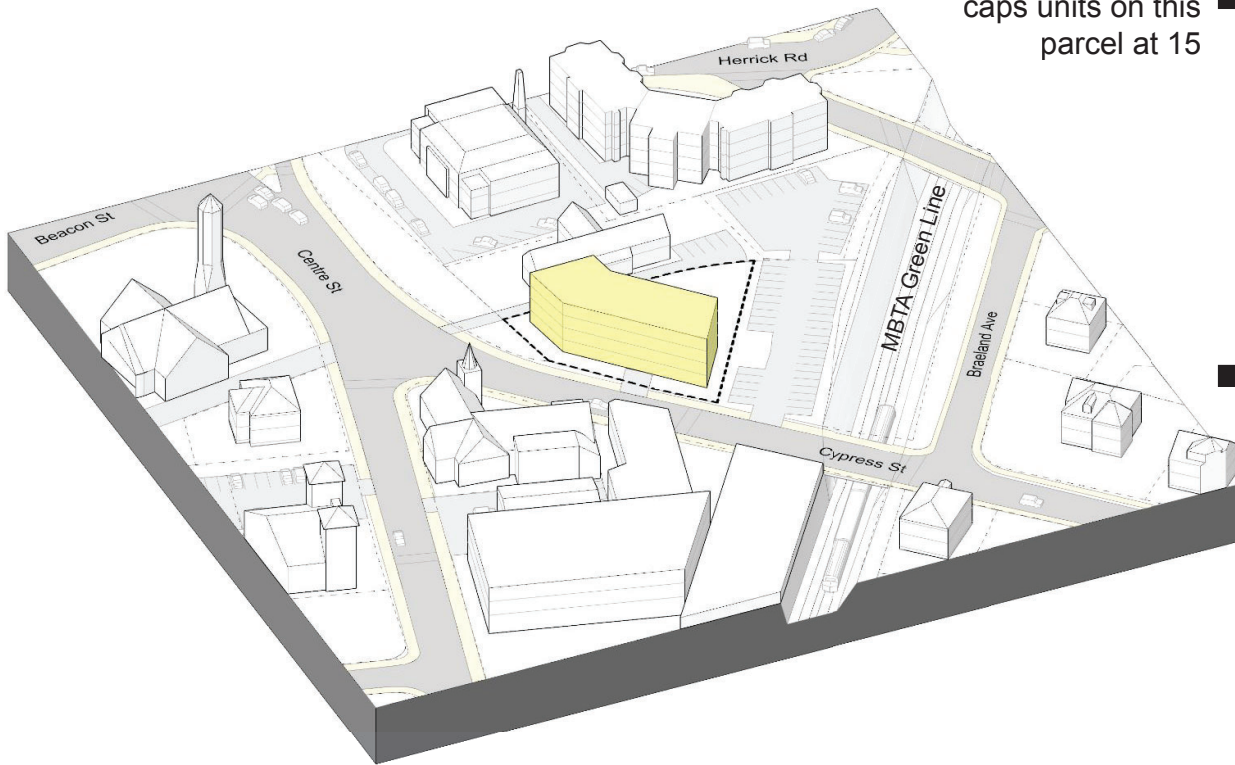


	Mid Rise / 4 stories
	Surface Parking
	Rental
Site (Acres)	0.41
FAR	0.93
Total Units	14
Affordability %	17.5%
Affordable Units	2.0
Average Unit Size	960
Residential Efficiency	80%
Total GSF (building only)	16,740
Total GSF (including parki	16,800
Parking Ratio	1.25
Parking Cost	\$ 5,000
Residential Rent/SF	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.

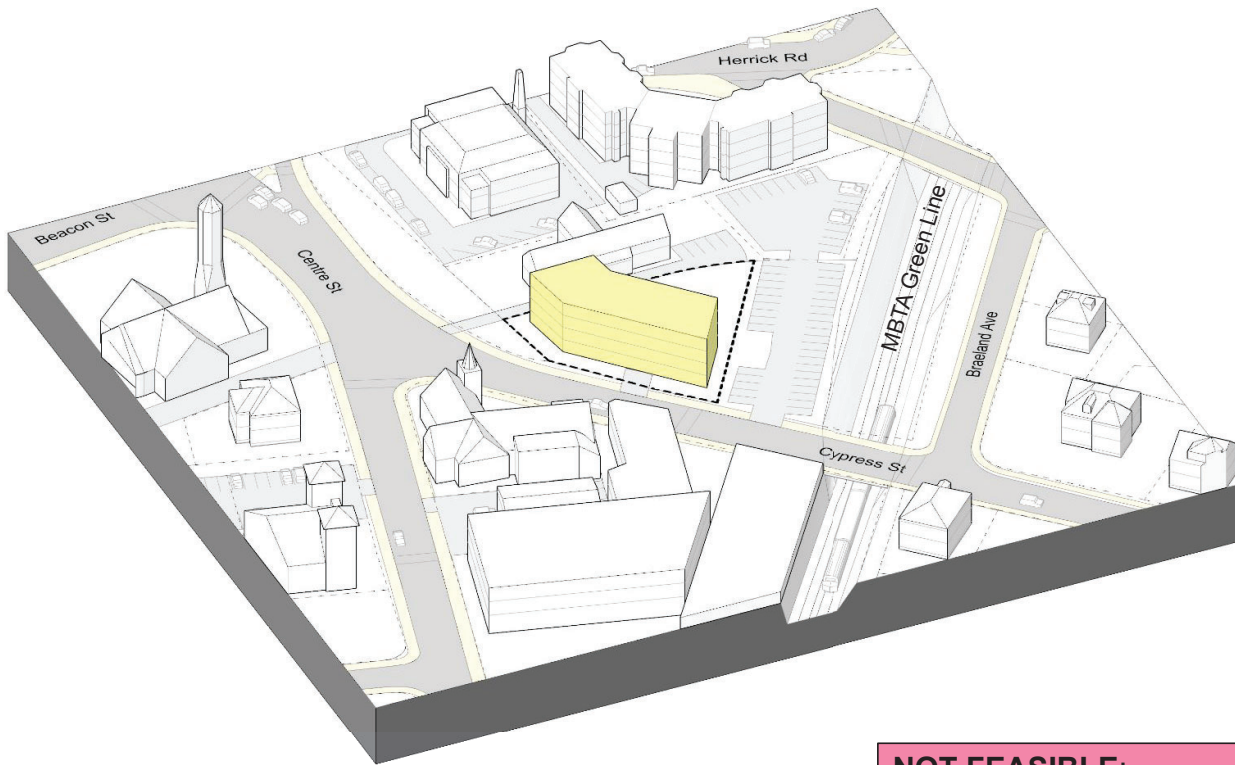
Residential (6,600 gsf floor plate. **1,700 gsf units**)

➔ Primary limiting factor(s)

Zoning Scenarios: Center

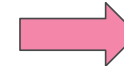
Initial Pro Forma

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 parki	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 ou	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 pe	50.00
Cap Rate	4.50%
NOI/Cost	5.06%

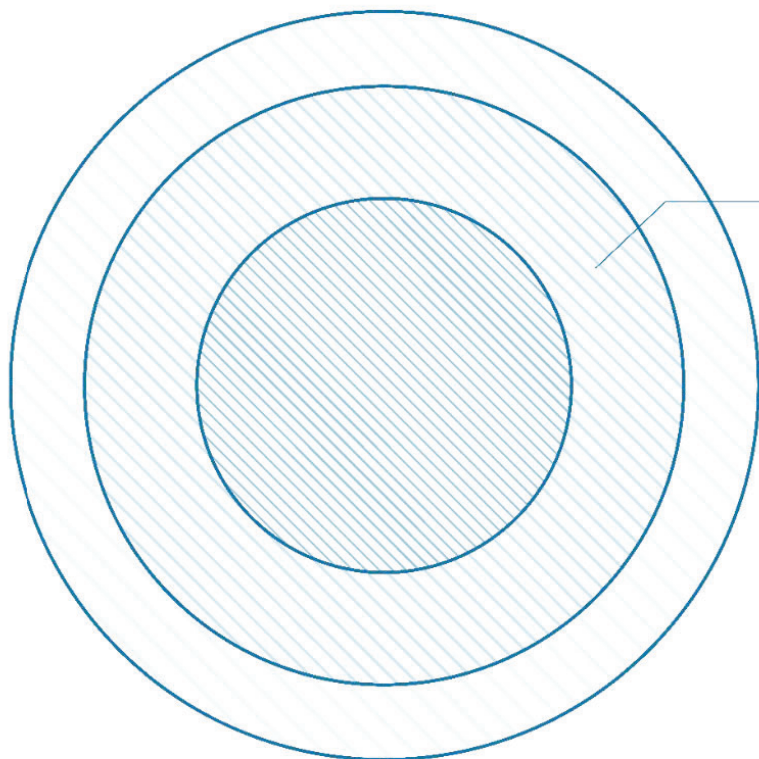
BU3 Analysis

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

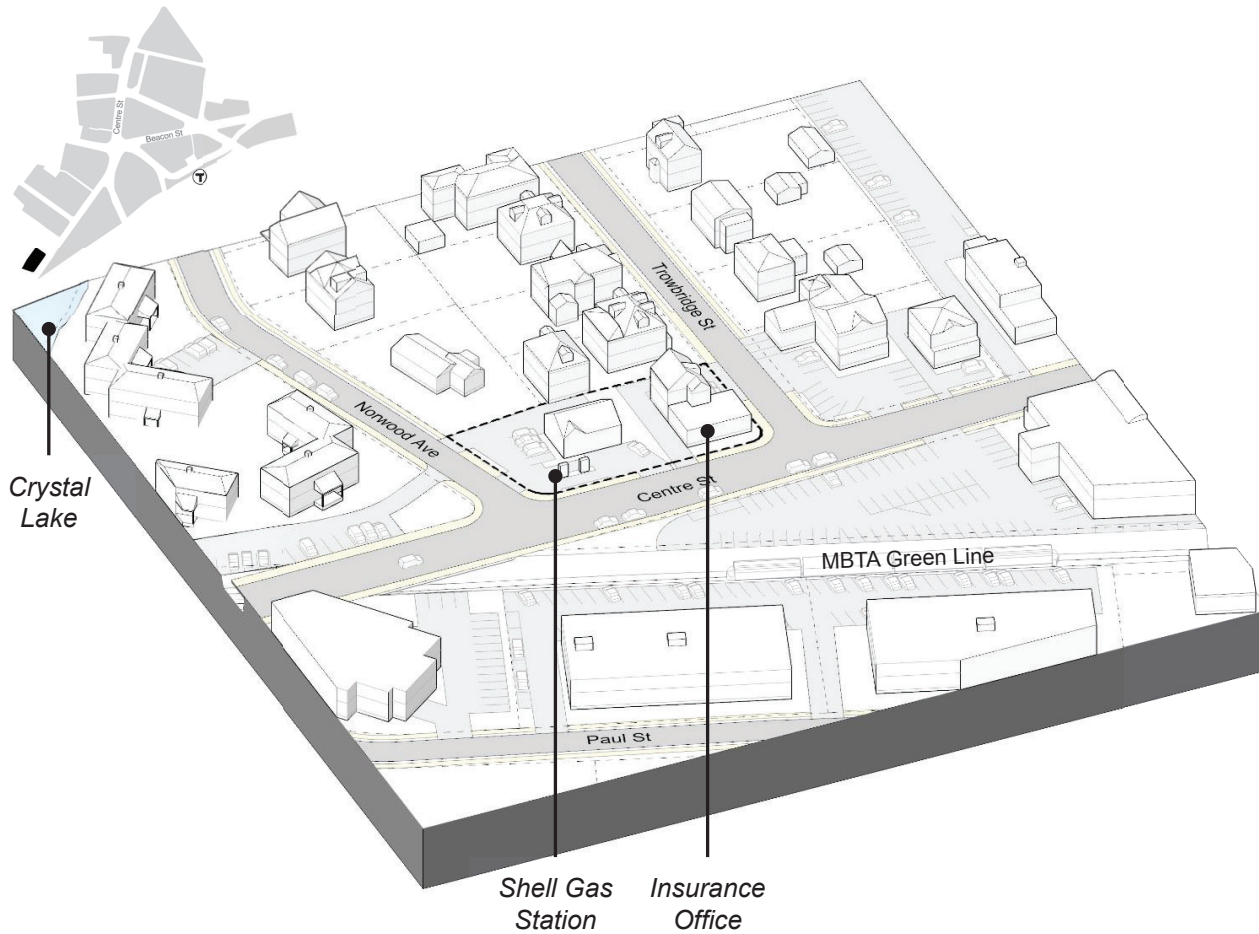
Example Revised BU3



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

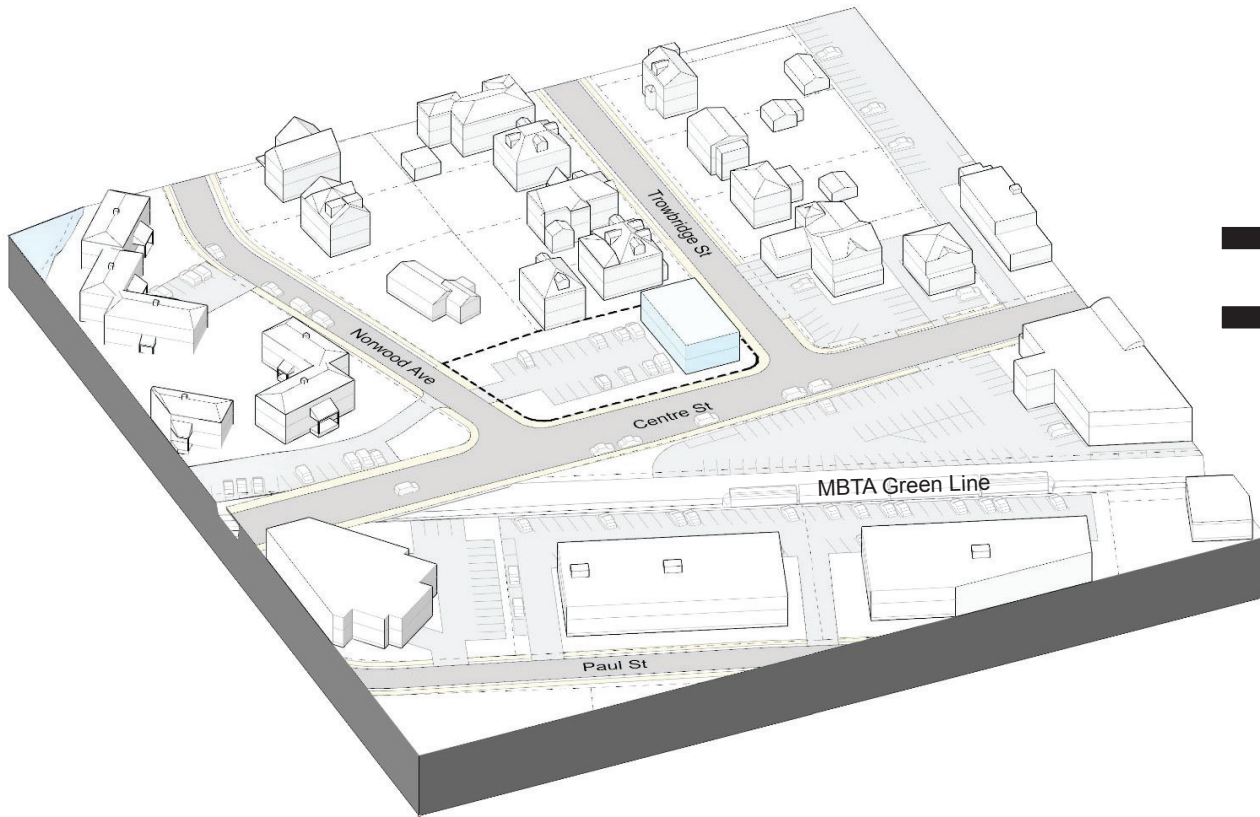


Regulations	BU2 By-Right	BU2 Special Permit
FAR (max)	1.0	2.0
Height (max)	2 stories, 24 ft	4 stories, 48 ft
Lot area per unit (min)	1,200 sf	1,200 sf
Building area (max)	19,999 sf	--
Lot area (min)	10,000 sf	10,000 sf
Setback: Front (min)	Lesser of ½ bldg ht or Average	Lesser of ½ bldg ht or Average
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)

Primary limiting factor(s)

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 ½ bldg ht or Average	12'
Setback: Rear (min)	Greater of ½ bldg ht or 15' next to residential	15'
Parking: Office	1 per 250 sf	22 spots

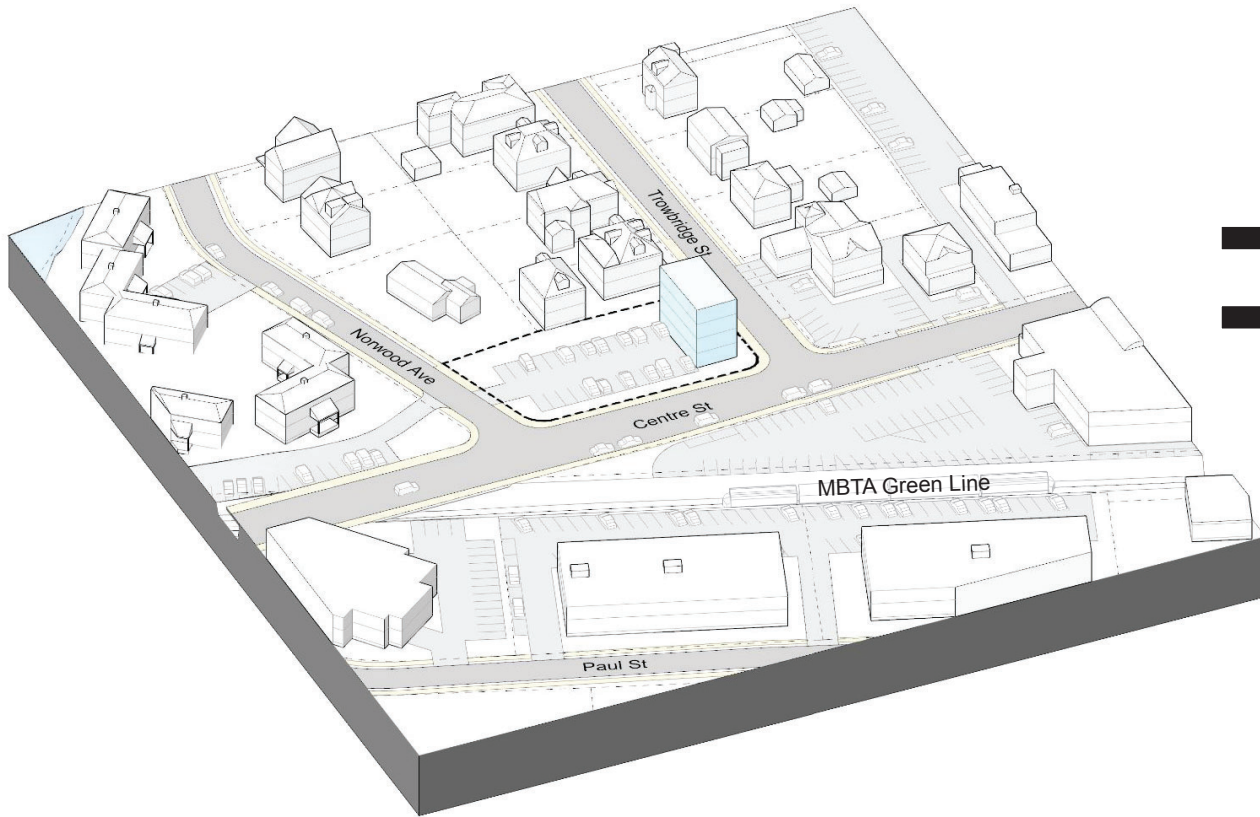
*For the scenario to work within the maximum height, the office floor-to-floor height needs to be 12 feet which is shorter than the standard minimum floor-to-floor height. See the market minimum heights below.

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

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

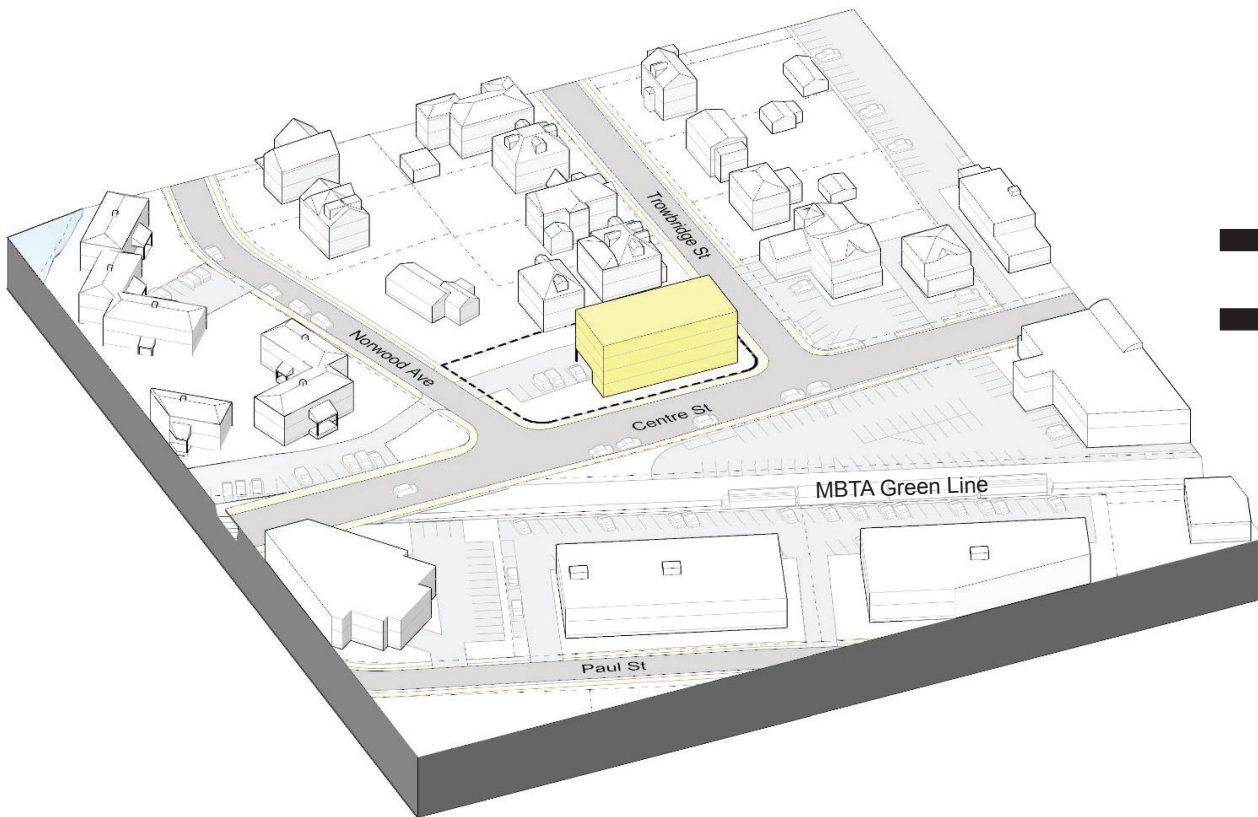


Primary limiting factor(s)

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 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	17 spots

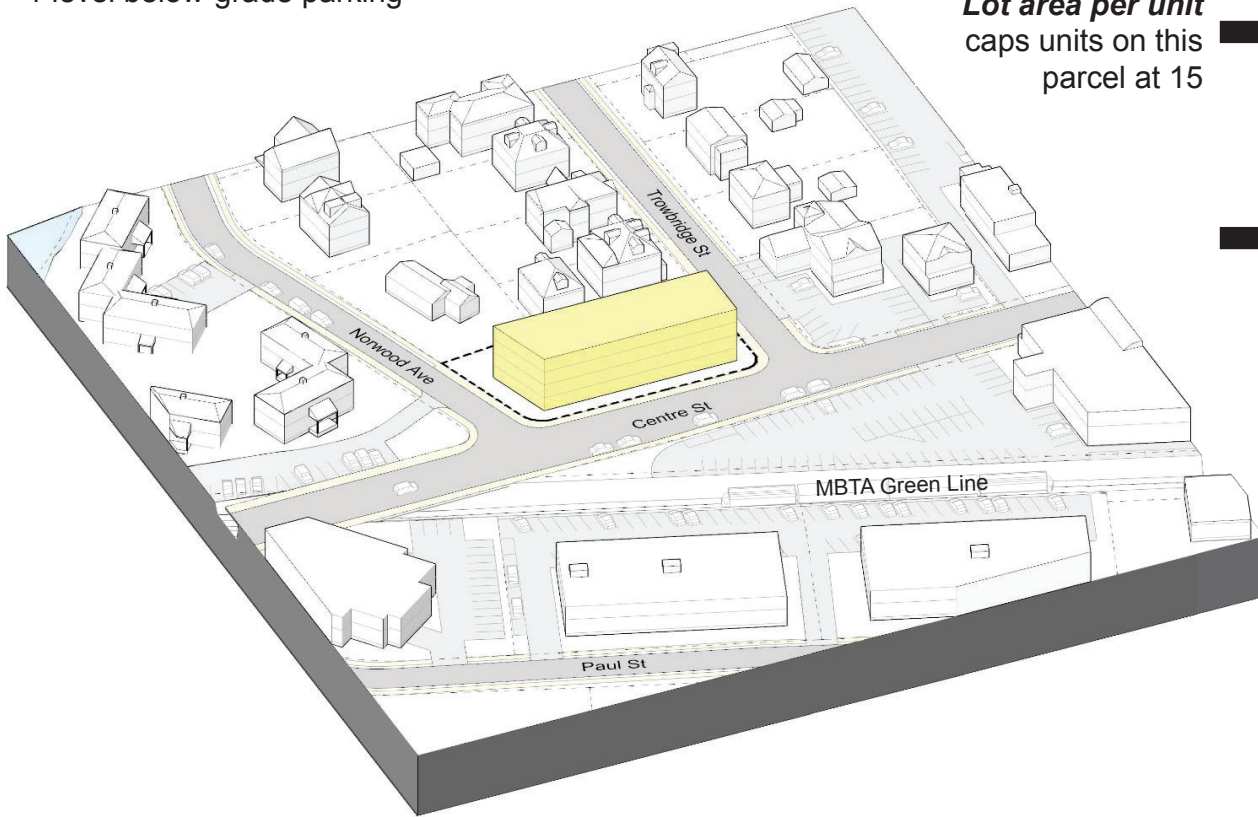


Primary limiting factor(s)

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

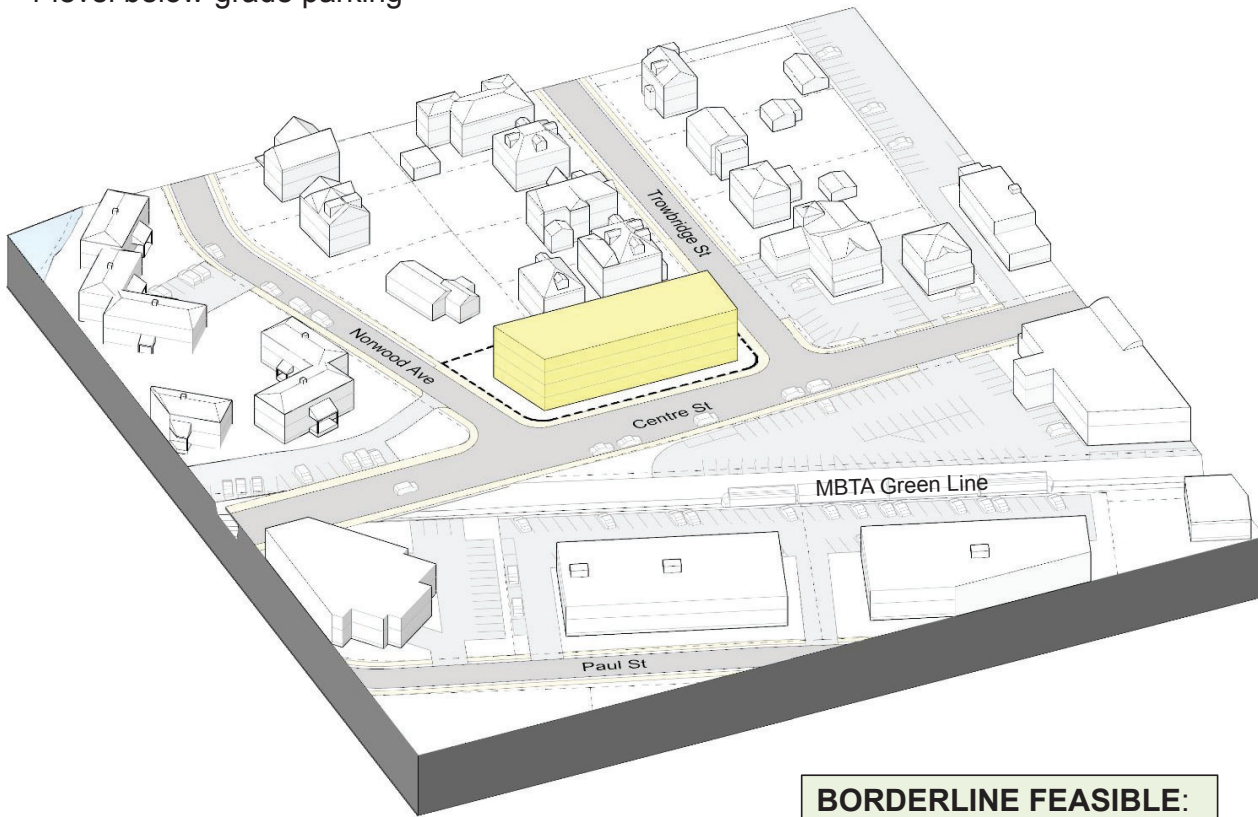
Residential (7,600 gsf floor plate. **2,000 gsf units**)

→ Primary limiting factor(s)

Zoning Scenarios: Edge

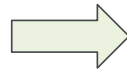
BU2 Test-fit

Special Permit
1 level below-grade parking



Residential

BORDERLINE FEASIBLE:
TARGET 5.5% NOI/COST



	<i>Low Rise / 3 stories</i>
	<i>Under Ground Parking</i>
	<i>Residential Rental</i>
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

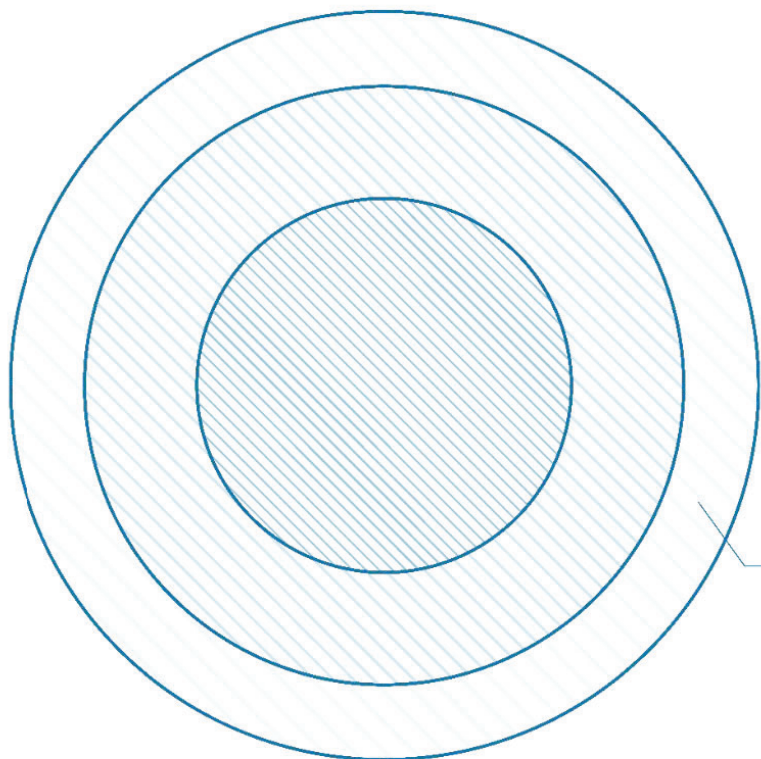
BU2 Analysis

*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

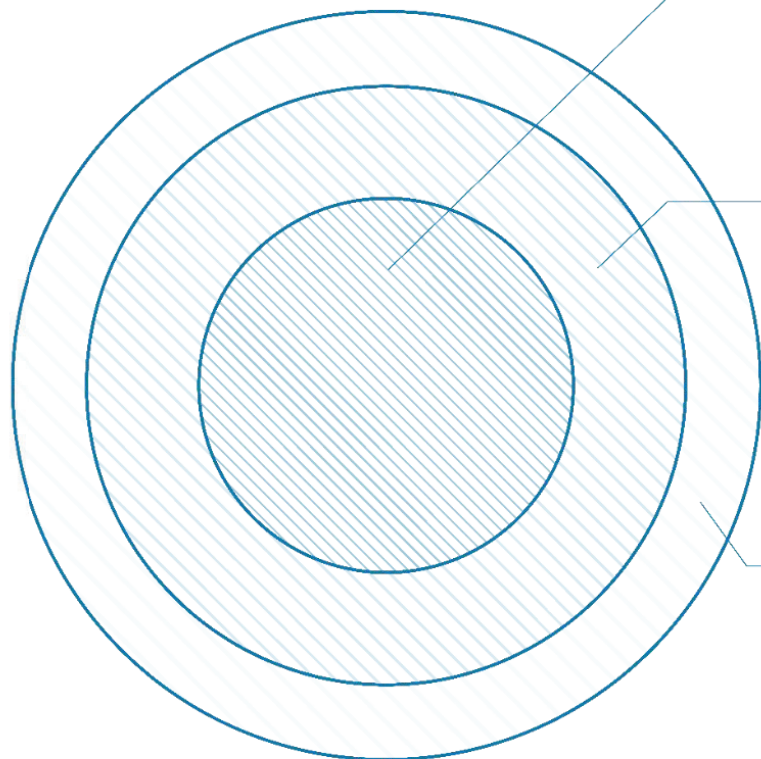
Example Revised BU2



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