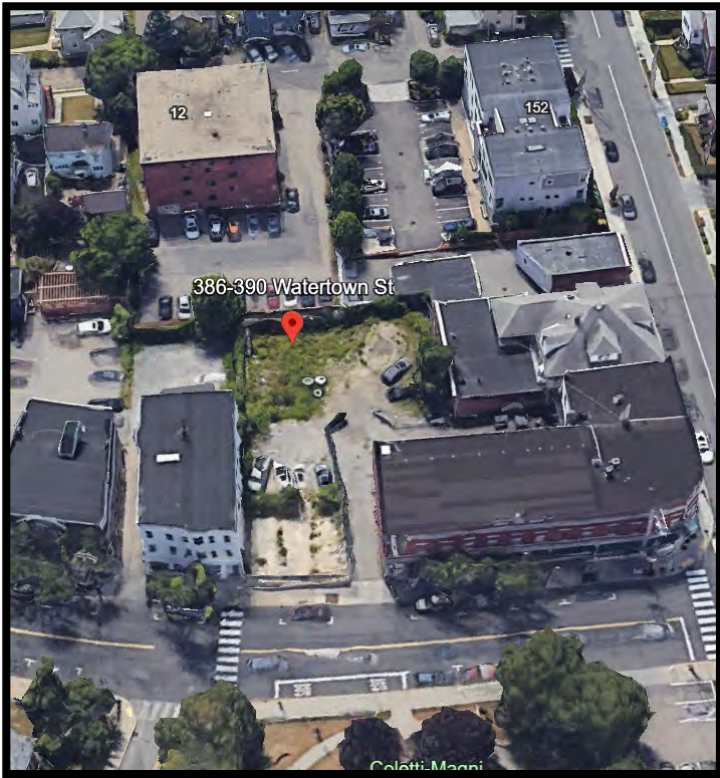




386-394
WATERTOWN
STREET



-2017 Initial Special Permit granted

-2018: Modification to restructure the conditions pertaining to inclusionary zoning

-2018: Demolition of existing structures

-2020: COVID Pandemic – Construction projects stall, costs skyrocket

-2021: Modification to redesign plans (10 units and 16 parking spaces - Special Permit expiration 12/24)

-May 2024: John partners with Nic to help allow project to move forward – Outreach begins to discuss protecting existing project and the proposed 13 unit project

-June 2024: Met with City regarding paths to preserve existing permit and seeking a potential zone change and 3 additional units

-8/29/24: Met with Nonantum stakeholders to discuss reduction of underground parking, zone change to VC2 and 4th floor – Based on feedback the team amended zoning change request from VC2 to the suggested MU4

-Pivoting from VC2 to MU4 caused procedural delays relating to the zone change request necessitating an appearance before the Land Use Committee solely to request parking reduction

-9/17/24: Modification to Special Permit to remove below grade parking (protected existing permit)

11/14/24: Met with Nonantum stakeholders to continue discussion on MU4 and 4th floor and coordinate community meeting

12/11/24: 1st Community Meeting

12/17/24: Land Use Council hearing

1/22/25: 2nd Community Meeting

Timeline



-MU4 district is unmapped, with parcels opting into MU4 voluntarily via Special Permit

-Intent of MU4 is to encourage development that allows for sufficient density and intensity of uses to allow compact, pedestrian oriented neighborhoods with a variety of uses

-MU4 provides the possibility of additional density but requires additional Special Permits, which provides safeguards on over-development and maintains a case by case review of each proposal

-The proposal fits within the goals of the MU4 as Nonantum is a very walkable neighborhood

-The project as currently approved includes both a commercial and residential component

-MU4 will continue to allow these uses and the project will retain its mixed-use character

-MU4 allows by Special Permit the proposed 4th story, however, the 4th floor has been setback on all sides and specifically along Watertown Street to allow for additional units without impacting the streetscape

-The project allows for moderately sized units, which are in great demand in Nonantum and Newton as a whole, and will contribute to the diversity of housing stock and meet the needs of adding housing close to amenities and public transportation

-The project allows for 3 additional residential units including an extra affordable unit in addition to the two existing affordable units

-No parking increases are proposed, so there will not be any additional traffic concerns from the previously approved project

-The requested relief is in line with prior approvals as the MU4 opt in and proposed 3 additional units are appropriate at this site, will not create any significant shadows, and support several of the City's long-term goals

Why MU4?



APPROVED



PROPOSED

RENDERINGS