

FHC MEETING

NOVEMBER 1,
2022

PROJECT DETAILS

Address: 528 Boylston Street, Newton, MA

Lot Size: +/- 253,454 square feet (5.82 acres)

Total Units: 244

95	1-bedroom units (~766 SF)
122	2-bedroom units (~1,146 SF)
27	3-bedroom units (~1,447 SF)

Total Parking Spaces: 397

383	garage spaces (7 ADA spaces)
14	surface spaces (1 ADA spaces)

Parking Ratio: 1.6:1

Affordability: 25% (61 units)



**VIEW FROM SITE LOOKING TOWARD EXISTING
STRUCTURE AND RT. 9**



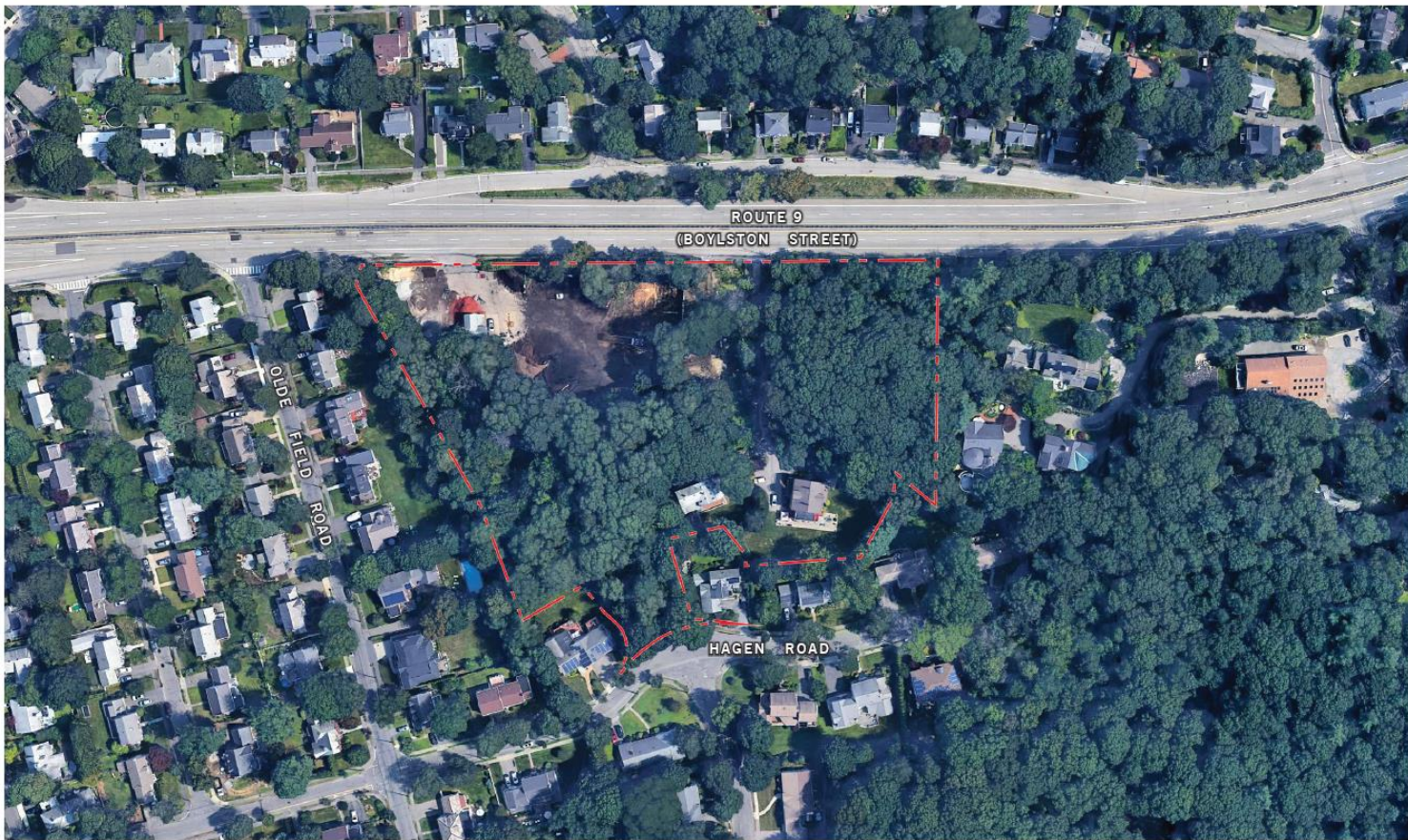
**VIEW FROM SITE LOOKING TOWARD REAR OF
EXISTING STRUCTURE**



VIEW RT. 9 LOOKING EAST TOWARD SITE



VIEW FROM RT. 9 LOOKING WEST TOWARD SITE



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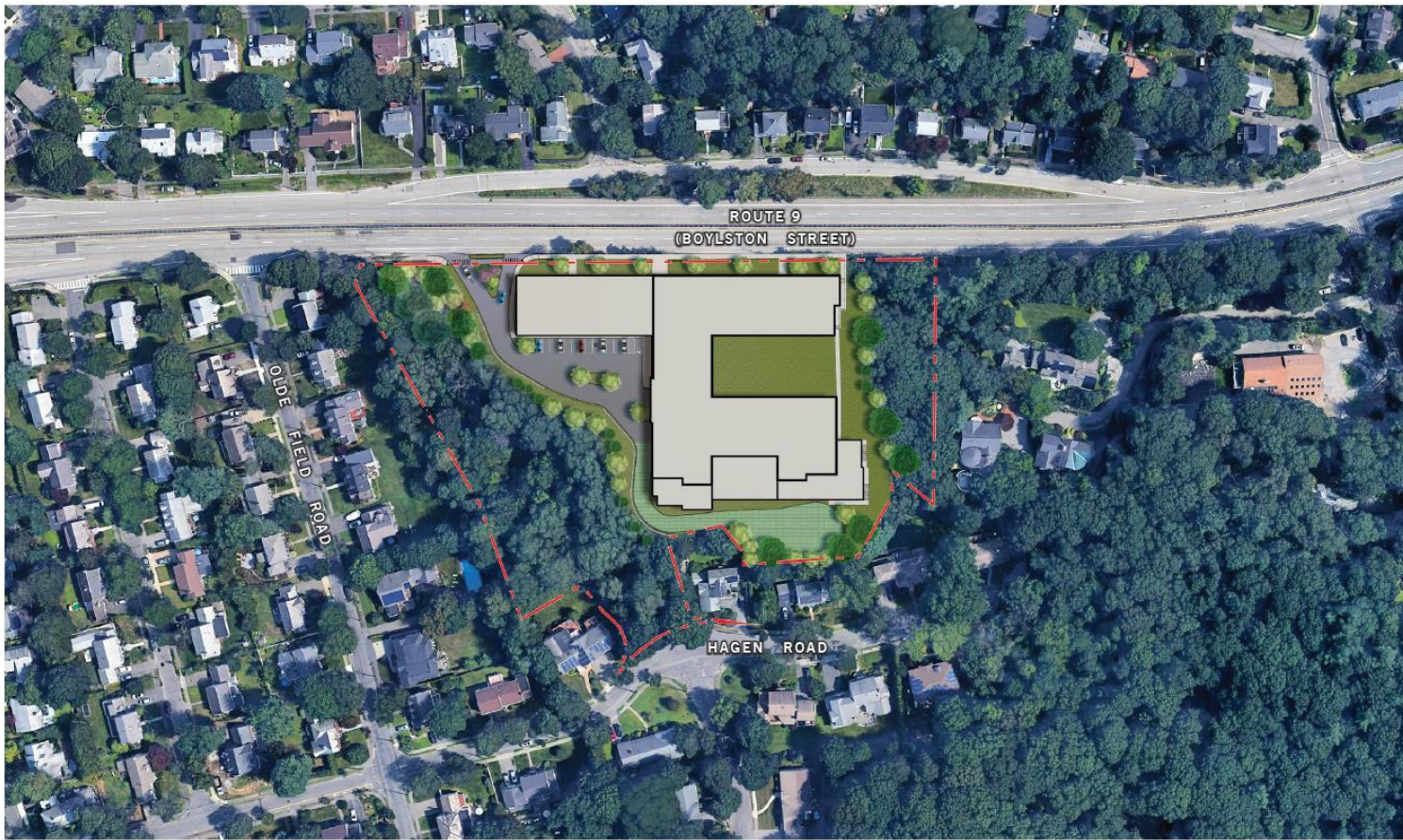
Locus Plan - Existing Conditions



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Locus Plan - Proposed Design
0 50' 100' 200'



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Perspective View

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Perspective View





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Perspective View

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SUSTAINABILITY

- Site design guided by sustainability and ecosystem improvement
- Passive House Feasibility Study and Energy Modeling to inform design and construction approach
- Planned LEED Gold Certification
- Embodied carbon analysis to guide materials selection
- Sustainable building materials and systems
- Fully electric building, reducing fossil fuel dependency
- EV car charging
- Solar-Ready infrastructure

Fair Housing Criteria Scorecard

1. Affordability
2. Accessibility
3. Visitability
4. Employment Proximity
5. Public Transportation Proximity
6. Discretionary Impact

Affordability

Is the project planned for more units priced below-market than is required by law?

No, the number of below-market units will equal that required.

61 units (25%) will be affordable to households at or below 80% AMI.

0 points

Accessibility

Is the development planned for more units meeting accessibility rules than are required by State or federal regulation?

No, the number will be that which is required.
13 units will meet accessibility rules.

Note: All units will be ADA adaptable.
We will be working with an accessibility consultant.

0 points

Visitability

A “visitable home” must have (1) at least one entrance is at grade (no step), approached by an accessible route, such as a sidewalk; (2) that entrance door and all interior doors on the first floor are at least 34 inches wide, offering 32 inches of clear passage space; and (3) at least one half-bath is on the main floor.

To what extent do the dwelling units in the proposed development meet that description of what is called “visitability”?

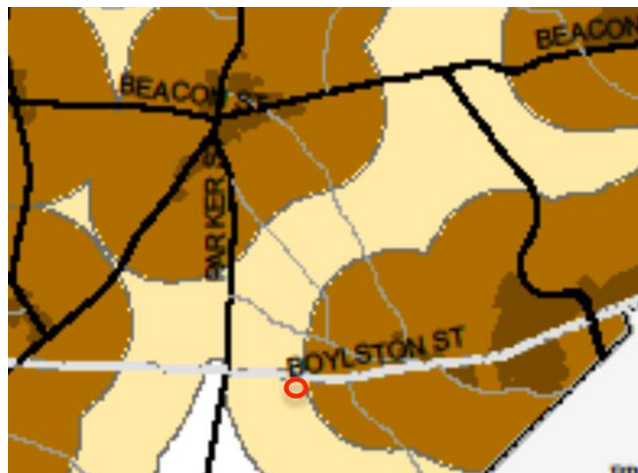
All housing units meet all three criteria.

3 points

Proximity to Employment

Is the development near commercial or major employment?

Yes, within ½ mile of a commercial or major employment site.



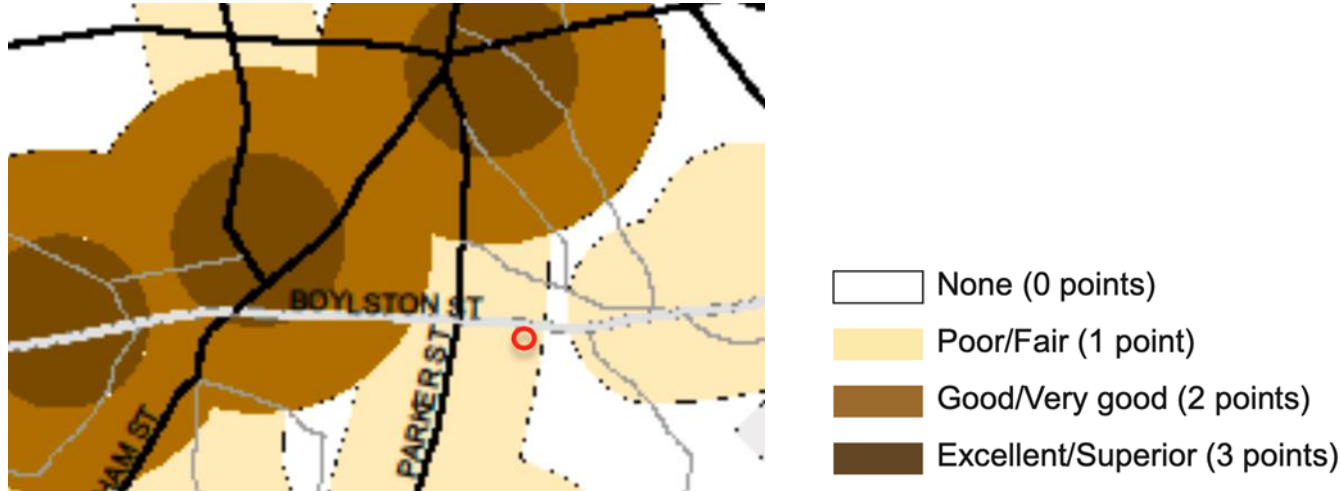
- More than 1/2 Mile (0 points)
- Within 1/2 Mile (1 point)
- Within 1/4 Mile (2 points)
- Commercial or Major Employment Area (3 points)

1 point

Proximity to Public Transportation

How good is the site's transit proximity as City-defined?

According to the City's Public Transportation Map, the Site is considered "Poor/Fair."



1 point

Discretionary Impact

A. Would the proposed development be free of disparate negative impacts for “protected classes” based on race, national origin, color, religion, sex, familial status, or disability, even though no regulation might be violated?

B. Might the City’s approval of the development be seen as creating, increasing, reinforcing, or perpetuating segregated housing patterns based on protected class status?

The project appears to have no disparate impact on any protected class, nor does it perpetuate segregated housing patterns.

3 points

528 Boylston Street Fair Housing Scorecard

	Points Earned	Total Possible Points
Affordability	0	3
Accessibility	0	3
Visitability	3	3
Proximity to Employment	1	3
Proximity to Public Transportation	1	3
Discretionary Impact	3	3
Total	8	18

528 Boylston Street

Unit Mix and Affordables

Number, Size, Affordability, and Accessibility of Units

	Studio	1 BR	2BR	3BR	Total
Number of Units	0	95	122	27	244
Percentage of Total	0	39%	50%	11%	100%
Average Size		766 SF	1,146 SF	1,447 SF	
Total Affordable Units	0	24	30	7	61
Number of <50% AMI Affordable	0	0	0	0	0
Number of 50-80% AMI Affordable	0	24	30	7	61
Number of 80-110% AMI Affordable	0	0	0	0	0
Accessible (5.3% of total units) (Note: 3 of the 13 accessible units are affordable)					13
Adaptable (100% of total units)					244

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QUESTIONS?

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