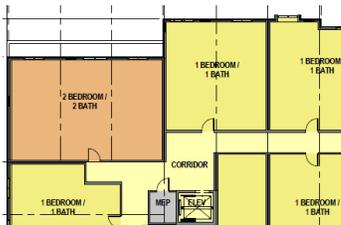




# 28 Austin Street

The 28 Austin Street project was approved by the Newton Board of Aldermen on Tuesday, December 8, 2015. This exciting public-private partnership will bring new housing and retail space to Newtonville, while preserving public parking at the Austin Street Municipal Lot. A project of this size does not begin immediately (see approximate time line below). The City of Newton and a Liaison Committee appointed by the Board of Aldermen will continue to engage the community throughout construction. For further questions please contact Rachel Blatt, Urban Designer (rblatt@newtonma.gov | 617-796-1127).

For more information: visit [www.newtonma.gov/austinstreet](http://www.newtonma.gov/austinstreet)



## Housing

28 Austin Street will include 68 fully-accessible 1-2 bedroom rental apartments ranging from 750-1100 sq. ft.

23 of the units (33%) will be affordable and available by lottery to those who qualify.

All residences will have elevator access, underground parking, and access to on-site amenities.



## Retail

28 Austin Street will include 5000 sq. ft. of new retail and restaurant space ideal for unique small shops and destination dining.

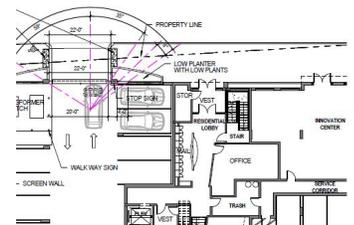
Adding to the vitality of the retail environment is the shared street and plaza on Philip Bram Way. This space offers public seating, a fountain, and can be closed off for Village Day and other special community events.



## Public Parking

At completion, the Austin Street Municipal Lot will be restored to include over 120 public parking spaces.

The plan for parking during construction includes: 50 short-term public parking spaces on the Austin St Municipal Lot, 20 public spaces in the Star Market Lot, and free long-term parking at the Aquinas School with a no-cost shuttle running every 20 minutes.



## Construction

Planned Newtonville street improvements will be coordinated with 28 Austin Street construction to minimize disruption.

**Summer 2016:** Austin St gas, water, sewer replacements (approx. 4-6 months)

**Spr. 2017- Spr. 2018:** Austin St project construction (approx. 13-15 months)

**Summer 2018:** Walnut St. streetscape improvements (approx. 4-6 months)

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# Explanation for the Timing of Walnut Street Improvements

Walnut Street streetscape improvements are an important part of the overall work plan for the revitalization of Newtonville. Questions have been raised about whether this work should be done before the 28 Austin St. project is completed. Work on Walnut St. is scheduled to begin after completion of the Austin Street project in the spring of 2018 for three important reasons two engineering and one for the economy of Newtonville's businesses:

1. Utility work on Austin Street and the Austin Street development project must be done one after the other. Both projects involve opening up the street and by doing them sequentially, we can do this once and repave once. It is quite likely once Austin St. is opened for the infrastructure and utility work that there may be some extension into Walnut St. at the intersection with Austin St. If Walnut St. were already redesigned and paved, the new street could be disrupted.
2. The most advantageous design for Walnut St. to improve traffic flow, maintain parking, and improve safety and ease of movement for pedestrians and cyclists will be better informed once 28 Austin St. is built, especially the best design for the Walnut St./Austin St. intersection.
3. Redoing Walnut Street will affect access to businesses. Scheduling this work after the Austin Street project increases customers in the area who can shop on foot and also adds back the municipal parking lot. We believe this will be better for businesses while Walnut St. improvements are underway.

As the Walnut St Improvements project moves forward, there will be continued public engagement around the streetscape design and implementation of new parking and lighting technology.



*A conceptual view of the Walnut Street improvements*

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