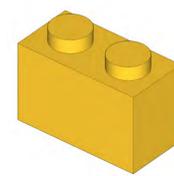
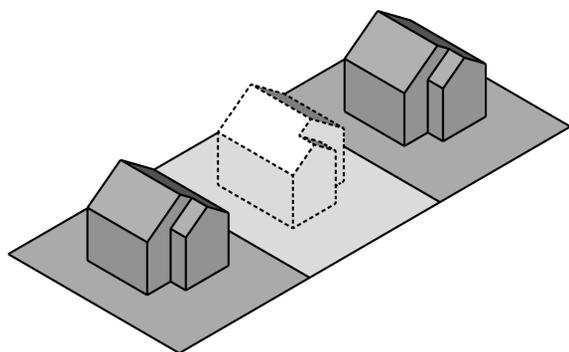


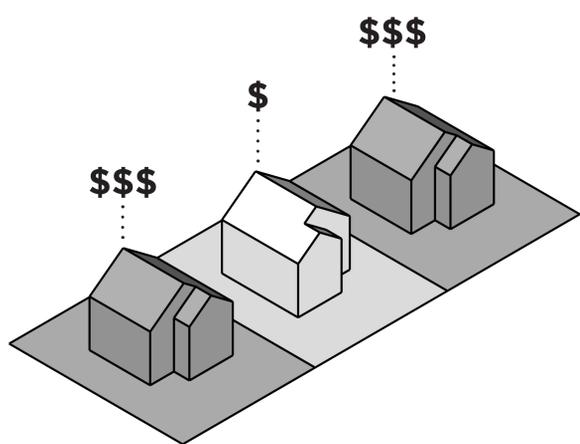
# TYOLOGY 1: SINGLE FAMILY



## 1.1 NEW CONSTRUCTION

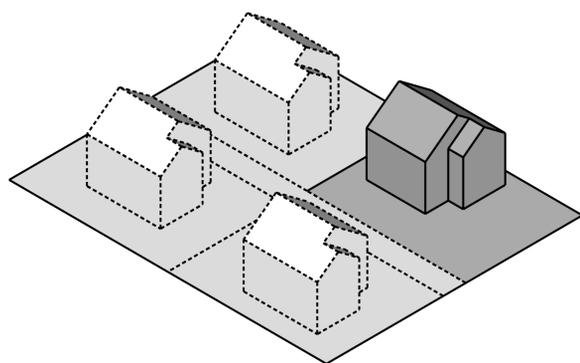


Single family residential units are the most prevalent form of housing in Newton today, and account for a great deal of the new residential construction around the city. This type of development is available to communities that have undeveloped lots available for construction—a rapidly shrinking condition in a city that is largely built out. This option is also available for vacant lots currently zoned for uses other than residential (following a rezoning effort) and new construction opportunities can be expanded by allowing the development of substandard lots (as identified by the city) specifically for affordable housing.



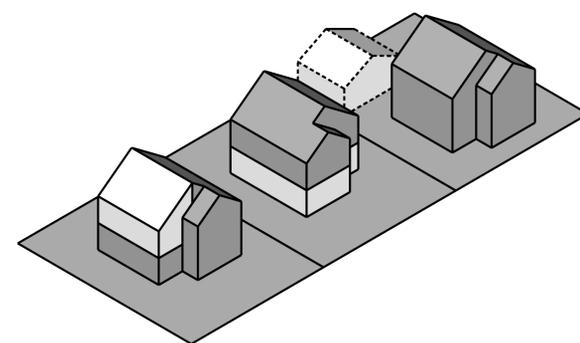
## 1.2 MARKET TO AFFORDABLE CONVERSION

Conversion of market-rate single family housing into affordable product can happen in a variety of ways. One way includes the sale of the property to a non-profit housing developer or community development corporation, which could make the unit available as an affordable rental unit. The City of Newton could help ease stress on housing affordability and ensure housing diversity citywide with more comprehensive education programs and outreach efforts to provide renters and lessors with the knowledge and tools they need to navigate the rental market.



## 1.3 SUBDIVISION OF LARGE LOTS

In a number of Newton's communities, single family residential units are on very large lots, creating a less efficient density for a growing city. In some areas, the subdivision of these large lots to allow for the construction of new single family residential units is a good strategy to increase the housing supply while utilizing existing city infrastructure. There are a number of financial incentives to existing landowners to explore this option while creating more available product to ease the pressure in the housing market.

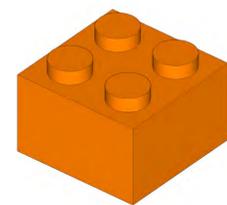


## 1.4 ACCESSORY APARTMENTS

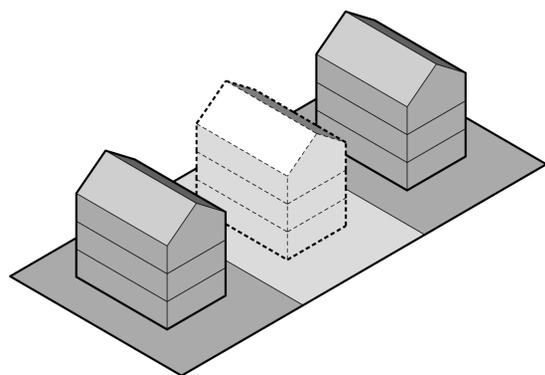
Accessory apartments are a popular solution for increasing the supply of housing in communities struggling to keep up with demand and for families looking to maximize the value of their homes. These lots allow an additional unit to be added to a single family property. Accessory units often host family members (e.g. multi-generational families), but with minor changes to zoning codes, they can be rented on the open market as well. These units can be either distinct areas within the same structure as the main unit or separate/detached spaces such as guest houses and above-garage units.



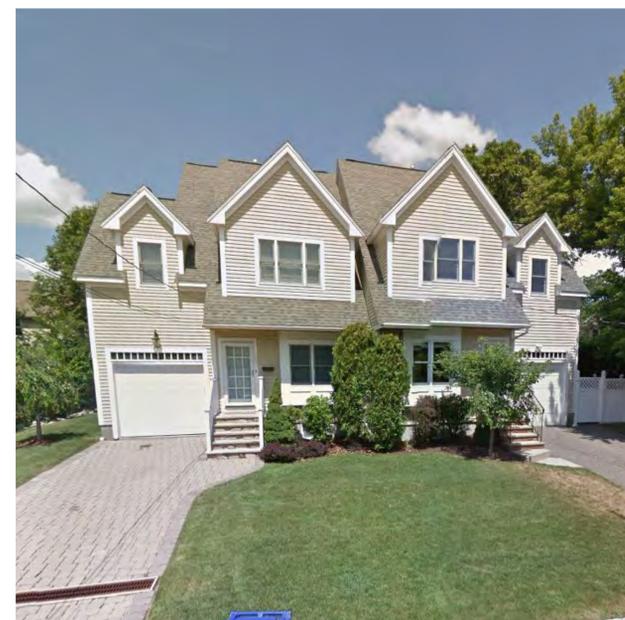
# TYOLOGY 2: DUPLEX & MULTIFAMILY (3-4 UNITS)



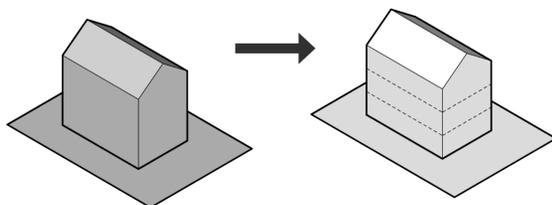
## 2.1 NEW CONSTRUCTION



As Newton has little additional land available for new residential construction, incorporating a greater density of units on available lots is a good strategy for maximizing land value and the net benefit of new construction. Typologies such as duplexes and small apartment buildings incorporating multiple residential units in single family-scale structures are appropriate for many of the smaller-scale neighborhoods around the city.



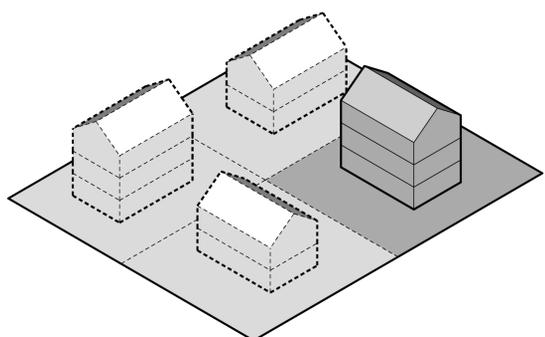
## 2.2 SINGLE TO MULTIFAMILY CONVERSION



New residential units can be added within the envelope of existing residential structures throughout the city by converting existing single family homes into duplexes, apartments, or condominiums. This kind of reconstruction allows larger homes to maintain their architectural style and scale while accommodating more families and this also creates the potential for homeowners to monetize their property by renting or selling additional units.



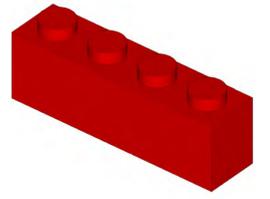
## 2.3 SUBDIVISION OF LARGE LOTS



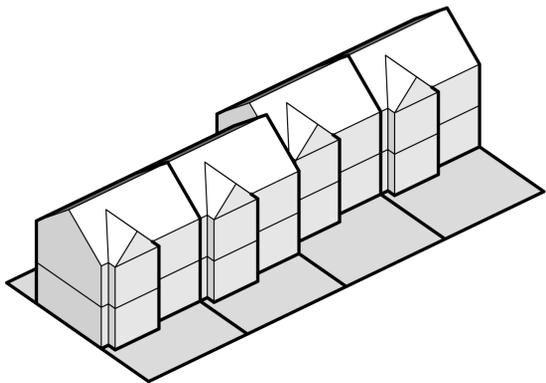
Many homes throughout the city—particularly in the older neighborhoods of Newton—sit atop residential lots that are far larger than average and far larger than may be necessary or desirable for existing homeowners. If the site conditions are right, some of these homeowners could choose to subdivide their property into multiple smaller lots that can be sold and developed into additional residential units of similar size and scale as those around it. Building out these new units as multifamily properties would help maximize the development potential of qualifying sites and contribute several new units to the city's residential stock.



# TYOLOGY 3: TOWNHOUSE



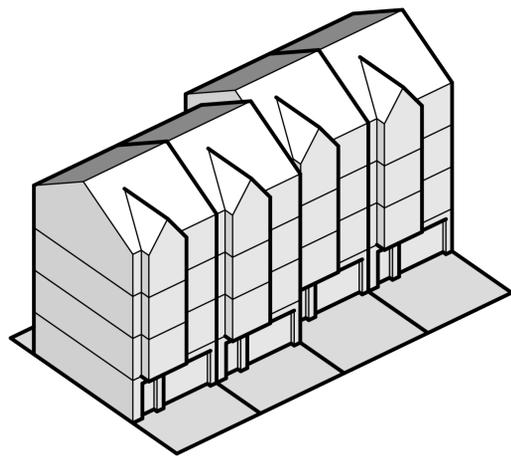
## 3.1 TWO-LEVEL ATTACHED



This townhouse style is a good way to introduce a denser typology into a smaller scale residential neighborhood. Two-level townhouses take advantage of a higher density by stringing several units together along a street, while maintaining a small-neighborhood character. This typology is common around New England communities and allows for a diverse range of buyers and renters to access communities that might otherwise prove to be inaccessible. These small townhouses are popular options for young families and as starter homes.



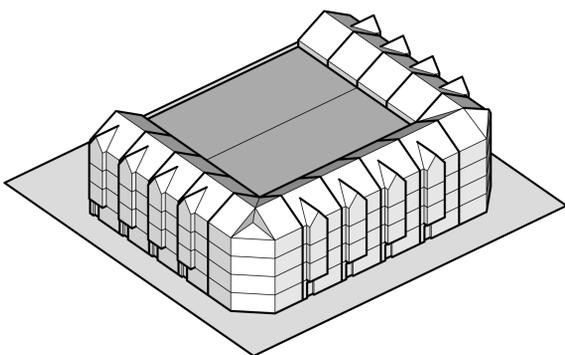
## 3.2 THREE/FOUR-LEVEL ATTACHED



Larger-scale townhouse styles accommodate larger families or multiple units stacked vertically. Often these units incorporate garages into the ground floor (front or back), and move primary living spaces to the second floor. This typology is often attractive for families as it can provide ample living space and outdoor space. This typology can also be attractive to seniors as some models incorporate elevators into the design for accessing upper floors and the typology provides close proximity to neighbors.



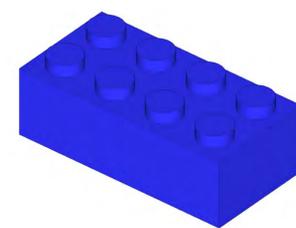
## 3.3 GARAGE WRAP/COMBINATION



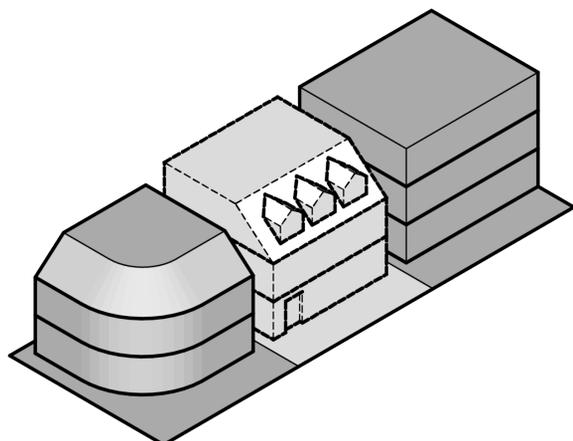
When identifying sites for denser residential development in communities like Newton, the garage wrap townhouse typology is a good model for negotiating the small-scale feel of the existing urban fabric with the need to maximize development potential. This typology allows the street frontage of a development site to be lined with townhouse entries or retail, while hiding necessary parking garages behind the residential units. In areas demanding much denser development, this model can be combined with a multifamily typology pushed back from the street as depicted to the right.



# TYOLOGY 4: MULTIFAMILY (APT/CONDO)



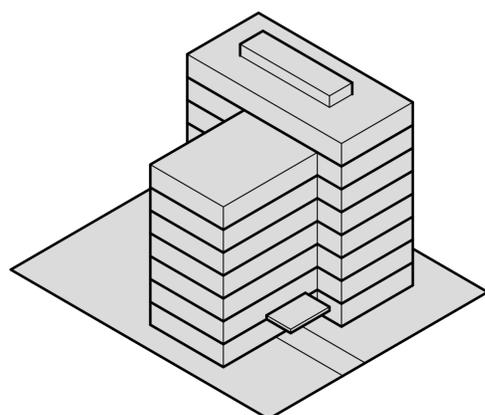
## 4.1 LOW-RISE INFILL



Low-rise residential buildings are designed to fit within neighborhoods that are largely built-out at a smaller scale. While the definition varies based on the community in question, low-rise generally implies 3-4 stories or an overall building height no greater than 50 feet. A small building of this style can offer as few as 6 apartment/condominium units while a larger building can offer dozens. These projects are well-suited for infill/redevelopment sites in and around village centers. Development of smaller projects can often utilize street/surface parking while larger buildings may require the construction of a parking garage.



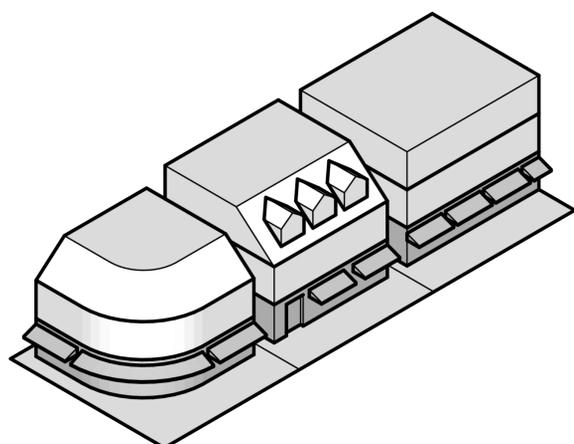
## 4.2 MID-RISE NEW CONSTRUCTION



Mid-rise residential construction within a city like Newton is typically understood as buildings between 5-10 stories with heights up to 120 feet. Modern buildings of this kind usually incorporate features such as parking garages, ground-floor retail, and on-site amenities for residents such as recreation spaces and fitness centers. This typology provides a very efficient density of residential units and is typically appropriate for underdeveloped areas of the city and areas closely adjacent to transit and commercial uses.



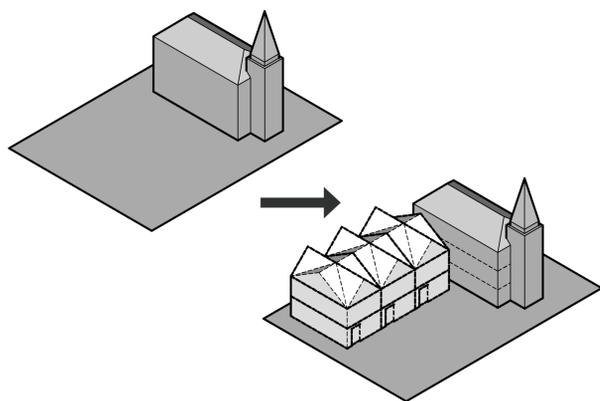
## 4.3 MIXED USE



Mixed use development is good for the health and vibrancy of neighborhoods and can take on a variety of forms. Mixed use development areas typically attempt to allow residential, commercial, retail, and civic uses to exist in close proximity—minimizing the need to drive short distances and maximizing pedestrian and bicycle accessibility. These projects allow a diverse range of users to experience and activate a site at varying times of the day. Benefits also include maximizing the use and benefit of associated elements such as parking and open space, as well as complementary uses such as adjacent retail and neighborhood services.



## 4.4 RENOVATION/CONVERSION



Cities like Newton benefit greatly from a wide range of historic development typologies of great architectural character. When these historical structures reach the end of their life programmatically, there are significant opportunities to maintain the structures and renovate them to accommodate multifamily housing. Examples of buildings that have successfully undergone this transition locally include public schools, mill buildings, hospitals, churches, and commercial buildings. This type of renovation both preserves architecturally interesting structures for the benefit of the community and provides a unique setting for residents.

