

# THE RIVERSIDE PROJECT

(Revised Proposal)



*A new and improved plan to redevelop the gigantic parking lot at the Green Line D Branch terminus into an attractive, walkable neighborhood, with new affordable housing, new access and upgrades to nearby Charles River trails, and sizable new tax revenue.*

- ★ Total of 1.23 million square feet of new development
- ★ 524 rental apartments
  - 92 units (17.5%) will be affordable, reserved for low- to moderate-income households
- ★ 71,000 square feet of shops and retail
- ★ 523,500 square feet of office space
- ★ Newly designed and hidden parking garages for 2,702 cars, plus 56 surface spots
- ★ Over 2 acres of beneficial open space (incl. amphitheater, several small parks)
- ★ \$2 million toward improvements to nearby Charles River trails, and bike and pedestrian connections from project site
- ★ New 154-room hotel (replacing Hotel Indigo)
- ★ Over \$2 million in net new annual tax revenue to City
- ★ Reconfigured exit off I-95 N with direct access to site, alleviating traffic backups on Grove Street
- ★ Network of bike and pedestrian paths on site, improving access to Riverside Station
- ★ New landscaping and enlarged and improved sidewalks and bikes lanes along Grove Street, creating safer, more attractive access from Lower Falls and the rest of Auburndale

For more info, see  
Riverside FAQ:  
[tinyurl.com/  
riversidefaq2.](https://tinyurl.com/riversidefaq2)



## WHY RIVERSIDE?

**New housing options.** With its mix of market-rate and affordable units of varying sizes, close to public transit, shops, and green space, the project offers the kind of single-family alternatives more and more people of all ages, backgrounds, and occupations are looking for, and which Newton severely lacks.

**Transit-oriented development.** The project incorporates Riverside Station, the Green Line D terminus, which offers easy access to downtown Boston and parts in between. The Auburndale commuter rail station is a .7-mile walk away. The #558 bus has 10 trips every weekday from the site, with local service turning into express to downtown Boston at Newton Corner. Long-range buses (e.g., to New York, Philadelphia) also serve Riverside. Improvements to bike and pedestrian access will make it safer and more enjoyable for anyone to choose public transportation.

**Sustainable development.** Dense, transit-oriented projects like Riverside are critical to the region, to get people out of their cars and meet 2050 state greenhouse-gas-reduction goals. The developer pledges that the 6 residential buildings will achieve Passive House certification (highest efficiency rating), and the rest of the project will achieve LEED for Neighborhood Development status. It will be the state's highest-rated sustainable mixed-use project.

**Improved access to the Charles River.** The project will enable the resuscitation of once-vibrant and well-used trails along the Charles, and includes safe new pedestrian and bike access from the site.

**Increased tax revenue.** This is a rare opportunity to create significant commercial space—and more than \$2 million in net new tax revenue for the City. The project will also generate jobs and sales tax revenue.

**Community process.** The developer committed to and funded a “visioning” process facilitated by City-appointed independent planning consultants that will continue to inform the proposal as it is reviewed by the Newton City Council. To see Civic Moxie’s presentation of the final vision plan, go here: [tinyurl.com/riversidevisionreport](http://tinyurl.com/riversidevisionreport).



### Riverside: Original vs. Revised Proposal

	Total sq. ft.	Housing units	Affordable units	Retail sq. ft.	Office sq. ft.	Hotel keys	Parking spaces
Original	1.5M	675	118	65,000	547,000	194	c. 3,000
Revised	1.23M	524	92	71,000	523,500	154	c. 2,760

#### *The Newton City Council needs to hear from you. Please show your support for Riverside!*

The City Council will take public comment on the zoning and special permit, in writing and in person at Land Use and Zoning & Planning meetings, until it's ready to take a vote, some time in the fall. After that, all 24 Councilors will deliberate and make a final decision. Approval requires a 2/3 majority, or 16 out of 24 votes, and is by no means certain.

- **Attend and/or speak at meetings** of the Zoning & Planning and Land Use committees. Project opponents always show up in force. Councilors need to **see** there's also strong support. Want help with comments? Email [yesengine6@gmail.com](mailto:yesengine6@gmail.com).
- **Send emails** to “Members of the City Council” at [citycouncil@newtonma.gov](mailto:citycouncil@newtonma.gov), and copy Mayor Fuller ([rfuller@newtonma.gov](mailto:rfuller@newtonma.gov)) and Planning Director Barney Heath ([bheath@newtonma.gov](mailto:bheath@newtonma.gov)). Include your street address.

