

CITY OF WALTHAM

Request for Proposals

**Lease of First Floor of 25 Lexington Street
and
Two Garage Bays Located to the Rear of 21 Lexington Street
Waltham, Massachusetts**

I Introduction

The City of Waltham (Lessor) is currently offering for lease, "as is," a portion of a building known as 25 Lexington Street and two garage bays located to the rear of 21 Lexington Street, Waltham, Massachusetts, as generally identified on the site plan attached hereto as Appendix A. Originally designed as a police station and district court, the building was used as a municipal records storage facility and office space. Generally referred to as "The Old Police Station", the first floor of the building is currently leased to the Waltham Museum. The second floor and attic of the building is vacant, exclusive of the Building's Fire Protection System.

The property consists of a front and rear section, totaling approximately 15,000 gross square feet, of which approximately 12,250 gross square feet are above grade. The original front portion, built in 1890, is a three-story building with a full basement. The three stories (above the basement) consist of two floors of office space and a full attic. The two-story rear section, added during renovations in 1924, consists of two stories, with neither a basement nor an attic.

The leased premises consists of the first floor (6,880 sq. ft.) (above the basement) only and two garage bays (462 sq. ft.) located to the rear of 21 Lexington Street and to the rear of 14 Church Street. It does not include the garage bays located on Lexington Street currently used by the Wires Department. It does not include the basement, the second floor, or the attic. No parking is provided on site.

The building at 25 Lexington Street is a masonry structure with wood windows and a green slate roof. It has an attached garage at 21 Lexington Street that previously served as a stable and subsequently as an annex to the facility.

II Site Information

Located in the heart of Waltham's business and civic district, the Old Police Station is in close proximity to the intersection of Moody and Lexington Streets. Main Street (Route 20) is a major roadway providing access to Boston (approximately nine miles east of the site) and Route 128 (approximately two miles west of the site). There is a municipal parking deck directly across Lexington Street from the site. The property is easily accessible by bus and train.

The building is being leased "as is". An elevator services both 21 Lexington Street and 25 Lexington Street. A sprinkler system for the entire building has been installed.

Listed on the National Register of Historic Places, the Old Police Station was designed by the architectural firm of Hartwell and Richardson. The building is designed in the Romanesque style and features an arched entrance, a triple central dormer, side dormers and interesting brickwork. The building was renovated and the interior substantially altered in 1924.

The Lessor makes no representations or warranties as to the condition of the leased premises.

The Old Police Station is a unique historical building located in a Business C Zone.

The surrounding neighborhood includes downtown Main Street, commercial, retail and residential uses.

III Use

- A. Lease or disposition of the property is subject to the approval of both the Mayor and City Council.
- B. The City of Waltham is rich in history. Birthplace of the Industrial Revolution, Waltham boasts an extraordinary number of historic properties including the Old Police Station. Given that 25 Lexington Street has a significant architectural and historic heritage and is within close proximity to the City's center of government, accordingly this property and building needs to be preserved. Accordingly, the City intends to lease this property for uses allowed as of right in Business C Zone per the attached Table of Uses and for a use that preserves the historical nature of the building. Residential use is prohibited.
- C. Further, the Mayor's recommendation for use of this property is for a use that promotes the history of Waltham, advances and is consistent with, a downtown use, and a use that does not derogate or harm the surrounding neighborhoods.
- D. Apart from the prior voted lease for the first floor which expires on July 14, 2015, to date, the City Council as a body has not decided/voted a specific recommendation for the first floor or the two garages.

IV Required Terms and Conditions

- A. The term of the lease shall be for a period ten (10) years followed by an additional ten (10) years at the sole discretion of the City.
- B. The Lessee shall be responsible for rent payments that are due annually, payable in advance in monthly installments to be made payable to the City of Waltham and submitted to the Superintendent of Public Buildings.
- C. The Lessor, in addition to other rights and remedies, shall have the right to declare the term of the lease ended if the Lessee:
 - 1. defaults in the payment of a rent installment and such default continues for ten (10) days after written notice thereof; or
 - 2. defaults in the performance or observance of any other of the Lessee's covenants, agreements or obligations under the lease and fails to correct such default within thirty (30) days after written notice thereof; or
 - 3. shall be declared bankrupt or insolvent according to law, or if any assignment shall be made of Lessee's property for the benefit of creditors; or
 - 4. fails to secure an occupancy permit within one year from the date the lease is executed.
- D. The Lessee shall not assign the lease agreement, nor shall the Lessee sublet any or all of the leased premises without the prior written consent of both City Council and Mayor. Such subletting may only be authorized, in the sole discretion of the City Council and Mayor, for a use that is in compatible with the public purpose and identified allowed uses of this Request for Proposals.
- E. The Lessee shall be required to purchase and maintain fire insurance in the amount of One million dollars (\$1,000,000) and comprehensive public liability insurance in the amount of One million dollars (\$1,000,000) per person/one million dollars (\$1,000,000) per occurrence, with excess liability/umbrella

coverage in the amount of three million dollars (\$3,000,000); and with property damage insurance in limits of one million dollars (\$1,000,000) with responsible companies qualified to do business in Massachusetts and in good standing therein insuring the Lessor as well as the Lessee against injury to persons or damage to property as provided and to be in effect during the entire lease term.

- F. The Lessee shall be required to present a Certificate of Insurance, identifying **the City as an additional named insured** and requiring 30 days advance notice of any cancellation, to the Lessor at the time of the signing of the Lease and at such other times as the Lessor shall request. The Lessee shall be responsible for the payment of all required premiums to maintain said insurance during the entire lease term.
- G. The Lessee shall also be required to indemnify and hold the City harmless against any and all claims of whatever nature for any injury or damage attributable to the Lessee's use of the leased premises or to any actions of the Lessee, its agents, servants or employees which may cause or contribute to any injury or damage to any person or entity's property.
- H. The Lessee shall be required to purchase and maintain tenant's insurance in an amount sufficient to replace Lessee's personal belongings contained in the leased premises during the lease term and shall be required to present a Certificate of Insurance identifying the city as a co-insured and requiring thirty (30) days advance notice of any cancellation, to the Lessor at the time of the signing of the lease and at such other times as the Lessor shall request.
- I. The Lessee shall be responsible for meeting the Building Code in order to secure any desired Occupancy or new Permit.
- J. The Lessee shall perform all improvements regarding tenant fit up at its sole cost and expense.
- K. The use of the subject property is subject to the Zoning Ordinances of the City of Waltham and subject to Section III above. See the attached Tables of Uses for uses that are allowed as-of-right in the Business C Zone in which the property is located. Residential uses of the leased premises are prohibited by the terms of this RFP and will be prohibited under the terms of any lease executed pursuant hereto.
- L. Lessee's plans must be submitted to and approved by the Waltham Historic Commission for any items within its jurisdiction, prior to submission to the Building Department for a building permit(s).
- M. All plans and specifications for improvements to the property must be approved by the Building Inspector of the City of Waltham prior to the commencement of any work.
- N. All improvements shall be performed by the Lessee in accordance with the City-approved plans and specifications.
- O. No additions or alterations may be made to the exterior or interior of the building without the Mayor's prior written approval.
- P. Over the term of the lease, the Lessee will be required to maintain the building and make any necessary repairs thereto.
- Q. The Lessee shall be responsible for the cost of installing and using all utilities to the property except a pro rata portion for 25 and 21 Lexington Street occupied by the City's Wires and IT Departments. The Lessee is responsible for its/their own air conditioning needs subject to the approval of the City's Maintenance Department.

- R. The Lessee shall be responsible for all custodial/janitorial services in the leased premises during the lease term.
- S. The Lessee shall be responsible for shoveling all walkways into the leased premises and insuring that all the exits and entrances are not obstructed.
- T. The Lessee shall be responsible for maintaining the leased premises in good condition, reasonable wear and tear excluded.
- U. The Lessee shall be responsible for the cost of all repairs occasioned by or due to the fault or neglect of the Lessee, its agents, servants or independent contractors hired by it, visitors, guests, invitees, or any other source.
- V. The Lessee is prohibited from any activity that would constitute a violation of the conflict of interest law (G.L.M. 268A).
- W. The Lease, along with this RFP and the Lessee's response thereto, shall constitute the entire agreement for the lease of the property. Any amendment to the lease must be in writing and must be approved in the same manner as the original lease, by both the City Council and Mayor.
- X. The Lessee shall be responsible for securing all municipal, state and federal permits, including but not necessarily limited to, building and occupancy permits.
- Y. The Lessee is obligated to secure an occupancy permit for, at minimum, the first floor of the leased premises within one year of the date on which the lease is executed. As noted above, the Lessee will be taking the building "as is" and the Lessee will be responsible for taking all actions necessary to secure an occupancy permit.
- Z. The Lessee shall be responsible for delineating the parking spaces on the ground, which parking spaces shall be sized and located in accordance with the requirements of the Zoning Ordinance.
- AA. The Lessee shall use the property in such manner as it is compatible with the neighborhood and/or the current use(s) of the building by existing tenants and/or as determined at the sole discretion of the City. No residential use of the leased premises shall be permitted.

V Submission Requirements

- A. All proposals must be delivered to the office of the City Purchasing Agent, Joseph Pedulla, City Hall, 610 Main Street, Waltham, MA no later than June 16, 2015 at 10:00 a.m.
- B. All proposals shall be in sealed envelopes marked, "Proposal for Lease of First Floor of the Building at 25 Lexington Street and Two Garages at 21 Lexington Street, Waltham."
- C. All proposals not received at the Purchasing Agent's office by the date and time specified shall be rejected.
- D. Each proposal must include the following:
 - 1. A completed Disclosure of Beneficial Interests form, which complies with the requirements of G.L.M. Chapter 7, section 40J.
 - 2. A signed affidavit of non-collusion in the form provided by the Purchasing Agent.
 - 3. A certification of tax compliance (G.L.M. Chapter 62C, section 49A).

4. If the Lessee is other than a natural person, evidence of its legal existence and status, including any recent amendments thereto. Such evidence may include the following:
 - a. Articles of Incorporation
 - b. Trust Agreements
 - c. Partnership Agreements
5. If the proposer is a corporation, a Certificate of Authority conveying a certified vote of the Board of Directors authorizing a designated individual to submit the proposal.
6. A statement of the intended use of the leased premises and how it preserves the historic building, promotes the history of Waltham, advances/is consistent with the downtown and does not derogate or harm the surrounding neighborhoods.
7. Resumes and position descriptions of all personnel of Lessee who will be responsible for supervising construction work to be performed under the lease.
8. A statement of the amount of rent the Lessee proposes to pay over the course of the lease term and the specific lease term requested.
9. Evidence of the proposer's ability to cover the costs of all rent to be paid, all capital improvements to be made, and all other financial obligations relating to the rental of the property during the entire rental period.
10. A proposed, detailed program of capital repairs and replacements, any other improvements/repairs proposed. Said program shall be attached to and become a part of the lease.
11. A list of past projects in which the proposer has been involved.
12. An inventory of any and all personal property that will be stored or maintained in the leased premises. Such list shall be updated by the Lessee as such personal property is added or removed.
13. For a corporation, a certified copy of the most recent Annual Report and any Amendments subsequent to the most recent filing as recorded with the Secretary of State.
14. The Lessee shall be responsible for maintaining its own insurance covering any personal property located on or in the rental property during the lease term and the Lessee shall indemnify and hold the City harmless from any claims for damages or loss relating to any such personal property.
15. Insurance Certificate showing the requested limits and with the following text in the Description of Service Box: "The City of Waltham is a Named Additional Insured for General Liability"
16. The City reserves the right to request additional documentation and may independently verify information provided.

VI Evaluation Criteria

All proposals shall be evaluated based on the following criteria:

A. Submission Requirements: All proposals must be properly submitted and contain all of the completed documents and forms as set forth above in V—Submission Requirements. The Purchasing Agent shall determine if the Submission Requirements have been satisfied. The Purchasing Agent shall refer all proposals that meet the Submission Requirements to the Evaluation Committee, as expanded upon below in VI B. Any proposal, which does not contain all the completed documents and forms set forth in Section V- Submission Requirements, shall be rejected.

B. Comparative Evaluation Criteria: An Evaluation Committee, consisting of one representative from the Building Department, Planning Department and Maintenance Department will evaluate all proposals referred to it by the Purchasing Agent. The Evaluation Committee's review will be based on the relative merits of the proposals in terms of the proposed use and the amount of rent to be paid. The Evaluation Committee's review will be based on the relative merits of the proposals in terms of:

- 1 Proposed Use (25% of total points) Each proposal shall be given a score of 1 to 5 (with 5 being the highest score) based on the extent to which it promotes the history of Waltham, preserves the historic building, advances and is consistent with a downtown use and for a use that does not derogate or harm the surrounding neighborhoods.
- 2 Rental stream (75%) of total points) The Evaluation Committee will determine the present value of the rental stream to be generated by each proposal. Each proposal will be given a score of 1 to 5 (with 5 being the highest score) based on the present value of rental payments and the financial strength of the proposer.

C. Evaluation. Once points are established for the use and the rental stream of each proposal, the Evaluation Committee will weigh these criteria as listed above. Based on the final scores assigned to each proposal, the Evaluation Committee shall make its recommendation to the Mayor and City Council of the City of Waltham who shall identify the most advantageous proposal.

VII Award

Lease between the City and the successful respondent is subject to the approval of both the Mayor and the City Council.

VIII Miscellaneous

- A. The City reserves the right to reject any and all proposals at any time prior to the execution of the lease.
- B. All renovations shall become fixtures and the property of the City of Waltham.
- C. The City of Waltham will conduct one site visit of the property on May 26, 2015 at 10 AM. Interested parties should meet in front of 25 Lexington Street at said date and time. This will be the only opportunity to conduct a detailed inspection of the property before the RFP due date.
- D. All questions regarding the RFP should be submitted in writing to the Purchasing Agent who will respond via addenda to all interested parties. Addenda will also be posted on the City's website.

QUESTIONS SHOULD NOT BE SUBMITTED TO CITY COUNCILLORS OR THE MAYOR AS THE RFP PROCESS REQUIRES A SEALED BID PROPOSAL FROM ALL BIDDERS.

Central Register – Acquisition or Disposition of Real Property

Authority:

Purchasing Agent
 City of Waltham
 610 Main Street
 Waltham, MA
 (781) 314-3242

Description of Property:

25 Lexington Street plus two garage bays at rear of
 21 Lexington Street, Waltham, MA

First floor: 6880 sq. ft. of internal space
 Two garage bays: 462 sq. ft. of internal space

Proposal Deadline:
June 16, 2015 at 10 am

Estimated Value, Source of Valuation
 Assessed Value: \$1,539,100
 Appraised Value – April 15, 2015
 \$8.00 per square foot (warehouse value) and \$400 per month for
 the two-bay garage based on appraisal by Waltham Board of
 Assessors.

Additional Information:

See attached Assessor's Card

The City plans to lease the first floor plus two garage bays. The building is leased "as is". The City intends to lease this property for uses allowed as of right in a Business C zone and for a use that preserves this historic building and promotes the history of the City of Waltham. It is the responsibility of the successful proposer to secure any necessary municipal approvals and perform any improvements necessary to occupy the property.

Copies of the Request for Proposals are available at www.city.waltham.ma.us/open-bids

The City reserves the right to reject any and all proposals.

CITY OF WALTHAM, MASSACHUSETTS
REQUEST FOR PROPOSALS
PROPERTY FOR LEASE

SEALED PROPOSALS for leasing a portion of the building (first floor only) located at 25 LEXINGTON STREET, and two garage bays located to the rear of 21 LEXINGTON STREET, WALTHAM, MA, will be received at the Office of the Purchasing Agent, City Hall, 610 Main Street, Waltham, MA 02452, until 10:00 a.m. on June 16, 2015 at which time they will be publicly opened and read. Proposal specifications may be obtained at the Office of the Purchasing Agent.

The City reserves the right to reject any and all proposals.

Joseph Pedulla, MCPPO
Purchasing Agent
781-314-3244
Jpedulla@city.waltham.ma.us

Advertisement

NON-COLLUSION FORM AND TAX COMPLIANCE FORM

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity or group of individuals. The undersigned certifies that no representations made by any City officials, employees, entity, or group of individuals other than the Purchasing Agent of the City of Waltham was relied upon in the making of this bid

(Signature of person signing bid or proposal) Date

(Name of business)

I. TAX COMPLIANCE CERTIFICATION

Pursuant to M.G.L. c. 62C, & 49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Signature of person submitting bid or proposal Date

Name of business

NOTE

Failure to submit any of the required documents, in this or in other sections, with your bid response package will be cause for the disqualification of your company.

CERTIFICATE OF VOTE OF AUTHORIZATION

Date:

I _____, Clerk of _____ (corporation) hereby certify that at a meeting of the Board of Directors of said Corporation duly held on the _____ day of _____ at which time a quorum was present and voting throughout, the following vote was duly passed and is now in full force and effect:

VOTED: That _____ (name) is hereby authorized, directed and empowered for the name and on behalf of this Corporation to sign, seal with the corporate seal, execute, acknowledge and deliver all contracts and other obligations of this Corporation; the execution of any such contract or obligation to be valid and binding upon this Corporation for all purposes, and that this vote shall remain in full force and effect unless and until the same has been altered, amended or revoked by a subsequent vote of such directors and a certificate of such later vote attested by the Clerk of this Corporation.

I further certify that _____ is duly elected/appointed _____ of said corporation.

SIGNED:

(Corporate Seal)

Clerk of the Corporation:

Print Name: _____

COMMONWEALTH OF MASSACHUSETTS

County of _____,

Date:

Then personally appeared the above named and acknowledged the foregoing instrument to be their free act and deed before me, _____

Notary Public;

My Commission expires:

CORPORATION IDENTIFICATION

The bidder for the information of the Awarding Authority furnishes the following information.

If a Corporation:

Incorporated in what state _____

President _____

Treasurer _____

Secretary _____

Federal ID Number _____ (Required)

If a foreign (out of State) Corporation – Are you registered to do business in Massachusetts? Yes

_____, No _____

If you are selected for this work you are required under M.G.L.ch. 30S, 39L to obtain from the Secretary of State, Foreign Corp. Section, State House, Boston, a certificate stating that you Corporation is registered, and furnish said certificate to the Awarding Authority prior to the award.

If a Partnership: (Name all partners)

Name of partner _____

Residence _____

Name of partner _____

Residence _____

If an Individual:

Name _____

Residence _____

If an Individual doing business under a firm name:

Name of Firm _____

Name of Individual _____

Business Address _____

Residence _____

Date _____

Name of Bidder

By _____

Signature

Title

Business Address (POST OFFICE BOX NUMBER NOT ACCEPTABLE)

City State

Telephone Number,

Date

NOTE (1): This proposal must bear the written signature of the bidder. If the bidder is a partnership, a partner must sign the proposal. If the bidder is a corporation, a duly authorized officer or agent of such corporation must sign the proposal.
NOTE (2): Failure to submit any of the required documents, in this or in other sections, with your bid response package will be cause for the disqualification of your company.

DEBARMENT CERTIFICATION

In connection with this bid and all procurement transactions, by signature thereon, the respondent certifies that neither the company nor its principals are suspended, debarred, proposed for debarment, declared ineligible, or voluntarily excluded from the award of contracts, procurement or non procurement programs from the Commonwealth of Massachusetts, the US Federal Government and /or the City of Waltham. "Principals" means officers, directors, owners, partners and persons having primary interest, management or supervisory responsibilities with the business entity. Vendors shall provide immediate written notification to the Purchasing Agent of the City of Waltham at any time during the period of the contract of prior to the contract award if the vendor learns of any changed condition with regards to the debarment of the company or its officers. This certification is a material representation of fact upon which reliance will be placed when making the business award. If at any time it is determined that the vendor knowingly misrepresented this certification, in addition to other legal remedies available to the City of Waltham, the contract will be cancelled and the award revoked.

Company Name _____

Address _____

City _____, State _____, Zip Code _____

Phone Number (____) _____

E-Mail Address _____

Signed by Authorized Company Representative:

Print name _____

Date _____

PROVIDE THREE (3) SERVICE APPROPRIATE REFERENCES

1. Company Name:

Address:

Contact Name:

Phone #

Type of service/product provided to this Company:

Dollar value of service provided to this Company:

2. Company Name:

Address:

Contact Name:

Phone #

Type of service/product provided to this Company:

Dollar value of service provided to this Company:

3. Company Name:

Address:

Contact Name:

Phone #

Type of service/product provided to this Company:

Dollar value of service provided to this Company:

NOTE

Failure to submit any of the required documents, in this or in other sections, with your bid response package will be cause for the disqualification of your company.

Disclosure of Beneficial Interests in Real Property Transaction

This form contains a disclosure of the names and addresses of all persons with a direct or indirect beneficial interest in the real estate transaction described below. This form must be filed with the Massachusetts Division of Capital Planning and Operations, as required by M.G.L. c. 7, §40J, prior to the conveyance of or execution of a lease for the real property described below. Attach additional sheets if necessary.

1. Public agency involved in this transaction: _____
(Name of jurisdiction)

2. Complete legal description of the property:

3. Type of transaction: Sale Lease or rental for _____ (term):

4. Seller(s) or Lessor(s): _____

Purchaser(s) or Lessee(s): _____

5. Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above. *Note: If a corporation has, or will have a direct or indirect beneficial interest in the real property, the names of all stockholders must also be listed except that, if the stock of the corporation is listed for sale to the general public, the name of any person holding less than ten percent of the outstanding voting shares need **not** be disclosed.*

| Name | Address |
|-------|---------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

(Continued on next page)

5. Continued

None of the persons listed in this section is an official elected to public office in the Commonwealth of Massachusetts except as noted below:

| Name | Title or position |
|-------|-------------------|
| _____ | _____ |
| _____ | _____ |

6. This section must be signed by the individual(s) or organization(s) entering into this real property transaction with the public agency named in item 1. If this form is signed on behalf of a corporation, it must be signed by a duly authorized officer of that corporation.

The undersigned acknowledges that any changes or additions to item 4 of this form during the term of any lease or rental will require filing a new disclosure with the Division of Capital Planning and Operations within 30 days following the change or addition.

The undersigned swears under the pains and penalties of perjury that this form is complete and accurate in all respects.

Signature: _____

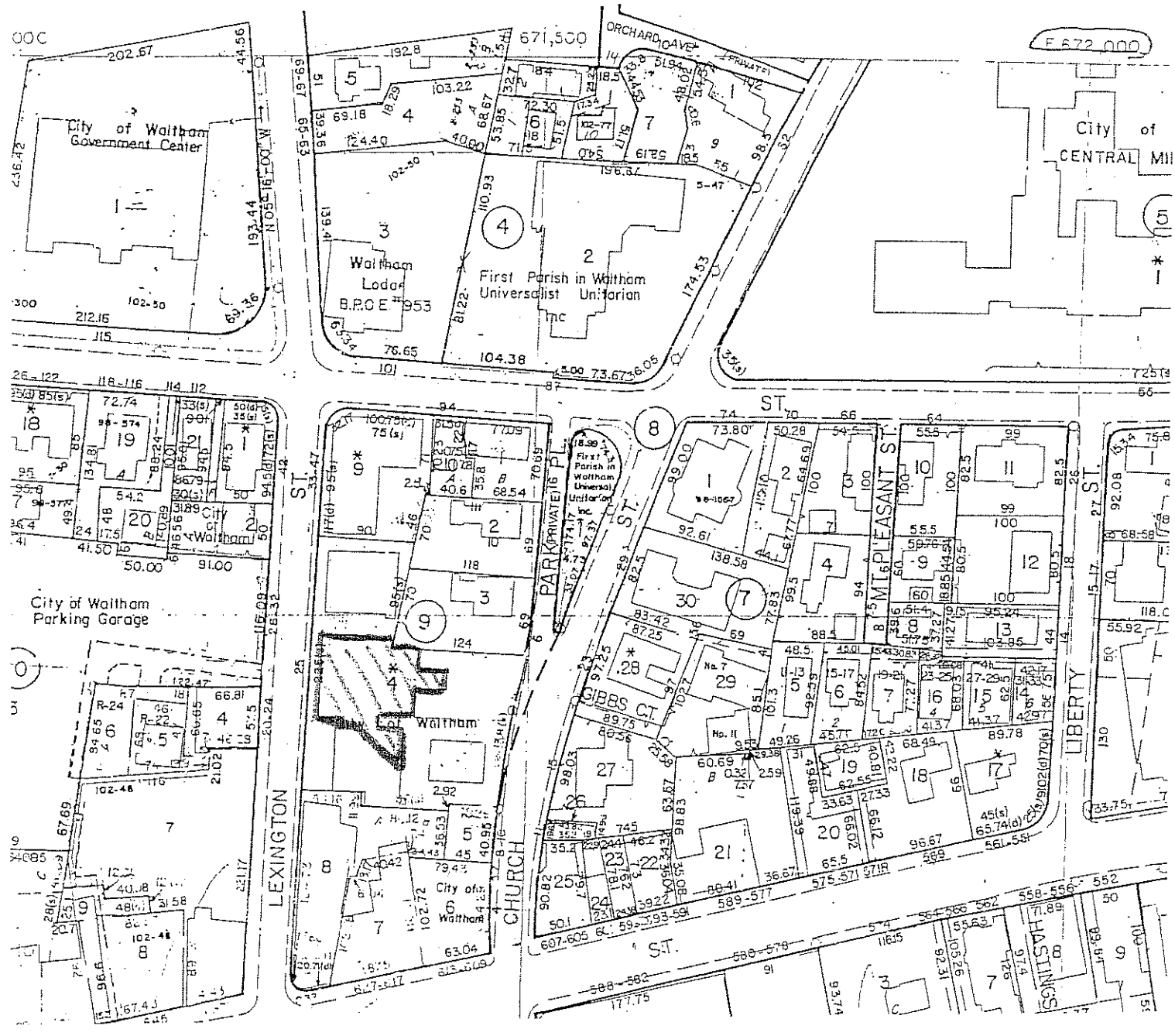
Printed name: _____

Title: _____

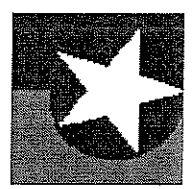
Date: _____

APPENDIX A
SITE PLAN

51



PORTION OF
25 LEXINGTON ST AND
21 LEXINGTON ST



Patriot
 Properties Inc.

USER DEFINED

| | |
|---------------|-------|
| Prior Id # 1: | apno |
| Prior Id # 2: | 64076 |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |

PROPERTY LOCATION
 No All No Direction/Street/City
 25 LEXINGTON ST WALTHAM
 Unit #:

OWNERSHIP
 Owner 1: CITY OF WALTHAM

Owner 2:
 Owner 3:
 Street 1: 1610 MAIN ST.
 Street 2:
 Town/City: WALTHAM
 S/Prov: MA Only Own Occ:
 Postal: 02452-5552 Type:

PREVIOUS OWNER
 Owner 1:
 Owner 2:
 Street 1:
 Town/City:
 S/Prov: Only
 Postal:

NARRATIVE DESCRIPTION
 This Parcel contains 33,360 SQ. FT. of land mainly classified as MUNICIPAL with (a/n) GOVT BLDGS Building Built about 1931, Having Primarily BRICK Exterior and TAR + GRAVEL Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 1 3/4 Baths, 0 Rooms Total and 0 Bdrms
OTHER ASSESSMENTS
 Code Description Amount Com. Int

IN PROCESS APPRAISAL SUMMARY
 Use Code Building Value Yard Items
 903 343,800
 Total Card 343,800
 Total Parcel 2,454,300
 Source: Market Adj Cost
 Total Value per SQ unit (Card): 196.21 /Parcel: 199.59

PREVIOUS ASSESSMENT
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date
 2015 903 EX 2,454,300 0 33,360 527,000 2,981,300 2,981,300 Year End Roll 11/26/2014
 2014 903 FV 2,454,300 0 33,360 527,000 2,981,300 2,981,300 Year End Roll 12/13/2013
 2013 903 FV 2,454,300 0 33,360 527,000 2,981,300 2,981,300 Year End Roll 12/11/2012
 2012 903 FV 2,262,900 0 33,360 527,000 2,789,900 2,789,900 Year End Roll 12/20/2011
 2011 903 FV 2,262,900 0 33,360 527,000 2,789,900 2,789,900 Year end 12/17/2010
 2010 903 FV 2,262,900 0 33,360 527,000 2,789,900 2,789,900 year end 12/3/2009
 2008 903 FV 2,262,900 0 33,360 400,300 2,663,200 2,663,200 12/28/2007
 2007 903 FV 2,262,900 0 33,360 400,300 2,663,200 2,663,200 12/27/2006

SALES INFORMATION
 Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Assoc PCL Value
 CITY OF WALTHAM 4783-585 10/30/1924 No No

TAX DISTRICT
 CITY OF WALTHAM 4783-585 10/30/1924 No No

PAT ACCT.
 apno 64076

PROPERTY FACTORS
 Item Code Descip % Item Code Descip
 Z 0 U
 n
 Census:
 Flood Haz:
 D 0 best Topo
 S Street 41
 1 Traffic

BUILDING PERMITS
 Date Number Descip Amount C/O Last Visit Fed Code F Descip Comment
 9/6/2005 336 ALTERATI 4,100 C
 11/29/2004 831 REROOF 217,600 C
 2/11/1989 075 112,800

ACTIVITY INFORMATION
 Date Result By Name

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Unit Type Land Type Land Type LT Base Unit Adj Neigh Neigh Inft 1 % Inft 2 % Inft 3 % Appraised Value All % Spec J Fact Use Value Notes
 Code Description Fact Price/Units SQ. FT. SITE
 903 MUNICIPAL 33360 0 20. 0.790 CG 1.00 527,040

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Unit Type Land Type Land Type LT Base Unit Adj Neigh Neigh Inft 1 % Inft 2 % Inft 3 % Appraised Value All % Spec J Fact Use Value Notes
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 Code Description Fact Price/Units SQ. FT. SITE
 903 MUNICIPAL 33360 0 20. 0.790 CG 1.00 527,040

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Unit Type Land Type Land Type LT Base Unit Adj Neigh Neigh Inft 1 % Inft 2 % Inft 3 % Appraised Value All % Spec J Fact Use Value Notes
 Code Description Fact Price/Units SQ. FT. SITE
 903 MUNICIPAL 33360 0 20. 0.790 CG 1.00 527,040

PROPERTY LOCATION

No. 25 All No. LEXINGTON ST. WALTHAM
 Direction/Street/City
 Unit #

OWNERSHIP

Owner 1: CITY OF WALTHAM
 Owner 2:
 Owner 3:
 Street 1: 610 MAIN ST.
 Street 2:
 Town/City: WALTHAM
 S/Prov: MA Entry: Own Occ:
 Postal: 02452-5552 Type:

PREVIOUS OWNER

Owner 1:
 Owner 2:
 Street 1:
 S/Prov:
 Postal:

NARRATIVE DESCRIPTION

This Parcel contains 33,360 SQ. FT. of land mainly classified as MUNICIPAL with a(n) OFFICE Building Built about 1931, Having Primarily BRICK Exterior and SLATE Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms
OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

PROPERTY FACTORS

| Item Code | Descip | % | Item Code | Descip |
|------------|--------|---|-----------|--------|
| Z | | | U | |
| o | | | i | |
| n | | | Exmpl | |
| Census: | | | | |
| Flood Haz: | | | Topo | |
| D 0 | rest | | Street 41 | |
| s | | | Traffic | |
| i | | | | |

LAND SECTION (First 7 lines only)

| Use Code | LUC | No of Units | Depth / | Unit Type | Land Type |
|----------|----------|-------------|---------|-----------|-----------|
| 903 | MUNICIPL | 0 | 0 | 0 | 0 |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|-------------------------|----------------|------------|---------------------------------------|------------|---------------|
| 903 | 1,417,900 | | 0.000 | | 1,417,900 |
| Total Card | 1,417,900 | | 0.000 | | 1,417,900 |
| Total Parcel | 2,454,300 | | 0.766 | 527,000 | 2,981,300 |
| Source: Market Adj Cost | | | Total Value per SQ. unit /Card: 85.48 | | Parcel: 99.59 |

PREVIOUS ASSESSMENT

Parcel ID: R060 009 0004
 Tax Yr Use Cal Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value

SALES INFORMATION

Grantor Legal Ref Type Date Sale Code Sale Price V Tsl Verif Assoc PCL Value

TAX DISTRICT

Legal Ref Type Date Sale Code Sale Price

PAT ACCT.

64076

BUILDING PERMITS

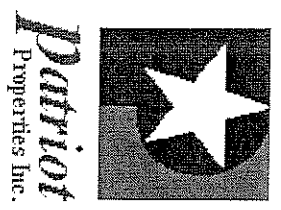
| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------|--------|--------|--------|-----|------------|----------|-----------|---------|
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 7/25/2005 | INFO AT DOOR | 345 | JAMES HALL |

Sign: / /

| LI | Base Value | Unit Price | Adj | Neigh Infil | Neigh Mod | Infl 1 % | Infl 2 % | Infl 3 % | Appraised Value | All Class | % | Spec Land Code | Fact Use Value | Notes |
|----|------------|------------|-------|-------------|-----------|----------|----------|----------|-----------------|-----------|---|----------------|----------------|-------|
| 0 | 0 | 0 | 0.000 | CG | 1.00 | | | | | | | | | |



USER DEFINED

| PRINT | Date | Time |
|----------|----------|------|
| 04/27/15 | 11:37:17 | |
| LAST REV | Date | Time |
| 04/26/06 | 13:08:36 | |

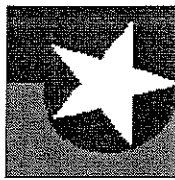
| Prior Id # 1: | Prior Id # 2: | Prior Id # 3: |
|---------------|---------------|---------------|
| | | |
| ASR Map: | Reval Dist: | Year: |
| | | |
| LandReason: | BlkReason: | |
| | | |

R060 009 0004
Map Block Lot

3 of 3 INDUSTRIAL
CARD

TOTAL ASSESSED: 2,981,300
1640761

City of Waltham



PROPERTY LOCATION

No: 25 Alt No: LEXINGTON ST. WALTHAM
Direction/Street/City: LEXINGTON ST. WALTHAM
Unit #:

OWNERSHIP

Owner 1: CITY OF WALTHAM

Owner 2:
Owner 3:
Street 1: 610 MAIN ST.
Street 2:
Twn/City: WALTHAM
SUF/Prov: MA City Own Occ:
Postal: 02452-5552 Type:

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
SUF/Prov: City
Postal:

NARRATIVE DESCRIPTION

This Parcel contains 33,360 SQ. FT. of land mainly classified as MUNICIPAL with a(n) FIRE STATION Building Built about 1887, Having Primarily BRICK Exterior and SLATE Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms.

OTHER ASSESSMENTS

Code Description/No Amount Com. Int

PROPERTY FACTORS

| Item Code | Descrp | % | Item Code | Descrp |
|------------|--------|---|-----------|--------|
| Z | | | U | |
| 0 | | | | |
| n | | | | |
| Genus: | | | | |
| Flood Haz: | | | | |
| D | 0 | | Topo | |
| s | | | Street | 41 |
| | | | Traffic | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC | No of Units | Depth / | Unit Type | Land Type |
|----------|-------------|-----|-------------|---------|--------------|-----------|
| 903 | MUNICIPAL | | 0 | | SQ. FT. SITE | |

IN PROCESS APPRAISAL SUMMARY

Use Code: 903 Building Value: 692,600 Yard Items: 0.000 Land Size: 0.000 Land Value: 527,000 Total Value: 692,600

Total Card: 692,600
Total Parcel: 2,454,300
Source/Market Adj Cost: 0.766
Total Value per SQ unit (Card): 77.73 /Parcel: 199.59

PREVIOUS ASSESSMENT

Tax Yr Use Cal Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value

| Legal Description | User Acct | GIS Ref | Insp Date |
|-------------------|-----------|---------|-----------|
| Entered Lot Size | 64076 | GIS Ref | |
| Total Land: | | | |
| Land Unit Type: | | | |

PREVIOUS OWNER

Parcel ID: R060 009 0004

SALES INFORMATION

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Assoc PCL Value

PAT ACCT.

Notes: 64076

TAX DISTRICT

Date Sale Code Sale Price

BUILDING PERMITS

Date Number Descrp Amount C/O Last Visit Fed Code F. Descrp Comment

ACTIVITY INFORMATION

Date Result By Name

7/29/2005 MEASURED 345 JAMES HALL

Sign: _____

| LT | Base Value | Unit Price | Adj Neigh | Neigh Inllu | Neigh Mod | Intl 1 % | Intl 2 % | Intl 3 % | Appraised Value | Alt Class | % Land | Spec Code | Fact Use Value | Notes |
|----|------------|------------|-----------|-------------|-----------|----------|----------|----------|-----------------|-----------|--------|-----------|----------------|-------|
| | 0 | 0 | 0.000 | CG | 1.00 | | | | | | | | | |

Total ACHA: 0.00000 Total SF/SM: 0.00 Parcel LUC: 903 MUNICIPAL Prime NB Desc: COM GD Total: Spt Credi: Total: apro

EXTERIOR INFORMATION

BATH FEATURES

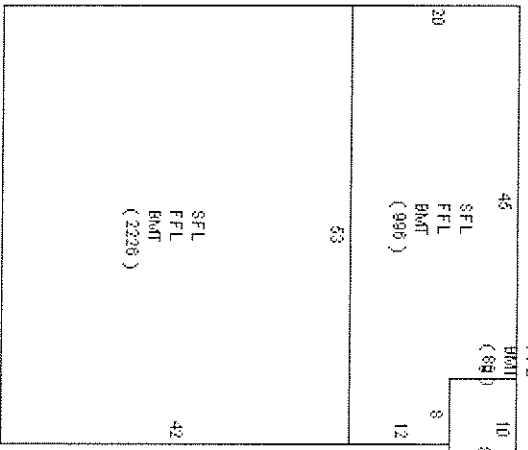
COMMENTS

SKETCH

| | | | |
|-------------------------|-------------|---------|--------------------------------|
| Type: 48 - FIRE STATION | Full Bath: | Rating: | Lot # 25 LEXINGTON STREET - 25 |
| Sly Ht: 2A - 2A | A Bath: | Rating: | LEXINGTON STREET. |
| (Lm) Units: 1 | 3/4 Bath: | Rating: | |
| Total: 3 | A 3/4 Bath: | Rating: | |
| Foundation: 03 - BRKSTN | 1/2 Bath: | Rating: | |
| Frame: 03 - CONCRETE | A Hbth: | Rating: | |
| Prime Wall: 07 - BRICK | Chl/Fix: 10 | Rating: | |
| Sec Wall: | | Rating: | |
| Roof Struct: 02 - HIP | | Rating: | |
| Roof Cover: 02 - SLATE | | Rating: | |
| Color: BRICK | | Rating: | |
| View / Desir: | | Rating: | |

| | | |
|-----------------|-----------------|--|
| Grade: B - GOOD | Other Features: | RESIDENTIAL GRID |
| Year Bilt: 1887 | Kits: 1 | 1st Res Grid Desc: |
| All LUC: | A Kits: | Level: FY LR DR D K FR RR BR PB HB L O |
| Jurisdct: | Frpl: | Other: |
| Const Mod: | WStFlue: | Upper: |
| Lump Sum Adj: | | Lvl 2: |
| | | Lvl 1: |
| | | Lower: |
| | | Totals: |
| | | RMS: |
| | | BRS: |
| | | Baths: |
| | | HB: |

| | |
|------------|---------------|
| REMODELING | RES BREAKDOWN |
| Exterior: | No Unit RMS |
| Interior: | BRS |
| Additions: | FL |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |
| Totals: | |



INTERIOR INFORMATION

| | | |
|-----------------------------|--------------------------|-------|
| Avg Ht/L: 12 | Phys Cond: AG - Avg-Good | 31.5% |
| Prim Int Wall: 02 - PLASTER | Functional: | |
| Sec Int Wall: | Economic: | |
| Partition: T - TYPICAL | Special: | |
| Palm Floors: 03 - HARDWOOD | Override: | |
| Sec Floors: 12 - CONCRET | Total: | 31.5% |

| | |
|--------------------------|------------|
| DEPRECIATION | REMODELING |
| Phys Cond: AG - Avg-Good | Exterior: |
| Functional: | Interior: |
| Economic: | Additions: |
| Special: | Kitchen: |
| Override: | Baths: |
| Total: | Plumbing: |
| | Electric: |
| | Heating: |
| | General: |
| | Totals: |

CALC SUMMARY

COMPARABLE SALES

SUB AREA

SUB AREA DETAIL

| | |
|--------------------------|-------------------------------|
| Bsmnt Flr: 12 - CONCRETE | Basic \$ / SQ: 80.00 |
| Bsmnt Gar: | Size Adj: 1.07441652 |
| Electric: 03 - TYPICAL | Const Adj: 1.01846397 |
| Insulation: 02 - TYPICAL | Adj \$ / SQ: 87.540 |
| Int vs Exts: | Other Features: 15119 |
| Heat Fuel: 01 - OIL | Grade Factor: 1.40 |
| Heat Type: 05 - STEAM | Neighborhood Inf: 1.000000000 |
| # Heat Sys: 1 | LUC Factor: 1.00 |
| % Heated: 100 | Adj Total: 1009707 |
| Solar HW: NO | Depreciation: 318058 |
| % Com Wal: | Depreciated Total: 692600 |

| | | | |
|------------------------|---------------------|---------|------------|
| Parcel ID | Type | Date | Sale Price |
| WIA\$/SQ: | Average | Ind Val | |
| Juris. Factor: | Before Depr: 122.56 | | |
| Special Features: 1000 | Val/Su Net: 56.71 | | |
| Final Total: 692600 | Val/Su SZA: 103.62 | | |

| Code | Description | Area - SQ | Rate - AV | Undepr. Value |
|---------------------------|------------------|-----------|-----------|---------------|
| BMT | BASEMENT | 3,302 | 21,890 | 72,265 |
| FFL | FIRST FLOOR | 3,302 | 87,540 | 289,058 |
| SFL | SECOND FLOOR | 3,302 | 87,540 | 289,058 |
| FBM | FINISHED BMT | 2,226 | 21,890 | 48,716 |
| TFL | THIRD FLOOR | 80 | 87,540 | 7,003 |
| Net Sketched Area: 12,212 | | Total: | | 706,100 |
| Size Adj: 6684 | Gross Are: 12212 | FinAve: | | 8910 |

| Sub | % | Descrp | % | Qu | Ten |
|------|------|--------|---|----|-----|
| Area | Usbl | Type | | | |

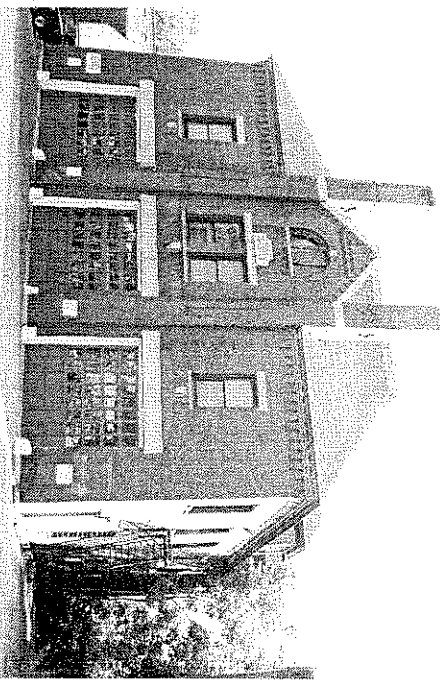
SPEC FEATURES/YARD ITEMS

| | | | | | | | | | | | | | | | | | | | |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|----|----|------------|------|-------|-------------|
| Code | Description | A | YIS | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB | Fa | Appr Value | JCod | Jfact | Juris Value |
| 30 | FIRE ESC | M | S | 1 | 2 | A | AV | 1985 | 750.00 | B | 31.5 | 903 | | | 1. | 1,000 | | | 1,000 |

PARCEL ID

R060 009 0004

IMAGE



More: N

Total Yard Items:

Total Special Features:

1.000

Total:

1.000

AssessPro Patriot Properties, Inc

ZONING CODE

Sec. 3.4. Table of Uses. City of Waltham (Part 1)

[Amended 6-10-1991 by Ord. No. 27154; 6-10-1991 by Ord. No. 27156; 12-12-1991 by Ord. No. 27265; 12-23-1991 by Ord. No. 27265; 3-8-1993 by Ord. No. 27503; 5-9-1994 by Ord. No. 27715; 5-23-1994 by Ord. No. 27732; 1-11-1995 by Ord. No. 27853-A; 3-28-1995 by Ord. No. 27884; 5-22-1995 by Ord. No. 27909; 5-13-1996 by Ord. No. 28125; 5-28-1996 by Ord. No. 28135; 8-4-1997 by Ord. No. 28463; 2-26-2001 by Ord. No. 29197; 5-28-2002 by Ord. No. 29513; 12-23-2002 by Ord. No. 29628; 3-1-2005 by Ord. No. 30012; 4-28-2008 by Ord. No. 30876; 12-22-2008 by Ord. No. 31011; 6-23-2009 by Ord. No. 31147; 6-27-2011 by Ord. No. 31583]

| Use With Special Permit Reference | RA-1 | RA-2 | RA-3 | RA-4 | RB | RC | RD | HR1 | HR2 | BA | BB | BC(D) | LC | C | I | C/R | Use Reference |
|--|------|------|------|------|----|----|----|-----------|-----------|----|----|-------|----|----|---|-----|---------------|
| Residential | | | | | | | | | | | | | | | | | |
| Single-family detached (Sec. 3.606) | Y | Y | Y | Y | Y | Y | Y | Y | Y | S1 | S1 | N | N | N | N | N | 3.21 |
| Two-family detached (Sec. 3.607) | N | N | N | N | Y | Y | N | N | N | S1 | S1 | N | N | N | N | N | 3.22 |
| Accessory dwelling units (Sec. 3.616) | S2 | S2 | S2 | S2 | N | N | N | N | N | N | N | N | N | N | N | N | 3.23 |
| Multifamily dwellings (Sec. 3.618) | N | N | N | N | N | Y1 | Y1 | Y | Y1 | Y1 | Y1 | Y1 | N | N | N | N | 3.24 |
| Rooming houses | Y | Y | Y | Y | Y | Y1 | Y1 | Y | N | Y1 | Y1 | Y1 | N | N | N | N | 3.25 |
| Lodging houses (Sec. 3.639) | N | N | N | N | N | S1 | N | N | N | S1 | S1 | S1 | N | N | N | N | 3.26 |
| Hotels/motels (Sec. 3.617) | N | N | N | N | S1 | S1 | N | N | N | S1 | S1 | S1 | S1 | S1 | N | N | 3.27 |
| Family day-care homes (Sec. 3.609) | Y | Y | Y | Y | Y | Y | Y | Y | Y | S1 | S1 | S1 | N | N | N | N | 3.28 |
| Medical offices in residences | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | N | N | N | 3.29 |
| Customary home occupations (Sec. 3.611) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | N | N | N | N | N | 3.210 |
| Accessory uses/residential (Sec. 4.22) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | N | N | N | 3.211 |
| Garage, private | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | 3.212 |
| Trailer/mobile home | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | 3.213 |
| Institutional | | | | | | | | | | | | | | | | | |
| Churches | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | 3.214 |
| Educational uses | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | 3.215 |
| Municipal buildings | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | 3.216 |
| Ceneteries | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | N | N | N | 3.217 |
| Hospitals, sanitariums, nursing homes, philanthropic institutions (Sec. 3.610) | S1 | S1 | S1 | S1 | S1 | S1 | S1 | Y (3.811) | Y (3.811) | S1 | S1 | S1 | N | N | N | N | 3.218 |

KEY:
 Y = Permitted use as of right
 N = Not permitted
 Y1 = Permitted by right and additional intensity of use permitted by special permit from the City Council

S1 = Use permitted only by special permit by City Council
 S2 = Use permitted only by special permit by Board of Appeals

ZONING CODE

Sec. 3.4. Table of Uses.
City of Waltham
(Part 2)

| Use With Special Permit Reference | RA-1 | RA-2 | RA-3 | RA-4 | RB | RC | RD | HR1 | HR2 | BA | BB | BC(1) | LC | C | I | C/R | Use Reference |
|--|------|------|------|------|----|----|----|---------|---------|----|----|-------|----|----|----|-----|---------------|
| Assisted living facilities | N | N | S1 | S1 | S1 | S1 | S1 | Y1 | Y1 | S1 | S1 | N | N | N | N | N | 3.218A |
| Public service corporations (Sec. 3.614) | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | N | S2 | S2 | N | 3.219 |
| Membership clubs (Sec. 3.608) | S1 | S1 | S1 | S1 | S1 | S1 | S1 | S1 | S1 | S1 | Y1 | Y1 | N | Y1 | Y1 | S1 | 3.220 |
| Garages, public | N | N | N | N | N | N | N | (3.811) | (3.811) | Y1 | Y1 | Y1 | Y1 | Y1 | Y1 | N | 3.221 |
| Commercial | | | | | | | | | | | | | | | | | |
| Retail stores (Sec. 3.634) | N | N | N | N | N | N | N | N | N | Y1 | Y1 | Y1 | N | Y1 | Y1 | N | 3.222, 3.227 |
| Body art establishments (Sec. 3.222A) | N | N | N | N | N | N | N | N | N | N | S1 | S1 | N | S1 | S1 | N | 2.347 |
| Laundromats | N | N | N | N | N | N | N | N | N | N | Y1 | Y1 | N | Y1 | Y1 | N | 3.223 |
| Business and professional offices and banks | N | N | N | N | N | N | N | Y | S1 | Y1 | Y1 | Y1 | Y1 | Y1 | Y1 | N | 3.224 |
| Organ procurement organization | N | N | N | N | N | N | N | (3.811) | (3.811) | N | N | N | N | Y | N | N | 3.224A |
| Drive-in customer service (Sec. 3.635) | N | N | N | N | N | N | N | N | N | S1 | S1 | S1 | S1 | S1 | S1 | N | 3.225 |
| Arcades | N | N | N | N | N | N | N | N | N | N | N | N | Y1 | Y1 | Y1 | N | 3.226 |
| Retail gasoline stations (Sec. 3.634) | N | N | N | N | N | N | N | N | N | Y1 | Y1 | N | N | Y1 | Y1 | N | 3.227 |
| Restaurants | N | N | N | N | N | N | N | N | N | Y1 | Y1 | Y1 | N | Y1 | Y1 | N | 3.228 |
| Fast-food establishments (Sec. 3.620) | N | N | N | N | N | N | N | N | N | S1 | S1 | N | N | S1 | S1 | N | 3.229 |
| Taverns | N | N | N | N | N | N | N | N | N | N | Y1 | N | N | Y1 | Y1 | N | 3.230 |
| Micro-brewery restaurant | N | N | N | N | N | N | N | N | N | N | N | S1 | S1 | N | N | N | 3.228A |
| Catering establishments | N | N | N | N | N | N | N | N | N | N | Y1 | N | N | Y1 | Y1 | N | 3.231 |
| Funeral homes | N | N | N | N | N | N | N | N | N | Y1 | Y1 | Y1 | N | Y1 | Y1 | N | 3.232 |
| Private schools | N | N | N | N | N | N | N | N | N | Y1 | Y1 | Y1 | N | Y1 | Y1 | N | 3.233 |
| Radio and television broadcasting studios | N | N | N | N | N | N | N | N | N | N | Y1 | Y1 | Y1 | Y1 | Y1 | N | 3.234 |
| Radio, television, microwave, communication, radar or other tower (Sec. 3.621) | N | N | N | N | N | N | N | N | N | N | N | N | Y1 | Y1 | Y1 | N | 3.234 |

KEY:
Y = Permitted use as of right
N = Not permitted
Y1 = Permitted by right and additional intensity of use permitted by special permit from the City Council

S1 = Use permitted only by special permit by City Council
S2 = Use permitted only by special permit by Board of Appeals

ZONING CODE

Sec. 3.4. Table of Uses.
City of Waltham
(Part 3)

| Use With Special Permit Reference | RA-1 | RA-2 | RA-3 | RA-4 | RB | RC | RD | HR1 | HR2 | BA | BB | BC(D) | LC | C | I | C/R | Use Reference |
|---|------|------|------|------|----|----|----|-----------|------------|----|----|-------|----|----|----|-----|---------------|
| Indoor theaters | N | N | N | N | N | N | N | N | N | N | N | S1 | S1 | S1 | S1 | N | 3.235 |
| Newspaper publishing and printing | N | N | N | N | N | N | N | N | N | N | Y1 | Y1 | N | Y1 | Y1 | N | 3.236 |
| Car wash (Sec. 3.622) | N | N | N | N | N | N | N | N | N | N | S1 | N | N | S1 | S1 | N | 3.237 |
| Wholesale, storage and warehousing | N | N | N | N | N | N | N | N | N | N | Y1 | N | N | Y1 | Y1 | N | 3.238 |
| Off-street parking (Sections 3.601 through 3.605) | Y | Y | Y | Y | S1 | S1 | S1 | Y (3.811) | Y (3.811) | Y | Y | Y | Y | Y | Y | N | 3.239 |
| Used car lot (Sec. 3.632) | N | N | N | N | N | N | N | N | N | N | S1 | N | N | S1 | S1 | N | 3.240 |
| Associated commercial recreation (Sec. 3.636) | N | N | N | N | N | N | N | N | N | S1 | S1 | S1 | S1 | S1 | S1 | N | 3.267 |
| Accessory uses/commercial | N | N | N | N | N | N | N | Y (3.811) | Y (3.811) | Y | Y | Y | Y | Y | Y | Y | 3.241 |
| Tea shop | N | N | N | N | N | N | N | | | N | N | Y1 | Y1 | | N | N | 3.228B |
| Animal shelter (Section 3.643) | N | N | N | N | N | N | N | N | N | N | N | N | S1 | S1 | S1 | N | 3.226D |
| Kennel (Section 3.644) | N | N | N | N | N | N | N | N | N | N | N | N | S1 | S1 | S1 | N | 3.226E |
| Industrial | | | | | | | | | | | | | | | | | |
| Accessory off-street parking | N | N | N | N | N | N | N | Y (3.811) | Y (3.811) | N | Y | Y | Y | Y | Y | N | 3.242 |
| Railroad and transit station | Y | Y | Y | Y | Y | Y | Y | Y | Y (3.811) | Y | Y | Y | Y | Y | Y | N | 3.243 |
| Windmills | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y1 | Y1 | N | N | Y1 | Y1 | N | 3.244 |
| Electric lighting, gas works and power stations | N | N | N | N | N | N | N | N | N | N | N | N | N | N | Y | N | 3.245 |
| Fuel oil and gas storage | N | N | N | N | N | N | N | N | N | N | N | N | N | N | Y | N | 3.246 |
| Heavy trucking and equipment storage (Sec. 3.628) | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | S1 | N | 3.247 |
| Open storage | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | 3.248 |
| Truck or private bus terminals | N | N | N | N | N | N | N | N | N | N | N | N | N | N | Y1 | N | 3.249 |
| Light manufacturing (Sec. 3.623) | N | N | N | N | N | N | N | N | N | N | S1 | N | Y1 | Y1 | Y1 | N | 3.250 |
| Research labs, structures and accessory uses | N | N | N | N | N | N | N | Y (3.811) | S1 (3.811) | N | N | N | Y1 | Y1 | Y1 | N | 3.251 |
| General manufacture | N | N | N | N | N | N | N | N | N | N | N | N | N | Y1 | Y1 | N | 3.252 |

KEY:
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S1 = Use permitted only by special permit by City Council
S2 = Use permitted only by special permit by Board of Appeals

ZONING CODE

Sec. 3.4. Table of Uses,
City of Waltham
(Part 4)

| Use With Special Permit Reference | RA-1 | RA-2 | RA-3 | RA-4 | RB | RC | RD | HR1 | HR2 | BA | BB | BC(D) | LC | C | I | C/R | Use Reference |
|---|------|------|------|------|----|----|----|-----|-----|----|----|-------|----|----|----|-----|---------------|
| Autobody shop (Sec. 3.626) | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | S1 | N | 3.253 |
| Plastics manufacturing (Sec. 3.629) | N | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | N | 3.254 |
| Steam laundry | N | N | N | N | N | N | N | N | N | N | N | N | N | N | Y1 | N | 3.255 |
| Heliports-airports (Sec. 3.627) | N | N | N | N | N | N | N | S1 | S1 | N | N | N | S1 | S1 | N | N | 3.256 |
| Junkyards (Sec. 3.633) | N | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | N | 3.257 |
| Garbage dumps and sanitary landfills | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | 3.258 |
| Composting facility (3.640) | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | S1 | N | 3.2581 |
| Yard waste transfer station (3.641) | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | S1 | N | 3.2582 |
| Organic products storage (3.642) | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | S1 | N | 3.2583 |
| Automobile recycling center | N | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | N | 3.259 |
| Accessory uses/manufacturing | N | N | N | N | N | N | N | N | N | N | N | N | N | N | Y | N | 3.260 |
| Adult entertainment enterprises (Sec. 2.303A) | N | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | N | 3.2421 |
| Agriculture | | | | | | | | | | | | | | | | | |
| Farms | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | 3.261 |
| Livestock farms under 5 acres (Sec. 3.612) | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | N | 3.262 |
| Livestock farms over 5 acres | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | 3.262 |
| Farm stands | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | 3.263 |
| Conservation/Recreation | | | | | | | | | | | | | | | | | |
| Conservation, water and water supply area | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | 3.264 |
| Public outdoor recreation facility | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | Y | 3.265 |
| Semipublic outdoor recreation facility (Sec. 3.630) | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | 3.266 |

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ZONING CODE

Sec. 3.4. Table of Uses. City of Waltham (Part 5)

| Use With Special Permit Reference | RA-1 | RA-2 | RA-3 | RA-4 | RB | RC | RD | HR1 | HR2 | BA | BB | BC(1) | LC | C | I | C/R | Use Reference |
|---|------|------|------|------|----|----|----|-----|-----|----|----|-------|----|----|----|-----|---------------|
| Conservation/Recreation | | | | | | | | | | | | | | | | | |
| Nonprofit sports/recreational clubs with grounds for games and sports | N | N | N | N | N | N | N | N | N | N | N | N | S1 | S1 | S1 | Y1 | 3.220A |
| Commercial recreational facilities, outdoor | N | N | N | N | N | N | N | N | N | N | N | N | S1 | S1 | S1 | Y1 | 3.226B |
| Commercial recreational facilities, indoor (Sec. 3.608A) | N | N | N | N | N | N | N | N | N | N | N | N | S1 | S1 | S1 | S1 | 3.226A |
| Commercial conservation/nature facilities | N | N | N | N | N | N | N | N | N | N | N | N | S1 | S1 | S1 | S1 | 3.226C |

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- Y1 = Permitted by right and additional intensity of use permitted by special permit from the City Council
- S1 = Use permitted only by special permit by City Council
- S2 = Use permitted only by special permit by Board of Appeals

NOTES:

(1) Residential uses shall only be allowed in the BC District on upper floors (floors two through five) unless development occurs as part of a Riverfront Overlay District special permit (See Section 8.4.) or as part of an intensity of use special permit, provided that in no case shall any first-floor residential unit or portion thereof be located on or within 50 feet of the street line of any of the following streets: Elm Street, Main Street, Moody Street. In the BC District, residential uses shall have separate and distinct entrances from any and all commercial uses, and commercial and residential uses shall not be located on the same floor, except that commercial and residential uses may be allowed on the first floor where development occurs as part of an intensity of use special permit, provided that in no case shall any first-floor residential unit or portion thereof be located on or within 50 feet of the street line of any of the following streets: Elm Street, Main Street, Moody Street. Multiple residential and/or nonresidential principal buildings may be allowed in the BC District on the same lot when development occurs as part of an intensity of use special permit, provided that all other provisions of Section 4.215 shall be complied with. Further, in instances of new residential construction, excluding rehabilitation or remodeling of existing structures, said residential uses shall be permitted to about other structures of any type on only one side, and all other sides shall be at least 25 feet from all other structures.

ZONING CODE

Sec. 4.11. Table of Dimensional Regulations
 (See Section 4.12 for footnotes)
 City of Waltham
 [Amended 8-4-1997 by Ord. No. 28403; 3-3-1999 by Ord. No. 28735; 6-26-2000 by Ord. No. 29025; 5-28-2002 by Ord. No. 29513; 12-23-2002 by Ord. No. 29628; 6-13-2005 by Ord. No. 30180; 6-26-2006 by Ord. No. 30450]

| District | Minimum Building Setback(s) (23) | | | Maximum Building Height(8) (21) (23) feet | Maximum Stories (23) | FAR by Right (17) | FAR by Special Permit (17) (22) (23) | Maximum Lot Coverage (percent) (2) (23) | Minimum Open Space (percent) (9), (17) | Lot Area (square feet) | Maximum Dwelling Units per acre (12) | Lot Frontage (feet) (10) | Minimum Lot Area Per Dwelling Unit (square feet) | Minimum Open Space per Dwelling Unit (square feet) | Minimum Lot Width (feet) |
|----------------------------|----------------------------------|-------------|-------------|---|----------------------|-------------------|--------------------------------------|---|--|------------------------|--------------------------------------|--------------------------|--|--|--------------------------|
| | Front (feet) | Side (feet) | Rear (feet) | | | | | | | | | | | | |
| RA-1 | 40 | 20 | 40 | 35 | 2.5 | -- | -- | 20 | -- | 20,000 | -- | 100 | -- | -- | -- |
| RA-2 | 40 | 20 | 40 | 35(11) | 2.5 | -- | -- | 20 | -- | 15,000 | -- | 80 | -- | -- | -- |
| RA-3 | 25 | 15 | 30 | 35(11) | 2.5 | -- | -- | 25 | -- | 9,600 | -- | 70 | -- | -- | -- |
| Assisted living facilities | 40 | 40 | 40 | 35 | 3 | -- | -- | -- | -- | 40,000 | -- | 100 | 1,000 | 500 | 100 |
| RA-4 | 25 | 15 | 30 | 35 | 2.5 | -- | -- | 25 | -- | 7,000 | -- | 60 | -- | -- | -- |
| Assisted living facilities | 40 | 40 | 40 | 35 | 3 | -- | -- | -- | -- | 40,000 | -- | 100 | 1,000 | 500 | 100 |
| RB | 15 | 10 | 30 | 40 | 3.0 | -- | -- | 30 | -- | 6,000 | -- | 60 | -- | -- | -- |
| Single-family Two-family | | | | | | | | | | 6,000 | -- | | -- | -- | -- |
| Assisted living facilities | 40 | 40 | 40 | 35 | 3 | -- | -- | -- | -- | 40,000 | -- | 100 | 1,000 | 500 | 100 |
| RC | 10 | 10(3) | 20(4) | 40 | 3.0 | .20 | .60 | 30 | 15 | 6,000 | -- | 50 | -- | -- | -- |
| Single-family | | | | | | | | | | 6,000 | -- | | -- | -- | -- |
| Two-family | | | | | | | | | | 6,000 | -- | | -- | -- | -- |
| Assisted living facilities | 40 | 40 | 40 | 35 | 3 | -- | -- | -- | -- | 40,000 | -- | 100 | 1,000 | 500 | 100 |
| RD | 75 | 45 | 60 | 50 | 4.0 | .20 | .80 | 30 | 15 | 5 acres | 6 | 50 | -- | -- | -- |
| HR1 | | | | | | | | | | | | | | | |
| Except assisted living | 10 | 10 | 20 | 74 | 6 | 1.8 | -- | 75 | -- | 10,000 | 59 | 50 | -- | -- | -- |
| Assisted living | 40 | 40 | 40 | 74 | 6 | 1.0 | 1.5 | -- | -- | 40,000 | -- | 188 | 1,000 | 500 | 100 |

CITY OF WALTHAM

Sec. 4.11. Table of Dimensional Regulations

City of Waltham

(See Section 4.12 for footnotes)

[Amended 8-4-1997 by Ord. No. 28403; 3-3-1999 by Ord. No. 28735; 6-26-2000 by Ord. No. 29025; 5-28-2002 by Ord. No. 29513]

| District | Minimum Building Setback(s) (Z3) | | | Maximum Building Height (18) (21) (23) (feet) | Maximum Stories (Z3) | FAR by Right (17) | FAR by Special Permit (17) (22) (23) | Maximum Lot Coverage (percent) (2) (23) | Minimum Open Space (percent) (9), (17) | Lot Area (square feet) | Maximum Dwelling Units per acre (12) | Lot Frontage (feet) (10) | Minimum Lot Area Per Dwelling Unit (square feet) | Minimum Open Space per Dwelling Unit (square feet) | Minimum Lot Width (feet) |
|--|----------------------------------|-------------|-------------|---|----------------------|-------------------|--------------------------------------|---|--|------------------------|--------------------------------------|--------------------------|--|--|--------------------------|
| | Front (feet) | Side (feet) | Rear (feet) | | | | | | | | | | | | |
| HR2 | 10 | 10 | 20 | 74 | 6 | 1.0 | 1.25 | 75 | -- | 10,000 | 40 | 50 | -- | -- | -- |
| Except as to multifamily and assisted living | | | | | | | | | | | | | | | |
| Multifamily | 10 | 10 | 20 | 74 | 6 | 0.01 | 1.25 | 75 | -- | 10,000 | 3 | 50 | -- | -- | -- |
| Assisted living | 40 | 40 | 40 | 74 | 6 | 0.5 | 1.25 | -- | -- | 40,000 | -- | 100 | 1,000 | 50 | 100 |
| HRI & HR2 | | | | | | | | | | | | | | | |
| Single-family detached | 25 | 15 | 30 | 35(11) | 2.5 | -- | -- | 25 | -- | 9,600 | -- | 70 | -- | -- | -- |
| BA | 10 | 0 | 15 | 36 | 3 | .50(16) | 1.0 | 0 | -- | 0 | -- | 50 | -- | -- | -- |
| Res uses | 10 | 10 | 20 | 36 | 3 | .20 | .80 | 30 | 15 | 6,000 | 6 | 50 | -- | -- | -- |
| Assisted living facilities | 40 | 40 | 40 | 35 | 3 | -- | -- | -- | -- | 40,000 | -- | 100 | 1,000 | 500 | 100 |
| BB | 0 | 0 | 25 | 48 | 4 | .50(16) | 2.5 | 0 | -- | 0 | -- | 50 | -- | -- | -- |
| Res uses | 10 | 10 | 20 | 40 | 4 | .25 | 1.0 | 35 | 15 | 6,000 | 10 | 50 | -- | -- | -- |
| Assisted living facilities | 40 | 40 | 40 | 35 | 3 | -- | -- | -- | -- | 40,000 | -- | 100 | 1,000 | 500 | 100 |
| BC | 0 | 0(13) | 25 | 65 | 5 | 1.0 | 2.5 | 90 | -- | -- | 30 | 40 | -- | -- | -- |
| LC | 150(5) | 100(5) | 100(5) | 40 | 3.0 | .25 | .60 | 30 | 25(6) | 5 acres | -- | 400 | -- | -- | -- |
| C | 10(7) | 15(7) | 25(7) | 80 | 8 | 4(16) | 2.0 | -- | -- | 10,000 | -- | 50 | -- | -- | -- |
| I | 10(8) | 15(8) | 25(8) | 80 | 8 | 4(16) | 2.0 | -- | -- | 0 | -- | 50 | -- | -- | -- |

ZONING CODE

Sec. 4.11. Table of Dimensional Regulations
 City of Walham
 (See Section 4.12 for footnotes)
 [Amended 8-4-1997 by Ord. No. 28403; 3-3-1999 by Ord. No. 28735; 6-26-2000 by Ord. No. 29025; 5-28-2002 by Ord. No. 29513]

| District | Minimum Building Setback(s) (23) | | | Maximum Building Height (18) (21) (23) (feet) | Maximum StORIES (23) | FAR by Right (17) | FAR by Special Permit (17) (23) (23) | Maximum Lot Coverage (percent) (2) (23) | Minimum Open Space (percent) (9), (17) | Lot Area (square feet) | Maximum Dwelling Units per acre (12) | Lot Frontage (feet) (10) | Minimum Lot Area Per Dwelling Unit (square feet) | Minimum Open Space per Dwelling Unit (square feet) | Minimum Lot Width (feet) |
|--------------------|----------------------------------|-------------|-------------|---|----------------------|-------------------|--------------------------------------|---|--|------------------------|--------------------------------------|--------------------------|--|--|--------------------------|
| | Front (feet) | Side (feet) | Rear (feet) | | | | | | | | | | | | |
| Detached garage | As required by district | 3 | 3 | -(1) | 1 | 0.05 | 0.10 | 0 | 10 | 4 acres | 0 | 100 | -- | -- | -- |
| Accessory building | As required by district | 5 | 5 | -(1) | 1 | -- | -- | 0 | -- | 0 | -- | 0 | -- | -- | -- |
| Swimming pool (19) | As required by district | 10 | 10 | -- | -- | -- | 0 | -- | 0 | -- | -- | 0 | -- | -- | -- |