

CITY OF WALTHAM

Request for Proposals

Lease of 14 Ash Street
Waltham, Massachusetts

I Introduction

The City of Waltham (Lessor) is currently offering for lease, "as is," the building known as 14 Ash Street, Waltham, Massachusetts as generally identified on the Site Plan attached hereto as Appendix A. The former Fitch Elementary School is vacant.

The property consists of 44,680 sq. ft.:

Basement	10,699 sq. ft.
First Floor	16,796 sq. ft.
Second Floor	11,892 sq. ft.
Third Floor	5,293 sq. ft.

The building is a masonry structure built in 1931 and an addition was added in 1977.

The parcel containing the spray park is a separate lot and not part of the leased premises.

II Site Information

Located in the heart of Waltham's downtown, 14 Ash Street is close to Moody and Crescent Streets and across from the historic Waltham Watch Factory.

Moody Street is a short distance from Main Street (Route 20), providing access to Boston (9 miles east), Route 128 (2 miles west) and the City of Newton providing access to the Massachusetts Turnpike.

Fitch School's rich art deco character makes it worthy of restoration.

The building is being leased "as is". The Lessor makes no warranties or representations as to the condition of the leased premises.

The building is located in a Residence B Zoning District. There is some parking on site.

The surrounding neighborhood has commercial and residential uses.

III Use

- A. Lease of the property is subject to both Mayor and City Council approval.
- B. The City of Waltham is rich in history. Birthplace of the Industrial Revolution, Waltham boasts an extraordinary number of historic properties including the former Fitch School. Given that 14 Ash Street has a significant architectural and historic heritage, the historic part of the building needs to be preserved. Accordingly, the City intends to lease this property for uses allowed in a Residence B Zoning District per the attached Table of Uses and for a use that preserves the historic part of the building.

Residential use will be prohibited under any lease term.

- C. Further, the Mayor's recommendation for the use of this property is for a use that preserves the historic nature of the property, an education or institution use and for a use that does not derogate or harm the surrounding neighborhoods. **The Mayor is willing to co-sponsor a Community Preservation Act (CPA) application for the exterior of the building and windows on the historic part of the building.**
- D. Apart from issuing a Request for Information (RFI) and temporary uses, to date, the City Council as a body has not decided/voted a specific recommendation for the property, with respect to lease or sale.

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 two million dollars (\$2,000,000) and comprehensive public liability insurance in the amount of two million dollars (\$2,000,000) per person/one million dollars (\$2,000,000) 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 two million dollars (\$2,000,000) 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 Residence B 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. 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. Unless the parties otherwise agree, 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 1:00 p.m.
- B. All proposals shall be in sealed envelopes marked, "Proposal for Lease of 14 Ash 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, advances/is consistent with the downtown and does not derogate or harm the surrounding neighborhoods, is an educational or institutional use.
 - 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 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 and is an educational or institutional use.
- 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 1:00 p.m. Interested parties should meet in front of 14 Ash 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:

Description of Property:

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

14 Ash Street, Waltham, MA 02453

44,680 sq. ft. of space all floors

Proposal Deadline:

June 16, 2015 at 1:00 pm

Estimated Value, Source of Valuation

Assessed Value: \$2,386,900

Appraised Value – April 15, 2015

\$8.00 per square foot based upon appraisal by Waltham Board of Assessors

Additional Information:

See attached Assessor's Card

The City plans to lease the building exclusive of spray park lot. The building is leased "as is". The City intends to lease this property for a use that preserves the historic nature of the property, for an educational or institutional use, for a use that does not derogate or harm the surrounding neighborhood and for a use that is allowed by right under current zoning. **The Mayor is willing to co-sponsor a Community Preservation Act (CPA) application for the exterior of the building and windows on the historic part of the building.** 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 the property located at 14 Ash Street (exclusive of spray park lot) will be received at the Office of the Purchasing Agent, City Hall, 610 Main Street, Waltham, MA 02452, until 1 p.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 seat, 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



69

14 ASH STREET

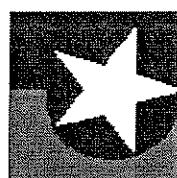
N 497,400
E 670,000
P/O 76-3-5

R068 021 001A
Map Block Lot

Unit CARD
1 of 1

City of Waltham

TOTAL ASSESSED: 175,300
12118771



PROPERTY LOCATION

No: 14 BEF
Alt No: ASH ST, WALTHAM
Direction/Street/City: WALTHAM
Unit #: _____
Owner 1: SCHOOL DEPT
Owner 2: FITCH SCHOOL
Owner 3: _____
Street 1: 494 MAIN STREET
Street 2: _____
Town/City: WALTHAM
State/Prov: MA
Postal: 02452-6131
City: _____
Omn Occ: _____
Type: _____

IN PROCESS APPRAISAL SUMMARY

Use Code: 903
Building Value: 10448.000
Yard Items: 175,300
Land Size: 0.240
Land Value: 175,300
Total Value: 175,300
Total Card: 0.240
Total Parcel: 0.240
Total Value per SQ unit (Card: N/A) /Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2015	903	EX	0	0	10,448	175,300	175,300	175,300	Year End Roll
2014	903	FV	0	0	10,448	175,300	175,300	175,300	Year End Roll
2013	903	FV	0	0	10,448	175,300	175,300	175,300	Year End
2012	903	FV	0	0	10,448	175,300	175,300	175,300	Year End Roll
2011	903	FV	0	0	71,400	900,700	2,401,500	2,401,500	Year end
2010	903	FV	0	0	71,400	900,700	2,401,500	2,401,500	Year end
2009	903	FV	0	0	71,400	1,927,800	3,428,600	3,428,600	YEAR END
2008	903	FV	0	0	71,400	1,927,800	3,428,600	3,428,600	YEAR END

SALES INFORMATION

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

TAX DISTRICT

Parcel ID: R068 021 001A

PAT ACCT.

211877

OTHER ASSESSMENTS

Code: _____
Description: _____
Amount: _____
Comm. Int: _____

BUILDING PERMITS

Date: _____
Number: _____
Description: _____
Amount: _____
C/O: _____
Last Visit: _____
Fed Code: _____
F. Description: _____
Comment: _____

ACTIVITY INFORMATION

Date: _____
Result: _____
By: _____
Name: _____

PROPERTY FACTORS

Item Code	Descrp	%	Item Code	Descrp
Z			U	
0			I	
n				
Census: Exmpt				
Flood Haz: _____				
D			Topo	
s			Street 41	
t			Traffic	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Price/Units	Depth /	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Inf 1 %	Inf 2 %	Inf 3 %	Appraised Value	All Class	Spec Land Code	Fact Use Value	Notes
903	MUNICIP		10448			SQ. FT.	SITE		0	17.	0.987	CA	1.00					175,331			175,300	

Total AC/H/A: 0.23985
Total SF/SM: 10448.00
Parcel LUC: 903
MUNICIP
Prime NB Desc: COM AVG

Total: 175,331
Spl Credit: _____
aprv

Total: 175,300

2015

Disclaimer: This information is believed to be correct but is subject to change and is not warranted. Database: FY2015

EXTERIOR INFORMATION

BATH FEATURES

COMMENTS

SKETCH

Type:		Full Bath:	Rating:	14BEEF ASH STREET - LOT B: SPLIT OUT OF 14
Sly Hlt:		A Bath:	Rating:	ASH ST FOR FY 2012 SPRAY PARK.
(Liv) Units:	Total:	3/4 Bath:	Rating:	
Foundation:		A 3/4 Bath:	Rating:	
Frame:		1/2 Bath:	Rating:	
Prime Wall:		A HBth:	Rating:	
Sec Wall:	%	OilrFix:	Rating:	
Roof Struct:		RESIDENTIAL GRID		
Roof Cover:		1st Res Grd:	Desc:	# Units:
View / Desc:		Level:	FY LR DR D K FR RR BR FB HB L O	
GENERAL INFORMATION				
Grade:		OTHER FEATURES		
Year Blt:	Eff Yr Blt:	Kits:	Rating:	
Alt LUC:	All %:	A Kits:	Rating:	
Jurisdct:	Fact:	Fppl:	Rating:	
Const Mod:		WSEFlu:	Rating:	
Lump Sum Adj:		CONDO INFORMATION		
INTERIOR INFORMATION				
Avg Ht/Fl:		Location:		
Prim Int Wall:		Total Units:		
Sec Int Wall:	%	Floor:		
Partition:	%	% Own:		
Prim Floors:		Name:		
Sec Floors:	%	DEPRECIATION		
Bsmnt Fir:		Phys Cond:		0.0 %
Bsmnt Gar:		Functional:		%
Electric:		Economic:		%
Insulation:		Special:		%
Int vs Ext:		Override:		%
Heat Fuel:		Total:		0 %
Heat Type:		CALC SUMMARY		
# Heat Sys:		Basic \$ / SQ:		
% Heated:	% AC:	Size Adj:	1.000000000	
Solar HW:	Central Vac:	Const Adj:	8.000000000	
% Com Wal:	% Sprinkled:	Adj \$ / SQ:		
SPEC FEATURES/YARD ITEMS				
Code:	Description:	A Yrs:	Qty:	Size/Dim:
Qual:	Con:	Year:	Unit Price:	D/S:
LUC:	Fact:	NB:	Fa:	Appr Value:
JCod:	JFac:	Jurfs:	Value:	

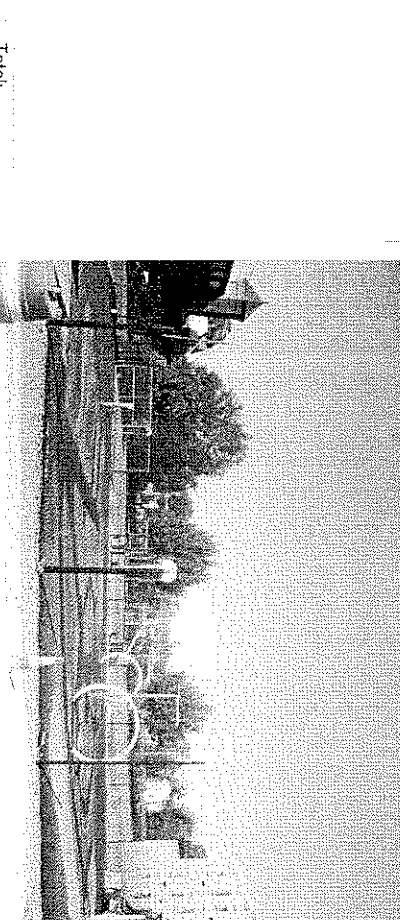
REMODELING				
Exterior:		RES BREAKDOWN		
Interior:		No Unit:	RMS:	BRS:
Additional:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
COMPARABLE SALES				
Rate:	Parcel ID:	Typ:	Date:	Sale Price:

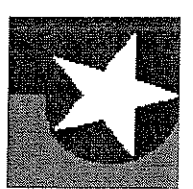
PARCEL ID				
WIA\$/SQ:	AvRate:	Ind Val:		
Jurfs. Factor:		Before Depr:	0.00	
Special Features:	0	Val/Su Net:		
Final Total:	0	Val/Su SZA:		

SUB AREA				
Code:	Description:	Area - SQ:	Rate - AV:	Undepr Value:
Code:	Description:	Area - SQ:	Rate - AV:	Undepr Value:
Code:	Description:	Area - SQ:	Rate - AV:	Undepr Value:
Code:	Description:	Area - SQ:	Rate - AV:	Undepr Value:

SUB AREA DETAIL				
Sub Area:	% Usbl:	Descrp:	% Type:	Qt Ten:
Sub Area:	% Usbl:	Descrp:	% Type:	Qt Ten:
Sub Area:	% Usbl:	Descrp:	% Type:	Qt Ten:
Sub Area:	% Usbl:	Descrp:	% Type:	Qt Ten:

IMAGE				
Net Sketched Area:	Gross Are:	Total:		
FinAre:				





USER DEFINED
 Prior Id # 1
 Prior Id # 2
 Prior Id # 3
 Prior Id # 1
 Prior Id # 2
 Prior Id # 3
 Prior Id # 1
 Prior Id # 2
 Prior Id # 3

PROPERTY LOCATION
 No 14
 All No ASH ST, WALTHAM
 Direction/Street/City
 Unit #

OWNERSHIP
 Owner 1: SCHOOL DEPT
 Owner 2: FITCH SCHOOL
 Owner 3:

Street 1: 494 MAIN STREET
 Street 2:
 Twn/City: WALTHAM
 S/Prov: MA
 Postal: 02452-6131
 City: Only
 Own Occ: Type:

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

NARRATIVE DESCRIPTION
 This Parcel contains 60,952 SQ. FT. of land mainly classified as MUNICIPAL with a(n) SCHOOL Building Built about 1932, Having Primarily BRICK Exterior and TAR + GRAVEL Roof Cover, with 1 Units, 16 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms Total and 0 Bdrms
OTHER ASSESSMENTS
 Code Description Amount Com. Int

IN PROCESS APPRAISAL SUMMARY
 Use Code 903
 Building Value 1,610,600
 Yard Items
 Land Size 60952.000
 Land Value 776,300
 Total Value 2,386,900

PREVIOUS ASSESSMENT
 Tax Yr Use Cat Bidg Value Yrd Items Land Size Land Value Total Value Asses'd Value Date
 2015 903 EX 1,610,600 0 60,952 776,300 2,386,900 2,386,900 Year End Roll 11/25/2014
 2014 903 FV 1,610,600 0 60,952 776,300 2,386,900 2,386,900 Year End Roll 12/13/2013
 2013 903 FV 1,610,600 0 60,952 776,300 2,386,900 2,386,900 Year End Roll 12/12/2012
 2012 903 FV 1,500,800 0 60,952 776,300 2,277,100 2,277,100 Year End Roll 12/20/2011
 2011 903 FV 1,500,800 0 71,400 900,700 2,401,500 2,401,500 year end 12/17/2010
 2010 903 FV 1,500,800 0 71,400 900,700 2,401,500 year end 12/31/2009
 2009 903 FV 1,500,800 0 71,400 1,927,800 3,428,600 YEAR END 12/8/2008
 2008 903 FV 1,500,800 0 71,400 1,927,800 3,428,600 12/28/2007

SALES INFORMATION
 Grantor Legal Ref Type Date Sale Code Sale Price V Tsl Verif Assoc PCL Value
 PAT ACCT.
 Notes

BUILDING PERMITS
 Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
 ACTIVITY INFORMATION
 Date Result By Name

PROPERTY FACTORS

Item Code	Descip	%	Item Code	Descip
Z			U	
o				
n				
Census:				
Flood Haz:				
D			Exmpt	
s			Topo	
t			Street 41	
			Traffic	

LAND SECTION (First 7 lines only)
 Use Code 903
 Description MUNICIPAL
 LUC No of Units 60952
 Depth / PricelUnits SQ. FT. SITE
 Unit Type Land Type
 LT Base Value Unit Price Adj Neigh Neigh Int 1 % Int 2 % Int 3 % Appraised Value Class % Spec Land Code Fact Use Value Notes

Total AC/H/A: 1.39927
 Total SF/SfM: 60952.00
 Parcel LUC: 903 MUNICIPAL
 Prime NB Desc: COM AVG
 Total: 776,329
 Spl Credit: apro
 Total: 776,300
 2015

Disclaimer: This information is believed to be correct but is subject to change and is not warranted Database: FY2015

EXTERIOR INFORMATION

Type: 58 - SCHOOL
 Sy Ht: 03 - 3 story
 (Liv) Units: 1 Total: 1
 Foundation: 01 - CONCRETE
 Frame: 03 - CONCRETE
 Prime Wall: 07 - BRICK
 Sec Wall: %
 Root Struct: 07 - SHED
 Roof Cover: 04 - TAR + GRAVEL
 Color:
 View / Desir

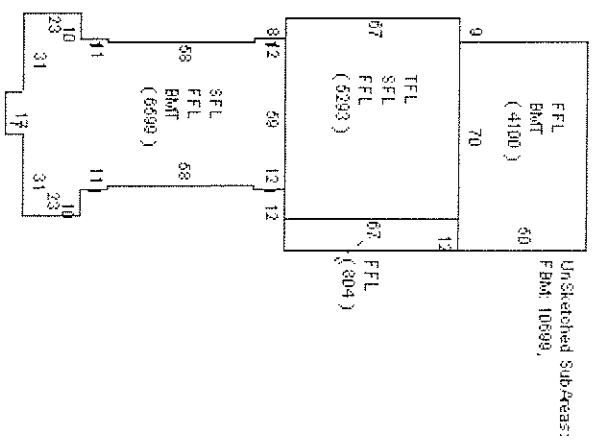
BATH FEATURES

Full Bath: 16 Rating: Average
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3QBth: Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 OhrFix: 40 Rating: Average

COMMENTS

14 ASH STREET : 14 ASH STREET.

SKETCH



Un-Sketched Sub-Areas:
 F Bmt: 10899,

GENERAL INFORMATION

Grade: C - AVERAGE
 Year Bilt: 1932 Eff Yr Bilt:
 Alt LUC: All %:
 Jurisdct: Fact:
 Const Mod:
 Lump Sum Adj:

CONDO INFORMATION

Location:
 Total Units:
 Floor:
 % Own:
 Name:

INTERIOR INFORMATION

Avg Ht/Fl:
 Prim Int Wall: 02 - PLASTER
 Sec Int Wall:
 Partiton:
 Prim Floors: 10 - PARQUET
 Sec Floors: %

DEPRECIATION

Phys Cond: AV - Average 30 %
 Functional:
 Economic:
 Special:
 Override:
 Total: 30 %

CALC SUMMARY

Bsmnt Fr:
 Bsmnt Gar:
 Electric: 03 - TYPICAL
 Insulation: 01 - NONE
 Int vs Ext:
 Heat Fuel: 01 - OIL
 Heat Type: 05 - STEAM
 # Heat Sys: 1
 % Heated: 100
 Solar HW: NO Central Vac: NO
 % Corn Wall % Sprinkled

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	16,796	55,830	937,714
SFL	SECOND FLOOR	11,892	55,830	663,926
BMT	BASEMENT	10,699	13,960	149,330
FBM	FINISHED BMT	10,699	13,960	149,330
TFL	THIRD FLOOR	5,293	55,830	295,506

SUB AREA DETAIL

Code	Sub Area	% Usbl	Descrp	% Cu	Ten

SPEC FEATURES/YARD ITEMS

Code Description A YIS Qty SizelDim Qual Con Year Unit Price D/S Dep LUC Facd NB Fa Appt Value JCodJfract Juris Value

WhaV\$/SQ: AvRate Ind Val
 Jurs. Factor: Before Dep: 55.83
 Special Features: 0 ValSu Net: 29.08
 Final Total: 1610600 ValSu SZA 47.40

PARCEL ID

R068 021 0001 JCodJfract Juris Value

IMAGE

AssessPro Patriot Properties, Inc



More: N Total Yard Items:

Total Special Features:

Total:

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. 28403; 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	HRI	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	Y	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	N	N	N	N	3.216
Cemeteries	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(D)	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	Y1	Y1	Y1	Y1	Y1	Y1	Y1	Y1	N	3.221
Commercial								(3.811)	(3.811)								
Retail stores (Sec. 3.634)	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	N	Y1	Y1	N	3.222, 3.27
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	Y1	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	Y1	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(I)	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
Newsprint 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	N	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	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	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:
 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 4)

Use With Special Permit Reference	RA-1	RA-2	RA-3	RA-4	RB	RC	RD	HR1	HR2	BA	BB	BCD	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	N	S1	N	3.2581
Yard waste transfer station (3.641)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	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. 2.303 A)	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	Y	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

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 5)

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
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	3.220B
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

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

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 followings 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 followings 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 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; 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 (18) (21) (23)	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										6,000	--				
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	--				
Multifamily										6,000	6				
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	--	--	--
HRI															
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	--	100	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) (22)			Maximum Building Height (18) (21) (23)	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)												
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
HRL & 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 Assisted living facilities	40	40	40	36	3	.20	.80	30	15	6,000	6	50	--	--	--
DB	0	0	25	48	4	.50(16)	2.5	0	--	0	--	50	--	--	--
Res uses Assisted living facilities	10	10	20	40	4	.25	1.0	35	15	6,000	10	50	--	--	--
BC	0	0(13)	25	65	5	1.0	2.5	90	--	--	30	40	--	--	100
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 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]
(See Section 4.12 for footnotes)

District	Minimum Building Setback(s) (23)			Maximum Building Height (18) (21) (23) (feet)	Maximum Stories (23)	FAR by Right (17) (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)												
CR	100	100	100	20	1	0.05	0.10	5	10	4 acres	0	100	--	--	--
Detached garage	As required by district	3	3	--(1)	1	--	--	0	--	0	--	50	--	--	--
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	--	--	--