City of Newton Planning and Development

Petition #356-22 Special Permit/Site Plan Approval Request to construct elderly housing with services at 11 Florence Street & 318 Boylston Street

Petition #355-22 to rezone 11 Florence Street from MR1 to BU4 and to rezone 318 Boylston Street from BU2 to BU4

June 27, 2023

**11 Florence Street
(existing)**

1

Zoning Relief

	Zoning Relief Required	
Ordinance	*Required Relief*	*Action Required*
	Request to rezone parcel to BU4	
§4.4.1 §6.2.10	To allow an Elder Housing with Services facility	S.P. per §7.3.3
§4.1.2.B.1	Development of 20,000+ square feet of gross floor area	S.P. per §7.3.3
§4.1.2.B.3 §4.1.3	To allow a building with five stories	S.P. per §7.3.3
§5.4.2.B	To allow a retaining wall in excess of 4 feet in a setback	S.P. per §7.3.3
§5.1.8.A.1 §5.1.13	To allow parking within the front setback	S.P. per §7.3.3
§5.1.10.A §5.1.13	To waive lighting requirements	S.P. per §7.3.3
§5.2.13	To allow a free-standing sign	S.P. per §7.3.3

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Criteria to Consider

When reviewing this request, the Council should consider whether:

- The site is an appropriate location for the proposed elderly housing facility with more than 20,000 square feet in gross floor area and five stories, a fre standing sign, and a wall greater than four feet in height within a setback.
- The proposed elderly housing facility with more than 20,000 square feet in gross floor area and five stories as developed will adversely affect the neighborhood.
- There will be a nuisance or serious hazard to vehicles or pedestrians.
- Access to the site is appropriate for the types and numbers of vehicles involved.

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Criteria to Consider
Continued

- The site and buildings as designed, constructed, and operated will contribute significantly to the efficient use and conservation of natural resources and energy, including through some or all of the following: (a) minimizing operating energy; (b) minimizing the use of fossil fuels; (c) implementing a transportation plan that will minimize carbon footprint. (§7.3.3.C.5)
- Literal compliance with the dimensional parking requirements is impracticable due to the nature of the use, or the location, size, width, depth, shape, or grade of the lot, or that such exceptions would be in the public interest or in the interest of safety or protection of environmental features. (§5.1.13)
- Literal compliance with the lighting requirements for parking facilities over five stalls is impracticable due to the nature of the use, or the location, size, width, depth, shape, or grade of the lot, or that such exceptions would be in the public interest or in the interest of safety or protection of environmental features. (§5.1.13)
- The proposed free-standing sign should be permitted and is appropriate due to the nature of the use of the premises, the architecture of the buildings or their location with reference to the street is such that such exceptions are in the public interest. (§5.2.13)
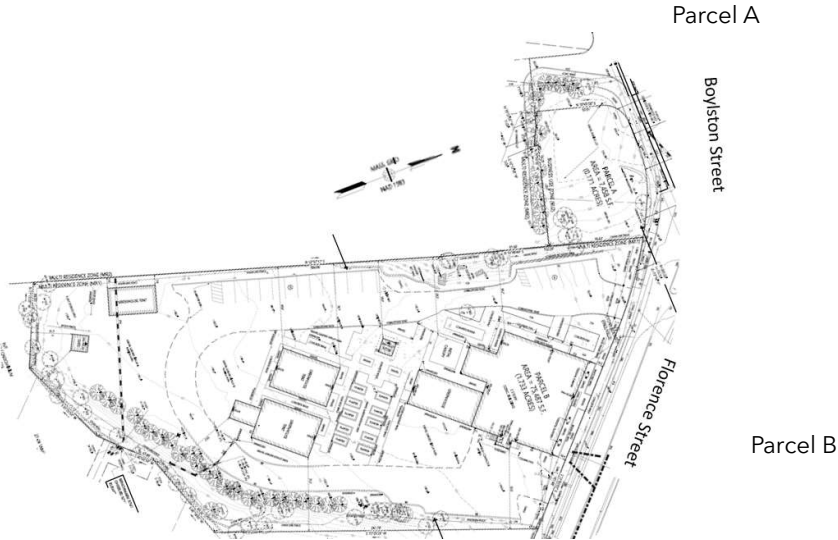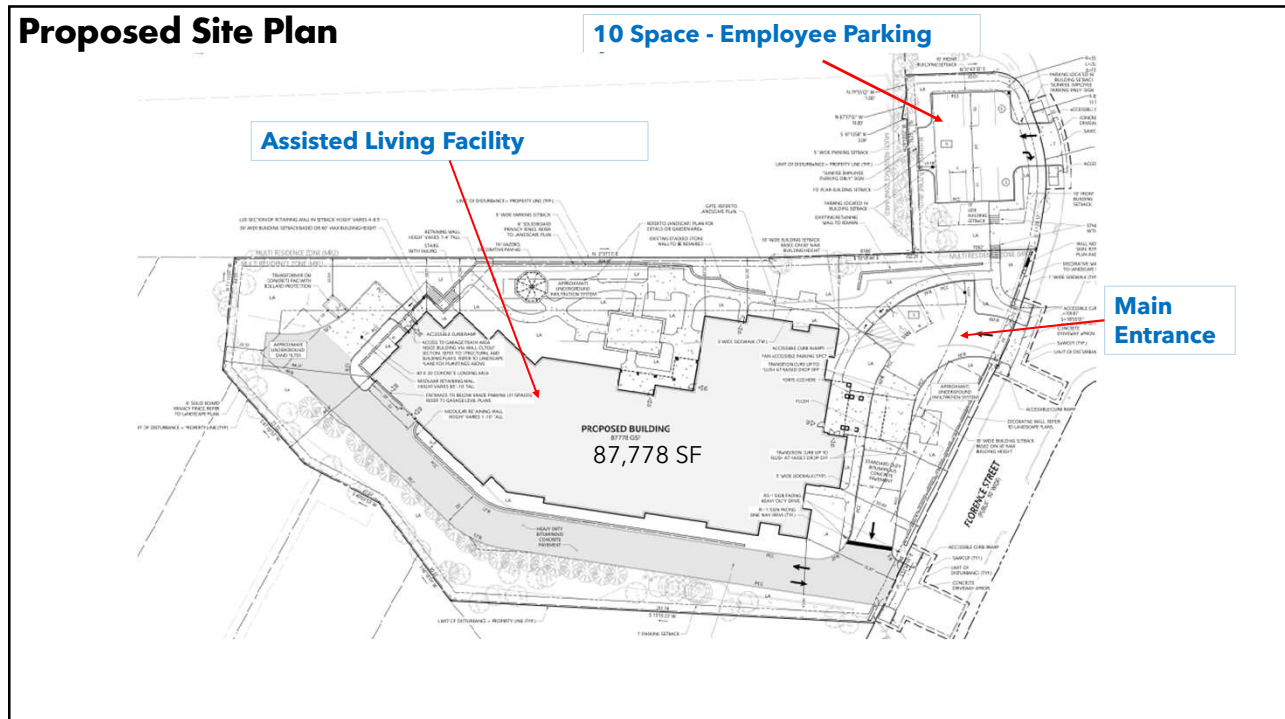
4

Aerial Map

Route 9 (Boylston Street)

MBTA Bus

Florence Street
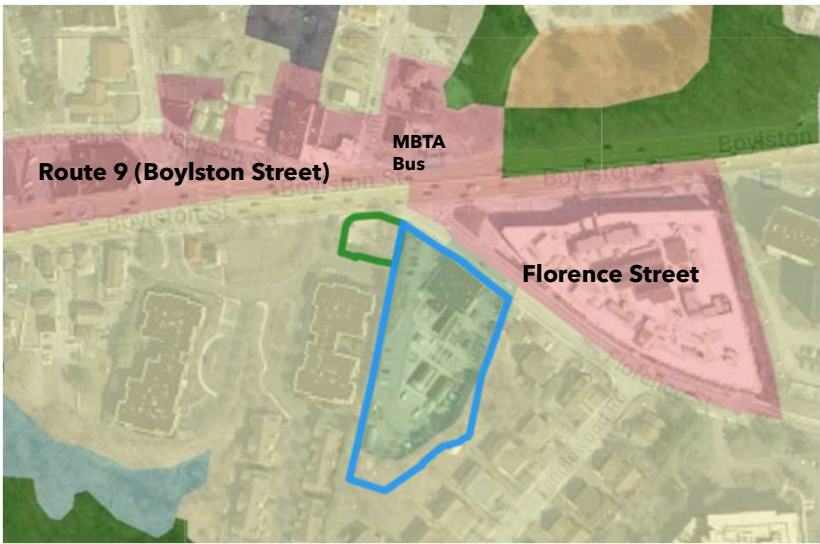
5

Existing Conditions Site Plan

Parcel A

Boylston Street

Florence Street

Parcel B

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Rezoning

Proposed Rezoning to BU-4	As of Right	Special Permit	Proposed
Use	• Retail • Personal services • Office • Bank • Health club	• Elder Housing with Services	120 beds, 95 units - Elder Housing with Services
Height	36 feet 3 stories	96 feet 8 stories	60 feet 5 stories

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Proposed Site Plan

10 Space - Employee Parking

Assisted Living Facility
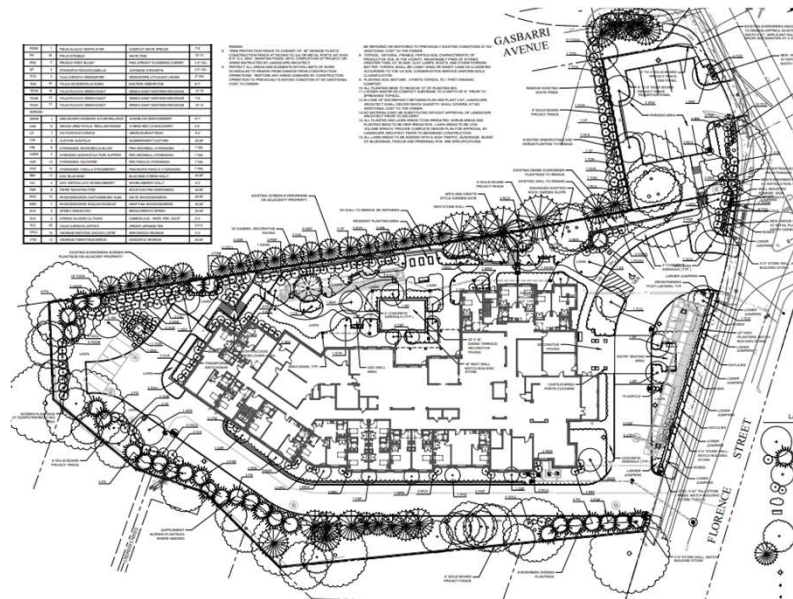
Main Entrance

PROPOSED BUILDING
87,778 SF

8

Minor Project Changes

- Façade design changed from contemporary to classic modern with masonry façade
- Sun Porch on the first floor (adjacent to the vestibule) was removed
- Massing changes along the Florence Street facade on floors 2-5 (the footprint was unaffected) to create a more symmetrical facade

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Landscape Plan

10

Elevations – North (front entrance)

11

Elevations – East (side)

12

Elevations – South (rear)

13

Elevations – West (side)

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BETA Peer Review/Transportation

+ BETA Peer Review

  - Reduce Parking potentially at accessory parking lot
  - Landscape Trimming on Route 9
  - MassDOT Access Permit required for Boylston Parking area

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Transportation Demand Management

- Transportation Demand Management
  - Proposed Complete TDM Plan
  - Potential for increased support for employee public transit, city transit, & EV Charging Capability

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Housing/Interdepartmental review

- Housing Division has reviewed and determined conformance with 6 inclusionary beds
- Sustainability Review noting Green Building and encouraged higher EV
- Historic: Not historically significant

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