



# Land Use Committee Report

## City of Newton In City Council

**Tuesday, September 19, 2023**

**Present:** Councilors Lipof (Chair), Kelley, Bowman, Downs, Greenberg, Laredo, Lucas, and Markiewicz

**Also Present:** Councilors Albright, Malakie, Norton, Oliver, and Wright

**City Staff Present:** Senior Planner Cat Kemmett, Chief Planner Katie Whewell, Deputy Chief Planner Alyssa Sandoval and Assistant City Solicitor Jonah Temple

All Special Permit Plans, Designs, Plan Memoranda and Application Materials, both past and present, can be found at the following link: [NewGov - City of Newton Land Use Committee Special Permit Search](#).

The full video of the September 19, 2023, Land Use Meeting can be found at the following link: [September 19, 2023 Land Use Meeting](#)

**#264-23 Request to amend the site plan associated with Special Permit #179-15 and parking waivers at 1349 Centre Street**  
MYRTHA CHANG petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend the site plan associated with the special permit and to allow dimensional relief for the additional paved parking area at 1349 Centre Street, Ward 6, Newton Centre, on land known as Section 51 Block 04 Lot 03, containing approximately 10,579 sq. ft. of land in a district zoned BUSINESS 2. Ref: Sec. 7.3.3, 5.1.8.A.1, 5.1.13, 5.1.9.A, 5.1.10.A of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**Action:** Land Use Held 7-0 (Councilor Downs Not Voting); Public Hearing Opened on 8/22/23  
Land Use Approved 5-0-3 (Councilor Downs, Kelley, and Laredo Abstaining); Public Hearing Closed 8-0

**Note:** Senior Planner Michael Gleba presented the attached request for a special permit at 1349 Centre Street. The request is to amend the site plan associated with special permit #179-15 to reflect additional paving on site. The presentation is attached, and additional back-up can be found at the following link: [1349 Centre Street- Petition Documents](#). There were two areas on site that were paved that was not granted by the previous special permit. This special permit is to legitimize the paving.

Myrtha Chang, the petitioner noted the paving occurred because of the removal of a tree, which resulted in the whole area being paved over. Noted she did not realize it was in violation.

The public hearing was opened.

Sarah Solomon, 9 Trowbridge Street, noted concern with parking stall 12 and cars overhanging onto the sidewalk when parked in the stall.

Naomi Golden, tenant in 1349 Centre Street, noted there is no sidewalk along Trowbridge Road, and when cars double park in stalls 8, 9, 10, and 11, they overhang into the sidewalk. Expressed concern cars enter the lot in both driveways.

Mr. Gleba noted there is no sidewalk along Trowbridge Street for this property but starts after this property.

A councilor noted that the property owners need to ensure cars don't double park here.

A councilor clarified that the striping would be done to notate the accessible parking spot. Noted concern with the width of the driveway and distance from parking stall 1 to the sidewalk. Would like a barrier put in place so cars don't park or pull on to the sidewalk.

Councilors would like more attention focused on car flow, width of the driveway and the need for curbing, parking stall layout, and landscaping.

A councilor asked if the petitioner had permission from the tree warden to remove the tree.

Ms. Chang noted striping would be done once the special permit is approved. Ms. Chang noted that when the lot is restriped stall 12 will be done to make it clear that only one car will be parked there. Noted she had permission from tree warden to remove the tree. Stated that there will be signs and striping to reflect one driveway is to enter and one is to leave. Noted she would put curb cuts along entrance of Centre Street. Will also narrow the entrance.

Councilor expressed concern with advocating for changes to the parking lot until the City puts in a sidewalk along the property. Would like the petitioner to work on changes once a sidewalk is completed.

The public hearing was closed.

Councilor noted that a condition would be added between along spot 1 on Centre Street, and along the edge of space 12 on Trowbridge Road.

Ms. Whewell noted these can be conditioned as part of the council order.

The Committee discussed the draft Council Order, and Councilor Bowman motioned to approve which passed 5-0-3 (Councilor Downs, Kelley, and Laredo Abstaining).

**#284-23**      **Request to further extend two nonconforming front setbacks at 147 Cherry Street**  
KATE SHAUGHNESSY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a deck connecting porches on each street front, further extending the nonconforming front setbacks at 147 Cherry Street, Ward 3, West Newton, on land known as Section 34 Block 37 Lot 12, containing approximately 7,706 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 3.1.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**Action:**      **Land Use Approved 8-0; Public Hearing Closed 8-0**

**Note:** Senior Planner Michael Gleba presented the attached request for a special permit at 147 Cherry Street. The request is to construct a deck connecting porches on each street front, further extending the nonconforming front setbacks. The presentation is attached, and additional back-up can be found at the following link: [147 Cherry Street- Petition Documents](#).

Kate Shaugnessy, noted that it will help her keep an eye on her three young kids with this being a busy corner.

A councilor noted support.

The public hearing was closed.

The Committee discussed the draft Council Order, and Councilor Kelley motioned to approve which passed unanimously.

**#285-23 Request to extend a nonconforming side setback for a detached garage at 75 Royce Road**  
**DAN HAN** petition for SPECIAL PERMIT/SITE PLAN APPROVAL to expand a detached garage toward the rear property line, further extending a nonconforming side setback at 75 Royce Road, Ward 2, Newton Centre, on land known as Section 24 Block 41 Lot 19, containing approximately 22,995 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 3.4.3.A.1, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**Action:** Land Use Held 7-0 (Councilor Laredo Recused); Public Hearing was Opened

**Note:** Senior Planner Michael Gleba presented the attached request for a special permit at 75 Royce Road. The request is to extend a detached garage toward the rear property line, further extending a nonconforming side setback. The presentation is attached, and additional back-up can be found at the following link: [75 Royce Road- Petition Documents](#). The garage would be extended 8 feet along the rear property line out the back of the garage. It is on higher ground than the abutting neighbors.

Dan Han, petitioner, noted this would be done to be able to park their longer vehicles as it is hard to currently park in the driveway.

The public hearing was opened.

Arlene Franklin and Ray Jacques, 75 Commonwealth Park West, expressed concerns about the height of the building being extended along their property line impacting their views negatively. Noted that the garage itself would not be approved under current zoning and would like this application to be denied.

A councilor noted that Councilor Laredo recused himself.

A councilor asked if the petitioners and abutters could meet and work out an agreement with the possibility of Mr. Han paying for landscaping along the garage to help with the view.

Mr. Han noted that he would be willing to pay for landscaping on that side of the garage.

A councilor if asked the current zoning is 5 feet from the setback for the garage. Noted by right if this was taken down, what would be built by right would be off the property line by 5 feet and could be a larger structure that what is being proposed.

A councilor asked if Mr. Han had dialogue with the neighbors.

Mr. Han noted that he had conversations with neighbors.

A councilor expressed concern with the impact of the garage on the abutter and urged committee not to approve the petition.

Mr. Han and Petitioners noted that they would have conversations with each other regarding the application.

Councilor Lucas made a motion to hold which passed unanimously.

**#241-23 Request to allow three single-family attached dwellings at 236 Chapel Street**

OMAR YOUSSEF petition for SPECIAL PERMIT/SITE PLAN APPROVAL to demolish the existing dwelling and construct three single-family attached dwellings with dimensional waivers and parking dimensional waivers at 236 Chapel Street, Ward 1, Newton, on land known as Section 12 Block 01 Lot 18, containing approximately 10,268 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: 7.3.3, 3.4.1, 3.2.4, 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**Land Use Held 5-0; Public Hearing Opened on 08/08/2023**

**Action: Land Use Approved 6-1-1 (Councilor Lucas Opposed and Councilor Markiewicz Abstained); Public Hearing Closed 8-0**

Noted: Senior Planner Cat Kemmett presented the attached request for a special permit at 236 Chapel Street. The request is to demolish the existing dwelling with dimensional waivers and construct the single-family attached dwellings with dimensional waivers and parking dimensional waivers. The presentation is attached, and additional back-up can be found at the following link: [236 Chapel Street-Petition Documents](#). It was noted this was held as a new design was waiting to be heard by the Historical Commission, which was approved. Each unit has distinct entrances.

Omar Youssef, petitioner, noted that he has spoken with the Newton Housing Authority and he would be repaving the pathway that runs alongside his property which runs from Chapel Street to the stairs that lead to the Senior Housing facility.

A councilor asked about doing the work on City land.

Mr. Youssef said he is willing to pay for the work and does not need to do it himself.

Terry Sauro, 44 Cook Street, asked how many cars can park in the garages, and expressed concern about increased cars in the neighborhood. Stated not everybody in the community wanted a 3 unit building.

Mr. Youssef noted that the second vehicle would park in tandem in front of the garage.

Janine Stewart, 251 Adams Street, expressed concern about the entrance being on a corner.

Al Cecchinelli, 224 Chapel Street, supported this project and believes the petitioner worked well with the neighborhood. Noted that not all projects need to be smaller.

Maria Leo, 295 Adams Street, noted the pathway is used by both kids and others to reach the senior housing and school.

Councilors expressed support and gratitude that the petitioner worked well with the neighborhood. Stated support that the pathway will be upgraded.

A councilor noted opposition due to the lot coverage being 33.5 feet with the max being 25 feet, and the side setback being 11 feet with the requirement being 25 feet.

Mr. Youssef stated by-right he could build a 2-family building there with those side setbacks, but working with the community they decided to do a three unit building which meant they had to ask for the relief. They will be trying to minimize paving to keep as much open lot as possible.

The Committee discussed the draft Council Order, and Councilor Greenberg motioned to approve which passed 6-1-1 (Councilor Lucas opposed, and Councilor Markiewicz abstained).

**#286-23 Request to allow a for-profit educational use and to waive 19 parking stalls at 60 Highland Street**

THE SECOND CHURCH IN NEWTON petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow for-profit and non-profit educational tenants in a section of the Church building known as the "Annex," and waive 19 parking stalls at 60 Highland Street, Ward 3, West Newton, on land known as Section 32 Block 04 Lot 01, containing approximately 108,768 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 4.4.1, 6.3.14.B.1.b, 6.3.14.B.2, 5.1.4, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**Action Land Use Approved 8-0; Public Hearing Closed 8-0**

**Note:** Senior Planner Cat Kemmett presented the attached request for a special permit at 60 Highland Street. The request is to allow additional for-profit and non-profit to use the space and waive 19 parking stalls. The presentation is attached, and additional back-up can be found at the following link: [60 Highland Steet- Petition Documents](#). There are no changes proposed to the building or parking facility. Play 2 Learn a for profit pediatric occupational therapy practice requiring 15 parking stalls waived, with 1 future nonprofit tenant requiring 4 parking stalls waived. Noted the site has access to public transit.

Laurance Lee, Rosenberg, Freedman & Lee LLP, on behalf of the petitioner noted that the petitioner is looking for flexibility, and as they need new tenants in the future it will provide felexibility and they won't need to apply for a special permit.

Laura Foot, petitioner, noted they have been experiencing demand for the space, but they could not proceed because they would have to apply for a special permit for each space. This would provide flexibility so they would not have issues in the future. Clarified that Play 2 learn only had to fulltime employees, and they never have all 15 there at once.

A councilor noted that the committee received several letters in support of the project.

Annie Raines, 50 Court Street, noted support for the church and the application.

Councilors noted support for the project, and this is a great way churches can use space in off hours.

A councilor asked if the special permit would go away if the church went out of business.

Laurance Lee noted that was correct.

The Committee discussed the draft Council Order, and Councilor Kelley made a motion to approve which passed unanimously.

The public hearing was closed.

**#287-23(A) Request to amend Special Permit #96-17 by increasing the parking waiver from 97 stalls to 172 stalls at 839-853 Washington Street**

WASHINGTON PLACE OWNER LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend the special permit to allow non-accessory parking, to allow assigned parking, and to increase the parking waiver at 839-853 Washington Street, Ward 2, Newtonville, on land known as Section 21 Block 29 Lot 10, containing approximately 123,628 sq. ft. of land in a district zoned MIXED USE 4. Ref: 7.3.3, 4.4.1, 5.1.4, 5.1.13, 5.1.3.E of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**Action:** Land Use Approved 7-0 (Councilor Downs Not Voting); Public Hearing Closed 7-0 (Councilors Downs Not Voting)

**Note:** Please see the note for item #287-23(B)

**#287-23(B) Request to amend Condition #3 of Special Permit #179-19 at 839-853 Washington Street**

WASHINGTON PLACE OWNER LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to modify the definition of “formula business” as it relates to Condition #3 at 839-853 Washington Street, Ward 2, Newtonville, on land known as Section 21 Block 29 Lot 10, containing approximately 123,628 sq. ft. of land in a district zoned MIXED USE 4. Ref: 7.3.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**Action:** Land Use Held 8-0; Public Hearing Opened 8-0

**Note:** Deputy Chief Planner Cat Kemmett presented the attached request for a special permit at 839-853 Washington Street. The request is to amend Special Permit #96-17 by increasing the parking waiver from 97 stalls to 172 stalls and to amend Condition #3 of Special Permit #179-19 at 839-853 Washington Street. The presentation is attached, and additional back-up can be found at the following link: [839-853 Washington Street- Petition Documents](#). The formula business would change from 9 business or more worldwide to 24 businesses or more with a Massachusetts location. Parking survey done by the petitioner show that a number of spaces are regularly available, and that garage parking is regularly underutilized. It is near several other methods of public transportation.

Stephen Buchbinder, Schlesinger & Buchbinder, on the behalf of the petitioner introduced Damien Chaviano, principal of Mark Development.

Mr. Chaviano noted they have a 99 surface stall parking lot for retail tenants, and 210 garage parking spaces, which were meant to serve the residents. They currently have a utilization of about 136 spaces. They would like to make the rest of the space available to the community for month-to-month leases. They did a survey of the community and believe there is demand. For formula businesses they are looking at flexibility so that a wider range of tenants could be potential renters as leases open up.

A councilor questioned how the petitioner would balance the need of the tenants for spots and the demand from the public. Asked if they were fully leased up, and if the formula change is for future business tenants.

Mr. Chaviano noted that they would operate with a buffer in case demand for parking from tenants increase. Noted they are fully leased currently, and that the change would be for flexibility in the future.

Terry Sauro, 44 Cook Street, asked if residents and neighbors could utilize some of these spots.

Mr. Chaviano believes nearby residents would be using the spot.

Annie Raines, 50 Court Street, asked if residents were allowed to park in the surface parking lot, and if they are allowed to park in it overnight? Asked when the curfew for overnight parking in the surface lot started? Asked if Clover was grandfathered in as they are now over the current requirement banning businesses with 9 or more businesses worldwide?

Mr. Chaviano noted residents are not allowed to park in the surface lot at any time, and the curfew for surface lot starts around midnight. Stated Clover is grandfathered in.

Sean Roche, 42 Daniels Street, noted this is a creative way to support the neighborhoods need for parking and supports this. Stated the surface parking lot could be valuable to the neighborhood to offer parking for overnight considering the overnight parking ban.

MaryLee Belleville, 136 Florence Street, stated that this could be a good opportunity for Mark Development to support a potential need for potential increased parking.

A councilor noted support for the parking change, and asked if the increase in formula business is a result of not having enough tenants that can afford the rent?

Mr. Chaviano, noted there is often a need of a blend of national and local businesses, and many businesses are looking at the expansion model to be able to survive and pay the cost to run particular locations. Has seen this trend nationwide.

Margaret Ward, 957 Washington Street, noted difficulty with parking in the surface parking lot.

Councilors noted support for the parking request, and a good use for the surplus parking.

A councilor asked what the current occupancy rate is and what percentage is corporate executives on a short-term stay. Expressed concern with the business formula change. Concerned the number of national chains that would fall into the business formula if it were to change. Feels it would go against the want to

support local businesses. Stated for the formula it is how many locations a business has when entering the lease. Would like to work on the formula to encourage regional chains but not national chains. Suggested the item gets split into Part A and Part B.

Mr. Chaviano stated that the current occupancy rate is 98% and the short-term stay is less than 5%.

A councilor asked if this item could be split. Noted part A would be the parking and part B would be the business formula.

Assistant City Solicitor Jonah Temple noted the easiest method would be to split the item as suggested.

A councilor noted that maybe some of these spots will be used by employees to park in the garage freeing up surface level parking.

A councilor questioned the utilization rate of the surface parking during the day and why it was often full?

A councilor questioned if the employee would pay or the tenant?

Mr. Chaviano noted this will be a good opportunity for employees to park in the garage. Noted the parking lot is full because of retail traffic. Stated there was a study done to show there was ample parking along Washington Street. Stated that some people are parking there and then going to use public transportation, and noted daytime policing has started but hard to accomplish. Stated that the discussions to date have been that the tenants would pay for the space enable employees to park there. Noted they do not have a right to town tenants or their employees.

Councilor Lucas motioned to separate the item into part A for parking and part B for the formulaic business definition, which passed unanimously.

Councilor Lucas motioned to hold part B, which passed unanimously.

The public hearing was closed on part A.

The Committee discussed the draft Council Order, and Councilor Lucas made a motion to approve part A, which passed 7-0 (Councilor Downs not voting).

**#355-22 Request to Rezone 2 parcels to BU4**  
SELTZERS GARDEN CITY, INC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to rezone 2 parcels as follows: 11 Florence Street (Section 82 Block 04 Lot 49) from MULTI RESIDENCE 1 to BUSINESS USE 4; and 318 Boylston Street (Section 82 Block 04 Lot 47) from BUSINESS USE 2 to BUSINESS USE 4.

**Land Use Held 5-0; Public Hearing Continued on 7/19/22**  
**Action: Land Use Held 8-0; Public Hearing Continued on 09/19/23**

**#356-22 Request to construct elderly housing with services at 11 Florence and 318 Boylston St**  
SELTZERS GARDEN CITY, INC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow Elder Housing with services, to allow a development in excess of 20,000 sq. ft., to allow a five-story building, to allow a retaining wall greater than 4' in height within a setback, to

allow free-standing signs, to allow parking within the front setback, and to waive lighting requirements at 11 Florence Street and 318 Boylston Street, Ward 8, Newton, on land known as Section 82 Block 04 Lots 47 and 49, containing approximately 82,946 sq. ft. of land in a district zoned BU2 (318 Boylston Street, to be rezoned to BU4) and MR1 (11 Florence Street, to be rezoned to BU4). Ref: Sec. 7.3.3, 4.4.1, 6.2.10, 4.1.2.B.1, 4.1.2.B.3, 4.1.3, 5.4.2.B, 5.1.8.A.1, 5.1.13, 5.1.10.A, 5.2.13 of the City of Newton Rev Zoning Ord, 2017.

**Land Use Held 5-0; Public Hearing Continued on 07/19/22**

**Land Use Held 6-0; Public Hearing Continued on 06/27/23**

**Action: Land Use Held 8-0; Public Hearing Continued on 09/19/23**

**Note:** Deputy Chief Planner Alyssa Sandoval presented the attached request for a special permit at 11 Florence and 318 Boylston St. The request is to rezone 11 Florence Street from mR1 to BU4 and to rezone 318 Boylston Street from BU2 to BU4, and to construct elderly housing with services at 11 Florence Street & 318 Boylston Street. The presentation is attached, and additional back-up can be found at the following link: [11 Florence Street and 318 Boylston Street- Petition Documents](#) . Noted the petitioner would give an update on the section of the retaining wall over 4 feet. Stated there are pedestrian enhancements at the intersection of Boylston and Florence Street including a bump out which decreases the width of roadway a pedestrian has to cross and will act as a vehicle calming mechanism. MassDOT will have to approve this and peer reviewer Beta has approved the plan. They have agreed to put in 20% EV chargers. It is confirmed by engineering that the design that all stormwater must be captured onsite.

Katherine Adams, Schlesinger & Buchbinder, on behalf of the petitioner introduced Randy Hart with VHB, the transportation consultant. He noted that a hedge would be replaced by smaller plantings so the driveway to the 10 space parking lot along Boylston would be more noticeable. Added the bump out to try to slow traffic down and make a safe pedestrian walkway.

A councilor noted appreciation for how they made it safer for pedestrians.

Jon Stabach, VHB, Civil Engineer, noted that discharge pipes were plugged which will be remedied, which should help some drainage issues in the area. Also designed a new storm water system that would reduce 10 to 25% of stormwater in the area.

Mark Moeller, JSA Design, discussed the area of the retaining wall that is taller than 4 feet. This is due to the grade of the parcel to keep the wall level around the building. They have planting along the back of the wall to shield the height of the retaining wall.

Stephen Buchbinder, Schlesinger & Buchbinder, noted that The Residences at Chestnut Hill an abutter could not make it but is supportive of the project after they have come to an agreement.

Shri Lang, 33 Florence Street, opposed the project, and expressed concern with flooding, noise of delivery trucks, flow of traffic, and construction issues.

Alex Prozument, 25 Tanglewood Road, noted he was unaware of the project and has concerns with height of the building next to his residence.

Marissa Flaviano, 29 Tanglewood Road, expressed concern with stormwater runoff, and the height of the building. Also noted concern with pedestrian safety, and individuals like her daughter that use the route to get to school.

Sean Roche, 42 Daniels Street, noted support for the project, and feels this is not out of scale for the neighborhood, which is made up of large buildings. Liked the improvement at the intersection. Concerned about access from the sidewalk entering the building and having to cross the driveway to enter the building.

A councilor expressed concern with the layout of the sidewalk and access to the building coming from both sides. Noted the hope this would be an improvement in stormwater than the current situation.

Mr. Buchbinder noted that a person can enter the building from the sidewalk without crossing the driveway on one side.

Curt Quitzau, VHB, Civil Engineer, noted they will be discharging less water at that location than what is there today.

A councilor stated general support for the project. Would like to give the direct abutters some time to meet with the developer.

Mr. Buchbinder noted that they would be willing to meet with the abutters and come back to a future meeting.

Councilor Laredo made a motion to hold which passed unanimously.

The Committee adjourned at 10:45 pm.

**Respectfully Submitted,**

**Richard Lipof, Chair**

# City of Newton Planning and Development

## Petition #264-23

Special Permit/Site Plan Approval to amend the site plan associated with the special permit to reflect additional paving on site

***September 19, 2023***



**1349 Centre Street**

# Zoning Relief

Zoning Relief Required		
Ordinance		Action Required
	To amend Special Permit #179-15	S.P. per §7.3.3

**8/22: Additional relief required due to the parking facility being altered/modified, thus triggering zoning requirements for parking facilities over 5 stalls.**

Zoning Relief Required		
Ordinance		Action Required
	To amend Special Permit #179-15	S.P. per §7.3.3
<a href="#">§5.1.8.A.1</a> <a href="#">§5.1.13</a>	To allow parking within five feet of a front lot line	S.P. per §7.3.3
<a href="#">§5.1.9.A</a> <a href="#">§5.1.13</a>	To waive the perimeter screening requirement	S.P. per §7.3.3
<a href="#">§5.1.10.A</a> <a href="#">§5.1.13</a>	To waive the lighting requirement	S.P. per §7.3.3



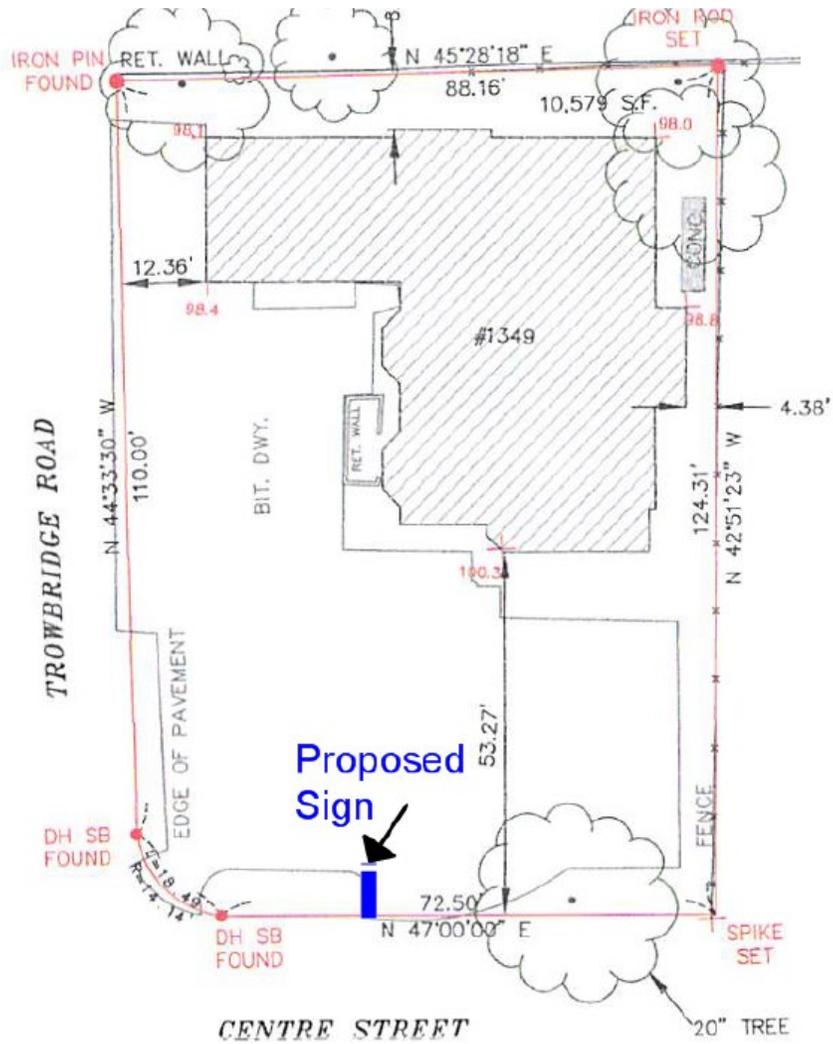
# Criteria to Consider- revised

264-23

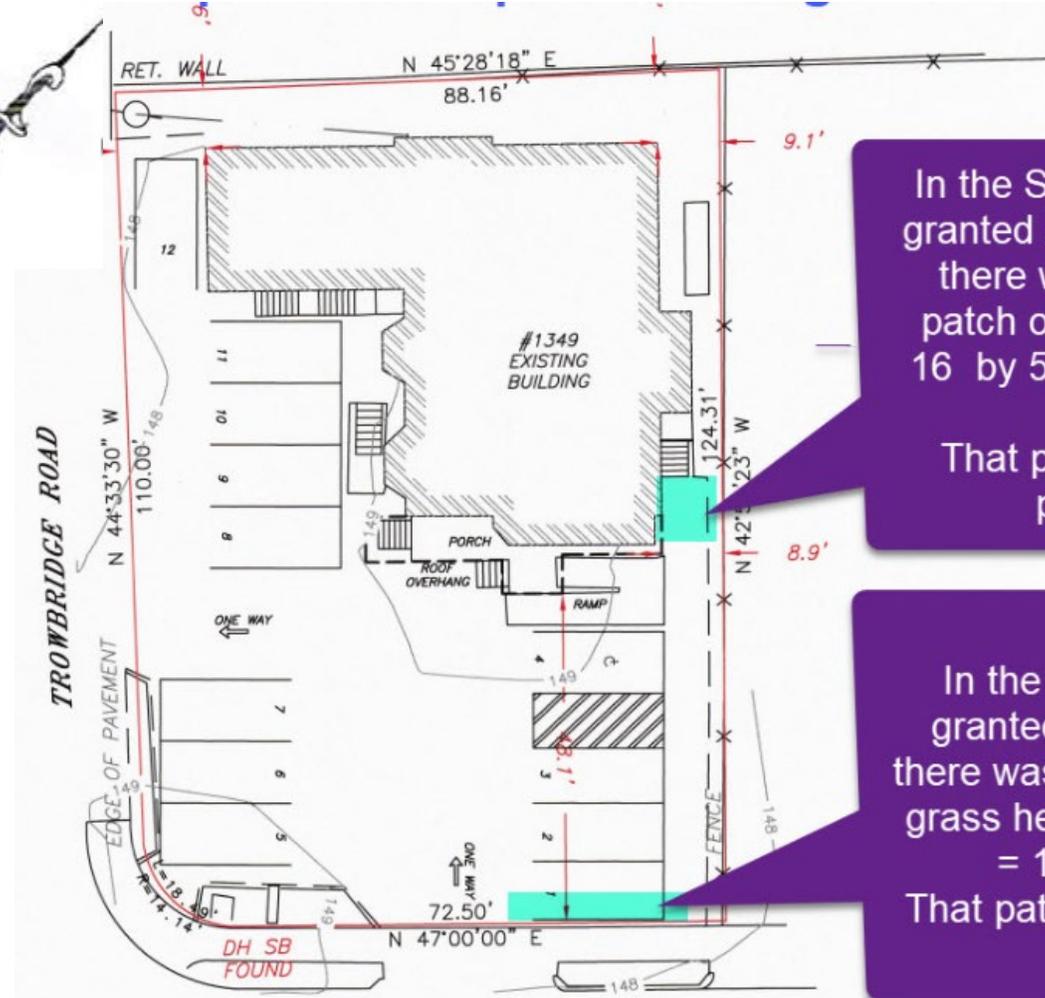
When reviewing the revised request, the Council should consider whether:

1. The specific site is an appropriate location for the amendment to Special Permit #179-15 to allow approximately 188 square feet of additional paved area and to grant exceptions to certain provisions of Sec. 5.1 to allow the location of parking stalls within five feet of a front lot line and waive certain parking facility perimeter screening and lighting requirements. (§7.3.3.C.1)
2. The approximately 188 square feet of additional paved area, the location of parking stalls within five feet of a front lot line and waiver of certain parking facility perimeter screening and lighting requirements will not adversely affect the neighborhood. (§7.3.3.C.2)
3. There will be no nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.4)
5. Granting exceptions to certain provisions of Sec. 5.1 to locate parking within five feet of a front lot line and waive certain parking facility perimeter screening and lighting requirements is appropriate because literal compliance 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)

# Site Plan- approved by SP #179-15 and proposed



Approved Site Plan (2015)



Proposed Site Plan  
detail provided by petitioner

In the Special Permit granted and recorded, there was a green patch of grass here. 16 by 5 feet = 80 sq. feet. That patch is now paved.

In the Special Permit granted and recorded, there was a green patch of grass here. 26 by 4 feet = 108 sq. feet. That patch is now paved.

# Photos

264-23



# Photos

264-23



1. The specific site is an appropriate location for approximately 188 square feet of additional paved area and parking stalls within five feet of a front lot line and to waive certain parking facility perimeter screening and lighting requirements given its location along a commercial section of Centre Street . (§7.3.3.C.1)
2. The approximately 188 square feet of additional paved area and parking stalls within five feet of a front lot line and waiver of certain parking facility perimeter screening and lighting requirements will not adversely affect the neighborhood given the site's location along a commercial section of Centre Street. (§7.3.3.C.2)
3. There will be no nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)

5. Granting exceptions to certain provisions of Sec. 5.1 to locate parking within five feet of a front lot line and waive certain parking facility perimeter screening and lighting requirements is appropriate because literal compliance is impracticable due to the location and size of the lot and that such exceptions would be in the public interest as allows for the creation of an accessible parking stall in close proximity to the commercial building and avoids the installation of excessive lighting on the site. (§5.1.13)

- + Plan Referencing Condition

*"1. All conditions set forth in Special Permit/Site Plan Approval #179-15 shall remain in full force and effect with the exception that the following plan is substituted for the plan identified in Condition 1(b) ..."*

- + Standard Building Permit Condition

- + Standard Certificate of Occupancy Condition

# City of Newton Planning and Development

## Petition #284-23

Special Permit/Site Plan Approval to construct a deck connecting porches on each street front, further extending the nonconforming front setbacks

***September 19, 2023***



**147 Cherry Street**

# Zoning Relief

## Zoning Relief Required

<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §7.8.2.C.2	To alter and extend two nonconforming front setbacks	S.P. per §7.3.3

# Criteria to Consider

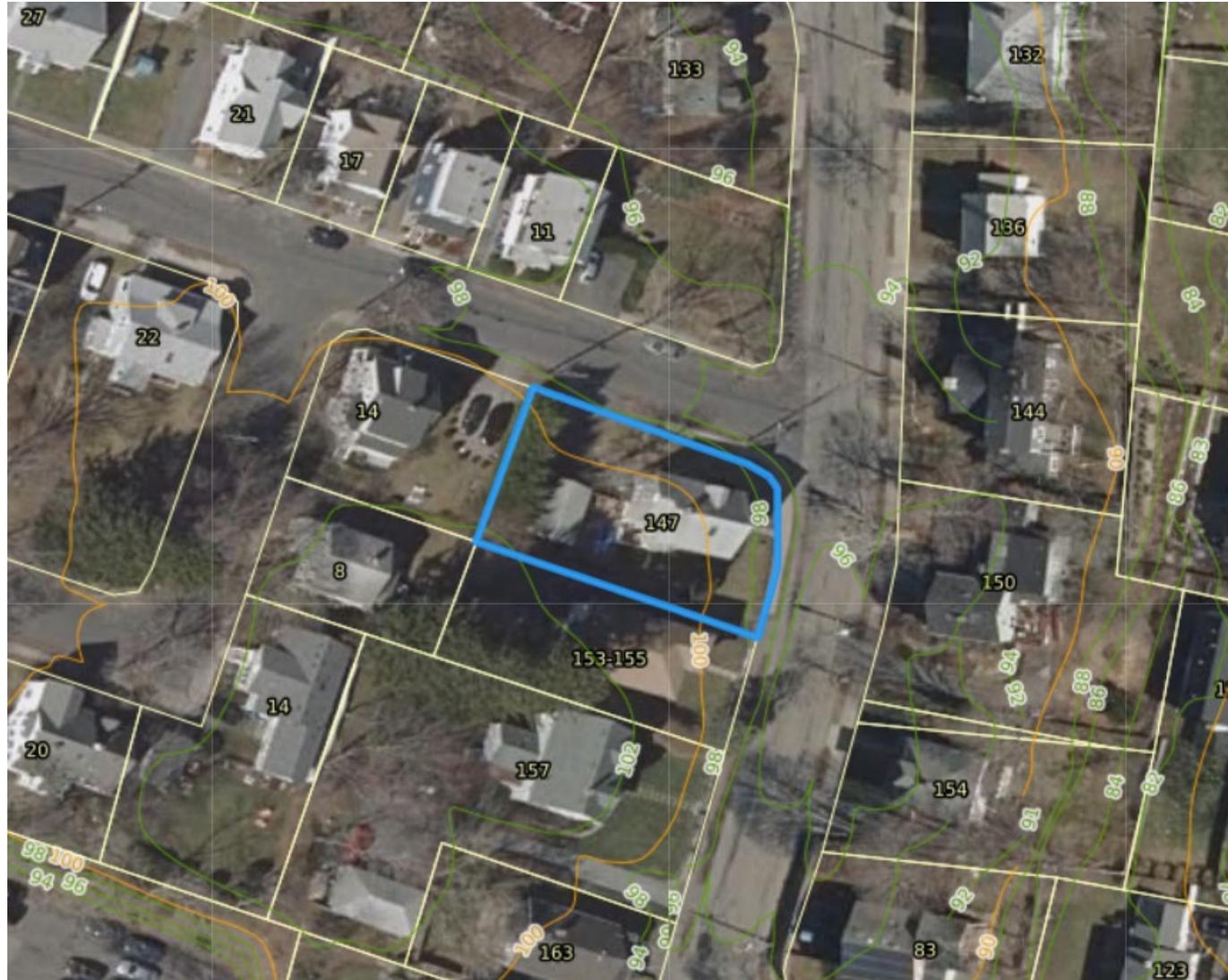
284-23

When reviewing this request, the Council should consider whether:

1. the proposed further reduction of the property's nonconforming front setbacks from 22.9 feet to 22.8 feet along Cherry Street and from 12.5 feet to 11.1 feet on Jerome Avenue is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood (§3.1.3, §7.8.2.C.2).

# Aerial Map

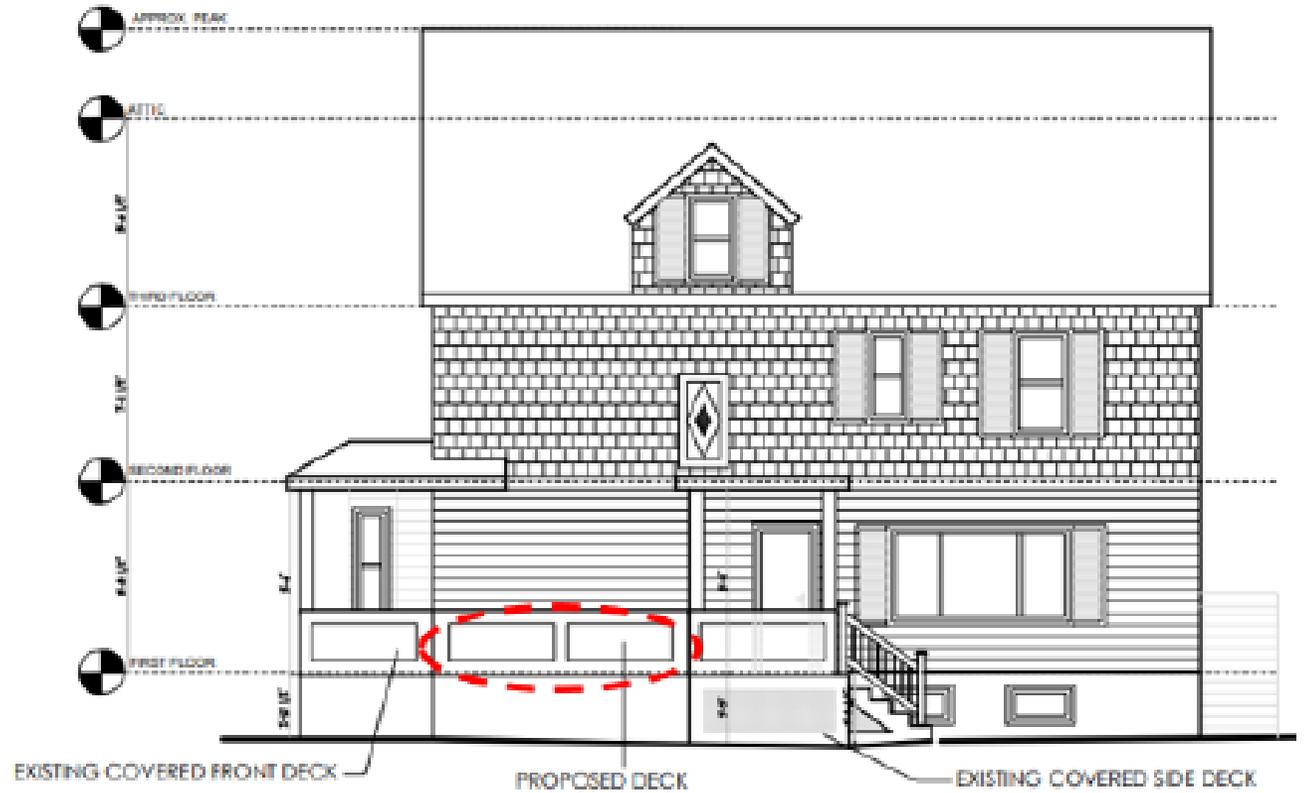
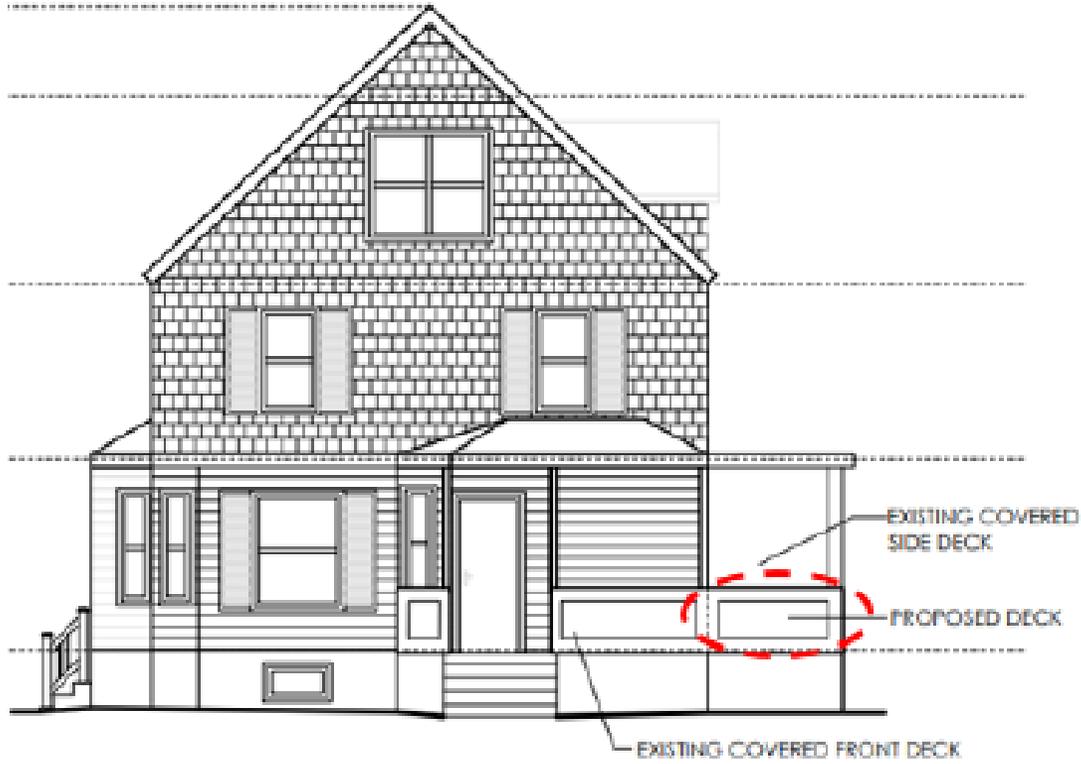
284-23





# Elevations

284-23



# Photos

284-23



# Photos

284-23



1. The proposed further reduction of the property's nonconforming front setbacks along Cherry Street and Jerome Avenue is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood, given that the proposed deck will not be enclosed or roofed, and the extensions are relatively minor in nature at a one-to-two-foot reduction (§3.1.3, §7.8.2.C.2).

- + *Plan Referencing Condition*
- + *Standard Building Permit Condition*
- + *Standard Final Inspection/Certificate of Occupancy Condition*

# City of Newton Planning and Development

## **Petition #285-23**

Special Permit/Site Plan Approval to expand a detached garage toward the rear property line, further extending a nonconforming side setback

***September 19, 2023***



**85 Royce Road**

# Zoning Relief

## Zoning Relief Required

<i>Ordinance</i>		<i>Action Required</i>
§3.4.3.A.1 §7.8.2.C.2	Request to extend a nonconforming side setback of a detached garage	S.P. per §7.3.3

# Criteria to Consider

285-23

When reviewing this request, the Council should consider:

- The proposed horizontal extension of the existing nonconforming side setback would not be substantially more detrimental than the existing nonconforming side setback to the neighborhood (§7.8.2.C.2).

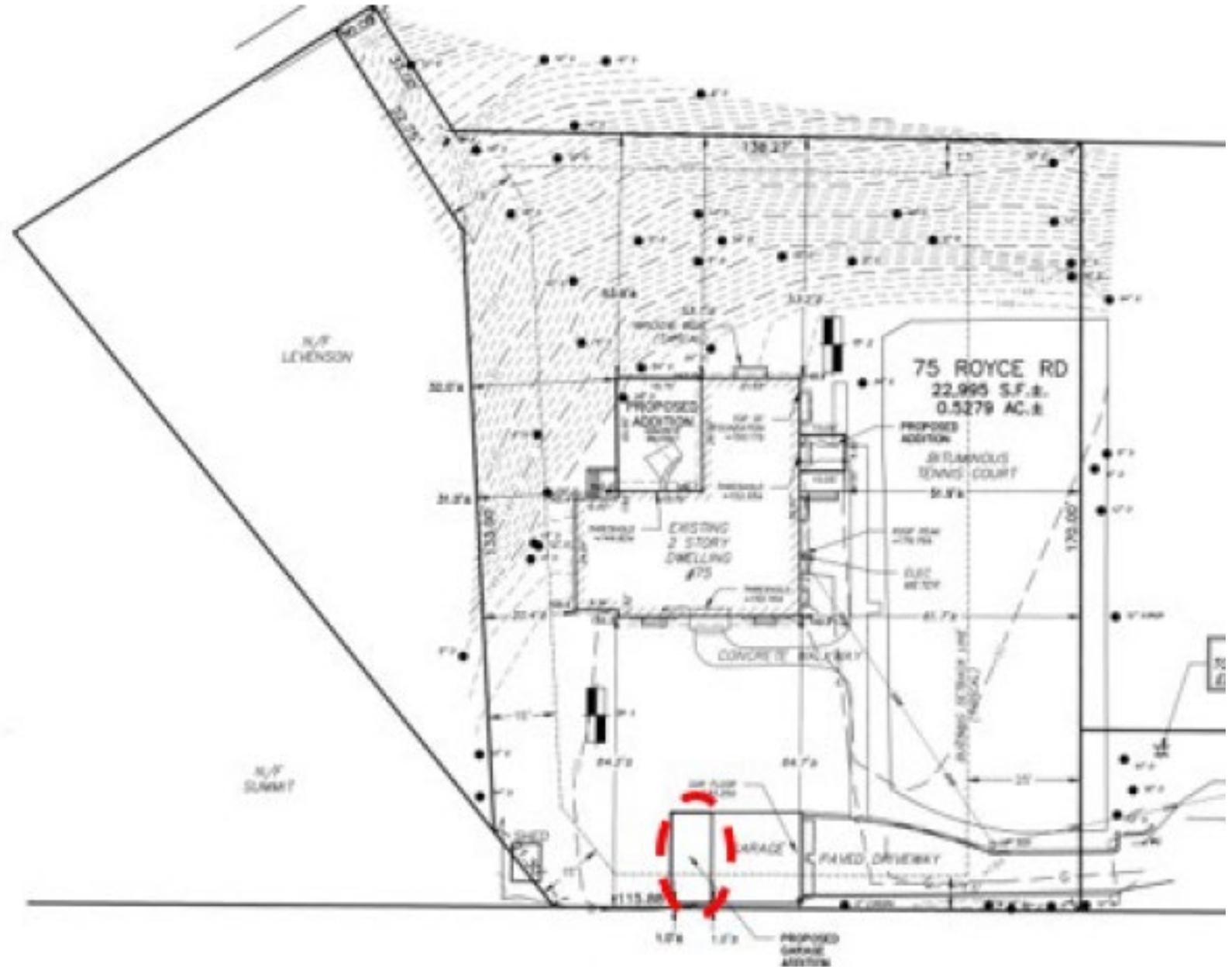
# Aerial Map

285-23



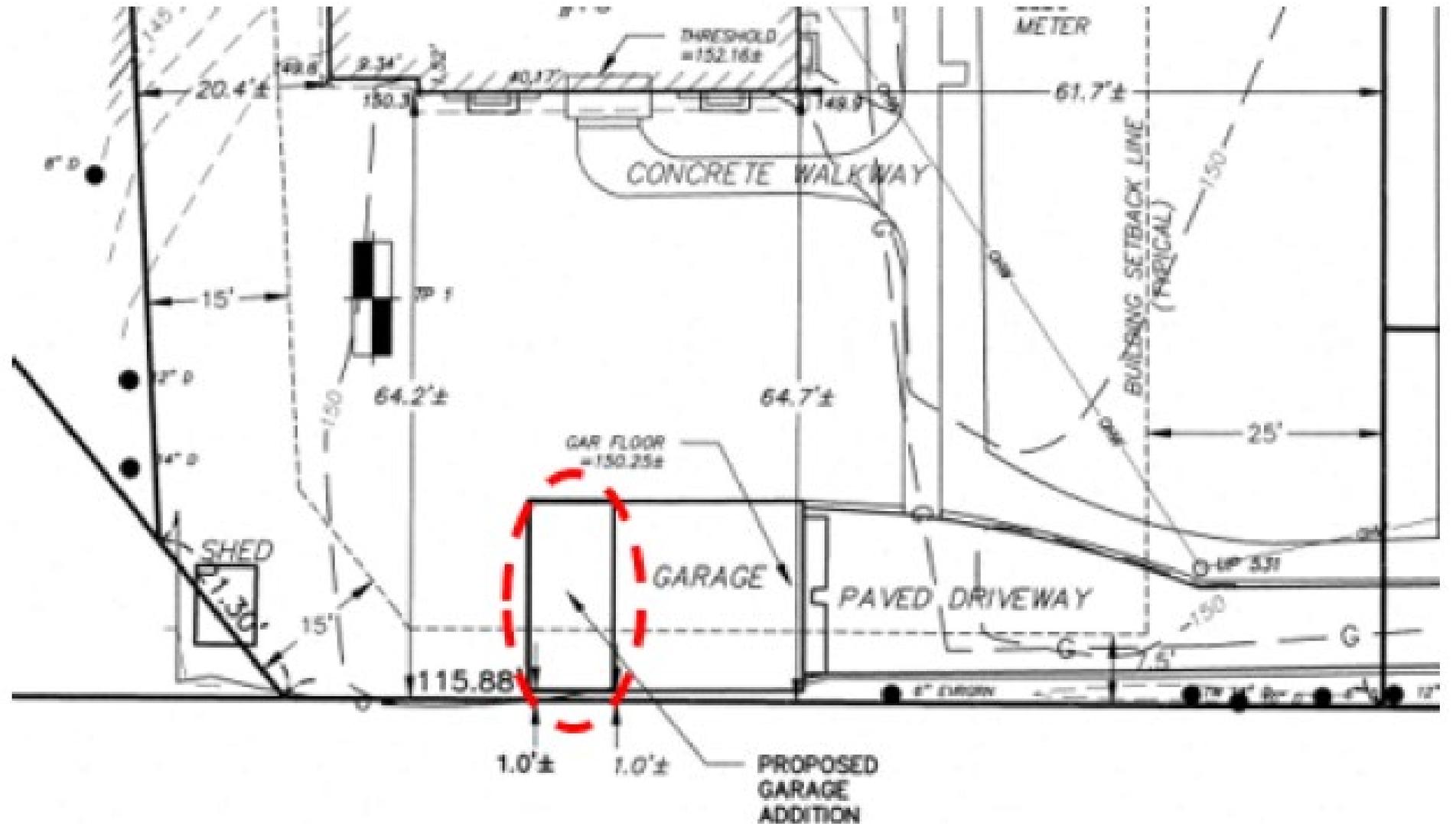
# Site Plan

285-23



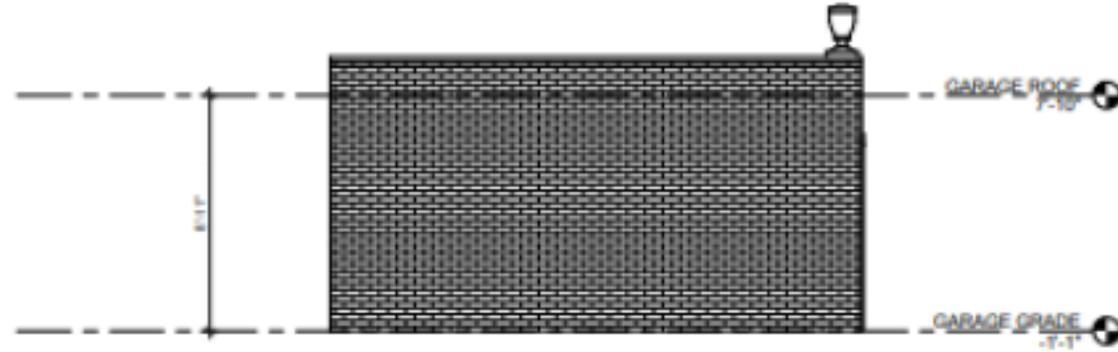
# Site Plan- detail

285-23

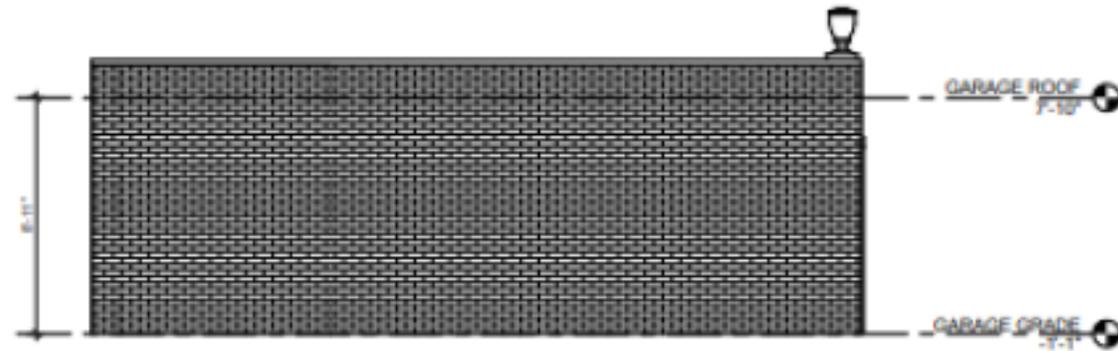


# Elevation- Left (existing and proposed)

285-23



7 GARAGE LEFT ELEVATION-EXISTING  
1/4" = 1'-0"



8 GARAGE LEFT ELEVATION-PROPOSED  
1/4" = 1'-0"

# Photos

285-23



# Photos

285-23



# Photos

285-23



# City of Newton Planning and Development

Petition: #241-23

**Special Permit/Site Plan Approval** to demolish the existing dwelling and construct three single-family attached dwellings with dimensional waivers and parking dimensional waivers

September 19, 2023



**236 Chapel Street**

# Zoning Relief

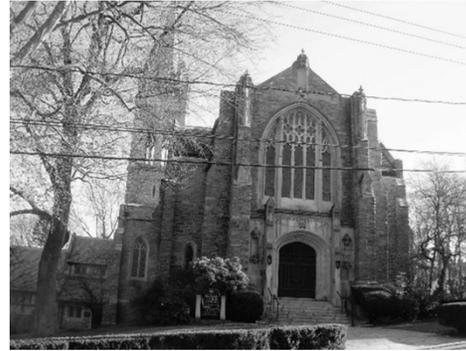
Zoning Relief Required		
<i>Ordinance</i>	<i>Requested Relief</i>	<i>Action Required</i>
§3.4.1	To allow attached single-family dwellings	S.P. per §7.3.3
§3.2.4	To allow reduced lot area per unit	S.P. per §7.3.3
§3.2.4	To allow reduced side setback	S.P. per §7.3.3
§3.2.4	To allow reduced rear setback	S.P. per §7.3.3
§3.2.4	To exceed maximum lot coverage	S.P. per §7.3.3
§6.2.3.B.2	To allow parking within 20 feet of a side lot line and a driveway within 10 feet of the side lot line	S.P. per §7.3.3

# City of Newton Planning and Development

Petition: #286-23

**Special Permit/Site Plan Approval**  
to allow for-profit and non-profit educational  
use and to waive 19 parking stalls

September 19, 2023



**60 Highland Street**

# Zoning Relief

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§4.4.1 §6.3.14.B.1.b §6.3.14.B.2	Request to allow non-profit educational uses requiring a parking waiver and for-profit educational uses	S.P. per §7.3.3
§5.1.4 §5.1.13	Request to waive 19 required parking stalls	S.P. per §7.3.3

# Criteria to Consider

When reviewing this request, the Council should consider:

- The site in MR-1 is an appropriate location for the requested nonprofit and for-profit educational uses and parking waivers. (§7.3.3.C.1)
- The requested parking waivers will not adversely affect the neighborhood (7.3.3.C.2)
- The requested parking waivers will not create a nuisance or serious hazard to vehicles or pedestrians (§7.3.3.C.3)
- Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)
- Literal compliance with the required amount of parking 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)

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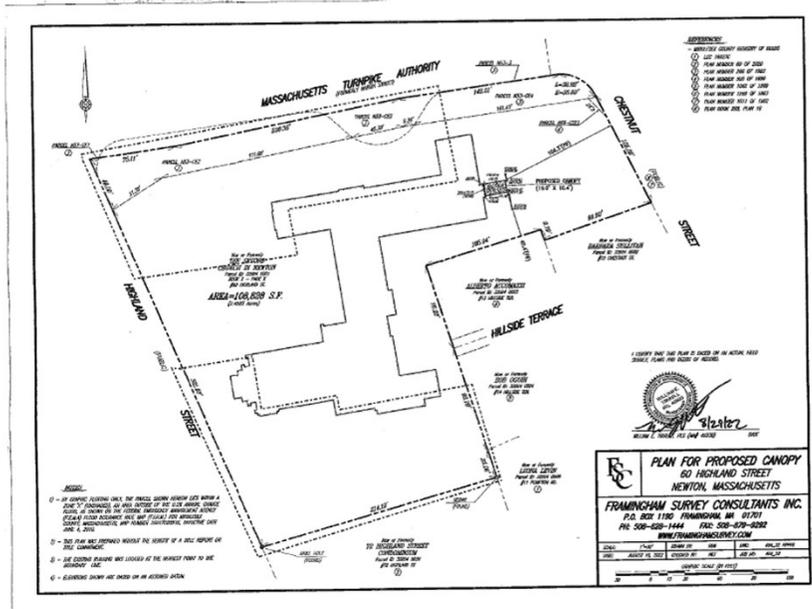
## Aerial Map



4

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# Site Plan



5

# Proposed Educational Uses

- Waiver of 19 stalls required in total
- No changes proposed to building or parking facility

Play2Learn, a for-profit pediatric occupational therapy practice

- 15 staff members → 15 required parking stalls

Future nonprofit tenant

- 4 staff members → 4 required parking stalls

6

6

## Analysis

- Play2Learn hours of operation likely to have minimal parking conflicts with religious uses
- Work is focused on individual and small group learning and by appointment only
- Availability of public transit
- Tenant in future nonprofit space can coordinate with other tenants to minimize conflict with pick up/drop-off

7

7

## Findings

1. The site is an appropriate location for the proposed nonprofit and for-profit educational uses and 19-stall parking waiver because it is located close to a commuter rail station, and the site has historically accommodated both religious and educational uses. The uses proposed are unlikely to operate all at the same time, thus resulting in a lesser parking demand than the Ordinance requires. (§7.8.2.C.1)
2. The proposed educational uses and parking waiver will not adversely affect the neighborhood because peak traffic demand will not be impacted. (7.3.3.C.2)
3. There will not be a nuisance to vehicles or pedestrians because the existing curb cuts and driveway access will be maintained. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)
5. A waiver of 19 parking stalls is in the public interest because constructing additional parking stalls would require an increase in impervious paving on the site. (§5.1.13)

8

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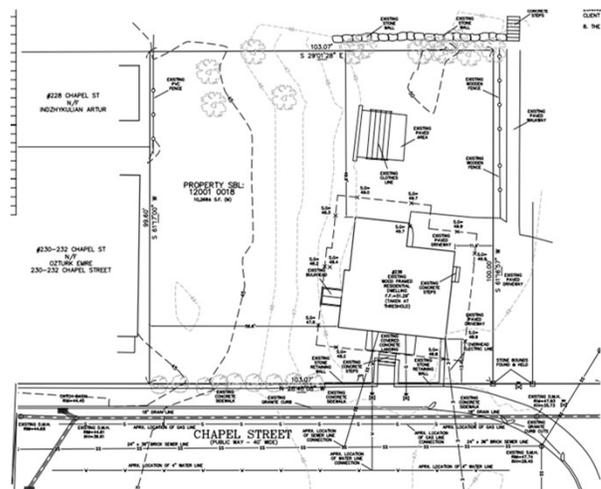
# Conditions

1. Plan referencing
2. Standard building permit conditions
3. Standard occupancy conditions

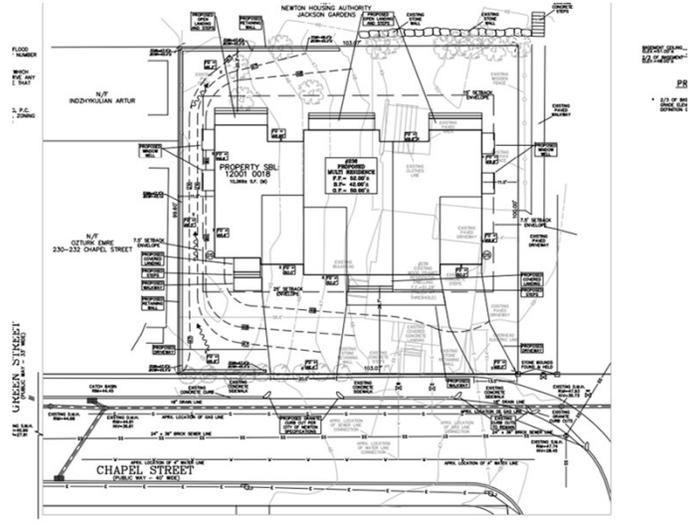
# Updates

- Plan revised to create separate front entrances for each unit
- New design approved by Historical Commission
- Changes are minor and bring design into compliance

# Existing Site Plan



# Proposed Site Plan



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# Original front elevation



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## Revised front elevation



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## Findings

1. The specific site is an appropriate location for the proposed project as designed in the Multi Residence 2 district (MR-2) because it is a residential use in a residential district, and the neighborhood has existing structures with two family and multifamily uses. (§7.3.3.C.1)
2. The proposed residential project that requires relief for reduced lot area per unit, reduced side setbacks, a reduced rear setback, to exceed maximum lot coverage, and to allow parking within 20 feet of a side lot line and a driveway within 10 feet of the side lot line as designed will not adversely affect the neighborhood because the design has been carefully considered with input from the Newton Historical Commission and new plantings will be provided along the street frontage, enhancing the streetscape. (§7.3.3.C.2)
3. The proposed residential project will not create a nuisance or serious hazard to vehicles or pedestrians because the two driveways will provide adequate sightlines and access to the residences. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)
5. Literal compliance with the required location of the parking and driveway on the site is impracticable due to the existing location of the driveway. (§5.1.13)

8

## **Conditions**

1. Plan referencing
2. Operations & Maintenance plan
3. Construction management plan
4. All electric
5. Standard building permit conditions
6. Standard occupancy conditions

# City of Newton Planning and Development

**Petition #287-23** Special Permit/Site Plan Approval Request to amend Special Permit #96-17 by increasing the parking waiver from 97 stalls to 172 stalls and to amend Condition #3 of Special Permit #179-19 at 839-853 Washington Street

**September 19, 2023**



**839-853 Washington Street**

1

# Zoning Relief

Zoning Relief Required		
Ordinance	Required Relief	Action Required
	Amend Special Permit #179-19	
	Amend Special Permits #96-17 and 216-18	
§4.4.1	Request to allow non-accessory parking	S.P. per §7.3.3
§5.1.4 §5.1.13	Request to waive an additional 75 parking stalls for a total waiver of 172 stalls	S.P. per §7.3.3
§5.1.3.E §5.1.13	Request to allow assigned parking	S.P. per §7.3.3

**Background:**

- Original Council Order #96-17 in 2017 prohibited petitioner from leasing space to banks
- Council Order #179-19, an amendment, allowed one bank but placed restrictions on formula (chain) businesses within 10,000 sf of ground floor space; proposed change is regarding the definition of formula business
- Council Order #96-17 allowed parking waiver of 97 stalls and proposed change is to allow up to 172 parking stall waiver due to unused capacity in the garage

2

# TRIO

Amendment of Special Permit

September 19, 2023

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# Ground Level

287-23

99 Surface Parking Spaces

Barn Family Shoe  
8,540 SF

Fuji  
3,830 SF

Going to Lease  
950 SF

WASHINGTON STREET

WALNUT STREET

CVS  
13,044 SF

Chipotle  
2,810 SF

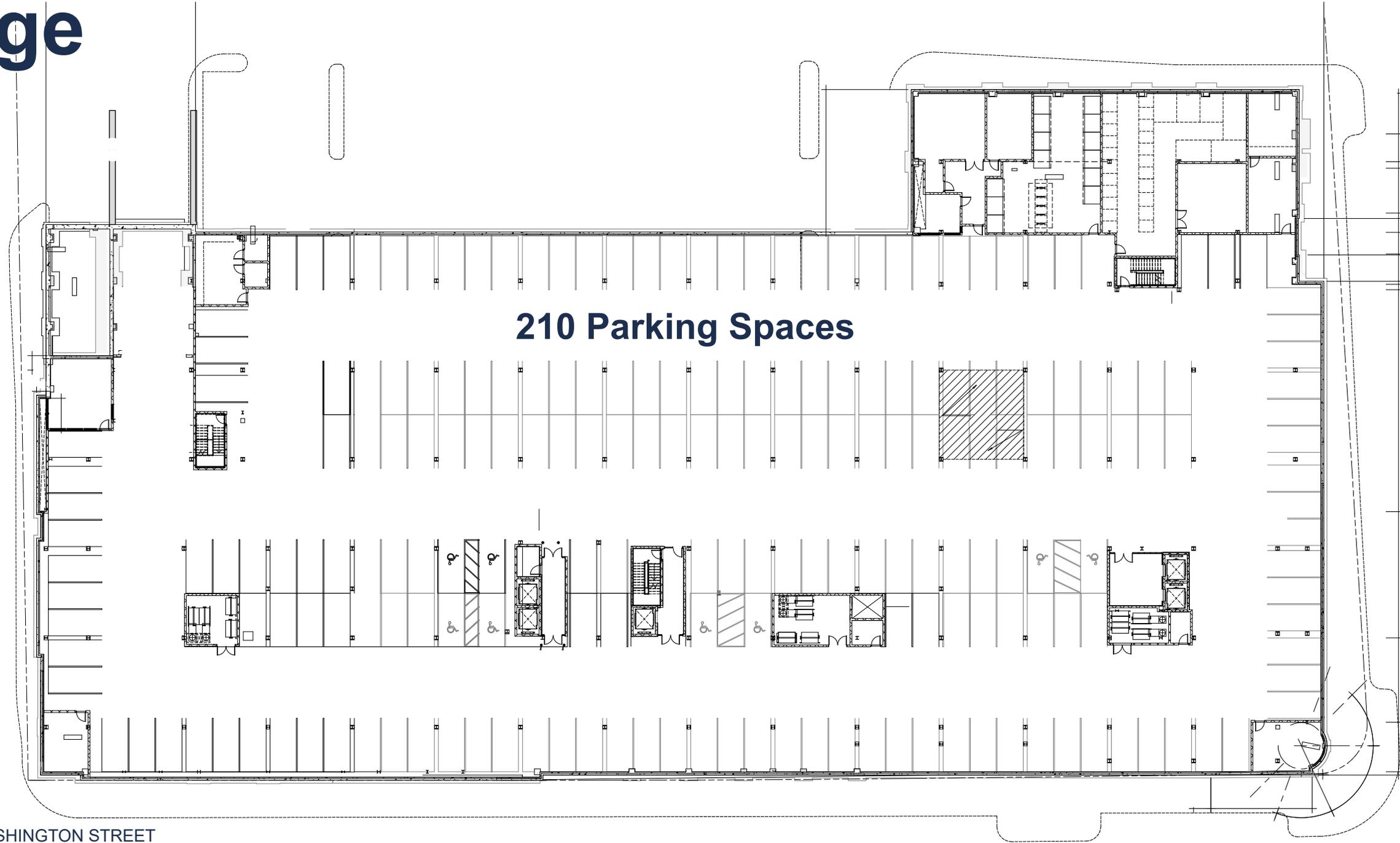
Chase  
3,760 SF

NY Bagel  
Factory  
1,570 SF

Clover Food Lab  
2,725 SF

Mida  
4,725 SF

# Garage



WASHINGTON STREET

WALNUT STREET

**Special Permit Requirement:** 1.25 parking ratio X 140 units = 175 Residential Parking Spaces

**Available Parking Spaces Per Special Permit:** 35

**Leased Residential Parking Spaces**

	As of September 2022	As of October 2022	As of November 2022	As of December 2022	As of January 2023	As of February 2023	Average
Affordable Parking Spaces	24	24	24	24	28	27	25
Market Parking Spaces	108	110	109	117	110	101	111
Units Occupied	128	131	132	130	132	128	130
<b>Total Spaces</b>	<b>132</b>	<b>134</b>	<b>133</b>	<b>141</b>	<b>138</b>	<b>128</b>	<b>136</b>
Parking Ratio	0.94	0.96	0.95	1.01	0.99	0.91	0.97

As of September 2023, 112 total residential parking spaces are leased. Unit occupancy at 98%.

**Utilization Data**

**August 25, 2022**

1:30PM: 76 of 210 spaces in use (36.2%)  
 6:30PM: 75 of 210 Spaced (35.7%)  
 12:00AM: 109 of 210 spaces in use (51.9%)

**February 2, 2023**

1:30PM: 75 of 210 spaces in use (35.7%)  
 6:30PM: 85 of 210 spaces in use (40.5%)  
 12:00AM: 116 of 210 spaces in use (55.2%)

**Leasing Data**

210 Garage Parking Spaces  
 -136 Leased Residential Spaces

**+/- 74 Available Spaces for Neighborhood Rental**

# Garage (210 Parking Spaces)

74 Month-to-Month  
Parking Spaces

136\* Residential  
Parking Spaces



**\*136 residential parking spaces on average leased. Peak utilization 116 spaces.**

# Neighborhood Rental Spaces

- Provide month-to-month parking for:
  - Neighborhood residents
  - Neighborhood employees
  - Commuters using public transit
- The monthly parking will be in a designated area within the garage.
- Parking spaces will not be leased hourly.

# Formula Business

In the event that the Petitioner leases commercial space to a commercial bank as allowed by this amendment, the Petitioner is required to reserve (i.e., whether leased or vacant and available for lease) at least 10,000 rentable square feet within the ground floor only, for lease to non-formula retail, restaurant, or personal service use tenants, which requirement shall be in place prior to, and remain in effect after, the issuance of a certificate of occupancy for a commercial bank. For the purposes of this condition, formula retail, restaurant, or personal service use is defined as

“Any establishment, which along with ~~nine~~ **twenty four** or more other businesses ~~regardless of ownership or location worldwide,~~ **located within the Commonwealth of Massachusetts** does or is required as a franchise, by contractual agreement, or by other agreement to maintain two of the following features:

- A standardized menu;
- A standardized façade;
- A standardized décor and/or color scheme;
- A standardized uniform;
- A standardized sign or signage; or
- A standardized trademark or service mark.”

# Formula Business

Tenant	Retail SF	Other Locations (Time of Lease)	Non-Formula Retail SF
Fuji	3,830	7	3,830
Mida	4,725	1	4,725
Clover	2,725	11	0
NY Bagel Factory	1,570	3	1,570
Chase Bank	3,760	National	0
Chipotle	2,810	National	0
Vacant Space (at lease)	950	6	950
CVS	13,044	National	0
<b>Total</b>	<b>33,414</b>	<b>-</b>	<b>11,075</b>
Shoe Barn*	8,540	0	8,540
<b>Total with Shoe Barn</b>	<b>41,954</b>	<b>-</b>	<b>19,615</b>

\*Shoe Barn SF does not count towards the 10,000 rentable SF dedicated to non-formula retail per Council Order #179-19 Condition 4

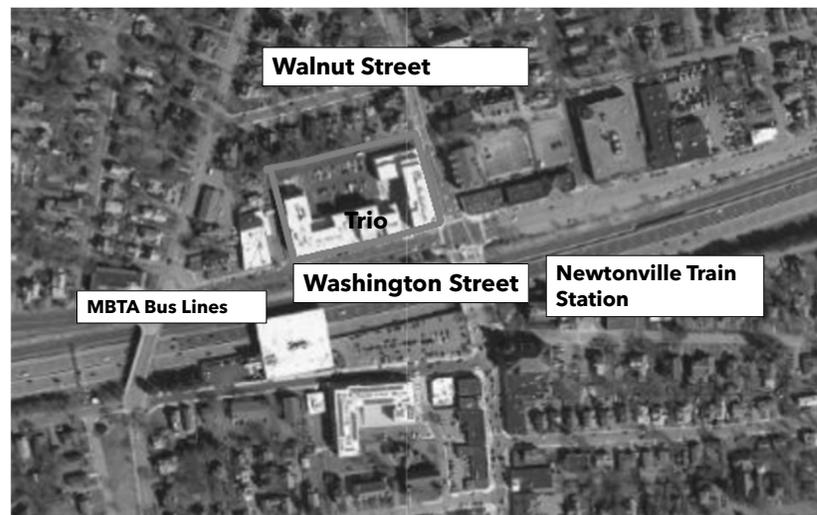
# Criteria to Consider

When reviewing this request, the Council should consider whether:

- The specific site is an appropriate location for the amendments to Council Orders #96-17 and #179-19.
- The site, due to the amendments to Council Orders #96-17 and #179-19, as developed and operated will not adversely affect the neighborhood.
- There will be no nuisance or serious hazard to vehicles or pedestrians because of the amendments to Council Orders #96-17 and #179-19.
- Access to the site over streets is appropriate for the types and numbers of vehicles involved.
- Literal compliance is impractical due to the nature of the use, or the location, size, frontage, depth, shape, or grade of the lot, or that such exceptions to the parking requirements is in the public interest of safety, or protection of environmental features.

3

## Aerial Map



4

## Use Change

- Modify the definition of “formula business” as it relates to Condition #3 to allow for greater flexibility in leasing commercial space to local chains.
- Adjust the definition of formula businesses to **24 businesses** or more with a **Massachusetts** location
  - ❖ Change of definition from **9 businesses** or more **worldwide**
- Planning conducted a sampling of regional and national chains in the memo
- Change allows regional-based chains that have a Massachusetts presence
- Adds flexibility for commercial property owner in order to fill vacancies
- Planning supports change in definition as it still is supportive of providing for vibrant Newtonville center

5

## Parking Change

- Trio’s Parking Garage has a total of 210 parking spaces
- Parking surveys conducted by petitioner show spaces that are available
- About 64 garage spaces that currently are not leased
- Cost of parking is unbundled from the cost of the rent and is a separate fee charged
- Planning supports increasing the parking waiver by 75 spaces for a total waiver of 172 parking stalls because the parking study shows that the garage parking is currently under-utilized on a regular basis
- Trio is well-situated for residents to take advantage of alternative transportation - T station, BlueBikes, MBTA bus, etc.
  - ❖ Supported by TDM resident survey provided

6

## Findings

1. The specific site is an appropriate location for the amendment to Council Order #96-17, as amended by #179-19, given the site is located within a Village Center containing a variety of uses. The parking waiver of up to 172 parking stalls is appropriate because the location of the development encourages the use of nearby alternative transportation by residents, therefore reducing the need for car ownership. (§7.3.3.C.1)
2. The amendments to Council Orders #96-17 and Council Order #179-19, respectively, will not adversely affect the surrounding neighborhood. Allowing assigned parking and a waiver of up to 172 parking stalls will not adversely affect the surrounding neighborhood because the parking garage is currently under-utilized and leasing the parking will provide more opportunities for tenants and residents nearby. (§7.3.3.C.2)
3. The amendment to Council Order #96-17 will not create a nuisance or serious hazard to vehicles or pedestrians. The garage parking is currently under-utilized and allowing a waiver of up to 172 parking stalls will not create any changes to the road layout and access (§7.3.3.C.3)

7

## Findings continued

4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)
5. Literal compliance with parking requirements is impracticable because the proposed parking is appropriate for the development with a dense mix of commercial and residential uses and well-served by public transit. (§5.1.13)
6. The dedication of 10,000 square feet within the ground floor of the development to non-formula retail, restaurant, or personal service uses helps to create a more vibrant, diversified mix of businesses. Allowing regionally based chain businesses within the ground floor will provide more flexibility to lease these spaces and create a dynamic mix of businesses, helping to provide for an active streetscape. The Council finds that dedicating space to such uses will support the village atmosphere of Newtonville.

8

## **Conditions**

1. The parking waiver will increase from 97 stalls to 172 stalls to permit the petitioner to rent up to 75 stalls to members of the broader Newton community. The petitioner may provide non accessory parking as well as to assign parking pursuant to Section 5.1.3.E.
2. Defines formula business as 24 or more other businesses in Massachusetts
3. Standard council order recording condition

# 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

**September 19, 2023**



**11 Florence Street**

1

# Zoning Relief

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
	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

2

## 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 free-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 not adversely affect the neighborhood.
- There will be not be a nuisance or serious hazard to vehicles or pedestrians.
- Access to the site is appropriate for the types and numbers of vehicles involved.

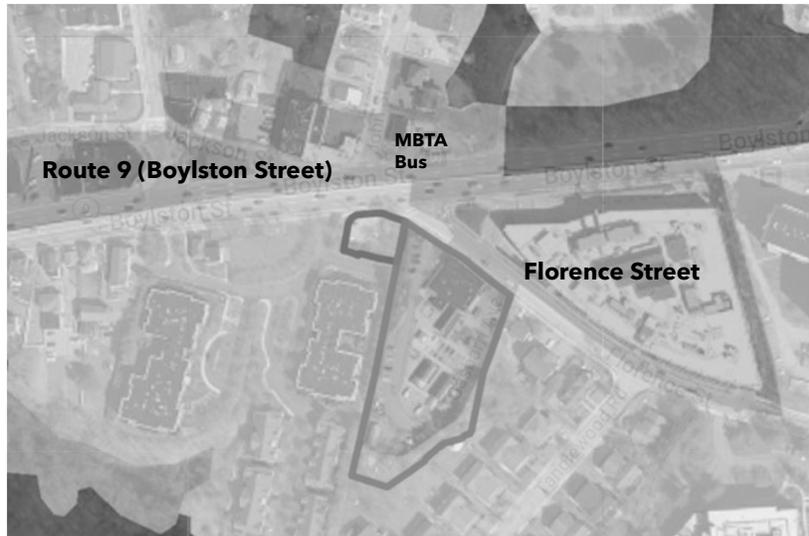
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## Criteria to Consider Continued

- 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

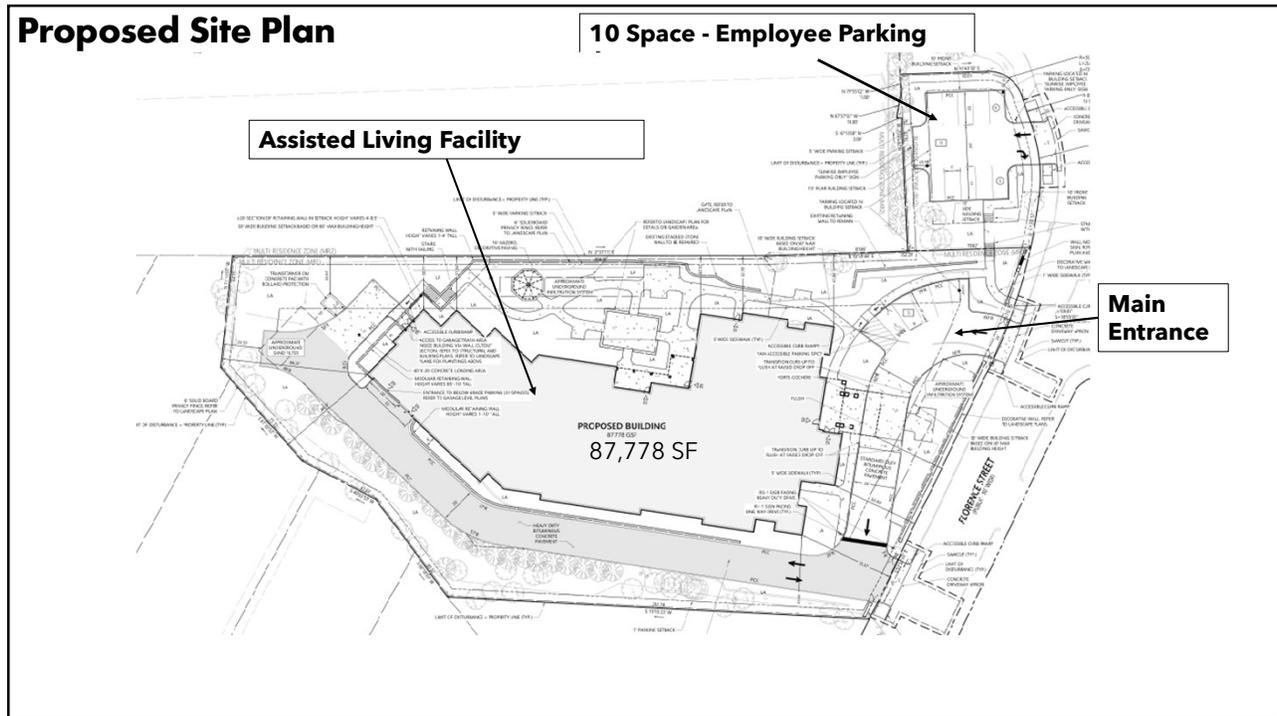


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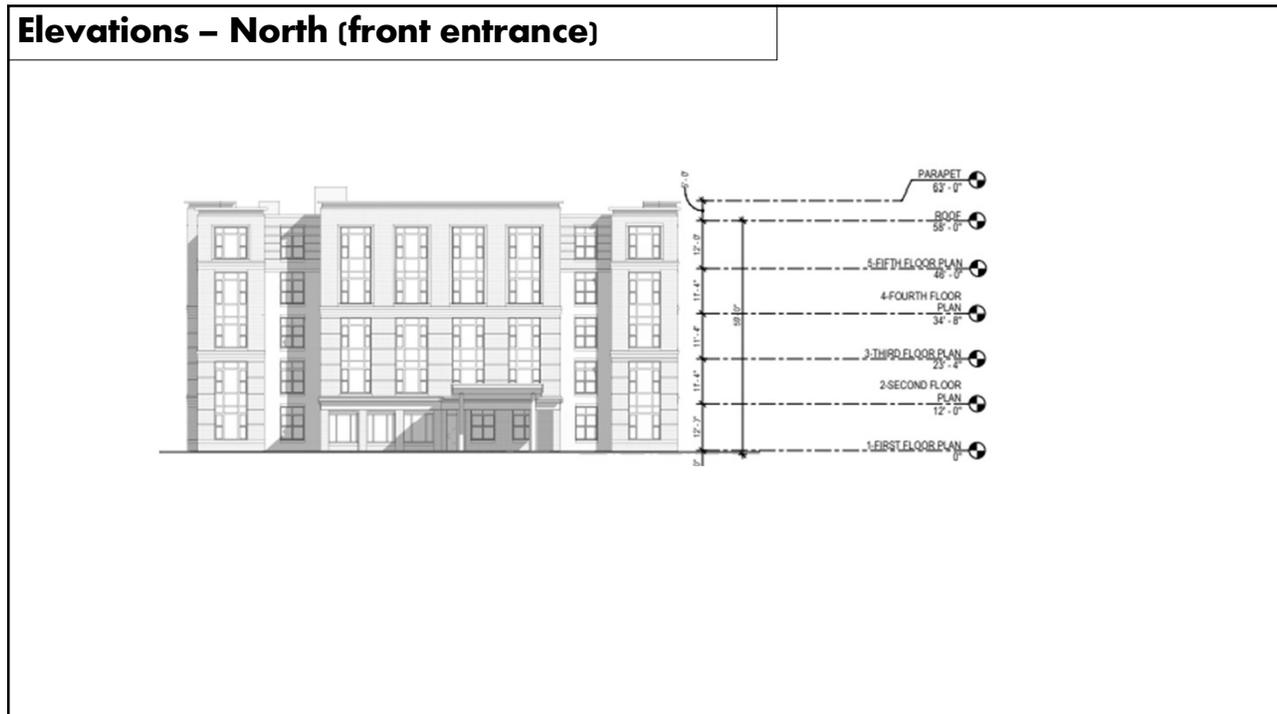
## Rezoning

Proposed Rezoning to BU-4	As of Right	Special Permit	Proposed
Use	<ul style="list-style-type: none"> <li>• Retail</li> <li>• Personal services</li> <li>• Office</li> <li>• Bank</li> <li>• Health club</li> </ul>	<ul style="list-style-type: none"> <li>• Elder Housing with Services</li> </ul>	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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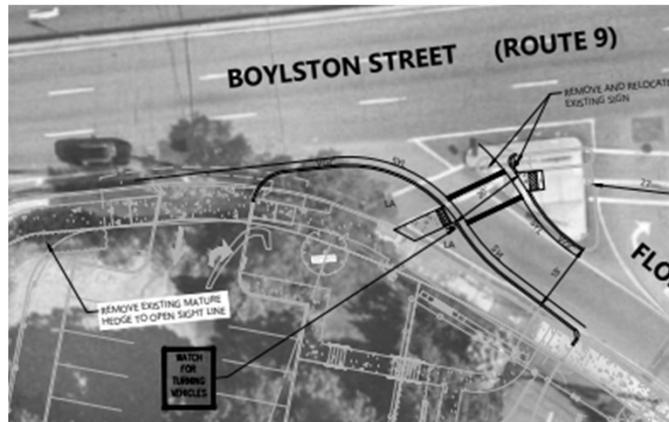


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### Conceptual Plan for Mitigation Intersection Improvements



#### Pedestrian Enhancements

- Bump out reduces roadway width that pedestrians have to cross
- Traffic calming for turning vehicles
- Sign for motorists
- Remove hedge to improve sight lines
- Contingent on MassDOT approvals since state-owned
- Transportation Engineering has reviewed and has no issues

9

### Additional Information

- TDM Plan: Updated recently to increase EV Charging Capability to 20% EV chargers installed
- Detail on Retaining wall over 4 feet in rear of property
- Stormwater Infrastructure - project must capture stormwater onsite and infiltrate according to state and local regulations

10

# Sunrise of Chestnut Hill

PRESENTATION TO LAND USE COMMITTEE  
SEPTEMBER 19, 2023



SUNRISE SENIOR LIVING CONFIDENTIAL & PROPRIETARY INFORMATION

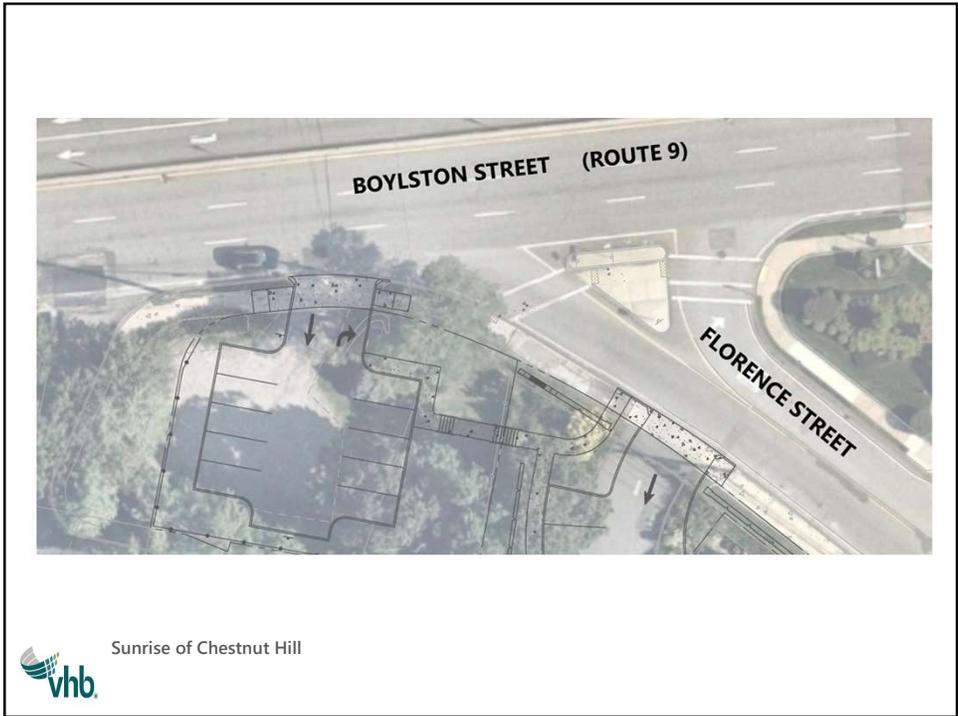
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## Proposed Site Plan

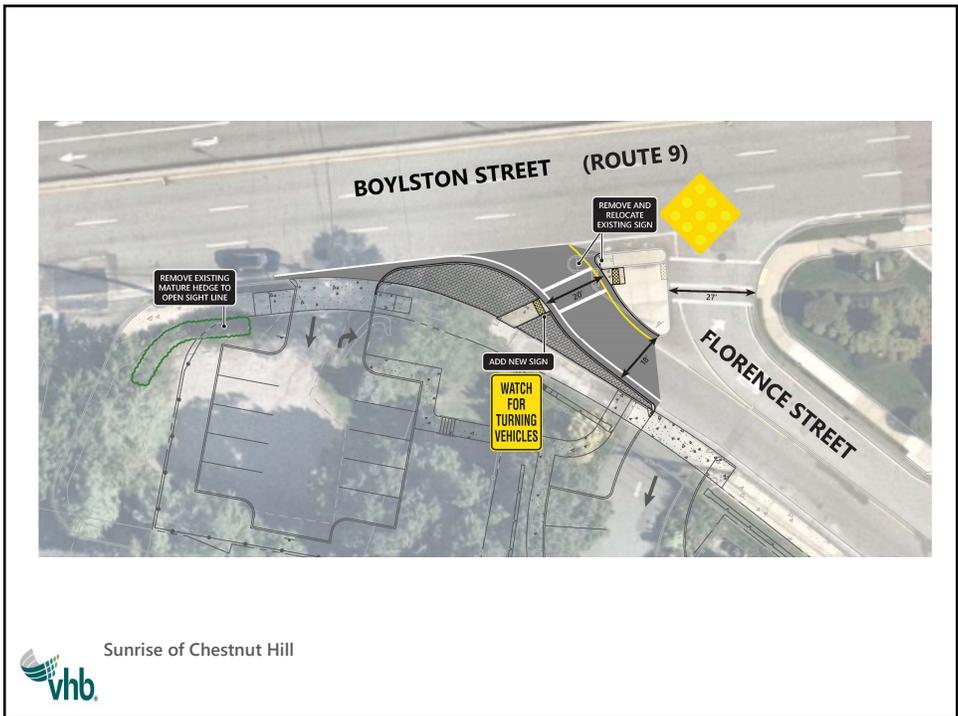
- 5-Story Building
- 120 Beds / 95 Units
- 46 Parking Spaces



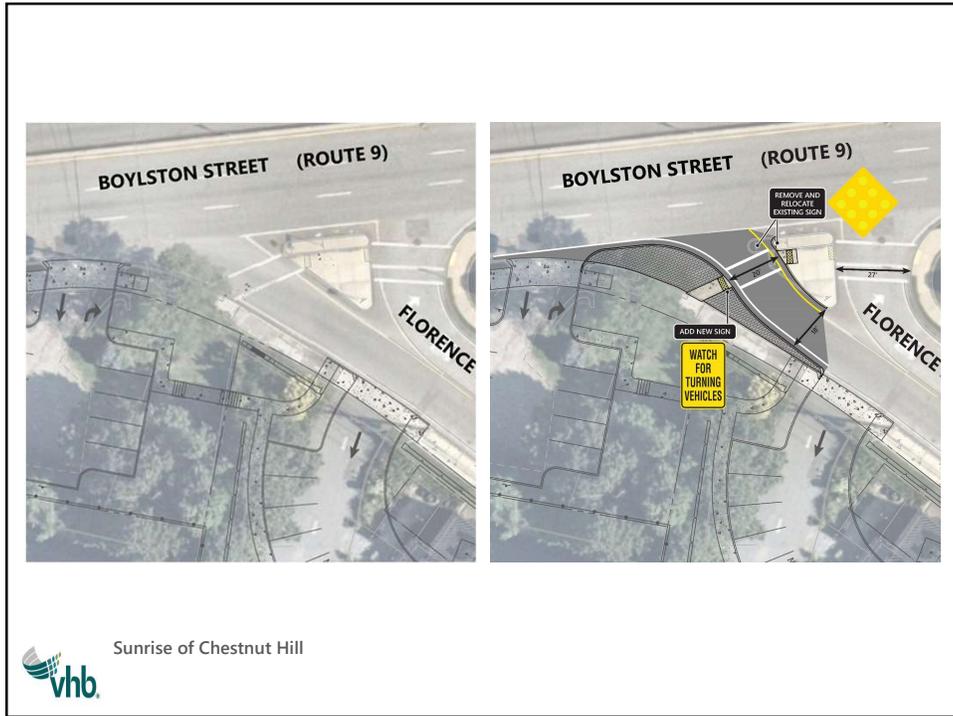
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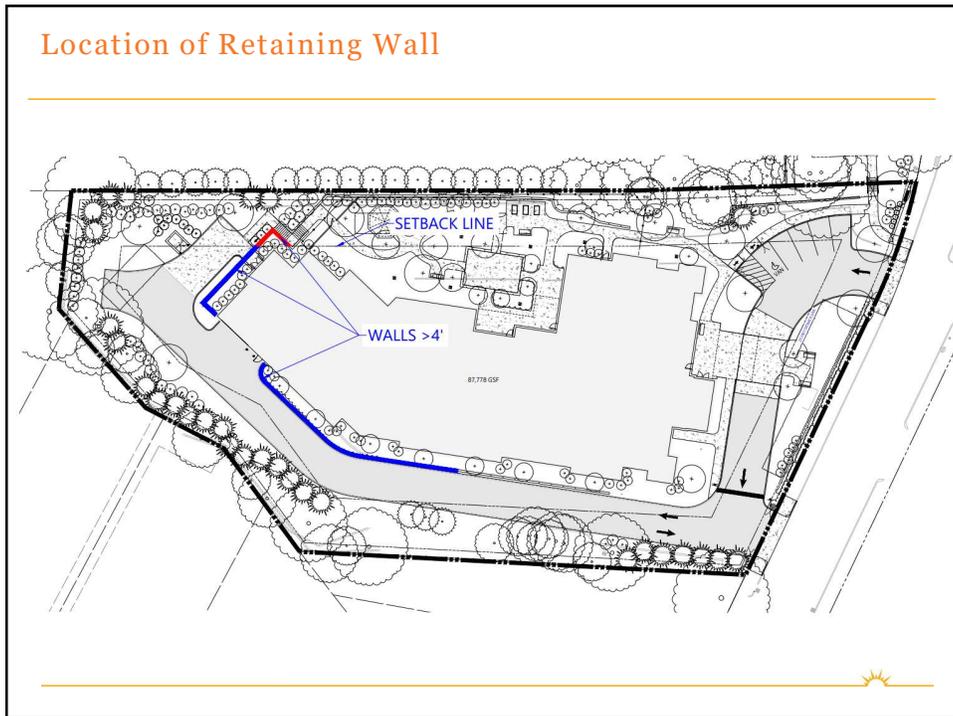
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5



6

Rear Retaining Wall



7

Thank you



8

Sunrise of Chestnut Hill – Proposed Street View



9

Sunrise of Chestnut Hill – Proposed Street View



10

Sunrise of Chestnut Hill – Proposed View from Rear

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11

Sunrise of Chestnut Hill – Proposed Rear Garden

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12

## Transportation Demand Management (TDM)

- Establish a TMD Program Coordinator
- Secure outdoor bike storage will be provided
- Shower room for employees who bike to work.
- Display public transit schedules in central location
- Implement an on-site car-pool rideshare program with guaranteed ride home.
- Sunrise operates a car service for residents for Dr. Appointments and similar.
- \$31,250 one-time contribution for employee public transportation subsidies
- \$23,400 one-time contribution for city-initiated transit improvements
- 20% EV parking stalls



SUNRISE OVERVIEW