



Land Use Committee Agenda

City of Newton In City Council

Thursday, March 14, 2019

7:00 PM
Chamber

Conceptual Review of Proposed Riverside Station Mixed-Use/Transit-Oriented Development

Section 7.3.6.A.1 of the Newton Revised Ordinances requires that, prior to submittal of an application for a special permit in the Riverside Station Mixed-Use 3/Transit Oriented District, the petitioner shall present conceptual plans for review by the Land Use Committee of the City Council at a public meeting. At this meeting, the Land Use Committee is required to provide a forum for a public presentation whereby the Committee and public may ask questions, gain an understanding of the project proposal, and provide feedback that can inform further development of the project. Submittals for Conceptual Review shall not require engineered plans, but shall include the following:

- a) Project description, including project purpose or design rationale;
- b) Project statistics, including zoning, current and proposed uses on site, total square footage for each use proposed, area to be covered by structures, FAR, number of bedrooms in all dwelling units, percentage of affordable units, percentages of open space with breakdown of beneficial and publicly-accessible open spaces;
- c) Preliminary site plan, including dimensioned property lines and all building setbacks and building footprints, impervious surfaces, location of waterways, top of bank and distance from waterways, proposed demolitions, location and number of parking spaces, landscaping and open spaces, trees to be removed, any access proposed to public lands nearby, north arrow and scale; and
- d) Other information as may be requested by city staff to perform a zoning review and preliminary impact analyses.

The presentation will include the above-referenced conceptual plans for the proposed development by the design team. Prior to the Conceptual Review meeting, these materials will be available from the City's website at http://www.newtonma.gov/gov/planning/current/riverside_special_permit.asp

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

Individual speakers will be given up to **2 minutes** to comment and ask questions about the proposed project. In order to give everyone who wishes to speak an opportunity to offer their comments and questions, the presenters will provide responses for clarification but will wait to submit responses to substantive questions to the Planning Department **after** the Conceptual Review meeting. Interested members of the City Council, other boards and commissions, and the public are also encouraged to submit written comments or questions by mail to the Planning Department, Newton City Hall, 1000 Commonwealth Avenue, Newton, MA 02459.

Respectfully Submitted,

Greg Schwartz, Chair