



Land Use Committee Agenda

City of Newton

In City Council

February 28, 2017

**6:45 pm – Note Early Start Time
Chamber**

Referred to Land Use and Finance Committees

- #10-17** **Appropriate \$2 million for development of housing units at 70 Crescent Street**
HIS HONOR THE MAYOR requesting authorization to appropriate two million dollars (\$2,000,000) from the November 16, 2016 Overlay Surplus Declaration for the purpose of funding the City's share of the development of market rate and affordable housing units at 70 Crescent Street. {12/28/16 @ 4:48 PM}

Referred to Programs & Services, Land Use and Finance Committees

- #35-17** **Appropriation of CPA funds for design of the Crescent Street Project**
COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of two hundred sixty thousand dollars (\$260,000) from the Community Preservation Fund to the Public Buildings Department for feasibility and design work on affordable housing and playground expansion and improvements at 70 Crescent Street, as envisioned by Council Order #384-11(4) and as described in the December 2016 proposal to the Community Preservation Committee and the Community Preservation Committee's detailed funding recommendation. [01/23/17 @ 5:19 PM]

**7:00 PM
Or Later**

- #180-16 (2)** MARK NEWTONVILLE, LLC petition for a change of zone to Mixed Use 4 for land located at 22 Washington Terrace, 16-18 Washington Terrace, 10-12 Washington Terrace, 6-8 Washington Terrace, 875 Washington Street, 869 Washington Street, 867 Washington Street, 861-865 Washington Street, 857-859 Washington Street, 845-855 Washington Street, 245-261 Walnut Street (a/k/a 835-843 Washington Street), 241 Walnut Street, 22 Bailey Place, 14-18 Bailey Place, and an unnumbered lot on Bailey Place, also identified as Section 21, Block 29, Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19A, 20, 21, 22, and 23, Ward 2, currently zoned Business 1, Business 2, and Public Use, further described as follows:

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.

Beginning at a point on the northerly line of Washington Street, running thence;
Along the northerly line of Washington Street, south 89 degrees - 04 minutes - 40 seconds west, a distance of 433.14 feet to a point; thence
Along the easterly line of Washington Terrace north 02 degrees - 03 minutes - 34 seconds west, a distance of 278.34 feet to a point, thence, the following four (4) courses along the existing zone lines of MR-1 and MR-3:

North 86 degrees - 11 minutes - 41 seconds west, a distance of 15.07 feet to a point; thence

North 01 degrees - 52 minutes - 35 seconds west, a distance of 3.01 feet to a point; thence

South 86 degrees - 11 minutes - 41 seconds east, a distance of 85.43 feet to a point; thence

North 88 degrees - 31 minutes - 34 seconds east, a distance of 370.56 feet to a point on the westerly line of Walnut Street; thence

Along the westerly line of Walnut Street, south 04 degrees - 12 minutes - 48 seconds east, a distance of 261.82 feet to a point of curvature; thence

Along a curve to the right having a radius of 17.00 feet, a central angle of 93 degrees - 17 minutes - 28 seconds, an arc length of 27.68 feet, a chord bearing of south 42 degrees - 25 minutes - 56 seconds west, a chord length of 24.72 feet to the point and place of beginning.

Containing 123,765 square feet, or 2.84 acres, more or less.

Please see the attached request to Withdraw without Prejudice.

#179-16

MARK NEWTONVILLE, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a mixed use development in excess of 20,000 square feet consisting of three interconnected buildings with building heights not exceeding 60 feet and five stories, total gross floor area not exceeding 235,000 square feet incorporating not more than 163 residential units, not exceeding 45,000 square feet of commercial space, not exceeding 2,500 square feet of community space, not less than 350 onsite parking stalls outside at grade or within a below-grade garage, and related site improvements; to authorize uses including retail of more than 5,000 square feet, personal service of more than 5,000 square feet, restaurants over 50 seats, standalone ATMs, health club establishments at or above ground floor, animal service, and street level office; to allow FAR of not more than 1.90, lot area per dwelling unit of approximately 775 square feet, reduction of the overall non-residential parking requirement by 1/3, 1.25 parking stalls per residential unit, and free standing signs; to grant waivers of not more than 97 parking stalls and of the height setback and facade transparency and entrance requirements; to grant waivers of certain parking facility design standards including dimensional requirements for parking stalls, parking stall setback requirements, entrance and exit driveways, interior landscaping, interior planting area, tree plantings, bumper overhang, lighting of one foot candle, curbing and surfacing, wheel stops, guard rails, bollards, and maneuvering space for end stalls; and to grant waivers as to number,

size, location, and height of signs and number of required loading bays, at 22 Washington Terrace, 16-18 Washington Terrace, 10-12 Washington Terrace, 6-8 Washington Terrace, 875 Washington Street, 869 Washington Street, 867 Washington Street, 861-865 Washington Street, 857-859 Washington Street, 845-855 Washington Street, 245-261 Walnut Street (a/k/a 835-843 Washington Street), 241 Walnut Street, 22 Bailey Place, 14-18 Bailey Place, and an unnumbered lot on Bailey Place, also identified as Section 21, Block 29, Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19A, 20, 21, 22, and 23, containing approximately 2.84 acres of land in a proposed Mixed Use 4 District. Ref.: Sections 4.2.2.A.2; 4.2.2.B.1; 4.2.3; 4.2.5.A.2; 4.2.5.A.3; 4.2.5.A.4; 4.2.5.A.4.c; 4.2.5.A.6; 4.2.5.A.6a; 4.2.5.A.6.b; 4.4.1; 5.1.4.A; 5.1.4.C; 5.1.8.A; 5.1.8.A.2; 5.1.8.B; 5.1.8.B.1; 5.1.8.B.2; 5.1.8.B.6; 5.1.9.B; 5.1.9.B.1; 5.1.9.B.2; 5.1.9.B.3; 5.1.9.B.4; 5.1.10; 5.1.10.A.1; 5.1.10.B.3; 5.1.10.B.5; 5.1.12; 5.1.13; 5.2.13; 5.2.13.A; 7.3; and 7.4 of Chapter 30 of the City of Newton Revised Zoning Ordinances, 2015.

Public Hearing Opened on June 7, 2016 and continued to July 12, September 13, October 6, 2016, November 1, 2016, November 29, December 15, 2016, January 12, 2017, January 31, 2017, February 7, 2017 and February 28, 2017.

Please see the attached request to Withdraw without Prejudice.

Respectfully submitted,

Marc C. Laredo, Chair

#10-17



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

Telephone
(617) 796-1100
Telefax
(617) 796-1113
TDD
(617) 796-1089

E-mail
swarren@newtonma.gov

January 23, 2017

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Ladies and Gentlemen:

I write to request that your Honorable Council amend Docket Item # 10-17 by bifurcating the request to appropriate \$298,500 at this time to complete feasibility/schematic design and site plan approval for the Crescent Street Housing and Park Redevelopment Project and hold the remainder of the request until the site plan has been approved.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in cursive script that reads "Setti D. Warren".

Setti D. Warren
Mayor

RECEIVED
CITY OF NEWTON
2017 JAN 23 PM 5:17
NEWTON, MA 02459



City of Newton, Massachusetts
Office of the Mayor

SETTI D. WARREN
MAYOR

#10-17

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January 23, 2017

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RECEIVED
Newton City Office
2017 JAN 23 PM 5: 17
David A. Olson, CMG
Newton, MA 02459

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Thank you for your consideration of this matter.

Sincerely,

Setti D. Warren
Mayor



PUBLIC BUILDINGS DEPARTMENT

Josh Morse, Interim Building Commissioner

Telephone (617) 796-1600

FAX (617) 796-1601

TTY: (617) 796-1608

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

Setti D. Warren
Mayor

January 20, 2017

Mayor Setti D. Warren
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

RE: Crescent Street Project

Dear Mayor Warren:

The Public Buildings Department respectfully requests \$298,500 to complete feasibility/schematic design and site plan approval for the Crescent Street Housing and Park Redevelopment Project. The total budget is \$4,700,000 as follows:

CPC Funding: 2,700,000
City Funding: 2,000,000
Total Funding: 4,700,000

Sincerely,

Josh Morse
Public Buildings Commissioner

cc: Maureen Lemieux, Chief Financial Officer
Alex Valcarce, Deputy Public Buildings Commissioner
Dori Zaleznik, Chief Admin Officer

Crescent Street Housing and Park Redevelopment Project

Account Code	BUDGET CATEGORIES	<u>Total Budget</u>	<u>Requested Funds</u>
530220	OPM and Project Management	\$ 331,000.00	\$ 110,000.00
530202	Architect	\$ 361,000.00	\$ 120,000.00
530225	Construction	\$ 3,610,000.00	\$ -
5301	Consultants	\$ 143,000.00	\$ 47,000.00
5342	Other Admin Costs and Printing	\$ 15,000.00	\$ 5,000.00
5825	Other Construction Related Costs	\$ 50,000.00	\$ 16,500.00
5793	Construction Contingency (5%)	\$ 190,000.00	\$ -
	PROJECT BUDGET	\$ 4,700,000	\$ 298,500

Crescent Street Housing and Park Redevelopment Project

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	PROJECT BUDGET	\$ 4,700,000	\$ 298,500



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

#10-17

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swarren@newtonma.gov

December 28, 2016

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

2016 DEC 28 PM 4:48

Ladies and Gentlemen:

I write to request that your Honorable Council docket for consideration a request to authorize the appropriation of two million dollars (\$2,000,000) from the November 16, 2016 Overlay Surplus Declaration for the purpose of funding the City's share of the development of market rate and affordable housing units at 70 Crescent Street.

Additionally, an application has been submitted to the Community Preservation Committee requesting funding in the amount of \$1,400,000 (\$350,000 ea for 4 units) for the affordable units and \$1,300,000 for development of the Reverend Ford Park.

Thank you for your consideration of this matter.

Sincerely,

Setti D. Warren
Mayor

**SCHLESINGER AND
BUCHBINDER, LLP**

ATTORNEYS AT LAW

1200 WALNUT STREET
NEWTON, MASSACHUSETTS 02461-1267

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OF COUNSEL
ROBIN GORENBERG

E-Mail: sjbuchbinder@sab-law.com

February 22, 2017

BY HAND

Marc C. Laredo, Chairman
Land Use Committee
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: Petition #180-16(2) and Petition #179-16
Mark Newtonville, LLC and Mark Lolich, LLC/Washington Place

RECEIVED
Newton City Clerk
2017 FEB 23 AM 11:03
David A. Olson, CMC
Newton, MA 02459

Dear Chairman Laredo,

My clients, Mark Newtonville, LLC and Mark Lolich, LLC, hereby request leave to withdraw, without prejudice, the pending requests for a change of zone and special permit, respectively, referenced above. I intend to present this request to the Land Use Committee at the next scheduled meeting of the Land Use Committee to be held on February 28, 2017, unless you advise me to the contrary.

Sincerely,

Stephen J. Buchbinder
Stephen J. Buchbinder

SJB/mer

cc: See attached distribution list

SCHLESINGER AND BUCHBINDER, LLP

Chairman Marc C. Laredo
February 22, 2017

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