

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE AGENDA

TUESDAY, JUNE 26, 2012

7:00 PM

Aldermanic Chamber

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

Section 30-24(j)(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 Board of Aldermen 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 and a traffic analysis for the proposed development by the design team, as well as a peer review report on the proposed traffic management plan. Prior to the Conceptual Review meeting, these materials will be posted on the City's website at <http://www.ci.newton.ma.us/gov/aldermen/committees/landuse/riverside.asp>.

The agenda for the Conceptual Review is as follows:

1. Presentation of Proposed Project Design (20 minutes)
2. Land Use Committee Questions (10 minutes)
3. Presentation of Traffic Analysis/Peer Review Report (20 minutes)
4. Land Use Committee Questions (10 minutes)
5. Public Comments and Questions
6. Land Use Committee Comments and Questions

There will be a sign-up sheet in the Aldermanic Chamber for members of the public who wish to speak. Each speaker will be given up to **3 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 wait to submit their responses to the Planning Department until **after** the Conceptual Review meeting. Interested members of the Board of Aldermen, 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, or by email at [Riverside@newtonma.gov](mailto:Riverside@newtonma.gov), at any time up until two weeks after the Conceptual Review meeting. The Planning Department will consolidate all of the oral and written comments and questions received into a report incorporating responses and/or analysis from the developer, the peer reviewer and the Planning Department, which will be posted on the Riverside Project Information webpage.

The Conceptual Review meeting will be recorded by NewTV, to be aired at a later date. Room 202 and Room 222 in City Hall have been reserved for overflow capacity, and will have television monitors where members of the public may view a simulcast of the Conceptual Review meeting courtesy of NewTV. For a schedule of dates and times when the Conceptual Review will be aired, please contact NewTV at 617-965-7200, or visit NewTV's Government Channel website at [www.newtv.org/programming/government/full-schedule](http://www.newtv.org/programming/government/full-schedule).

For more information, please email the Planning Department at [Riverside@newtonma.gov](mailto:Riverside@newtonma.gov), or visit the Riverside Project Information webpage at [www.newtonma.gov/Riverside](http://www.newtonma.gov/Riverside). You can also follow the status of the proposed Riverside Station Mixed-Use/Transit-Oriented Development on Twitter at <https://twitter.com/#!/NewtonMALandUse>.

Respectfully submitted,

Ted Hess-Mahan, Chairman