



Setti D. Warren
Mayor

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Barney S. Heath
Director

PUBLIC HEARING MEMORANDUM

DATE: September 22, 2017

TO: Councilor Ted Hess-Mahan, Chairman
Members of the Zoning and Planning Committee

FROM: Barney S. Heath, Director of Planning and Development
James Freas, Deputy Director of Planning and Development
Neil Cronin, Senior Planner

RE: #264-17 – His Honor The Mayor, requesting to rezone land located at 1316, 1330, and 1338 Beacon Street from SINGLE RESIDENCE 2 to PUBLIC USE; land located at 23 Parkview from MULTI RESIDENCE 1 TO PUBLIC USE; and located 15 Walnut Park from MULTI RESIDENCE 1 TO PUBLIC USE.

MEETING DATE: September 25, 2017

CC: City Council
Planning and Development Board
Donnalyn Kahn, City Solicitor

His Honor the Mayor is seeking to rezone the following lots: 1316, 1330, and 1338 Beacon Street from Single Residence 2 (SR-2) to Public Use (PUB); 23 Parkview Avenue from Multi-Residence 1 (MR-1) to PUB; and 15 Walnut Park from MR-1 to PUB.

Background and Context

All five lots proposed to be rezoned are directly related to the school update and expansion program. The three lots on Beacon Street are now part of the Zervas School lot and the lot at 23 Parkview Avenue is now part of the Cabot school lot. The parcel located at 15 Walnut Park is the site of the former Aquinas College which was purchased by the City in 2015 to increase the school system's infrastructure.

The three properties on Beacon Street are located in the SR-2 zone and were improved with dwellings when acquired by the City. All three properties were comparable in terms of size at

approximately 10,000 square feet and all three dwellings were razed after Newton Historical Commission (NHC) review. The lot at 23 Parkview Avenue is approximately 4,000 square feet and the dwelling was demolished after NHC review as well.

The property located at 15 Walnut Park is the site of the former Aquinas College which was purchased by the City in 2015. The site consists of approximately 248,000 square feet and is improved with a three-story, 100,000 square foot structure and surface parking facility; the site is currently zoned MR-1. If and when, the structure is to be renovated the City will undertake a 5-58 review which governs the construction or modification of municipal buildings and facilities.

Recommendation

The proposed rezoning would render the subject parcels consistent with other municipally owned parcels throughout the City. In addition, given the proximate location and status of the Beacon Street and Parkview Avenue properties, the Planning Department believes that the PUB zoning designation would be appropriate for these four parcels. Lastly, the parcel at 15 Walnut Park is slated to be renovated and utilized for the City's school system; as a result, staff believes this parcel too, is appropriate for the Public Use district.

Attachments:

- Attachment A:** Existing Zoning 1316, 1330, and 1338 Beacon Street
- Attachment B:** Proposed Zoning 1316, 1330, and 1338 Beacon Street
- Attachment C:** Existing Zoning 23 Parkview Avenue Street
- Attachment D:** Proposed Zoning 23 Parkview Avenue Street
- Attachment E:** Existing Zoning 15 Walnut Park
- Attachment F:** Proposed Zoning 15 Walnut Park



Existing Zoning - Zervas School

Attachment A

City of Newton, Massachusetts

CITY OF NEWTON, MASSACHUSETTS
 Mayor - Setti D. Warren
 GIS Administrator - Douglas Greenfield



Map Date: September 22, 2017



The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.



Proposed Zoning - Zervas School

City of Newton, Massachusetts

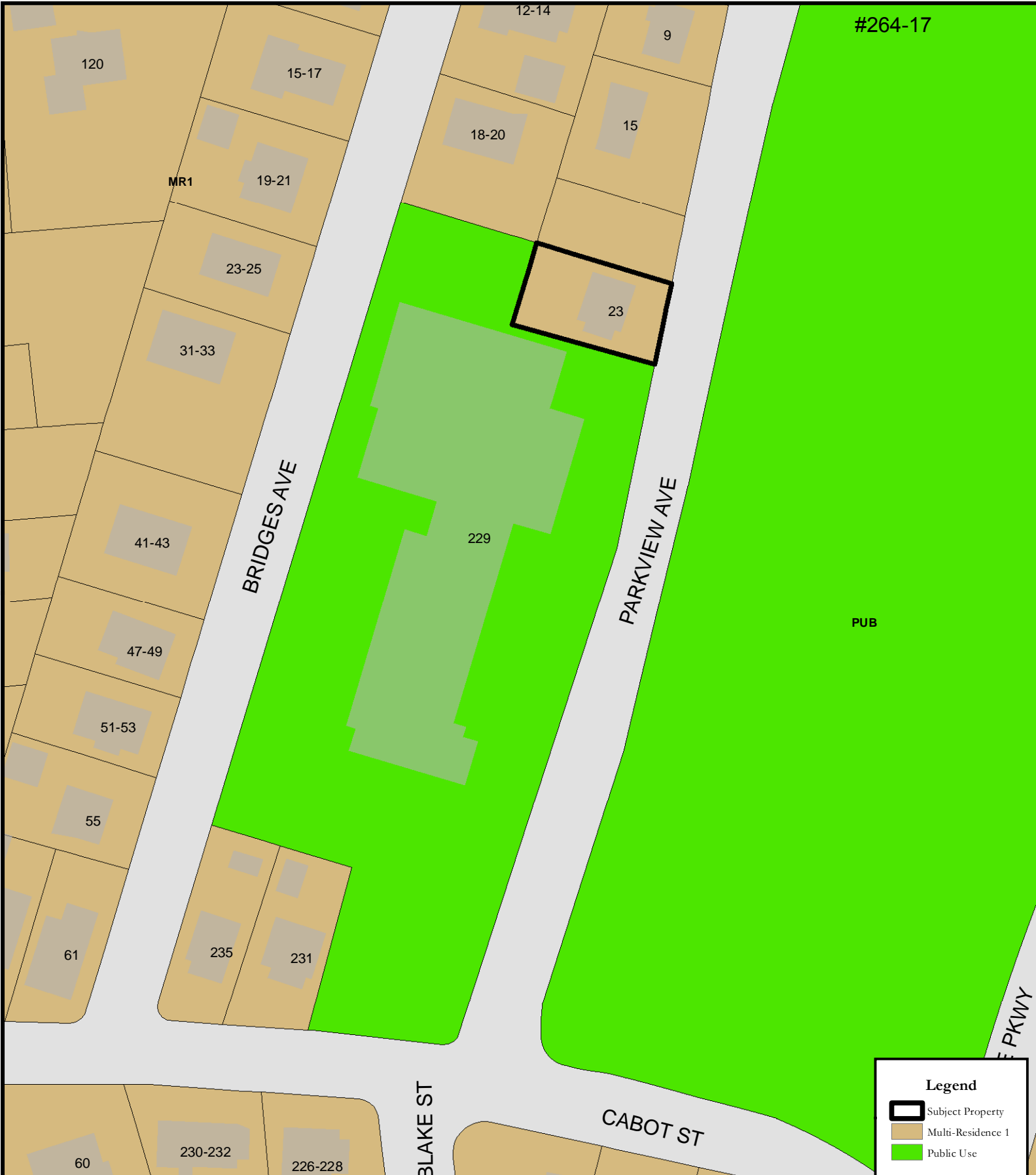
CITY OF NEWTON, MASSACHUSETTS
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Attachment B



Map Date: September 20, 2017

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#264-17

MR1

PUB




BRIDGES AVE

PARKVIEW AVE

BLAKE ST

CABOT ST

Legend

-  Subject Property
-  Multi-Residence 1
-  Public Use

Existing Zoning - 23 Parkview Ave

Attachment C

City of Newton, Massachusetts

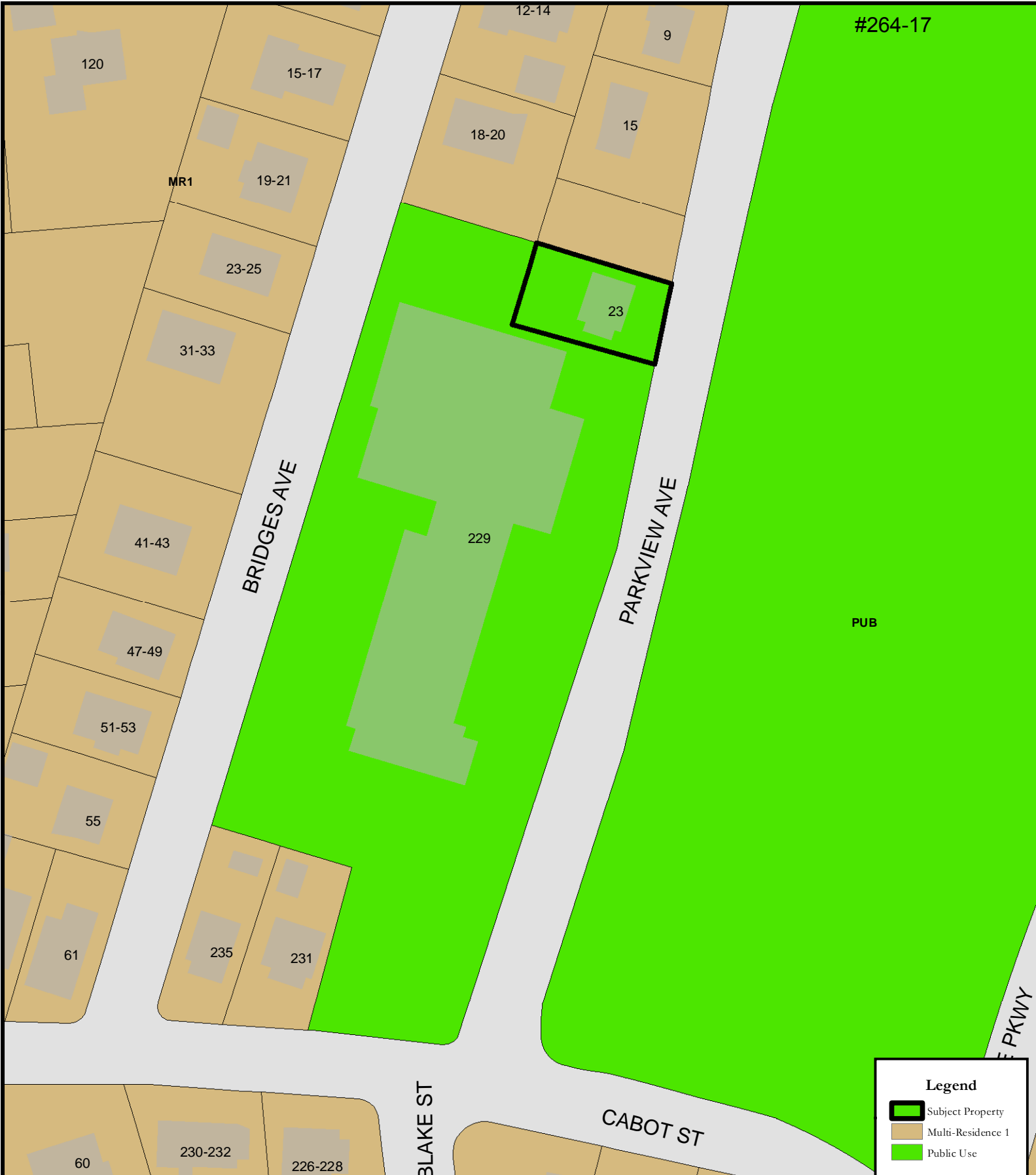
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#264-17

MR1

PUB

Legend

- Subject Property
- Multi-Residence 1
- Public Use

Proposed Zoning - 23 Parkview Ave

Attachment D

City of Newton, Massachusetts



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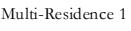




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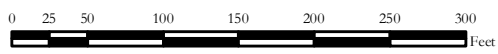
Legend

-  Subject Property
-  Multi-Residence 1
-  Multi-Residence 2
-  Public Use

Existing Zoning - 15 Walnut Park

City of Newton, Massachusetts

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Attachment E



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Legend

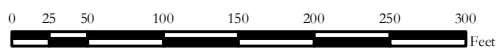
- Subject Property
- Multi-Residence 1
- Multi-Residence 2
- Public Use

Proposed Zoning - 15 Walnut Park

Attachment F

City of Newton, Massachusetts

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