



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

#153-16
Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov
Barney S. Heath
Director

PUBLIC HEARING MEMORANDUM

DATE: June 24, 2016

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

FROM: Barney S. Heath, Director of Planning and Development
James Freas, Assistant Director of Planning and Development
Michael Gleba, Senior Planner

RE: #153-16 - COUNCILORS BLAZAR, DANBERG AND SCHWARTZ
petitioning to rezone land known as Section 61, Block 35, Lot 03
located at 1294 Centre Street from PUBLIC USE to BUSINESS 1 in
order to better match the zoning of other commercial parcels in
the area.

MEETING DATE: June 27, 2016

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

This petition is seeking to rezone the City-owned lot located at 1294 Centre Street from Public Use (PU) to Business 1 (BU1). This is in accordance with resolution #7 of the attached Order (**Attachment A**).

The Planning Department has no concerns about the proposed action.

Background and Context

The property proposed for rezoning is located on the east side of Centre Street, near its intersection with Cypress Street. The subject property is surrounded on three sides by BU1 properties. The immediate area is largely a mix of commercial and religious/ institutional uses, including several of the latter located in the SR2 zoning district directly to the west across Centre Street. There are also office and commercial uses within a BU1 zone across Cyprus Street to the southwest. Residential

uses are predominant across the MBTA Green Line rail right-of-way to the south within MR1 and MR2 districts. (**Attachments B and C**)

The subject property was historically utilized as a library branch and Newton Health Department headquarters. It was declared available for reuse by the Board of Alderman on March 5, 2012 and is no longer needed for municipal use.

Discussion

The subject lot's Public Use designation is a product of its current ownership by the City and its previous use for municipal purposes. The proposed rezoning will facilitate the property's anticipated repurposing. The proposed BU1 designation will make its zoning consistent with that of abutting property on three of its sides and with the zoning and uses generally present in the Newton Centre area and will allow for some certainty for future lessees. Should the Council choose to approve the rezoning it is expected that a Request for Proposals (RFP) will be issued by the City this summer for the lease of the site in accordance with the parameters of the attached Order.

Recommendation

The Planning Department recommends approval.

Attachments:

Attachment A:	Board Order #287-11(4)
Attachment B:	Existing Zoning Map
Attachment C:	Existing Land Use Map

ATTACHMENT A

#287-11(4)

CITY OF NEWTONIN BOARD OF ALDERMEN

November 2, 2015

That, pursuant to Section 2-7 of the Revised Ordinances of 2012, as amended, after a public hearing and upon recommendation of the Real Property Reuse Committee through its Chair Susan Albright, it is hereby

ORDERED:

That His Honor the Mayor be and is hereby authorized to lease the land commonly known as the former Health Department headquarters, located at 1294 Centre Street, containing approximately 16,160 square feet of land, identified as Section 61, Block 35, Lot 03, in Newton Centre, Ward 6, in a Public Use zoned district, and,

The property shall be leased, subject to the minimum financial terms and conditions as voted by the Honorable Board of Aldermen as set forth as follows:

TERMS OF LEASE


That the minimum price for the lease of the property shall be a market rate that reflects the preservation and use recommendations made below, and includes, at a minimum, the public benefits set forth in the resolution section of this Board Order.

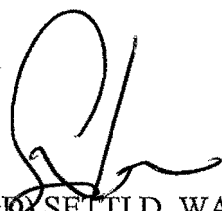
FURTHER BE IT RESOLVED:

1. In recognition of the existing building's listing on the National Register of Historic Places, the lease shall require the lessee to
 - (a) preserve the building's major, historically significant features, as determined jointly by the Planning Department and the Public Buildings Department based on the building's CPA-funded 2012 historic building report (www.newtonma.gov/civicax/filebank/documents/43545), while also allowing for adaptive reuse in compliance with the Secretary of the Interior's Standards for Historic Rehabilitation (www.nps.gov/tps/standards/rehabilitation.htm)
 - (b) maintain the building in compliance with federal rehabilitation standards.
2. That the use of the site shall include attractive indoor/outdoor gathering spaces and a place for public interaction and community use in the spirit of the former branch library.
3. That the use of the site shall enliven the site and block with uses that may include businesses that will provide activities during evening and weekend hours, contribute to Newton Centre's growth as a walkable village, and enhance community life in Newton Centre.

4. That the lessee shall be encouraged to incorporate the entire site, including landscape design, into a comprehensive plan that opens the site to promote connectivity with nearby open spaces.
5. That the property should be rezoned prior to the issuance of an RFP to an appropriate zone.
6. That the lessee shall prepare plans and submit applications to the appropriate Boards/Committees.
7. That the City shall provide sufficient information to the developer regarding the existing site conditions including, but not limited to, land surveying, contamination, adequacy of water and sewer services, and traffic data that may help determine the need for additional infrastructure improvements and/or development costs provided that the gathering of such information can be performed in-house and within existing departmental budgets.

Under Suspension of Rules
Readings Waived and Approved
22 yeas 0 nays 2 absent (Aldermen Fuller and Yates)












(SGD) DAVID A. OLSON
City Clerk


(SGD) SETTI D. WARREN
Mayor

DATE: 1/4/10 11-

#153-16
Zoning Map
1294 Centre St.
ATTACHMENT B
City of Newton,
Massachusetts

Legend

-  Single Residence 2
-  Multi-Residence 1
-  Multi-Residence 2
-  Multi-Residence 3
-  Business 1
-  Business 2
-  Public Use
-  Building Outlines
-  Surface Water
-  Property Boundaries



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.

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

0 50 100
 Feet

Map Date: June 23, 2016

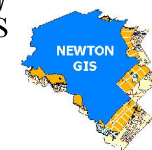


Legend

Land Use

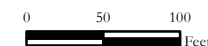
Land Use

-  Single Family Residential
-  Multi-Family Residential
-  Commercial
-  Mixed Use
-  Open Space
-  Nonprofit Organizations
-  Vacant Land
-  Tax Exempt
-  Building Outlines
-  Surface Water
-  Property Boundaries



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