



Ruthanne Fuller
Mayor

Barney Heath
Director
Planning & Development

Rachel Powers
CD and HOME
Program Manager
Planning & Development

Members

Peter Doeringer, Chair
Kelley Brown, Member
Sudha Maheshwari, Member
Jennifer Molinsky, Member
Sonia Parisca, Vice Chair
Chris Steele, Member
Barney Heath, *ex officio*
Kevin McCormick, Alternate
James Robertson, Alternate

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CITY OF NEWTON

Planning and Development Board

AGENDA

DATE: **Tuesday, September 10, 2019**
TIME: **7:00 p.m.**
PLACE: **Newton Senior Center, 345 Walnut Street, Newtonville**

1. **Minutes:** Approve Minutes from August 5, 2019
2. **Public Hearing/Action Item:** FY19 Consolidated Annual Performance and Evaluation Report (CAPER) Presentation and Public Comment
3. **FY21-FY25 Consolidated Plan Discussion**
4. **Board of Survey Discussion:** Approval Not Required Amended Language
5. **Northland Discussion:** Zoning Change Request
6. **Officer Nominations & Elections**
7. **Upcoming Meetings:**
 - Wednesday, September 11, 2019 at 7:00pm, in Council Chambers, Joint LUC/P & D Board Hearing (Northland Rezoning)
 - Monday, September 23, 2019 at 7:00pm in Council Chambers, Joint ZAP/LUC/P & D Board Hearing (Riverside Rezoning)
 - Tuesday, September 24, 2019 at 7:00pm, in Council Chambers, Joint LUC/P & D Board Hearing (Northland Rezoning)
 - Monday, October 7, 2019 at 7:00pm, in Room 204, *Regular Planning Board Monthly Meeting*

The location of this meeting is wheelchair 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/Sec. 504 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.

PLANNING & DEVELOPMENT BOARD MEETING MINUTES

August 5, 2019



Ruthanne Fuller
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Program Manager
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Members

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Full Members Present:

Barney Heath, Ex-Officio
Peter Doeringer, Chair
Kelley Brown, Member
Sudha Maheshwari, Member
Jennifer Molinsky, Member
James Robinson, Alternate

Staff Present:

Rachel Powers, CD & HOME Program Manager
Jen Caira, Chief Planner

1. **Minutes from the Planning and Development Board Meeting held on July 15, 2019**
2. **Discussion/Vote: Short-Term Rentals**
3. **Discussion/Possible Vote: Northland Zoning Change**
4. **Officer Elections for September 10th P & D Board Mtg**

1. Action Item: Approval of Minutes of July 15, 2019 meeting

Chair Doeringer opened the meeting at 7:01 p.m. The motion was made by Ms. Maheshwari and seconded by Chair Doeringer, with two abstentions by Dir. Heath and James Robinson and passed 4-0-2, to approve the minutes of July 15, 2019, as amended by Chair Doeringer.

2. Discussion/Possible Vote: Northland Zoning Change

Alan Schlesinger, on behalf of the project proponents, reintroduced the project at Northland. The question he posed to the Board was whether the proposed uses fulfill their vision for the City? He described the existing and ancillary uses allowed on site and how those uses limited the site in return. Portions of the site have been vacant for years and the types allowed have diminished in the area. He further outlined the general mismatch between existing uses and what is allowed by zoning throughout the neighborhood. Every property is either non-conforming or had been granted a special permit. The district should reflect a 21st century system; this has been supported by the Comprehensive Plan, which highlights the importance of mixed-use development.

Zoning should capture a combination of the real world and aspirational world (the vision). By petitioning to a BU-4 from a MU-1, Northland is attempting to conform the project to an existing district. The rezoning makes more sense. Mr. Schlesinger compared the current proposal from Northland's original, noting the differences in parking, number of affordable housing units, square footage, open space and reduction in traffic.

Chair Doeringer inquired about the set-up of valet spaces; Mr. Schlesinger indicated they would be stacked in the aisles and used primarily by the restaurants in the

evenings and during the holidays by retailers. The ratio comes to 1 per dwelling unit, approximately 650 spaces for the commercial.

Mr. Schlesinger concluded further expressing that the existing zoning is wrong for the site and that we should all ask ourselves what it should be. Only in BU-4 does the City Council have the power to grant a Special Permit over 4 stories.

Ms. Caira also presented, detailing existing zoning and uses; and the differences in uses and dimensional controls between MU-1 and BU-4 zoning. MU-1 is generally geared toward large footprint uses, like industrial or vehicle type uses. BU-4 is more typical in a commercial area, and includes more service and neighborhood amenities, housing and retail. BU-4 also allows small retail under 5,000 square feet. Density is probably the biggest difference between the two zones. MU-1 zoning severely inhibits construction of residential housing, only allowing 1 unit per 10,000 square feet of space.

She further highlighted the Needham Street Vision Plan vision for land use, which included support for a mix of uses, increasing support for local businesses, creating a range of community gathering spaces and providing for diverse housing options. Throughout the engagement process, the main consensus was that MU-1 zoning was inappropriate for the site and didn't allow the housing production necessary to create the vibrancy wanted. She further pointed out the newest EDC plan and N-Squared Corridor support for increased housing opportunities. This development also promotes transportation options and the use of various amenities.

Ms. Caira transitioned to the Zoning Redesign process, presenting a proposed map for the Needham Street neighborhood. Ultimately, Planning's recommendation is to rezone the site from MU-1 to BU-4. An additional special permit would still be necessary to accomplish remaining goals. Proposed outcomes and uses are consistent with the Needham Street Vision and cater more to the desired goals for the neighborhood.

Ms. Maheshwari asked for clarification between the rezoning petition versus the special permit request. Questions arose whether the zoning change would remain with the land should the project never get built.

Ms. Caira highlighted the various size thresholds and level of required approvals mandated by the Newton ordinance. Even with the zone change, there is still a control aspect with the required special permit.

Ms. Molinsky advocated allowing older adult housing, especially assisted living, in vibrant areas such as those being proposed, and only a zone change will accomplish that. Chair Doeringer noted an attempt to analyze village zoning and requested the status of this effort. Both Dir. Heath and Ms. Caira indicated that they were looking into this, explaining that they were reviewing zoning categories versus specific uses.

Ms. Molinsky is persuaded that existing zoning is not appropriate for the site, but thought it was strange that the zoning ordinance jumps from 3 to 8 stories from BU-3 to BU-4 respectively. Many of the concerns expressed by abutters, won't be able to be addressed by the Planning & Development Board. She recommended incorporating conditions in their vote, such as requiring a review of transportation impacts. (42:08)

Chair Doeringer also agreed that MU-1 was wrong for the site and generally thinks the proposal is good. BU-4 zoning is the best route to go. He likes that the proponents are focusing on the type of outcomes they're hoping to achieve. He is concerned about the traffic management system, which remains a work

in progress. Mr. Schlesinger indicated that discussion would continue the following evening relative to that particular topic at LUC.

Additionally, Chair Doeringer questioned the projected number of trips, saying that 362 seems too low, not accounting for rush hour or commercial trips. Ms. Caira indicated that this number comes from the Institute of Transportation and described some of the influencing factors. Still, Chair Doeringer felt that the adjustments didn't jive with real time. It was clarified that 289 is the target.

Relative to the monitoring component, Chair Doeringer also noted that real time monitoring ought to be possible throughout the day and reported. He understands why retail isn't counted but feels there should be a way to retain complete data. Ms. Caira noted that while a lot of data could be automated and should be instituted, the combination of tracking people going in and out of the garage and surveys of guests being dropped off, might be difficult to predict or count. Currently, the planning dept is proposing periodic counts.

Chair Doeringer added that he would like to see some of the mitigation funds set aside for abutting neighborhoods. Dir. Heath clarified that funds would be set aside for existing mitigation issues, as well as creating a penalty pool to utilize to mitigate instances when the target trips aren't hit. Funds can be utilized to make it easier to bike places, adjust signal timing, and complete traffic calming enhancements. It was confirmed that this fund would be allocated at a later date to be distributed by City Council.

Mr. Brown didn't see a reason why the Board couldn't vote on the matter tonight; Chair Doeringer noted that there were still some unfinished pieces and is interested in hearing out the remaining public comment. Mr. Brown further expressed that the proposal is good for the site and believes it's a good idea to use the Board's platform to advise the Council on potential conditions prior to fully baking the project. He seemed persuaded that by waiting, something could emerge that gives the Board leverage in suggesting conditions with the City Council.

Dir. Heath urged the Board to consider the zoning aspects versus the project as a whole. If traffic is the only issue, which is part of the special permit, it will remain part of other discussions relative to the TDM Program and is actively being reviewed by Planning.

Mr. Schlesinger would prefer the Board to vote and thinks that the vote itself is important in influencing the Council.

Mr. Robertson wondered if the Board has been reviewing the project in a vacuum and whether they've fully considered the rest of the street; Ms. Caira confirmed that the rest of the street and larger vision has been considered. Mr. Robertson further expressed that the proposal dovetails perfectly with the Needham Street Vision Plan.

Chair Doeringer outlined the various components of the proposed traffic plan, and believed that to be an argument for waiting. Mr. Robertson felt that the items of concern are going to be worked out. If the Board voted, Chair Doeringer wondered if there was an advantage to holding subsequent meetings relative to developing conditions?

Ms. Maheshwari again noted the uncertainty relative to the zoning remaining with the land and concerns about existing zoning.

It was also unclear whether the Board could close out the Public Hearing.

Public Comments

Nathaniel Lipton, 53 Pine Crest Rd: Mr. Lipton, President of the Newton Highlands Area Council, indicated that several items concerned him, including using Zoning Redesign heights as a mental benchmark, which has seen contention. Many have disagreed with creating development that high. He has also disagreed with allowing 8 levels by special permit, highlighting that the Needham Street Vision Plan promotes human scale projects. Mr. Lipton is worried about moving the area into the BU-4 district, versus any of the other Business districts. He also has not heard the Board discuss whether it is appropriate to stay at 8 stories.

Ms. Molinsky responded that of the Business districts, BU-4 is the only one that goes up to 4 stories, but to change that would require a change in the zoning code.

Mr. Robertson outlined that height, density and traffic were the most notable complaints within the public hearing process. It is the height of the buildings which allow the proposed open space. If traffic impacts can be addressed, allowing 8 stories is an acceptable tradeoff.

Can the Board influence height being concentrated in the center of the height?

Mr. Brown indicated that he would like clarification on rules surrounding the closing of hearings and potential commentary outside the rezoning that the Board can offer the project. Overall the changes have been substantial. Chair Doeringer suggested a discussion on strategy to best influence the outcome.

Next steps include speaking to the Law Department about:

- (1) the mechanics of putting conditions on a vote
- (2) whether rezoning stays with the land
- (3) determining the mechanics about closing the public hearing

Dir. Heath noted the August 6th transportation discussion taking place at LUC, but September may be the last meeting to wrap up loose ends, mitigations, design guidelines and beginnings of a Council Order. Chair Doeringer recommended asking Greg Schwartz how the Board could be influential.

3. Discussion/Vote: Short-Term Rentals

Chair Doeringer opened up discussion on Short-term Rentals (STRs). Ms. Maheshwari felt discussion had missed the point that there is a shortage of hotels in the area. There are benefits besides income potential to approve this amendment. It's a better allocation of resources if one wants to move to the Cape for the summer and rent their home out for the summer.

Mr. Robertson checked and only found 15 airBnBs in Newton; Ms. Maheshwari wondered where the concern was coming from. Several problems related to a couple STRs in the city were noted. Mr. Brown reminded the Board of changes that require the owner to be present, which would take care of many of the problems. He doesn't believe we need a heavy hand in regulation and would prefer to do less upfront and adjust down the line.

Ms. Molinsky was initially worried about impacts to affordability and that it could eat into the affordable housing stock. We wouldn't want individuals to buy a house simply to have an airBnB and referred to several comments from the public hearing. If we're dealing with somebody's primary residence, then we're better able to protect against what's happened at some of the troubled properties.

While Chair Doeringer is satisfied with the existing amendment, pending a couple tweaks, it would be difficult to foresee potential loopholes and issues. With the uncertainties, he felt it was easier to make the regulations tighter upfront.

Mr. Brown disagreed with annual neighborhood notice requirements. Ms. Molinsky wondered if fees could be determined at the inspectors' discretion, versus because of a lack of notice to the neighbors.

Mr. Brown wondered if the City was prepared for STRs taking over accessory dwellings. Dir. Heath responded that this was expressly prohibited with the proposed amendment and there would be penalties to doing so.

Upon a motion by Ms. Molinsky and seconded by Mr. Brown, and passed 4-1-1, with Mr. Robertson's opposition and Dir. Heath's abstention to approve the amended ordinance.

4. Officer Elections for September 10th P & D Board Mtg

Dir. Heath noted that elections would occur next month; Chair Doeringer happy to continue in his capacity.

5. Upcoming meeting discussion

Ms. Powers ran through updates to upcoming Planning and Development Board meetings.

6. Action Item: Adjournment

Upon a motion by Ms. Molinsky and seconded by Mr. Robertson and unanimously passed 6-0-0, the meeting was adjourned at 8:58 p.m.

Department of Planning and Development



FY19 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT



Planning and Development Board Public Hearing – September 9, 2019

Housing & Community Development Division



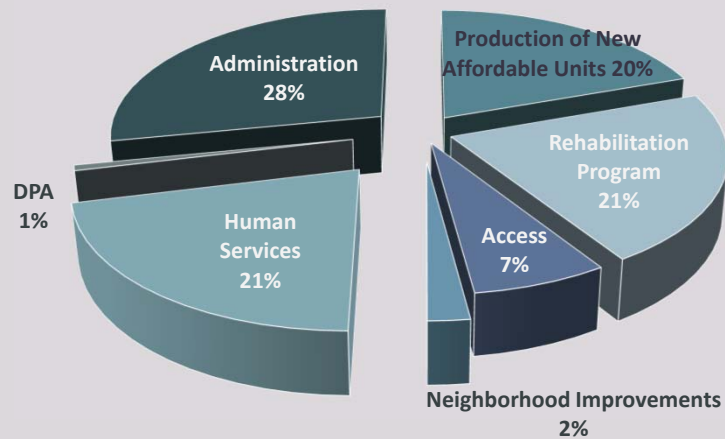
Amanda Berman, Director
Danielle Bailey, Grants Manager
Rachel Powers, Community Development/HOME Programs Manager
Alice Ingerson, CPA Program Manager
Malcolm Lucas, Housing Planner
Eamon Bencivengo, Housing Development Planner
Tiffany Leung, Community Development Planner
Doug Desmarais, Construction Manager
Mary Walsh-Rines, Account Specialist
Janet Antonellis, Administrative Assistant

Funds Received and Expended in FY19

Federal Program	Prior Year Balance	FY19 Entitlement & Program Income Received	FY19 and Prior Year Funds Expended	FY19 Year-End Balance
CDBG	\$839,716.41	\$2,121,235.69*	\$1,508,118.30	\$1,452,833.80
HOME – Newton	\$284,710.79	\$398,302.49**	\$215,514.93	\$467,498.35
HOME – Consortium	\$2,937,310.91	\$1,859,953.93***	\$1,289,314.84	\$3,507,950.00
Emergency Solutions Grant	\$174,324.63	\$156,262.00	\$305,392.50	\$25,194.13
Total	\$4,236,062.74	\$4,535,754.11	\$3,318,340.57	\$5,453,476.28

FY19 CDBG Expenditures by Program Area

July 1, 2018 - June 30, 2019



GOAL 1: PRODUCTION OF AFFORDABLE HOUSING

Goal 1: Production of Affordable Housing

- Completed HOME and CDBG funded housing activities:
 - Myrtle Village (7 units); fully occupied but will be officially “counted” in FY20
 - One household received down payment/closing cost assistance
- Ongoing projects
 - 236 Auburn Street (8 units)
 - 83-85 West Street (2 units)



Curve Street/Myrtle Village

Unit Schedule – Permanently Affordable Rental Housing

1-BR	50% AMI
3-BR	50% AMI
2-BR	70% AMI
2-BR	70% AMI
2-BR.	85% AMI
2-BR	85% AMI
3-BR	85% AMI
Total Units:	7 (all SHI-Eligible)

Funding

CDBG	\$604,679
HOME	\$339,000
CPA	\$910,179
Developer Equity	\$632,000
Private Debt	\$719,000
Total	\$3,204,858



CDBG Downpayment / Closing Cost Assistance Program

1521 Beacon Street



Permanently Affordable Ownership - Resale

# of Units	Bedroom Type	Affordability Level	Sales Price
1	3-BR	65%	\$248,200

Highlights of Upcoming Year

236 AUBURN STREET

- Partnership between CAN-DO/MetroWest & Barry Price Center
- 8 permanently affordable rental units
 - 5-bedroom congregate home for adults with disabilities
- Occupancy and completion anticipated in October 2019



Highlights of Upcoming Year



Highlights of Upcoming Year



83-85 WEST STREET

- Newton Housing Authority
- 2 permanently affordable rental units
 - Work complete; affirmative marketing materials under review by DHCD

GOAL 2: REHABILITATION OF HOUSING

Goal 2: Rehabilitation of Housing

- Four rehabilitation projects completed in FY19:

- 18-20 Cambria
- 51 Pettee Street
- 29 Coyne Road
- 181 Windsor Road



Housing Rehabilitation: 18-20 Cambria



CAN-DO Property – Rental

Project scope:

- Replacement of kitchen cabinets, bathroom rehab, floor refinishing, and painting



Housing Rehabilitation: 18-20 Cambria



Work Completed:

- Unit rewired for electricity
- Bathtub, sink, shower unit replaced



Housing Rehabilitation: Pettee Street

Work Completed:

- Replacement of five windows and transoms, with the replacement material being identical to the old material



Condominium Property – Homeowner



- Bathroom cabinets were replaced and all new windows were added to this property to help owner stay warmer through the winter

Housing Rehabilitation: Coyne Road



Single Family Property – Homeowner

Project Scope:

- Replacement of roof, siding, two windows, rear stairs and regrading rear to slope water away from the foundation.



Housing Rehabilitation: Coyne Road



Work Completed:

- New siding, gutters, bay windows and stairs



Housing Rehabilitation: 181 Windsor Road



Work Completed:

- Replacement of egress steps and boiler
- Roof repair



Single Family Property – Homeowner



- Energy efficient boiler installed

Housing Goals & Outcomes



Goal	FY16-FY20 ConPlan Goals/Outcomes			FY19 Annual Goals/Outcomes		
	FY16-FY20 Expected Outcome	FY16-FY20 Actual Outcome	% Complete	FY19 Expected Outcome	FY19 Actual Outcome	% Complete
Production of New Affordable Housing (Rental)	175	11	6%	9	0	0%
Production of New Affordable Housing (Ownership)	15	6	40%	1	1	100%
Housing Rehabilitation (Ownership)	30	8	27%	5	3	60%
Housing Rehabilitation (Rental)	5	211	4220%	0	1	-----
	225	236	105%	15	5	33%

GOAL 3: PROVISION OF SUPPORTIVE SERVICES TO HOMELESS

Emergency Solutions Grant Highlights



Community Day Center of Waltham



Brookline Community Mental Health Center



- ESG subrecipients include:
 - Middlesex Human Service Agency
 - Brookline Community Mental Health Center
 - REACH Beyond Domestic Violence, Inc.
 - The Second Step
 - Community Day Center of Waltham, Inc.
- Allocated \$156,262 in FY19 ESG Funds

Emergency Solutions Grant FY19 Summary

Objective	Number of Projects	Funds Budgeted	Funds Expended	People Assisted
Emergency Shelter/Shelter Rehabilitation Services	6	\$181,138.00	\$180,509.65	953
Homelessness Prevention	2	\$119,701.34	\$71,122.65	44
Rapid Re-Housing	2	\$51,239.61	\$35,176.78	28
Administration	1	\$32,350.05	\$18,583.42	0
TOTALS>>>	11	\$384,429.00	\$305,392.50	1,025

Continuum of Care

- BNWW CoC merged with the Balance of State CoC in FY17
- BoS awarded \$12,941,371 in McKinney-Vento Homelessness Assistance Funds during FY19 (FFY18)
 - ✦ \$1,168,625 awarded to three subrecipients in BNWW region; many programs have been consolidated
- 2018 Point in Time Count and Housing Inventory Count
 - ✦ **January 30, 2019**
 - ✦ Balance of State - 1,918 homeless persons/ 181 unsheltered
 - ✦ BNWW region - 301 homeless persons/ 45 unsheltered

GOAL 4: TRANSITIONING FAMILIES EXPERIENCING HOMELESSNESS TO PERMANENT HOUSING

Goal 4: Transitioning families experiencing homelessness to Permanent Housing



Tenant Based Rental Assistance program

- HOME Investment Partnership funds
- Assistance is a temporary subsidy for two years
 - Incomes between 30% AMI and 60% AMI
 - Maintained stabilized housing for a year
 - Partnering with MBHP to provide support services
- Program ended with the completed assistance of remaining two households in FY19
- Three households assisted since FY16

GOAL 5: INCREASE AWARENESS OF FAIR HOUSING POLICIES AND PRACTICES

Goal 5: Increase awareness of fair housing policies and practices

- In FY19 the Fair Housing Committee reviewed Development projects, attended multiple fair housing trainings and wrote an article for the local news paper.
- *“Fair Housing Compliance: Consideration for Land Use and Planning Decisions”* forum held 4/24/19

Protected Classes – Federal and State

Federal

- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status (including families with children under the age of 18)
- Disability

State includes all of the above and:

- Ancestry
- Age
- Marital Status
- Source of Income (including Section 8)
- Sexual Orientation
- Gender Identity and Expression
- Veteran/Military Status
- Genetic Information



Note: Income level is not a protected class

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GOAL 6: PROVISION OF HUMAN SERVICES

Goal 6: Provision of Human Services

Jewish Family & Children's Service
administration disability Wednesday night drop-in

Family ACCESS supplies **NWW Committee**

Newton Community Development Foundation engagement learning

Newton Housing Authority
transportation coordination seniors mental health services education resident services salary housing

Plowshares Education Development Center career family opportunity employment

Economic Mobility Pathways
developmental economic mobility opportunities families

human service

John M. Barry Boys & Girls Club youth financial leadership scholarships tuition assistance rent skills

Horace Cousens Industrial Fund coach job developer community emergency payments potential

Barry L. Price Rehabilitation Center building independence self-esteem through employment instructor academic

The Second Step case management CaringChoices opportunity individual support and advocacy

Jewish Community Housing for the Elderly residential and community programs friendship

REACH self-esteem children recovery wellness nursing domestic violence counseling

Riverside Community Care stabilization and recovery survivors

Goal 6: Provision of Human Services



Newton Wellesley
Weston (NWW)

Riverside
Community Care

Newton Community
Development Foundation

Newton Housing
Authority

Goal 6: Provision of Human Services

Organization	Expenditures
Boys and Girls Club / Financial Aid for Teens and Families	\$16,000.00
EMPath / Career Family Opportunity Program	\$43,024.99
Horace Cousens Industrial Fund / Emergency Payment for Families in Financial Crisis	\$10,000.00
REACH / Individual Support and Advocacy including Emergency Hotline and Community Outreach	\$11,640.00
JF & CS/ Stabilization & Recovery Systems	\$13,025.00
Riverside Community Care / Mental Health Services Promoting Economic Mobility	\$36,025.00
The Second Step / Residential and Community Programs for Survivors of Domestic Violence	\$35,000.00
Jewish Community Housing for the Elderly / Caring Choices and Wellness Nursing for Low-Income Seniors	\$13,040.00
Newton Community Development Foundation / Resident Services Program	\$25,025.00
Newton Housing Authority / Resident Services Program	\$20,400.00
Plowshares Education Development Center / Tuition Assistance for Preschool and After School	\$13,025.00
Family ACCESS of Newton / Social Mobility for Young Families	\$50,000.00
Barry Price Rehabilitation Center / Building Independence and Self-Esteem Through Employment	\$15,000.00
NWW Committee / Wednesday Night Drop-In	\$5,401.71

Goal 6: Provision of Human Services

Population Served	Funds Expended	Percent of Funds	People Served
Children	\$63,025.00	19%	116
Youth	\$16,000.00	5%	44
Adults/ Families	\$148,714.99	47%	772
Seniors	\$71,490.00	22%	1,650
Persons with Disabilities	\$20,401.71	7%	151
TOTALS>>>	\$319,631.70	100%	2,733

GOAL 7: IMPLEMENTATION OF IMPROVEMENTS TO TARGET NEIGHBORHOODS

Goal 7: Implementation of Improvements to Target Neighborhoods



Major Neighborhood Improvement Projects Completed:

- *Farlow Park Improvements Phase 3 (Newton Corner)*
- *Newton Corner Village Pedestrian Safety Improvements (Newton Corner)*

Major Neighborhood Improvement Projects Underway:

- *Newtonville Transportation (Newtonville)*

Expended \$322,796.22 in CDBG on neighborhood improvements overall

Newton Corner Improvements



Farlow Park: Restoration of the park's ornamental pond and replacement of the old pond bridge with a new historically appropriate, fully accessible bridge.

Newton Corner Improvements



Pedestrian Safety Improvements:

- Creation of a network of safe, accessible routes for residents
- Installation of Accessible Pedestrian Signals (APS) and curb cuts for increased pedestrian safety

Newtonville Improvements



Transportation Improvements: Installation of 2 bus shelters at Washington Street/Craft Street and Watertown Street/Walnut Street.

GOAL 8: IMPLEMENTATION OF ARCHITECTURAL ACCESS IMPROVEMENTS

Goal 8: Implementation of Architectural Access Improvements

The City improved accessibility on public thoroughfares projects during FY19:

- **22** Audible Pedestrian Signals were installed at the following intersections:
 - Central St/Auburn St/Grove St
 - Washington St/Beacon St
 - Newtonville Ave/Harvard St
- **23** curb cuts were installed in Newton Corner at the following intersections:

○ Peabody St at Washington St	○ Centre St at Washington St
○ Channing St at Washington St	○ Elmwood St at Park St
○ Thornton St at Washington St	○ Washington St at Park St
○ Centre St at Pike/Charlesbank	○ Washington St at St. James St
○ Church St at Washington St	○ Washington St at Bacon St
○ Church St at YMCA entrance	
○ Pearl St at School St	
○ Pearl St at Thornton St at Washington St	



Goal 8: Implementation of Architectural Access Improvements



Completed in FY19



Newton Highlands Playground Access

Goal 8: Implementation of Architectural Access Improvements



Completed in FY19



Carroll Center for the Blind Elevator



**DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION**

1000 Commonwealth Avenue
Newton Centre, MA 02459-1449

Ruthanne Fuller
Mayor

The Rules and Regulations of the Planning Board Acting as a Board of Survey, City of Newton, Massachusetts (1997 with revisions), Section III, Plans Believed Not to Require Approval as a Subdivision, and Section VII Procedure for Submission & Approval of Certain Two-Lot Subdivisions (Adopted 7/7/1997), as amended & revised.

A) Submission:

Any person, who wishes to cause to be recorded with the Register of Deeds or to be filed with the Land Court a plan of land situated in the City of Newton, who believes the plan does not require approval under the Subdivision Control Law in accordance with Mass. Gen. Laws Ch.41, Sec. 81P, may submit ANR Plans as follows:

- Two (2) Mylar & Two (2) paper copies of ANR Plan signed & sealed (Wet stamped) by Massachusetts Licensed Professional Land Surveyor (in good standing);
- Two (2) copies of completed Form A Application (Revised and adopted 2/27/80) & Two (2) copies of completed Attachment To Form A (Appendix at page A-2), both properly executed, and with the proper fee, to the Clerk of the Planning Board

It is recommended to have completed application forms date stamped at the City of Newton Clerk's Office prior to submission

The plan shall be accompanied by evidence designed to show that such plan does not require approval. Failure to comply with the requirements set forth in this Section (III) for Submission, form and contents shall constitute an incomplete or incorrect application governed by subsection II.F.

B) Contents:

All plans shall be drawn to scale.

1. Title, north **arrow point**, date of survey, **legend** and scale.
 - a) The title block of ANR plans shall depict: "Plan of Land, (Name of Street or Way), Approval Not Required Plan", (list other pertinent information related to site), date of survey & revisions.
 - b) Depict North Arrow and basis of bearings, list scale & graphic bar scale, Locus map (Scale: 1"=1,200' or other acceptable scale).
 - c) **All lots or parcels that are being created, adjusted, altered or combined are considered locus parcels and shall comply with all requirements within Section IIIB (Contents) as revised & amended.**

2. Name of owner of record.
 - a) List record Deed References for all Locus parcels on application forms & ANR plan, for lots to be combined they should be clearly depicted to be under common ownership.
 - b) List record Plan References on application forms and ANR plan, and provide copies (11x17 copies of reference plans folded) with ANR application Form.
3. Name and address of Registered Professional Land Surveyor.
 - a) Licensed Professional Land Surveyor shall list name, address, business phone number, email address and website if applicable.
4. Names of all abutters as they appear on the most recent **assessor** tax list.
 - a) **Within each abutting lot, list the owner's name, address of lot, record deed & plan references, assessor's property SBL (section, lot, and block) number.**
5. Lines of existing and proposed streets, ways and easements.
6. Existing and proposed boundary lines, including dimensions and areas of all lots shown.
 - a) For lots being divided or having lot line revisions, clearly depict the proposed lot lines using heavy bold line, for long term clarity of change in boundary line location on the ground set survey monuments (i.e., iron rod with cap) at end points and angle points of proposed new lot lines.
 - b) For lots that are being divided or having lot line revisions, clearly depict original and proposed lot labels & lot areas.
 - c) For lots being combined, show each lot's original lot label & lot area, and clearly label and show new combined lot label & areas.
 - d) For Lot Lines to be removed, depict with a dashed line, label the line "To be Removed", add a "Z" symbol across each lot line that is to be removed to graphically depict that the lots are being combined. **Do not grey out lot lines to be removed or their respective labels as they will need to be clearly visible in order to be properly scanned at the Registry of Deeds.**
 - e) All boundary lines & lot lines, curves, street lines & rights of way **dimensions** shall be clearly depicted using legible size text & font style, **directional arrows for bearings** and crows feet, and comply with the Rules & Regulations of the Register of Deeds
 - f) For Landowners that wish to divide their land in order to convey a portion of their land to another landowner (abutter), please add the following statement on the ANR plan to the "Notes" section depicted on the plan:

"New Lot ___ to be conveyed to abutting property owner and is not available as a site for building, new Lot_____ to be combined with existing abutting Lot_____."
 - g) **As a minimum, all street line or boundary line curve labels shall include radius, arc length and delta angle of the curve.**
 - h) **Non-tangent curves shall be depicted as "Non-Tangent" on the plan, and shall be labeled with the curve data listed above in section g as well as the chord bearing and chord distance.**

7. Lot and/or house numbers
 - a) Depict existing house numbers within structures. Depict former Lot Labels and Proposed Lot labels.
8. Location of all buildings, structures and bounds.
 - a) If the Existing Buildings are to be removed, then add a label inside the foot print of the buildings that states: "To be Razed."
 - b) If the Existing Buildings are to be moved, then add a label that clearly states where the building is being moved to, and add a label inside the foot print of the building that states: " To be Moved to Location". The destination Location of the building can be the existing lot, a new lot or an abutting lot, or offsite.
 - c) Label the front, side, and rear offsets from structures to existing boundary lines, and to proposed new lot lines.
 - d) Each Lot not complying with Zoning shall be designated as "Not a Buildable Lot."
9. Suitable space to record the action of the Planning Board and signature of the Clerk acting in behalf of the five members of the Board.
 - a) Use the City of Newton Signature Block:

The Approval of this plan under the Subdivision Control Law Not Required, Date, Signature line, "Clerk- Newton Planning Board Acting as a Board of Survey", "The above Endorsement is not a Determination as to Conformance with Zoning Regulations."

See attached example below (16).
10. Any other information necessary for the Board's determination.
11. ANR Plans are considered boundary plans and shall meet minimum requirements of 250 CMR (as revised & amended) and comply with the Rules & Regulations of the Register of Deeds (as revised & amended) , **and comply with the Massachusetts Land Court: Rules of the Land Court, Standing Orders, Manual of Instruction for the Survey of Lands and Preparation of Plans, Land Court Guidelines on Registered land (as revised & amended).**
 - a) Minimum of three street right of way bounds depicted along each street line right of way all mathematically (bearings & distances) connected, label how monuments were held & show offsets if necessary. Show bearing & distance, and curve data along all boundary lines, new lot lines, and along rights of way depict (bearing & distances) to nearest street line angle point, curvature, or right of way of nearest side street.
 - b) Sufficient number of survey boundary monuments depicted around perimeter of locus property that it can be retraced on the ground by another **Professional Licensed** Land Surveyor.
 - c) Lines of occupation, fences, walls, buildings, out buildings and pertinent site details integral to depicting parcel boundaries and site conditions, and encumbrances, easements, restricted areas and reservations, occupation, **existing driveways and means of access & egress.**
 - d) **Existing Utility locations (i.e. sewer, water, drain, conduit etc..) may need to be depicted depending on their location as compared to proposed lot line configuration to determine whether an easement is required.**
12. Location of any topographic or physical obstruction which interferes with the use of the frontage for access to a lot/parcel.

13. **Approval Not Required (ANR) plans, in accordance with Mass. Gen. Laws Ch.41, Sec. 81P are typically depicted along existing public ways. For lots that are depicted to have frontage on a private street or way, the record deed and plan references for the grant from the owners of the private way for the rights of access & egress over the private way shall be listed on the ANR plan and the FORM A application.**
14. Clearly list any reference to a Board Approval (date & City Clerk docket number) and Registry of Deeds recording information for a Comprehensive Permit, Special Permit, Variance, or Lot Zoning change that affects the locus property depicted on the ANR Plan.
15. Zoning District(s) Identified on the plan for locus, zoning boundary depicted on the ANR plan if more than one Zoning District is present within locus or abutting parcels.
 - a) As per the City of Newton Chapter 30: Zoning Ordinance, Article 1, Section 1.5.6 Build Factor, § A. Applicability. The Build Factor Formula shall apply to lots created by an ANR plan under M.G.L. Ch.41, § 81P. The Build Factor formula, maximum allowed Build Factor for Zoning District, calculations & Build Factor shall all be clearly depicted on the ANR Plan.
16. An example of the required ANR plan "City of Newton Signature Block" with zoning statement:

<p>APPROVAL OF THIS PLAN UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.</p> <p>DATE: _____</p> <p>_____</p> <p>CLERK-NEWTON PLANNING BOARD ACTING AS A BOARD OF SURVEY</p> <hr/> <p>THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS.</p>
--

Program Change Comparison

		Residential GFA	Hotel GFA	Office GFA	Retail GFA	MBTA GFA	Building GFA
Building 1	Special Permit Filing			418,673	0		418,673
	August 2019 Revision			361,833	4,500		366,333
Garage 1	Special Permit Filing					9,394	9,394
	August 2019 Revision					7,500	7,500
Building 2	Special Permit Filing	95,728	111,039				206,767
	August 2019 Revision	0	79,683				79,683
Building 3	Special Permit Filing			144,248			144,248
	August 2019 Revision			161,676			161,676
Building 4	Special Permit Filing	152,783			0		152,783
	August 2019 Revision	121,709			3,668		125,377
Building 5	Special Permit Filing	66,385					66,385
	August 2019 Revision	65,729					65,729
Building 6	Special Permit Filing	92,902			16,031		108,934
	August 2019 Revision	73,854			15,903		89,758
Building 7	Special Permit Filing	70,527			11,549		82,076
	August 2019 Revision	70,527			11,549		82,076
Building 8	Special Permit Filing	77,013			3,770	2,500	83,283
	August 2019 Revision	66,351			3,704	2,500	72,555
Building 9	Special Permit Filing				31,746		31,746
	August 2019 Revision				31,746		31,746
Building 10	Special Permit Filing	165,197					165,197
	August 2019 Revision	151,428					151,428
TOTAL	Special Permit Filing	720,536	111,039	562,921	63,095	11,894	1,469,486
	August 2019 Revision	549,599	79,683	523,509	71,071	10,000	1,233,861

Special Permit Filing

OVERALL

	Number of Stories	Maximum Height (FT)	Grove Street Height (FT)	Building GFA	Residential Units	Hotel Keys	Office GFA	Retail GFA	Total Parking Spaces
Building 1	13	145/190		366,333			361,833	4,500	5
Garage 1	8	97.83		7,500					546
Building 2	6	69.33		79,683		154			0
Building 3	8 (5 at Grove)	112.33	78.00	161,676			161,676		194
Building 4	7 (4 at Grove)	78.00	42.67	125,377	109			3,668	0
Building 5	4.5	60.00	37.33/47.33	65,729	55				4
Building 6	4.5	62.67	50.00	89,758	69			15,903	8
Building 7	5.5	73.33	60.67	82,076	62			11,548	0
Building 8	6	72.33		72,555	81			3,704	0
Building 9	7	84.17		31,746	0			31,746	1,353
Building 10	6	84.17		151,428	148				648
TOTAL				1,233,861	524	154	523,509	71,070	2,758

NOTE: BUILDING 1 DOES NOT INCLUDE 18,489 SF OF MECHANICAL PENTHOUSE

NOTE: BUILDING 3 DOES NOT INCLUDE 25,416 SF OF MECHANICAL PENTHOUSE

NOTE: BUILDING 3 PARKING LAYOUT AND COUNT STILL IN PROGRESS

NOTE: BUILDING 4 AND 10 UNIT LAYOUTS AND COUNT STILL IN PROGRESS

NOTE: GROVE STREET HEIGHT IS THE APPROXIMATE HEIGHT AT THE STREET WALL

AND DOES NOT INCLUDE SET BACK LEVELS/PENTHOUSE

NOTE: DOES INCLUDE 10,000 SF OF MBTA OFFICE









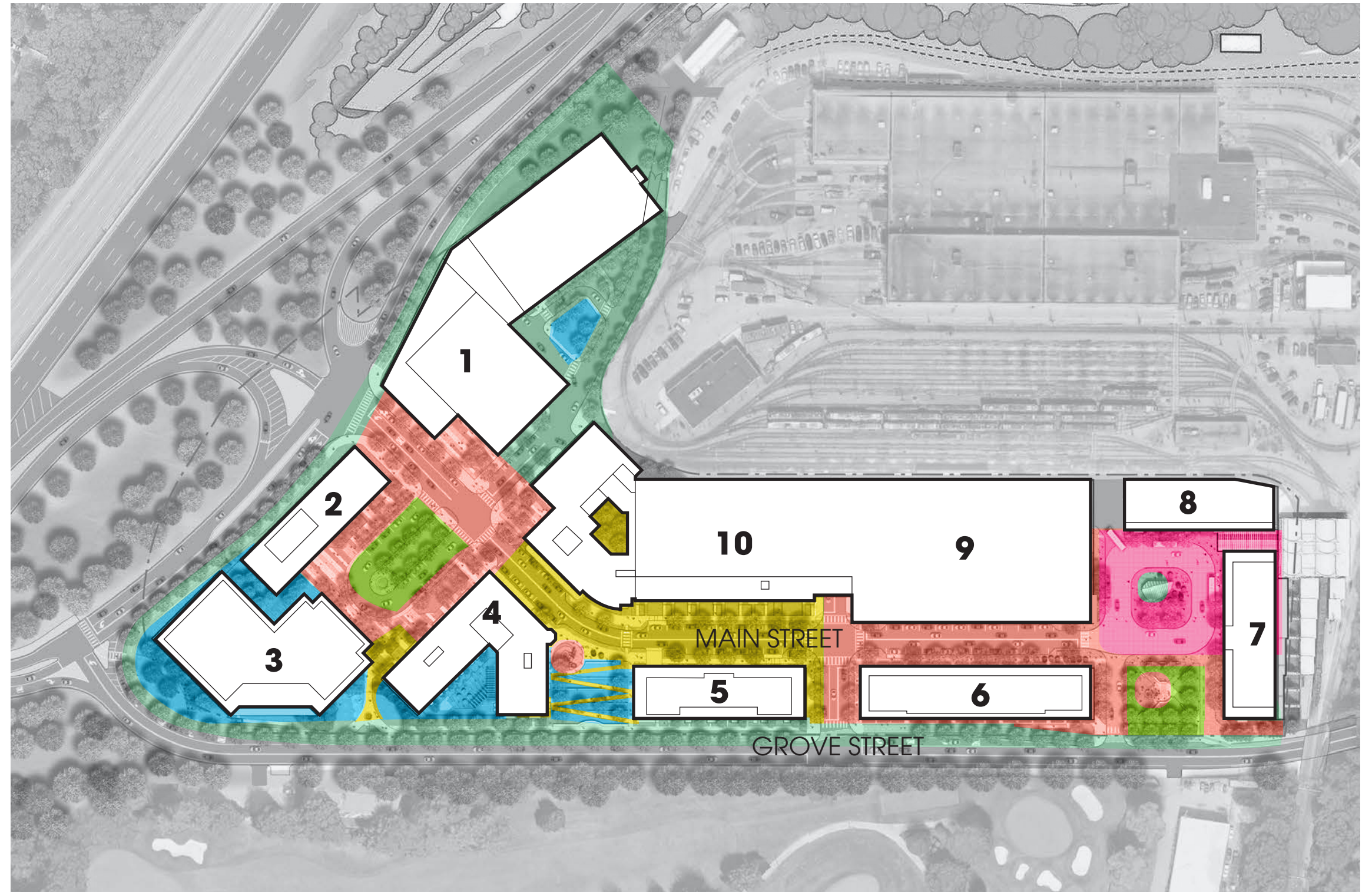
RIVERSIDE STATION REDEVELOPMENT

PEER REVIEW

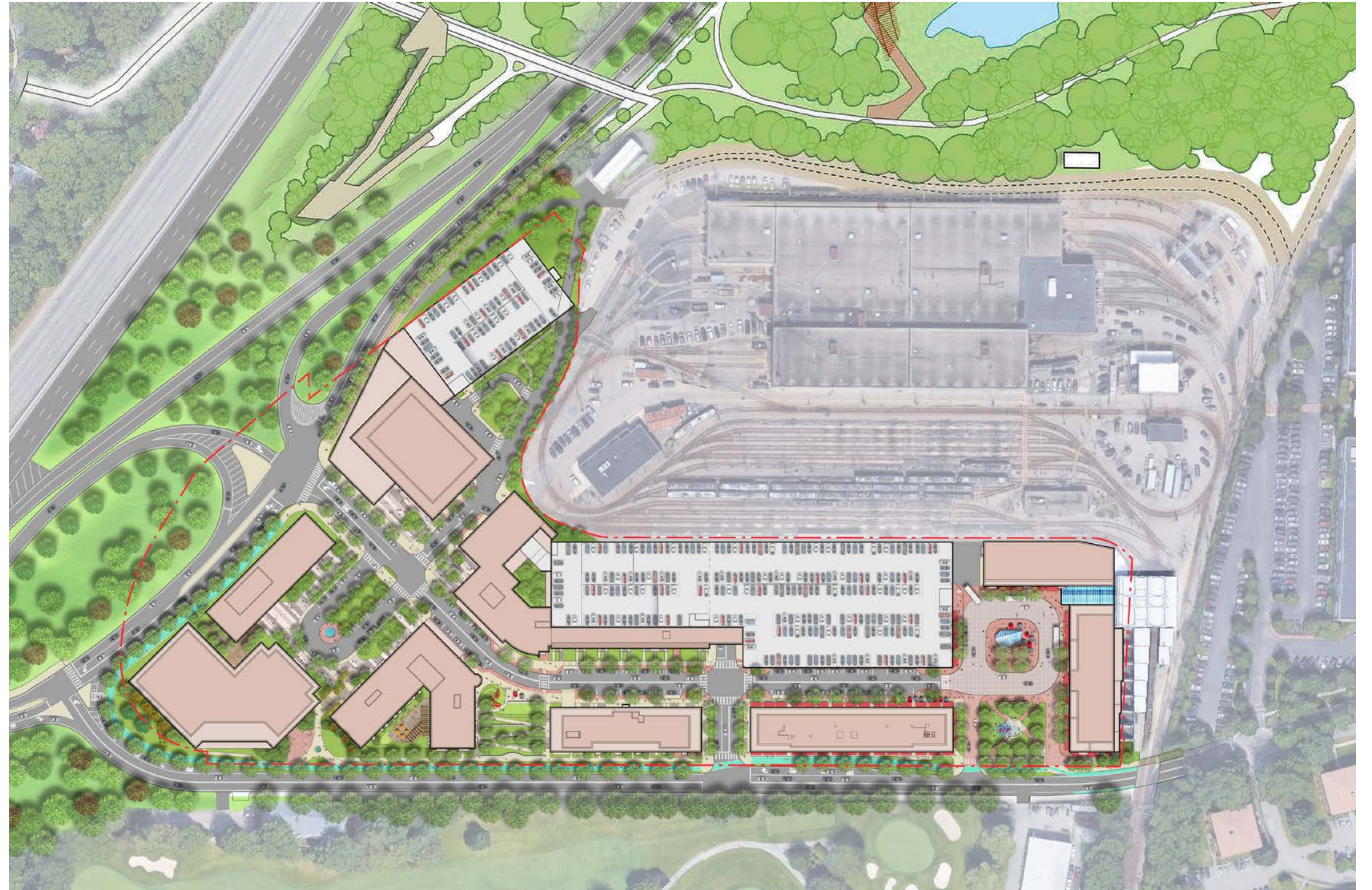
PLACEMAKING CHARACTER

PLACEMAKING CHARACTER

-  GATHER : Play, congregate
-  RETREAT : Contemplate, read
-  STROLL : Relax, chat
-  MOVE : Walk, bike, run
-  ANIMATE : Shop, eat, enjoy
-  ACTIVATE : Grab a coffee, bump into friends, joy



SITE PLAN



E. URBAN DESIGN STANDARDS



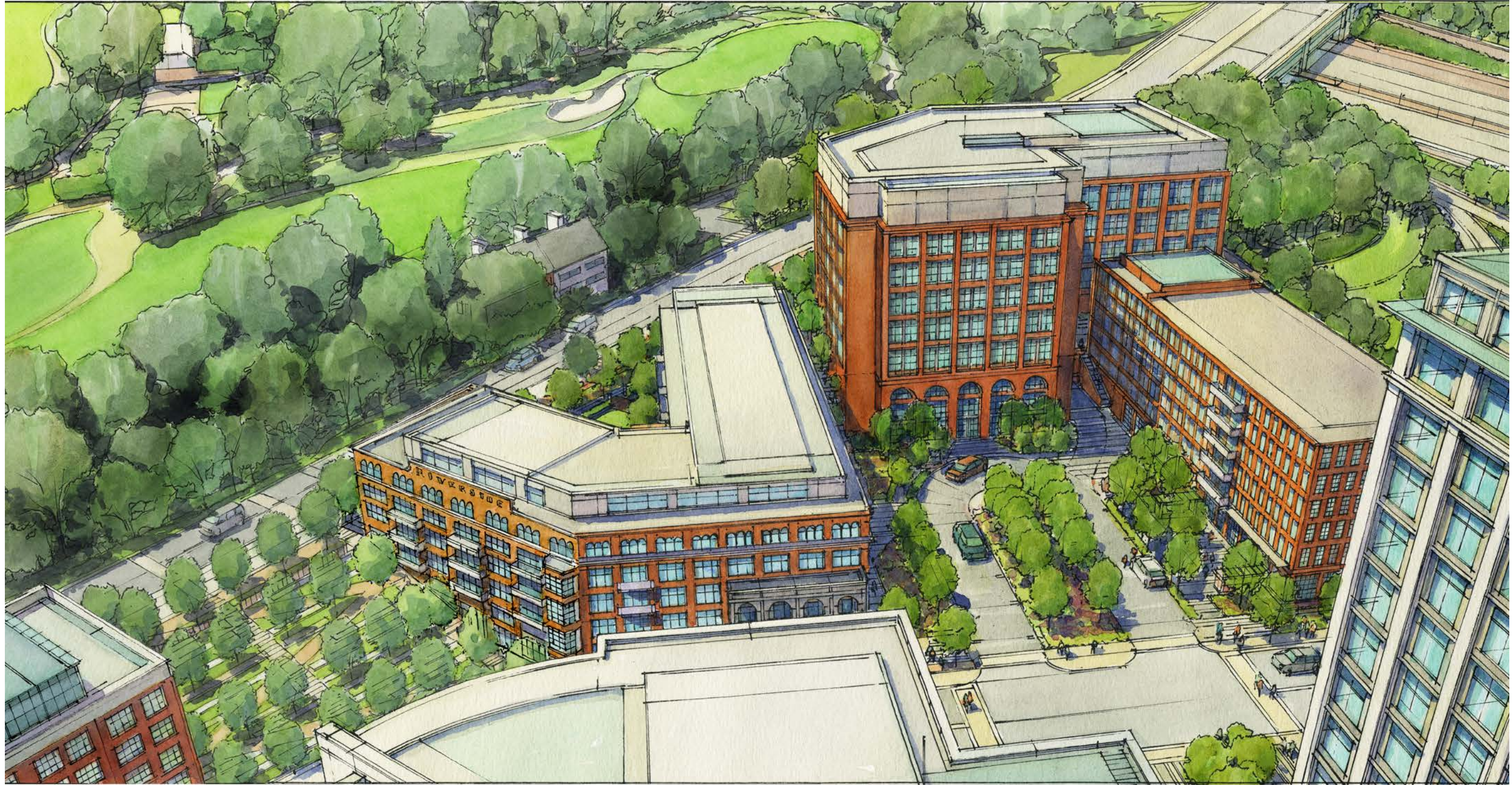
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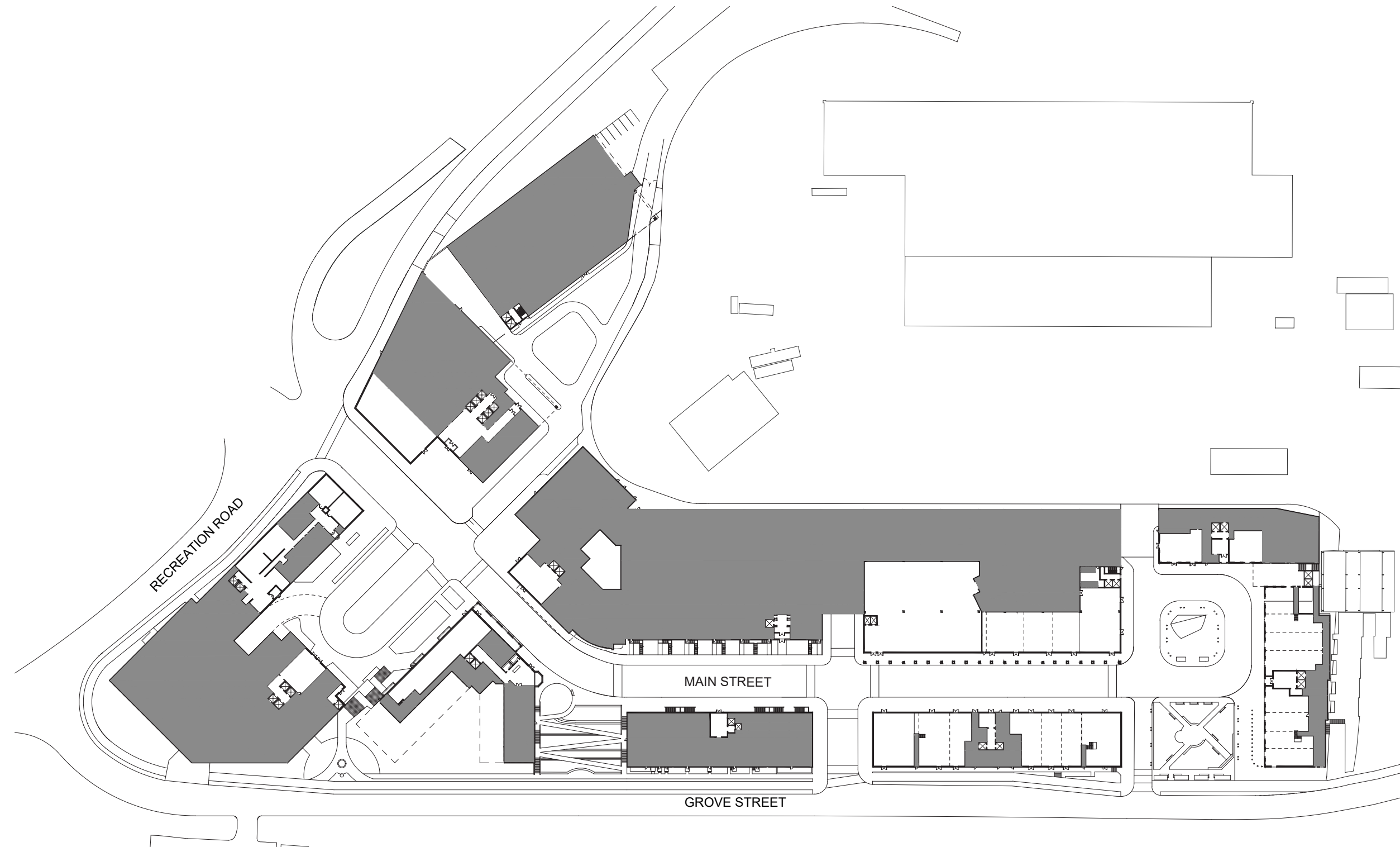
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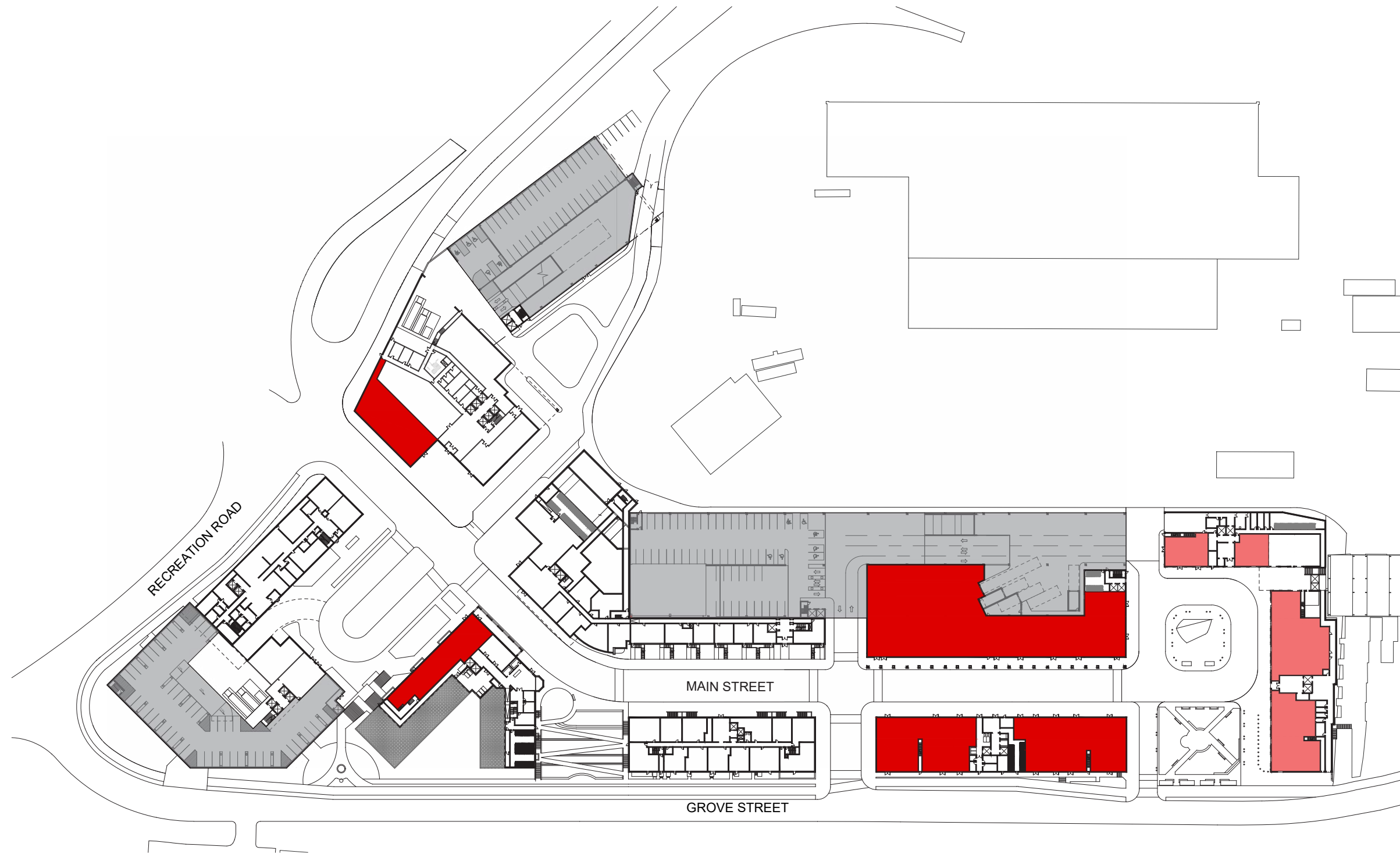
E. URBAN DESIGN STANDARDS



NOLLI MAP



RETAIL MAP

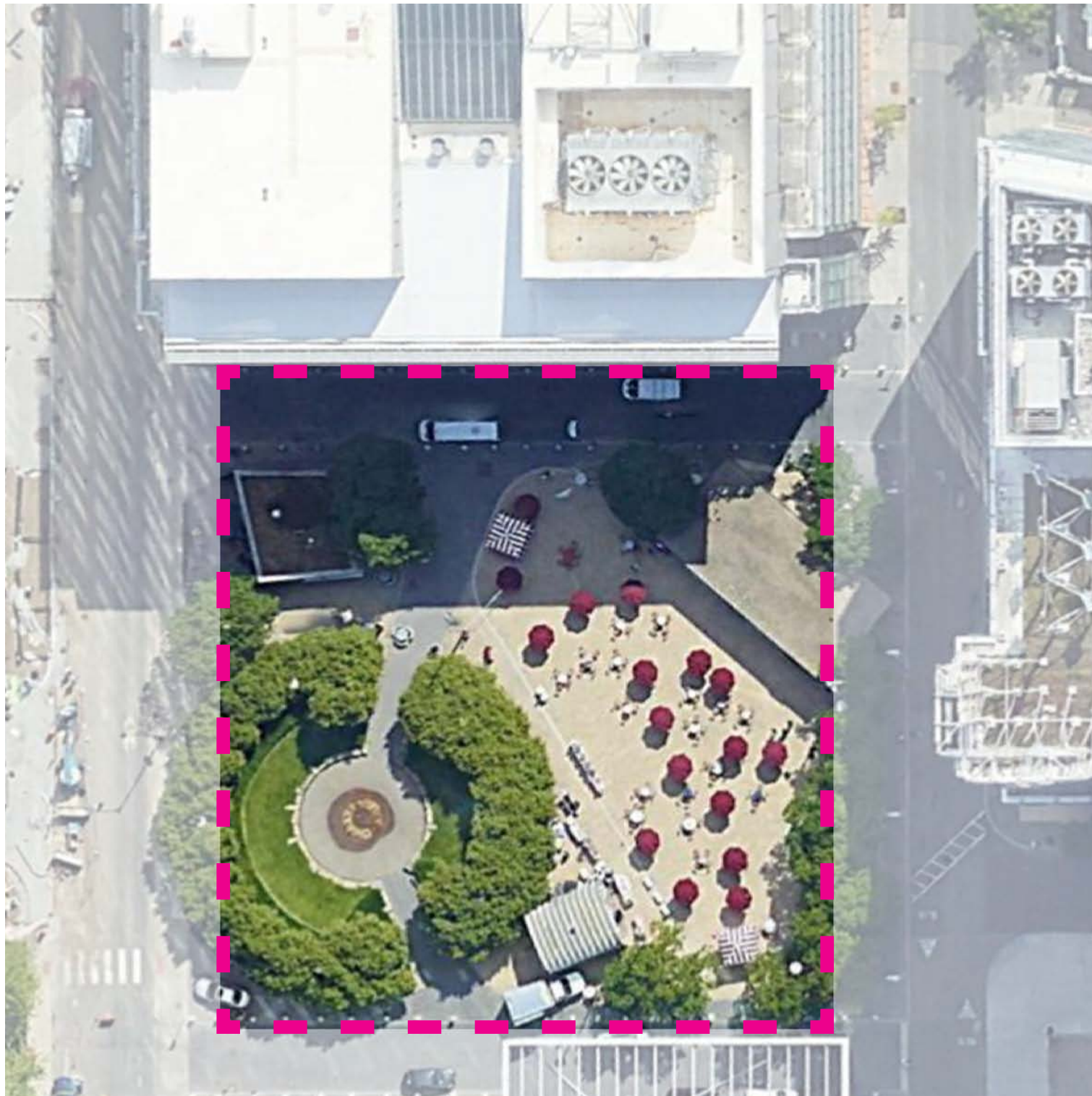


■ RETAIL ■ OPTIONAL RETAIL

SITE PLAN - LEVEL 1

PARKS AND OPEN SPACES

HOTEL GREEN



KENDALL SQUARE COMMUNITY SKATING | CAMBRIDGE, MA

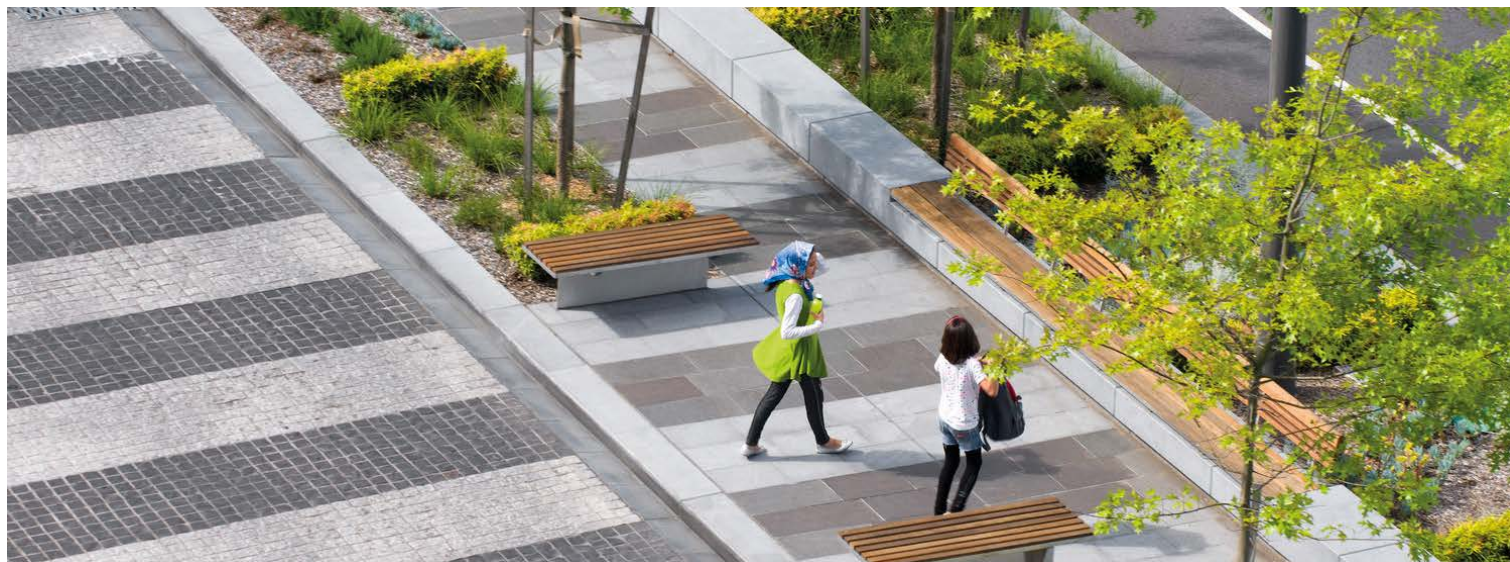


PARKS AND OPEN SPACES

HOTEL GREEN



- 1 SIDEWALK CAFE
- 2 CONNECTION TO GROVE STREET
- 3 BOCCE COURT
- 4 SHARED ROADWAY PAVING
- 5 FOCAL FOUNTAIN AND SEATING PLAZA
- 6 HOTEL DROP-OFF



PARKS AND OPEN SPACES

HOTEL GREEN

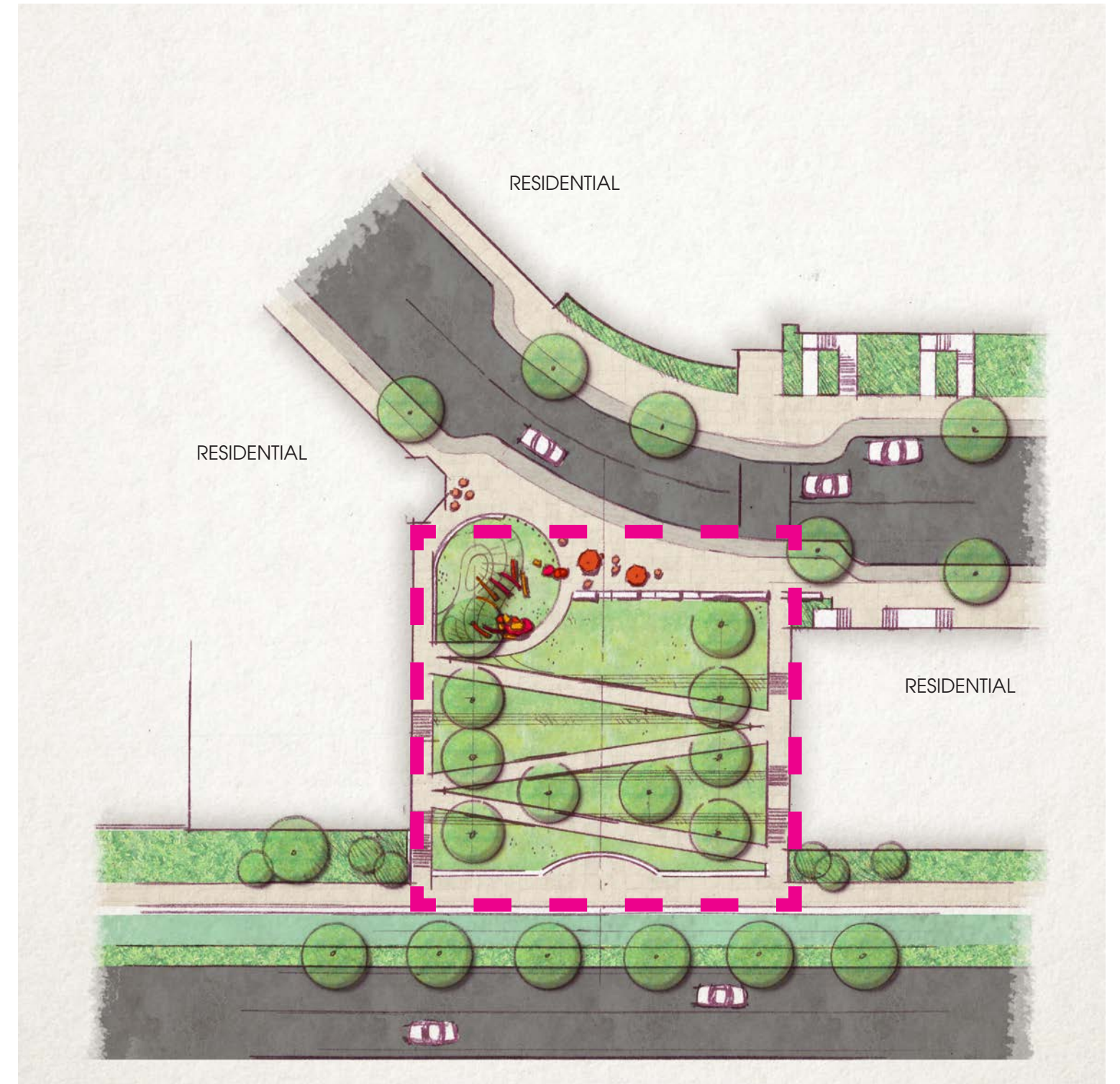


PARKS AND OPEN SPACES

AMPHITHEATER GREEN

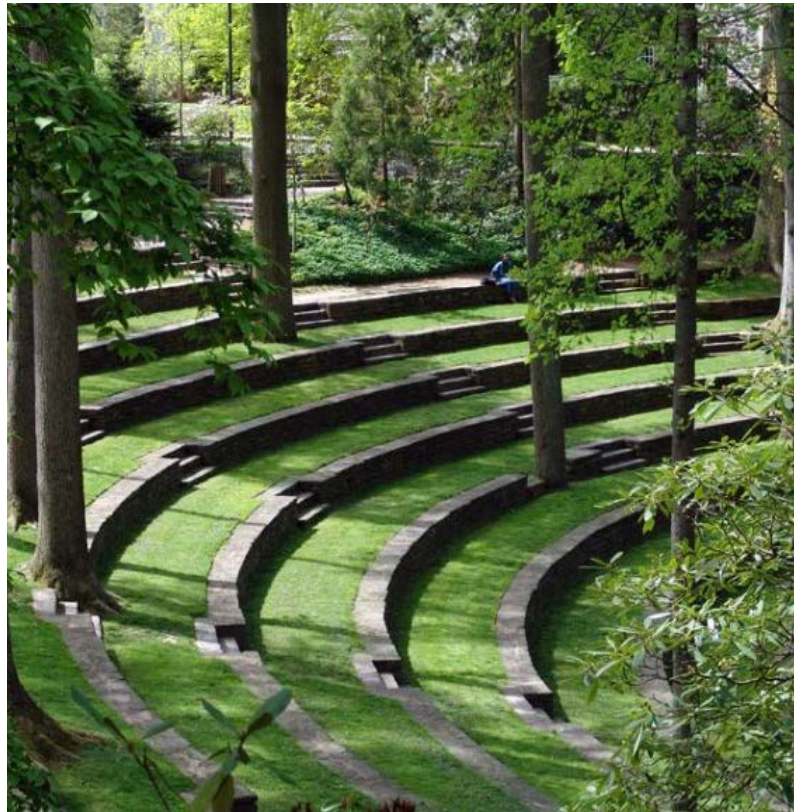


IRON STREET PARK, CHANNEL CENTER | BOSTON, MA

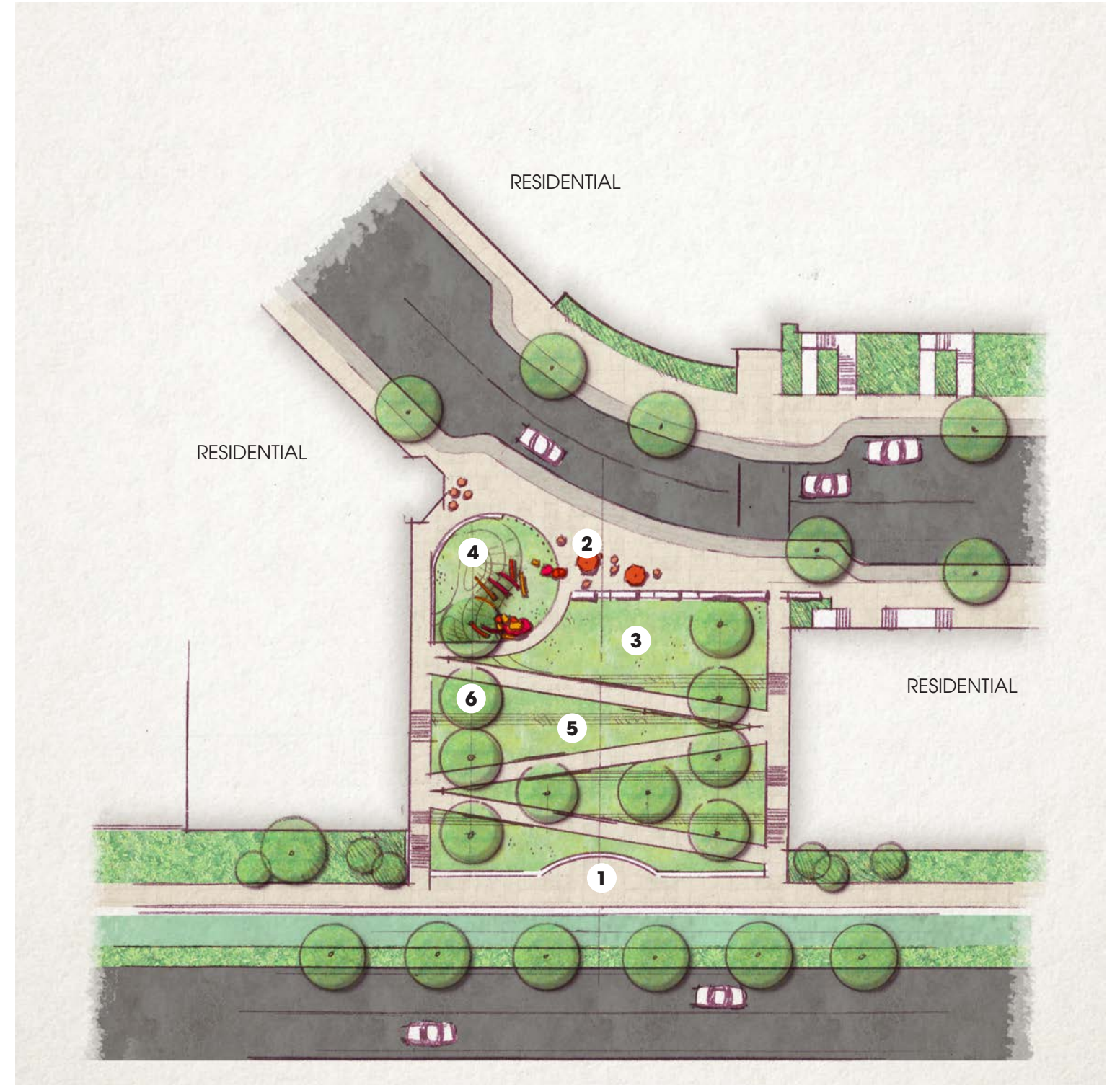


PARKS AND OPEN SPACES

AMPHITHEATER GREEN

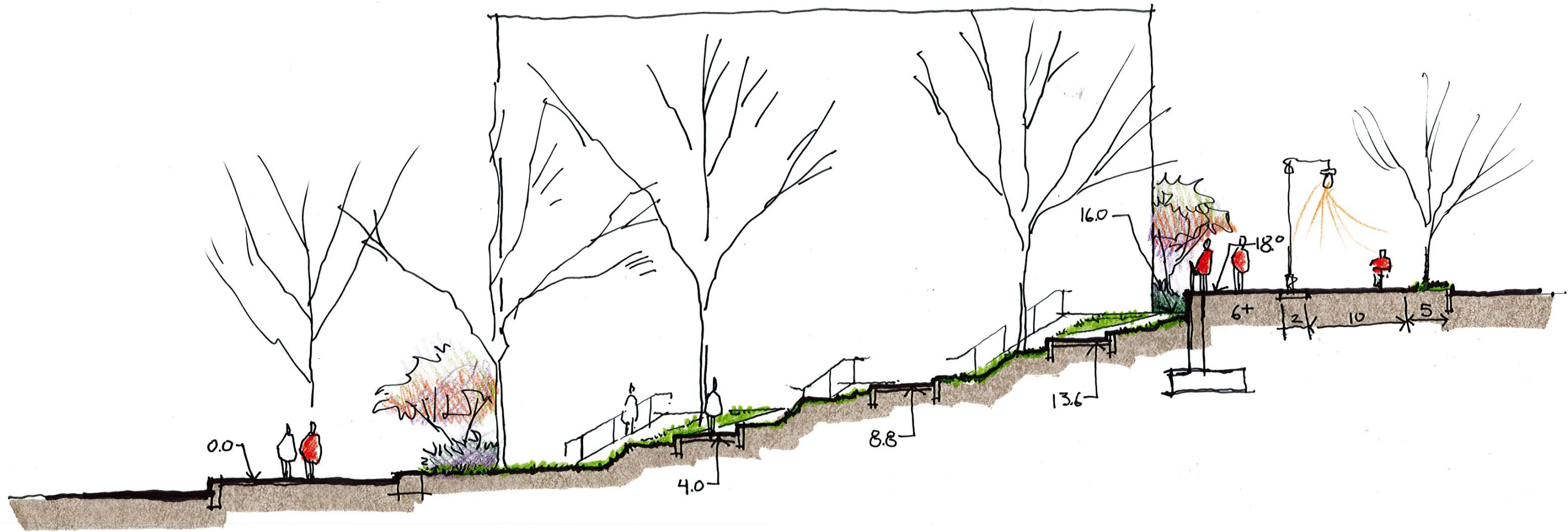


- 1 OVERLOOK
- 2 COMMUNAL SEATING ELEMENTS
- 3 OPEN LAWN
- 4 KNOLL "JACK & JILL HILL"
- 5 TERRACED LAWN
- 6 BOSQUE OF SHADE TREES



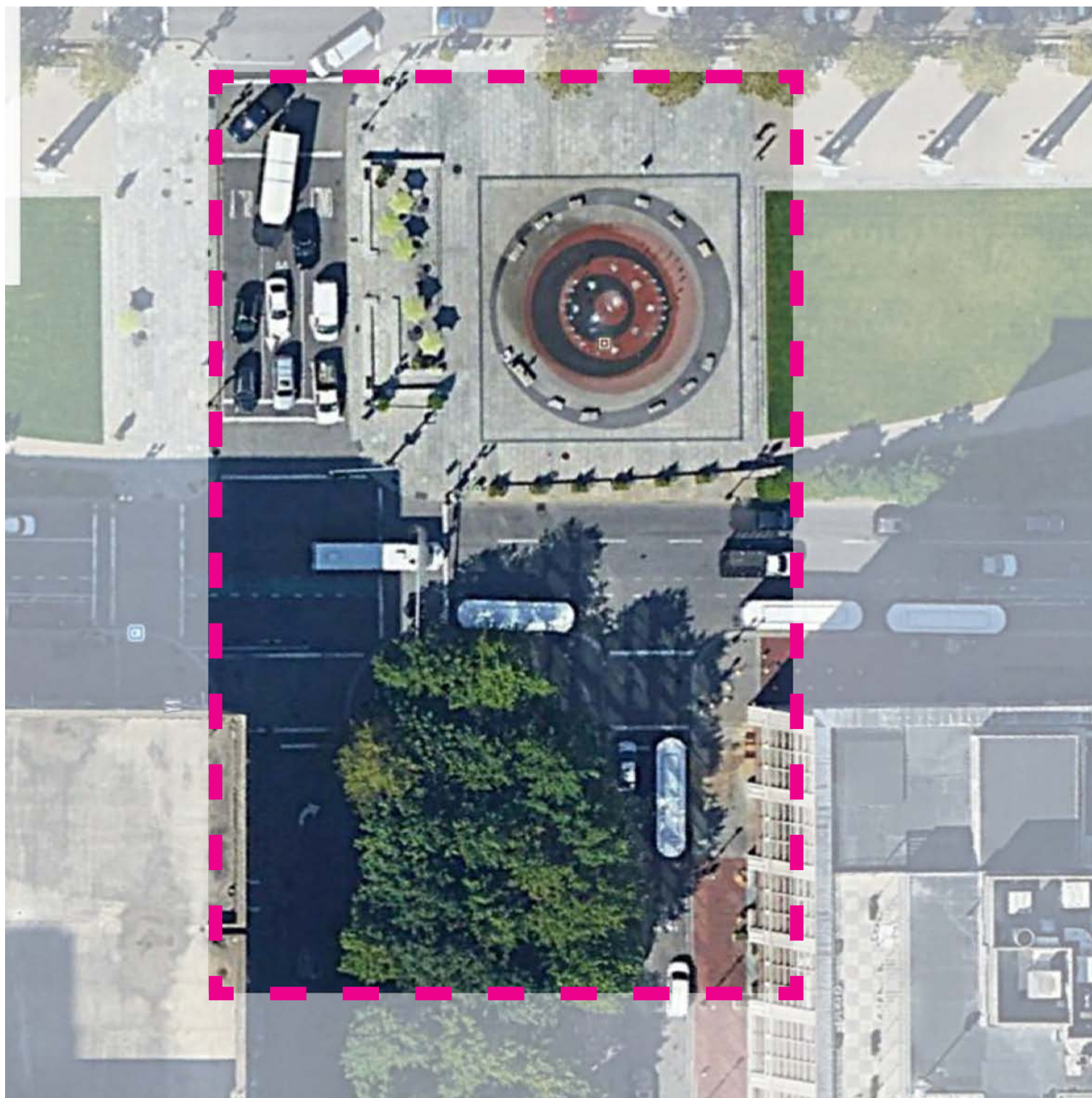
PARKS AND OPEN SPACES

AMPHITHEATER GREEN



PARKS AND OPEN SPACES

TRANSIT SQUARE & GREEN



RING FOUNTAIN & CENTRAL WHARF PARK | BOSTON, MA

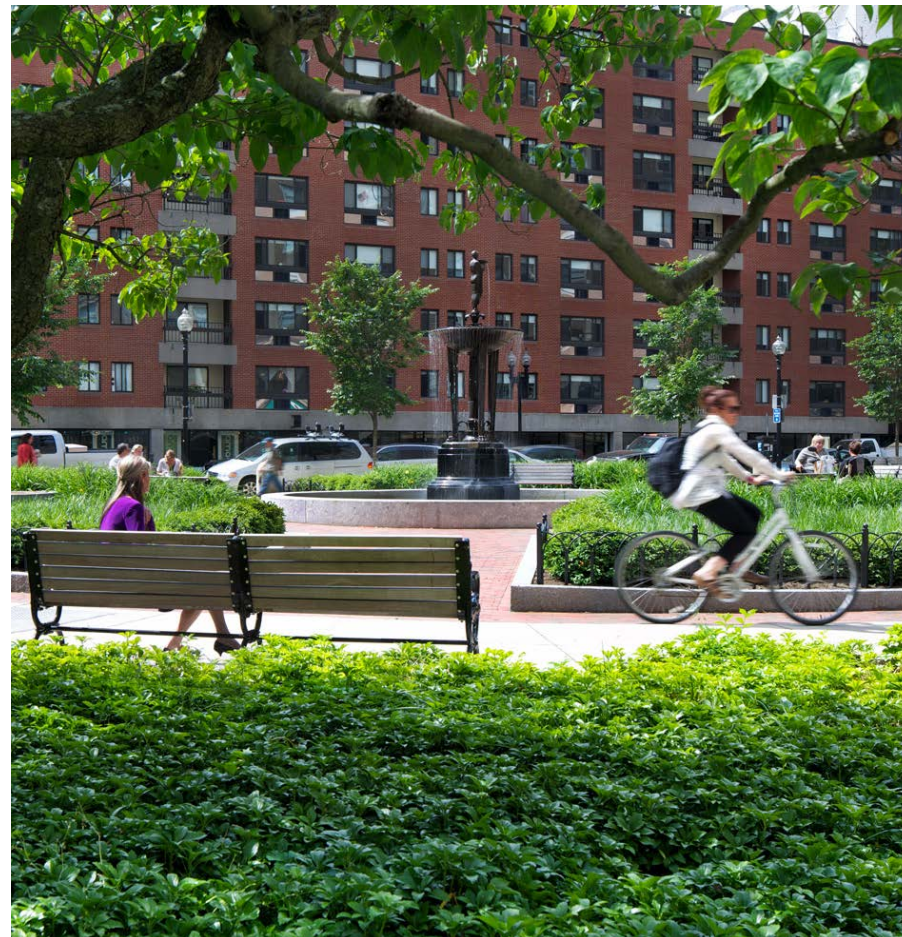


PARKS AND OPEN SPACES

TRANSIT SQUARE & GREEN

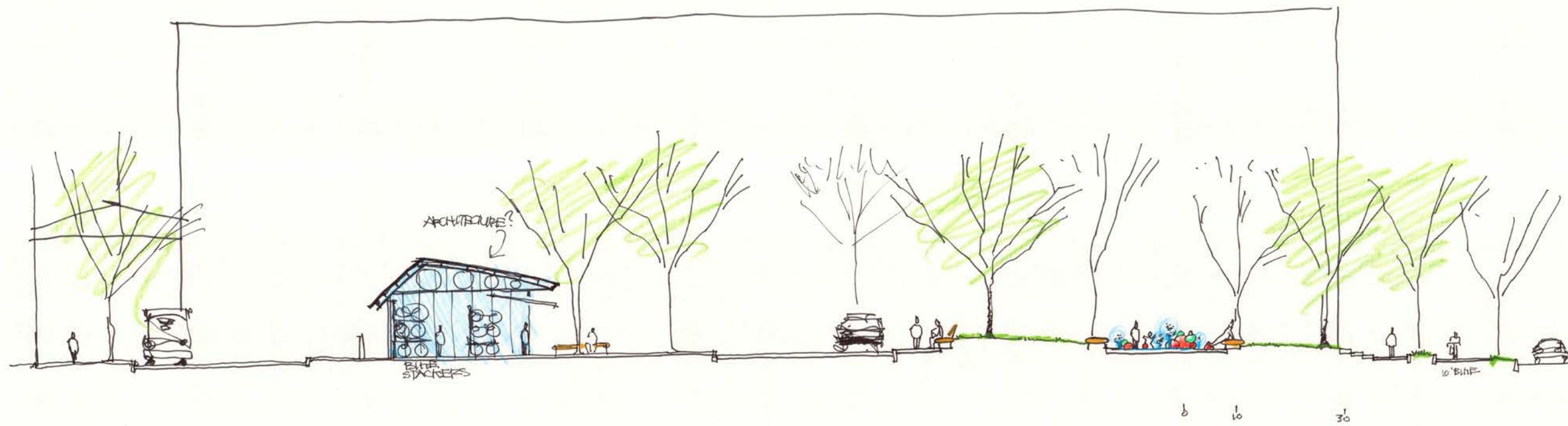


- 1 VEHICULAR / BUS ROADWAY
- 2 PUBLIC BIKE SHELTER
- 3 FLUSH FOUNTAIN JETS
- 4 EMERGENCY ACCESS DRIVE
- 5 CIVIC LAWN AND SEATING
- 6 FLEXIBLE USE PLAZA



PARKS AND OPEN SPACES

TRANSIT SQUARE & GREEN





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Riverside Master Plan - Newton, MA

Grove Street, Newton, Massachusetts

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Drawing Title
**SHADOW STUDY -
 SPRING/FALL EQUINOX**

Drawing Number

A-0.11

Sheet _____ of _____

Project Number
10865.03

SPRING/FALL EQUINOX - 09 AM

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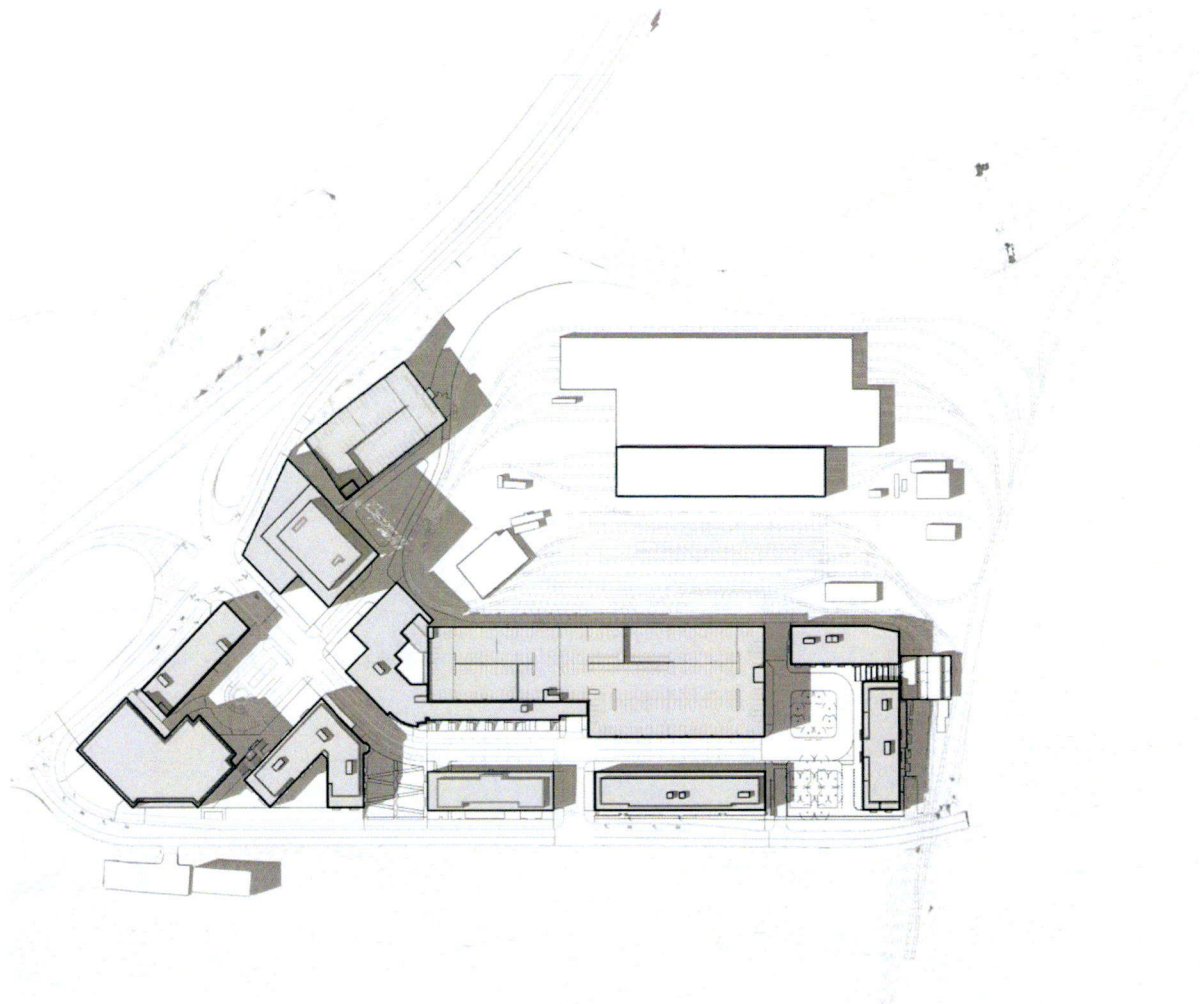
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Drawing Title
**SHADOW STUDY -
 SPRING/FALL EQUINOX**

Drawing Number

A-0.12

Sheet _____ of _____

Project Number

10865.03

SPRING/FALL EQUINOX - 12 PM

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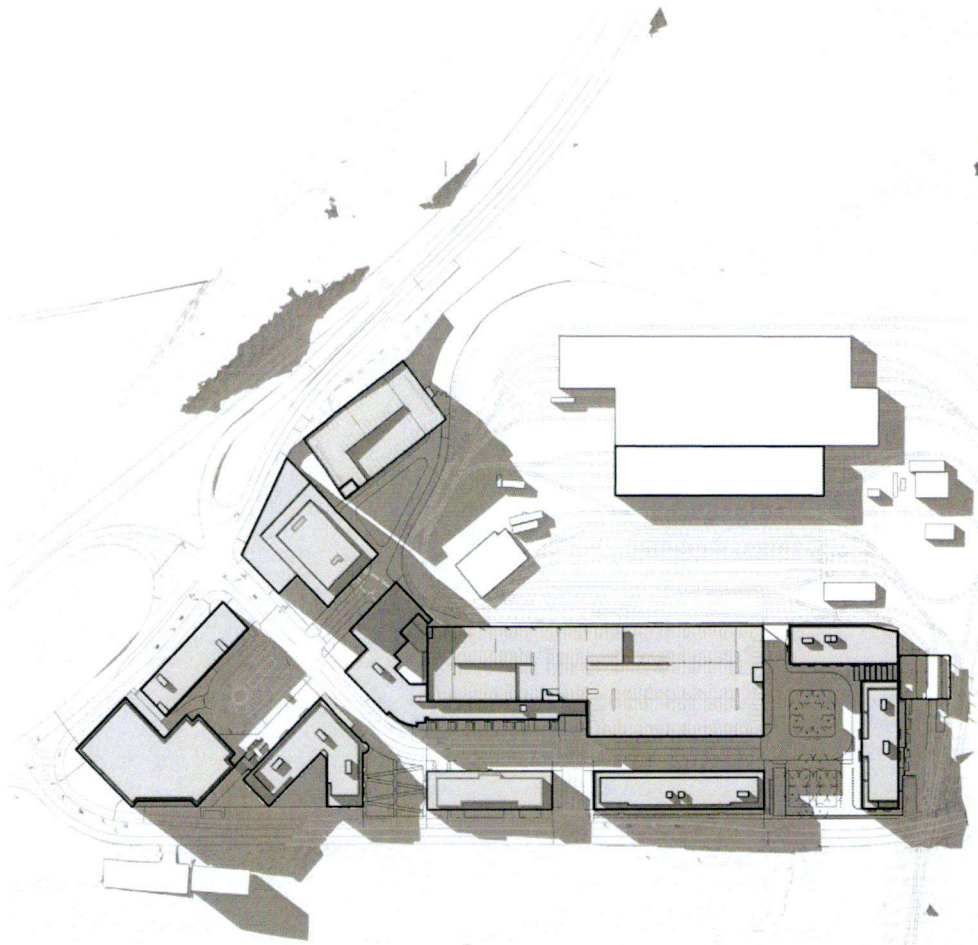
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Drawing Title
**SHADOW STUDY -
SPRING/FALL EQUINOX**

Drawing Number

A-0.13

Sheet _____ of _____

Project Number

10865.03

SPRING/FALL EQUINOX - 03 PM

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Progress Print
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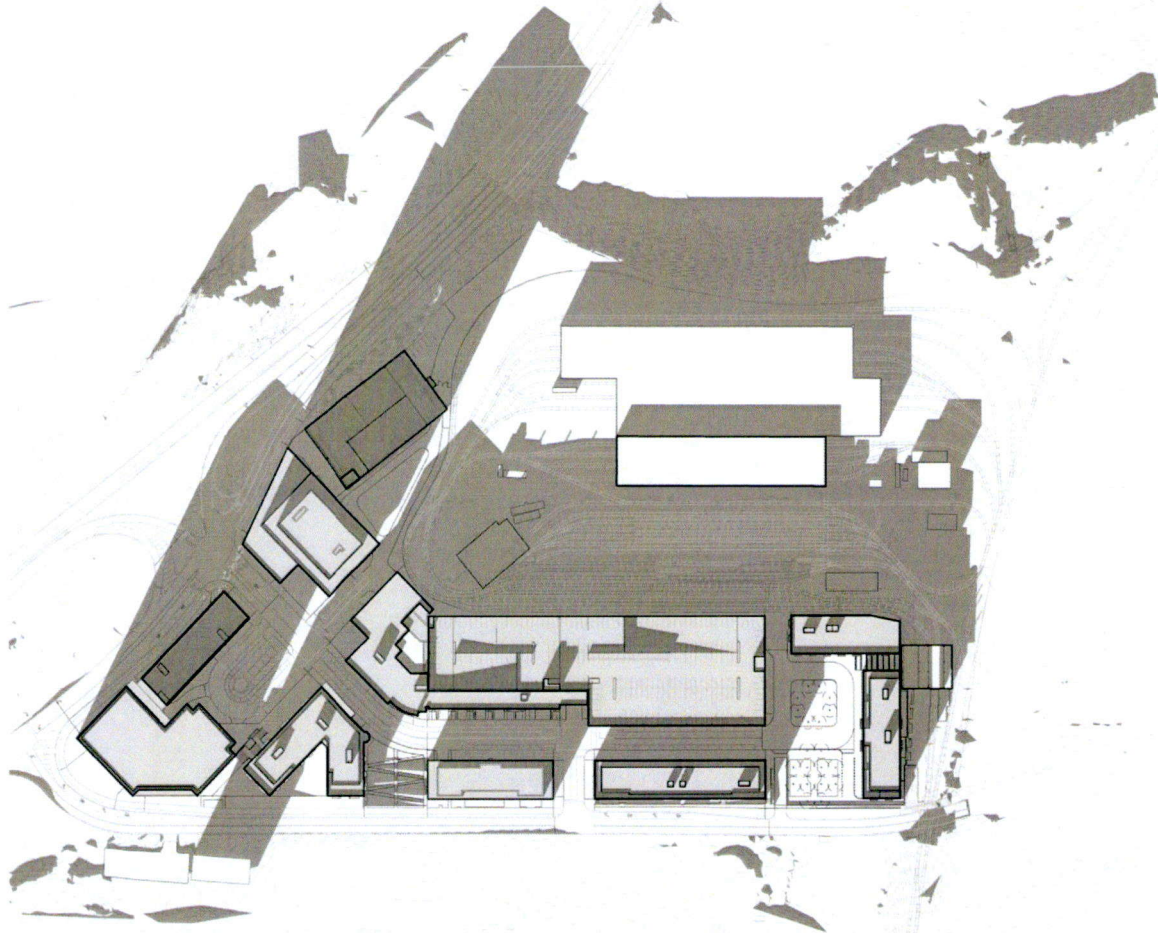
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Drawing Title

SHADOW STUDIES - WINTER SOLSTICE

Drawing Number

A-0.14

Sheet _____ of _____

Project Number

10865.03

WINTER SOLSTICE - 09 AM

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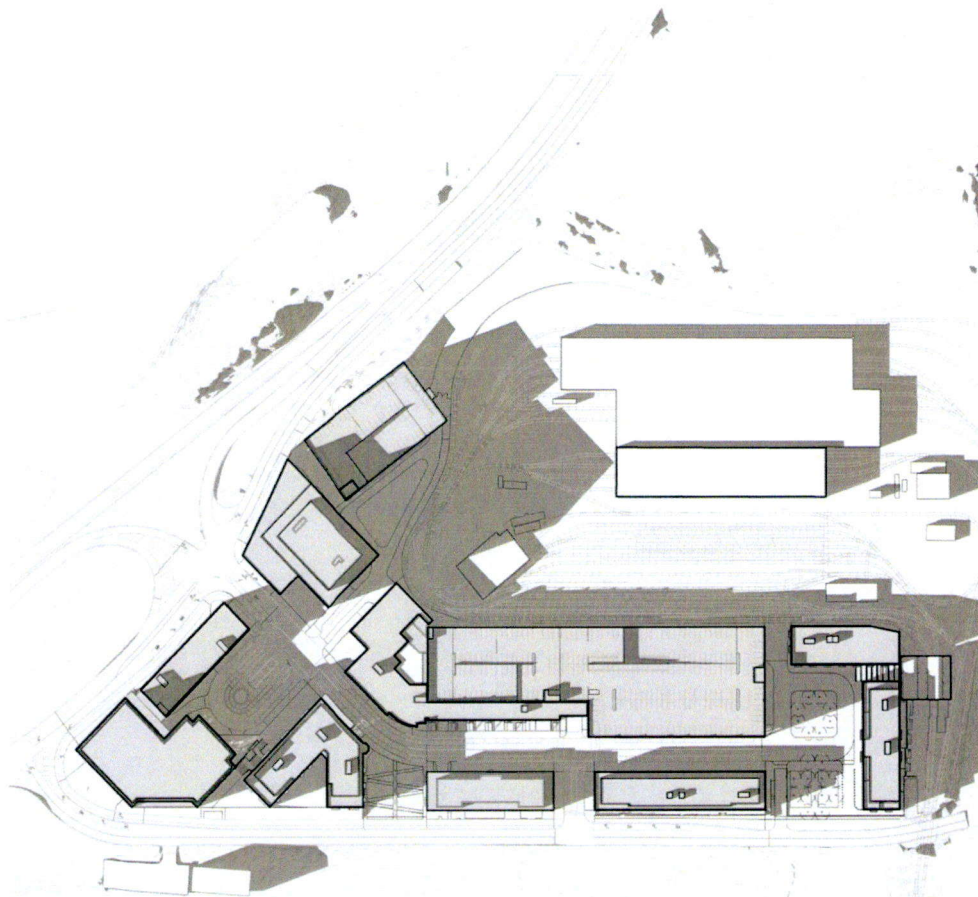
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Drawing Title
SHADOW STUDIES - WINTER SOLSTICE

Drawing Number

A-0.15

Sheet _____ of _____

Project Number

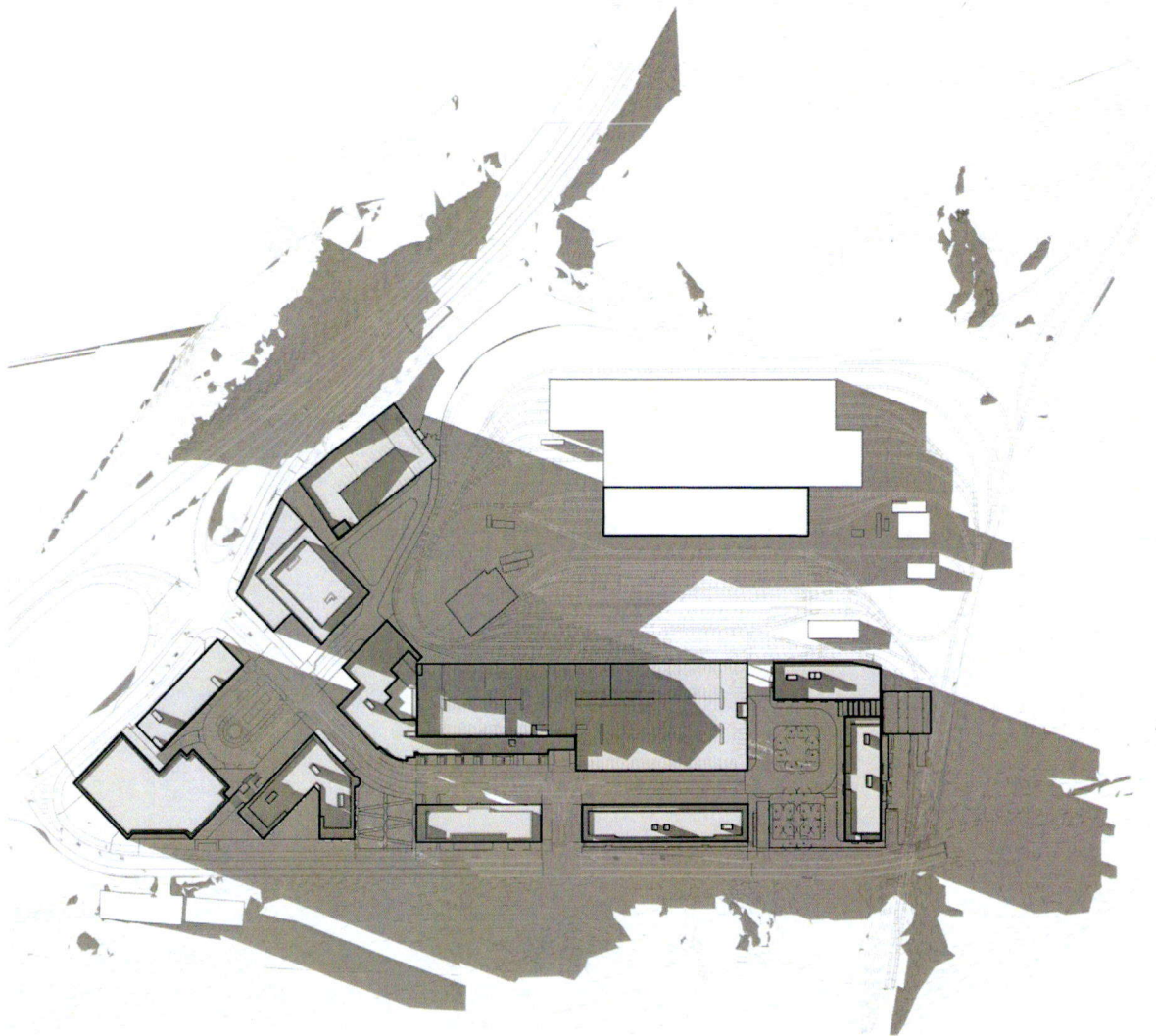
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WINTER SOLSTICE - 12 PM

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Drawing Title
SHADOW STUDIES - WINTER SOLSTICE

Drawing Number
A-0.16
Sheet _____ of _____
Project Number
10865.03

Progress Print
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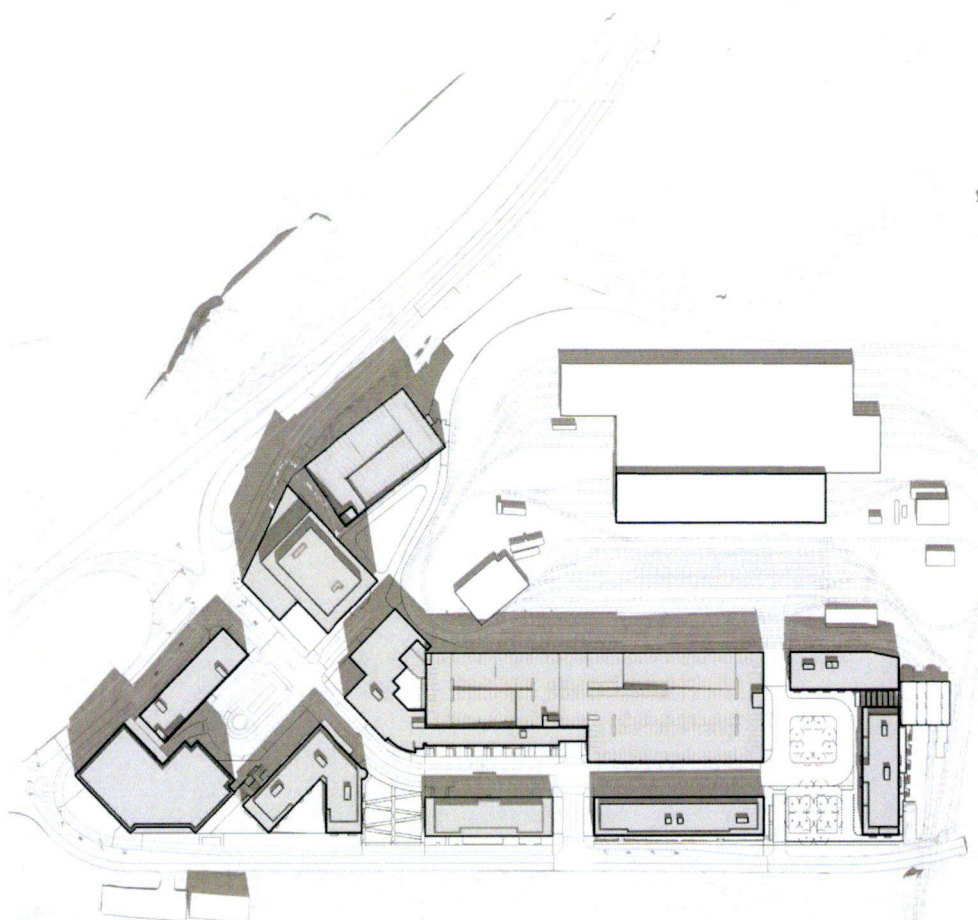
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**SHADOW STUDIES -
SUMMER SOLSTICE**

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A-0.17

Sheet _____ of _____

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10865.03

SUMMER SOLSTICE - 09 AM

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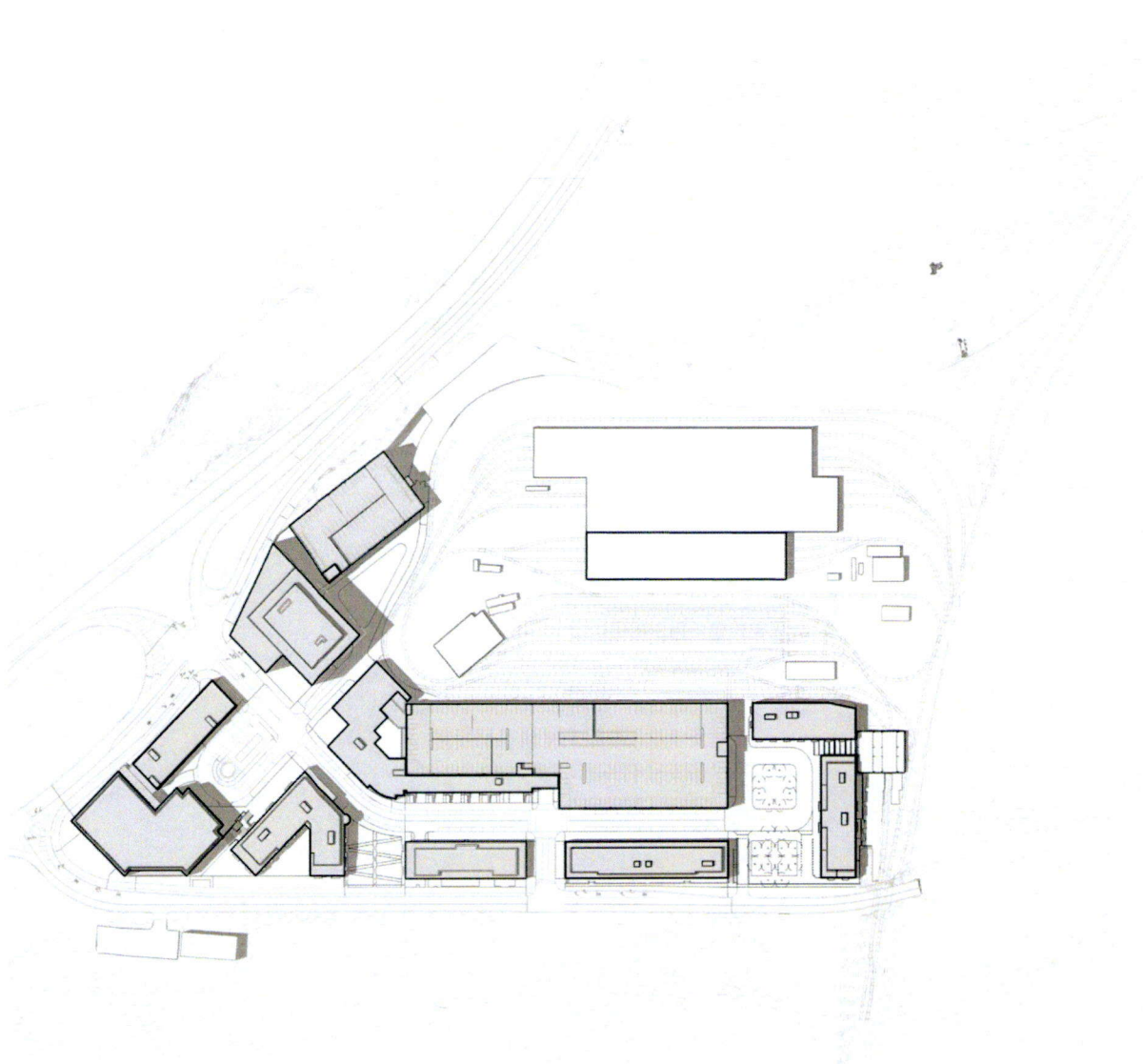
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**SHADOW STUDIES -
 SUMMER SOLSTICE**

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A-0.18

Sheet _____ of _____

Project Number
10865.03

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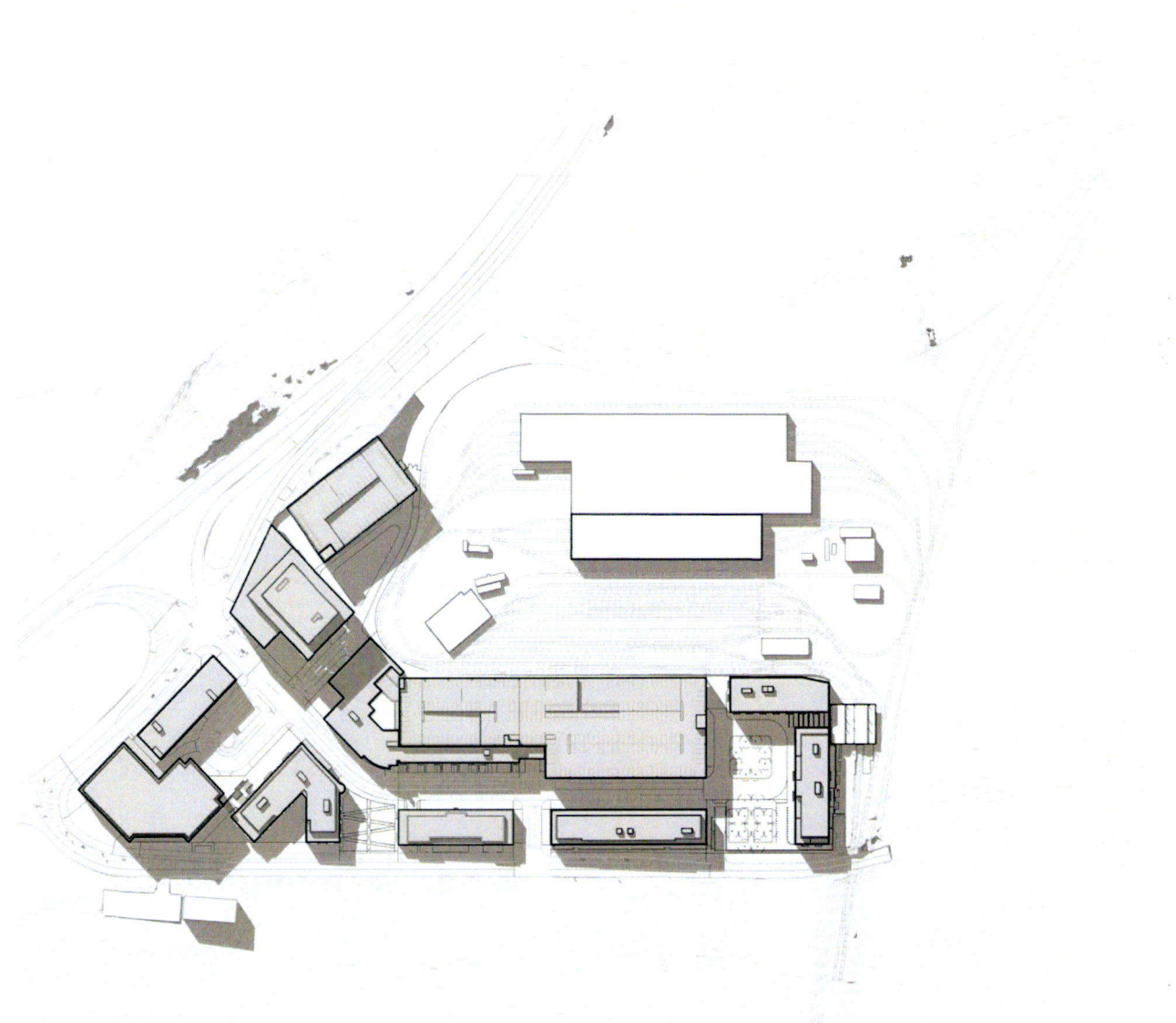
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**SHADOW STUDIES -
 SUMMER SOLSTICE**

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Sheet _____ of _____

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10865.03

SUMMER SOLSTICE - 03 PM

SCALE: 1" = 200'-0"

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