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STAFF MEMORANDUM

Meeting Date: **Wednesday, December 11, 2019**
DATE: December 5, 2019
TO: Urban Design Commission
FROM: Shubee Sikka, Urban Designer
SUBJECT: **Additional Review Information**

The purpose of this memorandum is to provide the members of the Urban Design Commission (UDC) and the public with technical information and planning analysis which may be useful in the review and decision-making process of the UDC. The Department of Planning and Development's intention is to provide a balanced view of the issues with the information it has at the time of the application's review. Additional information may be presented at the meeting that the UDC can take into consideration when discussing Sign Permit or Fence Appeal applications.

Dear UDC Members,

The following is a brief discussion of the sign permit applications that you should have received in your meeting packet and staff's recommendations for these items.

I. Roll Call

II. Regular Agenda

Sign Permits

1. 916 Walnut Street – Whole Foods

PROJECT DESCRIPTION: The property located at 916 Walnut Street is within Business 1 zoning district. The applicant is proposing to replace and install the following sign:

1. One wall mounted principal sign, internally illuminated, with approximately 63 sq. ft. of sign area on the northern façade facing the parking lot and Beacon Street.

TECHNICAL REVIEW:

- The proposed principal sign appears to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, one principal sign is allowed, which the applicant is not exceeding, and on this façade of 140 feet, the maximum size of the sign allowed is 100 sq. ft., which the applicant is also not exceeding.

STAFF RECOMMENDATION: Staff recommends approval of the proposed principal sign.

Design Review

1. 1149, 1151, 1169, 1171-1173, 1179, and 1185 Washington Street, 32-34 Dunstan Street, 12, 18, 24, and 25 Kempton Place – Dunstan East

The Petitioner is seeking a comprehensive permit to develop a mixed-use project on Washington Street in West Newton. The project is comprised of three mixed-use buildings ranging from three to six stories on two blocks. All the buildings will have ground floors that are primarily comprised of retail and residential common space. The three buildings offer approximately 243 apartments ranging from studios to three bedrooms. The project provides a total of 12, 521 sq. ft. of retail space. Parking is provided in two subterranean garages that provide a total of 288 spaces. The total area of the project, excluding parking, is 295,294 sq. ft.

At the request of the Planning Department, the petitioner has been asked to present the project proposal to the UDC for consideration. The Planning Department encourages the UDC to review the project with regards to, but not limited to, the following: the proposed site plan; the building's design; bulk and massing; and relationship to context and the street.