



Newton Highlands Neighborhood Area Council

October 14, 2020

Dear Newton City Council,

The Newton Highlands Neighborhood Area Council has reviewed the proposal to build a 26-unit apartment building at 1149-1151 Walnut Street. We would like to express our support for the project.

The NHNAC strongly supports a new mixed-use building at this site, one that will preserve street-level retail while also adding a modest amount of housing to the center of the Newton Highlands village. We endorse the project's Inclusionary Zoning Plan as outlined in the Special Permit application. We feel that the project will support a vibrant, walkable village center, especially given that it is ideally situated next to the Newton Highlands station.

The Area Council understands that the developer and the abutter to the north (Christian Science Church) intend to have discussions about a number of issues, including the locating of the building on the lot line and whether windows may be placed on the north façade of the project. We would support the addition of windows on this façade facing Walnut Street, as this view represents an important entry to Newton Highlands.

We recognize that setbacks help avoid encroachment especially when there is a transition in scale of the building. We urge the City Council to carefully consider the implications of a zero setback between a commercial and residential property. We hope that the petitioner and representatives of the abutting Christian Science Church property can reach an amicable resolution regarding the proposal that will address the Christian Science Church's concerns and we encourage them to do so.

We appreciate the revisions in the architectural elements of the proposal as they were presented by the project development team during the October 1, 2020 meeting of the Area Council. The proposed building façade now includes architectural attention that makes it more consistent with historical buildings in the village center. We are also pleased to see an improved treatment of the north wall of the project and that the developer will include awnings on the Walnut Street side of the project.

Other ways to improve the project were brought up by community members at the September and October Area Council meetings. We urge the City Council to join us in supporting the following recommendations:

- Closure of the existing second curb cut on Walnut Street and the addition of 1 on-street parking space to the two parking spaces already existing on Walnut Street in front of the project site.
- Reduction of the curb cut accessing the driveway to the project by at least 4 feet to maximum of 22 feet (instead of 26 feet) onto Walnut Street
- Planting an additional street tree at southern end of property line (maintain the existing 2 trees, so that there will be 3 street trees)
- Eliminating overhead utilities in this section (involves removal of 1 utility pole)

In summary, the Newton Highlands Neighborhood Area Council is supportive of the 1149-1151 Walnut Street proposal. We also request both the petitioner and the City Council to support modifications to the plans as outlined above.

Sincerely,



Nathaniel Lichtin, President,

On behalf of Newton Highlands Neighborhood Area Council

Design Images Presented to
Newton Highlands Neighborhood
Area Council
On October 1, 2020



Walnut Street Elevation



East Elevation



Building Elevations

1149-1151 Walnut Street

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BELGIAN FENCE GREEN WALL - STAINLESS STEEL CABLE ARBOR SYSTEM

8' HIGH GREEN PRIVACY FENCING ALONG WEST PROPERTY LINE



1149-1151 Walnut Street

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Rendered Perspective from Rear Parking Lot

C.  ALANIAN 
REALTY CO. INC.



East Elevation



North Elevation



West Elevation



South Elevation

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Building Elevations