

Department of Planning and Development



PETITION #137-18 189-193 ADAMS STREET

SPECIAL PERMIT/SITE PLAN APPROVAL
TO CONSTRUCT A MULTI-FAMILY
DWELLING IN EXCESS OF 20,000
SQUARE FEET AND VARIOUS WAIVERS
TO THE ZONING ORDINANCE



APRIL 3, 2018

Requested Relief

- To allow a multi-family dwelling (§4.4.1).
- To allow a building in excess of 20,000 SF of GFA (§4.1.2.B.1).
- To allow a four-story structure 41 feet in height (§4.1.2.B.3).
- To allow an FAR of 1.31 (§4.1.3)
- To allow a reduction in the residential parking to 1.25 stalls per unit (§5.1.4.A).
- To waive requirements pertaining to parking facilities (§5.1.13)

Special Permit Criteria

- The specific site is an appropriate location for the proposed multi-family dwelling. (§7.3.3.C.1)
- The multi-family dwellings as developed and operated will not adversely affect the neighborhood. (§7.3.3.C.2)
- There will be no nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.C.3)
- Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)
- The site planning, building design, construction, maintenance or long-term operation of the premises will contribute significantly to the efficient use and conservation of natural resources and energy. (§7.3.3.C.5)

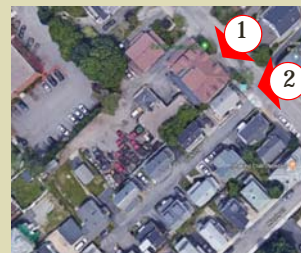
Additional Criteria

- The proposed FAR of 1.31, where 1.0 is the maximum allowed by right is consistent with and not in derogation of the size, scale, and design of other structures in the neighborhood (§4.1.3).
- Literal compliance with the parking requirements of the Newton Zoning Ordinance is impracticable due to the nature of the use, or the location, size, width, depth, shape, or grade of the lot, or that such exceptions would be in the public interest or in the interest of safety or protection of environmental features (§5.1.13).

AERIAL



Site Photos

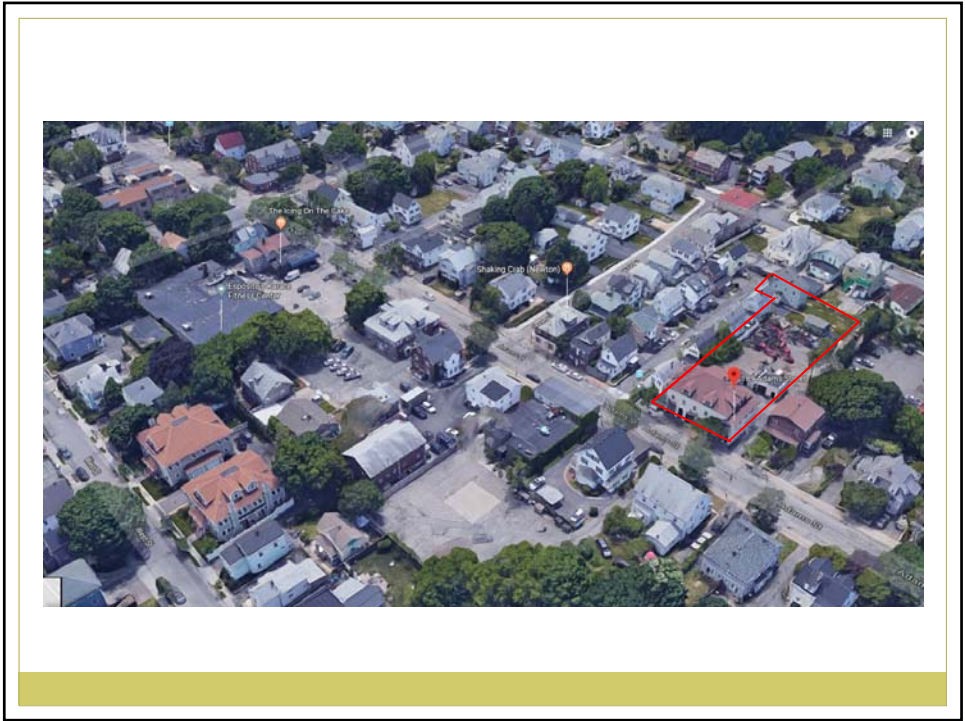




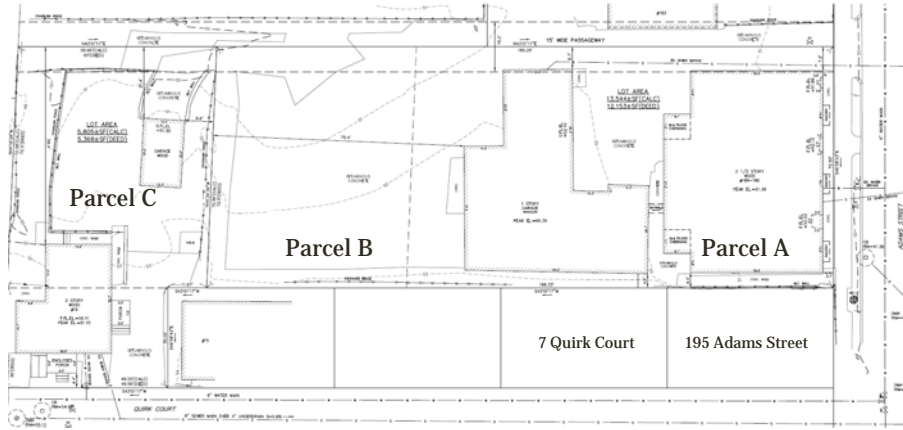
Neighborhood Context



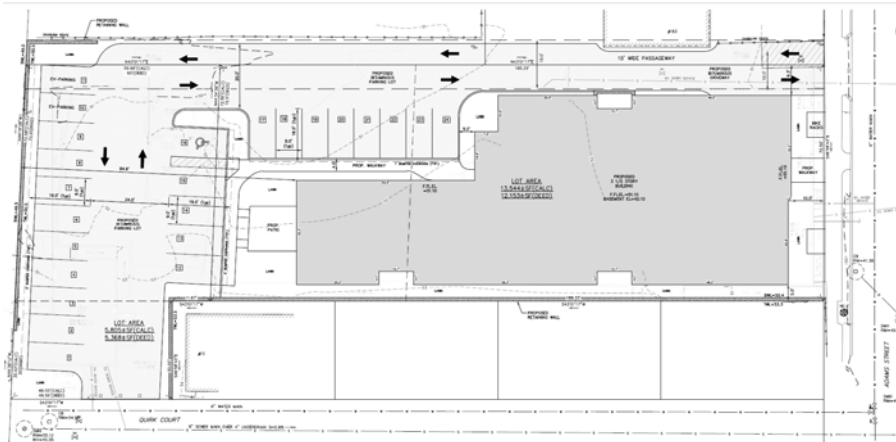




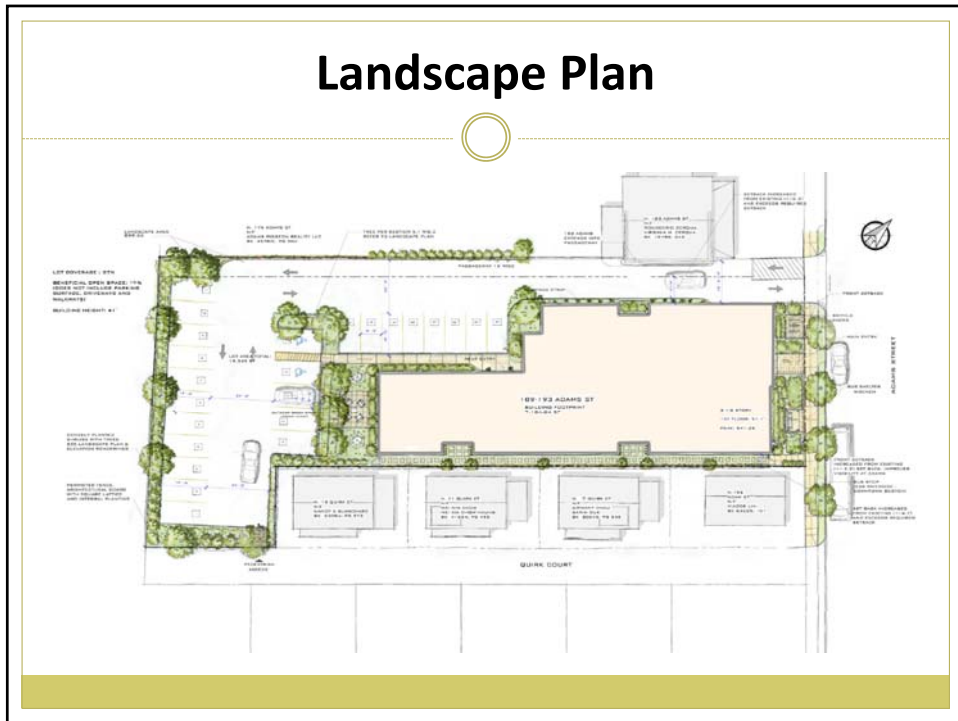
Existing Site Plan



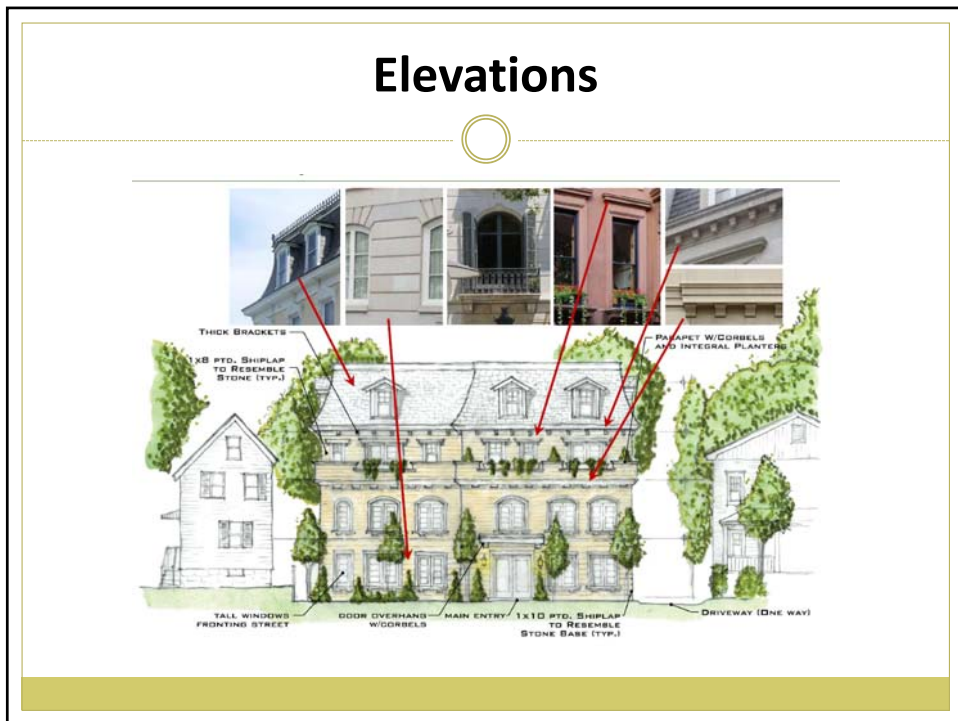
Proposed Site Plan



Landscape Plan



Elevations



Elevations



Consistency with *Comprehensive Plan* and Other Studies

- Project aligns with the *Comprehensive Plan*, Housing and Transportation Strategies by
 - Locating development in the dense, mixed use nature of Adams Street and proximity to Watertown Street
 - Locating development near transit and in a walkable environment
 - Offering a range of unit types and sizes
 - Providing inclusionary units
 - Encouraging alternative methods of transportation

Outstanding Items

- Parking Study
- Inclusionary Housing Plan Review
- Conservation of Energy and Natural Resources
- Photometric Plan of Parking Facility
- Shared easement with the abutter(s) to the north of the site

Planning Department Analysis

- Petition is well developed, but at four stories and 41 feet, the project does not fit the existing scale of the neighborhood.
- Massing of the dwelling is too focused on the Quirk Court abutters, without an adequate setback.
- Staff is awaiting the parking study to help inform the analysis regarding the density.