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October 16, 2015

Marc C. Laredo, Chairman  
Land Use Committee  
Board of Aldermen  
City of Newton  
1000 Commonwealth Ave.  
Newton, MA 02459

Re: Austin Street Partners - Docket #119-15

Dear Chairman Laredo;

At the request of Austin Street Partners the continued hearing scheduled for October 20 has been further continued until October 29. Our request was based upon our desire to submit by October 23 responses to the various questions and plan requests which were made at the hearing on October 6 and the site visit on October 7. We have opted to make as complete a submittal as possible next week instead of sending parts today and parts for the Tuesday hearing. Our expectation is to file the following:

Plans

- Revisions to the site and first floor plans consistent with changes discussed since the June plans; a summary of changes will be provided
- Additional Plaza views/Bram Way
- Proposed revisions to the first floor including rear access area to the retail areas/loading/trash removal
- Detail sections of:
  - i. curb line
  - ii. crosswalk (existing and proposed)
- grading at Austin Street

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- Hypothetical retail/office space subdivision
- Turning template for trucks/fire
- Shadow studies
- Planting plan and cut sheet; location of trees adjacent to Austin Street
- Garden area plans
- Photometric plan
- Site Directional Signage plans
- Height comparison to other structures
- Photos of Oaktree's development in Reading, MA

Traffic

- Dispersal formula - explanation of how the impact reduces over distance

Parking

- Results of recent parking counts
- Summary of prior parking counts
- Summary of zoning ordinance requirements and parking waivers sought
- Review of parking space dimensions of proposed spaces and open height under the building
- Comparison of other parking spaces in Newton and other ordinances
- Shared Parking Plan - statistical modeling for weekdays and weekends
- Preliminary Transportation Demand Management Plan
- Review of sight lines from Austin Street egress; relationship to Rockland Trust building
- Proposed uses of Plaza and Bram Way
- Parking lot maintenance obligations, snow removal
- Options for parking reduction - what is gained?

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Construction Period Documents

- Timeline of public improvements and project
- Interim Parking Plan including proposed on-site spaces, Newton North spaces and employee/commuter shuttle
- Business Engagement Plan and Impact Mitigation Fund
- Establishment of Liaison Committee
- Outline Construction Management Plan

Affordability

Austin Street Partners will present a proposal on the affordability of the 17 affordable units to try to address concerns about the level of affordability.

Financial Issues

- Summary of the Financial Transaction including costs to Austin Street Partners and our response to the City's financial review
- Austin Street Partners will respond to additional cost requests of various persons as to:
  - i. Undergrounding Austin Street wires
  - ii. Walnut Street improvements

Other Apartment Complexes

Listing of new apartments in development in Watertown and Waltham

In addition to our presentation we believe there are certain issues which the City through the Planning Department needs to address, including:

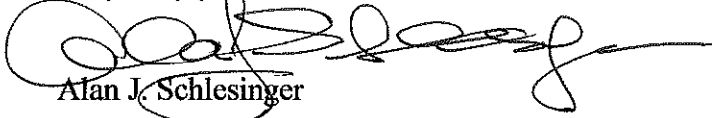
1. Timeline for utilities, the project and Walnut Street
2. Crash data and options for the Austin Street/Walnut Street intersection
3. Preferences for direction of traffic on Austin Street during construction
4. Preferences for direction of traffic on Bram Way during and after construction

To the extent that any of these items may not be complete by October 23 we will make every effort to have them to the Committee as soon as possible with a view toward a full discussion on October 29.

Marc C. Laredo, Chairman  
October 16, 2015

If there is anything that you or any member of the Board believes we have been or should be asked to produce I hope it will be brought to my attention or to Planning.

Very truly yours,



Alan J. Schlesinger

AJS:sjk

cc: Board of Aldermen  
Ouida C.M. Young, Attorney  
Alexandra Ananth