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February 15, 2019

Gregory R. Schwartz, Chairman
Land Use Committee
City of Newton
1000 Commonwealth Ave.
Newton, MA 02459

Re: Northland Needham Street Petitions # 425-18 and #426-18

Dear Chairman Schwartz:

Northland wishes to update you and the Committee as to what would have been presented on February 12 but for the snow cancellation.

Our intention was to present the plans which had been submitted with my letter of February 6, 2019. We wanted to emphasize that the design team has been augmented by additional consultants engaged specifically to review and implement changes proposed by the City's peer reviewers, and that the design team has been meeting continuously and intensely since November to shift perspective and to be open to new ideas.

The single greatest change in the plans is the decision to move the parking underground and to reduce the parking from a proposed 1953 spaces to approximately 1595. The reduction in parking is partially allowed by the reduction in retail space which also leads to a significant drop in traffic generation at peak hours. The smaller underground parking in turn allows for Buildings 5 and 6 to be split into smaller, more permeable pieces and for creation of the "Laneways" as limited access residential courtyards. We look forward to giving you a better feeling for the Laneways in March.

We noted that the reduction in retail space is in fact reflective of the comments of RKG in its peer review, and we appreciate their comments.

You did receive the Planning Department report on February 8. It is a source of pride to Northland that the report says in part:

"The proposal to locate the parking in Buildings 5 and 6 entirely underground results in a dramatic improvement to the massing and permeability of these buildings and presents exciting opportunities for additional open spaces. This change

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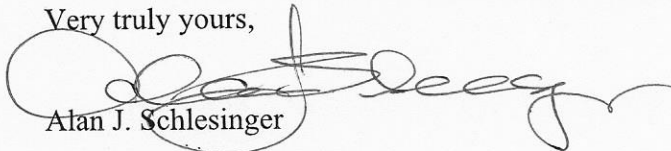
also improves circulation and helps solve the problem of locating typical back of house uses (trash, loading, garage entrances, etc.) in buildings that previous had no back side. The revised location of the mobility hub also helps mitigate the concerns that Building 7 would be oriented more towards the interior of the site, ignoring Needham Street. The increase in open space and relocation of the community building also appear to be positive.”

We have also today filed with Planning the following additional documents:

1. Site Plan revisions from VHB dated February 14 as response to the Horsley Witten plan review.
2. Revised Traffic Impact Analysis of VHB based on the revised plan and program
3. Revised Fiscal Impact report of Fougere Planning based on the revised program
4. Revised Economic Report of LandWise based on the revised program.

We are hopeful that these documents can be reviewed by the City’s peer reviewers and Planning in advance of the March 12 hearing date, and you are aware that we have requested that one additional hearing date be scheduled in April or May.

Very truly yours,



Alan J. Schlesinger

cc: Land Use Committee
Planning Board
Planning Department
City Clerk