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May 10, 2019

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

Re: Northland Newton Development Petitions ## 425-18, 426-18

Dear Chairman Schwartz,

Northland's design team is looking forward to our presentation on May 14, and we thought it would be useful in advance to review what has been submitted to the Committee and to preview what we expect to present.

Since our last hearing on April 9 you should have received a series of supplementary documents in addition to the transportation responses which were reviewed at the April 30 Committee meeting. There is a good deal of material to keep straight so perhaps it would be helpful to summarize what we have submitted and to preview our presentation of Tuesday.

Documents you have received include:

- (i) Plan set dated April 12, 2019 of 120 pages. These plans are the full filing set to conform to the site plan and building changes previewed at the March hearing. We have not noted, but the Committee should be aware that in addition to the open space and permeability revisions and the parking reduction the plans also show a reduction in floor area from 1,920,000 s.f. to 1,392,000 s.f.. That is, the design changes have resulted in a 27% reduction in gross floor area as defined in the Zoning Ordinance;
- (ii) Sustainability Report of Lambert Sustainability dated April 18, 2019. This report will be the basis of our sustainability presentation on Tuesday;
- (iii) Water/Sewer/Stormwater Memorandum of VHB dated April 18, 2019. The main points of this report will be summarized in the sustainability presentation;
- (iv) Revised 3d Model dated April 12, 2019;

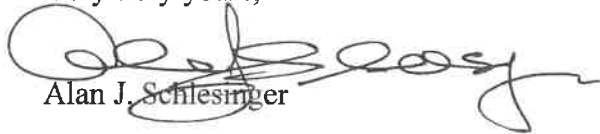
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- (v) Design Guidelines Draft dated May 8, 2019. The Design Guidelines have been substantially revised in format and content since the prior Guidelines of October 2018. This process was initiated by the Planning Department engaging Form + Place as peer review consultants. Planning, Form + Place and Northland have been working for the past month to revise the Design Guidelines to provide a format for not only the Northland Newton Development but also for other developments in the City. Our presentation on Tuesday will discuss how the Design Guidelines can inform and scope the construction and final documentation for the project. This is a new approach to planning, and it provides a very exciting opportunity;
- (vi) LEED “Primer” describing the LEED rating system and the levels of certification. We hope this is helpful to the Committee;

We look forward to discussing all these issues on Tuesday.

Very truly yours,


Alan J. Schlesinger

AJS:sjk

cc: Land Use Committee
Planning Board
Barney Heath, Jennifer Caira