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August 6, 2018

BY HAND

Marc C. Laredo, President
David A. Kalis, Vice President
Gregory R. Schwartz, Chairman, Land Use Committee
Richard A. Lipof, Vice Chairman, Land Use Committee
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: The Northland Newton Development

Dear Councilors Laredo, Kalis, Schwartz, and Lipof,

We are pleased to advise you that we have today filed on behalf of Northland Investment Corporation petitions for re-zoning and special permits for the Northland Newton Development on Needham Street and Oak Streets, Ward 5.

As you know, this development has been in the planning stages for several years and was publicly announced in late 2016. Since that time Northland has been actively involved with extensive community outreach at both the local and citywide levels. The design of the development has evolved through these informed discussions.

The program for the development is described in the application and related plans and incorporates:

- A request to re-zone 22.6 acres on the West side of Needham Street from MU-1 to BU-4.
- Requests for special permits to allow a mixed use development consistent with the City's Comprehensive Plan and the Needham Street Vision Plan.
- 13 buildings varying from 3 to 8 stories and significant public open space, community space, and connectivity to the Upper Falls Greenway, Newton Upper Falls village, and Needham Street.
- 822 housing units of which 15% (123 units) will be inclusionary housing, creating Newton's largest inclusionary housing development to date.

SCHLESINGER AND BUCHBINDER, LLP

Councilors Laredo, Kalis, Schwartz, and Lipof

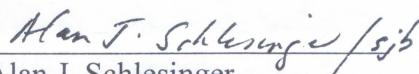
August 6, 2018

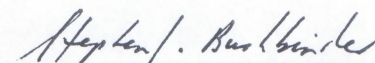
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- 193,200 gross square feet of office space.
- 237,097 gross square feet of other commercial space.
- 1,953 parking spaces and 1,129 bicycle spaces.

We know that the petitions will be of considerable public interest, and we look forward to working with the Council on this important development.

Very truly yours,


Alan J. Schlesinger


Stephen J. Buchbinder

SJB/mer

- cc: Councilor Allan L. Ciccone, Jr.
Councilor Alison M. Leary
Councilor Maria Scibelli Greenberg
Councilor Susan S. Albright
Councilor Jacob D. Auchincloss
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Councilor Cheryl Lappin

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- Mr. Barney Heath
Mr. James Freas
Ms. Jennifer Caira
Ouida C.M. Young, Esquire