

SPECIAL PERMIT APPLICATION

TO THE NEWTON CITY COUNCIL

The undersigned hereby makes application for a permit to erect and use, to alter and use, or to make such uses as may be hereinafter specified of a building or buildings at the location and for the purpose hereinafter specified under the provisions of Chapter 30 of the Revised Ordinances, 2015, as amended, or any other sections..

PLEASE REFERENCE SECTION(S) OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

See attached list.

- PETITION FOR:
- Special Permit/Site Plan Approval
- Extension of Non-Conforming Use and/or Structure
- Site Plan Approval

STREET 156 Oak Street, 275-281 Needham Street, and 55 Tower Road WARD 5

SECTION(S) 51 BLOCK(S) 0028 LOT(S) 0005, 0005A, 0006

APPROXIMATE SQUARE FOOTAGE (of property) 986,610 sf ZONED MU-1 (to be rezoned BU-4)

TO BE USED FOR: a new mixed use development incorporating office, retail, commercial restaurant, public space and residential uses

CONSTRUCTION: See attached

EXPLANATORY REMARKS: See attached.

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the City Council in connection with this application.

PETITIONER (PRINT) Northland Oak Street, LLC

ADDRESS 2150 Washington Street , Newton, MA 02462

TELEPHONE N/A E-MAIL N/A

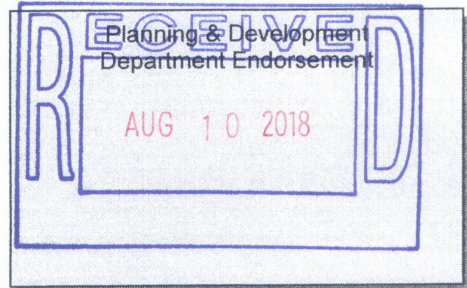
SIGNATURE OF OWNER [Signature]
By: Peter Standish, duly authorized

PETITIONER Northland Tower Road Investors LLC

ADDRESS 2150 Washington Street , Newton, MA 02462

TELEPHONE N/A E-MAIL N/A

SIGNATURE OF OWNER [Signature]
By: Peter Standish, duly authorized



PETITIONER Needham Street Associates
ADDRESS 2150 Washington Street , Newton, MA 02462
TELEPHONE N/A E-MAIL N/A
SIGNATURE OF OWNER *Peter M. Standish*
By: Peter Standish, duly authorized

ATTORNEY Alan J. Schlesinger, Esquire
ADDRESS 1200 Walnut Street, Newton, Massachusetts 02461-1267
TELEPHONE 617-965-3500 E-MAIL aschlesinger@sab-law.com

PROPERTY OWNER Northland Oak Street, LLC
ADDRESS 2150 Washington Street , Newton, MA 02462
TELEPHONE N/A E-MAIL N/A
SIGNATURE OF OWNER *Peter M. Standish*
By: Peter Standish, duly authorized

PROPERTY OWNER Northland Tower Road Investors LLC
ADDRESS 2150 Washington Street , Newton, MA 02462
TELEPHONE N/A E-MAIL N/A
SIGNATURE OF OWNER *Peter M. Standish*
By: Peter Standish, duly authorized

PROPERTY OWNER Needham Street Associates
ADDRESS 2150 Washington Street , Newton, MA 02462
TELEPHONE N/A E-MAIL N/A
SIGNATURE OF OWNER *Peter M. Standish*
By: Peter Standish, duly authorized

SECTIONS OF THE ORDINANCE FROM WHICH RELIEF IS REQUESTED:

Special Permit under Section 7.3.3 and Site Plan Approval under Section 7.4

Special permits under specific Sections:

4.1.2.B.1; 4.1.2.B.3; 4.1.3; 4.4.1; 5.1.4.A; 5.1.4.C; 5.1.8.B. 1; 5.1.8 B. 2; 5.1.8.B.6; 5.1.8.D.2; 5.1.9A; 5.1.9.B.1; 5.1.9.B.2; 5.1.9.B.3; 5.1.9.B.4; 5.1.10; 5.1.10.A.1; 5.1.12; 5.1.13; 5.2; 5.2.13; 5.4.2; 7.3; 7.4; and 7.8.2.C

CONSTRUCTION: Combination of podium with wood frame, steel frame, concrete and steel garages, facades of metal, masonry, glass, aluminum metal panels, cementitious siding

EXPLANATORY REMARKS:

Property Description

The Property consists of three lots in the MU-1 zoning district

- 156 Oak Street, Section 51 Block 28 Lot 5A
- 55 Tower Road Section 51 Block 28 Lot 5
- 275-281 Needham Street Section 51 Block 28 Lot 6

all under common control of Northland Investment Corporation. The total area of the three lots is 22.6 acres, or 986,610 square feet.

Project Description

The Applicant proposes to change the zoning of the Property to the BU-4 District and by special permit to construct:

- Residential Units: 822 total 123 Affordable (15%)
 - Studios: 82 12
 - 1-Bdrms: 371 56
 - 2-Bdrms: 329 49
 - 3-Bdrms: 40 6
 - Live/Work Units: 4 (included in numbers above)
 - Artist Live/Work Studios: TBD
- Residential Space: 1,089,080 SF Gross Floor Area (845,300 SF useable)
- Office Space: 193,200 SF Gross Floor Area (180,000 SF useable)
- Retail Space: 237,097 SF Gross Floor Area (185,200 SF useable)
- Community Space: 4,000 SF Gross Floor Area (4,000 SF useable)

RECEIVED
 Newton City Clerk
 2018 AUG 13 AM 10:49
 David A. Olson, CMC
 Newton, MA 02459

- Parking-Shared
 - Residential
 - Cars: 822
 - Bikes: 824
 - Retail
 - Cars: 586
 - Bikes: 282
 - Office
 - Cars: 545
 - Bikes: 50
 - Total Car Parking: 1,953¹
 - Total Bike Parking: 1,129

Requested Relief

The Applicant is seeking a special permit for:

(1) the following uses, some of which may not be included within the Project from time to time, but all of which are required pursuant to Section 4.4.1: (a) residential use on the ground floor; (b) restaurant; (c) restaurants of over 50 seats; (d) school or other educational purposes, for-profit; (e) standalone ATMs; (f) drive-in business; (g) open air business; (h) hotel; (i) parking facility - accessory multi-level; (j) parking facility - non-accessory single level; (k) parking facility - non-accessory multi-level; (l) place of amusement; (m) radio or TV broadcasting studio; (n) laboratory and research facility; Section 4.4.1;

(2) a development of more than 20,000 square feet pursuant to Section 4.1.2.B.1;

(3) building heights of up to 96' pursuant to Section 4.1.3;

(4) buildings up to 8-stories pursuant to Sections 4.1.2.B.3 and 4.1.3;

(5) a floor area ratio of up to 2.0 pursuant to Section 4.1.3;

(6) a reduction in the overall parking requirement pursuant to Sections 5.1.4.A, 5.1.4.C, and 5.1.13 to not less than 1900 parking stalls²;

(7) waivers relating to the design of parking facilities pursuant to Section 5.1.13, including: (a) parking stall dimensions required pursuant to Section 5.1.8.B. 1 and 5.1.8 B. 2; (b) screening and interior landscaping requirements of Section 5.1.9A and 5.1.9B; (c) lighting, surfacing, and maintenance requirements of Section 5.1.10 and 5.1.10.A.1; (d) number of off-

¹ Parking in Building 6 is used by both residential and commercial uses

² Relief is sought in the alternative for 1.25 parking spaces per dwelling unit (Section 5.1.4A) and 1/3 reduction for a combination of uses (Section 5.1.4 C) resulting in a net requirement of 2255 spaces and an additional waiver of 355 spaces under Section 5.1.13 to allow a minimum of 1900 spaces

street loading facilities required pursuant to Section 5.1.12; (e) end stall maneuvering space requirements of Section 5.1.8.B.6; (f) 5% interior landscaping requirement of Section 5.1.9.B.1; (g) interior planting area requirements of Section 5.1.9.B.2; (h) tree requirements of Section 5.1.9.B.3; (i) bumper overhang requirements of Section 5.1.9.B.4; (j) 1-foot candle lighting requirements of Section 5.1.10.A.1; and (k) loading requirements of Section 5.1.12; (l) driveway width limitation of Section 5.1.8.D.2

(8) a comprehensive sign package pursuant to Sections 5.2 and 5.2.13; and

(9) to the extent necessary, an extension of a nonconforming front setback and nonconforming retaining wall pursuant to Sections 4.1.3, 5.4.2 and 7.8.2.C.

(10) amendment of non-conforming loading docks at 156 Oak Street pursuant to Section 5.1.13, 7.8.2.C.