



Ruthanne Fuller
Mayor

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ZONING BOARD OF APPEALS

Adrianna Henriquez, Board Clerk

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DECISION

15 Riverdale Avenue, Newton, Massachusetts Comprehensive Permit

Decision Number: #01-20

Date Application Filed: January 6, 2020

Applicant: CPC Land Acquisition Company, LLC

Premises Affected: 15 Riverdale Avenue (SBL 11002 0007)

Relief Requested: Comprehensive Permit, G.L. c. 40B, §§ 20-23

Public Notice: January 22, 2020 and January 29, 2020

Public Hearing Dates: February 5, 2020; April 1, 2020; May 6, 2020; June 3, 2020; June 17, 2020

Decision of the Board: Approved with Conditions

Members Voting: Brooke K. Lipsitt, (Chair); Bill McLaughlin (Vice-Chair); Mike Rossi; Barbara Carboni; Stuart Snyder; Treff LaFleche (Alternate)

Date of Decision: June 17, 2020

PROCEDURAL HISTORY

1. On October 29, 2019, Massachusetts Housing Finance Agency (“MassHousing”) issued a Project Eligibility Letter (“PEL”) to CPC Land Acquisition Company, LLC (the “Applicant”).
2. On January 6, 2020, the Applicant applied for a Comprehensive Permit, pursuant to G.L. Chapter 40B, §§ 20-23 (the “Act”) to construct a mixed use development with 204 residential rental units, 627 square feet of retail space, 2,046 square feet of tenant/neighborhood amenity space, and 1,790 square feet of community space, known as “Residences on the Charles,” (the “Project”) on approximately 3.4 acres of land located at 15 Riverdale Avenue in Newton, Massachusetts (the “Site”).
3. The materials submitted by the Applicant in the application and/or entered into the record during the public hearing include:
 - a. Application for Comprehensive Permit dated December 19, 2019 and submitted January 6, 2020 including the following plans for Residences on the Charles, 15 Riverdale Avenue, Newton, MA
 - i. Site Development Plan dated December 11, 2019 consisting of 25 sheets;
 - ii. Landscape Plan dated August 2, 2019, consisting of 3 sheets;
 - iii. Utilities Plan dated December 11, 2019, consisting of 1 sheet;
 - iv. Existing Conditions Site Plan dated December 11, 2019, consisting of 1 sheet;
 - v. Architectural Plans dated November 20, 2019, consisting of 20 sheets;
 - vi. Aerial Photograph undated, consisting of 1 sheet; and
 - vii. Context Photographs undated, consisting of 2 sheets;
 - b. Correspondence from Schlesinger and Buchbinder LLP dated January 14, 2020 and a full-sized plan set;
 - c. Letter from Fair Housing Committee to the Zoning Board of Appeals dated February 5, 2020;
 - d. Letter from Green Newton to the Zoning Board of Appeals dated January 28, 2020;
 - e. Public Hearing Memorandum from City of Newton Department of Planning and Development to the Zoning Board of Appeals dated January 31, 2020;
 - f. Correspondence from Schlesinger and Buchbinder LLP dated March 13, 2020 including a summary of changes to the project, sustainability measures and the following plan sets: “Site Development Plans for Residences on the Charles 15 Riverdale Avenue Newton MA” dated March 13, 2020 consisting of twenty-one (21) sheets; Plan set entitled “15 Riverdale Avenue Newton, MA CPC Land Acquisition Company, LLC” dated March 13, 2020 consisting of thirty (30) sheets;
 - g. Public Hearing Memorandum from City of Newton Department of Planning and Development to the Zoning Board of Appeals dated March 26, 2020;
 - h. Correspondence from Schlesinger and Buchbinder LLP dated April 22, 2020 including a summary of changes to the project and the following plan sets: Architectural Plans dated April 21, 2020 by ICON Architecture consisting of twenty-seven sheets; Civil Engineering Plans dated April 17, 2020 by Allen & Major Associates consisting of twenty-five sheets; Memorandum from Criterion

Development Partners dated April 22, 2020 responding to the comments raised in Horsley Witten's March 25, 2020 Peer Review and the Planning Department's report dated March 26, 2020; and Sustainability Report prepared by Lambert Sustainability and dated April 22, 2020;

- i. Letter from the Building Standards Committee of Green Newton, dated February 5, 2020;
 - j. Letter from Councilor Maria Scibelli Greenberg, dated January 31, 2020;
 - k. Letter from City Council President Susan Albright and City Councilors Andreae Downs, Jake Auchincloss, Alicia Bowman, Victoria Danberg, Alison Leary, and Brenda Noel, dated April 24, 2020;
 - l. Letter dated April 28, 2020 from Green Newton;
 - m. Planning Department Public Hearing Memorandum dated April 30, 2020;
 - n. Correspondence from Schlesinger and Buchbinder LLP dated May 21, 2020 including a summary of changes to the project and the following: Memorandum from MDM Transportation Consultants dated May 19, 2020 responding to the comments raised in Green, International's April 30, 2020 Peer Review and the Planning Department's report dated April 30, 2020; Memorandum from ICON Architecture dated May 20, 2020 responding to issues raised by the Planning Department's report dated April 30, 2020; Parking Summary and Plans from Criterion Development Partners dated May 18, 2020; 15 Riverdale Avenue Conceptual Signage Plan dated May 21, 2020 and prepared by Criterion Development Partners;
 - o. Correspondence from Schlesinger and Buchbinder LLP dated May 29, 2020 including a summary of changes to the project and the following: Memorandum from Criterion Development Partners, dated May 28, 2020, responding to the Horsley Witten Group's peer review dated March 25, 2020 and revised to May 22, 2020; Memorandum from Criterion Development Partners, dated May 28, 2020, outlining the mitigation measures which the applicant is offering as part of the pending Comprehensive Permit Application; Revised Waiver List;
 - p. Letter dated May 28, 2020 from Newton Transportation Advisory Group (TAG);
 - q. Letter dated May 29, 2020 from Bike Newton;
 - r. Letter dated June 7, 2020 from Peter Barrer; and
 - s. Letter dated June 10, 2020 from GreenNewton.
4. The Zoning Board of Appeals for the City of Newton (the "Board") opened a duly noticed public hearing on February 5, 2020. A second session of the public hearing was held on April 1, 2020 via Internet video conferencing, pursuant to Massachusetts executive order, *Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, Section 20* (March 10, 2020), and Chapter 53 of the Acts of 2020, an *Act To Address Challenges Faced by Municipalities and State Authorities Resulting from COVID-19* (April 3, 2020). Additional sessions of the public hearing were held on May 6, 2020, June 3, 2020, and June 17, 2020, all via Internet video conferencing pursuant to the aforementioned Executive Order and Act.
 5. On June 17, 2020, the Board closed the public hearing.

6. The Board deliberated on the Application at a public hearing held on June 17, 2020, and voted to grant a Comprehensive Permit subject to the Conditions listed below.
7. As required by the Act, the Board notified all applicable local boards, commissions and departments of the filing of the Application by sending a copy thereof to such local boards, commissions, and departments for their recommendations, all of which have been made a part of the record of these proceedings and have been taken into consideration by the Board in rendering its Decision.
8. During the course of the public hearing, City staff, boards/commissions, peer reviewers, local residents, and technical experts submitted extensive oral and written testimony with respect to the Project on issues of site design, open space, massing, scale, pedestrian scale, streetscapes/public realms, feasibility of the parking plan; geotechnical studies including but not limited to foundation method, construction means and methods, groundwater impact, soil conditions and testing for hazardous materials, groundwater impacts; construction management planning, protection of abutters' properties during construction, emergency access during construction; parking demand, parking design and management, and parking ratios; studies to assess intensity of use related to the mixed use program; shadow impacts, traffic and pedestrian safety, rubbish and recycling management; site circulation, access/egress, stopping site distance, and integration and coordination of functions occurring in the ground plane including but not limited to truck deliveries, trash/recycling pickup, ride share drop-off and pick-up, snow removal; and stormwater management.
9. The following consultants and independent peer reviewers assisted the Board in its review of the Application:
 - a. Transportation
Corrine Tobias
Green International Affiliates, Inc.
 - b. Site Design, Open Space, Civil Engineering
Janet Bernardo and Jon Ford
The Horsley Witten group
10. The following representatives and members of the Applicant's licensed design team presented oral and written testimony to the Board:
 - a. Stephen Buchbinder, Esq., Katherine Adams, Esq. and Julie Ross, Esq., Schlesinger and Buchbinder, LLP
 - b. Jack Englert, Executive Vice President and Principal of Criterion Development Partners and Manager of CPC Land Acquisition Company, LLC
 - c. Nancy Ludwig, President and Senior Principal at ICON Architecture

- d. Tim Williams, Principal of Allen & Major Associates, Inc.
- e. Bob Michaud, Managing Principal of MDM Transportation Associates
- f. Michelle Lambert, Principal of Lambert Sustainability
- g. Melissa Mintz, Mintz Development Group

FINDINGS

1. The Applicant received a project eligibility letter for the Project from MassHousing, dated October 29, 2019, finding that the Project is eligible under the New England Fund housing subsidy program, and at least 25% of the units will be available to households earning at or below 80% of the Area Median Income (“AMI”), adjusted for household size, as published by the U.S. Department of Housing and Urban Development. In accordance with 760 CMR 56.04(6), the Board considers the issuance of the PEL to be conclusive evidence that the Project and the Applicant have satisfied the project eligibility requirements to receive a comprehensive permit.
2. The Board finds that the Applicant has complied with all of the rules and regulations of the City of Newton as they pertain to the application for a comprehensive permit.
3. The Site is located at 15 Riverdale Avenue in the Manufacturing Zoning District.
4. Existing conditions at the Site consist of 148,563 square feet (3.41 acres) of land improved with a single-story structure containing approximately 52,000 square feet of gross floor area, and a single-story structure of 1,136 square feet with the majority of the site being impervious.
5. The Site is located in a walkable area less than one mile from the following public transit services: MBTA bus routes 52, 57, 59, 70, 71, 502, and 504, including buses providing connections to Boston, Cambridge, and other surrounding communities. The site also provides access to the Department of Conservation and Recreation’s Charles River bike path.
6. The Project as proposed meets many of the goals and smart growth strategies in Newton’s Comprehensive Plan such as:
 - a. locating additional housing units near public transit
 - b. creating affordable housing in Newton
 - c. showing respect for neighborhood context through its design
 - d. strengthening alternatives to single-occupancy vehicle trips by providing bicycle accommodations, a 1.1 parking ratio, and transportation demand management contributions.

7. The Site is an appropriate location for the proposed mixed-use development due to its location proximate to the village of Nonantum and to Watertown Square, as well as its adjacency to public open spaces.
8. The Project provides community space, which will be open to the public and increases public access to the Charles River.
9. The Project as proposed achieves several goals of the Climate Action Plan by reducing the heat island effect, providing stormwater management, and by reducing reliance on single-occupancy vehicles.
10. The proposed sustainability plan meets many of the City's goals outlined in both the Comprehensive Plan and Climate Action Plan such as lessening the negative environmental impacts of new development, reducing energy demand, and keeping ongoing operating and maintenance costs down, thus serving interests in housing affordability as well as natural resource protection.
11. The Board finds that the Site is an appropriate location for the proposed Project because the increase in density will not have an adverse impact on the neighborhood.
12. The Board finds that the project will provide 51 deed restricted housing units, 49 of which will be affordable to households earning up to 80% of Area Median Income, one of which will be available to a household earning up to 65% of median income, and one of which will be available to a household earning up to 50% of median income. As conditioned by this Decision, the proposed development is consistent with local needs and will provide housing for individuals with an AMI of 80% or less.
13. The Board finds that the Applicant has successfully developed and managed other projects containing affordable housing in Massachusetts.
14. In accordance with City Ordinance Chapter 29, §§ 167-174, the Board finds that there is good cause, based in part on other mitigation and community benefits offered by the Applicant, to waive 75% of the required infiltration/inflow mitigation for the Project. Therefore, the fee shall be reduced to \$446,000.00.
15. The Board heard the concerns of City staff, boards, commissions, departments, and residents and weighed them against local needs. The Board finds that the Project, as conditioned below, is Consistent with Local Needs, as that term is defined in 760 CMR 56.02, as required by the Act.
16. The Board finds that the conditions imposed in this Decision are necessary in order to address Local Concerns, as that term is defined in 760 CMR 56.02. At no time during the public hearing did the Applicant indicate that any conditions may render the Project uneconomic, and therefore the Board finds that the conditions set forth herein will not render the Project uneconomic. To the extent that such conditions may render the Project

uneconomic, the Board finds that the Local Concerns outweigh the potential benefits of the proposed affordable units.

17. The Board acknowledges concerns raised by abutters and other interested parties. The Board finds that despite these concerns, the Project addresses local and regional housing needs.
18. The Applicant has had the opportunity to review the following conditions and has no objections.

DECISION

Pursuant to the Act, after convening a public hearing and making findings of fact, the Board grants a Comprehensive Permit to the Applicant for the Project, encompassing the enumerated waivers set forth herein and subject to the following conditions of approval set forth below.

CONDITIONS

GENERAL CONDITIONS

1. All buildings, parking areas, driveways walkways, landscaping and all other site features associated with this Comprehensive Permit shall be located and constructed consistent with the plans identified in Schedule A, and which are incorporated by reference (collectively, the “Approved Plans”).
2. Prior to the issuance of any building permits, the Applicant shall submit a complete final set of architectural plans including elevations, signed and stamped by an architect, dimensioned site plans, engineering plans, storm water drainage plans, landscaping plans, and utility plans, signed and stamped by a professional engineer, consistent with the Approved Plans listed/referenced in Condition 1. To the extent that the final plans referenced in this Condition differ from the Approved Plans, the Applicant shall request a consistency ruling from the Commissioner of Inspectional Services.
3. With respect to the Applicant’s request for waivers from local ordinances and regulations, the Board approves only those waivers listed in this Decision. The Project shall comply with all applicable local ordinances, rules, and regulations not expressly waived, including the payment of all applicable permit fees. The Project shall also comply with all applicable state and federal laws, codes, regulations, and standards.
4. The City will not issue a building permit for the Project without final approval from the Subsidizing Agency.
5. Copies of all state and federal permits and approvals related to the Site or the Project shall be submitted to the City’s Department of Planning and Development as well as the Law Department for review to ensure consistency and compliance with this Decision.

6. Before any site clearing, grading, demolition or construction may begin on site, the Applicant shall submit a municipal lien certificate that shows all assessments and betterments have been paid in full and there are no outstanding municipal liens on the property.
7. Unless extended by the Newton Zoning Board of Appeals upon a finding of good cause, this Comprehensive Permit Decision shall lapse and become void if construction is not commenced within three years of the date on which it is filed with the City Clerk. For purposes of this paragraph only, commencement of construction is defined as the issuance of a building permit (other than a demolition permit) for all or any portion of the Project.
8. The Applicant shall use its best efforts to secure a building permit within one year of the filing of this Comprehensive Permit Decision with the City Clerk to ensure that the units remain eligible for inclusion on the City’s Subsidized Housing Inventory.
9. This Comprehensive Permit Decision, and all conditions herein, shall run with the land and be binding on any heirs, successors or assigns of the Applicant. In the event that this Project, the comprehensive permit or any of the obligations therein are sold, transferred, sub-contracted, or otherwise made the obligation(s) of an entity other than the original Applicant, the successor or subcontractor shall be bound by all of the terms and conditions of this Comprehensive Permit Decision.

HOUSING CONDITIONS

10. The Project shall include 204 units of rental housing, as listed in the following table:

Unit Type	Number of Units	Number of Affordable Units
Studio	20	5
One Bedroom	87	22
Two Bedroom	74	18
Three Bedroom	23	6

11. Twenty five percent (25%) of the units, which is 51 units, shall be affordable to households earning at or below 80% of the AMI, adjusted for household size, as published by the U.S. Department of Housing and Urban Development (the “Affordable Units”).
12. Forty-nine (49) of the Affordable Units shall be affordable to households at 80% of AMI. One (1) of the 2-bedroom Affordable Units shall be affordable to a household earning up to 65% of AMI. One (1) of the 3-bedroom Affordable Units shall be affordable to a household earning up to 50% of AMI.
13. All 51 Affordable Units shall be and shall remain affordable in perpetuity at the affordability levels set forth herein through the execution of the Regulatory Agreement.

14. All units, including both the Affordable Units and the market rate units, shall be eligible for inclusion on DHCD's Subsidized Housing Inventory (SHI) in perpetuity in accordance with DHCD Guidelines.
15. Unless otherwise required by MassHousing, the Affordable Units shall be dispersed throughout the Project and shall have approximately the same bedroom "ratio" or "mix" as the other units in the Project. Each residential building shall have approximately 25% Affordable Units.
16. The Affirmative Fair Housing Marketing and Resident Selection Plan shall meet the requirements of DHCD's Guidelines for G.L. c. 40B Comprehensive Permit Projects.
17. The Applicant shall provide evidence of MassHousing's approval of the Affirmative Fair Housing Marketing and Resident Selection Plan prior to commencing any marketing of the units.
18. If certificates of occupancy are sought on a per unit basis, then no more than three certificates of occupancy (temporary or final) shall be issued for market rate units until at least one certificate of occupancy (temporary or final) is issued for an Affordable Unit. At no point will the number of certificates of occupancy issued for Affordable Units be less than 25% of all certificates of occupancy issued.
19. No residential unit or building shall be constructed to contain or be marketed and/or rented as containing more bedrooms than the number of bedrooms indicated for said unit in the Approved Plans referenced in Condition #1 and Condition #10.
20. A second-Regulatory Agreement (the "City Regulatory Agreement"), in a form approved by the City Law Department, shall be entered into by the Applicant and the City and shall be executed and recorded prior to expiration of the initial Regulatory Agreement, and shall remain effective for so long as the Project exists. The Applicant shall enter into the City Regulatory Agreement to continue such restrictions and the terms of the City Regulatory Agreement shall be consistent with the terms of this Decision and with the customary terms of the City's Regulatory Agreements. At a minimum, the City Regulatory Agreement shall require: (i) that the Project shall remain 25% affordable in perpetuity; (ii) that 25% of the units in the Project shall be affordable and rented to low and moderate income households as that term is defined in G.L. c. 40B, §§ 20-23 as set forth in Condition #12; and (iii) annual monitoring and reporting to ensure compliance. The City Regulatory Agreement shall constitute a restrictive covenant and shall be recorded against the Property and shall be enforceable by the City.

MITIGATION/OFFSITE IMPROVEMENT CONDITIONS

21. The Applicant shall make payments in the aggregate amount of \$446,000.00 to the City for infrastructure improvements for inflow and infiltration (I&I). Payments shall be made as follows:
 - a. \$223,000.00 at the first building permit for the Project.
 - b. \$223,000.00 at the first residential unit occupancy permit (temporary or final) in the Project.

22. Prior to the issuance of any certificate of occupancy (temporary or final) for the final dwelling unit, the Applicant shall make the following improvements to the easterly edge of Forte Park (the "Forte Park Improvements"):
 - a. Prune existing trees of diseased and dead wood.
 - b. Remove invasive knotwood and replace it with native shrubs.
 - c. Remove the existing chain link fence and invasive weeds and replace them with a new 5-foot tall vinyl fence and native shrubs.
 - d. Perform minor grading.
 - e. Plant 28 new shade flowering and evergreen trees along the park edge.
 - f. Construct two accessible paths of no less than eight feet in width between the Project and the easterly edge of Forte Park.

In order to accomplish these Forte Park Improvements, as well as for construction staging purposes, the Applicant shall be permitted to access an approximately 40 foot wide strip of City-owned land to the west of the building along Forte Park, to Midland Street, and other locations as needed pursuant to a License Agreement in a form approved by the Law Department. All improvements and construction, as well as staging activities, within the limits of Forte Park shall be incorporated into the Construction Management Plan and shall be reviewed and approved by the Commissioner of Parks, Recreation, and Culture and the Director of Urban Forestry. The Applicant shall be responsible for repairing any portion of Forte Park prior to the issuance of any certificates of occupancy (temporary or final) for the final dwelling unit.

23. The Applicant shall be responsible for maintaining all plantings installed as part of the Forte Park Improvements for a period of two years following installation. Prior to the issuance of a final certificate of occupancy for the Project, the Applicant shall enter into an agreement with the City, in a form approved by the Law Department, obligating such maintenance and allowing the Applicant continued access to Forte Park to perform such maintenance.

24. Prior to the issuance of any building permit, other than a demolition permit, the Applicant shall pay the sum of \$200,000 to the City for upgrading the light fixtures at Forte Park and/or any related expenditures deemed necessary by the Commissioner of the Parks, Recreation, and Culture Department.
25. Prior to the issuance of any certificate of occupancy (temporary or final) for the final dwelling unit, the Applicant shall make improvements to land owned by the Commonwealth of Massachusetts Department of Conservation & Recreation (“DCR”) (the “DCR Improvements”) in accordance with a Scope of Work to be submitted to the Director of Planning and Development and the Commissioner of the Parks, Recreation and Culture Department for review and approval.
 - a. The Applicant shall provide a Memorandum of Understanding/License Agreement between the Applicant and DCR for the improvements described in the Scope of Work to be performed by the Applicant on the DCR’s property within 12 months from the date this Comprehensive Permit Decision is filed with the City Clerk, not including the time required to pursue or await the determination of an appeal pursuant to G.L c. 40B.
 - b. In the event DCR does not allow the Applicant to complete such improvements, the Applicant shall work with the Director of Planning and Development to identify other local improvements or other measures that the Applicant shall fulfill at a similar cost.
 - c. The Applicant shall coordinate with the DCR when building the proposed two new connections to the Charles River Greenway bike path.
 - d. Following completion of the Project, the Applicant must at all times allow for public access from Midland and Riverdale Avenues through the Site to land owned by the DCR.
26. The Applicant shall ensure the availability of a public bathroom facility at reasonable times for public users of the DCR path, café customers and the users of the Community Space.
27. The Applicant shall reconstruct Los Angeles Street from California Street to Midland Avenue consistent with the Approved Plans and in accordance with the City of Newton’s specifications, provided that the Applicant obtains the legally required assent from abutting property owner(s). The plans shall include vertical granite curbing and a five-foot wide sidewalk along the easterly edge of Los Angeles Street for the entirety of this length. The Applicant shall use best efforts to obtain all legally required permission to perform this work and such efforts must be documented to the Director of Planning and Development upon request. Prior to the issuance of any building permits for the vertical construction of the Project, the Applicant shall submit final plans for review and approval by the Director of Planning and Development and the Commissioner of Public Works in consultation with the Director of Transportation, and the City Engineer. Prior to the issuance of any certificates of occupancy (temporary or final) for the final dwelling unit, and at the

Applicant's sole cost and expense, the Applicant shall complete this work in accordance with the approved plans. If all or any portion of this work is not possible due to the inability to obtain property owners' permissions, the Applicant shall work with the Director of Planning and Development and the Commissioner of Public Works to identify other local improvements or other measures that the Applicant shall fulfill at a similar cost.

28. Prior to the issuance of any building permit for the Project, other than a demolition permit, the Applicant shall submit engineering site plans to the City Engineer, the Director of Planning and Development, and the Commissioner of Public Works for the improvements to the intersection of California and Bridge Streets as shown in Exhibit R1 "Conceptual Improvement Plan" of the May 19, 2020 MDM Transportation Consultants Memorandum, on file with the Clerk of the Board. Such work shall include:
 - a. Relocation of curbing along the northeast corner of the intersection to improve westbound lane alignment and expanded sidewalk area totaling approximately 150 linear feet;
 - b. Modification of accessible ramps at the northeast corner of the intersection within the area of improved sidewalks for compliance with current ADA design requirements including tactile strips and appropriate ramp grading;
 - c. Modification of commercial driveway apron to the extent practicable with associated design features necessary to ensure vehicles using the driveway do not impact the reconstructed access ramps proximate thereto;
 - d. Modification (reduction) of the corner radius at the southeast quadrant of the intersection and associated modification of accessible ramps at the southeast quadrant of the intersection for compliance with current ADA design requirements including tactile strips and appropriate ramp grading;
 - e. Modification/relocation of the existing pedestrian pushbutton/signal post as required at the northeast and southeast quadrants of the intersection to meet current ADA requirements for proximity to relocated/modified access ramps;
 - f. Restriping of the intersection as required within the intersection to provide appropriate lane alignment and crosswalk markings that comply with guidance as set forth in the most current edition of the Manual on Uniform Traffic Control Devices (MUTCD).

In the event that the Massachusetts Architectural Access Board makes a determination that expanded intersection work beyond that specified by the Applicant under the referenced Exhibit is necessary to achieve compliance with ADA Standards for Accessible Design at the intersection or in the event the City prefers to pursue other improvements in the area, the Applicant may, at its option, pay the sum of \$150,000 to the City rather than complete the improvements.

Prior to the issuance of any certificates of occupancy (temporary or final) for the final dwelling unit, at the Applicant's sole cost and expense, the Applicant shall complete this work in accordance with the approved plans or make the alternative payment to the City. If Applicant completes the work, the City Engineer shall inspect and approve the improvements upon completion.

29. Prior to the issuance of any building permit for the Project, other than a demolition permit, the Applicant shall submit engineering site plans for review and approval to the City Engineer, the Director of Planning and Development, and the Commissioner of Public Works for the improvements to the intersection of California and Los Angeles Streets as shown in Exhibit R2 "Conceptual Improvement Plan" of the May 19, 2020 MDM Transportation Consultants Memorandum, on file with the Clerk of the Board. Such work shall be updated to include the following additional improvements:
 - a. Upgrading the pedestrian curb cut at the southwest corner of the intersection to modern standards.
 - b. Moving the "No Parking Sign" on the northern side of California Street eastward by no more than fifty feet from the intersection of California Street and Riverdale Avenue.

Prior to the issuance of any certificate of occupancy (temporary or final) for the final dwelling unit, and at the Applicant's sole cost and expense, the Applicant shall complete this work in accordance with the approved plans. The City Engineer shall inspect and approve the improvements upon completion.

CONSTRUCTION CONDITIONS

30. The Applicant shall pay the reasonable fees of the City's consultants for review of the building permit plans or documents described herein or for inspections required during the construction phase.
31. All construction activity shall be limited to 7:00AM-7:00PM Monday through Friday and 8:00AM-7:00PM on Saturdays, excluding holidays, unless waived by the Mayor in accordance with Newton Ordinances, §20-13. Interior work may occur at times outside of the hours specified above, but only after the building is fully enclosed.
32. Prior to the issuance of any building permit for the Project, other than a demolition permit, the Applicant shall submit a Construction Management Plan (CMP) for review and approval by the Commissioner of Inspectional Services, the Director of Planning and Development, the Commissioner of Public Works, the Commissioner of Parks, Recreation, and Culture, the City Engineer, and the Fire Department. The Applicant shall comply in all material respects with the final Construction Management Plan, which shall be consistent with and not in conflict with relevant conditions of this Decision and shall include, but not be limited to, the following provisions:

- a. 24-hour contact information for the general contractor of the Project.
 - b. The proposed schedule of the project, including the general phasing of the construction activities and anticipated milestones and completion dates.
 - c. Site plan(s) showing the proposed location of the contractor and subcontractor parking, on-site material storage area(s), on-site staging area(s) for construction and delivery vehicles, and location of any security fencing.
 - d. Site plan(s) showing the construction and related activities within Forte Park.
 - e. Proposed methods for dust control including, but not limited to: covering trucks for transportation of excavated material; minimizing storage of debris on-site by using dumpsters and regularly emptying them using tarps to cover piles of bulk building materials and soil; and locating a truck washing station to clean muddy wheels on all truck and construction vehicles before exiting the site.
 - f. Proposed methods of noise control, in accordance with the City of Newton's Ordinance. Staging activities should be conducted in a manner that will minimize off-site impacts of noise. Noise-producing staging activities should be located as far as practicable from noise sensitive locations.
 - g. Tree preservation plan to define the proposed method(s) for protection of any existing trees to remain on site.
 - h. A plan for rodent control prior to demolition, during demolition, and during construction.
 - i. The CMP shall also address the following: safety precautions; anticipated dewatering during construction; site safety and stability; and impacts on abutting properties.
33. The Applicant shall be responsible for securing and paying police details that may be necessary for traffic control throughout the construction process as required by the Police Chief.
34. The Applicant shall be responsible for repairing any damage to public ways and public property caused by any construction vehicles traveling to or from the Site. All repair work shall be done prior to the issuance of the final certificate of occupancy, unless the Commissioner of Public Works determines either: (a) that the damage to the public way is so extensive that it limits the use of the public way; (b) that the damage interferes with traffic flow; or (c) that the damage poses a threat to public safety. In such cases, the repair work must be initiated within one month of the Commissioner making such determination and shall be conducted consistent with City Construction Standards, and shall be completed within an appropriate time frame, as determined by the Commissioner.

35. The Applicant shall retain the services of a qualified professional to prepare a site-specific mitigation plan to minimize bird strikes on the Project Site. Such plan shall be based on the architecture of the buildings and the Project's proximity to the Charles River. The mitigation plan must be submitted to the Director of Planning and Development for review and approval prior to the issuance of any certificate of occupancy (temporary or final) for the first residential unit. The Applicant shall implement the mitigation plan and submit a report measuring its effectiveness one year after the issuance of the final certificate of occupancy for the Project. If the mitigation plan is unsuccessful, the Applicant shall implement reasonable additional measures.
36. The new eastern, northern, and western drive aisles around Building 1 shall be porous pavement to allow for groundwater recharge and a reduction in stormwater runoff.
37. The Applicant shall designate a neighborhood liaison to communicate with the Nonantum Neighborhood Association, all property owners and businesses within 300 feet of the Site, and the Ward 1 City Councilors via email. The substance of the communication shall include updates related to key construction activities and facilitate an open line of communication between the General Contractor/Applicant and the neighborhood.
38. All at-grade internal courtyards and sidewalks, as well as sidewalks along the Project frontage and drive aisles around the buildings, shall be designed as shown on the final project plans, and, except as otherwise provided for herein, shall be open to the public upon completion of the Project. The Applicant is responsible for maintaining and plowing all above-referenced internal paved roadways and sidewalks, making sure they are kept in good and safe order.
39. All sidewalks and handicapped ramps shall be ADA compliant unless a variance for noncompliance is granted. A letter of compliance prepared by a professional engineer registered in the state of Massachusetts shall be submitted prior to issuance of an occupancy permit (temporary or final).
40. The Applicant shall locate all utility service lines on the Site underground. The Applicant shall also locate all utility service lines along the frontages of the Site underground.
41. Prior to the issuance of any building permit for the Project, other than a demolition permit, the Applicant shall prepare and submit a final Site Plan and Site Circulation Plan for review and approval by the Fire Department that confirms the Fire Department will have sufficient access to both buildings, confirms that fire access will function safely, and shows all hydrants and fire connections, and other features as may be required for Fire Department approval.
42. The Applicant shall submit final engineering, utility, and drainage plans, and an Operations and Maintenance plan for Stormwater Management, for review and approval by the City Engineer. Once approved, the O&M Plan must be adopted, implemented, and maintained by the Applicant, and recorded at the Middlesex South District Registry of Deeds. A copy of the recorded O&M shall be filed with the Engineering Division of Public Works, the

City Clerk, the Commissioner of Inspectional Services, and the Director of Planning and Development.

43. Prior to the issuance of any building permit for the Project, the Applicant shall submit a final photometric plan detailing lighting location and levels to the Commissioner of Public Works and the Department of Planning and Development for review and approval.
44. The Applicant shall notify the City and provide copies of any filings made in accordance with the Massachusetts Contingency Plan relating to any historical release of hazardous materials or the discovery of any new release.

SUSTAINABILITY CONDITIONS

45. The Applicant shall complete Passive House feasibility studies and energy modeling to determine the design and construction approach.
46. Building 1 (1A and 1B) shall achieve LEED v4 Residential Certifiability standards at the Silver level.
47. Building 2, floors two through four, shall achieve Passive House certification in accordance with the requirements of the Passive House Institute US (PHIUS), the Passive House Institute (PHI), or other recognized Passive House standards and/or certification organization.
48. Buildings 1 and 2 shall feature all electric heating, cooling, and cooking systems, as well as electric hot water.
49. Building 1's building envelope shall meet or exceed Stretch Code and Building 2 shall have a building envelope that meets Passive House standards.
50. The Applicant has committed to analyze, review and discuss with the Director of Planning and Development the achievement of LEED Gold v.4 certifiability for Building 1 as well as the inclusion of Level 2 electric vehicle charging stations, prior to the issuance of any building permit for the Project, in order to determine its feasibility.

TRAFFIC/PARKING CONDITIONS

51. The Project shall include 236 parking stalls.
52. Twenty-four (24) of the parking stalls shall be equipped with electric vehicle charging stations and an additional twenty-four (24) parking stalls shall be wired for electric vehicle use.
53. Of the twelve (12) visitor parking stalls, at least one (1) shall be ADA accessible.

54. On Midland Avenue, one parking stall shall be designed as an accessible parking stall and three parking stalls shall be reserved for visitors.
55. The cost of residential tenant parking for market-rate units shall be charged separately from residential tenant rents, with the same rental period for both the units and the parking. One (1) parking stall shall be available for each Affordable Unit without charge to the tenant of such unit. Prior to the issuance of any certificate of occupancy for a market rate unit (temporary or final), the Applicant shall provide evidence of such separation to the Director of Planning and Development.
56. The Applicant shall implement a Transportation Demand Management Plan to reduce reliance on motor vehicle transportation. The Plan shall be submitted to the Director of Planning and Development prior to the issuance of any building permit for the Project (other than a demolition permit) and shall include, but not be limited to:
- a. Providing a transit subsidy for two months for the cost of a Monthly Inner Express Bus Pass to all new tenants who move into the Project during years 1, 2, and 3. The subsidy shall be limited to two adults per unit.
 - b. Establishing a “Guaranteed Ride Home” program in the event of emergency, and other incentives designed to reduce reliance on single-occupancy vehicle trips.
 - c. Ensuring the Project is a member of the Watertown Transportation Management Association for so long as the Project is eligible, and the Association exists.
 - d. Providing funding to the Watertown TMA for the creation or maintenance of a shuttle service along Pleasant Street and/or California Street.
 - e. Providing a bicycle fleet of at least twenty bicycles and ten saddlebags for the life of the Project.
 - f. Providing bike storage for at least 219 bicycles throughout the Project for residents, visitors, and users of the adjacent bike path, including a secure bicycle room.
 - g. Unbundling parking leases.
57. The Applicant will implement and maintain the Transportation Demand Management Plan contained in Condition #56 and shall collaborate with the City on traffic management issues.

OTHER/ONGOING CONDITIONS

58. The landscaping shown on the approved plan shall be maintained in good condition. The plantings shall be inspected annually, and any plant material that has become diseased or dies shall be replaced in a timely manner with similar material.

59. The Applicant shall be responsible at its sole cost for trash and recycling disposal for the Project.
60. The Applicant shall be responsible for keeping the internal roadways and sidewalks clear of snow to ensure safe and reliable access to and from all buildings at all times. To the extent snow removal is necessary, such removal shall be conducted pursuant to a Snow Removal Plan, which shall be maintained on file at the Project and be available for review upon request by the Director of Planning and Development.
61. Any portions of the Site subject to the jurisdiction of the Conservation Commission must receive an Order of Conditions from the Conservation Commission prior to the issuance of any building permit for work on the Project subject to such jurisdiction.

CONDITIONS PRECEDENT TO THE ISSUANCE OF A BUILDING PERMIT

62. No building permit shall be issued pursuant to this Comprehensive Permit until the Applicant has:
 - a. Recorded a certified copy of this Decision at the Middlesex County (South) Registry of Deeds and filed proof of such recording with the City Clerk, the Clerk of the Zoning Board of Appeals, and the Department of Planning and Development.
 - b. Submitted evidence of Final Project Approval by MassHousing.
 - c. Submitted evidence of MassHousing's approval of the Affirmative Fair Housing Marketing and Resident Selection plan.
 - d. Provided a fully executed Regulatory Agreement and proof of recording with the City Clerk, the Clerk of the Zoning Board of Appeals, and the Department of Planning and Development.
 - e. Submitted final site and building plans for the specific building(s) subject to such building permit which shall include all required information for building code review and approval and consistency with the Approved Plans.
 - f. Submitted a final Construction Management Plan (CMP) for review and approval by the Commissioner of Inspectional Services in consultation with the Director of Planning and Development, the Fire Department, the Commissioner of Public Works, the Commissioner of Parks, Recreation, and Culture, and the City Engineer in accordance with Condition #32.
 - g. Submitted engineering, utility and drainage plans, and an Operations and Maintenance plan for Stormwater Management (O&M Plan), for review and approval by the City Engineer in accordance with Condition #42.

- h. Submitted a Transportation Demand Management Plan for review and approval by the Director of Planning and Development in accordance with Condition #56.
- i. Submitted a final photometric plan for review and approval in accordance with Condition #43.
- j. Submitted to the Fire Department for review and approval final site circulation plans and building plans which shall include all required information on proposed sprinkler and alarm systems, access to buildings, and all hydrants and fire connections;
- k. Submitted any payments required under Conditions #21 and #24.
- l. Received an order of Conditions from the Conservation Commission in accordance with Condition #61.
- m. Received approval from the appropriate City Departments regarding the off-site improvements required under Conditions #27, 28, and 29.
- n. Obtained a written statement from the Director of Planning and Development that confirms that the building permit plans are consistent with the plans approved in Condition #1;
- o. Submitted a LEED Checklist prepared and certified by a LEED Accredited Professional to the Director of Planning and Development indicating which points Building 1 (1A and 1B) intends to realize in order to achieve LEED in accordance with Condition #46.
- p. For the portions of Building 2 that will obtain Passive House certification in accordance with Condition #47, submitted (i) the credentials of the Passive House rater/verifier who will perform testing and verification, (ii) a letter of intent stating that the Passive House rater/verifier has been hired to complete the on-site verification process, (iii) the credentials of the certified Passive House consultant who has provided design, planning, and consulting services, and (iv) a Passive House narrative and/or checklist prepared and certified by the certified Passive House consultant to the Director of Planning and Development, indicating standards that will be achieved.
- q. Submitted the required studies and analysis of sustainability strategies in accordance with Conditions #45 and #50, for review and approval by the Director of Planning and Development.
- r. Produced evidence satisfactory to the Director of Planning and Development and the Law Department that the Applicant is prepared to comply with all state and federal environmental laws, regulations, and standards applicable to existing

conditions and to the proposed use related to building construction, stormwater management, wastewater collection and treatment, and hazardous waste safety.

CONDITIONS PRECEDENT TO THE ISSUANCE OF ANY OCCUPANCY PERMITS

63. No certificate of occupancy (temporary or final) for any building authorized by this Comprehensive Permit shall be issued by the City until the Applicant has:
- a. Filed with the Board's Clerk, the Department of Inspectional Services and the Department of Planning and Development a statement by a registered architect, professional land surveyor, and registered landscape architect certifying compliance with Condition #1.
 - b. Submitted to the Department of Inspectional Services, the Department of Planning and Development, and the Engineering Division final as-built survey plans in digital format for the portion of the Project for which an occupancy permit is requested.
 - c. Recorded with the Middlesex South District Registry of Deeds an Operations and Maintenance Plan for Stormwater Management Facilities that provides ongoing stormwater system cleaning and maintenance and provided a copy of the recorded document to the City Engineer.
 - d. Received a statement by the City Engineer certifying that all engineering details have been constructed to standards of the City of Newton Public Works Department.
 - e. Submitted any payments required under Condition #21.
 - f. Completed all landscaping in compliance with Condition #1 related to or for the portion of the project for which an occupancy permit is requested.
 - g. Filed with the Department of Inspectional Services a statement by the Director of Planning and Development approving final location, number and type of plant materials, landscape features, fencing, and parking areas related to or for the portion of the project for which an occupancy permit is requested.
 - h. Prior to the issuance of any certificate of occupancy (temporary or final) for the final dwelling unit, submitted evidence of completion of off-site improvements in accordance with Conditions #22, 27, 28, and 29.
 - i. Prior to the issuance of any certificate of occupancy (temporary or final) for the final dwelling unit, submitted evidence of completion of the DCR Improvements in accordance with Condition #25.

- j. Prior to the issuance of any certificate of occupancy (temporary or final) for the first residential unit, submitted a bird strike mitigation plan for review and approval in accordance with Condition #35.
 - k. Filed with the Department of Inspectional Services and the Department of Planning and Development a letter of compliance prepared by a professional engineer certifying that all sidewalks and handicapped ramps are ADA compliant in accordance with Condition #39.
 - l. For any temporary certificate of occupancy for Building 1A or 1B, filed with the Department of Inspectional Services and the Department of Planning and Development an updated LEED Checklist prepared and certified by a LEED Accredited Professional indicating the measures that have been completed for achievement of LEED v4 Residential Silver Certifiability for the building for which a temporary occupancy permit is requested in accordance with Condition #46. The Applicant shall have six (6) months from the issuance of the Project's final certificate of occupancy to submit a final affidavit signed by that professional stating that LEED v4 Residential Silver Certifiability has been achieved for building 1A and Building 1B in accordance with Condition #46.
 - m. For a temporary certificate of occupancy for the portions of Building 2 that will meet Passive House certification, filed with the Department of Inspectional Services and the Department of Planning and Development an updated Passive House narrative and/or checklist prepared and certified by a certified Passive House consultant to the Director of Planning and Development, indicating the measures that have been completed for the building for which a temporary occupancy permit is requested in accordance with Condition #47. For a final certificate of occupancy for the portions of Building 2, filed with the Department of Inspectional Services and the Department of Planning and Development (i) an affidavit signed by the certified Passive House consultant certifying that the pre-construction commissioning process requirements for Passive House have been met and that the post-construction commissioning process requirements will be met, (ii) the final testing and verification report completed by the Passive House rater/verifier, (iii) the credentials of the certified Passive House consultant, and (iv) an affidavit signed by that professional stating that he/she has reviewed all relevant documents and to the best of his/her knowledge, the documents provided indicate that such portions of the building was built to achieve Passive House certification.
 - n. Filed with the Department of Inspectional Services and the Department of Planning and Development evidence that the undergrounding of utilities has been completed to the extent required by Condition #40.
64. The Commissioner of Inspectional Services may issue one or more certificates of temporary occupancy of all or portions of the buildings prior to installation of final landscaping provided that the Applicant shall first have filed with the Director of Planning and Development a letter of credit or other security in a form satisfactory to the Director

of Planning and Development in an amount not less than 135% of the remaining landscaping for the building for which the temporary certificate of occupancy is sought to secure installation of such landscaping.

WAIVERS GRANTED

1. The Board grants waivers from the following sections of the Zoning Ordinance:
 - a. Section 4.3.2.B.1 to permit a development of over 20,000 square feet.
 - b. Section 5.11 to waive all inclusionary zoning requirements.
 - c. Section 4.4.1 to allow residential, live/work space, retail, and restaurant uses in a Manufacturing District.
 - d. Section 5.13 to waive sustainable development design standards, subject to compliance with the conditions of this Comprehensive Permit Decision requiring the Applicant to achieve LEED v4 Residential Certifiability at the silver level for Building 1 (1A and 1B) and Passive House certification for floors two through four of Building 2.

2. The Board grants waivers from the following dimensional requirements of Section 4.3.3 of the Zoning Ordinance:

Zoning Category	Required/Allowed	Existing	Proposed/Allowed by Waiver
Front Setback	Greater of 15 feet or ½ building height (28.09')	109.7' (Bldg 1 Riverdale) 29.8' (Bldg 1 Midland) 91.3' (Bldg 2 LA Street) 0.4' (Bldg 2 Midland)	26.5' (Bldg 1 Riverdale) 5' (Bldg 1 Midland) 6.9' (Bldg 2 LA Street) 4.1' (Bldg 2 Midland)
Side Yard Building Setback	Greater of 20 feet or ½ building height (28.09')	19.5' (Bldg 1) 6.9' (Bldg 2)	21.3' (Bldg 1) 5.0' (Bldg 2)
Side Yard Parking Setback	5.0'	230+/-' (Bldg 1) 1.0' (Bldg 2)	24.0' (Bldg 1) 2.0' (Bldg 2)
Rear Yard Building Setback	Greater of 20 feet or ½ building height (28.09')	1.0' (Bldg 1) 3.6' (Bldg 2)	17.8' (Bldg 1) 10.0" (Bldg 2)
Building Height	36'	21.5'	56.2'
Maximum Number of Stories	3 stories	2 stories	5 stories
Floor Area Ratio	1.50	0.37	2.20

3. The Board grants waivers from the following parking requirements of Section 5.1 of the Zoning Ordinance:
 - a. Section 5.1.3.E to allow the assignment of parking spaces to unit tenants.
 - b. Section 5.1.8.A.1 to allow parking stalls to be located within the required side setback or within 5 feet of a street. This waiver is limited to all parking stalls on the eastern property line adjacent to Building 2 as identified with a pink box on the Waiver Key Plan, on file with the Clerk of the Board, as well as the four parallel spaces on Midland Avenue.
 - c. Section 5.1.4.A to allow reduced parking requirements and a waiver of 242 parking stalls, as shown on the Approved Plans.
 - d. Section 5.1.5 to waive the application and permit for parking and loading facility.
 - e. Section 5.1.8.A.2 to allow parking stalls to be located within 5 feet from any building containing dwelling units. This waiver is limited to all podium and garage stalls, and all exterior spaces abutting Buildings 1A, 1B, and 2.
 - f. Section 5.1.8.B.1 to allow parking stalls with a width of less than nine feet.
 - g. Section 5.1.8.B.2 to allow parking stalls with a depth of less than nineteen feet.
 - h. Section 5.1.8.B.4 to allow handicapped stalls with a width less than 12 feet and a depth of less than nineteen feet for all angled parking, provided that every handicapped stall has a five-foot wide minimum access aisle adjacent to it.
 - i. Section 5.1.8.B.3 to waive the required number of handicapped stalls for one lot with multiple buildings.
 - j. Section 5.1.8.B.6 to waive the required maneuvering space for end stalls for one stall located in the Building 1B garage as identified in mustard yellow on the Waiver Key Plan.
 - k. Section 5.1.8.C.1-2 to waive the minimum maneuvering aisle dimensions as shown in light yellow on the Waiver Key Plan.
 - l. Section 5.1.8.D to waive the minimum and maximum driveway widths as shown in blue on Waiver Key Plan.
 - m. Section 5.1.8.E.1 to allow 4 tandem parking spaces within the access-controlled garage spaces in Building 1A which will accommodate 8 vehicles.

- n. Section 5.1.9.A to waive the perimeter landscaping requirements.
 - o. Section 5.1.9.B to waive interior landscaping requirements for outdoor parking facilities.
 - p. Section 5.1.10.A.1 to waive the 1-foot candle lighting requirements for outdoor parking for lighting at the eastern edge of Building 2 as shown in periwinkle blue on Waiver Key Plan.
4. The Board grants a waiver from the following sections of the Revised Ordinances of Newton, Massachusetts, 2017:
- a. Sections 22-50—22-59 to waive all applicable provisions of the Demolition Delay ordinances.
 - b. Section 29-169 to waive 75% of the Applicant’s infiltration/inflow mitigation fee, resulting in a required payment of \$446,000.

The Board does not approve any waivers that are not listed in this Decision.

RECORD OF VOTE

AYES: Brooke K. Lipsitt, (Chair); Bill McLaughlin (Vice-Chair); Mike Rossi; Barbara Carboni; Stuart Snyder

NAYS:

/s/ Brooke K. Lipsitt
 Brooke K. Lipsitt, Chairman

Wherefore, a Comprehensive Permit, consistent with the conditions of this Decision, is granted to the Applicant.

Filed with the City Clerk on July 8, 2020

The City Clerk certifies that all statutory requirements have been complied with and that 20 days have lapsed since the date of filing of this decision and no appeal, pursuant to G.L. c. 40B, § 22 has been filed.

 David A. Olson, City Clerk

SCHEDULE A

APPROVED PLANS

<u>No.</u>	<u>Drawing Title</u>	<u>Latest Issue</u>
V-101	Existing Conditions Plan	April 14, 2020
C-001	Abbreviations & Notes	February 13, 2020
C-101	Site Preparation Plan	April 17, 2020
C-102A	Layout Plan Building 1	April 17, 2020
C-102B	Layout Plan Building 2	April 17, 2020
C-102C	Street Cross Sections	April 17, 2020
C-103A	Materials Plan Building 1	April 17, 2020
C-103B	Materials Plan Building 1	April 17, 2020
C-104	Grading & Drainage Plan	April 17, 2020
C-105A	Spot Grade Plan Building 1	April 17, 2020
C-105B	Spot Grade Plan Building 2	April 17, 2020
C-106	Utilities Plan	April 17, 2020
C-107	Site Electrical Plan	April 17, 2020
C-108	Erosion Control Plan	April 17, 2020
C-109	Snow Storage Plan	April 17, 2020
C-501	Details	February 13, 2020
C-502	Details	February 13, 2020
C-503	Details	February 13, 2020
C-504	Details	April 17, 2020
C-505	Details	April 17, 2020
L-000	Tree Protection and Removal Plan	April 17, 2020
L-001	Tree Mitigation Plan	April 17, 2020
L-100	Landscape Plan	April 17, 2020
E-101	Lighting Plan	April 17, 2020
G-003	Shadow Study – Spring	April 17, 2020
G-004	Shadow Study – Summer	April 17, 2020
G-005	Shadow Study – Fall	April 17, 2020
G-006	Shadow Study – Winter	April 17, 2020
A-100	Locus Map	April 17, 2020
A-101	Ground Floor and Parking Plan	April 17, 2020
A-102	Second Floor Plan	April 17, 2020
A-103	Third Floor Plan	April 17, 2020
A-104	Fourth Floor Plan	April 17, 2020
A-105	Fifth Floor Plan	April 17, 2020
A-106	Roof Plan	April 17, 2020
A-201	Building Elevations	April 17, 2020
A-202	Perspectives	April 17, 2020
A-203	Perspectives	April 17, 2020

A-204	Perspectives	April 17, 2020
A-205	Perspectives	April 17, 2020
A-206	Perspectives	April 17, 2020
A-207	Context	April 17, 2020
A-208	Context – Manufacturing	April 17, 2020
A-209	Context – Mill Buildings	April 17, 2020
A-210	Materials - Street Side	April 17, 2020
A-211	Materials – Courtyard	April 17, 2020
A-301	Building Sections	April 17, 2020
A-501	Enlarged Unit Plans	April 17, 2020
A-502	Enlarged Unit Plans	April 17, 2020