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#(2)

DATE: May 12, 2015

TO THE HONORABLE BOARD OF ALDERMEN, CITY OF NEWTON:

The undersigned hereby makes application for 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, 1995, as amended or any other sections (PLEASE REFERENCE SECTIONS):

- 30-12(g)(2) demolition of a portion of the existing one-story building and construction of a 3-story addition adjacent to the remaining portion of the one-story building, which increases the gross floor area in the aggregate to 20,000 or more gross square feet, i.e., from existing 68,740 gsf to 132,598 gross square feet;
- 30-5(b)(4) construct one or more retaining walls within the setbacks, which retaining walls may have a height of four (4) feet or greater, with maximum height(s) as may be necessary;
- 30-19(m) and 30-19(h) waiver for rear setback for new parking spaces and driveway from minimum of 40 feet to 6 feet (adjoining residentially zoned land);
- 30-23 site plan approval; and
- 30-24 special permit

Please see continuation sheet for required relief from the applicable deed restrictions.

PETITION FOR: Special Permit/Site Plan Approval **XX**
Extension of Non-conforming Use and/or Structure **N/A**
Amendments to Deed Restrictions **XX**

STREET/WARD #2 Wells Avenue, Ward 8

SECTION(S) BLOCK(S) LOT(S) sect 84 block 34 lot 2K (Ward 8)

APPROXIMATE SQUARE FOOTAGE 436,175 square feet

TO BE USED FOR: a three-story office building addition

CONSTRUCTION: Steel, Concrete, Glass and Asphalt

EXPLANATORY REMARKS: See Rider/Continuation Sheet

LAND IS LOCATED IN Limited Manufacturing ZONED DISTRICT.

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

OWNER & PETITIONER: Wells Avenue LLC

by: Steven Sands, Manager

ATTORNEY OF RECORD Attorney Jason A. Rosenberg & Attorney Laurance S.L. Lee, 246 Walnut Street, Newtonville, Ma 02460
Tel 617-964-7900 Fax 617-964-4025

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PLANNING DEPARTMENT ENDORSEMENT

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David A. Olson, CMC
Newton, MA 02459

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Continuation Sheet

Additional Relief –amendment/waiver of certain provisions in the deed restrictions

The undersigned also hereby makes application for amendment to specific provisions in the deed restrictions recorded at Middlesex S. Registry of Deeds as set forth hereinbelow, all for the purposes to 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:

-Condition 1, Para 1 and Condition 4, Para C of 1969 amendments (Bk 11699, Pg 535)-to amend/waive the provisions by allowing a greater percentage of office space in the entire office park and thereby to allow the construction of the proposed building and maintenance of the proposed building, together with all other buildings on all sub-parcels constituting Parcel 1 on the 1960 plan to exceed 800,000 square feet in floor area in the office park;

-Condition 1, Para 2 of 1969 amendments- to amend/waive the provision by allowing less open space as to the subject parcel and all other parcels constituting Parcel 1 on the 1960 plan so that at all times there is less open space than the maximum 40% requirement;

Condition 2 of 1969 amendments (Bk 11699, Pg 535)- to amend/waive the provision by allowing the property and proposed building thereon to exceed the maximum Floor Area Ratio of 0.25, and to allow the maximum Floor Area Ratio for the entire Wells Office Park to exceed 0.25;

-Condition 5 of 1969 amendments (Bk 11699, Pg 535)-to amend/waive the provision by legalizing and allowing a portion of the existing parking spaces and maneuvering area to be within 40 feet of the northeasterly boundary line of Parcel 1 on the plan #1183 of 1960 of which the land of 2 Wells Avenue is a part, and which boundary line is designated on said plan as "950" feet;

-Condition 6, Para 1 of 1969 amendments (Bk 11699, Pg 535)- to amend/waive the provision by allowing retaining walls of 4 feet or greater as may be necessary within 80 feet of the northerly boundary line of said lot;

-Condition 6, Para 2 of 1969 amendments (Bk 11699, Pg 535)-to amend/waive the provision by allowing the proposed building addition to be 36 feet in height although the specified minimum setback for the proposed building from the southerly street line of Nahanton Street is 321 feet, which is less than the required 360 feet (10 feet of building height for every 100 feet of distance/setback);

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Description of the Project
Two Wells Avenue | Zoning Narrative

The proposed expansion at Two Wells Avenue in Newton, Massachusetts is intended to create an iconic gateway expression at the entry to the Wells Avenue Park. This expression will be achieved by selectively demolishing portions of the existing building to allow for three levels of Class A office space totaling 132,598 GSF. A highly transparent glass edge will face the Park's entry and a combination of metal panel and glazing will be utilized to provide a modern aesthetic. The building's new entrance will be framed by a metal "wrapping" element and will be buffered from the expanded parking field by adjacent landscaping features.

While a portion of the existing building will remain, the new building will consist of three levels of new office space and will be 36'-0" in height. The total building area will grow by 66,510 GSF (totaling 135,250 GSF), but the new building footprint will actually decrease to allow for more open space on the site. Connection to the natural site features is a prominent aspect of the design; the site will provide 42% beneficial open space and will not propose any work within the 100'-0" wetlands buffer or the 200'-0" riverfront area. The building respects all site setbacks defined by the applicable zoning requirements. The parking field to the west of the existing building will be expanded and the site will now accommodate 477 vehicles, which meets the zoning requirement and represents a parking ratio which will help attract a quality tenant to the Park.

Sustainable design is at the central to the design concept. This project will incorporate innovative environmental and sustainable features, which will comply with Stretch Energy Code. The site's natural features will be preserved and protected and a more ecologically balanced site will be established through the treatment of storm water runoff, use of native and hardy plant specimens, incorporation of planting strategies which minimize required irrigation, and use of tree shade to reduce building cooling loads in summer. Environmentally responsible architectural features will be incorporated into the building design, such as use of "cool roof" or highly reflective roofing materials, high performance glazing, and building envelope systems with advanced cladding materials composed of highly recycled content. In addition, high performance heating and cooling systems, low flow plumbing fixtures, and low-VOC paints will be used to contribute to the sustainable features of the design. The building's massing provides very efficient floor plates, offering the opportunity to layout the space to achieve maximum accessibility to daylight and views. Lastly, bicycle travel will be encouraged as there will be space for 30 bicycle parking spaces, and supporting shower areas, will be included as part of this project.

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