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September 18, 2017

**BY HAND**

Marc C. Laredo, Chairman  
Land Use Committee  
Newton City Council  
1000 Commonwealth Avenue  
Newton, MA 02459-1449

Re: Petition # 60-17 and Petition #61-17/Sunrise Development, Inc.  
431 Washington Street, 29 Hovey Street, and Unnumbered Lot on Hovey Street

Dear Chairman Laredo,

On March 3, 2017, I submitted a special permit application and request for zone change on behalf of Sunrise Development, Inc. for the proposed redevelopment of the site at the corner of Washington Street and Hovey Street in Newton Corner. As you and the Land Use Committee now turn to your deliberations on this matter, I wanted to highlight the design changes and the many benefits which the proposed assisted living community will provide to the City.

Since the onset of this process, my client has substantially revised the design of the project based on feedback from the Land Use Committee, the Planning Department, and especially the community. Briefly, my client has agreed to :

- reduce the proposed unit count from 100 units to 85 units;
- reduce the proposed bed count from 122 beds to 112 beds;
- substantially revise the footprint of the proposed building to site it closer to Washington Street;
- provide greater building setbacks along Hovey Street;
- revise the roof line to make it present as a 3 ½ story structure which is more residential in nature;
- relocate the surface parking to an underground parking lot in order to provide more public open space; and

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-relocate the proposed delivery and trash pick-up from Hovey Street to Washington Street.

I should note that my client has made these revisions even though in many cases, the current design will be more expensive and complicated to construct and operate than the design that was originally presented to you.

The proposed development will also provide several public benefits to the City. It will create approximately 7,150 square feet of public open space on Hovey Street. This space includes landscaping, a labyrinth, and places to walk and recreate. It is certainly a vast improvement over the current conditions at the site. To ensure that this area is not developed in the future, my client has agreed to place a deed restriction on the unnumbered lot on Hovey Street to ensure its continued use as open space in perpetuity.

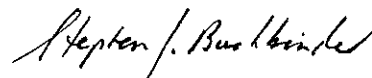
My client has agreed to provide upgraded intersection improvements at Washington Street for the benefit of pedestrians, bicyclists, and vehicles, and also to provide a bus shelter.

The project will generate both short term construction jobs (approximately 100 to 150) and long term care jobs (full time equivalent of 60-70). There will also be a significant increase in real estate taxes with no burden on the school system.

The proposed assisted living community will also provide three affordable beds and associated services at no cost to eligible residents.

The foregoing are in addition to the provision of needed assisted living and memory care services to the community.

Sincerely,



Stephen J. Buchbinder

SJB/mer

cc: (By Hand)  
Councilor Gregory R. Schwartz, Vice Chair  
Councilor Scott F. Lennon  
Councilor Jacob D. Auchincloss  
Councilor James R. Cote  
Councilor John W. Harney  
Councilor Deborah J. Crossley  
Councilor Richard A. Lipof

Councilor Allan L. Ciccone, Jr.  
Councilor Alison M. Leary

Councilor Susan Albright  
Councilor Emily Norton  
Councilor Ted Hess-Mahan

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Councilor John Rice  
Councilor Victoria Danberg  
Councilor Richard Blazar  
Councilor Ruthanne Fuller  
Councilor R. Lisle Baker  
Councilor David Kalis  
Councilor Cheryl Lappin

Ms. Nadia Khan, Committee Clerk  
Mr. Barney Heath, Director, Planning and Development  
Mr. Michael Gleba, Senior Planner  
Ouida C. M. Young, Esquire, Deputy City Solicitor  
Robert J. Waddick, Esquire, Assistant City Solicitor  
John Daghlian, Associate City Engineer

(By First Class Mail)  
Mr. Philip Kroskin