

CITY OF NEWTON
LAW DEPARTMENT
INTEROFFICE MEMORANDUM

DATE: October 13, 2017

TO: Mark Laredo, Chairman, Land Use Committee
All Members, City Council

FROM: Ouida C.M. Young, Deputy City Solicitor

RE: Sunrise of Newton – Special Permit/Site Plan Approval
Docket #61-17

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Attached please find the Sunrise of Newton Special Permit/Site Plan Approval Order. This draft Order reflects the Land Use Committee's review of the draft Order dated 10-6-17, and includes the comments made by the Committee to that Order.

I call your attention to the following documents that will either be attached to the Order itself or are expressly referenced in the Order and on file with the City Clerk.

First, Schedule A will be attached to the Order and is referenced in Conditions ##18 and 23. Schedule A includes the Traffic Improvements to the Church Street and Washington Street intersection as shown on the plan which is page 2 of Schedule A. The Transportation Demand Management plan, which obligates the Petitioner to reimburse its employees 50% of the cost of a MBTA pass, is also part of Schedule A.

Second, Condition #14 obligates the Petitioner to design, construct, and operate the facility in accordance with the Sustainability Measures set out in a letter dated June 21, 2017, on file with the City Clerk (and included here for your information).

Third, Condition #11 sets out the requirements for the Petitioner's Construction Management Plan, including protections for the abutting properties which are spelled out in the Home Protection Protocol outlines in a letter dated October 12, 2017, on file with the City Clerk (also included here for your information).

Other Conditions of interest to the City Council are:

- Condition #6 which requires Sunrise to provide at its sole cost 3 beds with attendant services to income eligible individuals;
- Condition #7 which requires Sunrise to create and maintain a portion of its site as a "Public Area" open to the public from dawn to dusk as well as provide a separate deed restriction for a period of 99 years, which restriction will also prevent what is now the unnumbered lot to remain open space open to the public, again from dawn to dusk; and
- Condition #13 establishing a Construction Liaison Committee.

Finally, the two residential parcels which are the rear portion of the Site must be rezoned from Residential to Business in order for the Sunrise of Newton project to go forward. There is a separate Order prepared for that rezoning vote. Given the Protest Petition that has been filed with the City Clerk, I have advised the City Clerk's office that the owners of more than 20% of the immediately adjacent property owners have joined the protest petition, and 18 votes would be required for the rezoning. The Petitioner has reserved its rights to challenge the Protest Petition. That will not, however, prevent the Council from acting on the rezoning Order.

431 Washington Street, 29 Hovey Street, and adjacent unnumbered lot

CITY OF NEWTON

IN CITY COUNCIL

October __, 2017

ORDERED:

That the Council, finding that the public convenience and welfare will be substantially served by its action, that the use of the site will be in harmony with the conditions, safeguards and limitations set forth in the Zoning Ordinance, and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, grants approval of a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a 76,843 square foot, 85 unit elderly housing with services facility of four stories and 47.4 feet in height and a floor area ratio (FAR) of 1.15, allow a retaining wall greater than four feet within a side setback, and the extension of a nonconforming front setback, as recommended by the Land Use Committee ("LUC") for the reasons given by the Committee through its Chairman, Councilor Marc Laredo.

Procedural Background

The proposed development (the "Project") for 431 Washington Street, 29 Hovey Street, and the adjacent unnumbered lot (the "Site") was submitted by Sunrise Development, Inc. (the "Petitioner").

The Petitioner filed a request to re-zone 29 Hovey Street and the adjacent unnumbered lot from MR2 to BU2 and simultaneously filed a special permit/site plan application for the Project with the City Clerk on March 3, 2017, *i.e.*, Docket ## 60-17 and 61-17. Notice of the public hearing was published on March 21, 2017 and March 28, 2017 in *The Boston Globe*, and on March 29, 2017, in the *Newton Tab*, and mailed to all parties in interest in compliance with the Newton Zoning Ordinance and M.G.L. c. 40A §11. The Land Use Committee ("LUC") of the City Council opened the public hearing on April 4, 2017 and continued the public hearing on May 23, 2017, June 22, 2017, August 8, 2017, and September 26, 2017.

Over the course of the public hearings on Docket # 61-17 presentations were made by the Petitioner and its Project team including its attorney, Stephen J. Buchbinder of Schlesinger and Buchbinder, LLP; its architect, Mark Moeller of JSA ; its landscape architect, Connie Fan of LSG Landscape Architecture; and its transportation consultant, Randy Hart of Vanasse Hangen Brustlin, Inc. ("VHB"). Presentations were also made by City staff Michael Gleba, Senior Planner of Current Planning for the Planning and Development Department.

The LUC received extensive oral and written testimony from the public and written reports from the City's professional consultants and various City boards, commissions, and departments, including the Planning and Development Department, the Department of Public Works, the Planning and Development Board which recommended that the requested re-zoning be approved, and the Urban Design Commission. During the review process, supplemental materials and testimony have been submitted in response to requests by the Council and the public. All testimony, written reports, and supplemental materials prepared by the Petitioner and its consultants, and the City and its staff, consultants, boards, and commissions, as well as public testimony and supplemental materials submitted by the public, are included in the record of the Council's proceedings, and provide factual and technical background for the Findings and Conditions set forth within the body of this order.

Following a final presentation by the Petitioner and City staff, as well as public testimony, the public hearing was closed on September 26, 2017. On October 10, 2017 the LUC voted to recommend approval of the Project to the Council as follows:

Finding that all applicable provisions of the Zoning Ordinance have been complied with and taking into consideration the testimony and evidence provided by all interested parties, the Council GRANTS approval of this Special Permit/Site Plan Approval based on the following findings, as recommended by the LUC of the Council:

With regard to the special permit criteria under §7.3.3. C.1.-5.:

1. The Site is an appropriate location for the building and proposed use as designed, given the adjacent neighborhood's mix of residential and commercial land uses and structures of varying scales and heights. The Project will serve as a transitional use along Washington Street from the commercial uses to the east and the residential uses to the west and north. (§4.1.2.B.1; §4.1.3; and §7.3.3.C.1)
2. The Project as designed, developed and operated will not adversely affect the neighborhood as it is residential in nature and will be less traffic intensive than the Site's previous use as a car dealership. (§7.3.3.C.2)
3. There will be no nuisance or serious hazard to vehicles or pedestrians as the main entrance to the Project will be located at a signalized intersection that will be improved as a condition of this special permit approval. Further, the Project will reduce the number of curb cuts and generate fewer vehicle trips than the previous use of the Site. (§7.3.3.C.3)
4. Access to the Site over the streets is appropriate for the types and numbers of vehicles coming to and going from the Project. (§7.3.3.C.4)
5. The site planning, building design, construction, maintenance, or long-term operation of the Project will contribute significantly to the efficient use and conservation of natural resources and energy as it is located near a village center and close to transit options and

the Petitioner has represented that the Project will be operated so as to qualify for "Energy Star" certification by the United States Environmental Protection Agency (EPA). (§7.3.3.C.5)

6. The Site is an appropriate location for a retaining wall greater than four feet as the proposed wall will facilitate access to an underground parking garage reducing the amount of surface parking and any portion of the wall above grade will be landscaped. (§5.4.2.B ; §7.3.3.C.1)
7. Extending the nonconforming front setback along Hovey Street by allowing the building to have a front setback of 5.6 feet where 10 feet is required will not be substantially more detrimental than the existing nonconforming structure to the neighborhood as the existing structure has no setback and is built to the property line along Hovey Street. (§7.8.2.C.2)
8. The Petitioner will provide affordable housing on site for three income-eligible residents in accordance with the requirements of the Newton Zoning Ordinance Inclusionary Housing for elderly housing with services and the applicable condition of this Order for the life of the Project as a public benefit. (§5.11.11)
9. The Project will include publicly accessible open space amenities.
10. Consistent with Newton's Comprehensive Plan, the Project will address some of the needs of the City's growing elderly population.

With regard to the site plan approval criteria under §7.4.5.B.1.-7.:

1. The Project has been designed to ensure the safety of vehicular and pedestrian movement within the Site and in relation to adjacent streets, properties, and improvements, including regulation of the number, design, and location of the access driveway and the location and design of handicap parking. (§7.4.5.B.1)
2. The method for disposal of sewage, refuse and other wastes, and the methods of regulating surface water drainage, are adequate for the following reason:
 - a) The City Engineering Division has reviewed submitted plans and raised no concerns with respect to this Project. The Engineering Division will review all plans submitted for building permits for compliance with City of Newton Engineering Division design standards prior to the issuance of any building permits. (§7.4.5.B.2)
3. The provisions for on-street and off-street loading facilities are sufficient to service the Project. (§7.4.5.B.3)
4. The screening of parking areas and structures on the site from adjoining premises is sufficient based on the landscape plans referenced in Condition #1. (§7.4.5.B.4)
5. The Project avoids unnecessary topographical changes. (§7.4.5.B.5)
6. All utility service lines on site will be underground. (§7.4.5.B.6)
7. The proposed site design and massing is appropriate in the context of the Newton Corner commercial village center location and will serve as a transitional use from the

commercial village center to the east of the Site and the residential uses to the west of the Site. The Petitioner has incorporated a number of building treatments and design elements that enhance the appearance of the building. (§7.4.5.B.6)

- 8. The Project will not cause the removal or disruption of any historic resources on or off-site. (§7.4.5.B.7)
- 9. The Project contributes significantly to the efficient use and conservation of natural resources and energy as it is located near a village center and close to transit options. The Petitioner has represented that the Project will be operated so as to qualify for "Energy Star" certification by the United States Environmental Protection Agency (EPA). (§7.4.5.B.8)

In light of the findings set forth above and the following conditions imposed by this Council Order, the City Council finds that the public convenience and welfare of the City will be served, and the criteria of §4.4.1; §6.2.10; §6.2.10.B; §4.1.2.B.1; §4.1.2.B.3; §4.1.3; §7.8.2.C.2; §5.4.2.B; §5.11.11; §7.3.3.C.1.-5. and §7.4.5. B. 1.-8. for granting special permits/site plan approval will be satisfied.

PETITION NUMBER: #61-17

PETITIONER: Sunrise Development, Inc. and its successors and/or assigns

ADDRESS OF PETITIONER: 7902 Westpark Drive
McLean, VA 22102

LOCATION: 431 Washington Street, 29 Hovey Street, and an adjacent unnumbered lot on Hovey Street, , Ward 1, on land known as Section 12, Block 6, Lots 3, 4, and 5, containing approx. 66,909 sq. ft. of land

OWNER: 431 Washington Street, LLC

ADDRESS OF OWNER: 391 Providence Highway
Norwood, MA 02062

TO BE USED FOR: Elderly Housing with Services

EXPLANATORY NOTES: Special permit per §7.3.3:

- To allow an Elder Housing with Services facility (§4.4.1; §6.2.10)
- Development of 20,000+ square feet of gross floor area (§4.1.2.B.1)

- To allow a building with four stories (§4.1.2.B.3; §4.1.3)
- To extend a nonconforming front setback (§4.1.3, §7.8.2.C.2)
- To allow a retaining wall in excess of 4 feet in a setback (§5.4.2.B)
- Inclusionary housing provisions (§5.11.11)

Site Plan per §7.4.5

ZONING: Business 2 (BU2)

Approved subject to the following conditions:

1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this Special Permit/Site Plan Approval shall be located and constructed consistent with
 - a. A set of plans entitled "Sunrise of Newton, 431 Washington St, Newton, Massachusetts, Special Permit Application," consisting of the following sheets:
 - i. Site/Civil plans, prepared by VHB, dated March 3, 2017 as revised through September 12, 2017, signed and stamped by Curtis R. Quitzau, Professional Engineer:
 - Legend and General Notes (C-1);
 - Area Plan (C-2);
 - Zone Change Plan (C-3);
 - Zoning Assessment Plan (C-4);
 - Layout and Materials Plan (C-5);
 - Grading and Drainage Plan (C-6);
 - Utility Plan (C-7);
 - Erosion and Sediment Control Plan (C-8);
 - Site Details (C-9.1);
 - Site Details (C-9.2);
 - Fire Access Plan (C-10);
 - Existing Conditions Plan of Land (SV-1).
 - ii. Architectural plans, entitled "Sunrise of Newton, Washington & Hovey Streets, Newton, MA 02458," prepared by JSA Inc., dated June 13, 2017, as revised through September 12, 2017, consisting of the following sheets:
 - Floor Plans- Parking and First Floor (A0.01);

- Floor Plans- Second and Third Floors (A0.02);
 - Floor Plans- Fourth Floor and Roof (A0.03);
 - Exterior Elevations (A2.01);
 - Rendered Site Plan (L1);
 - Landscape Plan (L1.1);
 - Fencing / Paving Details (L2.2);
 - Planting Details (L2.3);
 - Front View from Washington Street;
 - View from Hovey Street;
 - View from Jewett Street;
 - Roof Comparison.
2. The Petitioner shall comply with the City's Noise Control Ordinance, §20-13 et seq of the Revised Ordinances 2012, at all times, which may require, among other measures, the installation and maintenance of acoustical treatments of any and all Heating, Ventilation and Air Conditioning (HVAC) units.
 3. All on-site utilities shall be located underground on the property.
 4. All lighting fixtures shall be residential in scale.
 5. Deliveries to the facility shall be limited to 8:00 AM – 5:00 PM; deliveries shall be made only with so-called "box trucks" or smaller vehicles (excepting only in the event of emergencies where additional supplies are required, such as a storm or flood, and as approved in advance by the Commissioner of Inspectional Services).
 6. To satisfy the requirement of §5.11.11 to provide affordable elder housing with services on-site, the Petitioner shall at all times and at its sole cost provide beds with attendant services to at least three residents whose incomes do not exceed 80 percent of the applicable median income for elders in the Boston Municipal Statistical Area, adjusted for household size. As used in this condition, the phrase "beds with attendant services" shall mean that the Petitioner shall, at no cost to such residents, provide the same level of housing and services provided to the other residents as part of the "housing component" of the Petitioner's residential fee. In addition, at a minimum regardless of what the Petitioner includes in the "housing component" of its residential fee, "beds with attendant services" as used in this condition shall include all charges for rent, utilities (gas, water, electricity), cable/internet, food (3 meals per day plus snacks), housekeeping, laundry, transportation to and from appointments, activities (including exercise programs), on-call staff, renter's insurance, and at least 45 minutes of care per day as well as any additional charges included in the "housing component" of the Petitioner's residential fee. Such residents shall be responsible for the cost of care beyond the initial 45 minutes per day. The provision of such beds with attendant services shall be compliant with the income, resident selection, and reporting requirements of §5.11.11.C, D, and E of

the Newton Zoning Ordinance. In accordance with the requirements of §5.11.11.D, to the extent permitted by law, Newton residents shall have first opportunity to participate in the affordable elder housing with services program.

Prior to the issuance of any Building Permit pursuant to this Special Permit/Site Plan Approval, the Petitioner shall enter into a Memorandum of Understanding (MOU) with the City of Newton, acting through its Director of Planning and Development, that defines the administration, management and reporting requirements for these three beds, including but not limited to resident selection, resident income verification, and procedures and timing for the enrollment of such residents.

7. The Petitioner shall create and maintain a park as shown on the Landscape Plan (Sheet L1.1) referenced above in Condition 1 located on the northern portion of the property on Hovey Street, labeled "Public Area" and shown to include a "natural play area," "public picnic area (mulch)" and "labyrinth (permeable paving)". These areas shall be open to the public at no cost from dawn to dusk every day. The Petitioner's obligation to maintain the park and to allow public access as required by this condition shall continue for so long as the Project authorized by this special permit/site plan approval and/or any amendment thereto is in effect.

In addition to the requirements of this condition, the Petitioner shall grant a restriction to the City of Newton for a term of 99 years on the unnumbered parcel of land that is part of the Site, which restriction shall provide as follows: 1) keep such parcel of land as open space; 2) prohibit the construction of any building(s) other than an ornamental structure such as a gazebo or the parking of any vehicle(s) on such parcel of land; and 3) allow public access at no cost to that portion of such parcel which is identified in the preceding paragraph as the "Public Area" from dawn to dusk every day. Such restriction shall allow the area and the lineal dimensions of such parcel of land to be considered in satisfaction of any dimensional requirements of the Newton Zoning Ordinance with regard to development of the Site and shall continue for the term of 99 years regardless of whether the Project authorized by this special permit/site plan approval and/or any amendment thereto is in effect.

8. Prior to the issuance of any Building Permit pursuant to this Special Permit/Site Plan Approval, the Petitioner shall provide a final Operations and Maintenance Plan (O&M) for stormwater management to the Engineering Division of Public Works for review and approval. Once approved, the O&M must be adopted by Petitioner and recorded at the Middlesex South District Registry of Deeds herewith. Evidence that the O&M has been recorded shall be submitted to the Engineering Division of Public Works.
9. Prior to the issuance of any Building Permit pursuant to this Special Permit/Site Plan Approval, the Petitioner shall provide a Final Site Plan for review and approval by the Department of Planning and Development, Engineering Division of Public Works, and Fire Department.
10. Prior to the issuance of any Building Permit pursuant to this Special Permit/Site Plan Approval the Petitioner shall submit a Construction Management Plan (CMP) for review

and approval by the Commissioner of Inspectional Services, the Director of Planning and Development, and the City Engineer.

11. The Construction Management Plan shall be consistent and not in conflict with relevant conditions of this Order and shall include, but not be limited to, the following provisions:
 - a. 24-hour contact information for the general contractor of the Project. This contact information shall be provided to the Commissioner of Inspectional Services and to the Newton Police Department, shall be posted on a construction activity website to be established by the Petitioner, and shall be posted on the job site.
 - b. Hours of construction: construction shall be limited to between the hours of 7:00 a.m. and 5:00 p.m. on weekdays, and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays except in emergencies, and only with prior approval from the Commissioner of Inspectional Services. The petitioner shall consider local traffic and pedestrian activity relating to the nearby public school in determining hours and routes for construction vehicles. In accordance with the Noise Ordinance, interior construction work may occur at times outside the hours specified above, but only after the building is fully enclosed, and only if the work complies with the requirements of the Noise Ordinance of the City of Newton.
 - c. The proposed schedule of the Project, including the general phasing of the construction activities and anticipated completion dates and milestones.
 - d. Site plan(s) showing the proposed location of contractor and subcontractor parking which parking shall be prohibited on Hovey Street, Jewett Street, and Waban Street, on-site material storage area(s), on-site staging areas(s) for construction and delivery vehicles, and location of any security fencing.
 - 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; 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 Ordinances. 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 practical from noise sensitive locations.
 - g. Tree preservation plan to define the proposed method for protection of any existing trees to remain on the site.
 - h. A plan for rodent control during construction.
 - i. Offer to provide a pre-construction survey at no charge to the owners of the properties abutting the Site.
 - j. The CMP shall also address the following:
 - safety precautions;

- anticipated dewatering during construction;
 - site safety and stability;
 - impacts on abutting properties; and
 - Home Protection Protocol as outlined generally in a letter dated October 12, 2017, on file in the City Clerk's office.
12. The Petitioner shall be responsible for securing and paying for any and all police details that may be necessary for traffic control throughout the construction process as required by the Police Chief.

13. Not less than two (2) months prior to the commencement of any Site Work and/or other construction activities related to the work approved through this Special Permit, a Construction Liaison Committee shall be established consisting of two (2) designees of the Petitioner, two (2) immediate abutters, one (1) resident from each of the following streets: Hovey Street, Jewett Street, Waban Street, Avon Place, and Washington Street, as well as the Ward 1 Councilors. The President of the City Council shall appoint the resident neighborhood members, provided that the Liaison Committee can meet without residents from the identified streets if no resident is willing to serve. Meetings of the Liaison Committee will be open to the public, and the Liaison Committee will establish such agenda and procedures as it shall see fit.

The purposes of the Liaison Committee shall be:

- To enhance and ensure communication as to the status and progress of the construction of the Project by the Petitioner.
- To provide a forum for initial presentation of a construction schedule and any significant changes to the schedule or changes of plans for which public review is appropriate.
- To provide a public forum for presentation of supplementary permit requests to the extent required.
- To receive and deal with construction-specific issues including, without limitation, noise, dust, parking and traffic; to monitor implementation of the final Construction Management Plan; and to receive notices and communications from the Department of Inspectional Services and the Planning and Development Department.

The Liaison Committee shall meet regularly (monthly for the first six (6) months of the construction period, and thereafter, every three (3) months (unless there is consensus within the Liaison Committee that no meeting is necessary) until at least six (6) months after the final certificate of occupancy/inspection is issued. The first meeting shall be convened jointly by the Petitioner and the Ward 1 Councilors. The Liaison Committee shall work by consensus, but nothing in the establishment of the Liaison Committee shall inhibit any member, including the Petitioner, from engaging in any lawful activities.

The Liaison Committee shall, at a minimum, give written notice to the City Clerk, the Commissioner of Inspectional Services, and the Director of Planning and Development of its meetings, and such notice shall be posted on the construction activity website that the Petitioner shall be required to establish pursuant to its Construction Management Plan.

14. The Petitioner shall design, construct and operate the Project consistent with the Sustainability Measures set out in a letter dated June 21, 2017, on file with the City Clerk, including receiving certification pursuant to the EPA Energy Star Program for Senior Housing or its equivalent successor program.
15. Prior to occupancy by any residents the Petitioner shall provide a certificate from a Licensed Site Professional to the Director of Planning and Development certifying that the property is in full compliance with all applicable state and local statutes and regulations for hazardous waste cleanup and disposal.
16. No Building Permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioner has:
 - a. Recorded a certified copy of this Order for the approved Special Permit/Site Plan Approval with the Registry of Deeds for the Southern District of Middlesex County.
 - b. Filed a copy of such recorded Order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
 - c. Filed with the City Clerk, the Commissioner of Inspectional Services, and the Department of Planning and Development a statement from the Engineering Division approving the Final Site Plan.
 - d. Provided a Final Landscape Plan showing all new plantings for review and approval by the Director of Planning and Development.
 - e. Obtained a written statement from the Planning Department that confirms the Building Permit plans are consistent with the plans approved in Condition #1.
 - f. Obtained a written statement from the Engineering Division of Public Works that confirms the receipt of a certified copy of the recorded O&M in accordance with Condition #8.
 - g. Record at the Middlesex South District Registry of Deeds an Approval Not Required (ANR) plan duly approved in accordance with Massachusetts General Laws Chapter 41 Section 81P that combines the three separate lots that are the subject of this Special Permit/Site Plan Approval (land presently known as Section 12, Block 6, Lots 3, 4, and 5) into one lot as well as all required documents evidencing such combination of the lots and their conveyance into common ownership. Certified copies of such recorded documents shall be filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
17. The Petitioner shall be responsible for repairing any and all damage to public ways and property caused by any construction vehicles. All repair work shall be done prior to the issuance of a final Certificate of Inspection/Occupancy, provided, however, if all repair

work cannot be completed prior to the issuance of any Final Inspection/Occupancy Permit due to weather conditions or for other reasons beyond the control of the Petitioner, the Petitioner shall be required to post a bond in a form satisfactory to the Commissioner of Public Works and the City Solicitor in an amount not less than 135% of the value of any incomplete repair work to secure completion of such Improvements. If, however, the Commissioner of Public Works determines that the damage to the public way is so extensive that it limits the use of the public way, the repair work must be initiated within one month of the Commissioner making such determination, shall be conducted consistent with City Construction Standards, and shall be completed within an appropriate time frame, as determined by the Commissioner.

18. Prior to the issuance of any Final Inspection/Occupancy Permit for the Project authorized by this Special Permit/Site Plan Approval, the Petitioner shall, at its sole cost and expense and in coordination with the Department of Public Works, complete the Intersection Improvements described in Schedule A attached hereto and subject to inspection and approval by the City Engineer upon their completion, provided, however, if such Intersection Improvements cannot be completed prior to the issuance of any Final Inspection/Occupancy Permit due to weather conditions or for other reasons beyond the control of the Petitioner, the Petitioner shall be required to post a bond in a form satisfactory to the Commissioner of Public Works and the City Solicitor in an amount not less than 135% of the value of any incomplete Intersection Improvements to secure completion of such Improvements.
19. Prior to the issuance of any Final Inspection/Occupancy Permit for the Project authorized by this Special Permit/Site Plan Approval, the Petitioner shall install, or arrange for the installation of, a covered bus shelter in the vicinity of the project, the design and location of which has been reviewed and approved by the Director of Transportation, the cost of which shall not exceed \$25,000, provided, however, if such bus shelter cannot be completed prior to the issuance of any Final Inspection/Occupancy Permit due to weather conditions or for other reasons beyond the control of the Petitioner, the Petitioner shall be required to post a bond in a form satisfactory to the Commissioner of Public Works and the City Solicitor in an amount of \$37,250 to secure completion of the bus shelter.
20. No Final Inspection/Occupancy Permit for the use covered by this Special Permit/Site Plan Approval shall be issued until the Petitioner has:
 - a. Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement by a registered architect or engineer certifying compliance with Condition #1.
 - b. Submitted to the Department of Inspectional Services and the Department of Planning and Development a final as-built survey plan in paper and digital format.
 - c. Filed with the City Clerk, the Commissioner of Inspectional Services, and the Department of Planning and Development a statement from the Engineering Division certifying that the final site construction details have been constructed as required in Condition #1.

- d. Filed with the City Clerk and the Commissioner of Inspectional Services a statement from the Planning Department approving final location, number and type of plant materials and final landscape features.
 - e. Record at the Middlesex South District Registry of Deeds a deed restriction subject to review and approval by the City Solicitor in accordance with the requirements of Condition #7 and file certified copies of the recorded restriction with the City Solicitor, City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
21. Notwithstanding the provisions of Condition #20(d) above, the Commissioner of Inspectional Services may issue one or more certificates of temporary occupancy for all or portions of the buildings prior to installation of final landscaping provided that the petitioner shall first have filed a bond, letter of credit, cash or other security in the form satisfactory to the Director of Planning and Development in an amount not less than 135% of the value of the aforementioned remaining landscaping to secure installation of such landscaping.
 22. All landscaping and fencing shall be maintained in good condition, and dead or diseased landscaping shall be replaced with similar materials on an annual basis.
 23. Upon occupancy of the Project, the Petitioner shall institute a Transportation Demand Management Plan ("TDM Plan"), the details of which are set forth in Schedule A attached hereto. The Petitioner shall be obligated to continue such TDM Plan for the life of the Project and bear any and all costs associated with said plan including reimbursing employees fifty (50%) of the cost of monthly MBTA passes.

SCHEDULE A

Traffic Mitigation

Intersection Improvements

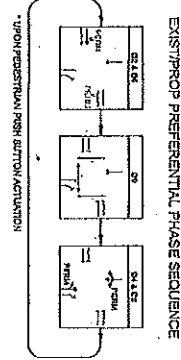
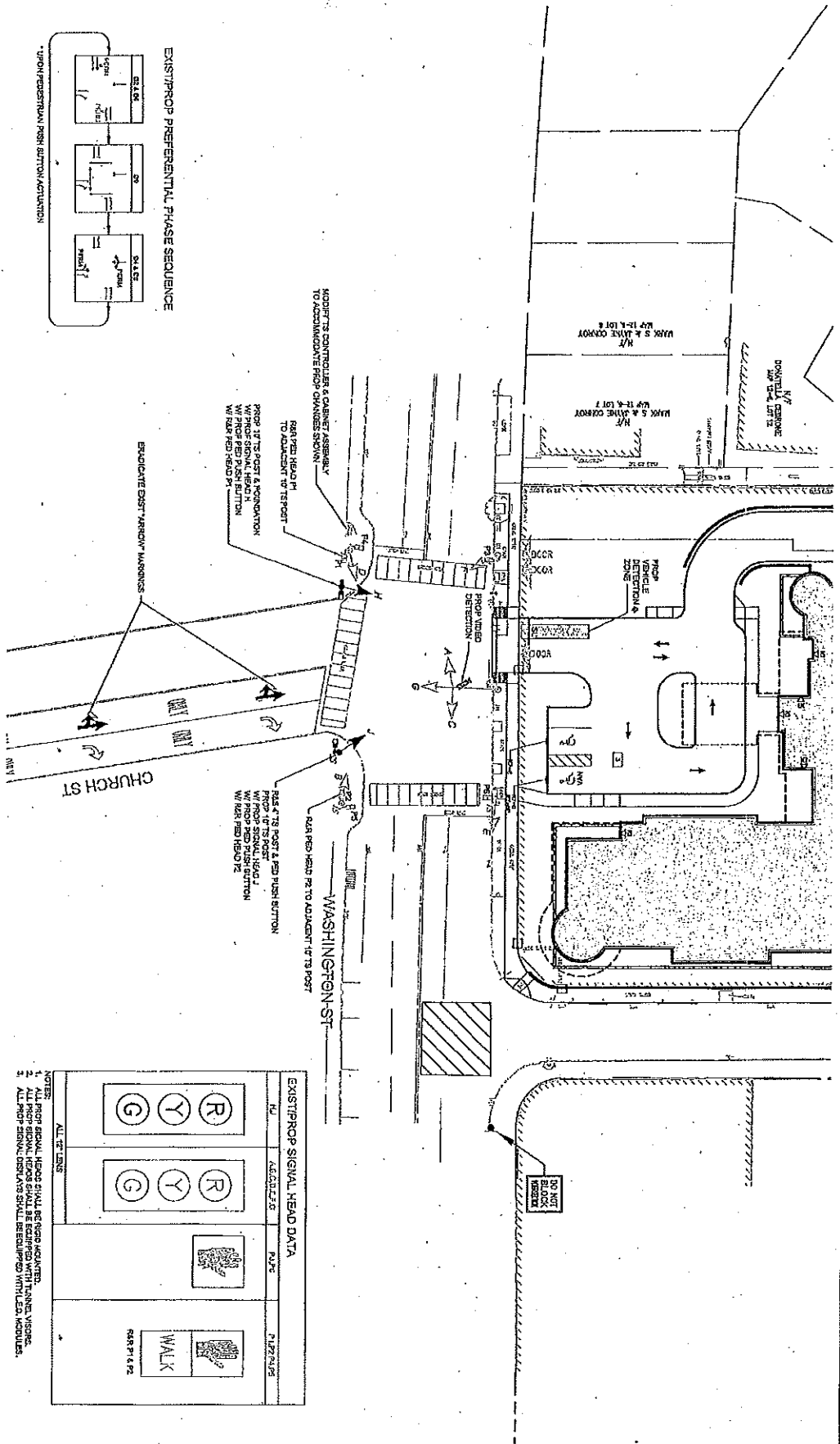
The Petitioner shall make or cause to have made, at its sole cost and expense, the following improvements in the area of the intersection of Washington Street and Church Street (including the so-called "Site Driveway"), as described below and shown in **Attachment 1**:

- Install additional signal heads facing the southbound Site Driveway approach, requiring two new 10-foot posts and foundation
- Install a new signal head to the existing signal poles on the southeast and southwest corners of the intersection
- Relocate the existing pedestrian signal heads across the Church Street approach
- Install video detection module to existing traffic signal pole in on north side of street to control the Site Driveway approach
- Make pavement marking changes on the Church Street approach to include a shared left-through lane and an exclusive right turn lane
- Install a new crosswalk across the Site Driveway approach, complete with ADA compliant wheelchair ramps on each side
- Install two additional pedestrian signal heads for the new crosswalk across the Site Driveway approach
- Upgrade the existing "Do Not Block Intersection" signage and pavement markings at Washington Street/ Hovey Street
- Modify the controller and cabinet assembly to accommodate proposed timing and phasing changes necessary for driveway approach inclusion

Transportation Demand Management (TDM)

The Petitioner shall implement the following Transportation Demand Management measures:

- Display all public transit schedules in a central location within the facility;
- Provide a map of the area that displays the location of the Newtonville MBTA station, MBTA bus stops, sidewalks, and crosswalks. This information shall be distributed to employees and posted in common areas;
- Provide a secure bicycle storage area on site;
- Implement an onsite car-pool rideshare program with guaranteed ride home; and
- Reimburse employees for fifty (50%) percent of the cost of monthly MBTA passes.

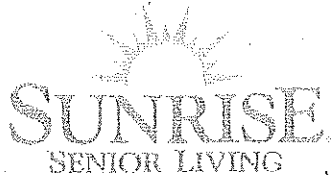


EXISTPROCP SIGNAL HEAD DATA											
NO.	ADDRESS	PLATE									
1	ALL 17\"/>	<table border="1"> <tr> <td>(R)</td> <td>(Y)</td> <td>(G)</td> </tr> <tr> <td>(R)</td> <td>(Y)</td> <td>(G)</td> </tr> <tr> <td colspan="3" style="text-align: center;">WALK</td> </tr> </table>	(R)	(Y)	(G)	(R)	(Y)	(G)	WALK		
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- NOTES:**
1. ALL PROP. SIGNAL HEADS SHALL BE REEVALUATED TO MEET VISION REQUIREMENTS.
 2. ALL PROP. SIGNAL DISPLAYS SHALL BE EQUIPPED WITH LED MODULES.

vhb
 Traffic Signal Concept
 Washington Street at Church Street
 Sunrise of Newton
 Newton, Massachusetts

Figure 11



June 21, 2017

RE: Sunrise of Newton – Sustainability Measures

To whom it may concern”

Sunrise Senior Living is committed to environmental stewardship. The design for the Sunrise of Newton is concerned with its impact on the environment as it is constructed, and with a long-range commitment to energy efficiency as it operates.

Exterior Envelope

- A robust, continuous thermal envelope with a continuous air infiltration barrier, continuous exterior insulation and a high R value will ensure minimal heat loss/gain and reduce the load on heating systems.
 - The windows will have a low U value, low E coating and will be argon gas-filled, which also translates to heat/cold resistance and reduces the load on heating and cooling the building. They are also carefully detailed to prevent thermal bridging and avoid air infiltration.
 - Windows are plentiful and placed to take advantage of daylighting opportunities.
- The flat roof portions of the building will be covered in white, light reflecting TPO, which will reduce the heat gain.
- The roof will be “solar ready”, meaning that both structurally and electrically, if solar panels are added in the future they can be very easily accommodated.
 - The building will also be computer modeled to show compliance with the new Mass IECC and stretch code requirements.
 - After construction, the mechanical systems will be commissioned to ensure that they are installed correctly to reach maximum efficiency during operation.

Interior of Building

- We will use LED lighting wherever possible and will utilize occupancy sensors and lighting controls.
- Exterior lighting is on automatic controls to conserve energy.
- Plumbing fixtures will be low-flow (i.e. showers, faucets, toilets)
- The interior environment is planned to enhance the resident’s well-being. Fresh ventilation is provided to each room. Low VOC paints will be specified, and low emitting materials will be utilized.
- Energy Recovery Units will be provided as part of the mechanical system. They utilize the temperature of exhausting air to temper the incoming ventilation air, thus reducing the energy required to either heat or cool incoming air to the desired temperature.

Site

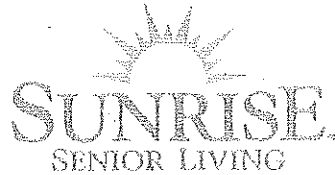
- The site design uses permeable paving that allows water to drain through which then recharges the storm water system replenishing the natural water supply.
- Plants are specified as drought tolerant, and indigenous to the area.

Community Support Office

1000 Westgate Drive, Suite 100, Newton, MA 02459

Phone: 617.552.1100

www.sunrise.com/ny/mc/na



- Irrigation is provided with a “smart” system which gathers local weather data and regulates the amount of water that goes out to the heads. This reduces water use and prevents over-watering and potential damage to the hardscape.
- The building is located at a public bus stop, and employees are encouraged to car pool and use public transit.

Post Construction

- After construction, during normal operation, Sunrise has committed to being certified by the EPA Energy Star Program. The EPA Energy Star Program is a voluntary energy efficiency program. It promotes products and practices that help protect the environment. Sunrise is already committed to the Energy Star Program and enrolls its communities in the program. Since the EPA created “Senior Housing” as a building type for Energy Star Certification, Sunrise Senior Living communities have been certified every year. The water, gas and electric bills for all these communities are monitored monthly and rated against other Energy Star participants. The ENERGY STAR certification signifies that these buildings perform in the top 25 percent of similar buildings nationwide for energy efficiency and meet strict performance levels set by the EPA. These communities use an average of 35 percent less energy and release 35 percent less carbon dioxide than typical communities.
- This Sunrise community will have a comprehensive maintenance program in place to maintain equipment and conserve energy costs; they will focus on best practices for efficiency in the areas of kitchen and laundry operations, lighting and HVAC&R (Heating Ventilation Air Conditioning and Refrigeration).

We hope this information has been helpful and we look forward to building and operating a successful and energy efficient Sunrise Senior Living community.

Sincerely,

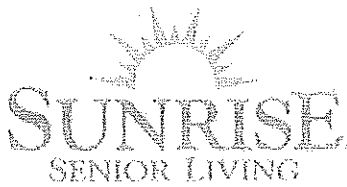
Andy Coelho
Senior Vice President
Sunrise Development, Inc.

Community Support Office

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To: Newton City Council

From: Philip Kroskin

Date: October 12, 2017

Re: Home Protection Protocol

The Sunrise of Newton is being constructed with a below ground garage that is primarily built on spread footings (not piles). However, driven or drilled soldier piles and lagging (sheeting and shoring) may be used in the location of the ramp and retaining wall down into the garage and possibly along Hovey and a portion of Washington Street. The location along the drive aisle closest to the Conroy and Cedrone residences is the area most in need for construction impact/vibration consideration. Given our plan we expect no vibration impacts on the remaining adjacent neighbor homes.

Our plan with regard to the construction will be as follows:

1. No blasting is envisioned for any rock removal given the Geotech report findings.
2. Rock excavation, if encountered, will be accomplished with hoe ram, which will cause vibration.
3. For the installation of the driven or drilled soldier piles and lagging:
 - a. This can be done without encroachment onto any adjacent property.
 - b. Test pile will be installed to assess initial vibration impacts.
 - c. 8' drive aisle buffer will be maintained.
 - d. Driven piles will cause vibration.
 - e. Installation of the piles / lagging will likely take 10 weeks.
4. Home protection methods:
 - a. All adjacent homes will have photos taken both inside and out prior to construction to set baseline of existing conditions.
 - b. Vibration monitoring devices will be set on adjacent foundations / buildings.
 - c. Structural engineer will evaluate homes' existing foundations and construction and produce survey.
 - d. Structural engineer will take measurements of static ground vibration prior to construction start and with test pile.
 - e. Vibration thresholds will be established considering adjacent structures.
 - f. Vibration will be monitored during construction.
 - g. All work will be performed within engineered tolerances.
 - h. Alarms will be set if thresholds exceeded.
 - i. Following construction, structural engineer will re-inspect all adjacent homes.

Community Support Office

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