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Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: July 24, 2013

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Alexandra Ananth, Chief Planner for Current Planning

Cc: Terri Dickerhoff, CGR Development for CorePower Yoga
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request for a waiver from parking requirement

Applicant: CorePower Yoga	
Site: 275 Washington Street (283-191 Centre Street)	SBL: 61 13 11
Zoning: BU1	Lot Area: 78,813 square feet
Current use: medical office and rehab center within a mixed use building	Proposed use: Yoga studio

BACKGROUND:

The property at 275 Washington Street consists of a 78,813 square foot lot improved with a four-story 172,845 square foot mixed use building. Originally built in 1985 as the headquarters for Reed Holdings, it was repurposed in 2005 as a multi-tenant mixed use building which now includes offices and restaurants. CorePower Yoga is proposing to occupy approximately 4,400 square feet on the first floor. The yoga studio will replace an existing vacant space previously occupied by a medical offices. The yoga studio will have accessory retail, a locker room with showers and changing areas, and office and storage space.

There currently exists 389 parking spaces on site, which includes 45 spaces created through the use of "managed parking" on the rooftop of the parking facility allowed by Board Order #236-04. Based on a parking analysis submitted by the applicant showing all of the current uses on site, there is a technical deficit of 116 parking stalls on site. However, there is no physical shortage of parking available on site. The previous medical office use required 22 parking stalls. The applicant requires 31 parking stalls for the proposed yoga studio use.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Terry Dickerhoff, dated 7/17/13
- Parking analysis, prepared by Terry Dickerhoff, submitted 7/17/13

ADMINISTRATIVE DETERMINATIONS:

1. The building was built by right, and the proposed use is also allowed by right. While there is an apparent technical parking deficit created by the current uses, no special permits have been issued for the site aside from BO #236-04, which allowed for 45 spaces to be created through “managed parking”. The previous medical office use of the proposed space within the building required 22 parking stalls, and the proposed use requires 31. Given that there is a technical parking deficit for the property with the current uses, it may be advised that the property owner seek a parking waiver for the entire property which would eliminate the need for future tenants to deal with parking issues in a piecemeal manner.
2. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§30-19(d)(21)	Parking waiver for 9 parking stalls for a yoga studio with locker room facilities	S.P. per §30-24