

Department of Planning and Development

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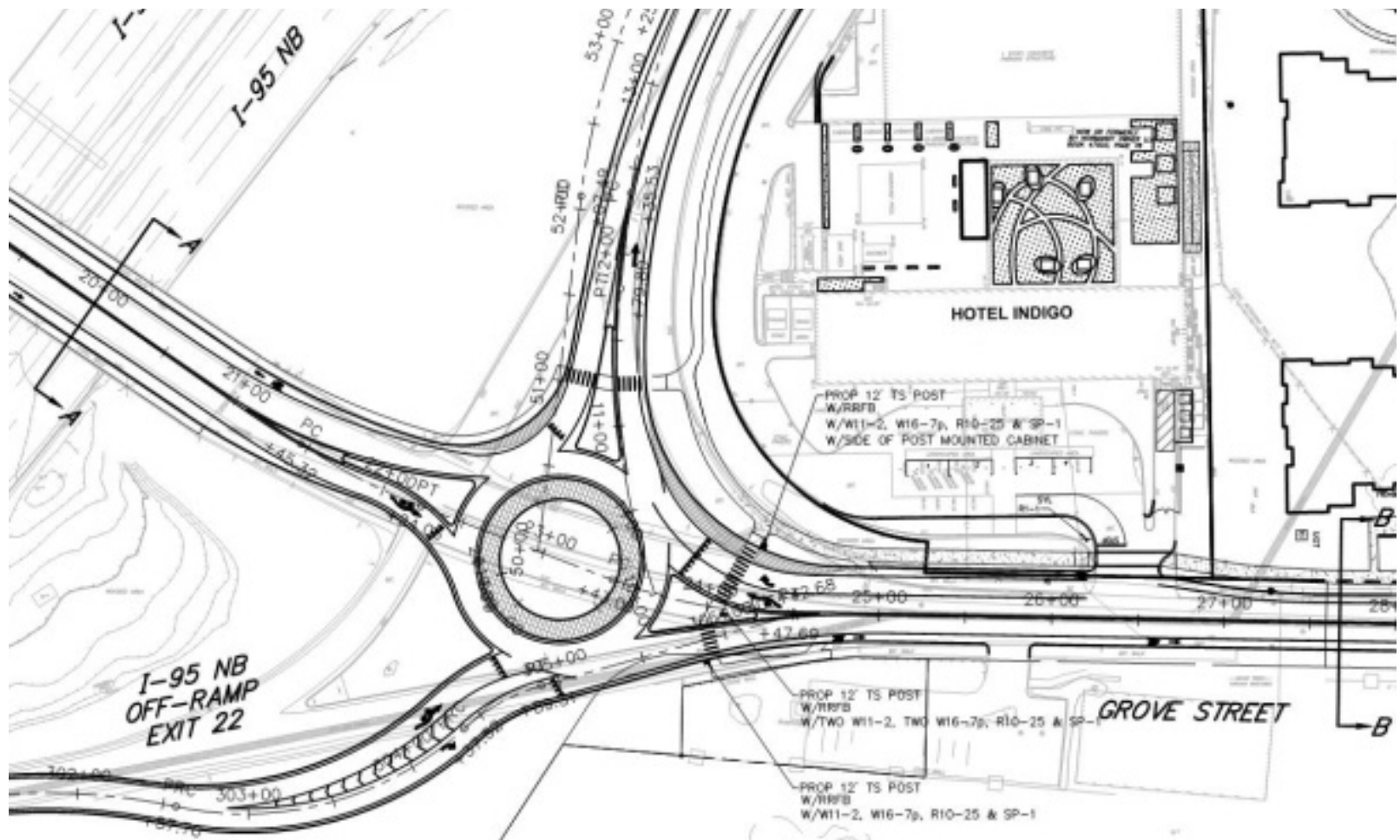
LAND USE COMMITTEE WORKING SESSION, JUNE 18, 2013

#258-12 BH NORMANDY RIVERSIDE, LLC/MASSACHUSETTS BAY TRANSPORTATION AUTHORITY petition for a change of zone to Mixed Use 3/Transit Oriented District for a portion of land located at 327 Grove Street, also identified as Section 42, Block 11, Lot 3A, currently zoned Public Use.

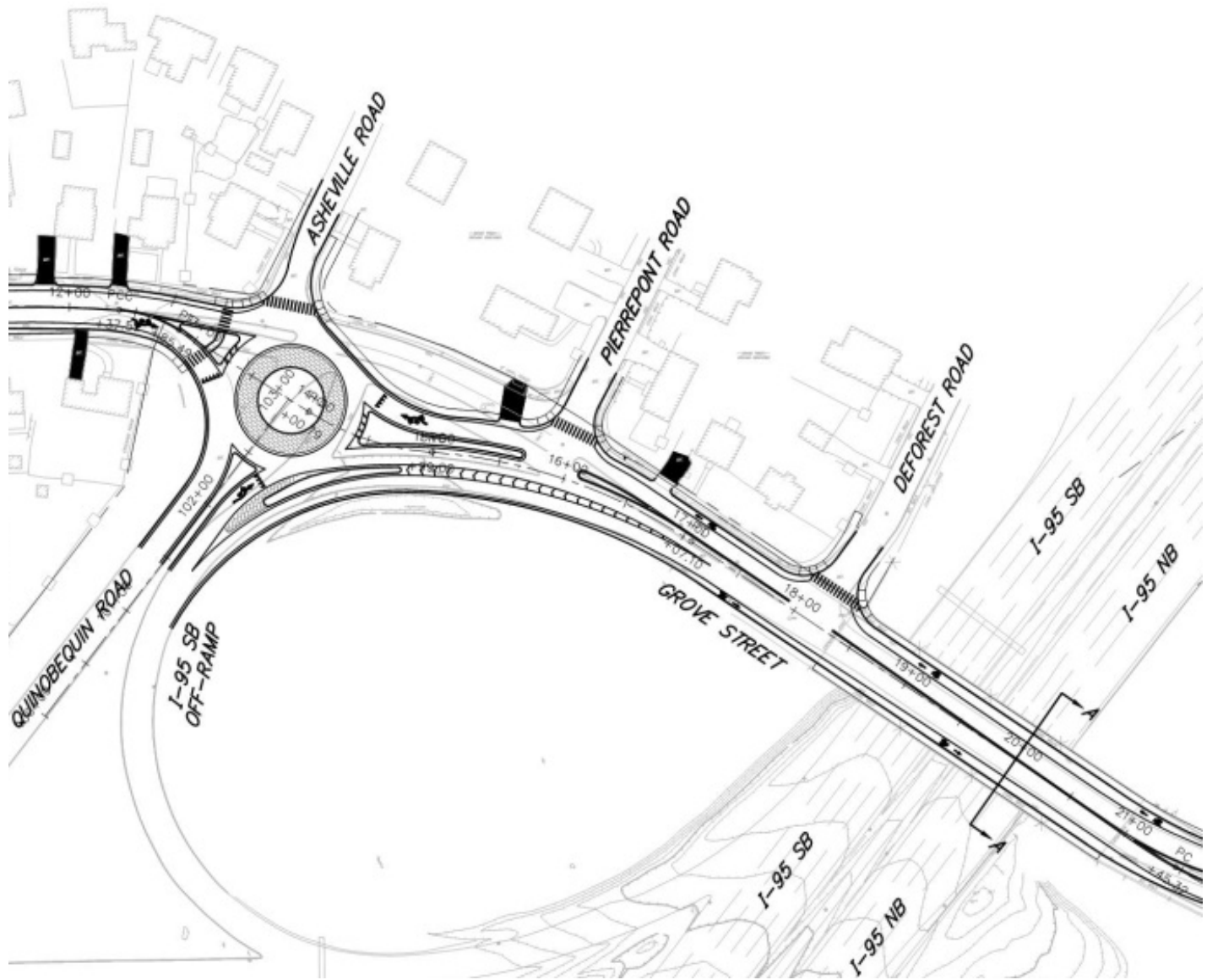
#258-12(2) BH NORMANDY RIVERSIDE, LLC/MASSACHUSETTS BAY TRANSPORTATION AUTHORITY petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a mixed use, transit-oriented development including an office building of approximately 225,000 sq. ft., a residential building containing 290 apartments with 5,000 sq. ft. of retail space, a three story building containing approximately 15,000 sq. ft. of retail space and approximately 8,000 sq. ft. of community space, and related site improvements; to permit office use on the ground floor, medical office use, retail and personal establishments of more than 5,000 sq. ft., eating and drinking establishments of more than 5,000 sq. ft., retail banking and financial services, and health club establishments on the ground floor; and reduced minimum setbacks of side setback of office building, and front setback of retail/community building; parking facility design standards including stall width, stall depth, maneuvering space for end stalls, minimum width for entrance and exit driveways, tandem stalls, number of required off-street loading facilities and design standards of same, landscape screening requirements, surfacing and curbing requirements and one foot candle lighting at 327 GROVE STREET, Ward 4, on land known as SBL 42, 11, 3A containing approx. 9.4 acres of land in a proposed Mixed Use 3 Transit Oriented Zoned district. Ref: Sec 30-13(f), Table A Footnote; 30-13(g); 30-15(v)(1); 30-15, Table 3; 30-19(d)(22); 30-19(h); 30-19(h)(2)a); 30-19(h)(2)b); 30-19(h)(2)e); 30-19(h)(4)a); 30-19(h)(5)a); 30-19(i); 30-19(i)(1)a); 30-19(j); 30-19(j)(1)a); 30-19(j)(2)d); 30-19(l); 30-19(l)(2); 30-19(l)(3); 30-19(m); 30-23; 30-24; 30-24(i)(7) of the City of Newton Revised Zoning Ordinance, 2012.







CROSSING GUARD OR POLICE DETAIL?



Ashville and Pierrepont

Traffic Improvements

6

Mitigations

- Route 16 at Concord St
- Route 16 at Quinobequin Rd at I95 southbound ramp
- Washington St at Comm Ave
- Washington St at Perkins Street/I90 eastbound
- Commonwealth Ave at Auburn St (west intersection)

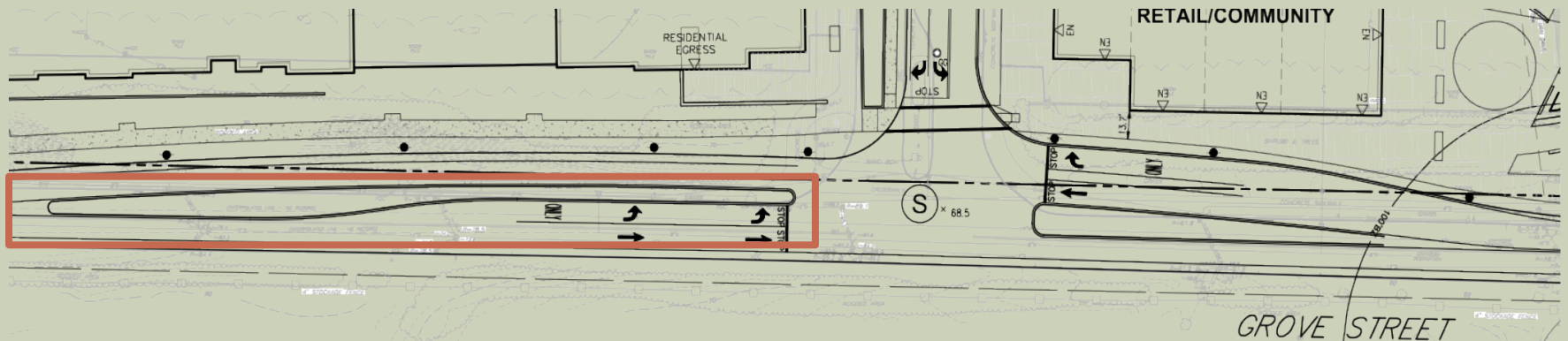
Additional intersections

- Riverside Business Center
- Hagar St at Concord St
- Woodland St at Grove St
- Washington St at I90 exit 16 westbound
- Washington St at Perkins/I90 exit 16 westbound
- Washington St at Prospect St
- Washington St at Auburn St
- Grove St at Auburn/Central

Traffic and Circulation

7

- **Riverside Business Center/Hines/Stantec Concerns**
 - Secure access on westerly side (Option B-2)
 - Extend queue lane on Grove St
 - Maintain communications



Other issues

8

- P&D Board Review
 - Scenic Roads
 - Close public hearing
- School Impacts
- Residential details
- Interior Signage



Timing and Phasing of Construction

9

	<u>Begin</u>	<u>Complete</u>
• FHWA Review	Now	Aug 2014
• MassDOT Review	Sept 2013	May 2015
• MBTA Garage	Aug 2013	May 2015
• Community Ctr/Retail	May 2015	May 2016
• Office	May 2015	May 2017
• Residential	May 2015	May 2017
• Grove St Entry/Signal	July 2015	Jan 2016
• Roundabouts	Nov 2015	May 2017

Station at Riverside

What's Next?

July 16th

- Close Public Hearing on Map Change
- I&I
- Mitigations

July 23rd

- Board Order