

MEMORANDUM

Date: August 2, 2013

To: Ted Hess-Mahan, Chair, Newton Board of Aldermen Land use Committee

Copy: Candace Havens, Director of Planning & Development

Ouida Young, Associate City Solicitor

Linda Finucane, Land Use Committee Clerk

Stephen Buchbinder, Schlesinger and Buchbinder, LLC

From: Dan Violi, Vice-Chair, Newton Housing Partnership

Kathy Laufer, Chair, Newton Fair Housing Committee

Philip Herr, member, both of the above

Re: Draft Board Order re Riverside Special Permit decision

Both the Fair Housing Committee and the Newton Housing Partnership reviewed the proposed Station at Riverside materials regarding housing as documented in letters to you on October 11, 2012. Since that time there have been changes in the organization that will execute the residential portion of this development, and almost a year of dialog and revision that have resulted in important changes. However, the number of dwelling units and their distribution by size and affordability level remain unchanged. Some but not all of the concerns raised in our letters have been resolved in discussions with the developer's team. However, we have no documentation of that agreement or clarity about next steps for our organizations.

On the following page are two simple inserts suggested as amendments to the July 26, 2013 draft order re docket item #258-12(2), the Riverside Special Permit approval. We three prepared the inserts: review by our organizations will likely follow in the next two weeks. The first amendment simply states that which presumably will occur whether stated in the Order or not, which is a requirement for approval of the still to be revised Inclusionary Housing Plan and covenants, to be made by the Planning Director.

The second insert simply documents that there is to be a pedestrian path connecting residents of Building B to Grove Street, which we understand is to be the case, but which hasn't been clear in any documents we have seen to date. That link is important so that, as called for in the *Comprehensive Plan*, this development can, at least in this critical part, face rather than turn its back to, a major street it shares with its neighborhood.

Thanks for whatever consideration you can give to these concerns.

REVISIONS RE INCLUSIONARY PLANS AND COVENANTS

Condition #14 on page 15 of the 7/29/2013 draft Board Order to be revised as follows:

14. The Petitioner shall be responsible for complying with the requirements in sec. 30-24(f) of the Newton Zoning Code, as amended from time to time, including sec. 30-24(f)(8) Inclusionary Housing Plans and Covenants which require the Petitioner to prior to issuance of building permits for Building B submit an inclusionary housing plan, to be approved by the Director of Planning and Development following their review by the Newton Housing Partnership and by the Fair Housing Committee. In addition, upon completion of the housing component of the project, fifteen percent (15%) of the total number of housing units, i.e., 44 units must be eligible for listing on the MA Department of Housing and Community Development's Subsidized Housing Inventory (SHI).

REVISION RE RESIDENCES FACING GROVE STREET

Condition #19 subpart q of the 7/29/2013 draft Board Order to be revised as follows:

- q. submitted to the Director of Planning and Development and the Urban Forester for their approval a final landscape plan including, but not limited to:
 - i. the size and type of all trees, shrubs, and other plantings;
 - ii. landscaping along the pathway to the overlook at the Charles River;
 - iii. trees in the median of Grove Street that complement those on the easterly end of Grove Street and that assure good visibility for drivers; and
 - iv. pedestrian ways, including a route from Office Building (A) to the rear of the Indigo Hotel, and a route from Residential/Retail Building (B) to the Grove Street sidewalk.