

Department of Planning and Development



PETITION #48-16
255-257 NEWTONVILLE AVENUE

SPECIAL PERMIT/SITE PLAN
APPROVAL FOR A THREE STORY
SELF-STORAGE FACILITY AND
WAIVERS TO THE PARKING
REQUIREMENTS

MAY 3, 2016



Requested Relief



Special Permits per §7.3.3 of the NZO to:

- allow a building greater than 20,000 square feet (§4.3.2.B.1);
- allow a building with three stories (§4.3.2.B.3, §4.3.3);
- allow a building 36 feet in height (§4.3.3);
- allow an FAR of 1.5 (§4.3.3);

Requested Relief (cont.)



and, per §5.1.13 of the NZO, to further:

- waive 36 parking stalls (§5.1.4);
- allow parking in a side setback (§5.1.8.A.1);
- waive the accessible parking requirement of the NZO (but not the State code) (§5.1.8.B.3; §5.1.8.B.4);
- waive the landscape screening requirements for parking facilities with more than 5 stalls (§5.1.9.A.1);
- waive lighting requirements (§5.1.10.A).

Criteria to Consider

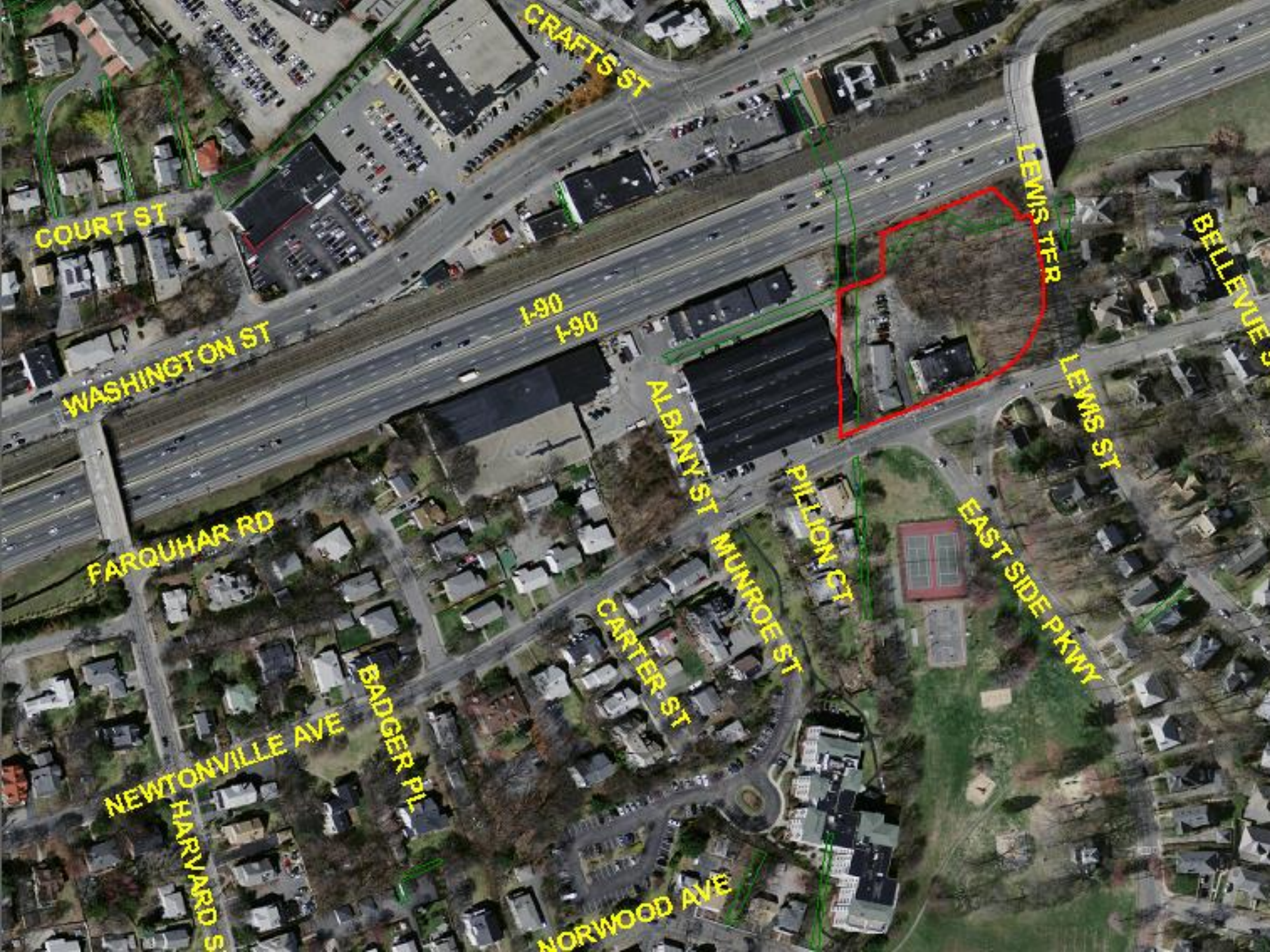


- Whether the site is an appropriate location for a building of three stories and 36 ft. in height with a floor area ratio (FAR) of 1.5 (§4.3.3 and §7.3.3.C.1).
- Whether the site is an appropriate location for a building of greater than 20,000 square feet (§4.3.2.B.1 and §7.3.3.C.1).
- Whether access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.C.4).
- Whether the site planning, building design, construction, maintenance or long-term operation of the premises will contribute significantly to the efficient use and conservation of natural resources and energy (§7.3.3.C.5).

Criteria to Consider (cont.)



- The requested waivers related to the number of stalls, the number of handicapped accessible stalls, landscaping and lighting of the parking facility are appropriate because literal compliance is impracticable due to the nature of the use, or the location, size, width, depth, shape, or grade of the lot, or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features. (§5.1.13)



COURT ST

CRAFTS ST

WASHINGTON ST

I-90
I-90

LEWIS TER

BELLEVUE ST

ALBANY ST

LEWIS ST

FARQUHAR RD

PILLION CT

EAST SIDE PKWY

NEWTONVILLE AVE

BADGER PL

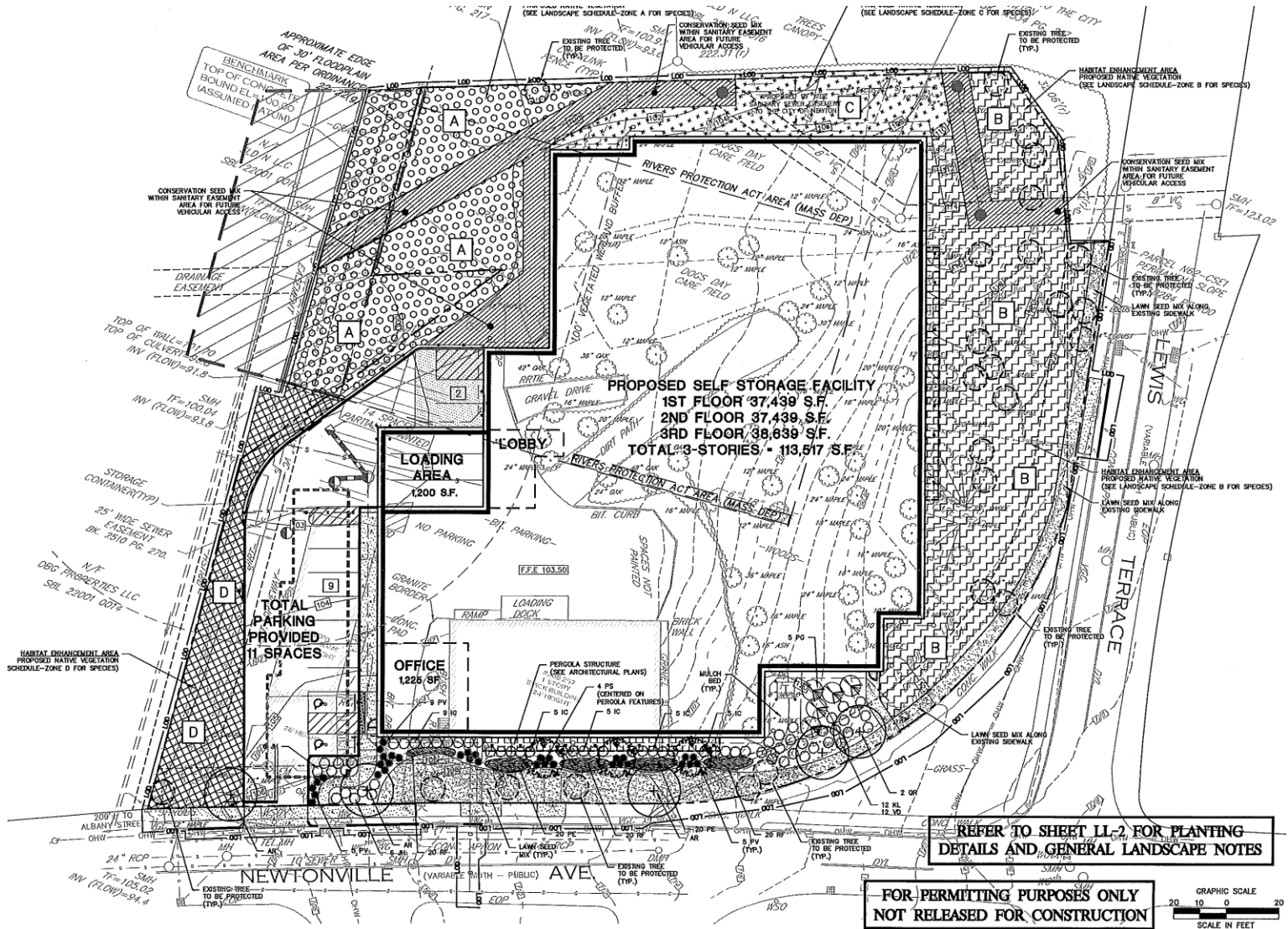
CARTER ST

MUNROE ST

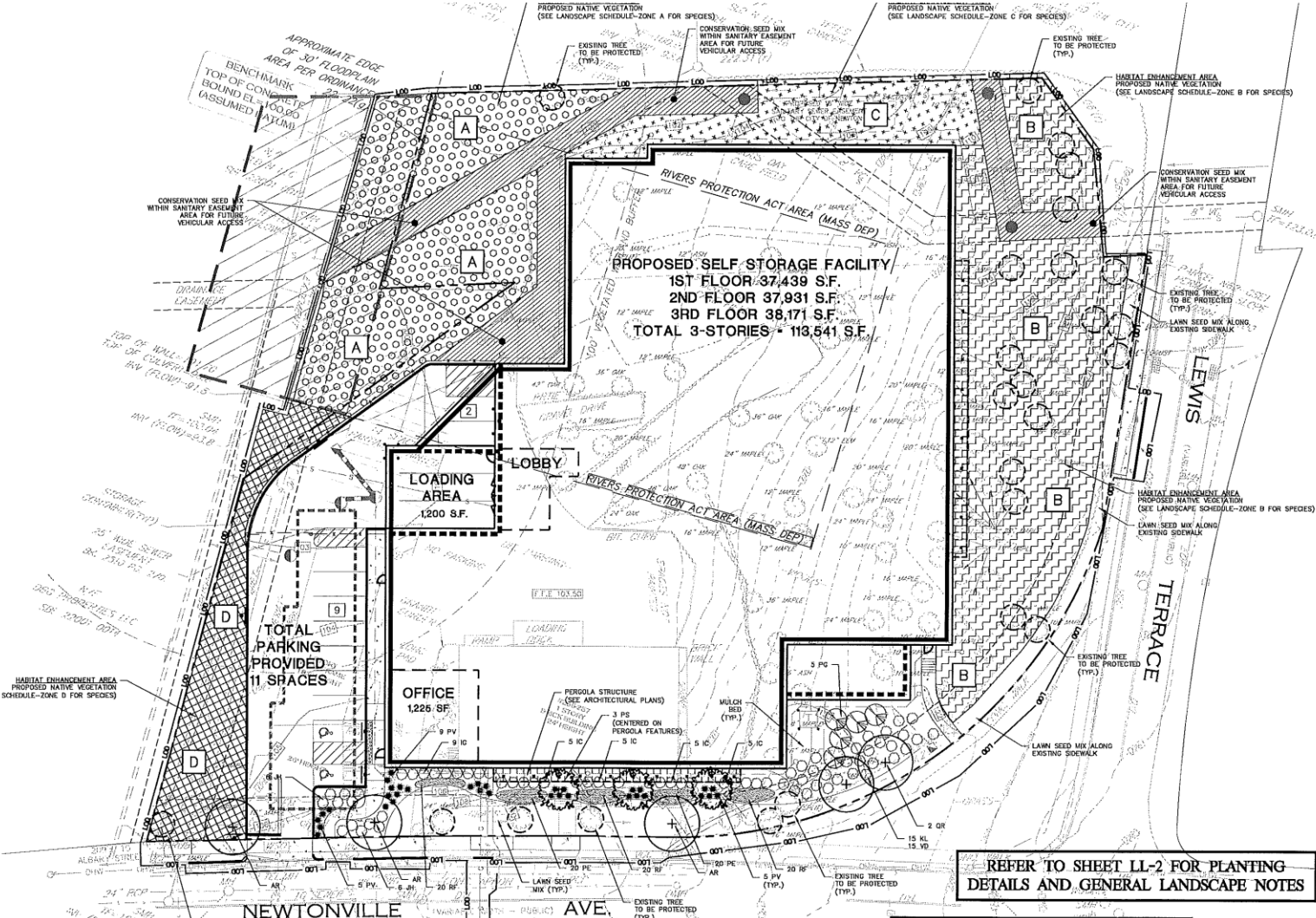
HARVARD S

NORWOOD AVE

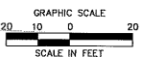
Landscape Plan (dated 2/29/2016)



Landscape Plan (dated 4/20/2016)



FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION



Landscape Plan (dated 4/20/2016)



➤ “Habitat Enhancement Areas”- Trees

➤ **Zone A** (6,530 SF, near Mass Turnpike)

➤ 8 Balsam Firs- 3-4 ft.

➤ 8 Black Gum- 4-6 ft

➤ 8 Chokecherry 4-6 ft

➤ 8 Northern Red Oak- 4-6 ft

➤ **Zone C** (2,699 SF, near Mass Turnpike)

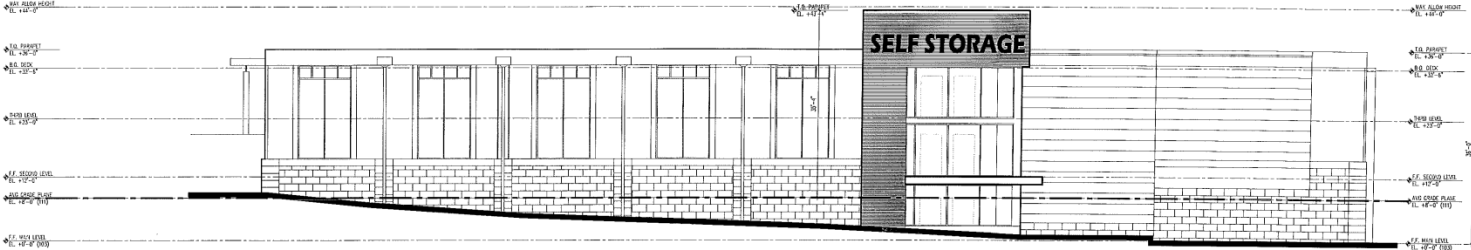
➤ 25 Eastern Red Cedars- 4-6 ft

Landscape Plan (dated 4/20/2016)

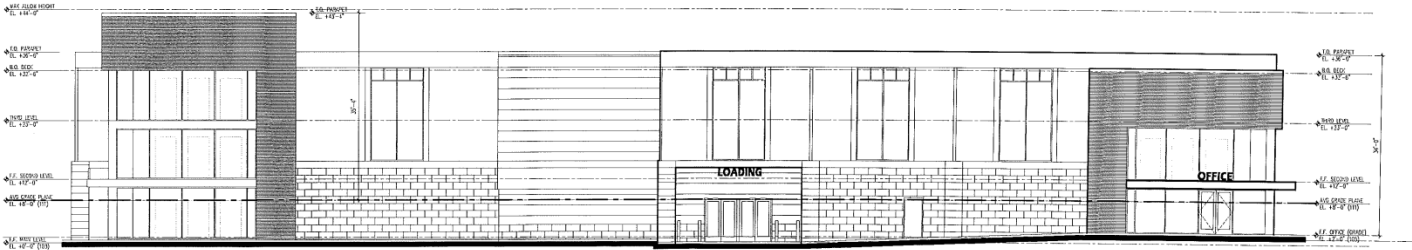


- **“Habitat Enhancement Areas”- Trees**
 - **Zone B (10,325 SF, Lewis Terrace)**
 - 25 Flowering Dogwood 4-6 ft
 - 25 Eastern Hornbeam 4-6 ft
 - **Recommend addition of evergreen species in this area or replacement of one species with evergreen trees instead of deciduous, 6-8 ft. at install**
 - **Zone D (2,693 SF, parking area)**
 - None
- **Newtonville Avenue**
 - Various evergreen and flowering trees

Elevations- North (Mass Turnpike) and West

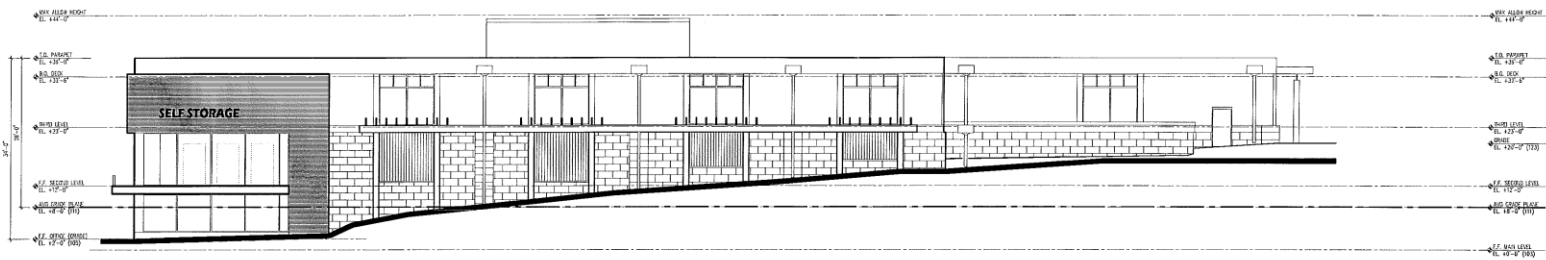


3 EXTERIOR ELEVATION - NORTH - MASSACHUSETTS TURNPIKE

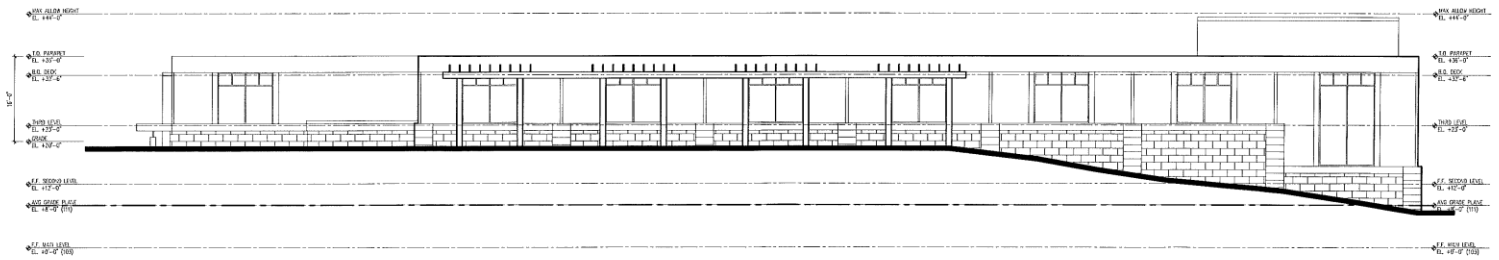


4 EXTERIOR ELEVATION - WEST - PARKING & ENTRANCE

Elevations – Newtonville Ave. and Lewis Terrace



① EXTERIOR ELEVATION - SOUTH - NEWTONVILLE AVENUE



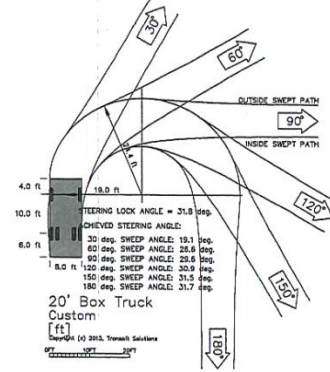
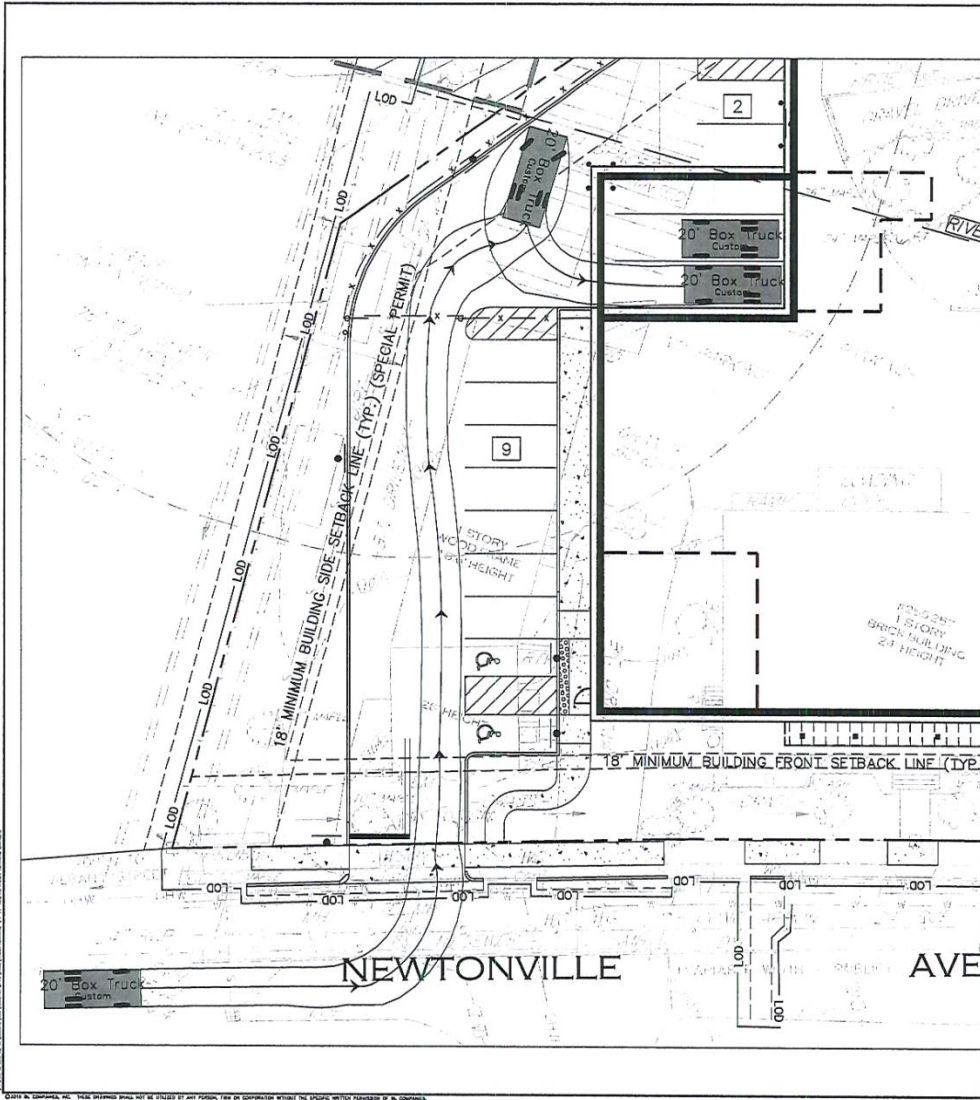
② EXTERIOR ELEVATION - EAST - LEWIS TERRACE

Comparable facilities- Parking



- Petitioner provided a parking study of two nearby comparable self-storage facilities:
 - EZ Storage- 300 Needham Street
170,000 square feet, approx. 1,400 storage units
 - Public Storage- 945 Moody Street (Newton/Waltham line)
117,500 square feet, 1,015 storage units
- The report found that an average of 8.3 autos entered each of the examined facilities during expected peak times.

Truck Turning (dated 4/15/2016)



ARCHITECTURE
 ENGINEERING
 SURVEYING
 LAND SURVEYING

100 Research Parkway
 Newton, MA 02459
 617-552-3333
 WWW.BL-COMPANIES.COM

PROPOSED SELF STORAGE FACILITY
 285-287 NEWTONVILLE AVENUE
 NEWTON, MASSACHUSETTS

DESIGNED BY: [blank]
 DRAWN BY: [blank]
 CHECKED BY: [blank]

DESIGNED: [blank]
 DRAWN: [blank]
 CHECKED: [blank]
 DATE: 4/15/2016
 PROJECT NO.: 1002793
 CALL FILE: 1802110000-04-11-16

TRUCK TURNING EXHIBIT

Sheet No.

TT-1



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Roof



1. Solar panels
2. “Green roofs”

Hours of Operation



Proposed facility-

Office- Mon- Sat: 9:30 am-6:00 pm; Sun: 10:00 am-4:00 pm

Access- Daily: 6:00 am-9:00 pm

EZ Storage (300 Needham Street)-

Office- Mon- Sat: 9:00 am-6:00 pm; Sun: 10:00 am-4:00pm

Access- Daily: 6:00am-9:00pm

Public Storage (945 Moody Street)-

Office- Mon-Fri: 9:30am-6:00pm; Sat-Sun 9:30am-5:00pm

Access-Daily: 6:00am to 9:00pm

Extra Space Storage (128 Bridge St)-

Office- Mon-Fri: 9:30am-6:00pm; Sat: 9:30am-6:00pm; Sun: Closed

Access- Daily: 6:00am-10:00pm

Proposed Findings



1. The site is an appropriate location for a building of three stories and 36 ft. in height with a floor area ratio (FAR) of 1.5 as its sloping topography allow for a significant portion of the structure's mass and height to be concealed from neighboring properties and streets. (§4.3.3 and §7.3.3.C.1)
2. The site is an appropriate location for a building of greater than 20,000 square feet as the site is zoned Manufacturing and consists of approximately 76,000 square feet of land. Furthermore, its sloping topography allows for much of the structure's mass to be concealed from neighboring properties and streets. (§4.3.2.B.1 and §7.3.3.C.1)
3. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)

Proposed Findings (cont.)



4. The site planning, building design, construction, maintenance or long-term operation of the premises will contribute significantly to the efficient use and conservation of natural resources and energy. The proposed site plan has been reviewed and approved by the Newton Conservation Commission and the petitioners will be enhancing natural habitat areas with native planting species. (§7.3.3.C.5)
5. The requested exceptions related to the number of parking stalls, the number of handicapped accessible stalls, landscaping and lighting of the parking facility are appropriate because such exceptions would be in the public interest and provide for the protection of environmental features by reducing the amount of unnecessary paving on site. The petitioner submitted a parking study indicating that the number of stalls proposed will be sufficient to meet expected demand without spillover onto neighborhood streets. (§5.1.13)

Proposed Conditions



1. Plan Referencing Condition.
2. The petitioner shall comply with the Tree Preservation Ordinance and all landscaping shall be maintained.
3. All utilities shall be located underground from the property line.
4. O&M Plan for stormwater management
5. Construction Management Plan

Proposed Conditions (con't)



6. Standard Building Permit Condition.
7. Standard Final Inspection/Certificate of Occupancy Condition.
8. Hours of Operation M-S 7AM-9PM, Sun 9AM-5PM
9. Landscape maintenance- annual inspection and replacement by petitioner
10. Petitioner to repair and maintain adjacent sidewalks

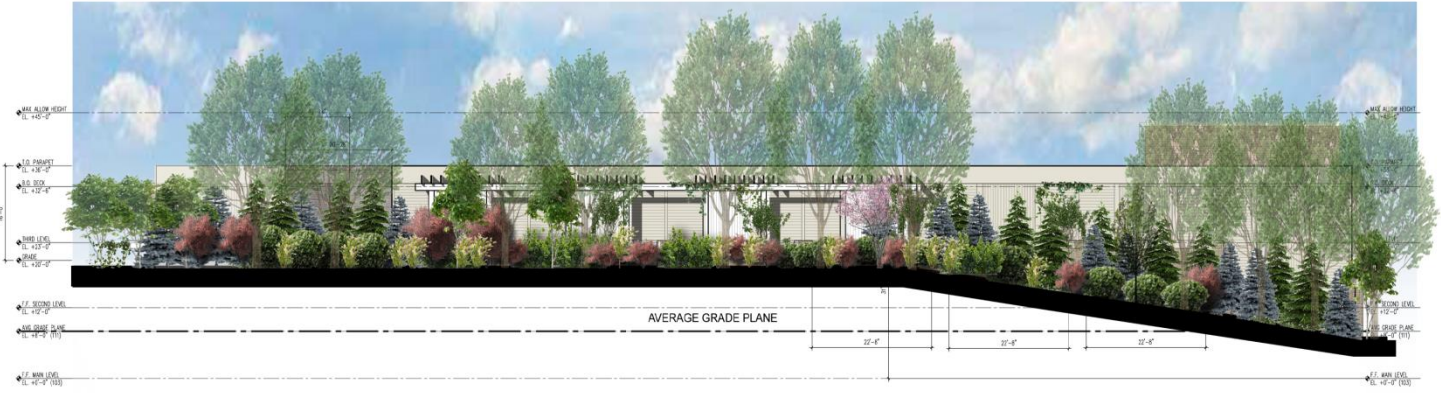




Elevations – Newtonville Ave. and Lewis Terrace



① EXTERIOR ELEVATION - SOUTH - NEWTONVILLE AVENUE
1/8" = 1'-0"



② EXTERIOR ELEVATION - EAST - LEWIS TERRACE
1/8" = 1'-0"

Elevations- North (Mass Turnpike) and West



3 EXTERIOR ELEVATION - NORTH - MASSACHUSETTS TURNPIKE
1/8"=1'-0"



4 EXTERIOR ELEVATION - WEST - PARKING & ENTRANCE
1/8"=1'-0"