

**TO THE HONORABLE BOARD OF ALDERMEN, CITY OF NEWTON:**

The undersigned hereby makes application for a permit to build or alter a structure and/or use a facility as described below in the proposed location in accordance with the provisions of Chapter 30 or any other sections of the City's current Ordinances.

**PLEASE REFERENCE SECTION(S) OF THE ORDINANCES FROM WHICH RELIEFS ARE REQUESTED:**

30-13(b)(1); 30-13(b)(4); 30-13(b)(5); 30-13(b)(12); 30-13(b)(16); 30-19(d)(18); 30-19(m); 30-19(h)(1);  
30-19(h)(3)a); 30-19(h)(4)b); 30-19(i)(1); 30-19(j)(1); 30-20(1); 30-21(b); 30-23; 30-24

**PLEASE CHECK ALL REQUESTED APPROVALS THAT APPLY:**

- Special Permit/Site Plan
- Site Plan Only
- Extension of Non-conforming Use(s) and/or Structure(s)

STREET 131 ~~141~~ 181 Needham Street WARD 5

SECTION(S) 5102 B BLOCK(S) 0010-0014, 0015, 009A LOT(S) \_\_\_\_\_

APPROXIMATE SQUARE FOOTAGE (of property) 11.06 acres ZONE MU-1

TO BE USED FOR: Office, Retail, Restaurant, Service and uses similar or accessory thereto.

CONSTRUCTION: Redevelopment of 2 Buildings, including landscaping, signage and project amenities

EXPLANATORY REMARKS: See attached narrative.

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of Board of Aldermen in connection with this application.

PETITIONER (PRINT) Newton Technology Park, LLC (c/o Crosspoint Associates, Inc.)

SIGNATURE [Signature] PHONE 508-655-0505 E-MAIL kmccormack@crosspointassociates.com

ADDRESS c/o Crosspoint Associates, 300 3rd Avenue, Waltham, MA 02451

ATTORNEY Frank Stearns PHONE 617-951-9275 E-MAIL Franklin.Stearns@klgates.com

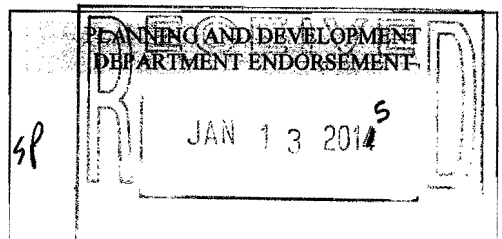
ADDRESS K&L Gates LLP, One Lincoln Street, Boston, MA 02111

PROPERTY OWNER Newton Technology Park, LLC

OWNER'S ADDRESS c/o Crosspoint Associates, 300 3rd Avenue, Waltham MA 02451

SIGNATURE OF OWNER [Signature]

DATE 1/9/2015



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**NARRATIVE TO ACCOMPANY REQUEST FOR SPECIAL PERMIT  
131-181 NEEDHAM STREET**

The 3 building complex that make up the so-called Newton Technology Park was built as light industrial/commercial buildings on or about 1948-1955. The buildings have been used as mixed use office/commercial buildings. Recently, the 2 front buildings have been offices for Trip Adviser, who is relocating out of the city. The owner plans to redevelop these buildings as mixed retail/restaurant/service buildings.

The partial demolition of one side of each of the 2 front buildings is designed to facilitate two important site plan/land use objectives-- (1) to create a central courtyard area for the project; and (2) to allow the buildings to be partially expanded moving closer to Needham Street to create a streetscape in line with the city's current planning objectives for buildings on Needham Street. The net effect of demolition of 17,165 square feet from Building N3 and 14,755 square feet from Building N2 along with modest new construction proposed to be added to the front of each building results in a net reduction in total gross floor area. More significantly, the partial demolition allows the balance of the buildings to be reused in conjunction with the redevelopment and retail conversion.

The rear building which is a fully occupied mixed use office/commercial building will remain as is with some façade improvements as part of the special permit process.

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