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James Freas
Acting Director

PUBLIC HEARING/WORKING SESSION MEMORANDUM

DATE: February 27, 2015
MEETING DATE March 3, 2015
TO: Land Use Committee of the Board of Aldermen
FROM: James Freas, Acting Director of Planning and Development
Alexandra Ananth, Chief Planner for Current Planning
Stephen Pantalone, Senior Planner
CC: Petitioner

In response to questions raised at the Land Use Committee public hearings, and/or staff technical reviews, the Planning Department is providing the following information for the upcoming public hearing/working session. This information is supplemental to staff analysis previously provided at the public hearing.

PETITION #360-14

112 Needham Street

Request for Special Permit/Site Plan Approval to demolish the existing nonconforming building and to construct a new 2½-story building, and to waive one parking stall and certain design requirements for parking facilities.

The Land Use Committee (Committee) held a public hearing on February 3, 2015, which was held open so that the petitioner could respond to questions/concerns that were raised in the Planning Department Memorandum and at the public hearing by the Committee.

The petitioner met with the Planning Department to discuss alternative materials for the side and rear of the proposed building. The petitioner is proposing a cementitious stucco with v-grooved joints material for the façade of the side and rear of the building, as illustrated in the revised plans (**ATTACHMENT A**). The Planning Department believes that this material is appropriate for this site. The petitioner also provided a comparison of the parking calculation for the proposed office use to a retail use, as requested by the Committee (**ATTACHMENT B**). The parking requirement for a retail use would be nine stalls, whereas the parking requirement for the office use is 11 stalls.

Recommendation

Based on the supplemental information provided by the petitioner, the Planning Department believes that the petition is complete, and that concerns regarding the façade treatment have been addressed. The Planning Department therefore recommends approval with conditions.

ATTACHMENTS

ATTACHMENT A: Revised Elevations and Photo of the Proposed Material

ATTACHMENT B: Comparison of the Parking Requirement for an Office and Retail Use

Arin Realty
112 Needham Street
Newton, MA

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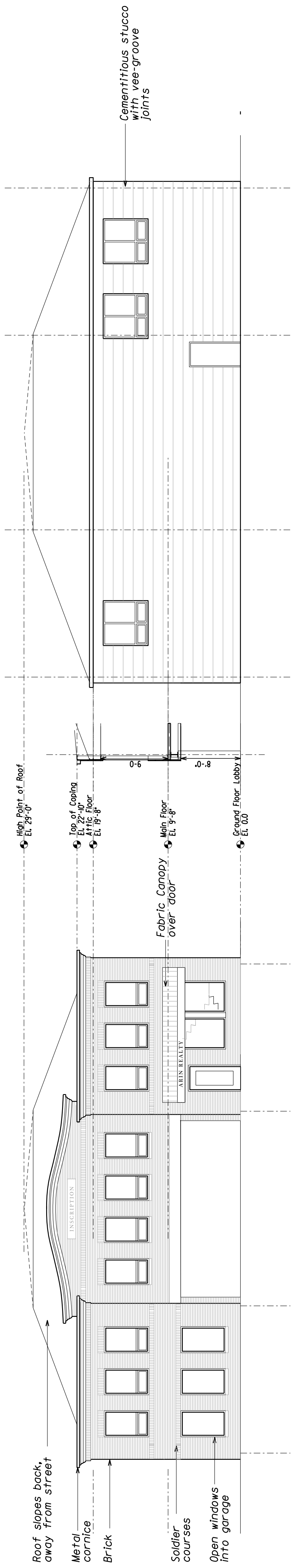
ATTACHMENT A



NO.	DATE	REVISION
1	1/14/15	Floor areas revised

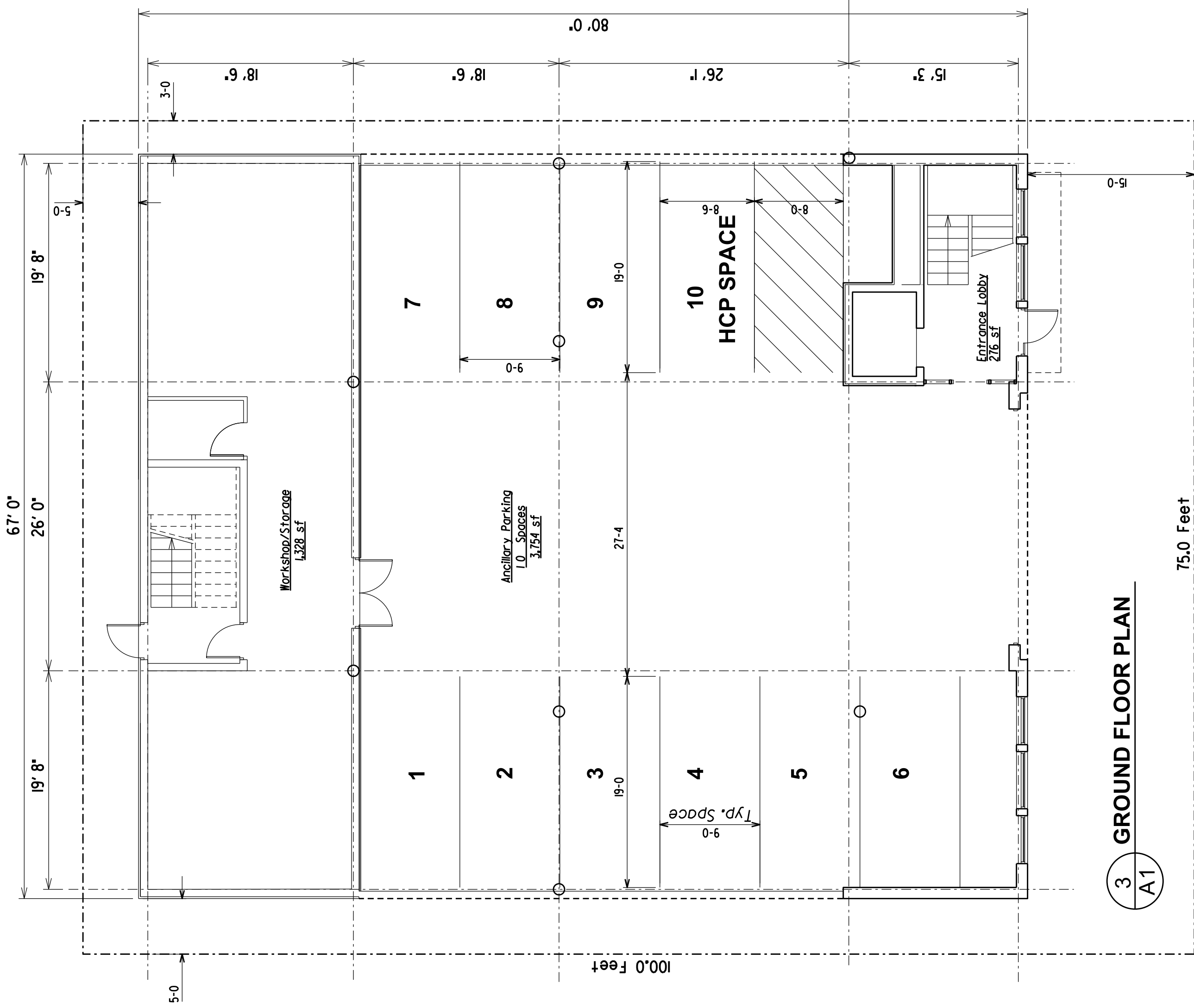
PROJECT NAME NEW OFFICE BUILDING ARIN REALTY
BUILDING NAME & ADDRESS 112 NEEDHAM STREET NEWTON, MA
PROJECT NUMBER

DRAWING TITLE FLOOR PLANS AND ELEVATIONS	
SCALE 1/8" = 1'-0"	DRAWN BY
DATE Feb. 7, 2015	DRAWING NUMBER A1

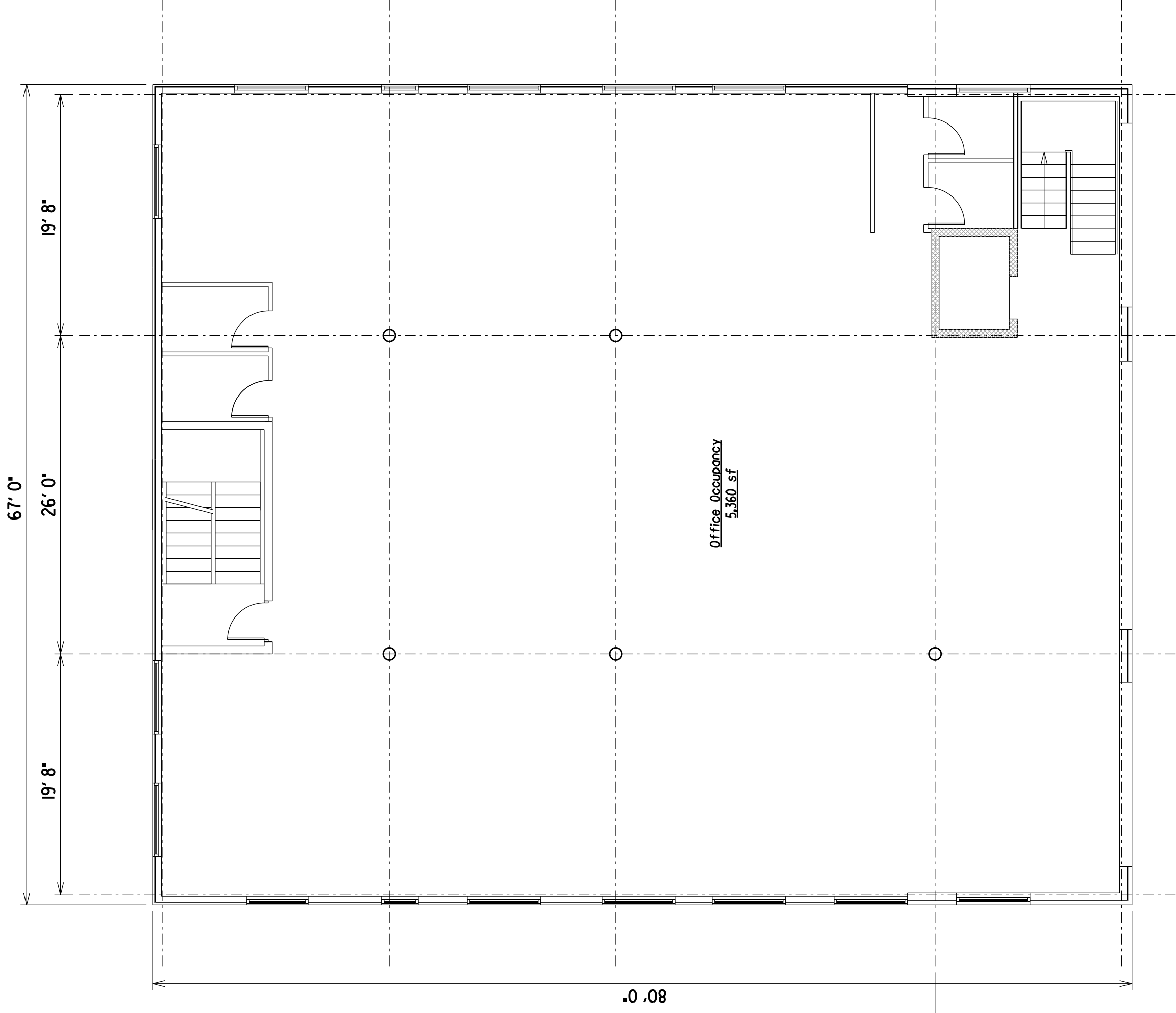


1 WEST ELEVATION (NEEDHAM STREET)

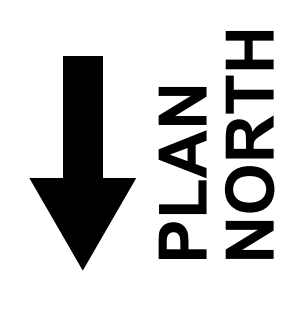
2 EAST ELEVATION (REAR PROPERTY LINE)



3 GROUND FLOOR PLAN



4 MAIN FLOOR PLAN



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NO.	DATE	REVISION

PROJECT NAME

**NEW OFFICE BUILDING
ARIN REALTY**

BUILDING NAME & ADDRESS

**112 NEEDHAM STREET
NEWTON, MA**

PROJECT NUMBER

DRAWING TITLE

**FLOOR PLANS AND
ELEVATIONS**

SCALE
1/8" = 1'-0"

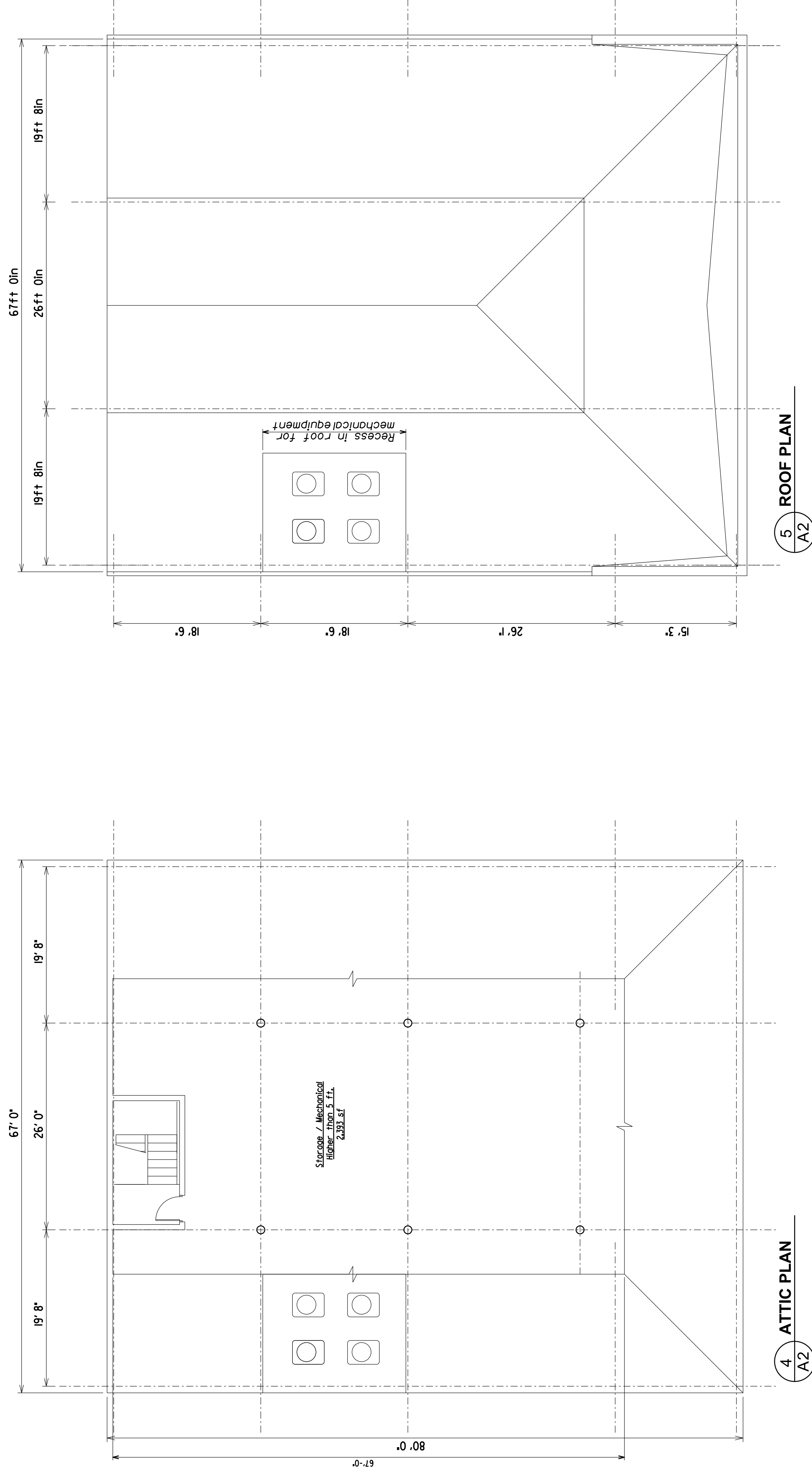
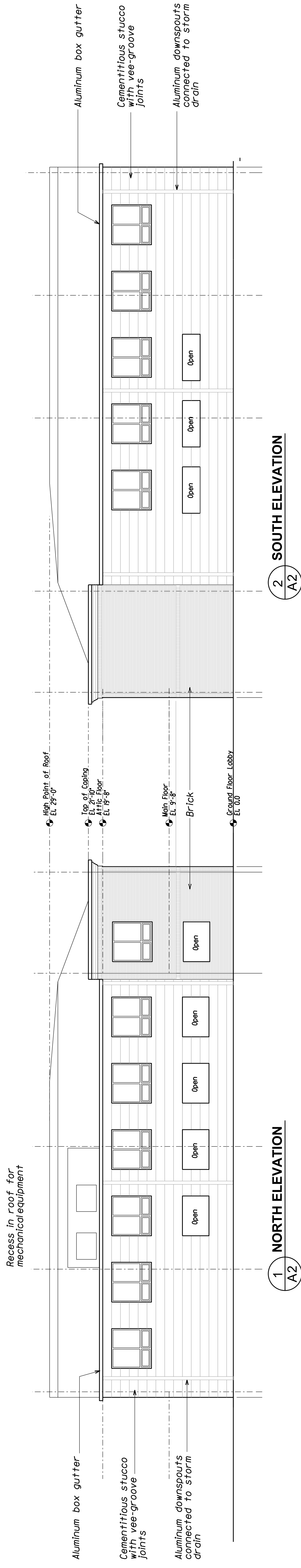
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DATE

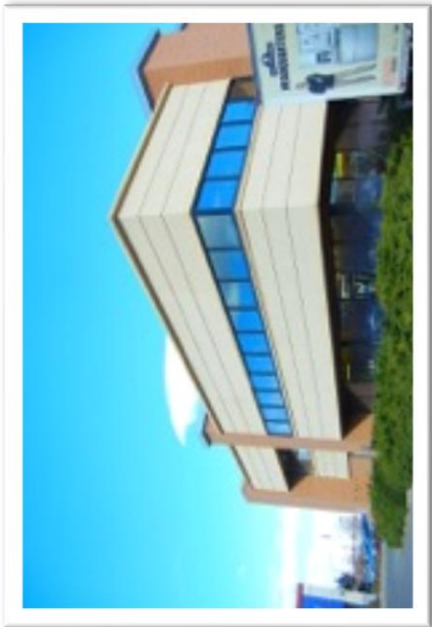
Feb. 7, 2015

DRAWING NUMBER

A2



**PLAN
NORTH**



PARKING CALCULATION – 112 NEEDHAM STREET**Proposed Retail Use**

Proposed Use: 5,360 square feet of Retail Space and 1,328 square feet of storage space with 6 employees at largest shift (“A”)
(Section 30-19(d)(10) and Section 30-19(d)(15))

1 parking stall for each 300 square feet of gross floor area or fraction thereof for use in any retail store and 1 stall for every three employees at the largest shift; 1 parking stall for each 2,500 square feet of storage space

$$5,360 \text{ sf} / 300 = 17.86$$

$$1,328 \text{ sf} / 2,500 = .53$$

$$6 \text{ employees} / 3 = 2$$

“A” = 21 stalls

Previous Use: 4,747 square feet of Retail Space with 6 employees at largest shift (“B”)
(Section 30-19(d)(10))

1 parking stall for each 300 square feet of gross floor area or fraction thereof for use in any retail store and 1 stall for every three employees at the largest shift

$$4,747 \text{ sf} / 300 = 15.82 = 16 \text{ stalls}$$

$$6 \text{ employees at the largest shift} = 2 \text{ stalls}$$

“B” = 18 stalls

Existing Parking at the Site: 6 stalls (“C”)

“C” = 6 Stalls

Section 30-19(c)(2)a) – A-B+C= required number of parking stalls

$$A(21) - B(18) + C(6) = 9 \text{ stalls}$$

The petitioner plans to provide 10 parking stalls on site. **Therefore, no waiver is required.**

PARKING CALCULATION – 112 NEEDHAM STREET

Proposed Office Use

Proposed Use: 5,360 square feet of Office Space and 1,328 square feet of storage space
(“A”)
(Section 30-19(d)(11) and Section 30-19(d)(15))

1 Parking stall for each 250 square feet of gross floor area or fraction thereof in any office; 1 Parking stall for each 2,500 square feet of storage space

$$5,360 \text{ sf} / 250 = 21.44$$

$$1,328 \text{ sf} / 2,500 = .53$$

“A” = 23 stalls

Previous Use: 4,747 square feet of Retail Space with 6 employees at largest shift (“B”)
(Section 30-19(d)(10))

1 parking stall for each 300 square feet of gross floor area or fraction thereof for use in any retail store and 1 stall for every three employees at the largest shift

$$4,747 \text{ sf} / 300 = 15.82 = 16 \text{ stalls}$$

$$6 \text{ employees at the largest shift} = 2 \text{ stalls}$$

“B” = 18 stalls

Existing Parking at the Site: 6 stalls (“C”)

“C” = 6 Stalls

Section 30-19(c)(2)a) – A-B+C= required number of parking stalls

$$A(23) - B(18) + C(6) = 11 \text{ stalls}$$

The petitioner plans to provide 10 parking stalls on site. **Therefore, a waiver of 1 parking stall is required.**