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Barney Heath
Director

PUBLIC HEARING/WORKING SESSION MEMORANDUM

DATE: April 6, 2018
MEETING DATE: April 10, 2018
TO: Land Use Committee of the City Council
FROM: Barney Heath, Director of Planning and Development
Jennifer Caira, Chief Planner for Current Planning
Michael Gleba, Senior Planner
CC: Petitioner

In response to questions raised at the City Council public hearing, 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 Land Use Committee public hearing.

PETITION #71-18 **83-127 and 106-128 JFK Circle**

Request for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Board Order #515-61 to remove 26,366 sq. ft. of land from the existing lots at 83-127 and 106-128 JFK Circle to develop 55 affordable elderly housing units, requiring a Comprehensive Permit, to extend non-conforming front setbacks and for waivers relative to parking.

The Land Use Committee (the "Committee") opened the public hearing on February 27, 2018 and continued it to April 10, 2018. This memo reflects revised plans and additional information submitted by the petitioner as of April 5, 2018 as addressed to the Planning Department.

BACKGROUND

The subject property, known as Jackson Gardens, is comprised of two lots in a Multi Residence 2 (MR2) district totaling 124,061 square feet- 83-127 John F. Kennedy Circle (approx. 92,300 square feet) and 106-126 John F. Kennedy Circle (31,778 square feet). The petitioner, the Newton Housing Authority (NHA), was granted a special permit in 1961 authorizing the development's construction; the project was also granted a variance from various parking and dimensional requirements at that time. The property is improved with seven garden apartment-style structures containing 64 one-bedroom units for elders and persons with disabilities; a free-standing community center; and 25 accessory parking stalls (more than the 14 required by the 1961 variance).

The petitioner seeks to amend the 1961 special permit and site plan to allow the removal of 26,336 square feet of land along Jackson Road from the existing 83-127 John F. Kennedy Circle property. The removal of that area, which includes the existing community center, would reduce that parcel to 65,996 square feet and the combined Jackson Gardens property to 97,725 square feet. The petitioner also seeks to amend the 1961 special permit and site plan to allow the addition of 22 parking stalls to the reduced Jackson Gardens property within a combination of expanded existing parking areas and several small new parking areas.

While the existing 64 units would remain unchanged, the petitioner has indicated that the purpose of the proposed actions is to facilitate the construction of "Haywood House," a 55 unit mixed-income residential development for elders over the age of 62 on the separated parcel through a Comprehensive Permit from the Zoning Board of Appeals.

UPDATES

As noted in its Public Hearing Memorandum, the Planning Department has some concerns regarding the project and at the Land Use Committee hearing on February 27, 2018, the public and the Committee expressed concerns regarding the project and/or aspects thereof. In response the petitioner has made certain modifications to the project site plan as follows:

Parking

Currently 25 off-street parking stalls are provided at Jackson Gardens. As originally proposed this number would have been increased to 47 by adding 22 to the site, both through the expansion of existing parking areas and the creation of a few new smaller parking areas. The petitioner has submitted revised plans reducing the number of new spaces to 14, which would bring the total resulting number of off-street spaces 39. This reduction of eight spaces was done as so:

- number of proposed spaces for the "large parking lot" has been reduced by one. Also, all parking spaces were made to measure 8 ½ by 19 feet and the accessible parking aisle was repositioned to be adjacent to the sidewalk;
- the four spaces proposed along Green Street near the west end of Building #124-128 have been reduced to three and moved away from that building by slightly reducing their distance from adjoining property 26 Green Street; also, the spaces were sized as 8 ½ by 19 feet;
- one new parking space along Green Street near Building #4-6 were eliminated (the two existing spaces would remain);
- the six new spaces along the curve of JFK Circle near Building #101-103 was reduced to five, all of which have been redesigned to the standard size;
- the four new parking spaces previously proposed for the east end of Building #106 have been eliminated.

Landscaping

The petitioner has proposed certain changes and additions to the site's landscaping, as detailed in the revised site plan and a newly submitted a Landscaping Plan (dated as revised through March 27, 2018), which includes showing new and replacement trees and seating areas. Further details include:

- the relocated John F. Kennedy monument area near Building #101-103 has been redesigned to include new paved paths, seating and replacement trees;
- seating areas with landscaping have been added to both ends of Building #106 (the east end had previously been proposed as the location of four new parking space discussed above);
- new curb cuts and a crosswalk are now proposed to facilitate pedestrian crossings of JFK Circle between Buildings #91-93 and #106;
- The design of the large parking lot, and the area around it, has been modified to add a planting island, enlarge the dumpster area, and to move the shed away from the curve near the west end of Building #106 to the north corner of the lot. Please note that the petitioner has indicated that a snow storage area has been included- some clarity is needed to identify its location and extent.

Also, the new site plan now includes a fence along the lot lines shared with 26 Green St.

Engineering

The petitioner has submitted additional drawings to the petition, including engineered site plans, and calculations for drainage, grading, utilities and erosion control. Also, the Engineering Department has submitted a memorandum on the petition which is attached (**Attachment A**).

The Planning Department continues to note certain concerns, particularly regarding the location of several parking stalls directly adjacent to sidewalks and the creation of new spaces that would require drivers to back out directly on to Green Street. That said, Planning Staff finds the modifications discussed above to represent improvements to the project, most especially the inclusion of new landscaped and seating areas, the redesign of the large parking area, relocation of the shed and the inclusion of some screening for a neighboring property.

ATTACHMENTS:

Attachment A: Engineering Division memorandum

ATTACHMENT A

CITY OF NEWTON
Department of Public Works
ENGINEERING DIVISION

MEMORANDUM

To: Council Gregory Schwartz, Land Use Committee Chairman

From: John Daghlian, Associate City Engineer

Re: Special Permit – 100 Jackson Circle

Date: April 5, 2018

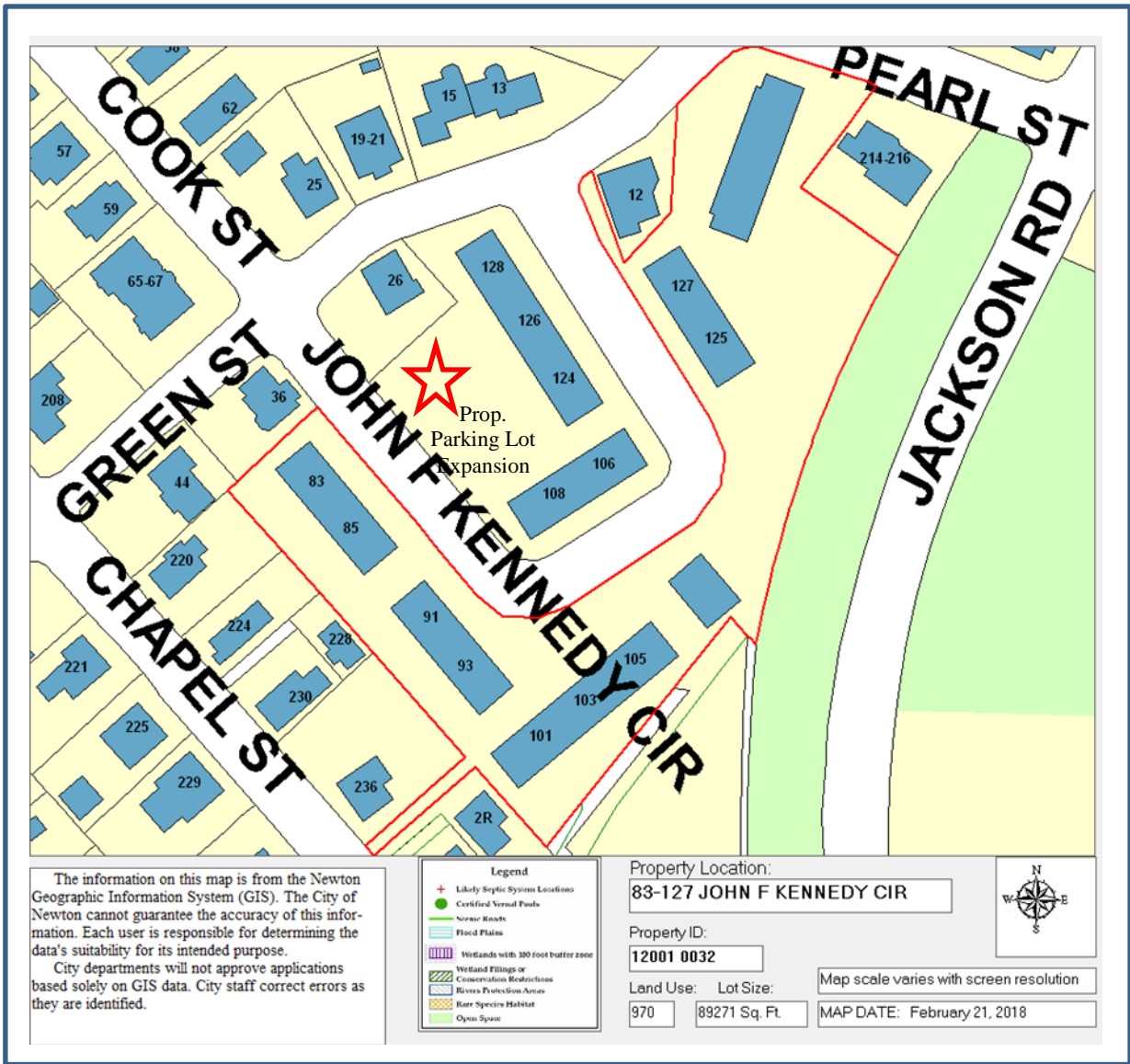
CC: Barney Heath, Director of Planning
Jennifer Caira, Chief Planner
Lou Taverna, PE City Engineer
Nadia Khan, Committee Clerk
Michael Gelba, Sr. Planner
Neil Cronin, Sr. Planner

In reference to the above site, I have the following comments for a plan entitled:

*Haywood House
100 Jackson Circle
Prepared by: Allen & Major Associates Inc.
Date: 1/8/18
Revised: 3/27/18*

Executive Summary:

On March 14th the engineer of record, the applicants attorney, and I met. They informed me although the plans submitted entails the construction of a four-story residential building on an open space wooded parcel owned by the Newton Housing Authority, and an expansion of an existing parking lot; the focus of this filing would just be the expanded parking lot or phase 1 of the entire filing.





The existing parking lot is being expanded and stormwater improvements are proposed, however; drainage calculations were not submitted at the time of this review. A stormwater operations and maintenance plan is needed for the long-term maintenance of the proposed dry-well leaching system, catch basin, and the parking lot.

The rear of the parking lot will have a retaining wall constructed to support the grade change between the expanded park surface and the small knoll and walkway that runs parallel to the parking lot. The retaining wall is to be constructed of segmental concrete blocks with a textured surface; the height of the wall is approximately 2-5 feet.

The DPW will require that all the concrete driveway aprons and sidewalks along the entire frontage of the inner sidewalk along JFK Circle (up to the limits of this improvements) be updated to current standards as they are currently non-complaintant in accordance with ADA, AAB and DPW Standards. The limits will be delineated on site during construction. During the construction of the expanded parking lot alternative parking will be needed for the residents and the site needs to be secured with temporary construction fencing.

Additionally, two seating areas are proposed, installing these amenities will require the removal of a tree and excavation near the roots of a public tree, the contractor shall

comply with the City Tree Ordinances during all phases of construction and ensure the street tree roots are not damaged.



Seating Area along easterly side of the circle

Drainage:

1. On site soil evaluation is required to determine the seasonal high ground water, soil types to properly design a stormwater collection and infiltration system in accordance with the DEP & DPW regulations.
2. A drainage analysis needs to be performed based on the City of Newton's 100-year storm event of 8.78-inches over a 24-hour period. All runoff from increased impervious areas need to be infiltrated on site in accordance to the DPW Stormwater Policy and the Department of Environmental Protection Agency.
3. An Operations and Maintenance (O&M) plan for Stormwater Management Facilities needs to be drafted and submitted for review. Once approved the O&M must be adopted by applicant, incorporated into the deeds; and recorded at the

Middlesex Registry of Deeds. A copy of the recording instrument shall be submitted to the Engineering Division.

4. It is imperative to note that the ownership, operation, and maintenance of the proposed drainage system and all appurtenances including but not limited to the drywells, catch basins, and pipes are the sole responsibility of the property owner(s).

Environmental:

1. Has a 21E investigation & report been performed on the site, if so copies of the report should be submitted the Newton Board of Health and the Engineering Division.
2. Are there any existing underground oil or fuel tanks, are they to be removed, if they have been evidence should be submitted to the Newton Fire Department, and Newton Board of Health.

General:

1. All trench excavation contractors shall comply with Massachusetts General Laws Chapter 82A, Trench Excavation Safety Requirements, to protect the general public from unauthorized access to unattended trenches. Trench Excavation Permit required. This applies to all trenches on public and private property. *This note shall be incorporated onto the plans*
2. All tree removal shall comply with the City's Tree Ordinance.
3. The contractor is responsible for contacting the Engineering Division and scheduling an appointment 48 hours prior to the date when the utilities will be made available for an inspection of drainage system installation. The system shall be fully exposed for the inspector to view; backfilling shall only take place when the City's Inspector has given their approval. *This note should be incorporated onto the plans*
4. The applicant will have to apply for Street Opening, Sidewalk Crossing, and Utilities Connecting permits with the Department of Public Works prior to any construction. *This note must be incorporated onto the site plan.*
5. The applicant will have to apply for a Building Permits with the Department of Inspectional Service prior to any construction.

6. Prior to Occupancy Permit being issued, an As-Built Plan shall be submitted to the Engineering Division in both digital format and in hard copy. The plan should show all utilities and final grades, any easements and final grading, improvements and limits of restoration work. The plan shall also include profiles of the various new utilities, indicating rim & invert elevations, slopes of pipes, pipe material, and swing ties from permanent building corners. ***This note must be incorporated onto the final contract plans.***

7. All site work including trench restoration must be completed before a Certificate of Occupancy is issued. *This note must be incorporated onto the site plan.*

Note: If the plans are updated it is the responsibility of the Applicant to provide all City Departments [Conservation Commission, ISD, and Engineering] involved in the permitting and approval process with complete and consistent plans.

If you have any questions or concerns please feel free to contact me @ 617-796-1023.