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James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: September 23, 2014

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Alexandra Ananth, Chief Planner for Current Planning

Cc: Ronit Milstein, Karyopharm Therapeutics
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to allow a recombinant DNA lab facility

| Applicant: Karyopharm Therapeutics, Inc | |
|---|------------------------------------|
| Site: 75/85 Wells Ave | SBL: 84034 0002C |
| Zoning: Limited Manufacturing | Lot Area: 557,570 square feet |
| Current use: Office | Proposed use: Office with rDNA lab |

BACKGROUND:

The property at 75-95 Wells Ave consists of a 557,570 square foot lot improved with a multi-tenanted 260,000+ square foot office building. Karyopharm Therapeutics Inc, a pharmaceutical company, recently relocated its offices to the site, and proposes to expand its operations on site to include their labs, which utilize recombinant DNA research and technologies. Karyopharm's mission is to discover and develop drugs directed against nuclear transport targets for the treatment of cancer and other major diseases.

Karyopharm's offices occupy 21,300 square feet, and they propose to add an additional 2,300 square feet of laboratory space. There are currently 45 employees for the company, with anticipated growth up to 60, as well as five additional employees in their labs, for a total of 50-65 employees.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Ronit Milstein, Senior Director of Operations, dated 9/18/2014

ADMINISTRATIVE DETERMINATIONS:

1. The applicant proposes to use 2,300 square feet of space for labs utilizing recombinant DNA research and technology. Per Section 30-12(e)(9), a special permit is required for a facility engaged in recombinant DNA research and technology

2. The applicant must seek approval from the Newton Biosafety Committee for siting of the proposed facility.

3. Karyopharm is housed in a total of 23,600 square feet, of which 21,300 is used for office space and 2,300 is used as lab space. The entirety of the space was previously used as office, which required one parking stall per every 250 square feet; or 95 parking stalls. Karyopharm’s use of the property requires one stall per every 250 square feet for the 21,300 square feet of office space, and one stall for every four employees in the lab, as well as one stall for every 1,000 square feet of floor space in the 2,300 square foot lab. Karyopharm’s parking requirement is 90 parking stalls. No relief is required for the parking.

4. See “Zoning Relief Summary” below:

| Zoning Relief Required | | |
|-------------------------------|---|------------------------|
| Ordinance | | Action Required |
| §30-12(e)(9) | Special permit to allow a for recombinant DNA research and technology | S.P. per §30-24 |