

## MEMORANDUM

TO: RESIDENTS OF 392-396,400, AND 404 LANGLEY ROAD

FROM: MICOZZI MANAGEMENT, INC.

DATE: OCTOBER 26, 2017

We are pleased to announce our intention to make significant improvements to our properties on Langley Road. We have submitted an application with the City of Newton to redevelop 392-396, 400, and 404 Langley Road. Our goal is to create a cohesive community that offers our residents additional space for recreation, wellness, and dramatically improves the landscaping and overall appearance of all of the buildings throughout the property.

The general scope of work is to remove the existing two-family house located at 400 Langley and to replace it with a 20 unit apartment building. The new building will occupy approximately as much land area as the house and asphalt parking area that currently exists at 400 Langley. It will be ideally situated to create a beautiful 3,000 square foot courtyard filled with trees and areas for recreation that will be bordered by 392, 394, and the new 400 building. From the courtyard there will be direct access to a community/fitness room and additional bicycle parking for all residents to enjoy. The new building will have underground garage parking that will be connected to the 404 Langley garage. The outdoor parking lot will be redone and will be complemented by new fencing along its borders. Part of this project will also include an upgraded driveway entrance into the 404 Langley garage. We intend to separate our curb cut and driveway from the neighbor's driveway, extend and enhance the landscaping, and create a less steep, more direct path into the garage. This will result in a safer and more attractive entrance to the property. The project will create a dramatically improved streetscape with utilities buried underground, new trees, other plantings, and lush green front lawn that will extend the entire length of the front of the property.

The project requires a change of zone and special permit relief from the Newton City Council, which is currently holding hearings on the matter, the next of which will be November 14th. If you have any questions please don't hesitate to contact Marcello Micozzi at 617-254-5576 ext. 116 or Giancarlo Micozzi at 617-254-5576 ext.121. We look forward to improving your home.