



Ruthann Fuller  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov

Barney S. Heath  
Director

## ZONING REVIEW MEMORANDUM

**Date:** January 11, 2021

**To:** John Lojek, Commissioner of Inspectional Services

**From:** Jane Santosuosso, Chief Zoning Code Official  
Neil Cronin, Chief Planner for Current Planning

**Cc:** Stephen Buchbinder, Attorney  
ARE-MA REGION NO 76 LLC, Applicant  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Assistant City Solicitor

**RE: Request to allow a Lab and Research Facility**

Applicant: ARE-MA REGION NO 76 LLC	
<b>Site:</b> 275 Grove Street	<b>SBL:</b> 43029 0024
<b>Zoning:</b> BU4	<b>Lot Area:</b> 489,460 square feet
<b>Current use:</b> Offices	<b>Proposed use:</b> Office with lab and research facility

### BACKGROUND:

The property at 275 Grove Street consists of 489,460 square feet improved with a 500,000 square foot office building known as Riverside Center constructed in 1997. The property was rezoned to Business 4 from Manufacturing in 1997 and received a special permit to construct a the office building. The petitioner seeks a special permit to allow a lab and research facility.

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

- Zoning Review Application, prepared by Stephen J. Buchbinder, attorney, dated 12/10/2020
- Board Orders #40-97 and #40-97(2)
- Project Description, submitted 12/10/2020
- Floor Plan, prepared by TRIA Alexandria, architects, dated 12/2/2020

**ADMINISTRATIVE DETERMINATIONS:**

1. The petitioner proposes to introduce a Lab and Research Facility use to a 62,531 square foot space within the structure. Per sections 4.4.1 and 6.5.9.A, a special permit is required to allow a Lab and Research Facility in the Business 4 zoning district.
2. The applicant will be engaged in three uses for the purposes of determining the parking calculation: office; lab and research (including assembly and manufacturing); and storage.

Use	Parking Requirement	Stalls Required
<b>Office</b> 38,215 square feet	1 stall/250 sf up to 20,000 sf 1 stall/ 333 sf over 20,000 sf	80 stalls 55 stalls
<b>Lab and Research</b> 12,531 square feet 76 employees	1 stall/ 1,000 sf 1 stall/4 employees	13 stalls 19 stalls
<b>Storage Warehouse</b> 11,785 square feet 0 employees	1 stall/ 2,500 sf 1 stall/ 4 employees	5 stalls 0 stalls
<b>TOTAL</b>		<b>172 STALLS</b>

The previous office tenant required 208 parking stalls for the 62,531 square foot space. The credit from the previous use satisfies the requirement for 172 stalls for the proposed use. Additionally, Corindus will be allocated 266 parking stalls (of unassigned parking).

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§4.4.1 §6.5.9.A	Request to allow a Lab and Research Facility use	S.P. per §7.3.3