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February 24, 2021

Richard A. Lipof, Chairman
Land Use Committee
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459

Re: 1149-1151 Walnut Street Newton Highlands

Dear Chairman, Lipof;

At the February 9 hearing of the Land Use Committee our presentation focused on the requested re-zoning of the property from BU-2 to MU-4, and we noted that the plans for the special permit were being revised for later submission.

We have today submitted revised plans dated 2/23/21 which you will receive electronically, and I wish to highlight certain of the changes made which we think are significant and enhance the project generally:

- Units: The unit count has been reduced from 26 to 25. The number of inclusionary units remains at 5.
- Height: The building height remains 44'. However, in order to reduce possible shadows onto the adjacent Church property Unit 401 has been eliminated from the plan, so the portion of the building at the Northeast corner is 34'.
- Façade: The East elevation façade on Walnut Street has been redesigned to include bay windows and vertical accent elements of traditional form similar to buildings on Lincoln Street. The other elevations have been modified.
- Roof Decks: A third floor roof deck is shown as appurtenant to units 302 and 308. This roof deck will also include elements of sedum mats or similar rooftop vegetation. A fourth floor roof deck with access to all building residents is shown where Unit 401 was removed.

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Solar: An array of solar panels is shown on the building roof around the mechanical systems.

Parking: 23 parking spaces remain the same including 1 HP van space and 2 EV charging spaces.

The design team has worked very diligently on these changes which we hope reflect the discussions held at the Committee and comments from Planning at our last hearing on the building. Chris Talanian is excited to present these changes to the Committee at the next available hearing date.

Very truly yours,


Alan J. Schlesinger

AJS:sjk

cc: Land Use Committee



Walnut Street Elevation



East Elevation



1149-1151 Walnut Street

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Aerial Perspective Looking South | Proposed Conditions