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March 8, 2021

**BY ELECTRONIC MAIL**

Mr. Barney Heath  
Director, Department of Planning and Development  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, Massachusetts 02459-1449

Re: Riverside Station/355 Grove Street and 399 Grove Street

Dear Mr. Heath,

I have this date filed a special permit application and related plans and supporting materials in connection with proposed changes to the Riverside Station redevelopment. I am forwarding a digital copy of that submission with this email. Please let me know if you or any other member of the Planning Board would like a hard copy of the same.

The petitioners are also seeking to amend the text of the Zoning Ordinance as it relates to the Mixed Use 3 Zoning District. A list of the proposed text changes, along with a copy of the relevant provisions of the Mixed Use 3 ordinance, redlined to reflect the proposed changes, are also attached to this email.

Please feel free to call me if you have any questions respecting the foregoing.

Very truly yours,

A handwritten signature in cursive script that reads 'Stephen J. Buchbinder'.

Stephen J. Buchbinder

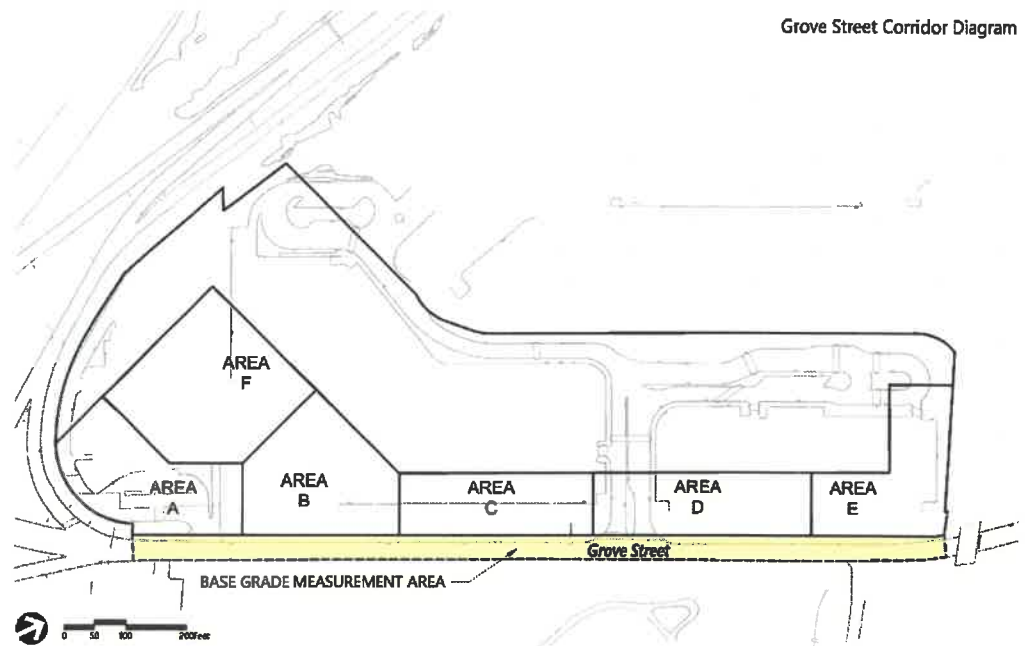
SJB/mer  
attachments

cc: (By Email, w/o attachment)  
Ms. Nadia Khan  
Mr. Robert Korff  
Mr. Damien Chaviano  
Mr. David Roache  
Mr. Scott Lombardi

## RIVERSIDE – 2021 ZONING ORDINANCE AMENDMENTS

### A. Section 4.2.4

Replace the Grove Street Corridor Diagram with the following updated diagram:



### B. Section 4.2.4.A.2

**Area F Height.** The maximum building height in Grove Street Corridor Area F is 135 feet, including rooftop mechanical equipment, whether or not enclosed.

### C. Section 4.2.4.G.1

1. The development must have at least one use from Category B, one use from Category C, and one use from either Category A or D.
  - a. Category A: Office, medical office and other similar uses but excluding office uses accessory or incidental to Category B, Category C, Category D, or community uses.
  - b. Category B: Retail sales, personal services, restaurants, banking, health club, place of amusement, indoor or outdoor, theater, lodging, hotel, motel, animal services;
  - c. Category C: Multi-family, live/work space, single room occupancy, single person occupancy, assisted living, nursing home, elderly housing with services; and
  - d. Category D: Laboratory, research and development and business incubator.

### D. Section 4.2.4.H

**Maximum Gross Floor Area.** The total gross floor area of all uses in the MU3/TOD district must not exceed 1,025,000 square feet. The total gross floor area of Category C uses must comprise no less than 60 percent of the total gross floor area of Categories A, B, C, and D uses. Category A uses must not exceed 300,000 square feet of gross floor area.

E. Section 4.4.1

Elderly Housing with Services is a special permit use in the MU3/TOD District.

F. Section 6.2.10.A

**Defined.** Elderly Housing with Services means all housing with amenities and services designed primarily for elders, including residential care facilities, continuing care retirement communities (CCRCs), assisted living facilities, independent living facilities, memory care facilities, nursing homes, and congregate care facilities.

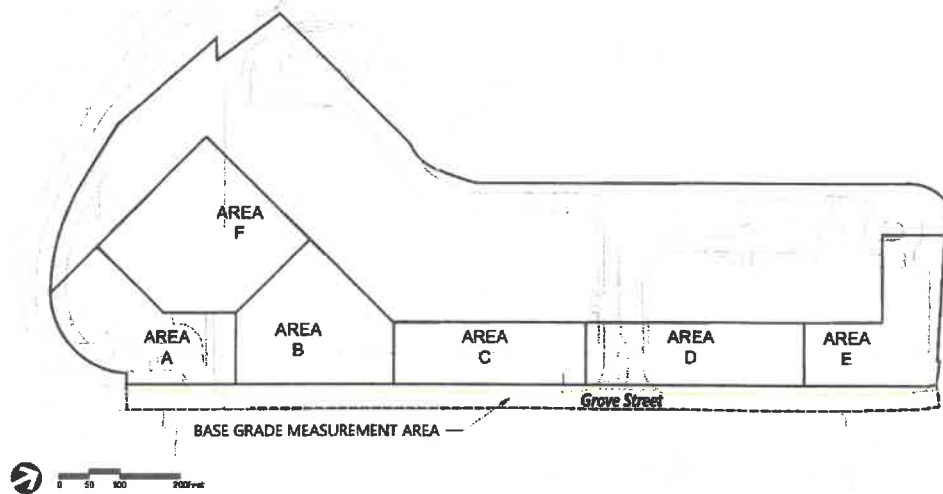
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## RIVERSIDE – 2021 ZONING ORDINANCE AMENDMENTS

### A. Section 4.2.4

Replace the Grove Street Corridor Diagram with the following updated diagram:

Grove Street Corridor Diagram



### B. Section 4.2.4.A.2

**Area F Height.** The maximum building height in Grove Street Corridor Area F is ~~70 feet~~ 135 feet, including rooftop mechanical equipment, whether or not enclosed.

### C. Section 4.2.4.G.1

1. The development must have at least one use from ~~each of the three categories (A, Category B, B, and C)~~ one use from Category C, and one use from either Category A or D.
  - a. Category A: Office ~~(including research and development, business incubator, medical office, and other similar uses but excluding office~~ uses accessory or incidental to ~~residential~~ Category B, retail Category C, Category D, or community uses ~~);~~.
  - b. Category B: Retail sales, personal services, restaurants, banking, health club, place of amusement, indoor or outdoor, theater, lodging, hotel, motel, animal services; ~~and~~
  - c. Category C: Multi-family, live/work space, single room occupancy, single person occupancy, assisted living, nursing home, elderly housing with services; and
  - d. Category D: Laboratory, research and development and business incubator.

D. Section 4.2.4.H

**Maximum Gross Floor Area.** The total gross floor area of all uses in the MU3/TOD district must not exceed 1,025,000 square feet. The total gross floor area of Category C uses must comprise no less than 60 percent of the total gross floor area of Categories A, B, C, and C-D uses. Category A uses must not exceed 300,000 square feet of gross floor area.

E. Section 4.4.1

Elderly ~~housing~~ Housing with Services is a ~~forbidden~~ special permit use in the MU3/TOD District.

F. Section 6.2.10.A

**Defined.** Elderly Housing with Services means all housing with amenities and services designed primarily for elders, including residential care facilities, continuing care retirement communities (CCRCs), assisted living facilities, independent living facilities, memory care facilities, nursing homes, and congregate care facilities.

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