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June 4, 2021

BY ELECTRONIC MAIL

Mr. Neil Cronin
Senior Planner
Planning and Development
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459-1449

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

Dear Neil,

Enclosed please find a summary of design changes relative to the above matter.

Please feel free to contact me if you have any questions.

Sincerely,

Stephen J. Buchbinder

Stephen J. Buchbinder

SJB/mer
Enclosure

cc: (By Email, w/enclosure)
Ms. Nadia Kahn
Mr. Robert Korff
Mr. Damien Chaviano
Mr. David Roache
Mr. Scott Lombardi
Ms. Stephanie Moresco

**Riverside Station Redevelopment
Design Changes for Amended Special Permit
June 3, 2021**

Building 1

Decreased 36,485 sf in GFA from 254,120 sf in the approved plan to 217,635 sf currently
Changed from 10 stories of office to 8 levels of lab/research/office plus mechanical penthouse
Total height (including mechanicals) decreased 11.7' to 157.6
Overall footprint of the building has changed, growing approximately 2' in width and 10' in length
Open portion of the ground floor that accommodated a turnaround is removed in the current plan
Building corner at the entry to the project is now rounded
MBTA office space on levels 1 and 2 were relocated to Building 10

Building 2

6-story, 150-key hotel to a 5-story (plus mechanical penthouse) lab/research/office building
Building height is now 109', 42.7' taller than the approved Building 2
GFA has increased 67,300 sf from 77,300 sf to 144,600 sf
The hotel version of Building 2 was about 205' x 63'; the current version is approximately 230' x 140' at its longest and widest

Building 3

Decreased 40,994 sf in GFA from 154,009 sf in the approved plan to 113,015 sf currently
Previously, the building turned the corner where Grove Street meets Recreation Road; now the building ends at that corner because of the revised Building 2 footprint

The elevated terrace has increased in size
The building also lost a floor, going from 8 to 7 levels
The zoning building height is 57.5', 5.3' lower than previous
The unit count decreased by 42, from 137 to 95
In addition to the lobby functions, the ground floor now houses a loading dock near Building 2
The very deeply inset secondary lobby has been removed, and the ground floor no longer contains residential units

Building 4

Decreased 2,873sf in GFA from 124,989sf in the approved plan to 122,116sf currently
The 1,161sf of retail was eliminated
This building is 100% residential now
The unit count decreased by 6, from 113 to 107
The building shape has changed, adding a dogleg to the "U"-shape, while retaining a courtyard on the Grove Street side for resident use
The seventh floor is still stepped back from the levels below

Building 5

Decreased 10,053sf in GFA from 57,200 sf in the approved plan to 47,147 sf currently
The length decreased approximately 38' (the width remained constant) to accommodate the revised Building 2 footprint
The unit count decreased by ten, from 49 to 39
It remains 4 stories tall

Building 6

GFA remains relatively unchanged, decreasing by 11 sf

The unit count decreased by 3, from 57 to 54
Retail GFA increased 242 sf from 6,941 sf to 7,183 sf
It remains 4 stories tall

Building 7

Increased 1,596 sf in GFA from 60,024 sf in the approved plan to 61,620 sf currently
The center third of the building increased in width by about 2'
Retail space decreased 577 sf, from 7,068 sf to 6,491 sf
The unit count reduced by 2, from 50 to 48
It remains 5 stories tall

Building 8

Decreased 5,963 sf in GFA from 65,425 sf in the approved plan to 59,462 sf currently
The width of this building decreased approximately 7'
Retail space decreased 278 sf, from 3,171 sf to 2,893 sf
The unit count decreased by 7, from 57 to 50
The building no longer steps back at the 6 th level

Building 9

Increased 12,681 sf in GFA from 63,784 sf in the approved plan to 76,465 sf
Increasing the building from 5 to 6 stories
Retail space decreased 15,388 sf, from 20,673 sf to 5,285 sf
Unit count increased 18, from 36 to 54

Building 10

Increased 14,802 sf in GFA from 96,129 sf in the approved plan to 110,931 sf currently
The footprint of the building extended approximately 47' towards Building 1
This building now houses the 7,500 sf of MBTA office space that had been in Building 1
The unit count decreased by 1, from 83 to 82