



# Land Use Committee Report

## City of Newton

## In City Council

**Tuesday, November 9, 2021**

**Present:** Councilors Lipof (Chair), Kelley, Greenberg, Lucas, Markiewicz, Downs, Bowman, Laredo, Albright, Wright, Norton, Oliver, Gentile and Leary

**City Staff Present:** Senior Planner Katie Whewell, Senior Planner Michael Gleba, Chief Planner Neil Cronin, Assistant City Solicitor Jonah Temple

All Special Permit Plans, Plan Memoranda and Application Materials can be found at the following link <https://www.newtonma.gov/government/city-clerk/city-council/special-permits/-folder-1058>. Presentations for each project can be found at the end of this report.

**#33-21(3) Petition to amend Order #33-21 to allow Lab and Research facility at 275 Grove Street ALEXANDRIA REAL ESTATE EQUITIES, INC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL** to amend Special Permit Council Orders #40-97, #40-97(2) and #33-21 to amend the site plan, to allow a lab and research facility use and to allow height up to 96' and 8 stories at 275 Grove Street, Ward 4, Auburndale, on land known as Section 43 Block 29 Lot 24, containing approximately 487,578 sq. ft. of land in a district zoned BUSINESS USE 4. Ref: Sec. 7.3.3, 7.4, 4.4.1, 6.5.9.A, 4.1.3, 4.1.2.B.3 of the City of Newton Rev Zoning Ord, 2017.

**Action:** Land Use Approved Subject to Second Call 8-0; Public Hearing Closed 11/09/2021

**Note:** Atty. Steve Buchbinder, with law offices at Schlesinger and Buchbinder, 1200 Walnut Street, represented the petitioner. Since the Committee last met on October 5, 2021, the petitioner has provided responses to questions and held a community meeting which was attended by the Ward 3 Councilors. Atty. Buchbinder noted that the petitioner has come to an agreement with members of the community. With respect to safety issues, the regulatory framework for laboratory facilities would ensure that operations are safe. The petitioner has however, agreed to limit the use of the facility to Biosafety Use 2 or less. If the petitioner plans to increase operations to Biosafety 3, they would be required to reach out to the members of the neighborhood. The petitioner has committed to ensuring that the rooftop mechanical equipment is compliant with the noise ordinance and will conduct testing during the first summer and annually for 3 years to confirm compliance. In response to concerns related to traffic, the petitioner will provide a private police detail at the Williams School if it is determined that the Life Sciences Use has created unsafe traffic conditions.

VHB Traffic Engineer Randy Hart noted that the AM drop-off for Williams School is from 8:10 – 8:30 am and peak hour on Grove Street is 7:45 – 8:30. The switch to Life Science has a benefit in traffic and it is

anticipated that there will be approximately 16 less trips during the peak hour. The afternoon peak hour is 4:45 – 5:45 pm. Williams School is active between 2:45 and 3:15 pm. Although this will shift the peak hour it is anticipated that the shift will generate an additional 6-8 trips.

With respect to meeting sustainable standards, Atty. Buchbinder noted that Alexandria is not changing the building envelope with the exception of adding some loading docks. He noted that building 3 is not a separate free-standing building and noted that the interior renovation represents 25% of the total gross floor area. Atty. Buchbinder explained that the reason that the sustainable building standards only apply to new construction is because it is difficult to work with existing structures and systems. He stated that the petitioner remains committed to studying the feasibility of installing a heat pump system.

Senior Planner Katie Whewell presented the requested relief, criteria for consideration, land use, zoning and proposed plans as shown on the attached presentation.

### **Public Comment**

Brita Lundberg, Green Newton Advisory Board, expressed concern about the burning of natural gas and boilers 24/7, emphasizing the importance of reducing reliance on the use of fossil fuels. Ms. Lundberg noted that the project as proposed will increase greenhouse gas issues and exacerbate health harms.

Peter Barrer, Green Newton Building Standards Committee, expressed opposition to the petition. Mr. Barrer noted that the design, as presently proposed, is a carbon disaster.

Demie Stathopolis, expressed concerns relative to the petition. She noted that the City is trying to require reporting and reduction of carbon emissions over time, particularly for buildings over 20,000 sq. ft. She noted that there is no reason to proceed with gas infrastructure when Newton's Climate Action Plan requires the reduction of carbon footprint by residents.

Michael Gevelber, 166 Melrose Street, worked on Boston University's Climate Action Plan and on the Energy Commission. He emphasized the need to reduce carbon and methane emissions as soon as possible and noted that it is much easier to make these changes when retrofitting the building as opposed to after the fact.

Jonathan Kantar, 672 Chestnut Street, Certified Passive House Building, DRC, Energy Commission, Green Newton Building Design Standards, noted that it would be a travesty to approve the petition without imposing conditions relative to sustainability. Mr. Kantar noted that there is a great opportunity to renovate with sustainable features.

Jay Walter, 83 Pembroke Street, reiterated the concerns raised by previous speakers. Mr. Walter noted that the petitioner should be asked to mitigate their carbon footprint. He stated that the technology is available and there is an array of mitigating strategies.

Dab Ruben, Chair of Green Newton and the Green Newton Building Standards Committee, noted that Green Newton and the Building Standards Committee are not opposed to the project, but believe the studies should be done before considering approval.

The petitioner, Dante Angelucci, assured members of the community that the proposed facility will not be using any more fossil fuels than are currently being used. He noted that Alexandria remains willing to evaluate the feasibility and incorporate the heat pumps, if possible. He noted that Alexandria is at the forefront of and committed to sustainability.

The Committee noted that the petitioner should consider the mitigation measures related to sustainability, but expressed appreciation for the petitioner's willingness to study feasibility of installing and using heat pump technology. Councilors questioned whether the draft conditions should be written to allow an increase in height if the petitioner is able to accommodate heat pumps. Mr. Angelucci noted that it could become difficult and infeasible to accommodate heat pump technology without an increase in the maximum height of the building. It was noted that the petitioner agreed to a maximum building height with members of the community and if additional height is needed, the petitioner can return for an amendment to the special permit.

Bruce McVittie, 11 Norumbega Court, noted that the neighbors are very concerned about Building 3 and whether it will set a precedent for whatever happens at Building 1. Mr. McVittie noted that they are still at an impasse, but that Alexandria will reach out prior to filing the special permit application for Building 1 and/or before major design decisions are made. He expressed support for use of a liaison committee to have a process for neighborhood input during and prior to the design period.

Councilor Markiewicz motioned to close the public hearing which carried 7-1 (Councilor Lucas Opposed). Councilor Markiewicz motioned to approve the petition, subject to second call. The Committee reviewed the draft findings and conditions as shown in the attached presentation. Atty. Temple confirmed that the draft condition with language relative to sustainability will be in the Friday Packet for the Council's review.

**#333-21      Petition to allow four single-family attached dwelling at 34 Prescott Street**

WHITEACRE PROPERTIES, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert the existing single-family dwelling unit and carriage house into two, two-unit single-family attached dwelling units, to reduce require side and rear setbacks, to allow a driveway within 10' of the side lot line and parking within 20' of a boundary, to waive two parking stalls and to allow reduced parking stall width and depth at 34 Prescott Street, Ward 2, Newtonville, on land known as Section 23 Block 12 Lot 04, containing approximately 19,432 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.4.1, 3.2.4, 6.2.3.B.2, 5.1.4, 5.1.13, 5.1.7.B.1, 5.1.7.B.2 of the City of Newton Rev Zoning Ord, 2017.

**Land Use Approved Subject to Second Call 8-0; Public Hearing Closed 09/28/2021**

**City Council Recommitted on October 4, 2021**

**Action:      Land Use Approved 8-0; Public Hearing Closed 09/28/2021**

**Note:** Atty. Terry Morris, with law offices at 5-7 Elm Road represented the petitioners. The item was recommitted to the Committee at the Council meeting on October 18, 2021. The petitioner evaluated an alternative plan that was proposed by members of the neighborhood. As the alternative plan resulted in an increase in paved area and parking within 11' of the sidewalk, the petitioner chose to maintain the original proposed. The Committee expressed no concerns relative to maintaining the plan as originally proposed and voted 8-0 in favor of a motion to approve from Councilor Downs.

#293-21

**Petition to allow 28-unit dwelling at 967 Washington, 92&96 Walker Street**

ROGERS & COMPANY INC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a 28-unit three-story multi-family dwelling with underground parking, to waive 26 parking stalls and to alter and extend a non-conforming front setback at 967 Washington Street, 92 and 96 Walker Street, Ward 2, Newtonville, on land known as Section 21 Block 33 Lots 1-3, containing approximately 34,210 sq. ft. of land in a district zoned MULTI RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 3.4.1, 3.2.6, 7.8.2.C.2, 5.1.4, 5.1.13 of the City of Newton Rev Zoning Ord, 2017.

**Action:** Land Use Held 8-0; Public Hearing Continued

**Note:** Atty. Terry Morris, with law offices at 5-7 Elm Road represented the petitioner. Atty. Morris presented updates to the petition. The revised petition focuses the entrances on Washington Street with the “main entrance” on Walker Street not intended to be used regularly. Revised plans for the project can be seen on the City’s website at <https://www.newtonma.gov/government/city-clerk/city-council/special-permits/-folder-2093>. Atty. Morris noted that HVAC units will be located on the roof and the proposed plans include parking for 30 vehicles where 56 are required. He stated that the site is within 1000’ of the Newtonville commuter rail and is located proximate to bus stops. Atty. Morris noted that the project does not qualify for Passive House. The City’s Energy Coach has confirmed that it is difficult to achieve Passive House in comparable sized developments.

**Public Comment**

Members of the neighborhood spoke Residents in the neighborhood Mary Pullman, Sharon, Frank, Masha Senderovich, Kevin Randall, Anne Cedrone, Erin Kapoor and Maureen Saldarini spoke in opposition to the project, emphasizing concerns relative to the impact of added cars to traffic, on-street parking, additional impact on the school system and pedestrian activity. Residents noted that parking is currently limited in the neighborhood and expressed concerns relative to the size of the development.

Sean Roche, 42 Daniels Street, noted that there is a parking issue citywide. He suggested that allowing residents to use the on-street parking would force new residents to live car light.

Councilors noted that there is available parking on Washington Street and suggested that the project will be a positive benefit to the neighborhood. A Councilor noted that the project meets the goals of the Washington Street vision plan. With that, Councilor Lucas motioned to hold the item which carried 8-0.

#71-20

**Amended Petition to allow 2734-unit multi-family dwelling at 1114 Beacon Street**

1114 BEACON STREET LLC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a 34-unit multi-family dwelling greater than 20,000 sq. ft. of new gross floor area, a four-story structure up to 48’ in height, to allow ground floor residential use, to allow an FAR of up to 2.0, a waiver for parking in the side setback, a waiver of the minimum stall depth requirements, relief to allow 1.25 parking stalls per unit, and a waiver of the sustainable design standards at 1114 Beacon Street, Ward 6, Newton Highlands, on land known as Section 54 Block 22 Lot 04, containing approximately 51,745 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: Sec. 7.3.3, 7.4, 4.4.1, 4.1.2.B.1, 4.1.2.B.3, 4.1.3, 7.8.2.C.2, 5.1.4.A, 5.1.13, 5.1.7.A, 5.1.8.B.2, 5.1.8.D.2, 5.4.2.B, 5.12 of the City of Newton Rev Zoning Ord, 2017.

**Action:** Land Use Approved 8-0; Public Hearing Closed 11/09/2021

**Note:** Atty. Franklin Schwarzer with law offices at Schlesinger and Buchbinder, 1200 Walnut Street, presented updates to the petition. A copy of his presentation can be found attached to the end of this report. Senior Planner Katie Whewell presented the requested relief, criteria for consideration, land use, zoning and updated plans as shown on the attached presentation. The City's peer reviewer, Rodrigo Guerra provided an overview of the project details. A copy of his presentation can be found attached to the end of this report. Mr. Guerra confirmed that the petitioner's shadow study matches the shadow study conducted by the peer review team.

### **Public Comment**

Matt Bell, 1111 Beacon Street, expressed concern relative to the size of the proposed development. He noted that additional plantings could help to mitigate the impact of the development.

Barry Bergman, 18 Walter Street, expressed concern relative to the parking in the neighborhood.

Sean Roche, 42 Daniels Street, noted that the proposed development is close to both the Newton Highlands and Newton Centre MBTA stations as well as grocery stores. He noted that there is no on-street parking and therefore no risk of overflow parking on the street.

Phil Levoff, 61 Beaconwood Road, spoke on behalf of Gary Lesanto, noted that he is working with the petitioner to come to an agreement. Mr. Levoff stated that the petitioner is working to address drainage concerns.

John Tsay, 19A Carthay Circle, noted that any proposed development should be in scale with the neighborhood.

Hoony Yeun, 19B Carthay Circle, reiterated the concerns relative to the size of the proposed development and asked the petitioner to consider the planting of tall trees at the rear of the site to help shield the view for residents in the proposed development and on Carthay Circle.

Liz Bray, 20 Beaconwood Road, noted that the proposed building remains too large. She emphasized her support for the changes to the drainage plan.

Gary Lesanto, expressed appreciation for the ongoing efforts with the petitioner. He expressed concerns relative to the landscape plan and urged the petitioner to continue working on the landscaping.

Randall Block, 45 Lafayette Street, urged the Committee to consider the concerns raised by members of the public.

Atty. Schwarzer noted that the properties to the rear of the proposed development are up a hill. While the hillside has some mature trees and vegetation, the proposed landscape plan includes the planting of some arborvitae and deciduous trees. Councilors were supportive of the changes to the petition. A Committee member encouraged the petitioner to consider alternatives to arborvitae. It was noted that the cash payment of \$231,000 could have been allocated towards the creation of an additional affordable unit. Councilors noted that the proposed development is consistent with the City's transportation, climate

action and Comprehensive plan goals. Councilors noted that the City's Engineering Department will ensure that the O&M plan is sufficient.

Councilors noted that the City may relocate Inclusionary units within the development so that they are located in desirable locations. Councilor Bowman motioned to close the public hearing which carried 8-0. Councilor Bowman motioned to approve the petition. The Committee reviewed the draft findings and conditions and voted 8-0 in favor of approval.

**#119-20 Request to waive I&I fee for Special Permit #71-20 at 1114 Beacon Street**  
1114 BEACON STREET LLC. Request an abatement of the infiltration/inflow mitigation fee pursuant to the City of Newton Revised Ordinances, Chapter 29 Section 29-170.

**Action:** Land Use Held 8-0

**#304-21 Request to Rezone 11 Florence Street**  
SUNRISE DEVELOPMENT, INC petition to rezone 11 Florence Street, known as section 82 Block 04 Lot 49 from MULTI RESIDENCE 1 to BUSINESS USE 2.

**Action:** Land Use Held 8-0; Public Hearing Continued

**#305-21 Petition to construct elderly housing with services at 11 Florence and 318 Boylston St**  
SUNRISE DEVELOPMENT, INC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to elderly housing with services, to allow a development in excess of 20,000 sq. ft., to allow a four-story building, to allow a retaining wall greater than 4' in height within a setback, to allow free-standing signs, to allow parking in the front setback, to reduce the required parking stall length, to waiver perimeter screening requirements and to waive one foot candle lighting at 11 Florence Street, Ward 8, Newton Centre, on land known as Section 82 Block 04 Lots 47 and 49, containing approximately 82,945 sq. ft. of land in a district zoned BU2 (318 Boylston Street) and MR1 (11 Florence Street, to be rezoned to BU2). Ref: Sec. 7.3.3, 7.4, 4.4.1, 6.2.10, 4.1.2.B.1, 4.1.2.B.3, 4.1.3, 5.4.2.B, 5.1.8.A.1, 5.1.13, 5.1.9, 5.1.8.B.2, 5.1.10.A.1, 5.13, 5.2.13 of the City of Newton Rev Zoning Ord, 2017.

**Action:** Land Use Held 8-0; Public Hearing Continued

**Note:** Atty. Steve Buchbinder, with law offices at Schlesinger and Buchbinder, 1200 Walnut Street, represented the petitioner. Atty. Buchbinder noted that the petitioner will withdraw the petition and refile in 2022. The Committee voted 8-0 in favor of holding items #304-21 and #305-21 pending submission of a request to withdraw the petitions.

**#383-21 Appointments to the Riverside Neighborhood Liaison Committee**  
PRESIDENT ALBRIGHT appointing Ward 4 Councilors Markiewicz and Krintzman as co-chairs of the Riverside Neighborhood Liaison Committee as established in Condition 46 of Special Permit #27-20 granted on October 19, 2021 to MD 399 Grove Owner, LLC, Ramirez Concord, LLC, BH Normandy Riverside LLC for a mixed-use development with residences, retail, office, lab and research facilities and accessory and non-accessory parking facilities, adjacent to the Riverside MBTA station at 355 and 399 Grove Street in Ward 4.

**Action:** Land Use Approved 8-0

**Note:** The Committee expressed their support for the appointment of Councilors Krintzman and Markiewicz to the Riverside Neighborhood Liaison Committee. The Committee voted 8-0 in favor of approval.

**#312-20** **Petition to allow three-unit dwelling and extend lot area per unit at 350 Cabot St**  
PETER LEIS AND JENNIFER STORO petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert one unit within the existing two-family dwelling into two units, creating a three-unit multi-family dwelling in the SR2 district, extending the nonconforming residential two family and extending the nonconforming lot coverage at 350 Cabot Street, Ward 2, Newtonville, on land known as Section 22 Block 19 Lot 05, containing approximately 12,594 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.4.1, 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2017.

**Action:** **Land Use Approved Withdrawal without Prejudice 8-0**

**#217-21** **Petition to allow retail drive-in at 1021 Boylston Street**  
1021 BOYLSTON STREET, LLC c/o JONATHAN BERNSTEIN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to alter a nonconforming retail use to allow a retail drive-in business, to allow parking in the side and front setbacks and within five feet of the street, to allow a reduced required aisle width, to waive perimeter screening requirements and to waive outdoor lighting requirements at 1021 Boylston Street, Ward 5, Newton Highlands, on land known as Section 51 Block 26 Lot 03, containing approximately 17,280 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 7.8.2.C.2, 6.4.11 of the City of Newton Rev Zoning Ord, 2017.

**Action:** **Land Use Approved Withdrawal without Prejudice 8-0**

**#89-20** **Petition to allow waivers for a rear lot subdivision at 40 Williston Road**  
LAUREN AND DAVID BROOKS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a rear lot subdivision and construct a new single-family dwelling on the rear lot, requiring relief to exceed FAR on the front (from .40 to .42) and rear (from .24 to .30) lots, and to allow a retaining wall greater than four feet in the setback at 40 Williston Road, Ward 4, Auburndale, on land known as Section 43 Block 28 Lot 06, containing approximately 25,099 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 7.4, 3.1.5, 3.1.10.A, 3.1.3, 3.1.9, 3.1.5, 3.1.10.C, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**Action:** **Land Use Approved Withdrawal without Prejudice 8-0**

**#301-21** **Petition to allow 27-unit mixed use building at 304-306 Walnut Street**  
JH REAL ESTATE LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a 27-unit mixed use development in excess of 20,000 sq. ft., to allow a building height of 60' and FAR of 2.50, to allow five stories, to waive the minimum lot area per unit requirement, to reduce the side setback requirement, to reduce the setback requirement for portions of the building greater than 40' in height, to allow 1.25 parking stalls per dwelling unit, to waive 37 parking stalls, to allow parking in the side setback, to allow parking within five feet of a building containing dwelling units, to waive the parking stall width requirement, to waive perimeter screening requirements and to waive lighting requirements at 304-306 Walnut Street, Ward 2, Newtonville, on land known as Section 22 Block 05 Lots 30 and 33, containing approximately 14,038 sq. ft. of land in a district zoned BU1 and MR1 (to be rezoned to MU4). Ref: Sec. 7.3.3, 7.4, 4.2.2.B.1, 4.2.2.A.2, 4.2.5.A.3, 4.2.2.B.3, 4.2.5.A.2,

4.2.3, 4.2.5.A.4.b, 4.2.5.A.4, 4.2.5.A.4.c, 5.1.4, 5.1.4.A, 5.1.13, 5.1.8.A.1, 5.1.8.A.2, 5.1.8.B.1, 5.1.9.A, 5.1.10 of the City of Newton Rev Zoning Ord, 2017.

**Action:** **Land Use Approved Withdrawal without Prejudice 8-0**

**#300-21 Request to Rezone two parcels at 304-306 Walnut Street**

JH REAL ESTATE LLC petition for to rezone two parcels; 304 Walnut Street (Section 22 Block 05 Lot 33) from Business Use 1 and 306 Walnut Street (Section 22 Block 05 Lot 30) from Multi Residence 1 to Mixed Use 4.

**Action:** **Land Use Approved Withdrawal without Prejudice 8-0**

**#427-20 Petition to allow a rear-lot subdivision at 41 Washington Street**

JOSEPH AND SHEILA KEEGAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a rear lot subdivision to create two lots, abandon the two-family use in the existing structure and construct a single-family on the rear 12,000 sq. ft. lot, extending the existing non-conforming side setback at 41 Washington Street, Ward 1, Newton, on land known as Section 71 Block 29 Lot 07, containing approximately 25,902 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3, 7.4, 3.1.5, 3.1.10, 3.1.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**Action:** **Land Use Approved Withdrawal without Prejudice 8-0**

**Note:** The Committee voted without discussion to withdraw without prejudice items #427-20 , #300-21, #301-21, #89-20, #217-21, and #312-20.

With that, the Committee adjourned at 10:45 pm.

**Respectfully Submitted,**

**Richard Lipof, Chair**



# Department of Planning and Development



## **PETITION #33-21 (3) 275 GROVE STREET**

TO AMEND SPECIAL PERMIT  
COUNCIL ORDERS #40-97, #40-  
97(2) AND #33-21 TO AMEND  
THE SITE PLAN, TO ALLOW A  
LABORATORY, RESEARCH, AND  
DEVELOPMENT USE AND TO  
ALLOW HEIGHT OF 84 FEET 2  
INCHES

NOVEMBER 8, 2021



# Requested Relief



## Special Permit per § 7.3.3 of the NZO :

- To amend Special Permit Council Orders #40-97, #40-97(2) and #33-21
- To allow a laboratory, research and development use (§4.4.1, §6.5.9.A)
- To allow a height up of 84 feet 2 inches (§4.1.3, §4,1.2.B.3)

# Status



- October 5, 2021 – Public Hearing opened
  - Comments from Councilors re:
    - ✦ Traffic and the Williams School
    - ✦ Consolidated Draft Order

# Traffic



- October 5, 2021 – Public Hearing opened
  - Comments from Councilors
    - ✦ Traffic and the Williams School
      - City Staff and On –Call Consultant requested the petitioner further estimate the number of projected trips generated by the proposed uses to better determine the change in the number of trips at the Williams School, from 7:45 to 8:45 AM and from 2:30 pm to 3:30 pm.
      - The petitioner estimates there would be 16 fewer trips passing by the Williams School during the weekday morning peak hour, while there would be an increase of four trips passing by the Williams School from 2:30 p.m. to 3:30 p.m.
      - On-Call Consultant, BSC Group, is here and can answer any questions regarding traffic impacts.

# Consolidated Order



- ✦ Condition 29 The Planning Department recommends the condition be revised to require an annual contribution to the City's shuttle service including but not limited to "NewMo".



# 1114 Beacon Street

*Presentation to the Land Use Committee of the City Council  
November 9, 2021*



# Project Overview



# Project Overview





# Changes Since June 29



- eliminated the proposed exclusive use spaces on the open-air deck
- designated proposed visitor and EV parking
- provided a larger two-bedroom unit for the affordable housing mix
- added an additional bike rack at the front of the building

# Benefits to the City



- LEED Gold Certifiable condominium development
- 6 affordable units, including a three-bedroom unit at Tier 1
- \$231,295.50 – inclusionary housing fee
- \$238,022.20 – I&I mitigation fee
- \$314,090 -annual net revenue stream to the City
- \$375,000 (approximate) – building permit fees



# Department of Planning and Development



## **PETITION #71-20 1114 BEACON STREET WORKING SESSION**

PETITION FOR SPECIAL PERMIT/SITE PLAN APPROVAL TO ALLOW A 34- UNIT, FOUR STORY MULTI FAMILY DWELLING GREATER THAN 20,000 SQ. FT., TO ALLOW GROUND FLOOR RESIDENTIAL USE, RELIEF TO ALLOW 1.25 PARKING STALLS PER UNIT, A WAIVER OF THE MINIMUM STALL DEPTH REQUIREMENTS

**NOVEMBER 9, 2021**



**1114 Beacon Street**

# Requested Relief



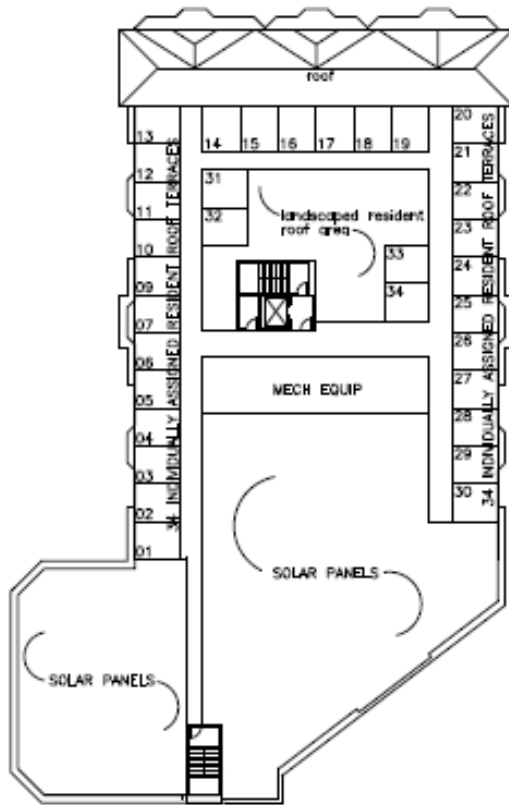
<b>Ordinance</b>	<b>Relief</b>
<b>§4.4.1</b>	<b>Request to allow a residential use with ground floor units</b>
<b>§4.1.2.B.1</b>	<b>A development of 20,000 square feet or more of new gross floor area</b>
<b>§4.1.2.B.3</b> <b>§4.1.3</b>	<b>To allow a four-story structure at 47.17 feet in height</b>
<b>§4.1.2.B.3</b> <b>§4.1.3</b>	<b>To allow an FAR of 1.08 in a four-story structure</b>
<b>§5.1.4.A</b>	<b>To allow 1.25 parking stalls per dwelling unit</b>
<b>5.1.8.B.1</b>	<b>To waive the minimum stall width requirements</b>

# Status

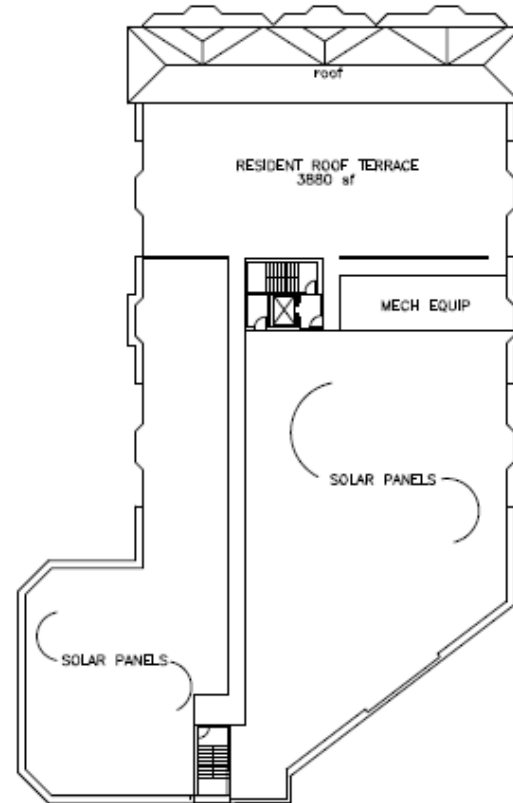


- June 29, 2021 – most recent hearing
- Summer – Fall 2021
  - Transportation Peer Review and Mitigation
  - Shadow Study
  - Petitioner’s Response to Comments addressing questions from June hearing.

# Building Design - Roof



Prior Iteration



Current Proposal

# Building Design – Fourth Story



*Elevation from Beacon Street*



# Inclusionary Zoning

Unit Type	Number of Units (Total)	Deed Restricted Units
One-Bedroom	16	3
Two-Bedroom	17	2
Three-Bedroom	1	1
<b>Total</b>	<b>34</b>	<b>6</b>
Fractional Cash Payment	\$231,295.50	

Housing Staff requested more information regarding assigned parking for inclusionary units, and the reassignment of 2-bedroom unit.

Housing Staff will review the final locations of the units prior to the issuance of a building permit, should this project be approved.

# Additional Updates from Prior Hearing



- Sustainability Review
- Undergrounding Utilities – if utility approves
- Proposed drainage system reviewed and approved by Engineering
- Parking
  - Decoupling the units from parking
  - Bike parking
  - 7 stalls as electric vehicle parking
  - Can only assign 7 stalls per the zoning
- Transportation Mitigation – 75% of I&I fee
  - purchase and install a bus shelter for the northbound 59 bus stop of Walnut Street at Beacon Street
  - Remaining funds transportation related mitigation including but not limited to NewMo and Bluebikes
- NBBJ – shadow study, Rodrigo Guerra from NBBJ

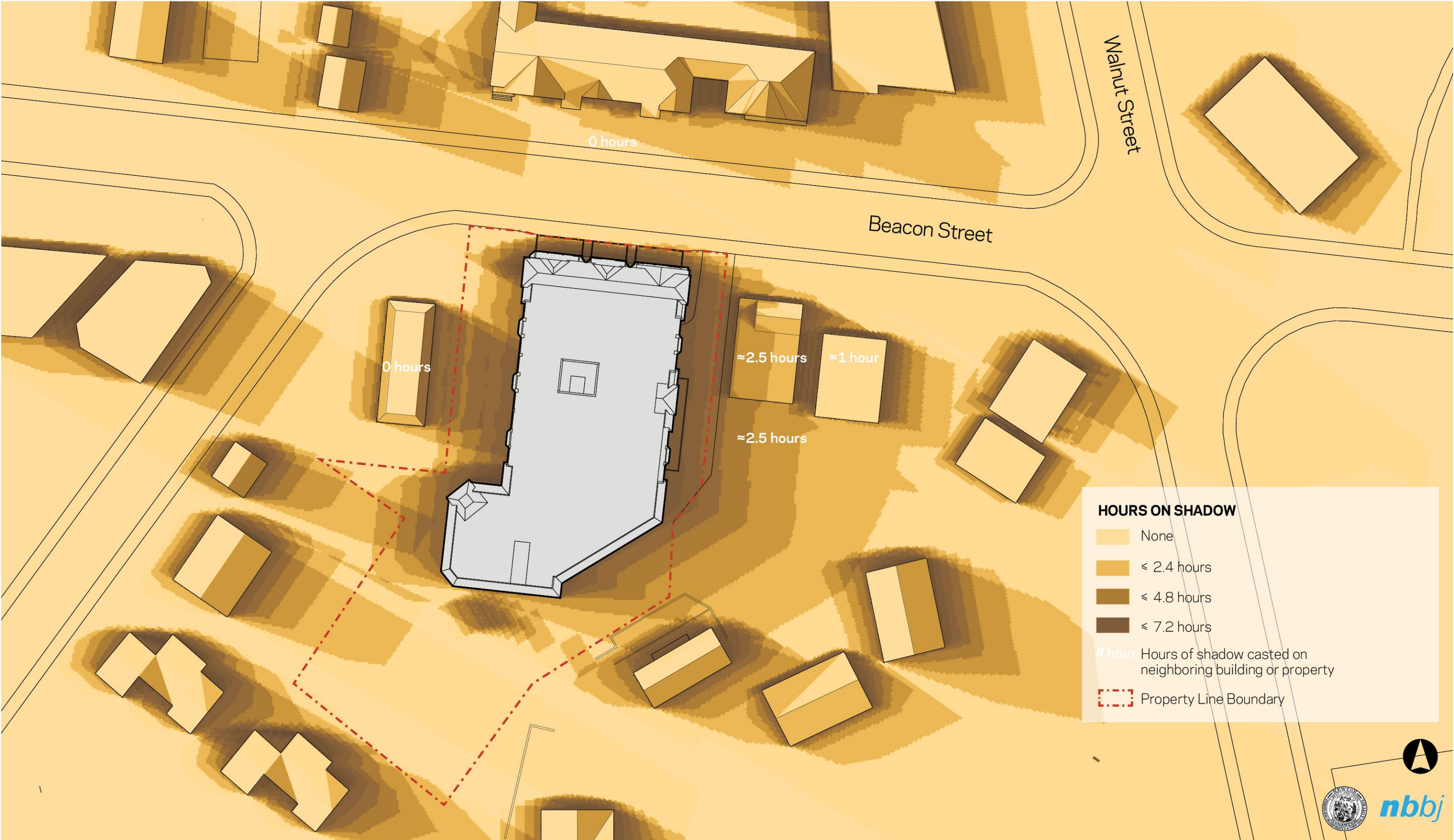
**CITY OF NEWTON  
URBAN DESIGN  
PROJECT REVIEW**

**1114 BEACON ST**

November 2021

# SHADOW ANALYSIS

SUMMER SOLSTICE (June 20th from 8am-8pm)



# SHADOW ANALYSIS

EQUINOX (Mach 20th / September 22nd from 8am-6pm)



# SHADOW ANALYSIS

EQUINOX (March 20th / September 22nd)



8 AM

9 AM

10 AM

11 AM

12

1 PM

2 PM

3 PM

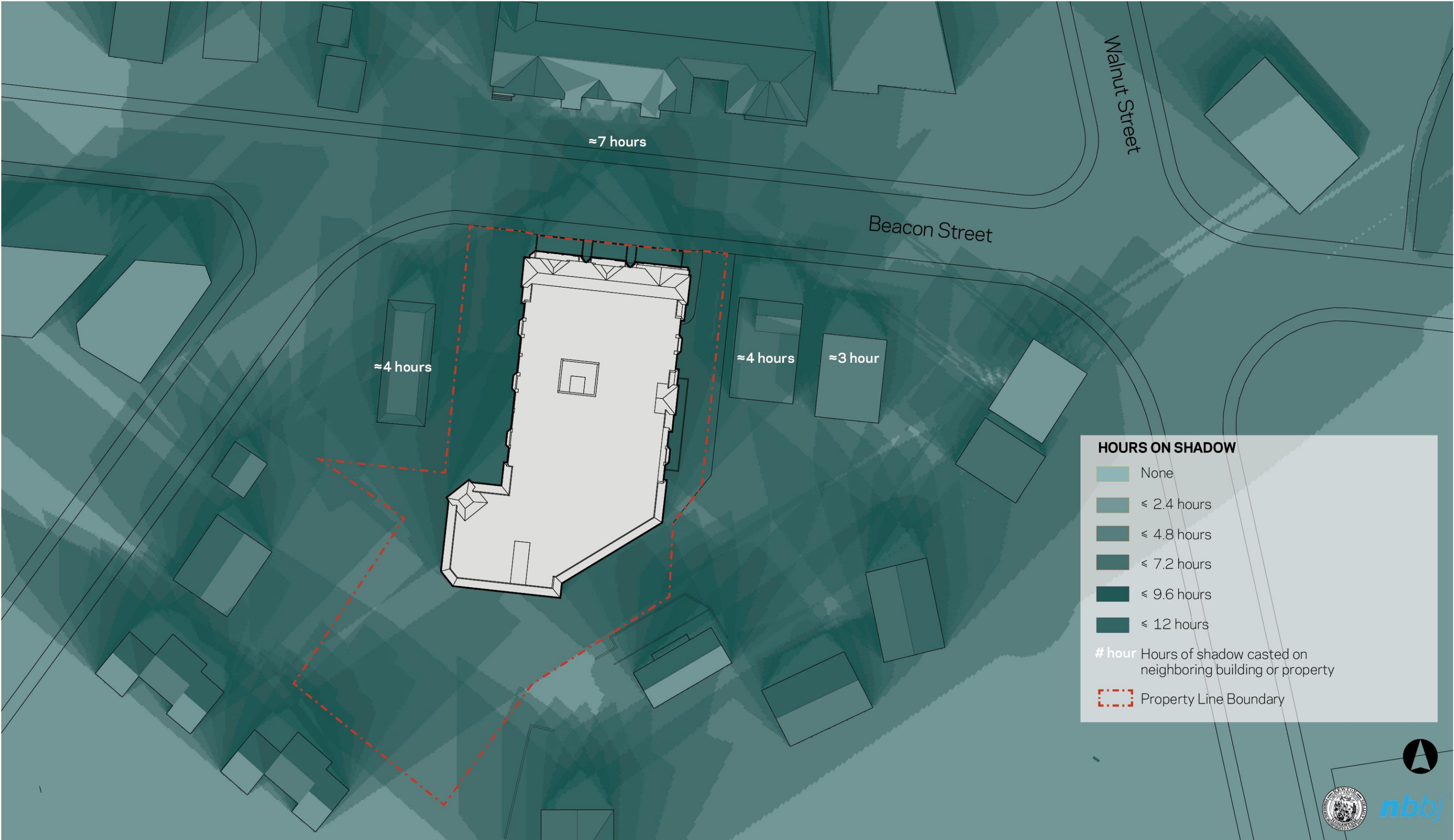
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**nbbj**

# SHADOW ANALYSIS

WINTER SOLSTICE (December 21st from 8am-4pm)



# SHADOW ANALYSIS

WINTER SOLSTICE (December 21st)



8 AM

9 AM

10 AM

11 AM

12

1 PM

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