



# Land Use Committee Report

## City of Newton In City Council

**Tuesday, May 17, 2022**

**Present:** Councilors Lipof (Chair), Kelley, Bowman, Downs, Greenberg, Markiewicz, Laredo and Lucas

**Also Present:** Councilors Crossley, Malakie, Norton and Albright

**City Staff Present:** Senior Planner Katie Whewell Assistant City Solicitor Jonah Temple, Director of Planning and Development Barney Heath, Chief Planner Jennifer Caira, Planning and Development Board Chair Peter Doeringer, Planning Associate Cat Kemmett, Director of Sustainability Ann Berwick.

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>. Planning Department presentations for each project can be found at the end of this report.

**#277-22 Request to vertically extend nonconforming side setback at 9 Day Street**

JAMES F. SMITH, JR. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct second-story rear addition over the existing footprint, vertically extending the nonconforming side setback at 9 Day Street, Ward 4, Newton, on land known as Section 43 Block 40 Lot 05, containing approximately 6671 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 3.1.3, 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2017.

**Action:** Land Use Approved 8-0; Public Hearing Closed 5/17/22

**Note:** The petitioner, Mr. James F. Smith, presented the request construct an addition to the residence within the existing footprint of the house. Mr. Smith presented architectural plans and photos which can be found at the following link: <https://www.newtonma.gov/home/showpublisheddocument/85148/637885556944370000>.

Mr. Smith noted that neighbors have been consulted and have no objection to the petition.

Senior Planner Katie Whewell presented the requested relief, criteria for consideration, land use, zoning and proposed plans as shown in the attached presentation. The Planning Department is unconcerned with the proposed addition.

The Public Hearing was Opened.

Michaela Tolman, 1720 Commonwealth Avenue, noted she was the closest abutter to the petitioners. Ms. Tolman expressed support for the project.

Councilors were supportive of the petition and expressed appreciation for improvements to the property which will enhance the petitioners' ability to age in place.

Councilor Markiewicz motioned to close the Public Hearing and approve the petition. Committee members reviewed the draft findings and conditions as shown in the attached presentation. The Committee voted in favor of approval 8-0.

*Chair's Note: The Petitioner presented and discussed the results of a Feasibility Study as required by Condition 47(d) of Special Permit #33-21(3):*

**#33-21(3) Sustainability update for Special Permit #33-21(3) 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 voted No Action Necessary 8-0

**Note:** Attorney Stephen Buchbinder, 1200 Walnut Street, represented the petitioner, Alexandria Real Estate Equities (ARE). Atty. Buchbinder was joined by Dante Angelucci, Senior Vice President of ARE in presenting the results of a study conducted to determine the feasibility of installing water source modular heat pumps in Building 3 at 275 Grove Street. The feasibility study can be found at the following link:

<https://www.newtonma.gov/home/showpublisheddocument/84853/637878814635000000>.

Atty. Buchbinder noted that per Condition #47 of Special Permit #33-21(3) and ARE's return on investment (ROI) analysis, installation of heat pumps in Building 3 is not feasible.

Summarizing the results of the study, Mr. Angelucci noted that after analyzing the space loss, which is critical for tenants in terms of lab space, it was determined that it was impractical to install the heat pumps. The property would lose both leasable rooftop space and space for building mechanical systems and operations.

Mr. Angelucci further noted that the study doesn't include escalation of construction costs, which factors into the ROI analysis. Construction pricing has gone up 25% since the special permit was approved.

Mr. Angelucci concluded by stating ARE is committed to supplying green energy and has secured that power, which will improve overall sustainability.

Ann Berwick, Director of Sustainability, summarized a memo dated 5/17/22, which can be found at the following link:

<https://www.newtonma.gov/home/showpublisheddocument/85150/637885558711430000>. Ms.

Berwick noted some areas of concern that she would be happy to discuss further with the petitioner, including: the petitioner's intent with regard to purchasing renewable energy credits, the anticipated gas use and greenhouse gas emissions resulting from that use, the lack of evaluation of potential rental

income increases with climate-focused state of the art building to offset the cost of installing heat pumps, and the building's roof insulation deficits.

Ms. Berwick noted the petitioner is admittedly not obligated by the City code to do anything about those deficiencies, but this is the moment to make changes. Ms. Berwick believes these changes needed, if not from a legal perspective from a climate perspective.

Mr. Temple noted that the special permit condition did not require the petitioner to install the heat pumps; the only obligation was to perform a study and report back.

Because this project was an addition, the law did not require the petitioner to install heat pumps as it would with new-built construction. Mr. Temple further noted that the Council couldn't require the petitioner to follow the ordinance when they didn't fall under it to begin with.

### Councilor Questions and Comments

Q: This seems like a cost trade off rather than a feasibility trade off.

A: It's both. We would lose space that is required to actually secure tenants, and also for mechanical space on the roof.

Q: What percentage of your electricity is green?

A: This building will be supplied with 100% green power. We have a signed contract that begins in 2024 and runs for 15 years; it will supply this and many other our buildings. So all the power that flows into this building will be from a renewable solar farm. ARE will be purchasing actual green power, and retaining and retiring the renewable energy credits (RECs)

Committee members expressed disappointment in the result.

This is why the Council/City is looking to improve regulations around these types of projects.

A Committee member reflected that the Committee would have been remiss not to attempt to craft a best efforts condition, even if the result wasn't what was hoped for. Although the Committee didn't get what it wanted, there is some benefit. The petitioner may be in front of the Committee on subsequent projects and now understands the City's expectations.

Appreciation was noted for the City's sustainability team taking the time to review this so carefully.

Councilor Markiewicz motioned for a vote of no action necessary which passed unanimously 8-0.

### **#259-22 Request to Rezone 7 parcels to BU4**

CRAFTS DEVELOPMENT, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to rezone 7 parcels as follows: 34 Crafts Street (Section 23 Block 16 Lot 11), 36 Crafts Street (Section 23 Block 16 Lot 10), 38 Crafts Street Section 23 Block 16 Lot 09), 48 Crafts Street (Section 23 Block 16 Lot 08), and 50 Crafts Street (Section 23 Block 16 Lot 07) from MANUFACTURING TO BUSINESS 4; and 19 Court Street (Section 23 Block 16 Lot 12) and 21 Court Street (Section 23 Block 16 Lot 13) from MULTIRESIDENCE 1 TO BUSINESS 4.

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

**#260-22      Petition to construct elderly housing with services at 34, 36, 38, 48, 50 Crafts Street, 19-21 Court Street**

CRAFTS DEVELOPMENT, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow an Elder Housing with Services facility, to allow a development in excess of 20,000 sq. ft., to allow a seven-story building, to allow a building 84 feet in height, to allow parking within the side setback, to reduce the required parking stall width, to reduce the required parking stall depth, to reduce the required parking stall depth for accessible stalls, to allow a reduced drive aisle width for two-way traffic and to waive the lighting requirements at 34, 36, 38, 48, 50 Crafts Street, 19-21 Court Street, Ward 2, Newton, on land known as Section 23 Block 16 Lots 7, 8, 9, 10, 11, 12 and 13, containing approximately 115,818 sq. ft. of land in districts zoned MAN and MR1 (to be rezoned to BU4). 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, 5.1.8.A.1, 5.1.13, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.4, 5.1.8.C, 5.1.10 of the City of Newton Rev Zoning Ord, 2017.

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

**Note:** The Committee was joined by the Planning & Development Board for items #259-22 and #260-22. Attorney Stephen Buchbinder, 1200 Walnut Street, represented the petitioner. Atty. Buchbinder presented the request to develop an Elder housing services facility and community. Atty. Buchbinder was joined by Mr. Damian Chaviano of Mark Development in chambers and other members of the team via hybrid attendance. The team presented the project overview, architectural and design plans, shadow study and photos which can be found at the following link: <https://www.newtonma.gov/home/showpublisheddocument/85146/63788555613810000>.

The site consists of seven parcels. The petitioner seeks to rezone the seven parcels to Business 4.

The petitioner has engaged in community outreach with neighbors and stakeholder groups. Virtual community meetings were held on January 28 and April 25, 2022, and a site visit was held on May 14, 2022.

The petitioner has also met with representatives from the Council on Aging, Green Newton and Engine Six and has appeared before the Urban Design Commission and the Newton Housing Partnership.

The petitioner is deferring discussions of sustainability, stormwater, civil engineering, and transportation and parking to subsequent hearings after consultation with the Planning Department and Committee Chair.

Mr. Chaviano noted that after hearing feedback from the community, the petitioner is presenting an alternative height option to the submitted 7-story proposed height design.

Mr. Tim Foxx, Senior Resource Group (SRG) presented the overview of the proposed community model project as shown in the aforementioned presentation. SRG's model focuses on providing a continuum of care that allows the support of residents as they age in place, and their needs change. The proposed model includes independent living, assisted living, and memory care services in the same community.

Architect John Martin, of Elkus Manfredi Architects, presented the design plans and shadow study for the project, as shown in the aforementioned presentation.

As proposed, the design incorporates a “stepping down” model that progresses from 7 stories on the interior to 5 stories on the outside of the building and nearest to residential abutters. The 6 story alternative scheme reduces the independent living section by one story; the assisted living and memory care wing remains at 5 stories.

There is a primary entrance on Crafts Street that leads to an underground garage with 140 parking spaces.

Parking for employees will be on site.

There will be a service driveway and entrance for service vehicles. There will also be a separate gated emergency only access driveway as well.

Walking paths and landscaping/greenery will be incorporated.

With regard to inclusionary housing, the petitioner has the by right election to either provide affordable housing units on site, or make a payment in lieu. Mr. Chaviano noted that the petitioner was electing to make an in lieu of payment to the City in the amount of \$10.8 million for the 6 story alternative design. The IZ prescriptive formula is detailed in the aforementioned presentation. This payment would be equally split between the City and the Newton Housing Authority. Mr. Chaviano noted that the NHP supports the infusion and timing of this payment as it aligns with the formation of the City’s new affordable housing trust.

Senior Planner Katie Whewell presented the requested relief, criteria for consideration, land use, zoning and proposed plans as shown in the attached presentation. Ms. Whewell noted that Planning Department has only received the design plans for the 7 story option, which the Planning memo covers. The Planning Department would like additional follow-up information on parking, biking, EV, loading and trash and emergency vehicle questions detailed in the Planning memo. The Planning Department would also like to revisit the landscaping plan, Craft Street façade design, and Traffic Demand Management in subsequent meetings.

The Public Hearing was Opened.

Alfred Essa, 41 Court Street, expressed concern relative to mitigation of neighborhood impact during construction. Mr. Essa believes this project will have a substantial impact on the neighborhood and would like assurances that the neighborhood’s voice is heard.

Bob Kavanauagh, 69 Court Street, expressed concern relative to the destruction of 2 homes in the neighborhood, which are considered affordable homes by Newton standards. This seems to contravene Newton’s goal of affordable housing.

Other neighbors expressed opposition, noting among other concerns that the construction will negatively impact the neighborhood. The shadow study needs to be looked at more closely.

Fran Godine, 19 Crofton Road, expressed support for the project. This project checks all the boxes in terms of support for Newton’s aging population and housing goals.

Lyne Weissberg, 5 Alden Street, supports the project and the approach the petitioner is taking with regard to inclusionary zoning. With the payment in lieu of being split between the housing authority and the housing trust, this will help create more housing units.

Annie Raines, 50 Court Street, expressed concern relative to the shadow study and noted that it did not seem complete. What is the City's obligation to verify the shadow study?

Sean Roche, 42 Daniel Street, echoed earlier comments in support of the petition and the payment in lieu of. The City is in desperate need of senior and affordable housing and the payment in lieu of will help support that.

Ann Duvall, 33 Madison Avenue, expressed support for the petition and inquired whether the petitioner would put a group together to listen to neighbor feedback pre, post and during construction, as with other similar developments.

Seema Choudhary, 7 Beech Street, is unable to see the vision where this helps affordable housing or contributes substantially to the community. This seems like a substantial investment in an ROI that doesn't return very much to the community at large.

Adam Lunin, 24 Court Street, noted that he had heard a lot of assurances from the petitioner (e.g. preserving trees, no construction vehicles on Court Street, no employee parking on Court Street, taking out "loading" from the emergency access designated road). Mr. Lunin expressed desire to see these assurances documented in writing.

Frances Osten, 55 Jenkins Street, urged the Committee to look at parking carefully. Many of the independent level residents will be driving, and parking will be required for visitors and independent care-aids as well as employee parking.

Mary Lee Belleville, 136 Warren Street noted that many of the voices in support of the petition belong to individuals associated with organizations with agendas of affordable housing. This is luxury housing for those who can afford it.

Additional support was expressed for the petition. The integration of this plan with the Washington Street Vision Project and the financing arrangement proposed in lieu of the inclusionary zoning units gives the City more options and flexibility. The developer has been a good partner on other project, has listened to feedback, and changed buildings based on feedback in a much greener and better way.

#### Councilor Questions and Comments

Appreciation was expressed for the public commentary.

Committee members thanked the petitioner for their presentation, noting there is a lot of very positive attributes about this project. Committee members look forward to learning more as the project moves forward.

More clarity is needed as to the prices of the units. The developer's website indicates it sells luxury retirement communities. It is useful for the Committee to know what the City is getting with this developer and whether it fits into the vision plan.

The City's vision plan calls for the area to contain 3-6 story buildings, and the Urban Design Commission also indicated that they thought 7 stories was too high, so it seems there should be a compelling reason to accommodate a plan for 7 stories.

Is it possible to create some kind of easement with regard to the Court Street pathway to Crafts, or other ability to make it clear that in perpetuity, that would be open to the public? Otherwise it appears you are walking on private property.

The proposed project doesn't seem to accomplish a "gentle transition to adjacent neighborhoods" as the Washington Street Vision Plan states. We should be honoring the vision plan, not just with building heights, but with all of the key principles within it.

Committee members expressed interest in understanding better the calculations the petitioner made relative to the inclusionary housing contribution. It was noted that the petitioner had calculated inclusionary zoning at 5% of the total units. The City has inclusionary zoning that calls for 15-17.5%. The Council has talked a lot about making sure these projects deliberately integrate folks who are getting affordable units and folks who are not getting market rate units in order to create a more heterogeneous population. The independent units don't seem to qualify for the exception allowing for reduced IZ units for assisted living facilities. Planning should independently verify.

Q: Why are you not choosing to rezone to Business Use 2, which is what Washington Street is zoned from Central to Craft Street.

A: Business Use 2 only allows up to 4 stories with a special permit.

Q: What is the FAR for the 7 story and 6 story proposals?

A: For the 7 story version the FAR is 1.94; for the 6 story proposal it is 1.85.

Q: If the City were to provide affordable housing on site rather than the in lieu of payment, what would the estimated cost of those be at 80 AMI?

A: We will get back to you with those numbers.

It was noted for clarification purposes that the in lieu of payment is split between the housing authority and the planning department. The ½ payment to the planning department doesn't necessarily go directly to the housing trust.

Q: Will there be a connecting pathway to Whole Foods?

A: We do not own the land but will see if we can make that connection even more direct.

Q: Does the MBTA communities law preclude the zoning being valid?

A: The MBTA communities' guidelines as well as the legislation is entirely about zoning; it has nothing to do with what gets built. So having senior housing built does not preclude rezoning the site to come into compliance with the MBTA guidelines.

Councilors expressed appreciation for the site plan and proposed green space, noting that there are still some improvements and specifics they would like to see in subsequent sessions.

The Planning and Development Board voted unanimously in favor of holding the Public Hearing open for item #259-22. The item was moved to the next regularly scheduled Planning and Development Board Meeting on June 6, 2022.

Councilor Lucas motioned to hold items #259-22 and #260-22 and continue the Public Hearing. The motion carried 8-0.

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The Committee adjourned at 9:50 p.m.

**Respectfully Submitted,**

**Richard Lipof, Chair**



# Department of Planning and Development



**PETITION #277-22**  
**9 DAY STREET**

SPECIAL PERMIT/SITE PLAN  
APPROVAL TO VERTICALLY EXTEND  
THE NONCONFORMING SIDE  
SETBACK BY CONSTRUCTING A  
SECOND STORY ADDITION WITHIN  
THE FOOTPRINT OF THE  
STRUCTURE

MAY 17, 2022



# Requested Relief



Special Permit per §7.8.2.C.2 of the NZO to:

- To vertically extend a nonconforming side setback (§3.1.9, §3.1.3 and §7.8.2.C.2)

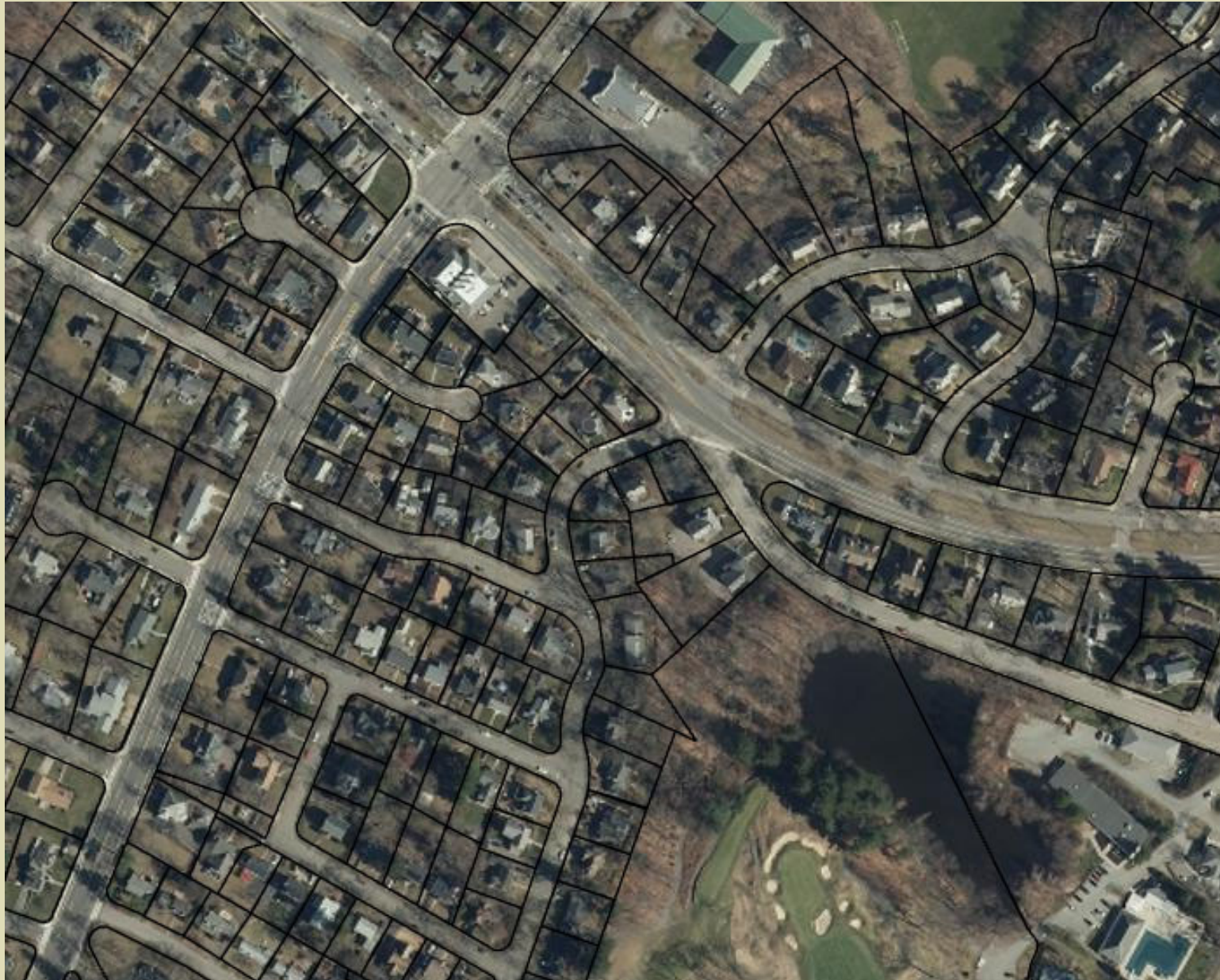
# Criteria to Consider



When reviewing this request, the Council should consider whether:

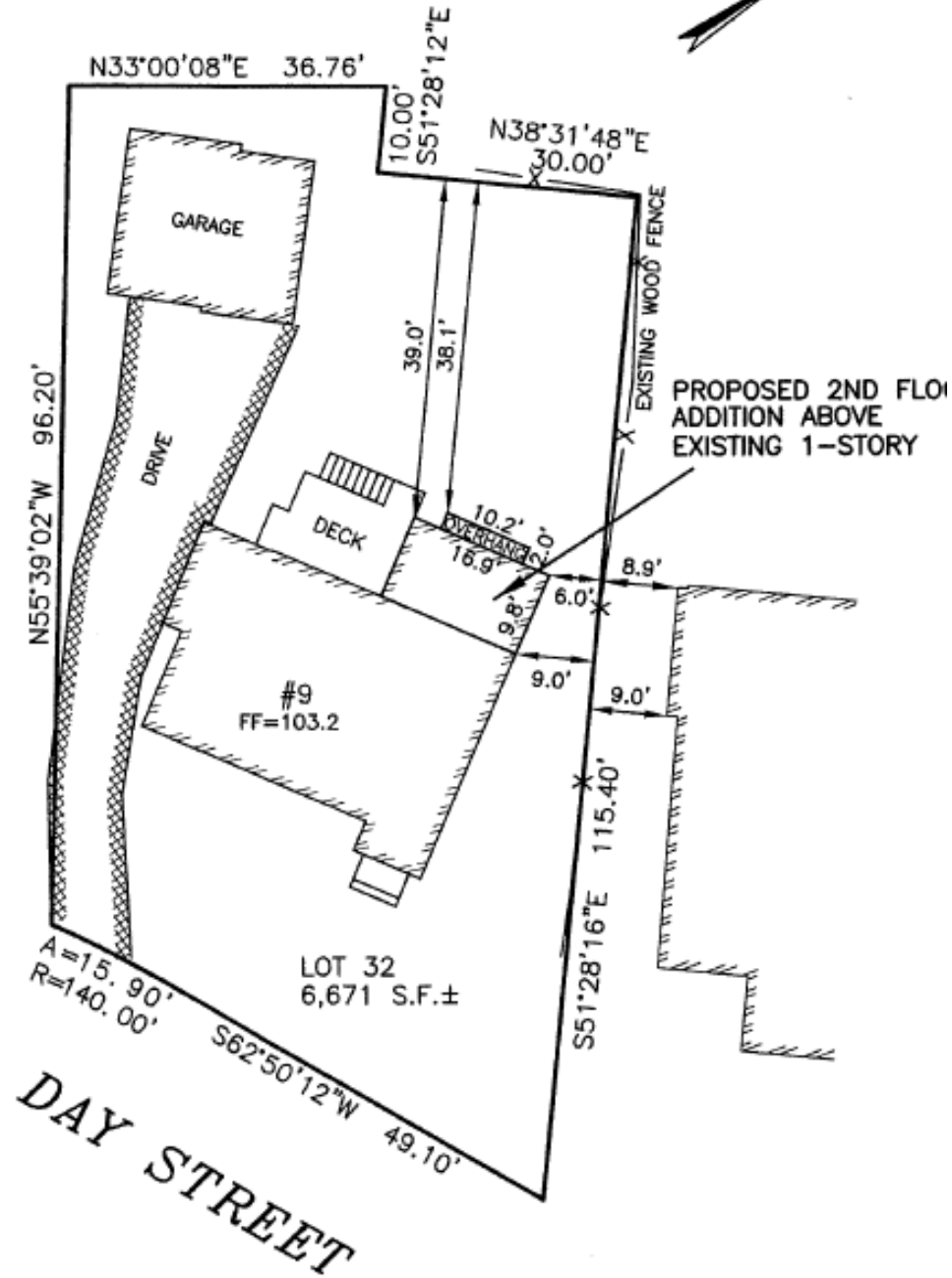
- The proposed extension of a nonconforming side setback is substantially more detrimental than the existing nonconforming structure is to the neighborhood. (§3.1.9, §3.1.3 and §7.8.2.C.2)

# Aerial/GIS Map

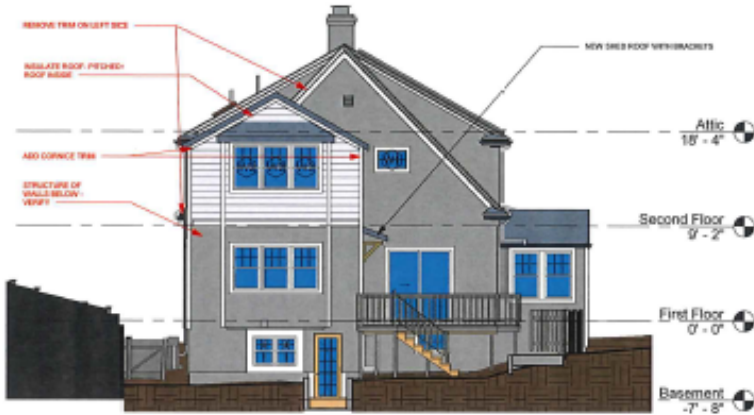


# Site Plan

Lot size: 6,671 square feet



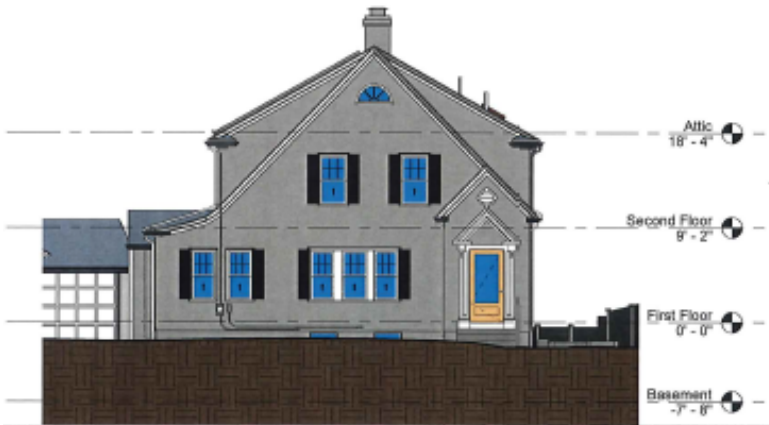
# Proposed Elevations



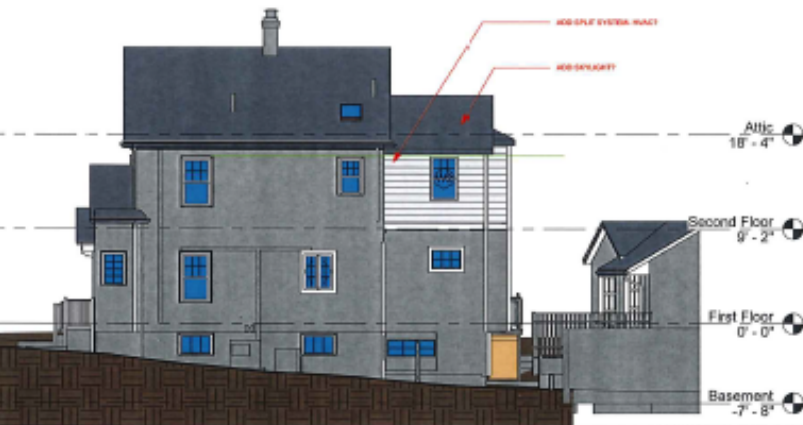
1 NORTH-BACK  
1/8" = 1'-0"



2 WEST-DRIVEWAY SIDE  
1/8" = 1'-0"



3 SOUTH-FRONT  
1/8" = 1'-0"



4 EAST-SIDE  
1/8" = 1'-0"

# Proposed Findings



1. The proposed extension of a nonconforming side setback is not substantially more detrimental than the existing nonconforming structure is to the neighborhood because the addition is within the footprint of the dwelling and will not be visible from the street. (§3.1.9, §3.1.3 and §7.8.2.C.2)

# Proposed Conditions



1. Plan Referencing Condition.
2. Standard Building Permit Condition.
3. Standard Occupancy Condition



# Department of Planning and Development



## PETITIONS #259-22 AND #260-22

REQUEST TO REZONE 7 PARCELS  
19-21 COURT ST: FROM MR-1 TO  
BU-4

34-50 CRAFTS ST: MAN TO BU-4

SPECIAL PERMIT TO ALLOW A  
ALLOW ELDERLY HOUSING WITH  
SERVICES AND TO CONSTRUCT A  
SEVEN-STORY BUILDING



MAY 17, 2022

# Requested Relief

Special Permit per §7.3.3 of the Newton Zoning Ordinance to:

<b>Zoning Relief Required</b>		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
	Request to rezone parcel to BU4	
§4.4.1 §6.2.10	To allow an Elder Housing with Services facility	S.P. per §7.3.3
§4.1.2.B.1	Development of 20,000+ square feet of gross floor area	S.P. per §7.3.3
§4.1.2.B.3	To allow a building with seven stories	S.P. per §7.3.3
§4.1.3	To allow a building 84 feet in height	S.P. per §7.3.3
§5.1.8.A.1 §5.1.13	To allow parking within the side setback	S.P. per §7.3.3
§5.1.8.B.1 §5.1.13	To reduce the required parking stall width	S.P. per §7.3.3
§5.1.8.B.2 §5.1.13	To reduce the required parking stall depth	S.P. per §7.3.3
§5.1.8.B.4 §5.1.13	To reduce the required parking stall depth for accessible stalls	S.P. per §7.3.3
§5.1.8.C §5.1.13	To allow a reduced drive aisle width for two-way traffic	S.P. per §7.3.3
§5.1.10 §5.1.13	To waive the lighting requirements	S.P. per §7.3.3

# Criteria to Consider

Standard *Special Permit Criteria, Sustainability*

1 of 2

## **When reviewing this request, the Council should consider whether:**

- The site is an appropriate location for the proposed elderly housing with services facility as designed with more than 20,000 square feet in gross floor area, seven stories, and 84 feet in height (§7.3.3.1).
- The proposed elderly housing with services facility as designed with more than 20,000 square feet in gross floor area, seven stories, and 84 feet in height as developed will adversely affect the neighborhood (§7.3.3.2).
- There will be a nuisance or serious hazard to vehicles or pedestrians (§7.3.3.3).
- Access to the site is appropriate for the types and numbers of vehicles involved (§7.3.3.4).
- The site and buildings as designed, constructed, and operated will contribute significantly to the efficient use and conservation of natural resources and energy, including through some or all of the following: (a) minimizing operating energy; (b) minimizing the use of fossil fuels; (c) implementing a transportation plan that will minimize carbon footprint. (§7.3.3.C.5)

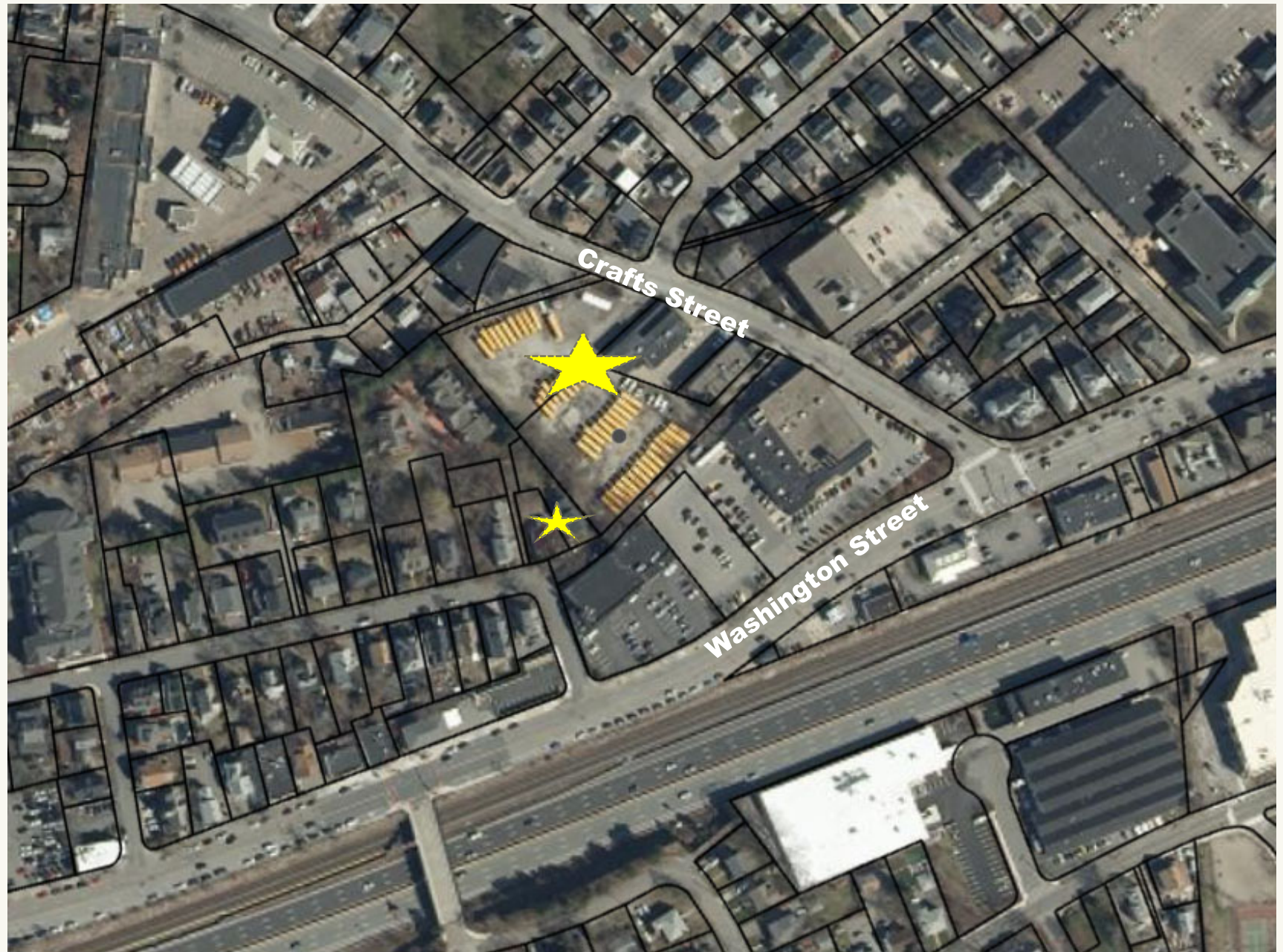
# Criteria to Consider

Parking

*2 of 2*

- Literal compliance with the dimensional parking requirements is impracticable due to the nature of the use, or the location, size, width, depth, shape, or grade of the lot, or that such exceptions would be in the public interest or in the interest of safety or protection of environmental features. (§5.1.13)
- Literal compliance with the lighting requirements for parking facilities over five stalls is impracticable due to the nature of the use, or the location, size, width, depth, shape, or grade of the lot, or that such exceptions would be in the public interest or in the interest of safety or protection of environmental features. (§5.1.13)

# AERIAL/GIS



# Zoning



## Zoning

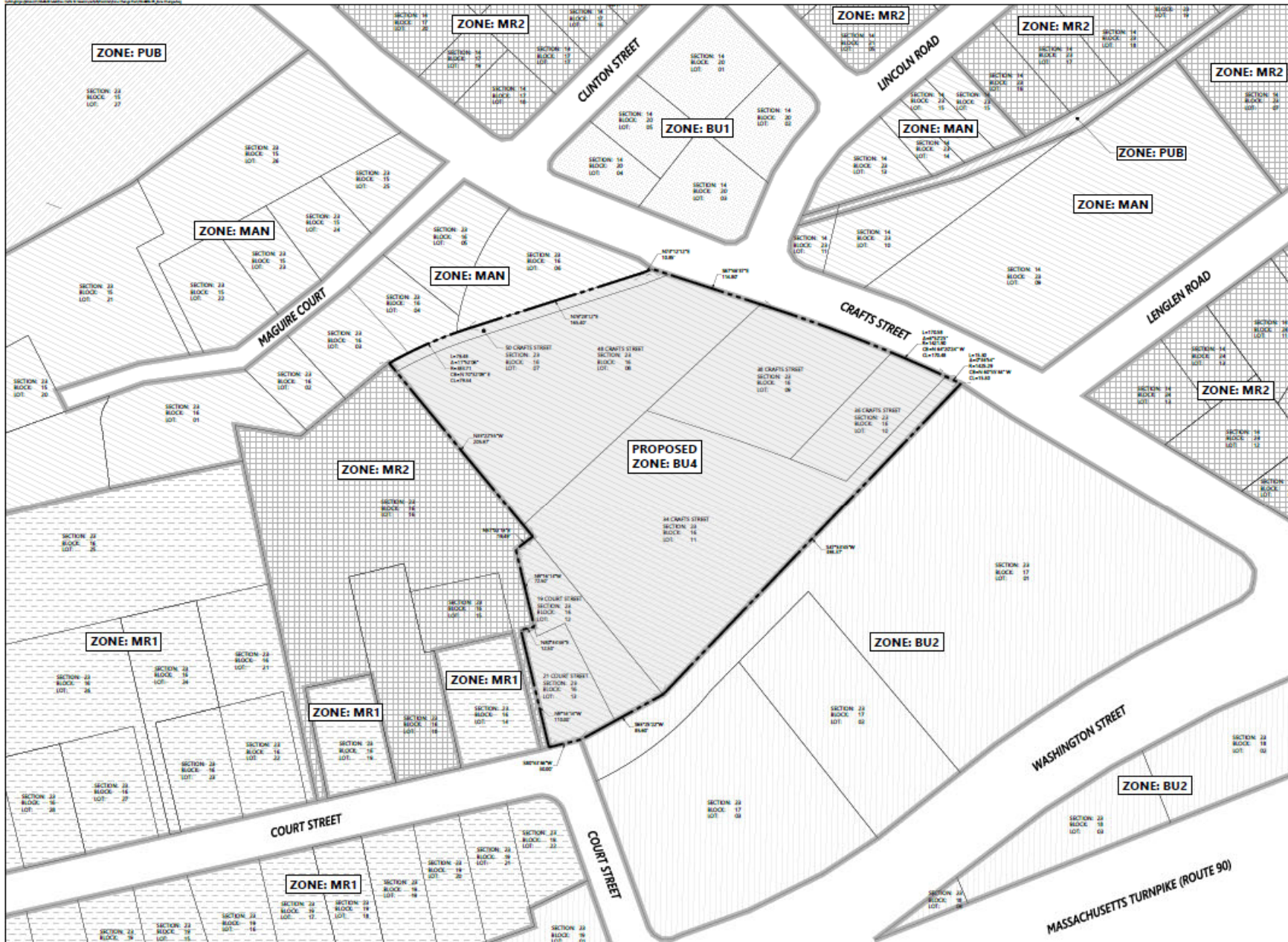
- Single Residence 1
- Single Residence 2
- Single Residence 3
- Multi Residence 1
- Multi Residence 2
- Multi Residence 3
- Multi Residence 4
- Business 1
- Business 2
- Business 4
- Business 5
- Limited Manufacturing
- Manufacturing
- Mixed Use 1
- Mixed Use 2
- Mixed Use 3
- Mixed Use 4
- Open Space/Recreation
- Public Use

# Land Use



- Brushland/Successional; Forest
- Cemetery
- Commercial
- Wetlands
- Agricultural
- Recreation
- Residential
- Industrial
- Junkyard; Waste Disposal
- Mining
- Open Land; Transitional
- Powerline/Utility
- Transportation
- Urban Public/Institutional
- Water

# 259-22: Petition to Rezone to BU-4



**SURVEYOR'S METES & BOUNDS DESCRIPTION**  
 MAP 2 2020 0006 21026 0006 & 21026 0011  
 CITY OF NEWTON  
 MIDDLESEX COUNTY  
 COMMONWEALTH OF MASSACHUSETTS

BEGINNING AT A POINT ON THE NORTHERLY LINE OF CRAFTS STREET (PUBLIC 60' WIDE ROW) THENCE RUNNING:

1. SOUTH 47 DEGREES 52 MINUTES 45 SECONDS WEST, A DISTANCE OF 76.07 FEET TO A POINT, THENCE,
2. SOUTH 45 DEGREES 25 MINUTES 22 SECONDS WEST, A DISTANCE OF 46.60 FEET TO A POINT, THENCE,
3. SOUTH 80 DEGREES 43 MINUTES 46 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT, THENCE,
4. NORTH 09 DEGREES 14 MINUTES 14 SECONDS WEST, A DISTANCE OF 170.00 FEET TO A POINT, THENCE,
5. NORTH 46 DEGREES 43 MINUTES 46 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A POINT, THENCE,
6. NORTH 09 DEGREES 14 MINUTES 14 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT, THENCE,
7. NORTH 07 DEGREES 02 MINUTES 15 SECONDS EAST, A DISTANCE OF 74.00 FEET TO A POINT, THENCE,
8. NORTH 46 DEGREES 22 MINUTES 55 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT, THENCE,
9. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 483.71 FEET, A CENTRAL ANGLE OF 11 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 74.48 FEET, A CHORD BEARING OF NORTH 70 DEGREES 22 MINUTES 09 SECONDS EAST, AND A CHORD DISTANCE OF 74.48 FEET TO A POINT OF TANGENCY, THENCE,
10. NORTH 76 DEGREES 28 MINUTES 12 SECONDS EAST, A DISTANCE OF 166.40 FEET TO A POINT, THENCE,
11. NORTH 73 DEGREES 12 MINUTES 12 SECONDS EAST, A DISTANCE OF 10.85 FEET TO A POINT, THENCE,
12. SOUTH 47 DEGREES 46 MINUTES 37 SECONDS EAST, A DISTANCE OF 74.00 FEET TO A POINT, THENCE,
13. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 141.40 FEET, A CENTRAL ANGLE OF 24 DEGREES 30 MINUTES 25 SECONDS, AN ARC LENGTH OF 17.05 FEET, A CHORD BEARING OF NORTH 40 DEGREES 20 MINUTES 24 SECONDS WEST, AND A CHORD DISTANCE OF 17.05 FEET TO A POINT OF TANGENCY AT THE POINT AND PLACE OF BEGINNING,
14. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 140.29 FEET, A CENTRAL ANGLE OF 20 DEGREES 36 MINUTES 56 SECONDS, AN ARC LENGTH OF 15.46 FEET, A CHORD BEARING OF NORTH 40 DEGREES 20 MINUTES 24 SECONDS WEST, AND A CHORD DISTANCE OF 15.46 FEET TO A POINT OF TANGENCY AT THE POINT AND PLACE OF BEGINNING,

CONTAINING 115,734 SQUARE FEET OR 2.67 ACRES

THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

NOTES & BOUNDS DESCRIPTION PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED MARCH 25, 2022.

**Legend**

	PARCEL BOUNDARY
	ZONING DISTRICT BOUNDARY
	DEVELOPMENT PARCEL BOUNDARY
	PUB ZONE BOUNDARY
	MAN ZONE BOUNDARY
	MR1 ZONE BOUNDARY
	MR2 ZONE BOUNDARY
	BU1 ZONE BOUNDARY
	BU2 ZONE BOUNDARY

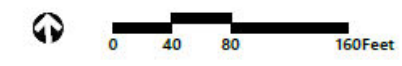
**NOTES:**  
 DEVELOPMENT PARCEL BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE BASED ON THE ALTAIR/PSI LAND TITLE SURVEY FOR CRAFTS STREET, PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED OCTOBER 13, 2016 AND REVISED THROUGH JANUARY 31, 2022.



*Jeffrey Hoffmeyer*

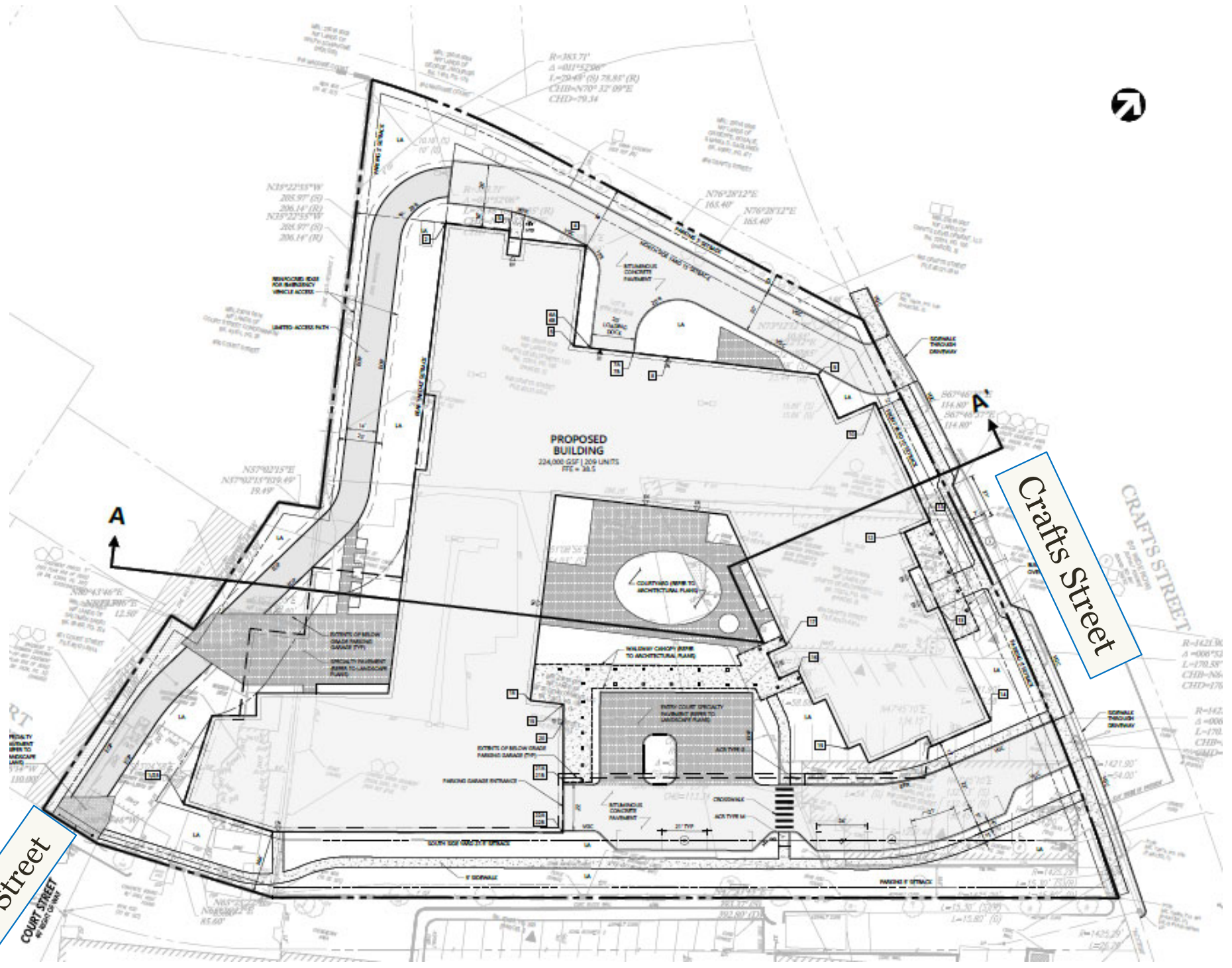
**Zone Change Plan**  
 Elderly Housing with Services  
 Crafts Street & Court Street, Newton, MA

Source: VHB  
 Prepared for: Zone Change Petition  
 Date: March 21, 2022





# Proposed Site Plan



Court Street

Crafts Street

# Proposed Elevations



Crafts Street Elevation



McGuire Court Elevation

# Proposed Elevations



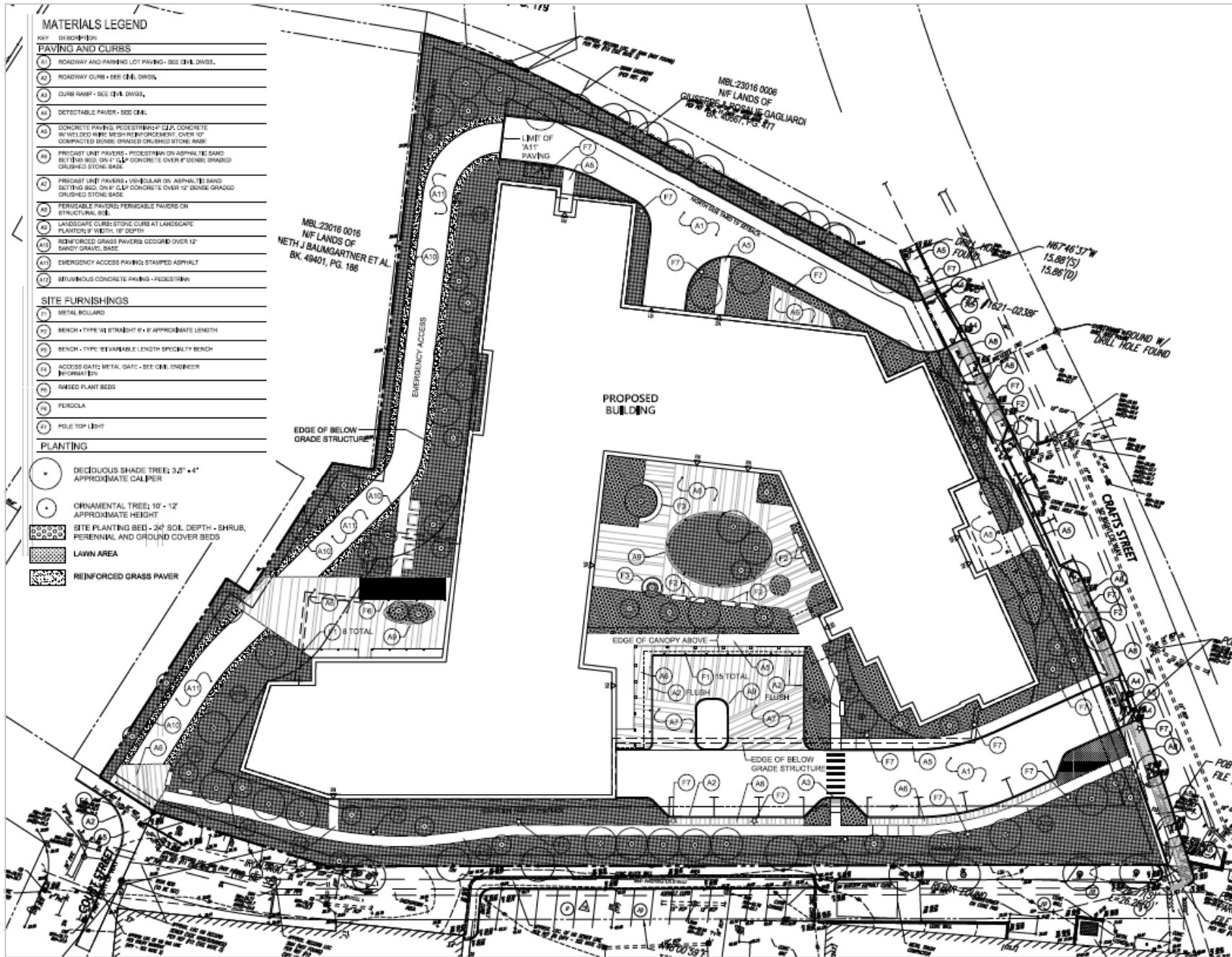
Washington Street Elevation  
Behind commercial buildings fronting Washington Street



Rear Elevation  
Opposite Crafts Street

# Proposed Landscape Plan

J:\MANSOR\Mark\Drawings\110004\Crafts St Housing\110004\Sheet\Special\Permit\_S0\_1.dwg



ELKUS | MANFREDI ARCHITECTS

[address] 25 DRYDOCK AVENUE  
BOSTON, MASSACHUSETTS 02210  
[tel] 617.426.1300

**HALVORSON**  
Established in 1920

## Elderly Housing with Services

Crafts Street & Court Street  
Newton, MA

DATE:	04/04/2022
BY:	JHF
CHECKED BY:	RJA
DATE:	04/04/2022
Special Permit	
Not Approved for Construction	
LANDSCAPE SITE PLAN	
Drawing Number	



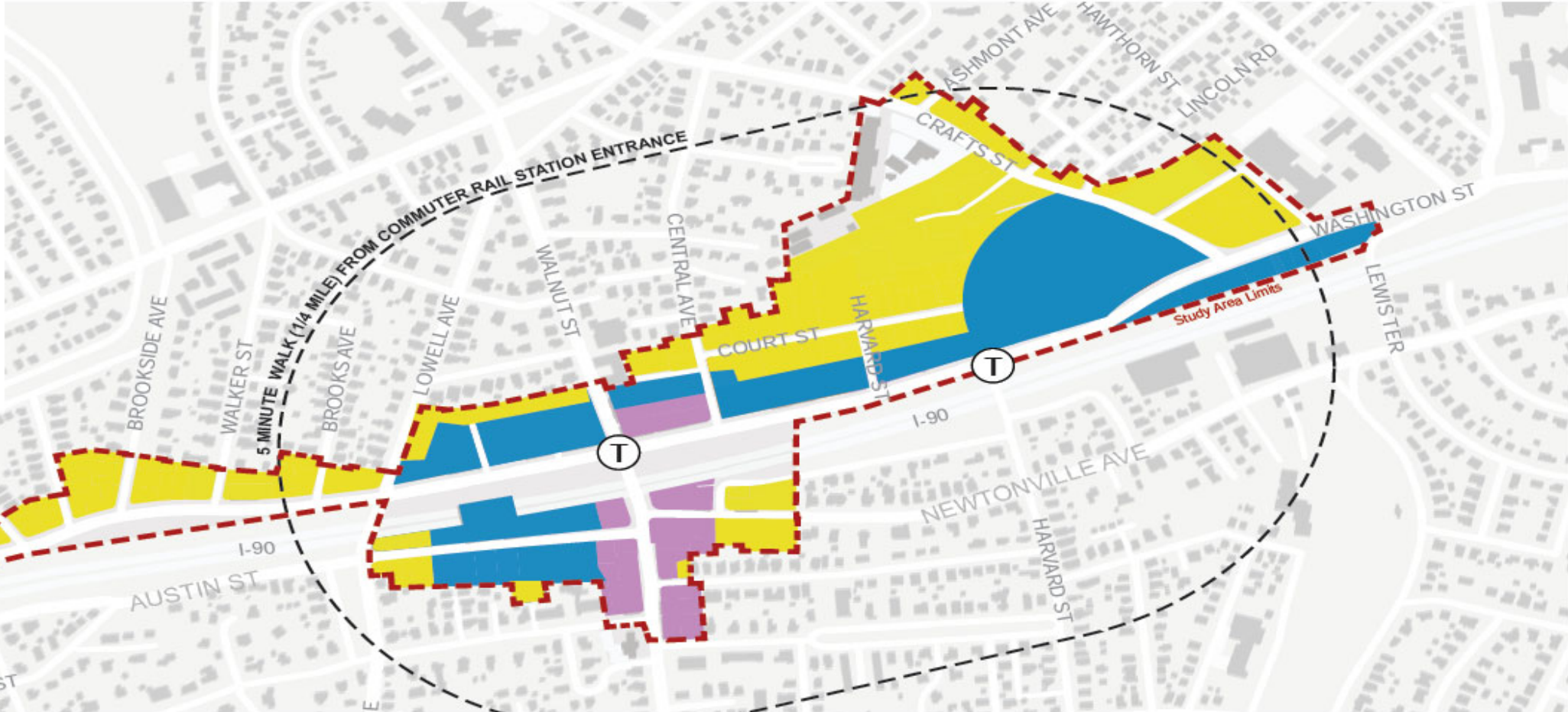
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# Washington Street Vision Plan



- Low Heights - Neighborhood Character (1 to 3 stories)
- Low Heights - Village Character (1 to 4 stories)
- Medium Heights - Village Character (3 to 6 stories)

**Footnotes:**

- This is an illustration of principles only; this is not a regulatory or zoning map.
- Further nuance must be developed in Washington Street Zoning including specifying the limits of each zoning district and the rules for each district and building type.
- The scale of some buildings, including taller height buildings, will require additional review and community input as can be achieved through the Special Permit Process.

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## Washington Street Vision Plan – Guiding Principles



Offer housing for all ages, all people  
Promote diverse building and unit sizes and allow communal living models, including age restricted senior housing.  
Consider more complex forms of multi-family housing.



Make room for people powered transportation  
Require Transportation Demand Management



Allow for smaller unit residences  
Reduce heat island effect through building and site design standards



Limit visible parking  
Promote energy efficient, human scaled and durable construction  
Encourage variety through building size and shape

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# Additional Review

Department	Status	Details
Housing	Complete	Supportive of cash payment election. Housing Division staff calculates the total cash payment from the petitioner for this 257-bed project to be \$12,085,386.93.
Traffic	Awaiting Review and subsequent memorandum	-
Urban Design Commission	Complete	-Concerns with seven stories -Complimented building's configuration on site.
Stormwater	Awaiting Review and subsequent memorandum	-
I&I Analysis	Complete	The petitioner's I&I fee is estimated to be \$1,338,995.
Sustainability	Complete	Suggested greater number of EV charging stations

# Requested Further Information

## Traffic/Parking

- Parking stall dimensions within the garage
- Non-emergency vehicle access around the loop
- Bicycle parking
- EV charging
- Loading and Trash
- Potential TDM measures and information

## Zoning

- Landscape Plan and parking buffer

## Façade details

- Crafts Street façade – further detail
- Rear of the building rendering