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ZONING REVIEW MEMORANDUM

Date: May 25, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Katie Whewell, Chief Planner for Current Planning

Cc: 2Life Holdings LLC, Applicant
2Life Coleman Limited Partnership, Applicant
Jewish Community Center of Greater Boston, Inc, Applicant
Alan Schlesinger, Attorney
Barney S. Heath, Director of Planning and Development
Jonah Temple, Associate City Solicitor

RE: **Request to amend Special Permit 179-21 to allow for an additional story, underground parking level with 99 stalls and 31 additional dwelling units**

Applicants: 2Life Holdings LLC, 2Life Coleman Limited Partnership, Jewish Community Center of Greater Boston, Inc	
Site: 333 Nahanton Street & 677 Winchester Street	SBL: 83035 0004 and 83035 0004B
Zoning: SR1	Lot Area: 255,538 square feet
Current use: Vacant (part of the JCC and Coleman House properties)	Proposed use: Congregate Living Facility

BACKGROUND:

The property at 333 Nahanton Street is a 255,538 square foot lot located in the SR1 zoning district. The parcel was carved off from the rest of the JCC campus in 2021 and was granted a special permit to construct a seven-story 174-unit congregate living facility connecting with the existing Coleman House via a one-story enclosed walkway and shared amenity space with two levels of underground garage parking. The petitioners seek to add a story to the building as well as an additional

underground level of parking, resulting in 205 dwelling units and 342 parking stalls, requiring an amendment to the special permit.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Alan Schlesinger, attorney, submitted 5/11/2022
- JCC Campus Site Plan, prepared by Stantec, dated 3/3/2021
- Opus Site Plan, prepared by Stantec, dated 3/3/2021
- Coleman House Site Plan, prepared by Stantec, dated 3/3/2021
- Floor Plans and Elevations, prepared by Perkins Eastman, architects, dated 5/10/2022
- Special Permit #179-20

ADMINISTRATIVE DETERMINATIONS:

1. The petitioners were granted Special Permit #179-21 in 2021 to allow for construction of a 174-unit seven story congregate living facility. The petitioner seeks to amend the special permit to allow for the construction of an additional story resulting in a total of 205 dwelling units, as well as another level of underground parking resulting in a total of 342 on-site parking stalls.
2. The only by-right residential use in the SR1 zoning district is single-family dwellings. While congregate living facilities are a use allowed by special permit, no dimensional and density controls are specified for it in section 3.1. Section 3.1.2.A.3 states that in the instance where a dimensional or density control is not set forth for a use granted by special permit, then the most restrictive density or dimensional control applicable to such use in any district where the use is allowed by right would apply, unless otherwise required in the special permit. Congregate living facilities are not allowed by right in any district, and thus the City Council determines the dimensional and density requirements for this use.

The petitioners propose to add a story, resulting in an 8-story building where seven had been approved. Per section 3.1.2.A.3, the City Council may determine the appropriate number of stories in the special permit.

3. Per this section 3.1.2.A.3, the City Council must determine if the proposed height of 96 feet, where 86.4 feet was approved, is appropriate for the site.
4. The petitioners' increase from 174 to 205 dwelling units results in a lot area per unit of 1,247 square feet. Per section 3.1.2.A.3, the Council must determine if the proposed density is appropriate for the site.
5. The special permit granted an FAR of 1.28. The proposed additions increase the FAR to 1.41. Per section 3.1.2.A.3, the City Council must determine if the proposed FAR is appropriate for the site.
6. The 2021 special permit granted 243 parking stalls on site; 230 in the garage under Opus and 13 surface stalls at the entry circle. The petitioners propose to construct an additional level of underground parking adding 99 parking stalls to the site for a total of 342 stalls.

Per section 5.1.4, a congregate living facility requires one parking stall per every two dwelling units, plus one stall for every three employees. With 205 dwelling units and 33 employees proposed at 2Life Opus, 114 parking stalls are required.

Of the 329 garage stalls, 65 will be designated as replacement spaces for the JCC, and 38 will be reserved for 2Life's staff, home health aides and visitors to Coleman and Opus. The remaining 226 stalls will be available to the residents of Opus.

The proposed 342 parking stalls require no waivers.

7. Special Permit #179-21 granted several waivers to for the dimensional requirements for parking facilities. The proposed additional underground parking level generally mirrors the approved underground parking facility and requires the same reliefs as have been previously granted, as noted below.
8. Section 5.1.3.E requires that parking stalls are not assigned to specific tenants. The petitioners seek a special permit to waive this restriction.
9. Section 5.1.8.B.1 requires that parking stall widths are at least 9 feet. The petitioners propose several stalls which are 8'11" wide, requiring a special permit per section 5.1.13.
10. Section 5.1.8.B.2 requires parking stall lengths of at least 19 feet. The petitioners propose several stalls which are 17.7 feet in depth, requiring a special permit per section 5.1.13.
11. The proposed accessible stalls are all 8 feet in width with loading aisles of either 5 feet or 8 feet. Per section 5.1.8.B.4 accessible stalls require a minimum width of 12 feet. A special permit per section 5.1.13 is required. The proposed stalls meet the requirements for the AAB and the requested relief is relative to the local ordinance only.
12. Per section 5.1.8.C.1 requires a minimum width of 24 feet for access aisles for 90-degree parking. The petitioners propose a 23.6-foot wide aisle in one location of each level of parking, requiring a special permit per section 5.1.13.
13. Section 5.11.11.C requires that 5% of the beds on site are required to be designated as affordable at 80% AMI in all Elder Housing with Services projects. The petitioners were approved with nine inclusionary units with a total of 15 beds. With the proposed increase to 205 units having a total of 300 beds, the petitioners are required to provide 17 inclusionary beds. The petitioners propose to increase to ten units with 17 inclusionary beds, meeting the requirements of the ordinance.

See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
	Amend Special Permit #179-21	
§3.1.2.A.3	To determine the density and dimensional controls	S.P. per §7.3.3
§5.1.3.E	To allow assigned parking	S.P. per §7.3.3
§5.1.8.B.1	To allow reduced parking stall width	S.P. per §7.3.3
§5.1.8.B.2	To allow reduced parking stall depth	S.P. per §7.3.3
§5.1.8.B.4	To allow reduced accessible stalls	S.P. per §7.3.3
§5.1.8.C.1	To allow a reduced aisle width	S.P. per §7.3.3