

# City of Newton Planning and Development

Petition #s : 259-22 and 260-22

Special Permit/Site Plan Approval

To rezone 7 parcels to BU-4 to allow a six-story structure with elderly housing with services and dimensional parking waivers

August 9, 2022



**34-50 Crafts Street  
19, 21 Court Street**

# Updates since June 28

Topic	Update
Design	<ul style="list-style-type: none"><li>• Additional graphics submitted July 15.</li></ul>
Housing	<ul style="list-style-type: none"><li>• Revised TDC and contribution for Inclusionary Zoning contribution under Elder Housing with Services use.</li><li>• Amanda Berman, Director of Housing + CD is here to answer any questions.</li></ul>
Transportation	<ul style="list-style-type: none"><li>• Peer Review Complete</li><li>• TDM</li><li>• Crafts St. pick up drop off</li><li>• Revised garage plan to show revised bicycle location and 9 foot wide parking stalls</li></ul>

# Design

Additional materials were submitted around the design of the structure in response to Councilor's and staff questions.



Rooftop Equipment



Building Height and Edges along rear property line



# Housing

- + 233 beds total: 105 independent living units, and 52 assisted living and 28 memory care beds.
- + Revised TDC and IZ contribution based of Elderly Housing with Services use.

$\$650,00$  (new TDC) +  $\$358,612.50$  (care cost for 10 years) =  $\$1,008.612.50$   
233 (new revised bed count after removal of 7th floor) X 5% (IZ % for assisted living) = 11.65  
11.7 (11.65 is rounded up) X  $\$1,008.612.50$  =  **$\$11,800,766.25$** .

# Transportation Demand Management (TDM)

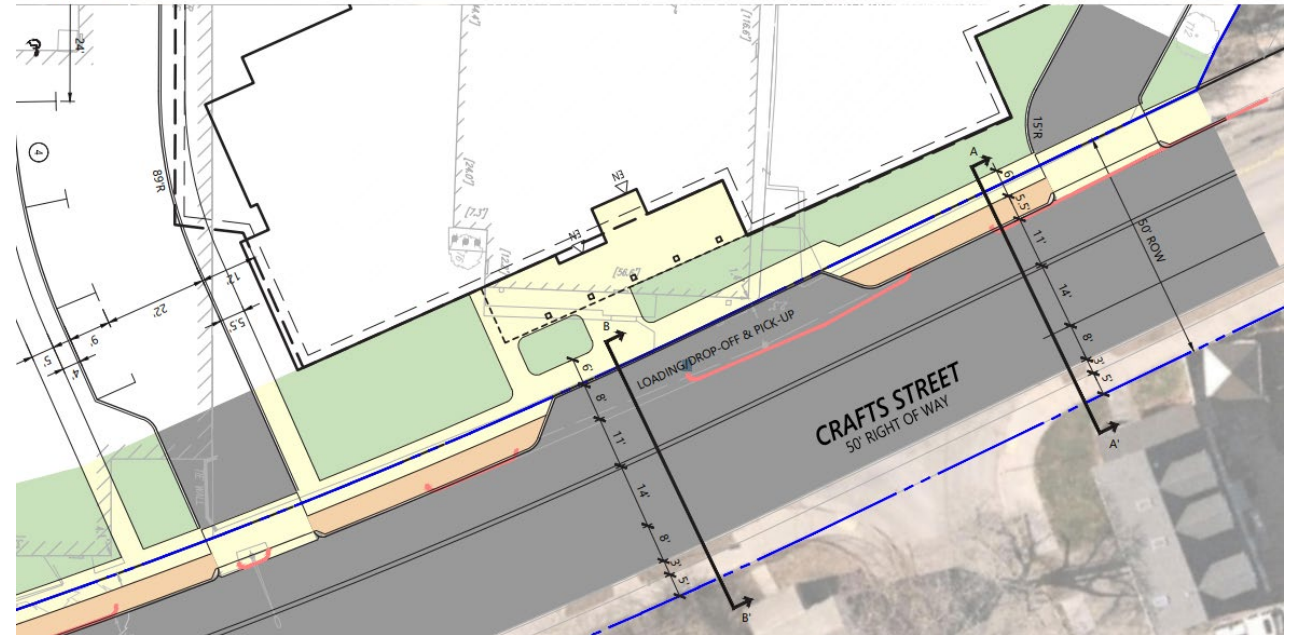
- + City staff are working on a standardized TDM internal tool to standardize contributions amongst projects based on size and number of parking stalls.
- + Uniqueness of Elderly Housing with Services use.
- + Recommended contribution of \$60k to TDM measures to mitigate trips in the area. Contribution would be appropriated by City Council.
- + Petitioner has agreed to the \$60k and 30% above the required bicycle parking.
- + Best efforts to locate a Zipcar on site.

# Pick Up/Drop Off - Crafts

- + City is OK with roadway design and dimensions.
- + Easement required for sidewalk.
- + Traffic Council approval to designate parking on this side of Crafts Street, currently prohibited.
- + City continues to recommend Petitioner accommodate pick up, drop off, potential loading and delivery needs on site.
- + Clarification requested as to usage of this space.
- + Request information on maintenance of sidewalk and furnishing zone.

## Revised Proposal

July 26, 2022





# Sustainability

- + 215,000+ square feet
- + Project complies with the Ordinance and will achieve LEED Gold certifiable
- + 10% of the parking for electric vehicle charging stations and an additional 10% as EV charging ready
- + Encouraged the petitioner to increase the number of charger-ready parking spots. The Climate and Sustainability Team also provide comments on the Passive House feasibility study, making the building solar-ready, and embodied carbon.

# Construction Conditions

- + Standard Construction Management Plan Condition
- + Standard Vibration Control Condition
- + Standard Rodent/Pest Control Condition
- + Conditions were reviewed and tailored in May 2022 by Land Use Committee.
- + Ongoing discussion which will be revisited later this year.

# Pending

## Outstanding Items/Pending:

- I&I payment – subsequent hearing, waiting on revised memo from Engineering
- Concerns or Questions that need to be addressed from tonight's session
- Draft Council Order – for review at subsequent hearing
- Need revised plan set for a plan referencing condition with revised garage plan.