

# City of Newton Planning and Development

**Petition #357-22** for SPECIAL PERMIT/SITE PLAN APPROVAL to rezone 3 parcels BUSINESS 1 TO MIXED USE 4.

**Petition #358-22** for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow a building in excess of 20,000 sq. ft., to allow a mixed-use residential building with five stories and 60 feet in height, to allow reduced lot area per unit, to exceed the maximum front setback, to allow a FAR of 2.45 in a five-story building, to waive the setback requirement for the portions of the building exceeding 40 ft. in height, to waive entrance and façade transparency requirements, to allow a restaurant with more than 50 seats with extended hours of operation, to allow ground floor residential use, to waive the requirement of using the A+B+C parking formula, to waive 115 parking stalls, to allow assigned parking, to allow reduced parking stall width and depth, to allow reduced accessible stall depth, to waive end stall maneuvering space requirements, to allow reduced aisle width

**October 6, 2022**

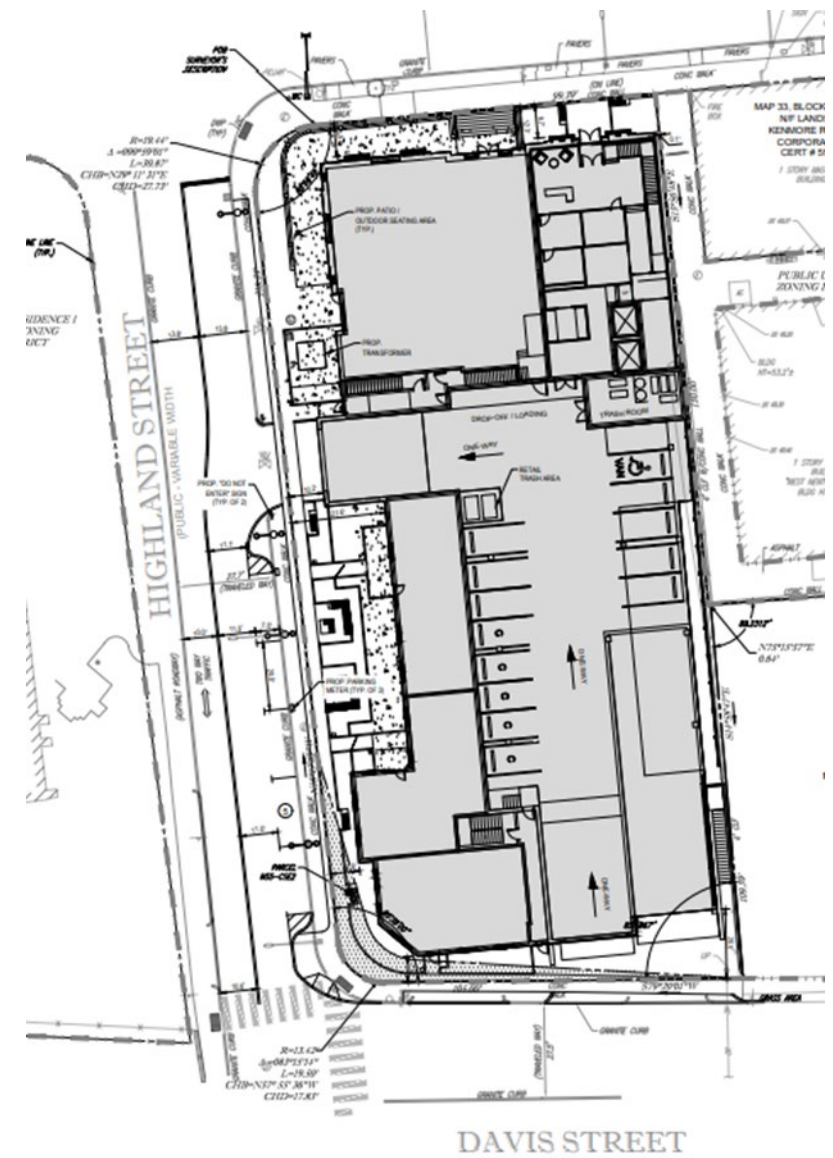
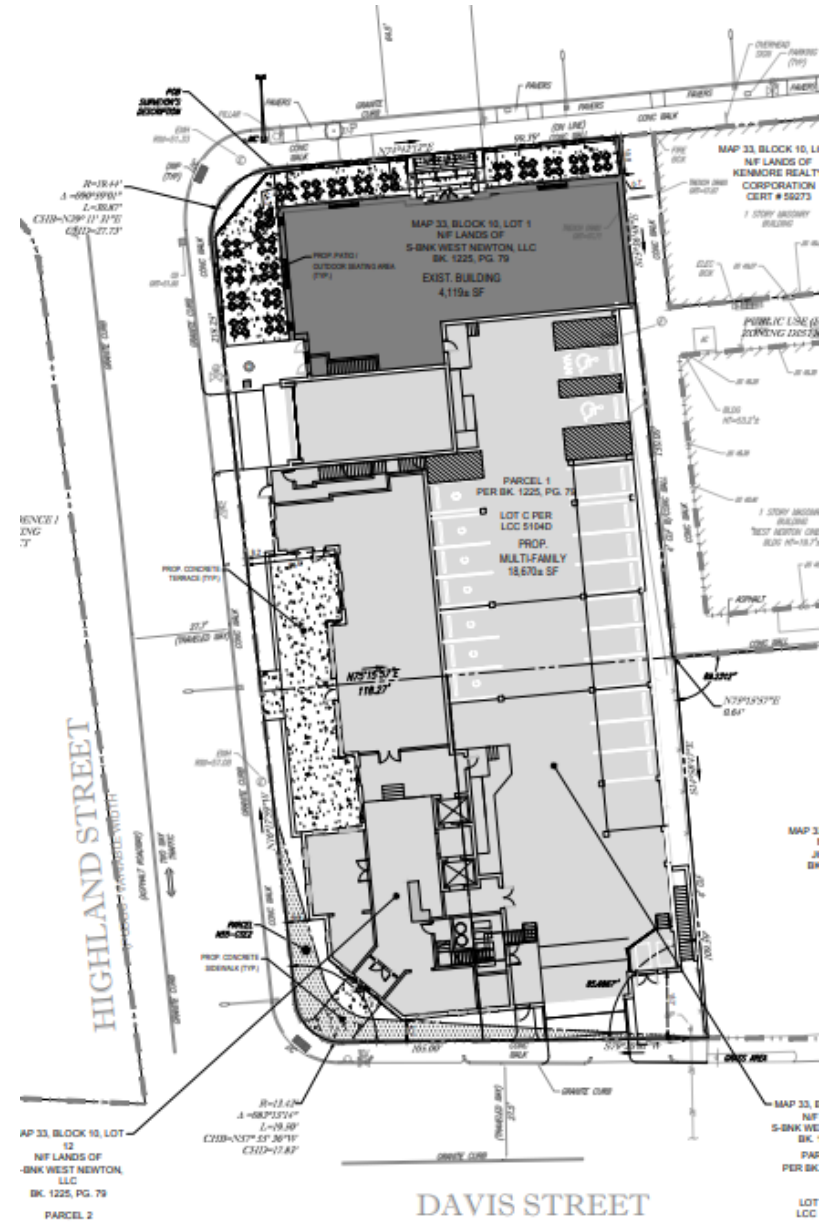
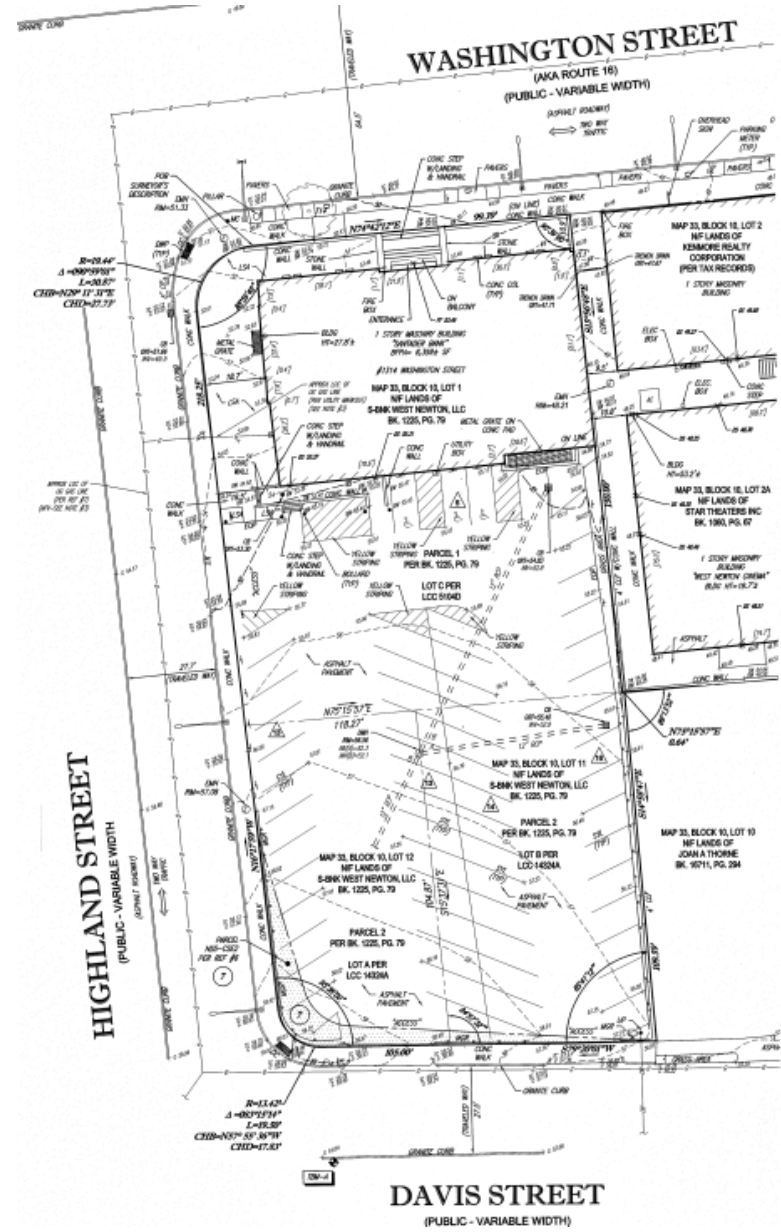


**1314 Washington Street  
and 31, 33 Davis Street**

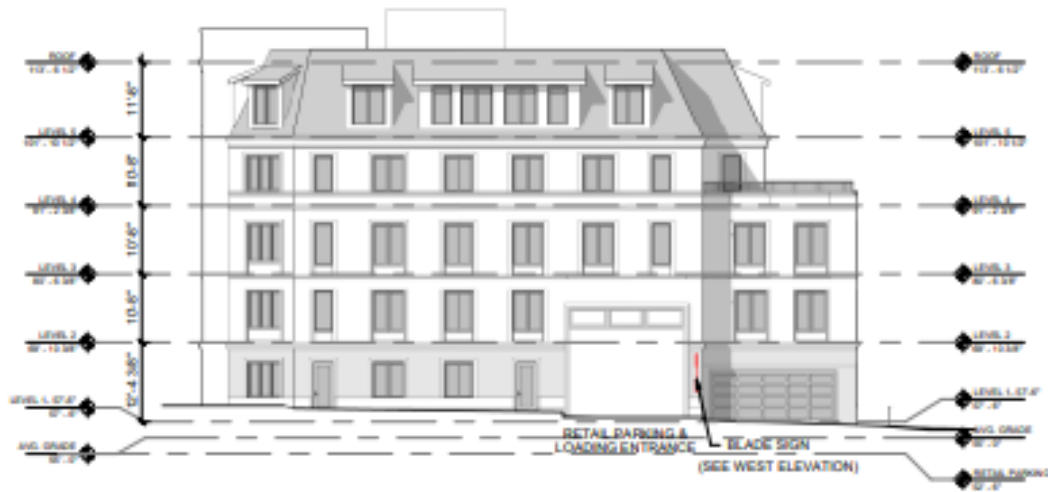
# Proposal modifications

- reducing the floor area of the restaurant/retail space by 246 square feet (from 4,119 square feet to 3,873 square feet)
- reducing the proposed restaurant seating from 225 seats (160 indoor and 65 outdoor) to 160 seats (130 indoor and 30 outdoor)
- relocating the residential lobby to Washington Street from the corner of Davis and Highland streets
- moving the residential parking entrance/exit from Highland to Davis Street
- redesigning the ground level parking area (the use of which is limited to restaurant/retail use) to have one-way traffic flow from its entrance on Davis Street to its exit on Highland Street
- providing “enhanced outdoor amenity space” along Highland and Washington street frontages

# Site plans- existing & original and current proposal



# Elevations- north (Washington St.) & south (Davis St.)- original and revised



**SOUTH ELEVATION - SIGNAGE** 3  
SCALE: 1/16" = 1'-0" A12

**NORTH ELEVATION - SIGNAGE** 2  
SCALE: 1/16" = 1'-0" A12

# Elevations- west (Highland St.) & east- original



WEST ELEVATION - SIGNAGE 1



EAST ELEVATION 1  
SCALE: 1/16" = 1'-0"

# Elevations- west (Highland St.) & east- revised



WEST ELEVATION - HIGHLAND STREET 1  
SCALE: 1/16" = 1'-0" A10



EAST ELEVATION 1  
SCALE: 1/16" = 1'-0" A11

# City's Climate and Sustainability Team

- Noted that the proposed project appears to comply with NZO sustainability requirements:
  - planned to be built to LEED Gold certifiable standards
  - petitioner intends to install all electric HVAC systems for residential spaces and electric hot water when feasible
  - conducting a Passive House feasibility study
- Petitioner should clarify number of parking stalls with electric vehicle (EV) charging stations or "EV charger ready."
- Encourages the petitioner install even more chargers than required
- Suggests project be at least "solar-ready" and petitioner perform a solar analysis to evaluate potential costs and benefits of installing solar during construction.

# Parking modifications

## Original proposal:

- Restaurant with 225 seats and 27 maximum employees-
  - Requirement- 84 parking stalls (1 per 3 seats plus 1 per 3 employees)
- 50 dwelling units-
  - Requirement- 100 stalls
  - Total Requirement- 184 stalls
  - Proposed 69 stalls
  - Requested waiver= 115 stalls (65 comm'l; 50 residential).

## Revised proposal:

- Restaurant with 160 seats and 18 maximum employees-
  - Requirement- 60 parking stalls (1 per 3 seats plus 1 per 3 employees)
- 50 dwelling units-
  - Requirement- 100 stalls
  - Total Requirement- 160 stalls
  - Proposed 63 stalls
  - Requested waiver= 97 stalls (47 comm'l; 50 residential)



# Transportation Peer Review

## Peer Review

- found study area adequate
- no issue with trip generation or distribution, projections, sight lines, etc.
- offered comments in its initial response related to certain traffic counts, location of bicycle facilities, fire apparatus access, and walkability and Americans with Disabilities Act (ADA) compliance.
- indicated petitioner should provide additional information regarding-
  - proposed loading and delivery operations including along public rights of way (especially Washington Street) and within the development's parking area
  - ability of vehicles to maneuver and enter/exit the at-grade parking area during loading events

## Petitioner's response

- additional traffic data
- updated plans
- Fire Department-approved site plan indicating emergency apparatus would be positioned on adjacent public ways and would not need to enter the site during a response.