

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

October 25, 2022



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

Pick Up/Drop Off

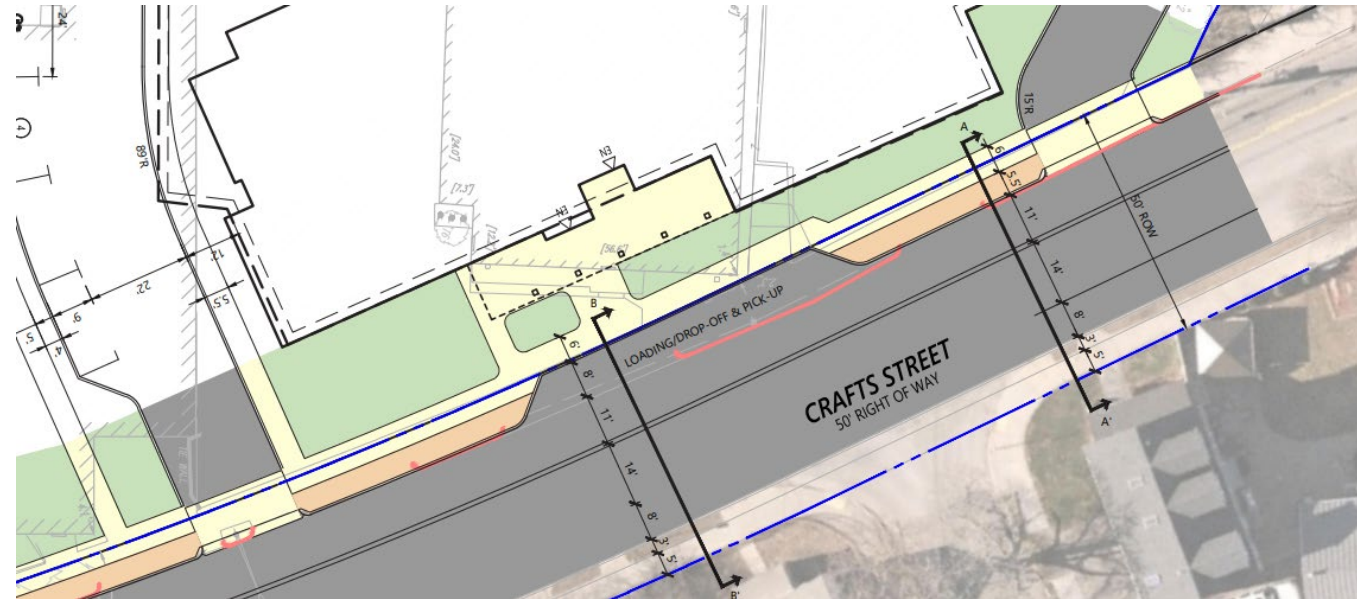
Condition is currently written:

If Traffic Council approves:

- Easement required
- Petitioner maintains public sidewalk on their property

If Traffic Council denies:

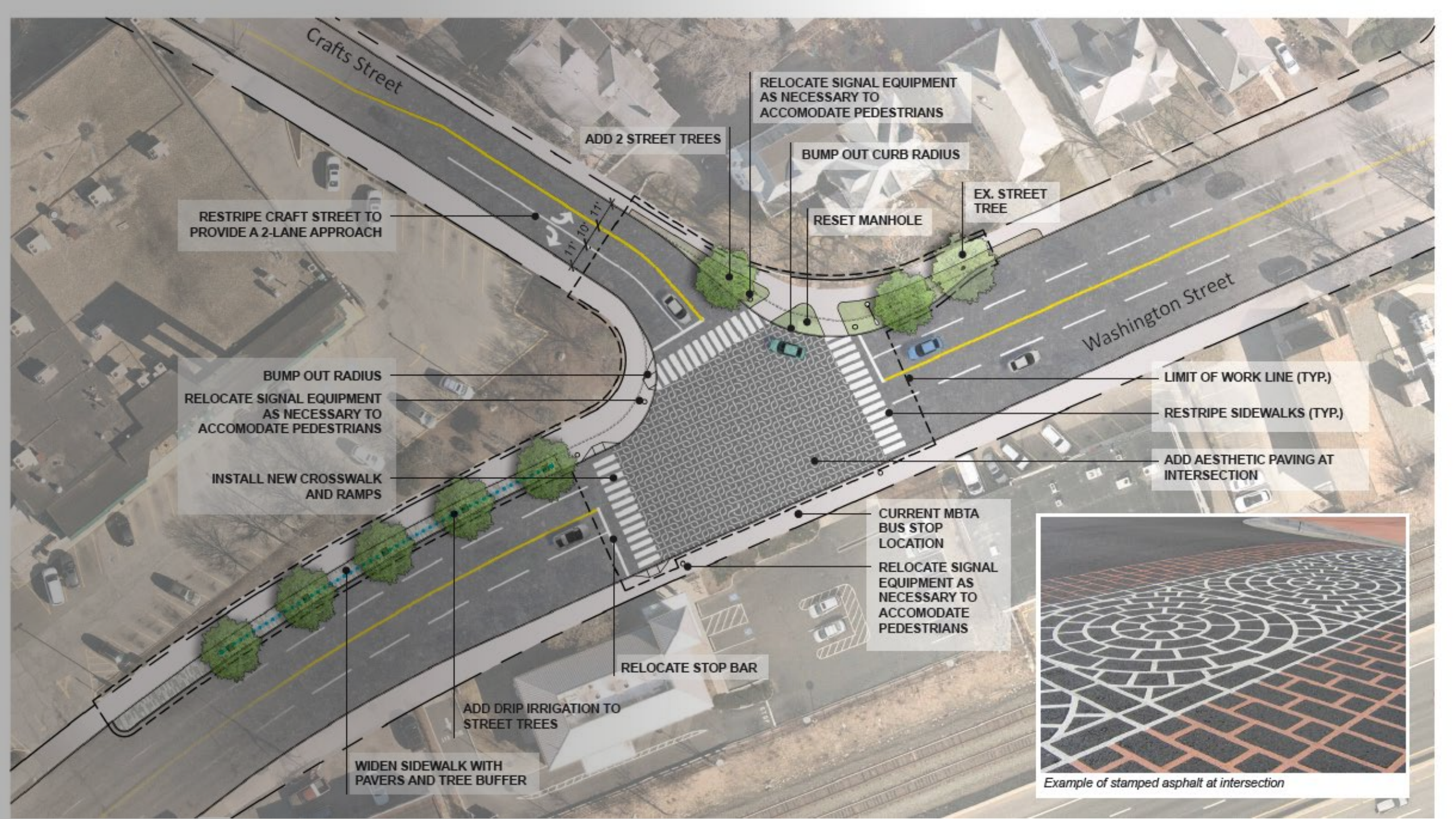
- plans showing removal of area shall be deemed consistent following review of alternative plans by City Staff.



If Land Use Committee seeks to remove this area, Planning and Law can alter condition to similar effect as currently written to allow plans showing removal of the area as consistent following review by City Staff.

Mitigation

Mitigation	Amount	
Pellegrini Park	\$25,000	<ul style="list-style-type: none">• Mural Improvements
Crafts x Washington Street Improvements	\$908,856 (remainder of I&I) PLUS \$250,000 voluntary contribution <hr/> \$1,133,856	<ul style="list-style-type: none">• pedestrian, landscape, roadway, and safety improvements and/or reconstruction of the intersection• sidewalk extensions on the northeast and northwest corners of the intersection and new landscaped areas along the frontage of 647 Washington Street.• The applicant shall explore bump outs along the southern side of the intersection.



RESTRIPE CRAFT STREET TO PROVIDE A 2-LANE APPROACH

ADD 2 STREET TREES

RELOCATE SIGNAL EQUIPMENT AS NECESSARY TO ACCOMMODATE PEDESTRIANS

BUMP OUT CURB RADIUS

EX. STREET TREE

RESET MANHOLE

BUMP OUT RADIUS
RELOCATE SIGNAL EQUIPMENT AS NECESSARY TO ACCOMMODATE PEDESTRIANS

LIMIT OF WORK LINE (TYP.)

RESTRIPE SIDEWALKS (TYP.)

INSTALL NEW CROSSWALK AND RAMP

ADD AESTHETIC PAVING AT INTERSECTION

CURRENT MBTA BUS STOP LOCATION

RELOCATE SIGNAL EQUIPMENT AS NECESSARY TO ACCOMMODATE PEDESTRIANS

RELOCATE STOP BAR

ADD DRIP IRRIGATION TO STREET TREES

WIDEN SIDEWALK WITH PAVERS AND TREE BUFFER



Example of stamped asphalt at intersection