



Land Use Committee Agenda

City of Newton

In City Council

Tuesday, June 14, 2016

**7:00 PM
Chamber**

Request for a Consistency Ruling relative to 131-181 Needham Street requesting a change of use from office to retail and change in façade relating to Special Permit #19-15.

- #145-16 Special Permit Petition to increase the nonconforming use at 226-228 California St**
KTM PROPERTIES petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NON CONFORMING STRUCTURE to construct a 45 sq. ft. bathroom addition to the first floor, further increasing the nonconforming residential structure at 226-228 California Street, Ward 1, Newton, on land known as SBL 11010 0015, containing approximately 6,863 sq. ft. of land in a district zoned BUSINESS 1. Ref: 7.3.3, 7.4, 4.4, 6.2.2, 7.8.2.C.2.
- #126-16 Special Permit Petition for 17 Malvern Terrace**
CHARLES B. COSSABOOM petition for SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION OF NON-CONFORMING USE to modify an existing nonconforming two-family use and amend Special Permit #88702 to raze the existing buildings and rebuild the dwelling away from the floodplain and closer to the street at 17 Malvern Terrace, Ward 4, Auburndale, on land known as SBL 41 26 17, containing approximately 13,970 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 3.4.1, 7.8.2.C.2, 7.3.3, 7.4 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.
- #176-16 Special Permit to extend a nonconforming three story structure at 47 Lewis St.**
KATHERINE GRENZEBACK AND RONAN WOLFSDORF petition for SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION OF NON-CONFORMING USE by adding dormers to the attic at 47 Lewis Street, Ward 1, Newton, on land known as SBL 13002 0020, containing approximately 10,315 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 7.4, 1.5.4.D-F, 3.2.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.
- #177-16 Special Permit Petition to waive 13 parking stalls at 1375-1379 Washington Street**
RON STOLOFF/KENMORE REALTY CORPORATION petition for SPECIAL PERMIT/SITE PLAN APPROVAL to take over the adjacent 996 sq. ft. space at 1379 Washington Street to add 37 seats at Blue Ribbon BBQ 1375-1379 Washington Street, Ward 3, West Newton, on land known as SBL 33015 0032, containing approximately 1,957

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, *please contact Jini Fairley, at least two days in advance of the meeting: jfairley@newtonma.gov, or 617-796-1253.* For Telecommunications Relay Service dial 711.

sq. ft. of land in a district zoned BUSINESS 1. Ref: 5.4.1, 7.3.3, 7.4 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

#178-16 **Special Permit Petition further increase nonconforming FAR at 39 Hawthorne Ave**
JOHN B ARONE AND DANIEL A ARONE petition for SPECIAL PERMIT/SITE PLAN
APPROVAL to EXTEND THE NONCONFORMING FAR to add a 227 sq. ft. addition over
existing living space and construct a 672 sq. ft. detached garage at 39 Hawthorne
Avenue, Ward 4, Auburndale, on land known as SBL 43034 0012, containing
approximately 9,602 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref 3.1.9,
7.8.2.C.2, 7.3.3, 7.4 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

Respectfully submitted,

Marc C. Laredo, Chair

VIA OVERNIGHT MAIL

June 7, 2016

Mr. John Lojek
Commissioner of Inspectional Services
City of Newton
Newton City Hall, Room 202
1000 Commonwealth Ave.
Newton Centre, MA 02459

**RE: Newton Technology Park, LLC (Newton Nexus)
131-181 Needham Street - Special Permit (#19-15)
Request for Consistency Ruling – Boston Ski & Tennis**

John:

As required in our Board Order, Condition #11 for above referenced Special Permit, please accept this request for “consistency ruling” for the change in use from Office to Retail for approximately 7,000 SF (space N103) and minor building façade changes to the rear building (N1 – 153 Needham Street). There is NO ADDITIONAL building area being added.

We feel that the proposed change is consistent with the permitted redevelopment of Newton Technology Park, an Office property to Newton Nexus, a mixed-use Retail & Office environment as follows:

- a) No additional building area is being added and we are well outside the 200’ river setback (see Sheet No. 5 – Grading Plan by Kelly Engineering Group, Inc. dated 01/09/15).
- b) Retail is an allowed use per the “SPECIAL PERMIT/SITE PLAN APPROVAL to partially demolish two buildings and to construct additions to the front of each building, which will bring them closer to the street, to reconfigure the existing parking areas and reduce the parking requirement to 441 parking stalls in order to develop the site for a mix of office, restaurant, retail, and service use as recommended by the Land Use Committee” and will not require an increase in the parking waiver.
 - a. Office – 1 space per 250 SF (up to 20,000 SF) = **28 Spaces**
 - b. Retail – 1 space per 300 SF, plus 1 per 3 employees = 23 Customer Spaces + 3 Employee Spaces = **26 Spaces**

Crosspoint Associates, Inc.

300 Third Avenue, Suite 2 ■ Waltham, Massachusetts 02451
Tel: (508) 655 0505 ■ Fax (781) 890-6600 ■ Email: info@crosspointassociates.com

- c) Does not require any new zoning relief
- d) Does not reduce the useable open space
- e) The change in façade from Office (Sheet No. A6 – Building N1 Exterior Elevations by Allevato Architects Inc. dated 01/09/15) to Retail (Rendering titled Newton Nexus – Building N1 by Allevato Architects Inc. dated 12/30/15) maintains the consistency of the designed redevelopment.

The proposed Retail use is actually a relocation of Boston Ski & Tennis located across the street at 180 Needham Street and is a long establish business in the City of Newton that is looking to expand from their current 3,000 SF to the proposed 7,000 SF and is extremely excited about the possibility of becoming a Tenant at Nexus.

If you have any questions, please do not hesitate to contact me directly,

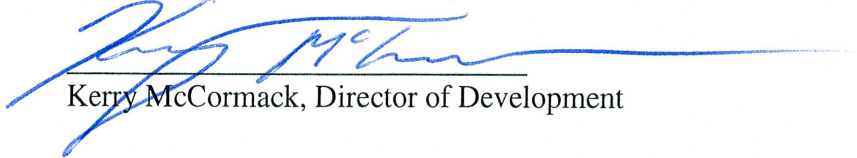
Email: kmccormack@crosspointassociates.com
Phone: 781.916.8680

Very truly yours,

NEWTON TECHNOLOGY PARK, LLC

By its authorized agent,

CROSSPOINT ASSOCIATES, INC.



Kerry McCormack, Director of Development

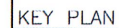
cc: Alexandra Ananth, Chief Planner, City of Newton
Frank Stearns, Attorney, Holland & Knight

att: Sheet No. A6 – Building N1 Exterior Elevations by Allevato Architects Inc dated 01/09/15 (approved April 21, 2015)
Sheet No. 5 – Grading Plan by Kelly Engineering Group, Inc. dated 01/09/15.
Rendering titled Newton Nexus – Building N1 by Allevato Architects Inc. dated 12/30/15
MLP-1 – Lease Plan Building N1 by Allevato Architects Inc dated 04/06/16

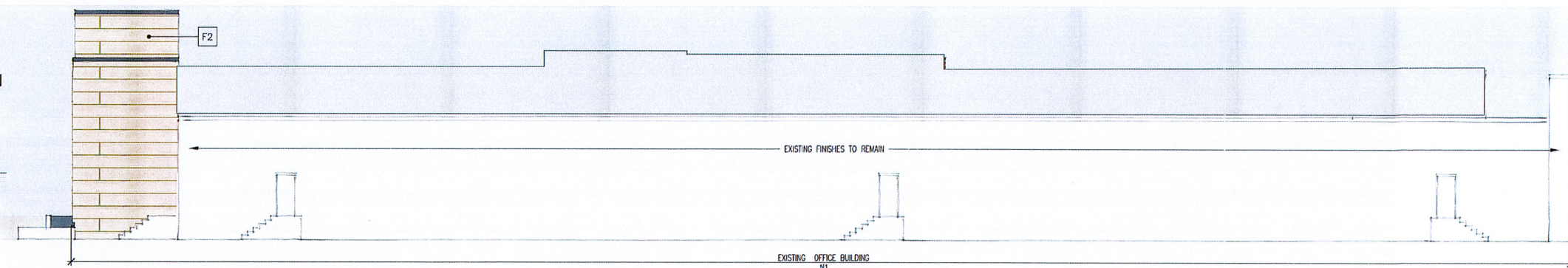
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300 Third Avenue, Suite 2 ■ Waltham, Massachusetts 02451

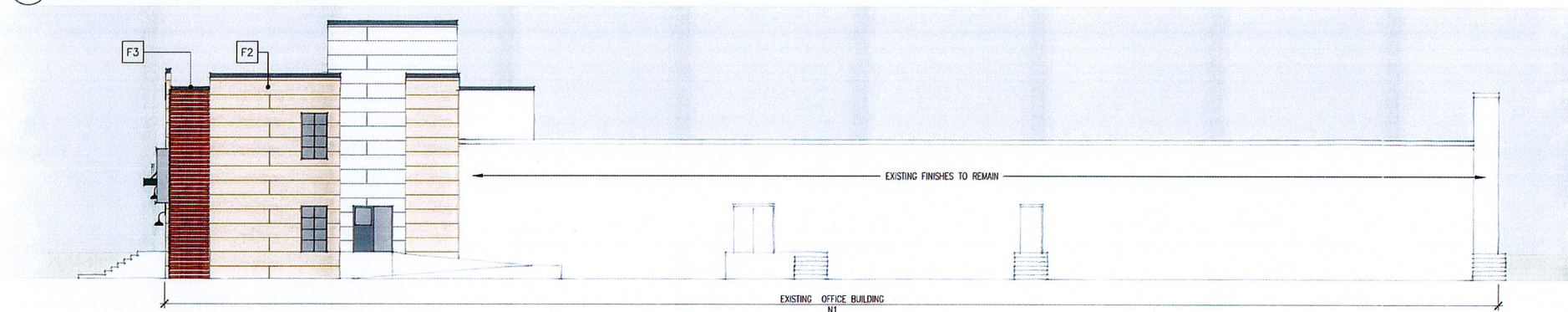
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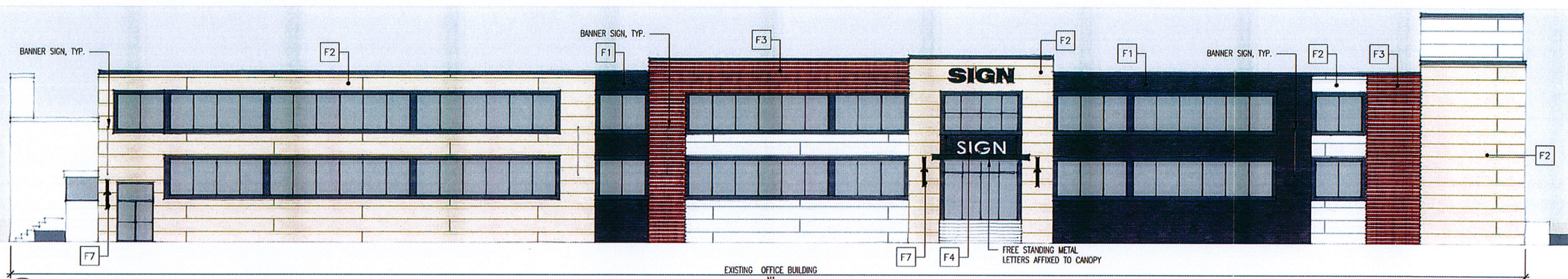
KEYS TO FINISHES



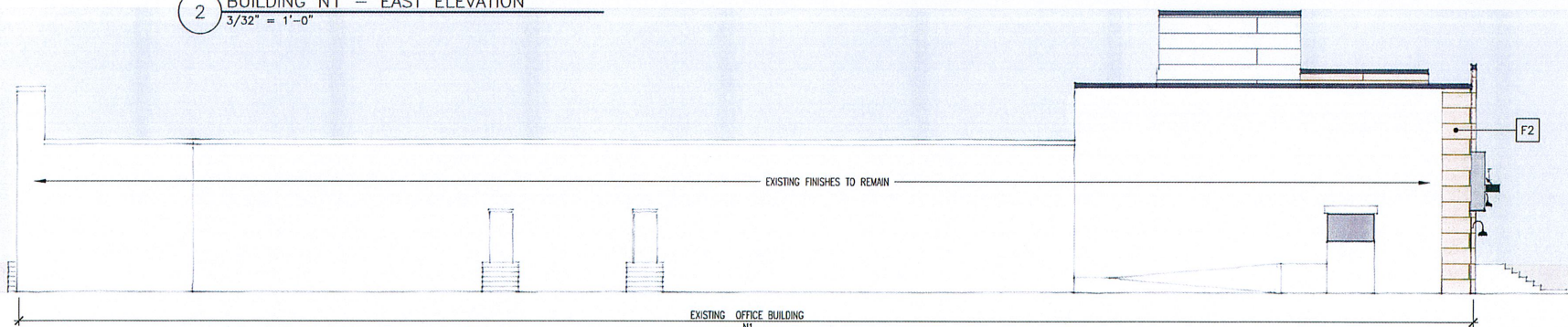
4 BUILDING N1 - WEST ELEVATION
3/32" = 1'-0"



3 BUILDING N1 - NORTH ELEVATION
3/32" = 1'-0"



2 BUILDING N1 — EAST ELEVATION
3/32" = 1'-0"



1 BUILDING N1 - SOUTH ELEVATION
3/32" = 1'-0"

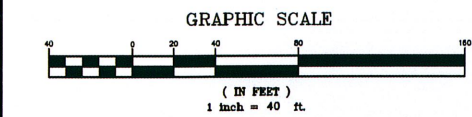
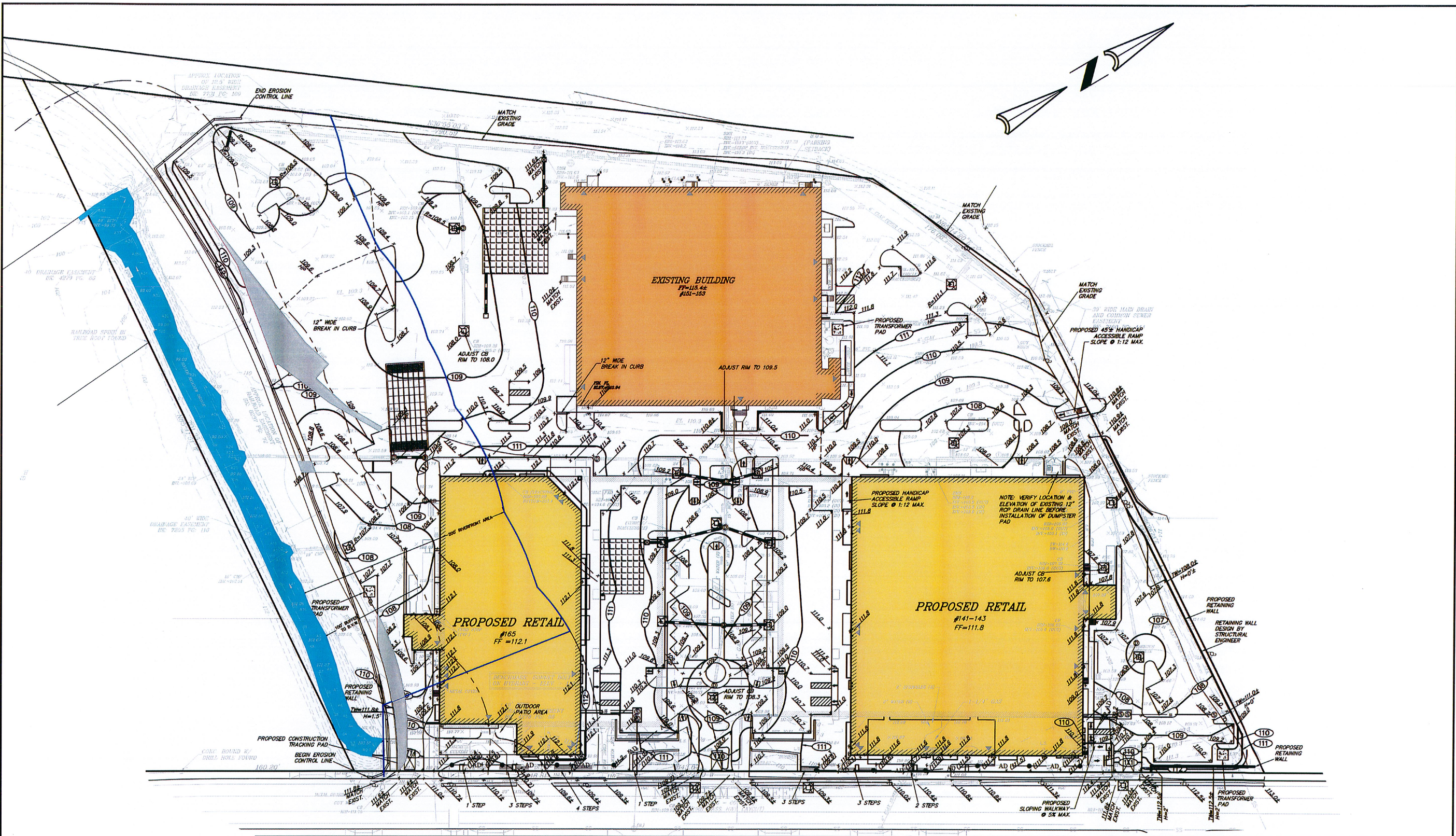
DISCLAIMER: This is a preliminary design and layout.
Tenant demising locations and entrances are conceptual
and subject to modification.

SCALE 1" = 40'						
(DATE 01/09/15)	REV.	01/09/15	SPECIAL PERMIT APPLICATION			
SHEET X OF X						
PLAN NO.	CROSSPOINT ASSOCIATES, INC. 131, 141-143, 151-153, 165, 173, & 181 NEEDHAM ST. NEWTON, MASSACHUSETTS					
DISK REF. NO.	BUILDING N1 EXTERIOR ELEVATIONS					
DRAWN BY ALJ	ARCHITECT ALLEVATO					
CHKD BY						
AFFPD BY	Allevato Architects Inc 31 Haywood Street, Franklin MA 02038 tel 508 528 0770 fax 508 528 9454					

NOT FOR CONSTRUCTION



SHEET NO. **A6**



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SCALE 1" = 40'	REV	DATE	REVISION	BY
DATE 01/09/15				
SHEET 5 OF 9				
PLAN NO. 2013-075-0000				
DISK REF NO. F:\P\2013-075				
DRAWN BY C.L.				
CHKD BY BOL				
APPD BY DNK				
CROSSPOINT ASSOCIATES, INC. 131, 141-143, 151-153, 165, 173, & 181 NEEDHAM ST. NEWTON, MASSACHUSETTS				
GRADING PLAN				
KELLY ENGINEERING GROUP, INC. CIVIL ENGINEERING CONSULTANTS 0 CAMPANELLI DRIVE • BRAINTREE MA • 02184 PHONE: 781 843 4333 FAX: 781 843 0028				

SHEET NO.
5



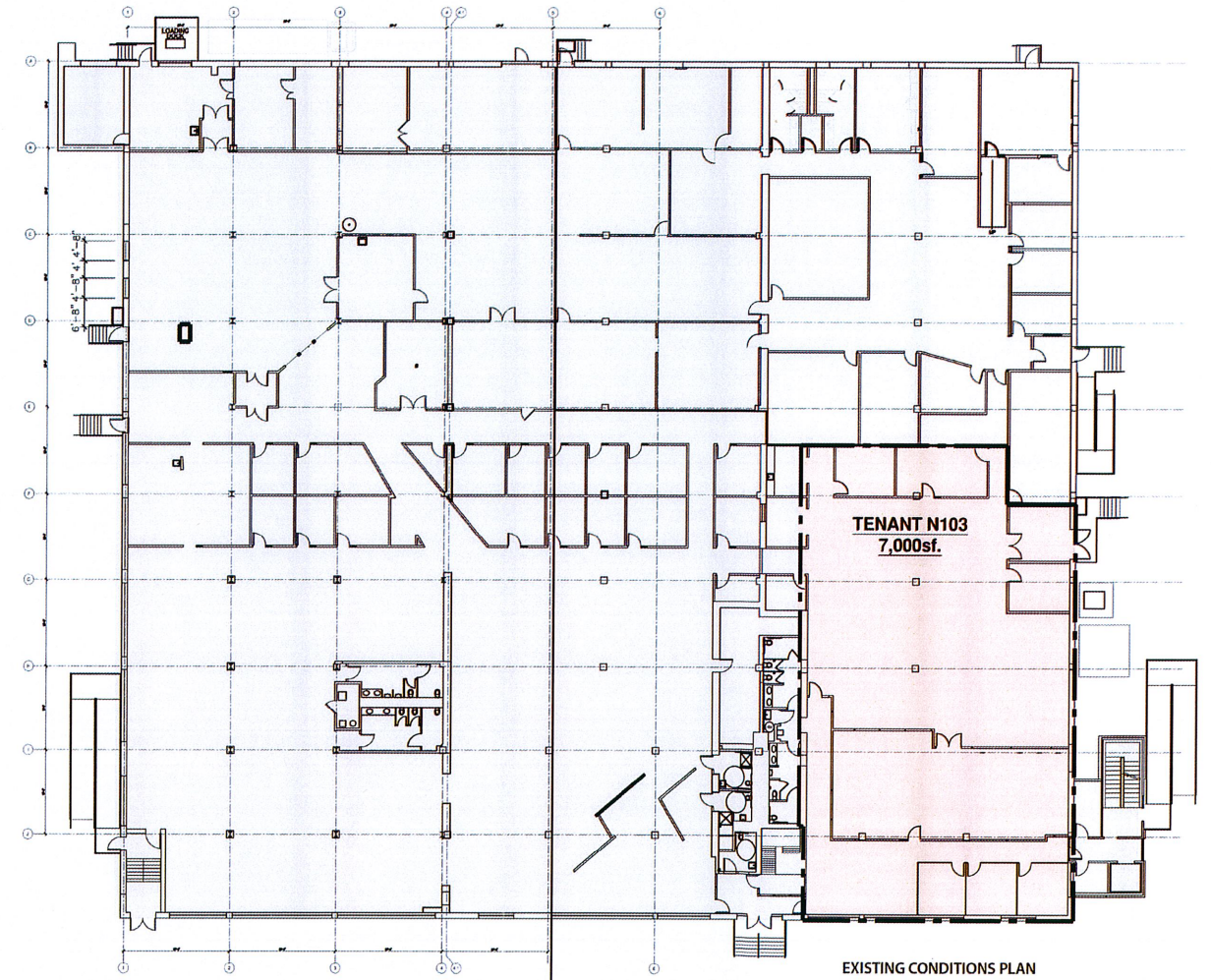
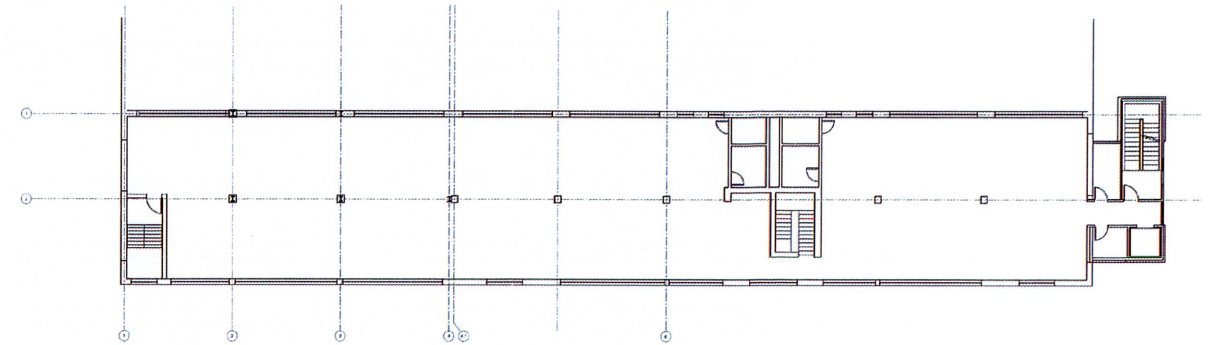
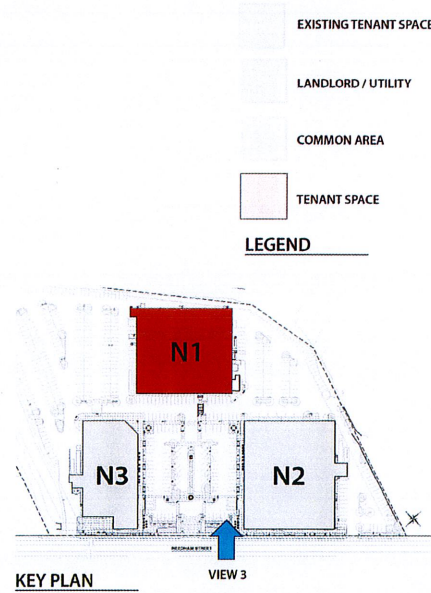
VIEW 3



VIEW 2



VIEW 1



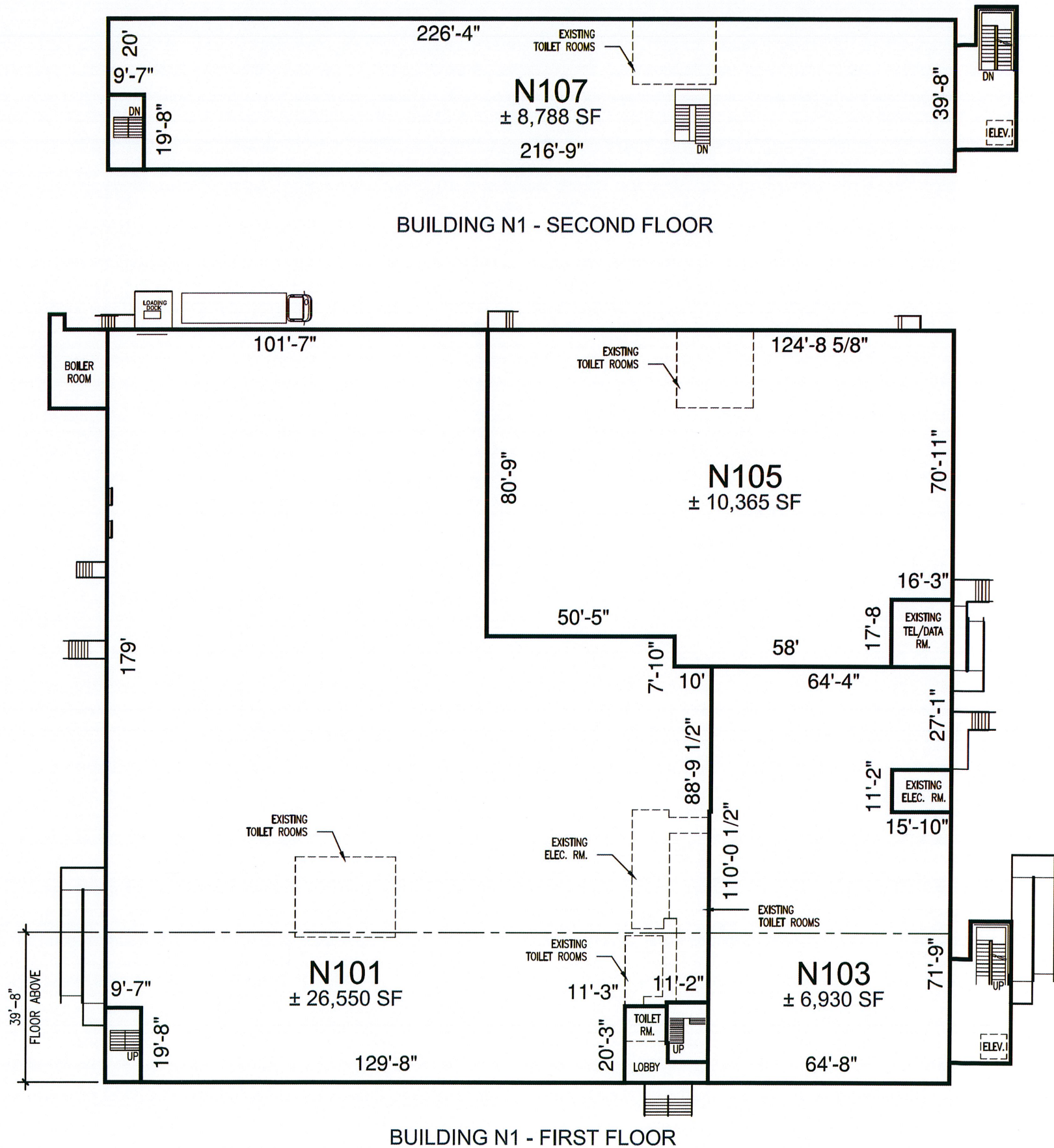
NEWTON
NEXUS

Newton Nexus - Building N1

ALLEVATO

December 30, 2015 |

CROSSPOINT



BUILDING N1 (GBA) ± 55,439 SF.
FIRST FLOOR ± 45,884 SF
SECOND FLOOR ± 9,555 SF

BUILDING N1 (GLA) ± 52,633 SF.
FIRST FLOOR ± 43,845 SF
SECOND FLOOR ± 8,788 SF