



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

M E M O R A N D U M

DATE: September 6, 2019

TO: Councilor Albright, Chair, Zoning & Planning Committee
Councilor Schwartz, Chair, Land Use Committee
Members of the Zoning and Planning and Land Use Committees

FROM: Barney S. Heath, Director of Planning and Development
James Freas, Deputy Director of Planning and Development
Jennifer Caira, Chief Planner
Neil Cronin, Senior Planner for Current Planning

RE: **#140-19(1), #140-19(2), and #140-19(3) – Project Revisions**

MEETING DATE: September 9, 2019

CC: Newton City Councilor
Planning and Development Board
Alissa O. Giuliani, City Solicitor
Jonathan Yeo, Chief Operating Officer

The Zoning and Planning Committee and the Land Use Committee opened joint public hearings on these petitions on June 4, 2019. The Zoning and Planning Committee continued the public hearing on June 10, 2019, while the Land Use Committee continued the public hearing on June 25, 2019; both public hearings remain open.

Project Revisions

The petitioner submitted revised plans that show a reduction in the size of the project. Overall, the project has been decreased in size by approximately 235,623 square feet, to 1,233,861 square feet (excluding rooftop mechanical space). This reduction is broken down as follows:

- A reduction of 151 dwelling units, from 675 to 524;
- A reduction of office square footage of 39,412 square feet, for a total of 523,509;
- A decrease in hotel rooms by 40, from 194 to 154; and
- An increase in retail square footage of 6,415 square feet, for a total of 71,070 square feet.

To achieve this, the petitioner reduced the heights of several buildings. The most noticeable reduction is the removal of twelve stories from Building 2 which initially contained nine stories of dwelling units (57) atop nine stories of hotel rooms. Currently, Building 2 stands six stories tall, measures 69.33 feet, and contains 154 hotel rooms. Please see the below table for changes to the remaining structures on site. The below heights are approximate because the petitioner is working to find the height from each building's average grade, as required by the Newton Zoning Ordinance, and do not include mechanical penthouses.

Table I: Buildings Summary

Building Number	Maximum Height (Feet)	Number of Stories	Dwelling Units
1	Initial Filing: 197 Revised: 145/190	Initial Filing: 14 Revised: 13	N/A
Garage 1	Initial Filing: 101.5 Revised: 97.83	Initial Filing: 8 Revised: No Change	N/A
2	Initial Filing: 209.33 Revised: 69.33	Initial Filing: 18 Revised: 6	Initial Filing: 57 Revised: 0
3	Initial Filing: 112.33 Revised: 112.33	Initial Filing: 8 Revised: 8	N/A
4	Initial Filing: 82.67 Revised: 78	Initial Filing: 7 Revised: 7	Initial Filing: 140 Revised: 109
5	Initial Filing: 65 Revised: 60	Initial Filing: 6 Revised: 4.5	Initial Filing: 56 Revised: 55
6	Initial Filing: 73.3 Revised: 62.67	Initial Filing: 6 Revised: 4.5	Initial Filing: 89 Revised: 69
7	Initial Filing: 73.3 Revised: 73.3	Initial Filing: 6 Revised: 5.5	Initial Filing: 62 Revised: 62
8	Initial Filing: 85 Revised: 72.33	Initial Filing: 7 Revised: 6	Initial Filing: 95 Revised: 81
9	Initial Filing: 84.17 Revised: 84.17	Initial Filing: 7 Revised: 7	N/A
10	Initial Filing: 84.17 Revised: 84.17	Initial Filing: 7 Revised: 6	Initial Filing: 176 Revised: 148

*Buildings 3 and 4 were treated as one building in the initial filing. Because they are now separated, they are treated as different buildings.

** Buildings 9 and 10 were treated as one building in the initial filing.

Buildings 3 – 7 list the maximum height, which is measured from within the site. Due to the change in grade from Grove Street, these buildings will be significantly shorter when measured from Grove Street. Building 3 will be 78 feet from Grove Street, Building 4 will be 42.67 feet, Building 5 will be 37.33/47.33 feet, Building 6 will be 50 feet, and Building 7 will be 60.67 feet from Grove Street.

These changes will be incorporated into revised studies to be submitted by the petitioner to detail the potential impacts of the revised petition. Such studies to be updated include, but are not limited to the fiscal impact analysis, inclusionary housing plan, all transportation-related studies such as the traffic impact and access study, transportation demand management plan, and shared parking analysis. All submitted materials will be reviewed by the City's team of peer reviewers and presented at future Land Use Committee meetings in October and November.

The petitioner also revised the site plan to further define the open spaces throughout the site. The most noticeable is the change to the area known as the hotel green at the bases of Buildings 2, 3, and 4. The vehicle travel lanes were

reduced as well as the inner island to widen the sidewalks along the outside of the vehicular travel lanes to create green space between the sidewalks and the street. To the north, notches were incorporated into Buildings 1 and 10 to mirror the revised hotel green to further define the space. In accordance with these changes, a total of 8,168 square feet of retail space was added to the ground floor of Buildings 1 and 10. Buildings 3 and 4 were also separated, providing a pedestrian entrance from Grove Street to the hotel green. The petitioner also adjusted the amphitheater space between Buildings 4 and 5 and the open space known as the transit green between Buildings 6 and 7. These open spaces, along with the revised site design and changes along Grove Street, will be discussed at the joint meeting of the Zoning and Planning and Land Use Committees on September 23, 2019.

Zoning

The Mixed Use 3 district is a unique zoning district in that the standards and requirements applied in it were tailored to the previous proposed development project, thus requiring that the district be amended should the Council approve the currently proposed development proposal. Two sets of amendments have been submitted to the Council, one from the special permit petitioner proposing the amendments necessary to allow the previously submitted project and the other set submitted by the Lower Falls Improvement Association.