

Newtonville Area Council “Envisioning Washington Street” Survey

Open Response Answers

The Newtonville Area Council Envisioning Washington Street survey had a final open-response question, allowing participants to provide additional information. The question text was “Optional. Please comment on this survey or any development topics not covered by this survey. If there is a development in a nearby community that you think was particularly well done, please let us know.”

The following table contains all the responses that were entered into this open-response box, including both on-line and paper surveys.

We need more parking for businesses. And I would like a Senior Center with more and easier parking.
well prepared (survey)
I think the police station courthouse and garage should stay as is.
Don't like all the traffic in my area.
Good survey - but taxpayers need much more information. McMansions do not belong in the Nonantum area at all - condos have taken over 2 family homes - it is losing lots of character.
Bike lanes are a hazard (regardless of good intentions).
I feel that this survey is a bit late in coming as this project is already underway. Some of these questions should have been asked prior , to truly get the community's opinion.
Southern California - trying to ban sanctuary cities.
You did not mention the closed Clay car dealership opposite Church St. and I am wondering what plans there are for that, if any.
I believe that the assumptions behind most planning are mistaken. we do better when people live cooperatively rather than single person or family independence. would like resident parking passes
Why are we going from a beautiful suburban community to a urban area? Why only this side of the city?

Thank for doing this. Have seen some awful developments. If I see any I like, I will follow up. West Newton is generally shabby and nondescript (exception if Rockport Building). Not worth preserving in its present condition except we should preserve the church buildings, Nathaniel Allen House, the Armory, Police Station (Washington St and chesnut St buildings.) Also Washington St is not a them park. We need the markets, drug stores, auto glass shops, gas stations, liquour stores, car dealerships etc!! What we also need is onsistent, high-quality maintenance-clear lane markings and crosswalks, clean sidewalks, walks and roads in good repair, etc. I would like to see landmarks to signal villages like a striking piece of artwork or a creative sign. New buildings that catch the eye.

It's a bit late - but I think too much change will take away the character of Newton. I've seen a lot of changes since we have been here since the 1930s - when Mayor Childs was mayor. Thank you as to what I say.

aphasia - thank you!

In the future shorten survey - much too long.

Using only one developer is not good business

The Globe refers to Mr. Korff's "vision" but doesn't describe it. I have doubts about this opinion process.

why do we assume that we want more residences? City is getting too congested as it is. Raise taxes on existing homeowners and businesses if more public money is necessary. we may need more public funds; we don't need more housing.

I moved to Newton to be suburban. Do not want to turn it into an urban congested area.

survey too long

I don't like the idea of one very rich person making decisions as to how Washington St will look. I wish there had been more opportunities to understand what is going on re. Washington St vs. all of this coming at a very late date. As of right now, I can't get parking for the basic businesses on Washington St, from the Post Office to my dentist to the movie theatre, there's not much parking. Developing Washington ST & bringing in MORE people / residences just is a bad idea. We need more local shops, businesses & parking on Washington St but NOT more housing. And don't make it ugly ... look at what happened to Waltham, UGH!

Not enough chances to disagree with assumptions in the survey.

I find that people are hired to do certain jobs Police fire Teachers etc , I find it absurd that the city allowed Developets to dig up our streets and barely repair the streets and as far as ongoing maintainance goes , forget it . Developers construction works Utility Companyâ€™s should be obligated to replace road surface in a more than half ass manner . Washington st is so bad now you could suffer serious damage to your Car or person just traveling on it . Pity a bicycle rider , could be lost for ever!

Thanks for doing this

I found some of the questions had implicit biases in them. Also, sometimes I wanted different options or a place to write my opinion. The multiple choice options didn't always include what I would have said.

A comment box to express your concerns regarding how hard it is to live in Newton based on age an income and general comments regarding how nice it is to live here and to be a long time residents who has paid a great deal of taxes to help Newton get where it is now (ex. High school building, elementary schools being built, high public serval t salaries so that the best candidates apply etc.)
well done and a good blueprint for Washington street: The Merc on Moody Street in Waltham
I think downtown Wellesley is the most aesthetically pleasing downtown of all the surrounding towns. It has too many high-priced shops though (as does Union street in Newton Centre).
Thanks for all of your work!
Very thorough and helpful for the growth of this area. Well done.
This sounds like an opportunity to make the area attractive to start up businesses, incubators, coworking spaces etc and the kind of residents that come with those. Some requirements on developers along these lines would be welcome.
There are several co-housing developments in Cambridge that are very interesting.
Keep Newton accessible for personal and small scale living.
I'm against tearing down older buildings; I think the facade can stay in tact and renovate from within. Height remains the same. Open space and green space very important. Im very concerned about high density projects especially with one developer acting as if designing own empire. And to do one total sweep is too much too. Needs to be broken down into smaller projects.
This survey is clearly biased in favor of development, regardless of the consequences.
I would like to see progressive environmental standards (green roofs, etc.) developed and enforced for all new construction.
accross Russo's in Waltham
Not nearby but in Netherlands there are many human size developments to accommodate different size families, and create common areas that are so pleasant people are satisfied with smaller personal space
The mixed-use building that was constructed two years ago on Elm in W. Newton looks great, but it's an enduring mystery why the commercial spaces have never been occupied. I moved to MA 10 years ago and bought in W. Newton four years ago. I love living here and there is a lot to like about the area. However the Washington Street corridor is frankly an outdated dump and I think we would ALL benefit from some significant improvement of the building stock, the roads, the crosswalks, and the transit. Change is difficult and development is always a touchy subject, but let's get real about population pressure and housing density in the greater Boston area.
I like the survey and wish such a survey was done BEFORE turning developers loose on our city!
This survey had a pro-development bias.

This is very skewed survey which seems to presume that there are large benefits from developing Newton. There are many in the community who feel that development will ruin the quality of life that we moved here for. It will also raise taxes on current residents to support the extra infrastructure and overcrowd our schools. It will drive out senior citizens and poorer residents, many of whom reside in the buildings that will be demolished. We do not owe an enormous windfall to developers who will ruin the quality of life for current residents while promising improvements that will never materialize. We will end up looking like Queens or Brooklyn.

Please keep Newton leafy and beautiful and preserve the distinct, lovely villages that make Newton unique. Do not urbanize our city!

Many of the questions were forced choice where none of the choices represented my opinion.

I attended several community development meetings regarding the Sunrise Development planned for the corner of Washington and Hovey Streets. Several residents, including myself, voiced multiple concerns which I do not feel were adequately addressed or considered, nor do I believe our suggestions were incorporated into the final decision.

More data, please

How can we prevent large scale projects from getting approved by the city?

I hope that we can do something to make Newton more attractive to people in their 20s, as well as artists/musicians. There is a certain vibrancy that they would bring that I feel is missing in Newton almost directly because of a lack of suitable housing options.

I think people work very hard to afford newton and we already support Metco with education so I do not think we are obligated to add more affordable housing as it will change the entire community and make newton less desirable

Wonder about questions about who should be responsible for developing and monitoring an overall development and planning strategy for the city. To whom would that body be accountable. 2) with the influx of greater numbers of residents what community programs in various settings will be planned and implemented and funded and by whom to help foster a healthy, welcoming community for all. It seems at times this is being driven by a developer rather than a city being thoughtful about growth and long range strategies to promote a responsible, beautiful city.

Thank you. I do not believe it is good for our City to have one developer purchasing so much of the available property.

I would like to convey that I think commercial development, preferably locally owned businesses, is of utmost importance for developing washington st. !

I'm disgusted that our new mayor & certain city counsels are not letting the residents of Newton be more part of this New Newton. I'm for change but we should see how Austin st & part of Washington st work first before adding more housing . With more housing we are going to need more schools because we are already overflowing with students at the elementary schools . Mayor Fuller told the residents of Newton that if she was elected mayor she would listen to the residents of Newton . To me she is only listening to the residents that have money .

We are fortunate to have a developer who wants to improve a corridor that badly needs it. Any restrictions on his assessment of the highest and best use should be limited.

NO HIGH DENSITY!

I'm concerned about physically handicapped people getting around the city. Many take the RIDE which includes Lyft and UBER and so reducing cars is a huge problem for people who can walk far, or cant bike, or take regular public transportation. Also, sidewalks with cutouts are very important, and making places accessible. Having more buildings with electronic buttons to open doors would be extremely helpful for physically handicapped people. Doors in new buildings seem to have very heavy doors that are impossible to open for the physically handicapped. Reducing car travel cannot include the RIDE or LYFT and UBER. I didn't see any questions about accessibility. I'm looking forward to more affordable rented apartments and local *affordable shopping areas and restaurants. Thank you.

I wish there had been a space to comment on question 43. It throws out the distracting "less affluent" people arguments, but large numbers of market rate apartments won't automatically lead to higher property values and tax revenues, nor will increased taxes likely take pressure off current tax payers. If our neighborhood loses its character, it would not surprise me to see property values actually fall. In addition to adversely affecting my day-to-day standard of living, this could have a serious impact on me long-term. This development threatens to destroy Newton as we know it, with absolutely no guarantees other than the developer will get paid--a lot. And it's easy for developers to make promises that somehow cannot be kept once all the destruction has occurred. I don't know how we find ourselves on this runaway train that is taking our beloved way of life with it. We are already talking about our lives after Newton. Hopefully it won't come to that, but we feel so helpless and hopeless, like a big steam roller is coming over us in the coming years. Please stop or at least SEVERELY reign in this proposed "development." Thank you from an extremely concerned Newton resident.

As a Nonantum resident let me share our neighborhood's concern with additional multi family construction and the concerns that Nonantum has had for a longtime regarding an overburden of parking on streets overnight. No more please!

Parking is the biggest issue. I could walk to west newton, but would not do so due to weather and time issues. Over the past 20 years, the police have taken over so much parking on Davis Street, behind the post office in West Newton. We need more spaces so I can go to CVS and to pick up food. We have the Comm Ave carriage road to bike, we do not need bike lanes in west newton, they won't be used most months of the year. The schools are too crowded to add so much more housing. Please add them as 55+ only, not for families. Newton North doesn't have space for kids to sit and eat lunch in the cafe, and has wait lists for classes due to space limitations, its too overcrowded already.

Greatest concern is the city allowing waivers for very dense development in exchange for promises of affordable housing and/or enhancements, and the potential for those promises to be broken once the waivers are granted. someone needs to stay on the developers and make sure they honor their commitments!!!! also, i don't want Newton to end up like Brookline. if we wanted that, we'd have moved there. Keep Newton green and buildings in proper scale! Keep villages!!!

Please plan for autonomous vehicles, mini apartments, autonomous delivery services and outdoor recreation/social spaces

Most importantly I would like to see more bike lanes, preferably protected, with strong enforcement by police. These should connect the villages to public transit (Woodland and Riverside stops, commuter rail stops, express bus stops), with covered bike parking. Ideally this could be combined with a bikeshare program. Efforts *must* be made to make walking safer, including enforcing traffic signals (crossing I-90 on Washington is quite dangerous) and shoveling ordinances and clearing out poison ivy along the edges of public and private lots. I find the affordable housing units in Cambridge, eg near Central Square, to be pleasingly done, as were the new units on Curve St (where I live) across from the church. I would *love* to see more cultural venues (music&theater spaces, small galleries, etc).

Residents need a greater say in what developers are allowed to do. In a meeting about the Auston St. development, Susan Albright famously said "you don't get to vote". Your survey should ask if residents can have more of a role in approving (or not) development and the sale of town land.

I am just very upset that this Mark Development is taking over our city and what our grandparents built. Who are they to destroy that? We are not Cambridge or anywhere else this is our town and I do not support all these buildings go up. The traffic is just going to be miserable. Very bad decision on the Mayor's part

Survey well done, Peter and the rest! Some answers need "it depends" option (there are some in form of "other"), and longer to fill out than promised if done thoughtfully, but worth it

It's good to be able to offer opinions on actually relevant development issues (unlike games with Legos and Post-It notes). Good model for the next neighborhood to be "developed"!

Thank you for doing this. The City's current direction for development is very misguided

Thanks for collecting our feedback. Overall, I am supportive of development along Washington Street and in general through out Newton because I think it brings more life to areas that seem lackluster.

Impressive, comprehensive

Look at Wellesley, they are doing a great job in appropriate places.

would like to have seen a question about whether Washington St is transit orientated.

Great survey: timely, detailed and options for everyone it appears.

It seems that all development ideas are not taking into consideration our weather patterns and are leaning way too heavily on 12 months of spring and less cars but people still have kids carpools, groceries, and obligations that require more than a bike. Build all over the city, where schools are not as crowded and add commuter bus routes- not the other way around. I would so like to see more assisted living ideas for the elderly that are often mentioned.

Concerned re safety with pedestrians and traffic at corner of Madison Avenue and Walnut Street and how the increased population from developments will affect this already tricky corner.

Research on impact of school population within different school districts. Looking at where new schools could be added. (I.e. Brookline has nowhere to add a new school) We let Warren and Weeks go to another use. Perhaps we can trade off locations with developers? We can not ignore increased population density without thinking of new school buildings.

Looking forward to the development!!! We need more shops, restaurants, coworking centers and housing!
Good survey but I think you could have asked more about transportation potential. Also the corridor is long and could be treated differently in different areas.
This survey is a joke. The City of Newton is attracting some of the worst people. This City has become an unpleasant place to live.
Great job on the survey!!
New developments should be no denser than what they replace.
I make a good and livable salary; however, I am single, older resident and am being priced out of Newton because of my profession in academia.
I would have liked to have priorities for some of the multi select answers.
I am not interested in having a private developer getting a pass from the city in terms of permits and zoning code.
I'm very concerned about the character of Newton changing dramatically if we allow 5-6 story buildings all up and down Washington St. I think areas like Newton Center and Waban should shoulder some added housing density. Everything's being squeezed into the north side creating inequities...I would like to see all North Side elementary schools renovated (Franklin & Burr) not just Cabot & Horace Mann. Newton needs more green space in these high density north side neighborhoods.
Moody and Main Street in Waltham MA
Some of the response choices can lead to assumptions favoring development and there is no "other" options choice to clarify
I do not support any changes or tearing down of any buildings suggested in these plans
How come no questions/thoughts about the impact of I-90. e.g., Support for more sound barriers, covering portions of I-90 as was done when Orange line was re-routed in Boston, or establishing open-areas adjacent to I-90 - with a some kind of sound barrier
I appreciate the level of detail in the survey, but believe a better method of conducting the survey would be to send a copy with a unique number to each resident over age 16 (similar to what was done with Highlands and WN Hill Local Historic District preference surveys), but with ward/precinct/zip code pre-answered. This would have ensured that each resident only filled out the survey once, and provided more reliable residency data.
Again it seems that plans involving large scale development of multi-family housing are focused solely on the north side of Newton. I have not heard about any serious proposals for similar development involving hundreds of additional apartments in Newton Center, Waban, West Newton Hill or Newton Highlands. This is unreasonable. None of the additional school age children will be attending schools in these non impacted villages. The city should not adopt plans that will turn the north side of Newton into a replica of Allston-Brighton.

<p>Even in dense areas of Metro Boston, A mix of 1, 2, and occasionally 3-story construction serves the needs of communities much better than tall apartment buildings. Large chain stores and restaurants have a corrosive effect. Also, Newton is not a tourist destination, so watch out when you hear the word "attractive" used to pitch development ideas, as people are never going to travel to Newton to admire its urban planning design.</p>
<p>Too much development. I blame the mayor for being too cozy with the developers.</p>
<p>Good survey, but sometimes not appropriate choices.</p>
<p>It occurs to me that N'ville & the "one-sided Washington Street would benefit greatly by a deck over the Pike & rails between Walnut St & Harvard Street. This would create opportunities for more intense housing & commercial life as well as support for new train services ..an accessible station!</p>
<p>Seems like decision has already been made. Why waste my time?</p>
<p>Did not have Question: did you have children in the Newton school system?</p>
<p>If you want to do any more development, put it in Chestnut Hill next to the mayor, then Waban, and West Newton Hill, and move the pot shop to Chestnut Hill also next to the mayor!!</p>
<p>"Affordability" is an important but vague concept that will play out differently for different populations. I recommend intentional design to meet the pricing and lifestyle needs of specific constituencies, such as seniors selling their longtime residences; teachers and firefighters who should not only serve but be able to live in this community with their families; and low-income families. For Newton to remain somewhat diverse and rooted in its values, strong governance to support affordability over the long term for priority constituencies will be needed. The proposed developments seem poised to offer few benefits to this already thriving city, will alter the character of at least three villages with greater density and commercialization, do little to improve the tight housing market (because of factors external to Newton), and will result in pressures on city services which will outstrip the contributions of additional property tax revenue. The primary beneficiaries seem to be the developers, not our Newton community.</p>
<p>This survey is overly long, with too many specific questions. Most residents will not have the background knowledge to have informed opinions regarding many of the questions asked. The length is a deterrent to completion.</p>
<p>We need to keep from targeting housing toward wealthy people. High rents in new developments discriminate against those with modest incomes.</p>
<p>This is a very biased, skewed survey. Not everyone agrees that Washington St. be further developed.</p>
<p>Architecture and design matter. Residence Inn on Arsenal Street good.</p>
<p>This was a frustrating survey. It's too long and asks loaded, leading questions that residents are not informed enough to answer. I started it with an eagerness to be heard and am finishing it realizing that even with a decade of Newtonville home ownership, I'm not heard at all.</p>
<p>We need a better Newton where everyone is working cooperatively to come up with reasonable solutions.</p>

Survey is way too long!
I think the City is doing too much all at once and should wait to see how the current two massive developments turn out before they decide on others.
You should not have made the "Age" question mandatory. I may or may not have answered it truthfully
It was a bit lengthy, but I did it. Thanks for the opportunity to share my thoughts.
I would be very interested in a public disclosure of what is being given to the developers by way of enticement to build and where in the city any funds the developer must provide for abatement will be earmarked. If the abatement is focused anywhere other than along the Washington St corridor citizens should be made aware so they can voice their opinion/opposition. For far too long this city has bent to the NIMBY attitudes in the south of the city to the expense of those living in the north of the city. THIS MUST STOP
Would like parts of Washington St to be more like Mass Ave in Lexington center and Leonard Street in Belmont
I hope that once construction had taken place, time will be well managed so that projects can be (well) done in a reasonable amount of time. Many times I have seen projects (not specifically Newton, just in general) finished half-way and left there for long periods of time before construction starts up again.
I look at Moody St in Waltham and the struggles they have had. I see no reason why adding tons of development on Washington street would not lead to the same fate.
Well done
Being more lenient in allowing homeowners to build accessory apartments would go a long way toward providing affordable housing. There should be rent control for apartment buildings over a certain size (like, 5 units). The biggest problem with Washington Street is the Mass Pike itself. Any plan that doesn't create green space/noise and pollution abatement for that eyesore is doomed from the start.
Would have preferred visualizations and a greater context in order to answer some questions, especially about building height.
Way too long. You will lose people because it is not more parsimonious. Need to send out a quick version with ten key items. Also the questions on how important is it to you for seniors, etc., assumes somethingâ€” but unclear what â€œimportanceâ€ refers to...
I donâ€™t know why you need income and education information
Missing dialog on impact on schools and city services. Missing dialog on green subjects. Missing dialog on transportation oriented design - inter-connectivity to other villages and neighboring towns. Missing dialog on our bridge designs relative to bike-ways and walkways. Missing dialog on how these development design concepts will align with the master city plan. We need a city design that will allow the majority of residents to not require a car.
Linden Street, Wellesley

this is a short sighted disaster in the making. While improving walking and biking and public transportation is important bringing more congestion with more people and traffic will bring larger problems than any positive impact it could have thus negating the entire premise for this development

Some questions seemed designed to elicit responses negative to development. Also there were questions that appear to be factual but in fact were really a poll of opinion, not necessarily based in fact.

Traffic congestion is a very serious concern. So is overdevelopment. And as the mother of fitness fanatics bike lanes with barriers are needed

Overall, we have serious concerns about traffic and overall quality of life. Also, major concern about large increase in population and providing services for such increase, especially school services

The goal of any development should be to preserve or improve the character of the neighborhoods and the property values for families that have already chosen to invest in Newton

I don't recall if the survey gave the option of no development - seemed the the wording of the questions were presumptive that the development was going to happen. That impacts your results - skewed toward giving it a giving it the go ahead.

Surveys are very important and hard to do so congrats to NAC for doing this. Of course, surveys are never perfect and hard to make unbiased but answer choices can be broader to include a wider spectrum of choices. A major flaw is the use of "affordable housing" presumably to mean what it sounds like, but in reality is attainable by very different approaches from fully subsidized to preserving smaller starter homes from the wrecking ball. Further, if you cant separate respondents by profession, you have no way of knowing if the survey answers will be skewed which puts the end results under scrutiny, positively or negatively, depending where one stands or makes their money.

This survey should be done before Mark's development group got green light for demolition not after when almost all of Washington street is gone.

this is not nearby but West Hartford has done a nice job

Please consider the failure of Newton Corner when planning.

More people and more cars are a major problem. They create more traffic and will increase the need for more parking. Who is going to help people who will be loosing housing or commercial space?

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I would have liked to see more emphasis on an integrated approach to create a walking and public transportation friendly solution. There are lots (over 100 I am sure) of school kids who traverse via bike and foot to Day and to NNHS and cross Wash Street at numerous places. So I think bike and walking safety should be considered for the whole area, not just a question about a bike lane on Wash street.

I am deeply concerned with the City's plan to increase density of Newtonville and West Newton and its emphasis on affordable housing and creating new housing for seniors. City planners are not taking care of existing residents and their needs. It seems that they only care about increasing the tax base. The City has already used Austin Street and Washington Street as sites for this kind of density by adding a lot of new apartments. I am really opposed adding lots more of this. The plans to deal with congestion and parking for NNHS, Austin Street and Orr bloxk in Newtonville were entirely inadequate and I'm very concerned that the problems with traffic and parking will be even worse with what's being considered for Washington Street. We already have traffic jams in Newtonville when kids try to get to school and we try to get to work (and that's before new Cabot comes back on line.) The City planners grossly underestimated the traffic impacts of these existing development and the Hello Washington Street efforts continue to focus on adding density, slowing traffic, reducing lanes of traffic on Washington Street. Most of the vignettes in the Hello Washington Street project assumed that all the new residents would park on the street, or have only one car, or they'd walk. In short, future development will add residents but won't add traffic and parking capacity. As a result, we will have even more congestion that hurts all the existing residents. Efforts to encourage bike and walking are great if you are in City Hall, but not great if I have to buy eggs at the grocery store or get to work. Now that we have the Newtonville Parking Zone, I have to pay for a permit to park in front of my own house when I never had to do so before--- because NNHS students are parking up to 1/2 mile away!! Hoping these kids would just walk or take their bikes was just wishful thinking. I can't get through Newtonville in the morning. More of this is bad for me and bad for Newton. City planners and city councilors need to get real and work to protect the rights of existing taxpayers. I think City officials just want to increase the tax base at any cost. I don't see this kind of proposal in Chestnut Hill or in Mayor Fuller's neighborhood. Allowing high density development with inadequate provision for parking and automobile traffic is just wrong. I'm all for redeveloping existing run down structures, but the City's emphasis on increasing density, creating "affordable housing" for the poor and the elderly is just a sop for expanding the tax base at the expense of existing residents. It's wrong and and I'm angry about it..

I fear that Newton is going to become another Cambridge, Somerville, or Brookline, and that our quality of life will change for the worse. Our family chose Newton precisely because it wasn't Cambridge, Somerville, or Brookline. Newton is my hometown and I have spent most of my life living here, and I'm sad to see how much it may change because of the "vision" of a single developer.

Parking! The overnight ban for half the year is extreme. Reduce that to snow emergency. And the two hour parking limit on residential streets during the day when the streets are not packed is unreasonable, too. Overnight parking lots are over priced. As more housing comes in the worse this is going to get and it's already quite horrible.

Well thought out survey

This survey appears to be focused on potential Development scenarios on Washington Street and at the same time occasionally discussing traffic issues. Traffic issues on Washington Street merit a single survey. Outside of potential Development the entire roadway must be made safer. Trees are visibly dying from the air pollution. The added traffic in addition to the Pike makes the street unbearable. Many parts of the street are extremely dangerous. The Honda Dealership next to Walgreens is confusing and merges traffic into an already confusing and busy section of the road. The nearby rotary is referred to as the circle of death. Covering the Mass Pike and adding a greenway would dramatically improve all of Newton and would allow for a complete redesign of the traffic flow. The city must do something inventive as Washington Street is currently unlivable.

This is a well done survey. Looking forward to the results.

I'd rather there were more options on quality of life more generally than was covered in this survey; and also, issues related to historical preservation and environmental matters.

Please address the traffic. More people are moving in and it's becoming unbearable. I sat at the West Newton light at sweet tomatoes and for 10 minutes the other day. Please consider the people who are born and raised here. I am single and only here still because the old school residents rent to the originals at a fair price. Most people can't afford \$2500.00 in rent. The North side of Newton is not as well off as the South

I understand that development is inevitable, but I detest the gigantic apartment buildings that are sprouting up all around, such as on Pleasant St in Watertown near Russo's. I sincerely hope that can be avoided in Newton. I'd like to see small-scale, green development with plenty of green spaces and underground parking.

I think it was a huge mistake by the committee to approve both the Austin St development and the Orr Building as they are designed, as both will have an extremely negative impact on our traffic. People move to Newton to have a home and a yard for their kids, these large blocks of apartments don't give people a yard for their kids or dogs, and are well above an acceptable rental rate per month. You are grossly misguided as to what these apartments will provide for people. The traffic already backs up from Washington St all the way to Watertown St in the evenings, do you think adding 150+ apartment units and way too much retail to that corner is going to help anything? I am so disappointed by the apparent greed of this developer as well as the NAC, you are actively ruining this community that I was born and raised in. I was planning on living here the rest of my life, but I will be leaving in the next year due to your inability to see how damaging this will all be to our community. You are actively ruining our town and negatively impacting our lives.

thank you

I have trust that developments in Newton will generally be completed with a result that is satisfying to most. I am particularly against developers owning what they build for long periods of time such that their children and grandchildren and further on become the future, I believe that developments should be sold as condominiums in both commercial and residential cases and in such a way that individuals and cooperatives may make purchases. I believe that some limits should also be placed on the number of units that can be owned by individuals and cooperatives. I love small capitalism. It doesn't take much for big capitalism to mince the dreams and wishes of a people.

Choice not listed: I am owner of house but currently not a resident.

Traffic flow is already horrible around Newton North and the train station. More residents is going to be a problem.

The current trend of tear downs and sizable build outs replacing our old housing stock is of great concern to me especially as concerns the environmental impact of the tear downs. I think developers should be required to mitigate the environmental impact by using dumpster companies that re-purpose materials and that as much as possible old fixtures (cabinets, plumbing, lighting, flooring..) should be required to be donated to organizations such as Habitat for Humanity. I'd like us to take a second look at a moratorium in tear downs. As a long-term resident I am concerned about the ever-changing look and feel of our city. What has traditionally been a lovely residential, green city is fast becoming denser, over priced, elusive and it seems, may one day have the look and feel of Brookline. I do not support that vision for Newton. Rather I'd like to see moderate development, less retail space (there are already lots of retail spaces that stand empty for significant time periods - why do we need more?). I love the idea of non-profit developments of mixed housing with in-house medical offices. With Newton's higher than the national average of residents over 60 this model makes sense to me for at least some of the new developments. Yes, we need to maintain our excellent bond rating with thoughtful fiscal management, maintain our excellent schools and serve the many and diverse population that currently live here. We also would do well to welcome more low-income residents and find ways to develop housing stock that is affordable to our teachers, police and fire personnel and seniors who want to downsize and stay in Newton. We can do better and I believe with thoughtful dialogue and planning we will. Thank you for giving me the opportunity to participate in this survey.

I think question 22, on where density should increase, had only bad answers. An answer like "Near public-transit hubs" would include some higher-density areas and some areas that are now low-density but should be higher-density than they are.

Traffic is my biggest concern but improvements are needed. Look at Bexley, Ohio, they have done a great job with development along their Main St. They have also moved their police station.

I think that Mark Development will do a first rate job in creating a beautiful housing and mixed retail/ community landscape. Looking forward to making Washington Street corridor the new hip place in Newton.

Good survey, but some items require specialized knowledge that I don't have and probably many others

hard to answer a bunch of questions with no information. Should at least point to where you can get more info on the question so people can give a more educated answer.

Removal of parking spaces was one of the questions. I'm all in favor of reducing traffic in Newton, but that has to be done *after* other options are available, not as an incentive to residents to use other (currently awful) transportation options. Greatly improved bus service, either MBTA or local (particularly but not only to the various MBTA stations), better bike lanes, shared bike facilities, greatly improved commuter train schedules are all part of this.

Thanks for creating so many opportunities for residents to learn about development plans and to express their opinions.

I wish Walnut St. in Newtonville could be made to look nicer, like Newton Highlands or Newton Center. If there could be a regulation that store signs have to conform to, that would be good. If the street lights could be replaced by gas light-looking lights, and if outdoor seating at restaurants could be added, that would be great. Outdoor seating outside Rancatour's, for instance, would bring vitality to evening life in Newtonville.
I currently rent and would like to buy house here but it is very difficult to find a place that is affordable.
Wellesley and needham They have a great selection of stores with plenty of parking I no longer shop in newton I go to these towns
Public spaces in newton need to be made more attractive, appealing, contemporary, redesigned. Like the small park in West Newton. Please look at the small parks in Cambridge.
I am concerned about gentrification of the North side of Newton. Residential development should include units targeted at all income levels, not just high and low. It is essential to include a generous amount of handicapped parking is all development along Washington Street. Centralized parking is often not useful for handicapped residents.
The entire corridor has a strange mix of residential/commercial/industrial so any chance to streamline and beautify is welcome -- it's all in the execution that many of these questions will be answered.
How about some development in Chestnut Hill or Thompsonville. Why must Newtonville be the tax cow for the city? Why is the City Council so in the thrall of developers?
Not nearly enough attention to possible public transit / commuter rail improvements. Express buses & the commuter rail run right along Washington Street, so it's a very pertinent topic.
Regarding bike lanes-who tells bicyclists to be considerate of traffic, not weave in and out, and not ride 4 or 5 abreast?? Thatâ€™s why I do not favor them!!!!
I may have taken this survey before, but some of the questions looked new to me. Anyway, I received it again, so I answered again.
Great job on the survey. This shows Newton does care about the city and how these developments could hurt the city.
Seems thorough. Great idea to gather data.
Please donâ€™t turn Newton into a cheap looking and busy neighborhood as Watertown is. Preserve the feeling and charm of â€˜oldâ€™ newton and stop messing up with it for \$\$\$. City gets way too much money- probl is not tax revenue but ability of the city to manage that effectively and invest in the right type of projects. Lately I noticed that Newton sacrifices its residence for money in cityâ€™s pockets! Thatâ€™s disappointing! Stop giving favors to large developers and making our traffic even more of a nightmare wth these crazy - Watertown like idea that are catchy but a nightmare in real life
capT ryan& LT RICHARD ASHLEY BLODGETT park cannot be touched
n/a

in my opinion any development(s) almond Washington St makes sense only when the problem of Mass Pike noise and ugliness is tackled beforehand. State and city should cover it starting from east of exit 17 to the west side of Washington St exit.
senior center
Partial to plight of seniors, but concerned about too much congestion and traffic. Donâ€™t want to be another Cambridge.
Thank you!
To me, questions about character of neighborhoods in a period of uncertainty are irrelevant. With this development discussion having been happening for at least 5 years, Newtonville and Washington Street have been woefully neglected as businesses leave, or simply have a â€œwait and seeâ€ attitude. Store fronts remain empty because any business doing due diligence would never want to move into a neighborhood in such flux. Therefore, Village â€œfeelâ€ is, at this point, moot.
The survey was thoughtful, but in some instances I felt too restricted by the available responses. Including more responses and/or more "other" boxes would ameliorate this issue. (And paradoxically, probably cause more consternation, more difficulty getting people to finish, and lower rate of return. Tough call... good luck! :-)
It is far too long. You may want to know all the answers, but questionnaires of this length are really unreasonable.
It was a bit skewed toward promoting the plans that are already underway. It feels like the decisions have been made and this is more of an effort to get buy-in than to actually acquire data to inform decision-making. I don't doubt some of this may be used as it is presented, but skeptical, given the way these processes have played out thus far.
I would love to not have to go to Chestnut Hill or Dedham to visit new restaurants/shops. Something like The Streets (Chestnut Hill) would be really welcome in Newton.
There is not enough parking in Newton Center, Newtonville or Newton Highlands. Since the parking lot has been demolished on Austin St I think twice about going to the restaurants on Walnut St - really good for business. Having the entrance and exit to Newton North and not Lowell which had no commercial businesses has already impacted the times I use Walnut St. I loved my nail salon, barber shop and Newtonville Camera on Walnut, some of them cannot return to that area as the rents there wonâ€™t be affordable. if you really think you can replace these Mama and Papa type stores think again. All youâ€™ve accomplished is to make life more expensive for the middle class.
Some questions poorly worded and requires knowledge of urban planning so I guessed at a few things.
Some of the questions were too complex to answer in a survey.
Transportation infrastructure should be placed at the top of the list of issues - not as an addendum to development plans. Nothing here really addresses how large numbers of commuters will get to work. We should be looking at Elon Musk's Borer technology and rebuilding a Newton Station at Newton Corner as a nexus for commuting and last-mile
I am extremely concerned about negative impact that these developments will have on our schools. North side schools are already overcrowded. This will add to the problem.

<p>Newton needs more local retail to meet general needs (Target, for example) in order to reduce automobile usage for everyday errands-- we frequently go to Natick/ Framingham to shop for things that aren't readily available in town. I cannot use the T Green Line unless there is a good way to get there from home. No parking in Newton Center or Highlands for me to drive there, and no shuttle from Newtonville that is timely or efficient. So, I drive myself.</p>
<p>Wellesley town center is well done, as I believe Needham is as well. We can do better, thank you for leading this effort!</p>
<p>Great survey</p>
<p>I am not happy about the Austin St project. It is very disruptive to our neighborhood. The Washington st demolition is going to be a nightmare. You have not considered where parking will go, the impact of businesses. We have lived in Newtonville for 4 years and are not happy with the direction it is going. You are chasing people out of Newtonville. I feel you are only considering revenue and making the developers rich.</p>
<p>Exit 17 in bound. Let's talk about this ridiculous traffic creating situation</p>
<p>Don't want it to look like Arsenal Street or Pleasant Street in Watertown</p>
<p>The schools and roads and parking cannot handle a huge influx of new residents. Large developments are unfair to the neighbors who expected to live in their neighborhoods as they currently exist. If people want to walk or bike to their destinations they should live in Boston or Cambridge.</p>
<p>Pike pollution needs to be a major part of the conversation. It's not.</p>
<p>I'm concerned about our schools becoming overcrowded with many new developments. Do we have enough in property taxes for these new developments to cover the additional students and wear and tear of our roadways. Also, I prefer a community so permanent housing like condo's are better than rentals especially since the Washington Street corridor is so close to many schools where students walk/bike to school and frequent the stores.</p>
<p>Stop this building, you are going to wreck Newton and people are going to leave greatly reducing the tax base and cratering the schools.</p>
<p>I'd like to know what is being done in other areas of Newton. Your information is over 200 units are being built at Walnut and Washington and over 400 are proposed at approximate 1 mile down on Washington. Are any other areas of Newton being developed at this rate??</p>
<p>Good survey. Thank you for listening.</p>
<p>All the prices I have seen mentioned are not affordable housing units to me and I own my house so who is the city really planning on attracting.. it seems like revenue is the real goal. If we are in need of affordable housing units than build them but make sure your schools and roads can handle them and they are needed .</p>
<p>I think Coolidge Corner is the ideal village development model for our village centers.</p>
<p>Well done. Bravo</p>
<p>Why are only mansions, condos built in Newton? What happened to modest, single family homes?</p>

<p>As i work in this area, i am extremely concerned about the parking and traffic situation in this area that would occur once people are in the new buildings. I don't believe that shuttle buses help as they are too random. We need timely and regular public transportation. People do not use transportation as it is not regular or on time and that makes people use their cars.</p>
<p>The plans are far too aggressive and unnecessary. Who is driving this massive change (developers)? This is going to erode home values and people will not want to live in Newton. Massive traffic problems. If you want to live in Boston then go live in Boston.</p>
<p>Green spaces, trees and plantings are absolutely essential! At present, Washington Street is an automotive desert, unfriendly to walkers, unhealthy, and dangerous for children and adults alike. It is banal, lacking beauty and too little greenery. Turnpike noise is incessant and makes speech inaudible.</p>
<p>Greenway in Boston is great. Roslindale square is welcoming. Central square to Harvard Square and Porter Square are good models for connecting centers</p>
<p>Nowhere is there mention of displaced low-rent units created by new development or the length of time some units will be "subsidized." In perpetuity? In general my opinion is to maintain/restore existing structures, particularly those that predate the 1940s</p>
<p>This was a very thorough survey. It worked best when the questions gave context about the current situation, like how many housing units are being added in the currently planned developments. Perhaps there could have been a question about the pace of development? Maybe some people feel they want all the revitalization as quickly as possible, and some would like to see it evolve over time.</p>
<p>Limited public resources such as school space is a real concern. Development of condos should be restricted. Both new owners and developers should contribute to enrich public resources.</p>
<p>Limit the McMansions built by developers!</p>
<p>This survey is completely biased toward development only. It does not address the over development that is already occurring in Newtonville, from the Storage Facility in a residential neighborhood (with no commercial street access) to the massive building along Washington street now, which is completely out of proportion to the neighborhood, or parking/traffic to support it.</p>
<p>Living in Newten Hall my bike we need to preserve the aesthetics in the community we do not need high-rises if youâ€™re not careful it will become like Cambridge</p>
<p>Town center: Winchester, Wellesley, falmouth, Carmel Indiana!!!!</p>
<p>As noted earlier, several of your questions do not include the full range of likely answers and - as a result - are likely to provide incomplete or inaccurate information. Please pay attention to questions 22 and 23 in particular. Also, the question regarding age 60+ residents may not be answered correctly by many as it is poorly set up.</p>
<p>I donâ€™t know how you can reduce traffic and take down traffic lanes.</p>

I am both a resident of Newton and I teach in the Newton Public Schools, many of which are being gradually rebuilt due to building decay and overcrowding. How will the population increase impact the already overcrowded schools in which many of our budgets for books/materials have been frozen for two years? This has not been planned for. I would urge that the City of Newton not sell off public land to developers- it is very short sighted. The developers only care about getting rich; they don't care about the community, or they wouldn't propose 5 story buildings and a huge influx of apartments to flood our schools and services all simultaneously. I would urge that City of Newton councilors vote to limit the size and scope of these projects, and I find it very alarming that one developer who is already developing the humungous plan for Washington Street in Newtonville, now has his sights on buying out West Newton. One person and/or company SHOULD NOT HAVE SO MUCH POWER in Newton, and we should NOT let them have so much power! Stop giving in to the developers! More affordable housing is necessary, but in a responsible thoughtful way that supports our communities, not overwhelms it and lines the pockets of developers with riches. Newton should not become Arlington, Virginia.

I hope the small town character of the villages is preserved. I hope that traffic stays manageable and doesn't become the nightmare that Needham st is. I try to avoid it at all costs.

I feel that this survey is skewed towards development at any cost and too much reliance on retail to support it.

This survey is over the top in complexity. I don't believe you will get valid data from it.

I am in favor of mixed use development along Washington street with a high density and uniform street feel between Newton Corner and Washington Street. However, there must be significant improvements to the public transportation and road infrastructure to be able to handle the additional traffic which is inevitable with additional people and businesses along the street. I am not in favor of increasing density in the neighborhoods between Washington street and commonwealth avenue - I would prefer that these areas keep their low density residential feel. I think the development along Brookline Avenue in the Fenway is a model that we should follow - high density Main Street adjacent to a low density neighborhood strategically using one way streets to control traffic flow- the best of both worlds.

All of the questions should have a comment area since opinions and perspectives don't necessarily fit into the options listed in various questions Thanks for doing this - not an easy task. Though frustrated by a number of questions, I do appreciate what you are trying to do.

Wellesley did a great job on Linden street. I do NOT think any building should be taller than 3 stories.

we need more bike lanes-Walnut Street needs a full bike lane

Need more style choices "mixed use 90% residential 10% commercial

Great questions!

Great job having this survey. I had children in the Newton schools but they have graduated. I wish I could have said that.

Responsible urban planning should NOT be based on a plebiscite. The trade off of various and critical issues require knowledgeable professionals. What does need to be defined is an overarching view of Newton and its Villages. The implied policy view of lessening the role of automobiles, to this observer, is ridiculous. Public transportation has been a failure in almost all U.S. urban cores. Much relates to the wide areas we have to cover. My cynicism and VERY PESSIMISTIC view of the Plan being developed is based on having observed various efforts over the years in many urban areas in which expectations were not realized. To some extent, my age suggests that I will not live long enough to observe the monstrosity which has been unleashed on this community! The scope itself, without any demonstration that you are on the correct path is both presumptive and offensive.

New developments should focus on ownership not rentals.

The overcrowding of schools really really worry me. Maybe we should have considered some other town to move to.

Improvements and additional Express buses and trains should be added. Express buses are already overcrowded.

I am very weary of developers coming in and building huge developments. All they want to do is make money - and are not there for the public good. Work with non profits that do smart developments.

I feel it's important to not decrease auto lanes, and to not add bike lanes. Instead, improve public transportation, which remains underutilized in Newton. Those that ride bikes too often feel justified in ignoring traffic lights and other safety measures. I am opposed to more bike lanes until these issues have been addressed by the state. (I've twice had to quickly step on the brakes when crossing Washington St at night to avoid bicyclists going through a red light , and with no lights on)

Regarding parks & playgrounds, I do support them, but not on a main street. I would also support bike lanes for cyclists, but I'm too nervous to cycle myself.

The overwhelming priority for Newtonville should be to prevent a significant increase in population density. We should not allow zoning changes that contradict this principle.

I grew up in Newton Centre between the Centre and route 9, lived near Mason Rice for 20 years, and have lived just over the Centre/Waban line in Waban for another 22 years. My identity remains in the more diverse village of the Centre. I am so terribly sad at the change in affordability of the city I love, and the knowledge that my 2 adult children cannot possibly afford to live here to raise their children. Newton has become another "Weston."

More sidewalks for walking, slow down traffic along Auburn and Washington street. Better lighting in some areas, and enforcement of snow shoveling laws.

A survey is a good tool. It is unfortunate that this survey will produce results intentionally skewed to due to lead questions (Example: 21) and a presumption that survey takers 1) have more information available to them then is the case and 2) are willing to form opinions in the absence of information.

Please be very mindful about how much local control we're giving to ONE person/firm if the same group gets to develop that whole area....

I am very glad to see this survey. I hope that it will influence our councilors and mayor! I am very concerned about the consulting company that the city hired without a bid process.

<p>I feel you have failed to adequately acknowledge that our current roads are not going to be able to accommodate the amount of commuter traffic that will be generated and there will be more frustration and gridlock than ever.</p>
<p>All of the current construction in the area scares me. I am fearful that my rent will go up so much that I will be forced out and I am sure I am not the only one. I am all about city development but feel even the "affordable housing" will not be truly affordable. Please do what you can to maintain this balance. thanks for all you do!</p>
<p>Inclusion of bike lane on streets in Newtonville should be non-negotiable. The number of school children who ride their bikes to and from school is significant and the safety of our children and our Newton population far exceeds the interests of developers and making sure cars and get to place-place efficiently. If bike lanes are not installed, Newton city counselors and employees of influence should be directly liable for personal injury when accidents occur with cars and bicycles. Bike lanes can only make the city safer.</p>
<p>I'm glad for this survey and wish that it could have been done in my neighborhood behind Whole Foods at Four Corners, where a development is being squeezed in between my neighbors' houses and the aqueduct. The tree screen will disappear.</p>
<p>None.</p>
<p>none</p>
<p>I am very pro development and supportive of new housing. The downside of this survey is there is no context -- there are some areas along Washington Street (and other corridors in Newton) where I would be ok with a fair amount of height (even up to 8 stories), but other places where that simply would be out of context.</p>
<p>I would like to note that Waltham has done a good job with municipal parking lots behind the first block of commercial buildings on Moody street. The very heavily trafficked area has reduced issues with on-street parking, but parking is accessible for the many patrons of the businesses and restaurants.</p>
<p>I think the more development and revitalization of a Newton we can support the better for all. Inhibiting developers ability to do work in Newton benefits no one in the end. Change is good</p>
<p>This felt like a survey with a strong agenda. For many of the questions, it would be good to have some objective references to relevant background materials so that if I want to take the time I can make more informed responses. The true summary of my opinions is: I think mixing residential and commercial can be nice and convenient. As someone who bikes and whose kids bike, bike lanes, separated from traffic, are a high priority to me. Creating enough affordable housing so that not only the rich elite can enjoy the benefits of this town is also important to me.</p>
<p>I was interested in the question about how businesses on Washington St. are perceived. As a practical matter, some of the rents are so high that local businesses really have been forced to close (the Vietnamese restaurant a number of years ago; BHAC recently). And, unlike Newtonville and West Newton, I don't see Newton Corner as having the same kind of distinct charm/characteristics. I am interested to learn more about the vision of the development. I am concerned about what I have heard on how Newtonville has been handled and its potential negative impact on small business owners. Thank you - I appreciate the opportunity to learn more about what's going on and to fill out the survey.</p>

Very thought provoking and thorough.
We need a great deli, parking for the West Newton Cinema, and sidewalks/paths that make pedestrians want to stroll along Washington Street to shop and eat.
Question 22 did not offer an option with which I agree. The city's politicians and their favored developers are turning Newton into a collection of micro urban centers. We are losing the village concept that makes Newton a great place to live.
we need to plan for the impact on schools and transportation first, not after
Good survey! Thanks
answers to some of questions will give you insight into biases on respondent and not based on facts
I appreciate the survey but think the issues are too complex for this kind of instrument. In addition, it would have been helpful to link the survey to some of the extant proposals so that respondents would be able to learn of options in play before responding.
This had to be done. This is Newton and deserves the best. Washington St. Is a mess. Mark Development, is a quality business that cares for Newton. Until you have seen the entire video, explaining the complete plan to develop, you should not be negative in anyway. Get the facts and then you will see the beauty that will come from this. God Bless.
ward, precinct question should be first a senior complex with a pool (Gath Pool, YMCA are not senior friendly), would allow seniors to sell their houses, thus freeing up housing. I object to high rise housing which eventually look bad. Outsides of buildings are not maintained, look depressing, block the sun, and are too dense. We own a 2br, 2ba condo in Century Village in Florida. This model is excellent. It is low to middle income, buildings are 3 or 4 stories high, surrounding a pool where seniors can congregate and socialize. outdoor walkway fronting the apartments allow seniors to meet neighbors, walk down walkways in inclement weather, and not feel isolated. These are private condos with one designated parking spot per apartment and designated visitor free parking. Landscaping is pretty, encouraging flowers, trees and birds. Florida has harsh summers, Boston has harsh winters, but this building model provides pretty dense but low rise buildings, manageable numbers of people so they can meet each other and is a healthy environment for seniors who can walk outside, swim, sit and play games, or just chat. Each condo owner pays real estate and condo fees, there are one and two br apts. Wealthier and less affluent people interact equally with one another and become friends. Some condos are rented by their owners but regulated by the management. Outsides of buildings are well maintained. There are free shuttle buses to take nondrivers to supermarkets etc. This is paid for from condo fees..This is a very good model for people between the ages of 55-100. It is easy for younger people to visit and socialize with older people thus creating a good environment for aging people within the larger community. Retired people frequent local restaurants, food and clothing shops etc. There is no reason buildings must be mega complexes. I walk along the Charles River towards Waltham and Watertown. Those large developments destroy the view and pleasure of walking near the river. Some will be decrepit in a few years if not maintained. Some have parking clearly visible from the river walk. We can do better.
Elm St is outside your parameters but the housing sold, the commercial is still empty. Without parking changes and careful planning of not overcrowding the properties I think history will repeat itself. I am sorry that no one is waiting to see what happens with the two major works now being built. Is there enough information to go on?Traffic? Crime? Crowding?

<p>15% more affordable housing is about right. Worried about impact on school system with any major upswing in number of housing units. Love to walk and bike to local shopping/dining. Adding more arts-oriented spaces would be fantastic (movie and live music venues)</p>
<p>We need more commercial development than residential because it provides more taxes and does not overload the schools.</p>
<p>Transit in the Washington Street corridor is woefully inadequate for this development plan. Study transit needs and build new transit before starting any major development</p>
<p>I regret that all developers seem focused on the North Side of Newton. I feel we have had enough! I've been here since 1971. It's past time to put denser housing on the South Side of town. Tell this to the City Council and the Mayor, please</p>
<p>I think you're underrepresenting the impact on schools. Newton North is already at or above capacity it was designed for.</p>
<p>prefer bike path off the street itself- didn't see this as any option thought process in this survey... community gathering spots off the main roadway as well...</p>
<p>What is the problem that Washington Street redevelopment is designed to solve? I would say the biggest need is to repave the street. The second biggest improvement would be to move Tody's. The third would be to add a stoplight and cross walk to enable safe crossing of the street. Commercial and residential development is fine if it complies with existing zoning. Aesthetics and limiting building size are important. I would favor at least a moratorium on any zoning changes until the Austin Street and Orr Block projects are done and the community can see how it feels about this scale of development. Adding affordable housing is a noble goal, especially for seniors and city employees, but it should be based on a comprehensive city-wide plan, with burdens equally shared across the city.</p>
<p>Newtonville Commuter Rail Stop has no accessibility. I realize the MBTA isn't going to spend \$10m on an elevator, but they could construct a zig-zag ramp down from Washington Street to the platform and it would cost less than \$50k. It's pathetic that the Orr Block construction wasn't forced to work with the MBTA on providing some sort of solution on this.</p>
<p>Legacy Place and Assembly Square were tastefully done. Open and welcoming.</p>
<p>Cambridge has done a fantastic job in various areas of the city; Brattle St, River St, Beacon St, etc.</p>
<p>I am excited to see new shops and restaurants developed on Washington Street, akin to Coolidge Corner in Brookline. Washington Street as it is now is below par. Nice housings units with interesting stores and restaurants could greatly improve the Newton villages that include the Washington Street corridor as it exists now.</p>
<p>I'd like to know what type of facilities a community center would include. Is this a place that would offer continuing education classes for adults of all ages, or is it really more like a teen center/skateboard park? I'm in favor of the former but not latter. Also, while development might be good, it needs to be balanced against maintaining the feel of Newton. I don't want Newton to become part of the greater Boston sprawl. Lastly, there should be future surveys so residents can have input into the successive stages of development -- it's hard to respond to some of the questions at this stage because they are so broad. Thank you.</p>
<p>This survey appeared politically skewed and did not match my desired outcomes for this beautiful community.</p>

Survey was 20 questions too long
We need more racial diversity and more housing for families with children in Newton.
Thank you for letting me comment.
Survey was good but many questions have no larger context or enough information particularly commenting on proposed developments - just creates reaction to idea vs. real information
We need to cluster new development along the Commuter Rail line. This talk of "village" atmosphere is ridiculous. Newton's retail "villages" are shabby, run down and struggling. I am forced to do most of my retail shopping in Watertown, Waltham and elsewhere. In general, we need MORE commercial development and less new housing development. If Newton's runaway spending, taxes and costs are lowered for residents the market will solve the "affordable housing" problem.
Positive improvements to Washington Street are needed. Waltham along Main Street and Moody & Watertown along Pleasant St and My Auburn are light years ahead of us. So far Our Transportation Oriented developments are anemic. We need to do better to take advantage of our transportation nodes. Walkability & density are vital to vibrancy.
Washington Place is Newton's chance to finally redevelop this area. And in doing so we have the opportunity to shrink the road and create a road diet with bike lane barriers. As the Area Council we hope that you vote in favor of density. There are zealots in Newton who are vehemently against any and all development. We can not have NIMBY's ruin our chance.
If they turn Washington St into another Needham St, quality of life in Newton will rapidly deteriorate. Need current 4 lanes of traffic and prevent traffic congestion at all costs, including zoning to prevent additional Mark Development type projects
If 100 or more units are built, how will this impact the traffic flow on Washington and Walnut Streets? My sense it will not be easy to go from Newton Corner to West Newton without major delays.
From my perspective, the most important issue is the scale of the buildings that are developed. Affordable housing is important but is not a justification for huge buildings. I don't want to see another Newton Corner, Chestnut Square, Needham Street or Repton Place (Watertown across from Russo's). 3 story maximum and multiple smaller buildings. Don't pay for affordable housing by putting mammoth housing just on Washington Street. Taxpayers across the city (including low density areas) should pay rates or assessments for that purpose, rather than Putting the "tax" on the developer, who then uses that to justify larger buildings, that are given variances by city council.
I think we should protect some of our historical "aura" particularly the Victorian era quaintness of some of the peaked neighborhoods. This could be carefully landscaped or integrated with modern features. For instance if the Verizon building on Central Ave were torn down a creative development to simulate the abutting neighborhood with a blend of interesting eateries a la Center Street in Jamaica Plain might work. Also try reusing some "old" details to echo surrounding area. (Masonic Building, Chinese Church steeple) Reflecting glass? Artsy is the vibe.
Will they ever pave Washington Street between Whole Foods and West Newton ? It is a disgrace.

I have seen the Mark proposed development video and plans, and I think that the concepts are well thought out and good for the community, which is not to say that I would be opposed to changes during this process.
Mixed-use development with (smaller, but not only small) retail at street level, and residences above, makes for a more walkable and ultimately more community-oriented environment -- and that's the principal way I get around the area. (During the week, I have to drive to my job 30 miles away, so I try to walk on weekends and evenings.)
People move to areas zoned to their preference, and property prices reflect the zoning. Giving large developers zoning variances (not available to other residents) is upsetting.
The schools are underfunded and rely too much on the discretionary income of families for necessities. The public spaces we already have are not maintained. Our reputation as a community seems based on the past, not the current quality of living the city provides.
This survey is biased against having multi-story buildings along Washington Street.
Austin St. has destroyed any interest I had in remaining in this community. When we are willing to eviscerate our small businesses to profit a developer with political connections, it's time to move.
We like old buildings, we use West Newton Cinema and The Barn. We don't want these taken down, nor do we want character of village destroyed
We already have a huge traffic problem in this area. Adding more homes, apartments, etc will create even more traffic problems. Any added building should be minimal or we won't be able to leave our homes unless we walk.
Not enough emphasis on the schools
Overall, a good survey, but I think it's a bit unfair to asks questions of people who may not have all the facts to make informed responses, particularly regarding financing of affordable housing. I hope the results are presented as opinions/perceptions.
thanks...super important.
I feel that its hard for me to evaluate the size of proposed developments in terms of # of units as I don't have a feel for what the various # of units over the available space would entail. I suspect I'm more interested in seeing developments which "fit" into the character of the city than getting concerned about how many units there are.
Traffic will be a huge issue. Unless you go downtown at rush hour mass trnsit here is always inconvenient and almost unavailable on werkends
I like the Main Street America's approach to design. New larger buildings can be built with style. It's possible to blend old with new and have mixed height buildings. 142 Berley Street, Boston 745 Boylston Street, Boston 401 Beacon, Boston New Rochelle, NY model development block. Preservation Brief on https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm shows 14 buildings where new exterior additions to old buildings are done while preserving its character and style. Bad ones are shown too.
Newton needs more CCRCs.
i am disturbed with the "tear down" attitude of developers. Too much of Newton is being destroyed by these people.

The proposed survey questions do not seem to cover the problems of congestion, traffic, and parking adequately.
Way too long
Questions seemed biased to a anti development, keeping things as they are, which is not realistic. All developement is not bad. Kids are a sign of a thriving city. We can make room for diversity.
This is an interesting survey but please donâ€™t present the results as being scientific or conclusive. They arenâ€™t. I have been urged by multiple political groups to complete this survey. Iâ€™m sure many others have been too. Someone even urged me to clear cookies and take it many times. Itâ€™s interesting but nothing more. Thanks
Very thorough.
My neighborhood will be greatly affected by Northlandâ€™s proposed 850 unit development at Marshallâ€™s plaza. Doesnâ€™t putting that many units in such a small space worry you more than 1000 units spread out over several miles?
- needs to be many small business - like "The Street" in Chestnut Hill - need to also have an Amazon drop-off and not have to go to Brookline to drop packages (that is the nearest one) - need to figure out how to connect Washington Place with Newtonvil
Thank you!
Good questions. May add if resident already put children through Newton Schools. And that we need a new bigger Senior Center.
Wegmans shopping center
Survey had good questions, but did not allow for a broader range of opinions re goals of community, what doesn't work now, what is needed to build that community, how important aesthetics are to the success of a neighborhood, the role the highway has played in destroying the neighborhood and how that can be addressed. Community spaces/centers and how taxes would be used to support programs, to enhance that community, etc.
Too long
No more residential development as the schools are full and traffic is congested.
I used the shuttle service Newton had briefly ~20 years ago. I liked the service but was usually the only person on the bus and it didn't last long. It would be great to have that service again but realistically, all areas of Washington street need to have more and better parking as part of the design and not scrambling to add it later.
NA
Development of Newton Corner was a total disaster. It destroyed a functional neighborhood center and put in place sterile unused space.
Iâ€™m for narrowing Washington Street to make it safer for bikes and pedestrians. Iâ€™m concerned about overcrowding the schools. Iâ€™m sad many families canâ€™t afford to live in Newton.

Some of the questions on this survey assume that the respondent has a crystal ball and can see ahead the impact of various scenarios on property values, etc. etc. I don't think those questions serve the credibility of the survey. Aside from that, great survey - thanks for doing it! I hope the results are considered along with the recommendations of the Principle Group.

I think the bump outs are dangerous to drivers, the reduction in parking requirements is a really bad idea, and developers should be required to help pay for infrastructure. I am VERY worried about the newtonville area and the fact that the commuter train is not accessible to handicapped people is a crime. The city should also focus its efforts on improving public transportation and requesting more trains stop at newtonville and west newton commuter train stops.

too many questions. some not appropriate for surveys--experts know the answers to several of the questions asked.

Really don't want the feel of the community to change. This development project has me really concerned and I would contemplate leaving Newton depending on the outcome here.

More info on what is currently in place would help formulate answers

You gave an invalid phone number on your postcard. I called city hall. They knew nothing about your survey.so could not helpme. I wanted a paper copy of the survey. Also, I feel very strongly that developers (Orr Block,etc)should not determine the type of units built. I think they are out tomake lots of money.

Bullding height is what concerns me. Don't like what I 'm seeing where Karoun was. I hope The Barn remains where it is. I love that store!!!

excellent, comprehensive survey

road condition on washington st.

Eh - the survey was great - it would have been nice if I understood prior to all the stuff being ripped up and knocked down that shit was happening. Honestly, I'm happy I'm a renter. I'll be leaving Newton. I'm sad about that, but this project is going to make everything worse and I can't see how it can improve what I held so dear about this location. I'm saddened and disgusted at the same time.

I thought this was a good survey. Very comprehensive, and brought up things I hadn't thought of/was unaware of.

Thank you for this survey! I do not believe that even half the people who live along Washington Street and will be directly impacted by these developments are aware of them or have had an opportunity to make their voices heard! As a member of a middle income family I am concerned that this development will largely disadvantage us and other middle/lower middle income families that live in Wards 1, 2 and 3. I do support improvements along Washington Street but to see it sold out to a developer is ghastly...I am not convinced the quality of life we have enjoyed here will remain. Unless the City begins imposing zoning that limits development this area will be changed dramatically for the negative. I am sorry but it seems to me that some people will be getting very rich off the backs of people who worked hard to afford a home in this City. There seems to be little concern for the families who work hard to afford to stay...every day more for sale signs go up as another family leaves to seek a more affordable place to live...and their house is torn down for another multi-family. I do hope the Priniple group has some influence...but the timing seems off...if zoning isn't limited or a moratorium instituted much of the development will be well underway before their findings come out. I am sorry to sound so disparaging but I think it is important to hear what every day people think! Please find ways to reach more every day people in these wards!

be nice to us po' folk.

Very difficult to answer many of these questions without understanding the full situation.

I do not want Newton to ever look like Brighton.

"The City wants to promote reduced car travel." Since when is that the official position of The City? I don't recall Mayor Fuller running on that platform plank, or the City Council passing a resolution to that effect, or residents passing a referendum to that effect. Does NAC actually stand for No Autos Coalition?

I believe the development of affordable rental housing serving families with children at income tiers below 80% of AMI, including especially subsidized units serving families with children at 30% of AMI and lower should be a top priority. I favor dense (5 stories and more) residential development along Washington Street that will meet this need, and would also support ground floor retail and commercial space in such developments.

I am not into unfettered development, but I envision significant mix used development with a focus on multifamily units of smaller size than single family. Primary objective is to loosen up the tight housing market in the metropolitan area. Newton, as a close in inner suburb has a responsibility in all of this.

I worry that retail rents will be so high that small local businesses will not be able to survive. My gym (Beacon Hill Athletics) that I went to for 15 years just closed because the rent was so astronomically high and the landlord wanted to raise the rent even higher. If this trend continues then we will lose the convenience of local businesses. I'd also like to see more restaurants, but with that we need more parking. Too many times we've given up going to a restaurant in West Newton Center due to parking issues. We generally just do take-out and bring a second person along to run in for pickup while the other person drives around the block. There are also too many traffic lights in West Newton Center that are ill-timed just causing more congestion. We avoid driving through there and take back streets instead.

the survey too many times lumped in all of Washington Street as one sort of place, to be treated consistently along the whole. the best land use will depend on access, which depends on transportation, and that tends to be best in the villages

There was no mention of beautifying the area. The entire Mass Pike perimeter needs to be improved. New fence, trees trimmed, dead trees removed and replaced with new trees. I am not sure why this area has not been actively maintained.

The survey asks many questions that can't be answered without more info, so results are suspect. These include development models, design issues, building size and use, as well as specific locations. With Pike access points, Newton Corner and West Newton are entirely different "animals" from Newtonville. Also, given sun angles and orientation, size of buildable lots on South side of Washington Street, buildings that cast large shadows on the street and sidewalk should be avoided. AIR-RIGHTS OVER THE PIKE should be an option.

We need more multifamily housing in Newton (ans all suburban communities). Stop it with the NIMBY crap.

The survey requires people to make a lot of guesses.

My fear is that the corridor becomes a canyon--a smaller scale model of Boylston St in the Fenway. I also fear overdevelopment, and that any affordable housing will not actually be affordable for those it's intended for.

Newton Corner south of the pike suffers from inadequate commercial development and access from Washington St. Let's not be afraid to build high when we can incorporate green space, local business and support for families.

I think allowing a single developer to control the future of Washington Street is crazy, the city's lust for tax revenue is destructive and the wealth redistribution philosophy that underpins the desire for increased "affordable" housing is intellectually and morally bankrupt.

I am worried large housing developments will over crowd the already crowded public school system. The public schools in Newton are what make the city wonderful and I fear this is in jeopardy.

While in theory, I would support downsizing from 4 to three lanes with one in each direction and a turn lane, but realistically, I think this might exacerbate the traffic issues. And it will additionally increase the traffic flow through the neighborhoods such as it's done on Pearl Street during the time I've lived here. We need better public transportation options (and possibly the suggested shuttle bus depending on scheduling and stops) to get people out of their cars.

Plans for Washington St. need to take into account the impact on adjacent streets. Traffic and parking end up on small side streets that aren't able to deal with the impact.

Affordable housing is different than market rate housing people can afford. There are many gradations between the options you provide, including some that aren't included. This will distort your findings

I cannot understand how one developer can buy up so much land without anyone challenging the legality of it. I heard that the same developer won a bid for the West Newton Police Station. You want us to believe that no one else bid on it? A neighbor also mentioned that a firm was paid 1/2 million dollars to do a feasibility study and this was never sent out to bid? Is the mayor asleep at the wheel or is she just so entrenched in this corruption that she has blinders on? Someone needs to stand up and question what is going on!!

<p>My kids live in Brighton and Framingham respectively. Would love for them to be able to consider Newton but it needs to be more affordable and have a more vibrant mix of entertainment and amenities. Let's not be afraid to change wisely.</p>
<p>On the question of where new density should go, areas currently dense vs. currently less dense, I favor an approach that gradually increases density across the board, but focused on areas that are walkable and close to transit hubs.</p>
<p>I HATE having to pay for parking at Newton Wellesley Hospital complex. It adds insult to injury. Please create a shuttle system connecting Washington St and the hospital.</p>
<p>Income inequality is ripping our society apart. The only development I support would make us a leader in affordable housing.</p>
<p>Some questions are asking for participants to answer as if we were economists or urban planners. Although I want community input in this development, I'd take these responses with a grain of salt. Also, beware of interpreting questions like the one that asked what percentage of housing should be affordable; people will just select one of the middle options without really knowing why.</p>
<p>Please prioritize universal access and visitability by wheelchair users</p>
<p>On the development on the corner of Washington and Walnut, I heard people saying it would be a shame to knock down "historic buildings." Just because a building is old doesn't make it "historic." Those buildings were old, dumpy, and run-down so tearing them down and building something new is a major improvement. When considering new development, it is important to consider this - make sure we are not trying to preserve something that doesn't need to be preserved.</p>
<p>I think they are taking away the unique feeling of suburban life in Newton and over developing the city.</p>
<p>Some questions are not phrased adequately. For example, I don't know if additional housing at market value will make living here more affordable unless you tell me if cheaper housing will be knocked down to build the higher-priced housing.</p>
<p>Newton should remain a collection of villages, not a strip mall of apartments and retail.</p>
<p>This survey was so much more on point than the paid consultants "Hello Wash St" survey, Their survey was basically pick what kind of urban you want as opposed to asking us what we REALLY want to see in our Newton.</p>
<p>I hope that our City wakes up before Korff and Fuller Ruin our City. And the ones NOT well Done - Watertown. Waltham might have some development on Main Street that is OK</p>
<p>I am really worried about school crowding, and regret my decision to move to Newton.</p>
<p>Good stimulus for reflection and further study</p>
<p>Missing- impact on traffic and noise in nearby areas</p>
<p>On the whole, survey accepts the premise that major Washington St development must happen. A great deal will already happen. No good reason has been advanced to increase over amount already in the works.</p>

I have not heard of any traffic studies done or how this will impact the over crowding currently in the schools. My daughter may be attending Newton Public schools in the future. There is currently a traffic issue on the side streets surrounding West Newton Square since it was reconfigured to not allow a left turn at Waltham and Washington Street in the Square. Commercial vehicles cut through the neighborhoods on streets that were not designed to handle this amount of traffic. This is just going to add to the traffic especially if the lanes are reduced. How can lanes be reduced when the 4 lanes that are currently available are not enough? The schools are going to be way overcrowded. This happened with the apartments built on Needham Street. The school that was in that district was overwhelmed. Then on top of that the Mayor offers up the Police Station and the only one who bids is the developer who has bought all of Washington Street. Seems to me that there something going on.

The Washington street corridor is shabby and outdated, the Austin street parking lot an eyesore for decades and newton center has a parking lot in the middle of it - it is time for newton to take pride in its villages

The focus on reducing car traffic largely ignores that while we have the commuter rail, its service and schedule does not support ease of use, particularly for those with kids whose schedules dictate when you can and can't leave. I'd like to see honest assessment of the usefulness of the public transit we have before blindly saying that we will build close to it and assume people won't use their cars.

It's hard to answer some questions, such as does the neighborhood need more public parking while major projects are under construction. Who knows what their impact will be on parking? Also, will new development provide housing for downsizers? Ideally, yes, but I'm skeptical, as the market rents for the current Newtonville projects are currently set really high, and we know there is no way they will ever decrease. I feel that the real reasons we need more residential units are to serve people who can't afford single family houses and seniors downsizing. The new developments only meet a tiny fraction of those needs and the detriment appears to be so large as to negate the upside. Setting a maximum building height is difficult, as it really depends on how much of the block it covers. There are a few 4-5 story apartment buildings currently on Washington Street, but they are only a few units wide so they don't loom over the street and/or feel like monoliths. In my book, block-long structures are just not a good idea at any height. Finally, I am really at a loss as to why Washington Street has become open season for developers looking to build enormous projects and rake in gigantic profits to the detriment of those of us who live here. Or has the city decided to sacrifice Newtonville/West Newton to preserve the other villages? Imagine this happening in Wellesley - not a chance!

just please don't let them make more BLUE or GREY sided buildings with BLACK windows and nothing "modern" like the airport houses on Comm Ave

It would be nice to explore more creative ways of solving common problems: e.g. tiny houses, developments allowing for exclusively pedestrian areas, perhaps have couple of unusual pilot areas to see, how they do, etc.

This survey is much more thoughtful and comprehensive than Hello Washington St process. Wish that this survey preceded and informed it.

I would like the Councilors of Newton to reflect the opinions of Newton residents, not developers. We are under siege with by-right and special permit developments already. Enough is enough. There's a reason why we decided to live in Newton and NOT Brookline. Councilors should consider the impact of these large-scale developments on schools, on city budget and on our city's overall make-up.

I don't want Washington St to become like Arsenal St in Watertown. We have zoning laws for a reason. If everyone can bypass them then why have them in the first place!

I was a real estate developer, so don't oppose development. Here, we have extreme density increases to finance affordable housing, without regard to the costs of increasing school buildings that are already at capacity, and increased parking and traffic. There are better ways. I'd always like to know when there is major development what the City's goal is. If affordable housing is driving it, have they explored options that will ultimately cost less? And yes, Washington St. needs redevelopment - but at what cost to our schools?

I am extremely concerned about the ad-hoc nature of all of the new development that is planned for Newton and the fact that we have no plan in place for schools, traffic, taxes and commercial. The entire process is being driven by a small group of people buying up property and forcing the City to come to some very quick decisions based on no information about how we want development to proceed. You cannot undo development. The ideas presented seem to be based on some amorphous guesses about what kind of transportation we will have in the future, and I have heard nothing from anyone in the City about the impact on our schools and our tax base. We are being pushed into making decisions we are not yet equipped to make and that is the wrong way to govern and the wrong way to plan a city.

Please try to keep a small town feel to the development. The planned open space should include the space for a farmer's market in the summer/fall.

Families with young children cannot afford to move to Newton without substantial income and/or significant personal/family wealth. For example, our single-family home tripled in value between 1990 (when previous owners purchased) and 2015 (when my family purchased). Future development must contend with this reality, and identify ways to slow or reduce the rise in property values, or risk becoming a community where only wealthy families can gain access. See the excellent cover story in the June 2018 issue of The Atlantic; the author lives in Brookline: <https://www.theatlantic.com/magazine/archive/2018/06/the-birth-of-a-new-american-aristocracy/559130/>

Dense development near train stations is a good idea

I have not seen any developments that I liked. I also think they ruined Newton Corner with what was built. For a gateway to our city it failed. Don't let Newtonville and W. Newton fail also.

There were questions in the survey that I answered by gut feel without solid numbers behind my responses. I chose 25% affordable housing but, unfortunately, do not actually know what that means economically.

Noise from the Pike on the south side of the highway. I didn't choose this as one of my big topics in the first question but maybe I should have. I worry that development on the south side of Washington St could bounce sound back onto the south side of the highway. At this point, I can't even use my backyard (south of the Pike) since the nose from the Pike is so loud. We were promised noise barriers back in 1992 and no action yet. Also related to the Pike, the weedy trees, bittersweet, and trash on both sides of the highway inside the chainlink fence is horrible. I complain every year to the highway folks about their letting their trees get choked by vines but they continue to let the invasive plants kill what trees are still alive. As the trees die, they fall and the traffic sound gets louder and louder. I know this isn't really part of this study but the noise from the Pike on BOTH sides of the highway is a big issue.

<p>There seems lots of potential and to really unlock it, it needs a strong unified vision and a focus on bringing people together and creating community. Consider a community theater space!</p>
<p>I think the parking garage in West Newton should be made into a public garage and it could even be larger. It is rarely used and West Newton severely lacks parking. I would also like to see the movie theatre renovated</p>
<p>The question for me is: what are the implications of developing the corridor. Piece-meal decisions without a context are a form of co-option.</p>
<p>Keep local business with affordable rent</p>
<p>Not covered: Possible effects on public transportation. Could have asked about commuting patterns: Boston, Rte 128, etc.</p>
<p>Thanks for asking our opinion; too many of the activities around development are inclusive of individuals who don't live in our neighborhoods.</p>
<p>This is an interesting survey but clearly slanted towards anti-development</p>
<p>Good survey.</p>
<p>Glad u requested input.</p>
<p>I am worried that our town is giving away public land to developers so the developer can make money. Keep our town owned land.</p>
<p>It is unfortunate that so few individuals and corporations have determined the way ahead for Washington Street that will impact so many of us. While I participated, I do not have much faith in this process and believe deep pockets are determining the way ahead and my opinion and that of others will just be given lip service. My family had been in this city since 1933. Change happens, this is too much and really disrespectful of all of us in favor of profit. Cities and towns all across this state manage their budgets without giving in to this type of development- we do not have to be the source of housing for Boston expansion nor do we need to change so dramatically to provide options for our community. Listen to your constituents - all of them, not just the developers. We don't want this.</p>
<p>It seems like a thoughtful, thorough survey. Maybe it could have used a place for comments.</p>
<p>People are under a delusion when they think that Boston will continue to be accessible by the Mass. Pike and MBTA. Significant flooding will make these routes and tunnels unusable.</p>
<p>I'm hoping that the developments will include fixed rate affordable housing; project toward the future with 'tiny' house communities; include municipal parking / avoid sanitizing the area so that it totally becomes MARK development avalon style with 5 story buildings,chrome, high rents that profit mark development... that it includes the garden city features that Newton is known for,,ongoing, along the entire route/routes</p>
<p>It is unclear that this survey has much to do with Newton Corner. The lack of services as well as the mostly empty Connors building are appalling! There are no plans to make access easier to both sides of the turnpike. This is totally unacceptable.</p>
<p>I want Newton to retain it's character. Also, hope to avoid redevelopment that overbuilds and creates too much density and traffic.</p>

You did not discuss the need for inclusion and housing accessible to those with physical and developmental disabilities in their home communities (ie after completing high school).

With 2 kids at NPS, our concern is that this ambitious development will cause further overcrowding of our schools and there is no plan in place to meet the demand or to address the problem. In addition, there is already a problem with traffic and parking in the area, these developments will only exasperate these problems. We need to work toward a community where our kids feel safe riding their bikes to school, not where parents are terrified of their kids being hit by speeding cars on Washington Street.

My comment about the train and its inaccessibility (once when I was there I tried to help 2 teens who had just arrived at Logan from abroad with big suitcases on a visit to Newton) has been ignored or explained away (too expensive) at public meetings!

I am puzzled about mixed-use. The retail areas of the mixed-use building in West Newton have gone un-rented for several years. Mixed-use buildings in Waltham and Watertown have not rented their first-floor commercial spaces. What if we build these monstrosities and no businesses rent the commercial spaces? I have asked my alderman about this and he says these places don't rent because the rent is too high. Please don't build anything like those hideous apartment buildings near BJs and Stop and Shop over past Fiorello's in Watertown. They are so ugly. I would be so sad to see such ugly buildings in my neighborhood. Washington Street wouldn't win any beauty contests now, but it could be worse, which I don't want. I am also extremely concerned about parking in Newtonville and West Newton. I love patronizing local businesses, but I've also got a life to lead; if the only way I can go to L'Aroma or Coney Island or Elements or the dry cleaner next to Lumiere is to walk or bike there, let's face it, I'm not going to go. I've already stopped going to the nail salon across from Dunkin Donuts in West Newton because it's so hard to park. And I usually lean toward a movie in Waltham rather than West Newton because of parking (in the winter). Please don't continue to take away parking with the assumption that people will walk or bike to these businesses. The businesses will die and we will end up driving even more to get to businesses across town or in other towns.

The survey did not allow me to express how strongly I oppose the development plans along Washington St. and how disappointed I am in our city government for their poor stewardship of city resources - selling public parks to developers to build condominiums! Outrageous! Newton taxpayers are *not* responsible for solving the housing shortage in the region - the impact of these plans will affect the future character of our city. I feel that the residents are being manipulated by the city government and the developer and that the reason for this is money - nothing else. The ugly buildings the developer plans are pure gentrification - replacing lower scale local buildings housing businesses and the handful of housing units in the area that are actually affordable. These buildings are being replaced by high density housing that is more costly to everyone - even those in the "affordable" units. It is a very sad day for our city. (25 year resident). Mayor Mann would never have done anything like this.

Noticed that a lot of the surrounding communities' new developments are of the cheaper plywood structural construction standards which I believe are not as safe in event of fire, and also aesthetically ugly, generically looking.

Survey was good but should not be done in a hurry as there are many items to comment on. No questions on infrastructure (except schools) and costs to taxpayers.

<p>I would support an increase in affordable housing in the area if I felt that the schools in the areas adjacent to the proposed developments were equipped to handle the increases in enrollment. At present, I know that my child's school, Franklin, is not even able to handle current enrollment. I would want schools to have the capacity to take on the students before any additional housing development are built.</p>
<p>Washington Street was fine until the developments came in. Now, longtime staples of the community, such as Newtonville Camera, have been chased out. Newton is losing its reputation as a great city for both living and working because of greedy developers, and each proposal brings new headaches. Take a step back and really figure out what the goals for all these developments are, and if those goals are in line with the city's residents. If they're not, don't go through with them. Filling the city with housing will overcrowd the schools, remove parking, and will do nothing to help Newton's commercial economy.</p>
<p>Developing and change for the sake of some strange belief that change is necessary is completely inane. It's very, very hard to change things and make them better. It's very easy to change them and make things worse. Newton is an amazing city. Some areas need sprucing up, but to let developers come in and change the character, to add hundreds of new residencies, to decide people don't need to commute via car, that's cruel to those of us that have invested in this city and love it and hate seeing it slowly eroded for no reasonably stated reason at all.</p>
<p>only that Arsenal St. in Watertown is TERRIBLE!</p>
<p>I think affordable housing is the key. However, I would not like Newton to change into high rise apt houses. There has to be a compromise. I like your emphasis to allow current Newton residents to stay in Newton and provide more housing and public transportation for them. Thank you!</p>
<p>wonderful</p>
<p>Large apartment complexes and commercial business units will change the whole landscape of Newtonville and West Newton - We don't need Needham Street North on this side of town.</p>
<p>This survey should give me the opportunity to write my name and address so you know I live in the area and my voice is heard!</p>
<p>This survey was comprehensive, but it should've been shorter with fewer questions- I bet many are put off by the length</p>
<p>It's hard to make comments about development along such a long corridor. A few of X (fill in the blank) would be fine but an entire street would not. My fear is development like Pleasant st in Watertown with its traffic congestion.</p>
<p>I feel that money talks in this city. For example 2 family home next door to me had company yesterday cars on both sides of street couldn't get a fire engine through. This is going to happen all over Newton. This should of been on a ballot we the people should vote and not money. Fix the traffic in this city I am taking backroads to get through. not happy been here 64 yrs</p>
<p>roads need to be paved, updated street signs. too many pothole and people driving the wrong way on a one way street on court st since the new development</p>

Newton like most cities surrounding Boston suffer from limited supply of rental, single family, multi-family housing units. This is also a nationwide problem in terms of low housing inventory. Due to unfavorable state and local demographics we need to do a better job providing more incentives for younger professionals both single and with families to move into the city. This is very hard to do when regulation, limited land availability, rising material, labor, and other building cost are rising at a significantly faster pace than nominal incomes/wages. We also have to factor in relatively low population growth rates. To lower rents and provide affordable living for college educated singles and families those costs need to come down. However, given the current market structure and inventory constraints I am not sure it is possible to do both until we have a marked slowdown or state recession. Right now capacity is too constrained and will continue to put upward pressure on both rents and home prices. There is really no way to flood the housing market within the city limits that will have any meaningful impact on prices. JMHO

Survey is appropriately detailed, but I regret that the authorization for such radically sweeping development by very few developers has been permitted. The usefulness of surveys like this is somewhat fictional and implies endorsement of an overblown project!

I live in Newton corner. This village has already been destroyed by the Mass Pike, exit 17, and the rotary. It would be nice to see changes along Washington Street toward the other villages that do not reproduce this car-centric destruction of the Newton villages.

The survey was way too long and some of the questions were not devised properly. The city needs to stop dumping on Newtonville. Develop the south side a bit too.

Newton is for sale to developers. Shame on Warren then and Fuller now!

I would like to have a chance to take the survey again after I have had time to think further about some of the questions. It is quite thorough but also quite specific about # and size of proposed developments. Thank you.

I have very little faith in our public leaders that they are not already in the pocket of the developers. The city needs a published development plan which the city residents have voice in and can determine the design by which they can shape the community. In the end these developments will give the developers all the leverage and deliver a congested city. Have them buy and build over the Mass Pike, let them add to Newton by increasing it. I don't want to pay in frustration and a poor quality of life because of them making profits at our expense.

Extremely poor survey, asking opinions when accurate data are needed. Did every Newton citizen receive a survey? If not, results are biased. NAC needs help from someone skilled in survey design. This is clearly an amateur operation.

How do you know people aren't submitting multiple survey responses in order to skew the results?

Those of us who can afford to move away from Newtonville to more affluent parts of Newton that seem to avoid overdevelopment will do so.

More emphasis on affordability and measures for sustainable development and environmentally conscious design/buildings

I only hope that this survey is not too late to have an impact on the rampant development.

This survey is strongly biased against development and the results may be skewed.

I fully recognize the benefit of diversity in a community. Given the situation, however, I'm very concerned that this developer will prioritize personal gain at the expense of quality of life in Newton. Moreover, education is now more important than ever. NNHS was overcrowded the day the new school opened, and the number of students has continued to increase. It's bad enough that kids have to sit on the floors in hallways because the cafeteria is too small. It's worse that kids who are struggling but not failing get overlooked because class sizes are too large for teachers to keep up with every student. If we really care about education as much as we claim, we'd be doing everything in our power to better the situation, not make it exponentially worse.

just having moved to this area, I am not well educated in many of the issues. But I do support a renewal of Washington street that is consumer and resident friendly

Well thought out survey!

People always get caught up in debating whether or not Newton can do anything to make people go car-free given how car-dependent some areas of the city are now. That's the wrong discussion; it's not necessarily all or nothing. The goal - particularly for areas such as Washington Street, given its proximity to transit options - should be to get to a place where a family of four has one car instead of 2-3. That should be a very attainable goal if commuting options are appropriately covered (e.g. commuter rail and bus improvements), and would make a substantial impact on both traffic and the environment.

Questions framed in terms of "expectations" or "hopes" don't seem to invite clarity of response.

Need more information on current police station building and its future development status. Newton is becoming too dense and losing its garden city status and becoming too commercialized and overpopulated creating overcrowded schools and need for more police and firemen protection to keep the infrastructure safe.

I think this survey is heavily biased. It tells me that you will add more housing but you don't understand what that means on a global scale. Where will all those kids go to school? How will all these people get to work? How will the traffic be once there are additional people here? Where will all these people park? How can people from outside visit if there are less lanes? How much will property taxes increase? What will the utility situation be once we need more power in those buildings and to the current grid? None of these can be answered because there is no plan that's presented which can show tangible growth and the growth of the city. I am absolutely disgusted by this lack vision which can show how the place will grow

Waltham near Gore Place - town house, some parts.

Traffic flow, street lighting, and public access are most important

The commuter rail stations in Newtonville and West Newton desperately need improvement. They are completely inaccessible to those who can't climb stairs. The wood stairs are a hazard in winter -- at least, replace them with steel mesh treads that don't collect snow. But what's really needed are elevators. The platforms should be raised, so travelers don't climb in and out of trains -- much safer and faster, too. Developers of residential units on Washington Street should be forced to pay for these improvements and station upgrades, since a big draw of those units is proximity to public transportation. And the City should encourage using commuter rail, not discourage it, which is what it's doing now -- parking is restricted to local residents for several blocks around commuter rail stations; parking meters were installed in places near rail stops, where commuters used to park free. Now nobody uses those parking spaces! The added expense of parking a car discourages people from using public transportation -- it means more auto traffic. It's short-sighted and self-defeating. There's no place to park a bike at commuter rail stops. Bike racks permanently anchored in concrete are not expensive. And covered bike parking is a huge plus. Commercial owners (and especially any new development) along Washington Street should be required to provide decent bike parking as well as auto parking.

Do not narrow Washington St. No dense housing units in the village center.

Newton, the Garden City, is at risk of losing the ability to be a true community. The proposal of so many residential units would create a transient city losing the charm of why we enjoy Newton and would overcrowd the schools. Also, the schools would need redistricting and therefore all residents should be included in the survey.

I hope the developer will be sensitive and respect Newton residence around Washington Street. His work will effect people for generations to come.

I would like to maintain the traditional small scale historic feel on Newtonville

Can't think of a one, anywhere around here, and unless we were to travel to Sweden.

Please do this more often and for other projects in the future.

Good survey, but requires a lot of thought.

Newton can barely support it current percentage of commercial and service companies. It's a mystery to me why Newton's Government thinks adding more retail and restaurants, for example, will increase tax revenue: it won't; instead, it will result in more empty store fronts. The ground floor office space in the small, mixed use building constructed on Elm St in West Newton is still unoccupied, a few years after they were completed.

Too many questions, very technical at times, needed photos or maps to reference embedded with the site. I have a masters and took courses on urban development and I had a hard time with this.

Too much housing built by a single developer will give him too much political and economic power.

Good survey. Might have been preceded by an optional "League of Women's Voters" type discussion of the issues to help educate the participants about issues!

My husband and I work in academia and make 147,000 a year. We have one child and if we did not have a great landlord we would be prices out of living here. We already can not afford to buy and rent is really 3-4000 a month for 2-3 bedrooms. We live right off Washington and are worried that we will be pushed out of Newton because of housing prices.

No more bike lanes on major routes

I welcome new development which tears down and replaces some very unsightly buildings (e.g., the Orr block) along Washington St. But the biggest issues of traffic, school population increases which at least F.A. Day will have difficulty handling, and public transportation aren't possibly going to be addressed in a timely fashion. It will be development first, and then *maybe* take care of the other problems someday, if ever. We can barely pave our streets (I hear that there's a plan but really haven't seen any major work being done. We'll all be dead by the time anything really gets done. And didn't Charlie Baker just say he had failed to get things moving with regard to mass transit? Yes, he did say that just the other day. And now he says we need to pump in billions, but seriously, is that going to happen?) So, like a lot of neighbors in West Newton, we really think the development is to line the pockets of the developers and city hall does not really care too much about how the development-caused problems are going to be solved.

Need to find ways to ease traffic, promote more public transit like buses, build parking garages instead of having on-street parking

Allowing massive developments in our city without increasing the number of bridges to cross Charles River and Mass Turnpike will create stifling traffic in many neighborhoods, including mine (Newtonville). Look at the huge development in Watertown along Pleasant Street. The sheer number of housing units that have been added has created so much traffic as residents can only cross the Charles River at Watertown Square, Bridge Street and North Street. I have lived on Fessenden St. for over 40 years. Trying to get onto Crafts Street at most times of the day is impossible due to traffic. Bridge Street backs up in the morning and evening as cars cannot cross the bridge at California St and Bridge St due to all the development on Pleasant St. in Watertown. I am all for development in Newton. But please take into account the number of vehicles that will be added to already congested areas in Newtonville, Newton Corner and West Newton.

I lived in Europe for 10 years and loved the open air eating options but that would be a huge mistake to do in MA, with Pike noise and air pollution and so few times during the year when weather is good. My biggest concern is reducing the number of lanes - Wash. St. is an extremely important road for getting kids to school, getting to work, shopping and it is already very crowded at many times during the day.

1. We need more parking! Lack of parking options is going to kill the local businesses. 2. They need to reduce the number of units coming on the market in Newton. My kids go to already overcrowded schools - where are all the new kids going to go! 3. I have seen the renderings for the new buildings proposed for Washington street. They are big solid blocks of uninspired housing....at least give them individual character if I am forced to look at them from west newton hill.

The development in Newtonville next to the Starbucks does not provide sufficient parking. How was it able to get that development approved?

I don't like the idea of suddenly adding lots of new "bodies" to Newton and making it more crowded and urban. On the other hand, there is a lot of land on Washington ST that is not well used and has the potential of serving real needs for medium-income families and seniors. I think it will take clever planning to find businesses/commercial to fit into an acceptable landscape, to manage the parking and traffic, and also thrive as businesses. Can be done, but needs planning, not just a "for rent" sign.

I enjoyed the survey it forces people to consider real choices in allocation of resources. Too many oppose all development.
Waltham is a city to watch for what not to do with apartments. Too uniform and character neutral... built in the middle Of yet to be developed bus and train routes necessitating car useage. (Repton Place) and expensive nonetheless. Waltham did do a good job on locating their new senior center on a Main Street with plenty of parking in the middle of the city. The rebuilding of their high school/middle school seems to be a big issue with increasing population. Waltham used to be a cheaper place to move... not so much anymore. Cheaper than Newton but not consistent with "downsizing" ! As for schools... so so ratings.
well done
I appreciate knowing more and being able to offer opinions. Thank you.
Dislike the focus on increased density and reduction of Village parking lots. We tear down moderate homes and apts and replace them with giant and expensive units. Then add a few affordable units back. Net loss is removing moderate people and homogenizing to a New York City type feel Stop it now!!!
I think a mixed use property, much like the Mission Park property, on the Boston/Brookline line, would be beneficial to the city. Placement in back of the Whole Food would be easy access to many of the villages amenities. There needs to be much more affordability in housing within the City of Newton.
There is a realtively recent mixed use development on Harvard Street in Brookline village that conforms to the neighborhood and much more attractive than the structures it replaced
I am horrified by the scope of the developments in prospect for Washington Street. It looks like a war zone already.
Fenway area is well done
Don't try to "fix" what isn't broken. Remember that Trump was a RE developer too, when you deal with them here.
I have huge concern about the over crowded school and traffic problems that we are already facing on a daily basis.
I'm surprised that none of the questions asked about the environmental impact of these various decisions.
You guys are ruining the small village vibe by tearing down and rebuilding. Reality is there will still be less affordable options for housing, less community / history in the vilages and and more profit for the developer.
Brighton is doing some really nice work where the new Trader Joe's™ is. Washington street is currently a raceway, I drive on it everyday and more than once have been tailgated and beeped at for driving the speed limit. It is dangerous to park on and these are residents, neighbors and friends all behaving badly. Personally I would prefer to bike to work but getting from my apartment in Newton Corner to the river is so frightening, I will not do it. Newton can fix this, it is time to fix this. The circle of death needs to be rethought, it is a raceway and very dangerous.
Western ave in Cambridge is awesome. Copy that. New Balance in Brighton is like the pied piper for goodness. Get an anchor and good stuff will follow.

Well one
WHEN THE "PIKE" TOOK ALL THE LAND THROUGH NEWTON THERE WAS SUPPOSED TO BE A PROVISION TO BUILD OVER PIKE AT NO COST TO THE CITY OF NEWTON & NO ONE SEEMS TO REMEMBER THE MEETINGS IN THE CITY HALL. THAT AIRSPACE IS VERY VALUABLE TO THE CITY OF NEWTON FOR A MAJOR INFLUX OF HIGH END CONDOMINIUMS AS WELL AS AFFORDABLE HOUSING. THE AIR RIGHTS ARE LAUGHING AT NEWTON CITIZENS FOR NOT TAKING ADVANTAGE OF THE USAGE.
I favor new commercial property over new residential housing because residential housing has a much greater ADVERSE impact on quality of life and taxes in newton.
I have only lived in Newtonville for a year, so I don't feel qualified to answer many of the questions. I like the area because of the easy access to the commuter rail. I would prefer a more walkable space. However, I could not afford the type of rents you called affordable!
only like small developments
I am very concerned with traffic and schools, which are already overcrowded as it is. More pressure on school will cause people like me to move out of Newton.
Thank you!
Increased traffic is going to make our lives a frigging nightmare.
There should be more info on the school kids impact so that people can respond better. Especially elementary schools are at over capacity, some are falling apart, Dirt is everywhere. Don't have gym or cafeteria. My child gets only 17 min for lunch in a multifunction room. 520 kids eat during lunch. They need a lunch room and gym. Developers bring kids with apartments, condos, they squeeze more families by providing less square footage. They should pay the price on school impacts. We move to newton for schools and pay high mortgages, and also asked to pay for the families developers bring. Not fair. Developers should pay for schools. Not us. My child should not suffer the consequences because the developers invest, went return expectations are high. This is not fair. State and developers should take responsibility. City of Newton gives in so easily!
Newton used to have lots of trolleys (Tremont until 1969); need to reconsider; PLUS, add train station in Brighton at Rte 20/MassPike area, add train station at old Mass Pike toll area in Weston next to train tracks
I would prefer to see construction NOT of the type on the main street in Waltham - pressed board. I think it is dangerous.
I don't think it's developers' responsibility to fix crumbling infrastructure. Nobody here wants I pay real estate taxes, which are quite low at the mil rate they are. This city is almost embarrassing to live in its so run down.
This survey did not discuss separate needs of each village. Newton Corner has been devastated by big ugly buildings and terrible traffic. Newton Corner does not have the village appeal it had when there was movie theater and various shops.

I have run Low Income Housing Tax Credit programs at Assisted Living Facilities in Newton, Watertown and Waltham for many years. The median income in Newton is too high for many to afford an "affordable" unit in proposed developments. Smaller, independently owned two- and three-family homes have historically had lower rents, and were more affordable to lower income families. These are being torn down to build higher density housing w/"affordable" housing, which also raise the rents of said smaller housing. Also, just an FYI, there is a lot of concern by Newton residents about zoning in Newton. We all see smaller homes being torn down in lieu of larger development and feel the streets are losing their residential flavor.

No mention of including improvements to bus/train routes or frequency, encouragement to use modes of transport other than car

I don't want Washington St to turn into a strip mall or Highland Ave...we need architextual, interesting, mixed use buildings, not too high, with lots of green garden space, better public transportation...if done right, it could be outstanding, if done wrong, it will be a monstrosity and ruin our quality of life....we could be an oasis for folks who travel into Boston to work and for those who live here...varied use, we are the Garden City after all. Recently I went to suburbs of London, it was wonderful with people on foot and bikes, walking to transit and also shopping and dining on foot in the locality, a mix of ages and interspersed with bike lane and green space. At least some part of Washington St should look like this. :)

Newton is a unique and special community because each of its villages has unique character and charm. It would be a shame and disservice to the city to lose that diversity.

I am worried about the impact all of this cheap housing will have on our schools and property value. We moved to Newton for the quality of living and the schools. Please don't ruin Newton just to get profits. Neither should we allow a single person to own such a significant portion of our city.

I am not an urban planner, nor are most of the people taking this survey, so I am skeptical as to the benefit of its results. That being said, I think the main points that I wish to convey are as follows. We love Newton (and Newtonville, where we live). On the one hand, we want to preserve its character; on the other hand, we need to advance, meet the needs of the next generation, concretize our commitments to inclusivity and diversity, and stay competitive with other locales. To this end, we need mixed-housing, some affordable housing, beautification, win-win commercial opportunities that bring more revenue to our city and more benefits to our residents -- all the while being able to serve our growing citizenry with schools, city services, and workable traffic flow and parking. We cannot be afraid of development, but it needs to be done wisely. I imagine we are not the first affluent bed-room community to meet this challenge and we can learn from other examples across our nation. I thank you for taking up this challenge.

Am in favor of larger, mixed use developments. You're correct to address traffic issues- development along Washington St needs to take advantage of its unique proximity to MBTA service to reduce dependence on private motor vehicles. Mixed use development may also reduce traffic issues by better placing destinations (grocery, bank, employment) near residential units.

Make use of the right of way over the Mass Pike and commuter rail line. Suspend bike lanes over the rail line so they don't impact street traffic.

I wish more questions had comment boxes. Often NONE of the choices matched my opinion - or more than 1 did, but I was permitted just 1.

The survey does not address possible air-rights development over the Mass Pike. Although building here would be challenging, it is also possible to use this development to foster connections between spaces on each side of the road. We were residents of Watertown when the new housing developments on Pleasant St. and Arsenal street were getting started, and they density and massing of the buildings has been poorly zoned. Neither street can accommodate the traffic, especially at rush hours. Arsenal street was particularly poorly conceived. I feel strongly that whatever development takes place along Washington Street should not be incentivized by the City by granting real estate tax waivers to the developers. New, large developments will impose heavy burdens on our already-strained infrastructure. They need to contribute their fair share.

Mass transit should be a priority. Currently it basically doesn't work. More development with more people and cars is a recipe for decades of pain unless transit issue is proactively addressed

Thanks for doing this. I think the Mark venture is all about vulture-ing. I can't imagine how awful Newtonville will be with both that development and the one by the Star going up. Really irresponsible city government.

I can already hear that people are going to complain about addressing the traffic situation and parking. It is hard for people to paradigm shift. They are likely operating on false perception or lack of info. I would provide links to or push info on traffic counts, parking spots, evidence from other markets on how transit oriented development has shifted transportation preferences, etc.

I think that this was a poorly designed and biased survey slanted toward people who want Washington St. to stay the same as it has been since they moved to Newton 40 years ago. I would like to see development that brings amenities to the area, and am happy to see an increase in market rate housing, having recently been in the market and seeing only run down places.

This is private property purchased legally by a developer that wants to bring more business and residents to Newton. They have the right to do whatever they want with it within the zoning laws already in place. Stalling economic development wastes time, increases costs, and hurts everyone in the community. Dragging this on and trying to stall construction makes the area a nightmare for commuters not to mention the economic/tax potential lost. Newton should be thrilled that someone is willing to take on a project like this to bring the city into this century, not try to nickel and dime them every step of the way. The sooner they develop it, it the better.

Developers should not beproviding the public amenities such as bike lanes parks and public transportation. This is something that the city should be doing. If they require developers to do this the only way is developer can get the money back is by over developing the sites and cramming into many units.The city should also be designing what they want for Washington Street and make the developers comply to it rather than vice versa.

The Newton villages are fantastic! Please keep them true to their original form and function.

Mixed use developments are a perfect form of bringing communities together, ie. smaller restaurants, coffee shops, grocery stores, gyms, parks and playgrounds essentially places where people can come together to socialize or interact. Creating affordability is also important as Newton would be considered a high end market and as shown throughout the city of Boston it's been an issue where we are becoming more and more divided, and eliminating the middle class as we know it today. Focus on the simple idea of bringing a community together and you'll succeed with any development you pursue. Can't wait to see what you guys have in store for the future. Good Luck - Pat.

Most people have not thought hard enough about many of your questions to give good, consistent answers. Don't take answers too literally.

Good survey. We have an obligation to help with the greater Boston housing shortage.

Thank you for engaging the community by gathering this information. Hopefully it will inform your choices to reflect the will and needs of the people you are asking and wish to serve.

Because Washington St. itself is wide and runs along the sunken Mass. Pike, which has wide open air space above it (except for the Star Market), building heights can be higher (e.g. 7 or 8 stories) than in narrower places without creating a visual sense of crowding or being closed in. Also, setting back buildings from the roadway and widening sidewalks provides more visual space for buildings that have more than merely 3-5 stories. We have a critical need for many hundreds of single-floor housing units, and very little available land to put them on. We should use the land we have to best advantage to build many units, and use structural techniques, such as these, to keep taller buildings from giving us a closed-in feeling.

please don't have bike lanes adjacent to the sidewalks, and parking in the middle of the street....harvard square is impossible to navigate with this configuration

This multiple-choice style survey is extremely frustrating (I'm sorry I took it) because it is nearly impossible to discuss these issues without explanation or further discussion of the choices made.

Need more affordable senior, handicapped, and veterans. seniors and veterans have to move out of here, can't afford to stay.

As you may be able to tell from some of my answers, I think an approach similar to what is being attempted in Toronto by Sidewalk Labs is my preference. Information is critical to the process.

For a larger development like Washington Place; look at Waltham development at corner of Moody st & Main St. It has a new format Roche Brothers market for apt. dwellers.

Excellent survey

Many of these questions involved too many variables for the data received from the answers to be statistically informative.

Newton has been known as the Garden city. With all of this development going on, soon we will be known as the cement city. We didn't move to Newton to have it become so congested. We do not want Newton to become what has happened in Brookline and Watertown. We want to see open space here. Wellesley, Weston, Needham do not allow all of this development.

I would have like to see more questions on improvements to public transportation. I feel that is the main problem with this part of Newton. Otherwise good job

This survey took a bunch of interconnected issues and separated them as though they were individual issues, which made it hard to truly express my opinion. I did my best to use the comment boxes when possible. I also understand that surveys have limitations as a format when considering complex, interconnected issues. There were a number of questions about bike lanes and traffic reduction. The current reality is that Newton is a car town. Cycling is becoming more popular and I do believe that the existence of bike lanes is part of that. There are people who were ' on the fence' about cycling and who do it more now that there are bike lanes. However, Newton is a car town because public transit doesn't cover much of it. If you want less reliance on cars, there needs to be extensive discussions with the MBTA (and funding from them). Also, keep in mind that if I am going anywhere with my two kids (shuttling them to an activity), that's not likely to be a bike trip, no matter how great the bike lane infrastructure is. If (when?) there is going to be more housing built, that will put more students into the school system. What discussions are taking place with the School committee and the superintendent? This will almost certainly involve expanding space in current schools, possibly buying a new property. Either of those things require extensive project management and the city has publicly said that it can only manage one school construction project at a time. Right now, it's Cabot. The time for those conversations is now. These are predictable consequences. So, let's get out in front of them. Also, more students means there needs to be more teachers to maintain class sizes that allow for teachers to be appropriately responsive. That means more LONG TERM funding. Though I can't technically speak for everyone, I can be pretty confident that everyone who lives in Newton feels fortunate to be here. This is equally (possibly more) true for real estate developers. That means that the town gets to set the terms for development. If a developer doesn't like those terms and chooses to walk away, another developer will show up within 7 seconds with a proposal. Rant over. Thanks for reading.

Arsenal ST in Watertown has the feel of a corridor with many high buildings. This is NOT desirable.

Very thorough and hopefully enlightening!

Proposition 2-1/2 ruined Newton. We have insufficient tax income to run the city, and the Washington Street development proposals will only make matters worse because they put increased cost burdens of city services which (apart from education) are not being adequately met now.

Caving to developers to secure a handful of affordable units is a mistake that will negatively impact schools, traffic, green space, quality of life. Please stop.

I believe this survey was long but well done considering everything that needed to be evaluated.

I think the Austin Street development is an example of a poorly executed development, from a density point-of-view. Too little density for such a great site located within walking distance of a commuter rail station and Newtonville village. Not a shining example of good transit oriented or sustainable development. Let's not let this happen again.

Our opinions do not matter, the city will do what it wants and does not care about most citizens only certain parts of the city, not north side

It is good that you have the box to affirm that a respondent will only submit one survey, but of course you can't guarantee...
There was no mention of fixing the roads which are an embarrassment given Newton's affluence. Maybe the always digging gas company can foot the bill for fixing them. They should pay Newton 1 million \$ each time they dig up a newly paved road which happened in our neighborhood. Now we're back to pot holes again.
The survey didn't focus on areas important to me and a lot of questions didn't give the option of saying they weren't important. For me, the big issues are congestion and pressure on public services. Solutions include developer taxes and public transit. The survey appeared to center on point issues that are probably important to the creators of the survey. Hope the results prove helpful in some way.
1. Newton Corner could support a high rise. 2. Thanks for a well thought out terrific survey. 3. If the geo rules for membership were not so restrictive, I would join 4. Emily Norton does NOT represent the views of all of her constituents
too much crowding already. eg elm st, cherry st, California st, etc
One concern not mentioned is the impact this will have on already overcrowding schools. This is already causing students to be pushed to schools not in their neighborhood or across town for higher grades. Adding hundreds of new units will exacerbate these issues as we have very good schools and special education services which is very attractive to many so families will move into these units, including the smaller units.
thank you for asking!!!
It seems that the developments are going to happen no matter what info is gathered in this survey. Please make a decision then cut it by 50% and add walkable green space.
Would have liked more options to help deal with traffic. It's unrealistic that families in newton are going to drive much less in the next decade (maybe uber/Lyft more...but still travel via car). Reducing lanes will only cause a mess (see the BU bridge as a prime example of a traffic disaster). It's all for economic development and increased commercial space-but you have to offset some of the traffic impact since commute times (and even just time between home and retail/restaurants) is crucially important to families where time is at a premium (dual careers, young kids, etc.).
This survey does not matter since the city leadership is in the pockets of the developers. Us "little people" do not count. Politicians will always make decisions on their own best financial interests.
thanks for doing this
This was easier than figuring out what was happening at the Washington Street pop up.
Cambridge is doing a great job in deemphasizing automobiles and prioritizing pedestrians/public transport/bicycles.

I live in Newton Corner south of the Pike and would like to have walking access to a grocery store like Trader Joes, cafes and restaurants. It was great before the Cahners Building was constructed, there was an actual Newton Corner commercial center. Would like that re-created. Also as I grow older (80's - 90's) I would like availability of small rental apartments in accessible buildings near town centers. It would also be nice to have a community garden in the area.

Development should be encouraged in other areas of Newton such as Chestnut Hill, Newton Highlands, etc

Pace of development: I support doing these projects at a slower pace so we can learn from our mistakes and see what the impacts are. For example, school population, traffic, parking, attractiveness to seniors. Rent/own: I would prefer to see a mix of rental and ownership options, with more ownership than rental.

Serenity Apartments (Olmstead Park, Boston) - Nice building but should have had more studio/one-bed, Macallen Bldg (South Boston) - Green Building Apartment Design (a little dated, but still good) Charlesview Residences (Allston) for Affordable Housing Complex/Townhomes, 90 Longwood Ave Brookline (Brookline Housing Authority) for senior/disabled housing -- location means that Coolidge Corner/most amenities are walkable, train is available, etc. This would be a good Near Newton Highlands (bus or shuttle needed to get to Chestnut Hill Grocery Stores, but my grandmother's community had one and it worked well), between Auburndale and Riverside, or the Washington/Walnut/Austin St. Area.

The impact on school overcrowding is not addressed fully. The numbers used by developers to sell largely underestimate the number of children that will leave in these developments. It would be good to use real and conservative numbers for estimation purposes and to have both compensation and a plan in place to appropriately reduce overcrowding. If that is addressed then that is my primary concern. Addition of commercial restaurants and entertainment would be a great benefit to the area. Newton should have a plan in place to address affordable housing so that developers cannot force unplanned developments

Market rate rental units will increase economic diversity in Newton, driving out the less affluent people and favoring the wealthy, especially on the north side of the city, where the less affluent people live.

I thought the survey was well done. Just don't know enough about development to know what is best. I have no attachments to any charm that some people may see in dated and old buildings. I do believe it's important to have local businesses.

any development must not be built in a flood plain, and must taken in account storm water management.

Traffic is bad already. It's only going to get much worse with the developments. I'm leaving soon to work in another city, and I know that if Newton keeps building up the way it is currently I will have zero interest in ever moving back.

Davis Square

Survey should be more straight forward. It should ask about increasing traffic, risk of accidents with bikers, population density and over-crowding in the schools. Instead it is phrased indirectly to make people feel badly for wanting to preserve their neighborhoods. Why don't they put up big developments in Waban or Newton Highlands? Why are all of them within a mile of this area?

The Merc in Waltham seems to have a nice vibe.

Excellent survey! Much better than Hello Washington and much cheaper!!! I don't mind Constantine place in West Newton. The size was appropriate (however the retail is still empty so not sure what is going on there. Guessing rents are too high.) Crescent St would be a great development if people would stop trying to block it to propose something bigger! Combination of low density affordable housing and park space on public land is an ideal project in my opinion! Thank you for creating this survey!

Somerville....welcoming to mixed income/mixed age people...I do NOT want Newton to become like Wellesley, Dover, Weston, etc....elitest! We need a diverse community in Newton and an inclusive one....I have lived in my home in Newtonville for 40 years....I am saddened that a beginning couple or couple with small children (unless they are the affluent professionals) cannot afford to buy and live in Newton....we also need apartments and smaller condos for seniors to move into from their large houses....in order to be a community we need places to gather and get to know each other....more big houses with small yards and people who do not know their neighbors do not lend themselves to a real community.....Newtonville....Washington Street....definitely need an improvement.....

The thought of reducing Washington St. from 4 lanes to 2 lanes might be the dumbest idea I've heard in a very long time.

Thank you, NAC, for taking on this big task. This survey was a very good idea. Unfortunately, the execution is not ideal. This survey included a number of questions with no answer that appealed to me, and no option to choose "None of the above" or to select "Other". That is a serious flaw. Another flaw is that certain questions were based on assumptions that are flawed, or disputable. A better way to ask such questions would be to present the case for each side of that issue, and let survey takers respond after considering both ends of the spectrum of opinion. Many of these questions should have had the answer option of "I prefer things to remain much as they are now", but few did. The entire survey is based on an assumption that high-density residential redevelopment is inevitable, when in fact, it is a policy choice. This survey could have informed that policy decision - if it wasn't biased towards "inevitable" development already. What a terrible lost opportunity. What a waste of everyone's time... The survey also fails to define what the survey writers mean by "affordable housing" and that is simply dishonest. Affordable housing includes naturally affordable, subsidized by public funds, inclusionary zoning units, 40B units, rent-controlled units, Section 8-vouchered units, and some people think it includes "workforce housing". The data collected about people's preferences regarding affordable housing is meaningless since the term should have been defined in the context of each question about it, and it was not defined. And where was the question about one's profession? Why did you not attempt to find out if survey takers were those engaged in the property speculation or development industries, of those who profit from related fields - like real estate agents, architects and mortgage brokers? Who is answering these questions and what they stand to gain or lose from high-density residential redevelopment of Washington Street is critical to interpreting this survey's results. Why didn't you ask respondents' views about decking over the Mass Pike? Don't you want to know that? Isn't that key to understanding their true preferences regarding Washington Street?

I am very much for the redevelopment of the Washington Street area; it is currently very run down.

I think economic effects on taxes and effects on school population should always be included in any analysis of a projects viability

Nothing on zoning changes to increase density. This, in my opinion has the greatest chance of successful development and will benefit Newton property owners instead of (single) mega developers.
some part of Huron Ave in Cambridge. They made the road nicer and retail stores are small but cute. Village life atmosphere with elegance is what we need at Washington Street. I definitely DO NOT want make Washington Street another Needham Street.
I am glad to take this survey. I am very concerned about the size of the Hello Washington project as well as the massive purchases by Korff.
I'm concerned that one developer is driving this effort and shaping the future of Washington St.
I live on Court street and our street is in serious disrepair. With all of the construction we need dedicated green and park spaces. Verizon does not use the parking lot on court street and that would make a great park. Also the lot at the end of court st where Garden Remedies wants to put a parking lot could be half a parking lot and a garden/green space. Lastly the blacktopping of newton is horrible. Bring back the concrete sidewalk. The black top is not flat, it doesnt last, it looks terrible and it is hot.
The Washington Street corridor is going to be a very disruptive event for the City of Newton unless the City is the one in charge of the rate change and the moderator of the changes needed in the zoning ordinances
I think there should be more condos, so older Newton residents can stay in Newton. Rentals leave one with no equity, and many elders do not need their large, multi-story homes. Concerned with traffic and ability of schools to plan effectively, if there are too many apartments.
There is currently too much development going on and being approved in Newton!
Development processes should become more cookie cutter and faster. It takes too long and cost the developers a lot of money which in turn they pass it back to us. By now the city should be more adept in processing these.
It is next to impossible to live in Newton for fixed/low-income people. What a shame.
I think the approved development is an abomination. I think the character of the town is being sold out. I think property taxes will rise, giving more of this city to the hyper-privileged. I forecast empty storefronts as developers gamble on luxury over sustainability. This used to be an intellectual and culturally rich community. Now it is a sandbox for fat cats. I'm horrified and can't wait to get my children out.
there is a lot of overlap in questions - is that to test my consistency? would be nice to see proposed plans/layouts of roads and buildings to help decide what i would support.
I'd like to see Newton take an integrated approach to development that carefully considers imminent changes to the way we get around. Autonomous vehicles will become pervasive in the next few years, and regardless of how that tech plays out we'll have no choice but to rely more on shared transport. Personally owned vehicles will become more and more a thing of the past. Let's do our best to anticipate future trends.
Newton is not Cambridge or Boston. Before Mark Development tears down the area, they should look at rehabbing the older buildings.

excellentlly done survey.
I think many of us don't have enough information to answer questions knowledgably. So not sure how reliable the survey is
Ideally, Washington St. should be developed from Newton Corner to West Newton. There should be large pedestrian sidewalks with outdoor seating and the street level should be commercial (for use of current residents and new residents in the higher levels). Building height and number of units does not matter as long as parking is provided for residents of new buildings. Ideally DMUs will also come to the commuter rail line along Washington St. as well for ease of access to Boston and to relieve any added stress to traffic from new residents (I think far more people would be willing to use public transit if we had a reliable DMU system than the current commuter rail).
Great survey and great process. Thank you!!
Please, PLEASE stress the importance of parking and commuting. I have already decreased the frequency of shopping in Newtonville due to the lack of parking in the municipal lot across from Star Market. It stands to follow that unless (adequately sized) parking spaces are a priority, then businesses may continue to suffer. I don't understand the logic behind decreasing traffic lanes from 4 to 2 (even with a turn lane) given the incoming commercial and residential buildings. That makes less than zero sense to me. The Framingham/Worcester commuter rail line is already very busy. With an uptick in residential units in the Washington Street area, it will only get more busy. Please work with MBTA to consider adding trains during the rush hours. I would hate to see residents move west of Newton to escape the surge in traffic and general claustrophobia of what is being proposed.
This survey will be abused by developers and their consultants, or people who want to sway the results. If I wanted I could take this survey 10 times using different browsers. Hard to trust the results.
The Riverside Office Park, despite it being a large office park, was nicely done in that parking is primarily hidden from the road, the sidewalk is separated from the road, and there are plantings and visual interest. Surprisingly, it is my favorite stretch to walk along when walking between Lower Falls and Williams Elementary.
Some of these questions were hard to answer because I'm not knowlegeable enough about the housing market in Newton (beyond single family homes).
It was a thoughtful survey. I wish there had been some translation in the square footage/housing unit questions. I do not know the implication of 60,000 sq. ft. of commercial space. How many businesses is that? How tall would a building need to be to have 450 units? How many units would fit in a 3 story building, or a 5 story building? That kind of information would have helped me answer more intelligently.
Survey assumes that additional housing, bike lanes, wider sidewalks, and reduced traffic lanes are good for Washington Street, but the survey does not take into account the traffic volume at present or the increase due to more development.

<p>I support small local businesses and restaurants as well as upscale larger businesses. I support more commercial businesses to help bring in tax dollars to the city. I also support better roads and sidewalks, larger parking spaces because MOST people drive moderate size SUVs. I believe in bike paths off of the road or installing a barrier between the road and path because the current situation is DANGEROUS for drivers and bikers. Bikers are disrespectful to the rules of the road. The area of Washington Street looks dumpy and outdated as do many other villages. It would be nice to approve the appearance of Washington Street. Other towns do a better job of this (Needham, Wellesley).</p>
<p>Preserving the unique character of Newton villages is important while increasing the number of commercial options and affordable housing.</p>
<p>This was a good attempt but a poorly crafted survey. It should have had more ranking features.</p>
<p>Thank you for doing this survey. My main comment is that Newton needs to explore other possible ways to create and finance affordable housing besides private developers creating these units with the argument that more height/density is therefore needed.</p>
<p>A bit long</p>
<p>You really don't address the Newtonville commuter rail station which is not handicap accessible and is falling apart and is frankly frightening to use and overcrowded</p>
<p>Some questions ask for uninformed opinions and - don't offer "I don't know" option. Human scale can be achieved at various building heights - it's a matter of employing good design principles. Waltham on Main Street - great units with common spaces opening to a central court and - fairly quiet -parking area. Grocer on the corner /ground floor.</p>
<p>Commuter rail stations need ramps for handicaps or families traveling with babies.</p>
<p>One thing I'm not seeing here is a chance to weigh in about the need to expand school and public transportation capacity. I strongly support increasing the number of trains per day on the Framingham line and improving the sad excuse for a train station in Newtonville. I assume that studies have been done on the impact on Day, Cabot, etc. of having an influx of families, and that steps are being taken to meet that.</p>
<p>I am very concerned about having new developments contain housing that is affordable for downsizing seniors and new families who want to move into Newton.</p>
<p>Street parking for residents near these centers is also a concern. Driveways are small here, and parking regulations make it hard to host guests, park on the street when necessary, etc. This could get increasingly difficult if more people are visiting businesses along Washington St. and parking on the side streets. Resident permits should be available to allow parking for extended times in 2-hr areas, park overnight in the winter (when there is not a snow emergency of course), etc.</p>
<p>New zoning plan and plan for Washington St traffic should be developed before developers move forward with projects.</p>
<p>Watertown and Waltham should not be used as good models. Nice job with the survey, NAC.</p>
<p>Thank you!</p>

<p>Even if 95% of residents demanded that this project not happen, it matters none. The elitists want the money. This project will get done. Stop these weak attempts at trying to show that you care. You don't.</p>
<p>The most important thing to me is changing Washington Street to 2 lanes. Pedestrian and biker safety should be prioritized so as to avoid another accident like the tragic one at Sweet Tomatoes that killed two people, including a father at my daughter's daycare.</p>
<p>There are no questions or thoughts about diversity - you mention low income - but what about the identity of the city? Do we want to be a city is rich, Caucasian people? Not only would that not represent the world and be boring - think about how that impacts little kids if they only see people that look like them - that builds a fear or discomfort with folks that are different than us - there becomes a "us" or "them" mentality - think about it!</p>
<p>Cost of housing is out of control. Newton should be a community welcoming people at a range of income levels and our seniors should have options to sell their homes and stay in Newton somewhere that is affordable and attractive. We should not allow people to buy a home that is in perfectly reasonable condition, and tear it down to build a new home that is out of sync with the character of the neighborhood.</p>
<p>I heard the "washington st corridor" traffic rerouting was successfully done in Belmont (but NOT on needham st.) Would be interesting to hear more about Belmont</p>
<p>Tody's should be relocated. It is a poor greeting to West Newton from the west and an eyesore in general. Their trucks often use portions of sidewalk, I've had to walk around on many occasions. In general, West Newton Square is congested and confusing. At rush hour, cars block intersections, especially at Chestnut and Washington, at Waltham and Washington.</p>
<p>Watertown on Pleasant St and Waltham on River St. has done a great job transforming that street into a vibrant work and live environment. Would like to see that happen in a dilapidated 1970 looking Washington street</p>
<p>Please just don't add "affordable" housing. It makes people feel good because they believe it helps poor people. It actually hurts people on the margin in the long run. It is better to provide education and business incentives which boost the economy and increase employment.</p>
<p>Too many questions trying to ask the same thing (ex: do you prefer commercial, residential or both) would have replaced 5 questions. The multiple option questions were good to solicit public opinion on public space.</p>
<p>You must be working for Korff as the questions resemble his thinking and assumptions. It is NOT necessary to build bigger developments to off set percentage of affordable units offered..You entirely omit the critical variable in that equation. The profit margin for the developer. Korff argues he has to build outsize developments to offset any affordable units. But what is his profit margin ? What is he paying for the land? Who are his investors ? What is their rate of return ? Why donâ€™t you survey those issues too which we be more honest that this obviously biased survey. Shameful really</p>
<p>There are many leading questions.</p>
<p>I am very concerned about future auto traffic and crowding when I drive in the Washington St. area.</p>
<p>This feels like a biased survey weighted against development</p>

way too long
Very thorough and professionally done. Thank you!
This is very useful! Thank you for the transparency. More needs to be done to inform the public, however! Mailings, emails, etc.
I'm most concerned about the developers touting the access to the commuter rail and other T services with the aim of "under-developing" parking for new residential units. The bus is convenient but the train only runs at peak rush hour and underserves the community. Also, most suburbanites have cars even if they do not use them for their commute. I'd hate to see a large number of units like an Avalon project. Newton should not reach the density of a Brookline for example.
I'm very glad survey is being taken, hope it helps speed the process and provides good data
More restaurants around the corner of Walnut and Washington would be great.
Thank you for reaching out!
The roads in Newton are horrible. They need to be repaved! Especially Lenglen Road.
#1 I think it's really important for developers to build attractive buildings that "match" the few lovely historical buildings that remain on Wash. St. #2, Newton should require steel beam construction on large buildings to minimize possible fire damage/costs.
Thank you for providing this convenient way for me to give feedback.
I think there should be zoning to prevent any recreational marijuana shops from opening on Washington St or anywhere in Newtonville because there are so many schools and kids around. This will be a problem, I am sure. The downtown Wellesley area is worth looking at, and Wellesley also has a bike and walking path that goes through the town.
Check out Moody and Main Street in Waltham. Good example of mixed use housing.
In the analysis are missing data that will give the subscriber a wider view. How many people already live in that area, how many more will be, increasing in % and future prospective. Same think for the number of houses.
Very concerned with over development and the effect this will have on traffic and schools (higher taxes for homeowners)
Additional commercial/retail development will provide additional tax revenue and also improved business to already established retail without impact on schools and other services.
I personally think change is good, but will dearly miss what was, and never again will be.
I do not think we should run our town by surveys. All major decisions should be made by voting for them.
This survey does not cover the inequality in new development in the city. Newtonville is being ruined by the development. Within 1/2 sq mile of my house there are/will be close to 300 new housing units, and that does not count how many single family houses have been knocked down and replaced with large, out of character townhouses. Has anybody in city government who approves these developments driven through Newtonville any time between 3 and 7 PM? It takes multiple light cycles to get through whether you are on Washington St or Walnut St and is getting noticeably worse.

Teachers who work in Newton cannot afford to raise their families in Newton-Washington St development will impact schools, how about some affordable housing for teachers?
We will need adequate off-street parking in Newtonville that is greater than the municipal lot on Austin Street that is being modified.
Take a look at the City, houses that had 4 residents are being knocked down and duplexes are being constructed allowing for 16. When does it all bust at the seams?
This is a very complex issue and I applaud Newton for reaching out to residents. I am worried that too many questions were simplistic when the real issues are so nuanced. Nowhere in this survey was there much discussion about real green space. I moved to Newton partly because of the amount of mature trees. Granted Washington street doesn't have many now, but the more development there is, the less this city can claim being the garden city. Also the way a building is designed can have a huge impact on its surroundings. A good building can change a neighborhood for the better while a bad building can harm that same neighborhood. But if you reduce those buildings to items on a spreadsheet, they could look identical. Developers, frequently want to make their money and be done, without caring about 20 years down the line (they've either made a profit or a loss, but have moved on by then). What we need are people investing in the future of Newton, not people who want to turn a quick buck.
Noise reduction from the MASS PIKE with green space along that unused south side of Washington Street would be great. Develop that unused area in a modern, forward thinking way. Modernize the Newtonville Commuter rail station
I think that current residents will be impacted to a greater or lesser extent depending on the exact location of their residence. Sadly, my husband and I live on a block that will be greatly impacted, and that already has more parking issues, traffic, etc than our neighbors who are just 1-2 blocks away. We would not have bought in this location if we had seen what was coming. We feel stuck.
Newton Corner was destroyed when the Turnpike came through. I would like to see slow and well thought redevelopment happen. No need for buildings more than 3 stories.
isn't it too late ?
I don't like the explosion of condos/apartment buildings not just locally but, everywhere. This explosion has had a negative impact on quality of life due to the increased traffic and higher taxes to support the school system. Condos built by developers that once housed one family and now house 10 families or more has increased dramatically over the last decade or more. Something needs to be done as our roads and schools cannot continue to support this high density overbuilding.
It was good.

I think the options and questions are worded in a fashion that are somewhat shaded - leaning towards preserving the current status quo. Ultimately, Newtonville in particular requires an update to continue to be a great place to live - however, to keep the same quality of life, rents/housing prices need to stay reasonable without getting out of hand and requiring additional infrastructure/support from the MBTA to offset the population boon on transit and traffic. Further, there were no questions addressing the current infrastructure of Washington St. The state of the roads and sidewalks especially between Chestnut and Walnut Street is particularly poor. Investments should be made on improving existing infrastructure to support the residents that are already here. Increasing population density in this area without first improving the current state of affairs is irresponsible.

My main concern is traffic flow during the construction process and afterwards not increasing the amount of time to travel from one end of Washington Street to the other. In addition having more local business and restaurants with variety of offers would be preferred. Lets not make this like Watertown with condos everywhere.

Positive: A wide range of questions about the area and development. It seems like someone might care what I think. Negative: Some questions were leading. Some questions needed to provide more information or have a "I don't know" option.

Enough with the housing, need more commercial development. Do not copy Watertown, Cambridge & Waltham. This the Garden City please stop destroying it.

I have watched the development of the Seaport district in Boston over the past 18 years. The initial proposals were to limit height near the harbor and graduate building height by block towards Summer St and keep a visual connection to the harbor. This plan has been abandoned with the lure of developer \$\$\$ and increased taxes. I hope this planning keeps community at the forefront over the long run.

The survey clearly biased the concept of affordable housing - I had to write in to say that this is not and should not be a concern to this project.

"The Merc" in Waltham replaced some ugly 80s era buildings with something that at least makes an effort architecturally. Clearly their rents are too high, though, based on vacancy (especially retail).

Wellsley is a town that did it right..wide well paved roads s historic homes and quality commercial businesses

"The Circle" renovation at Cleveland Circle looks like a great development. In my opinion, affordable housing leads to lower quality communities and more issues such as noise, traffic, and police activity. The City of Newton is already prohibitively expensive for college students, new graduates, and lower income individuals (specifically those who are living alone or with only 1 roommate), so any proposed development will continue that trend. With that in mind, living in Newton should be viewed as a privilege and not an expectation. For perspective, I will be priced out of the City next year when my lease renews, and I think that is par for the course of a growing metropolitan area surrounding a major city like Boston.

The proposed developments do not really provide for "affordable" housing, because it is more than what most people can pay. Also, if the "affordable" units are not rented (because they actually are NOT affordable), then these units can be rented at market rate. I have not seen this issue addressed. The Washington Street (and Austin Street) developments cater to young professionals who can afford the rents, NOT to families, older residents on fixed incomes, and individuals who cannot afford these "affordable" rents.

Cool stuff, thanks for asking!
Traffic and no parking are the most discouraging aspects of Washington St and trying to enjoy Washington St. Also NO EASY PUBLIC TRANSPORTATION OR ACCESS TO PUBLIC TRANSPORTATION!!!! You always need a car...
I'd love to see something similar to Belmont Center or Wellesley where there are many mixed use areas but it's still charming, historical, safe and attractive for pedestrians, yet functional.
please fix the roads. holes everywhere. ridiculous!
re # 31-I seem to remember that there are studies suggesting fewer parking spaces will result in fewer cars which would be a good outcome re # 37-is there a "preferred %"? My answer(30%)is really a guess.
I support 1000 new units of housing at every MBTA stop across Mass., subway and commuter rail. Fine with me if the ones in Newton are built without parking - it's ok for many younger and older people, especially with new alternatives to owning a car
There are too many quasi-governmental agencies in Newton; too many people who would force their own tastes on the rest of us.
Church St in Burlington Vermont has a great feel to it that I think Newton could recreate to some degree. We need something that is very walkable.
I think you attempted to appear neutral in your questions which I appreciate. I know the council has not supported either Austin or Washington PL
I live on Jackson Road and my office overlooks the street. I've seen that Newtonville Shuttle a thousand times and I have yet to see a single rider - we're talking ZERO. Whoever is paying for it is getting nothing for their investment.
I would like the survey to be redesigned to allow for more open-ended exploration of the best solutions to the challenges that this survey aimed to address.
There is close to zero mention to increased traffic due to development of numerous housing units. Is this even being addressed?
The Newtonville traffic study was a pathetic joke. How one or two developers could amass so much power is sickening. The number one priority of this city should be its current residents, not people who don't live here yet. "Well it will raise more taxes" but what good is that if you can't drive a half a mile without developing an ulcer? Will many thousands more people swarming over our roads and in our markets really improve our lives? Have we swallowed the Kool Aid of growth at any cost, or have only our elected officials done so? All I know is that it's going to be hell around here for years. At least I might be compensated for that when I sell and get out -- but on the other hand, in what I've seen and experienced over the past few years, Newton is becoming a much less desirable place to live. Guess what THAT does to property values? Will the developers come back and undo the damage if and when that happens? Will long-retired officials send an apology? By the way I was born and raised here. As angry as I am, I am equally saddened by what I'm seeing.

I utilized the virtual tour of Washington Street development on the city web site and found it quite exciting and attractive. Making Washington Street a centralized commercial-residential density corridor along the MassPike would greatly benefit the north side of the city which has suffered greatly due to random industrialization and poorly regulated/inspired small business development. Nonantum Village is doing well, but I have a concern that Nonantum might be a dumping ground for substandard high-density public housing. As a former resident of Boston, I am all too familiar to the damage such housing does to any neighborhood.

Walkability is important!

We are giving outside contractors too much power.

Im all for density in development as long as there are plenty of spaces for people to play/be outside/use together

To control housing costs we need to build more housing and more dense and NOT allow NIMBY-ism. Rents in new developments are far too high may because those developments are always luxury.

Recent developments on Austin St. and Washington St. have touted retail opportunities (which are too costly for local businesses to afford). With the accelerating failure of many national chains (as well as local businesses) and the many empty storefronts in this area, this seems a specious argument on the part of developers.

If I had a vote, I would not approve these developments . Instead I would improve existing parking and buildings already in place. Also accomodate a good affordable mix of retail space. Good access , with useful retail. DO NOT WANT TO APPEAL TO PEOPLE NOT IN THE IMMEDIATE AREA LIKE NEEDHAM ST. IF UNCONTROLLED THAT'S WHAT WILL HAPPEN. Should benefit locals only, NOT the developer

Can't wait to live in a modern day "Pottersville", run by our version of a short-fingered vulgarian. Any modern-day version George Bailey is dead apparently.

Iâ€™d love to see more restaurants with outdoor seating. Also planting trees along sidewalks. Just things that make the new development look beautiful and encourage people to get out and walk around the neighborhood.

This survey gets a bit into the weeds and asks for opinions and predictions on many things that most people would not know specifics about.

Housing in Newton brings kids, kids go to public school, schools are the most costly item taxes pay for. Any additional housing except where it is specifically not for children will raise city costs and therefore taxes. Although this survey is *very* good as succinctly describing financial consequences of certain development types, it completely fails to mention this, probably the single most consequential financial issue.

I think adding affordable housing should be top priority. Newton is lacking in racial and socio-economic diversity despite having diverse populations right next door in Brighton. Something needs to change.

If you allow more bikes on the road than make sure there are enough police to see that they don't break the law! Can't stand them! They are a menace because so many of them break the law constantly with no regard to their fellow man.

Needham has maintained a small community feel welcome to all incomes. Needham has and continues to grow but "not" with high-rise and limit most bldgs to 3 flrs.

this survey is more intelligently constructed than most others, in terms of question quality and appropriate choice options. good job and thank you for all the work involved in this!

I'm wondering who will purchase these developments from Mark once they are built and who will manage them? How does this effect Newton long term when developers sell up and leave?

Why are you allowing a developer to ruin our village-based communities? Why has valuable land been sold off to one developer, without open bidding? Why do we desperately need to house people in Newton who can't afford to live here? Are Newton politicians accepting kickbacks from the developers?

While i agree the washington st area needs redevelopment, i feel that the roadways can barely handle existing traffic and think it will only get much, much worse by adding more residential units