

**Nadia Khan**

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**From:** David A. Olson  
**Sent:** Thursday, May 11, 2017 3:23 PM  
**To:** Nadia Khan  
**Subject:** FW: Washington Place

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**From:** Dana Dagostino [mailto:\_\_\_\_\_]  
**Sent:** Thursday, May 11, 2017 3:19 PM  
**To:** citycouncil  
**Subject:** FW: Washington Place

Dear City Councilors,

As a follow-up to the May 2 LUC meeting, I am requesting additional information about the fiscal analysis of the Washington Place project. At the meeting, I mentioned the new benefit is even smaller than previously anticipated (\$160,989) and still doesn't take into account an accurate SAC number. If we apply the same formula used by the Planning Department for Austin St. (Appendix F of the NPS enrollment analysis report), the number of school-age children jumps from 24 to 32 children. This is quite a different scenario than that submitted in the April 28 Public Hearing Memorandum. I'm trying to understand why an accurate SAC projection is a not a consideration in the special permit decision (highlighted below).

**Petition #96-17****Page 9 of 11**

**Fiscal Impact:** The petitioner has submitted a fiscal impact analysis which estimates the net annual fiscal benefit to the City of \$160,989. The report estimates between 24 and 26 school-aged children to reside on site. The Planning Department notes the number of school children that may reside in a project is not a consideration the Council may make as part of the special permit process.

I know I keep coming back to the fiscal impact, but it's hard to justify a project that may result in a \$300,000 annual loss for the City.

Please provide me with the name of the best person to talk with for clarification.

Thank you,  
 Dana D'Agostino  
 Cabot Street

-----Original Message-----

On 03/27/17, Dana Dagostino<\_\_\_\_\_> wrote:

Dear City Councilors,

My name is Dana D'Agostino and I have lived in Newtonville for the past 25 years with my husband and three children.

This is the first time that I have an emailed the City Council and I'm doing so now out of concern

for the fiscal impact of the Washington Place/ Orr Project. I understand the initial fiscal impact analysis was prepared in June 2016 and I would like to request an updated analysis for the Project. The Newton website has a link to the developer's January 2017 proposal which notes a different configuration of residential units than the June proposal. Although the number of units is lower, the change in unit type (2+ bedrooms and 3 bedrooms) will increase the projected numbers of SAC. In addition, I would like to see clarification on the projections used for 1+ bedrooms and as they were treated as 2 bedrooms for the Austin Street projections. The net fiscal benefit of the this Project is so very narrow at \$206,000. My concern is an addition of 10 or 15 students at the \$14,800 per student rate could actually result in a net revenue loss for the City for years to come.

I am sending the request in writing ahead of Tuesday's Land Use meeting. My hope is to that the members have a revised fiscal impact analysis in hand before the special permit vote is called.

Thank you for your consideration.

Sincerely,

Dana D'Agostino  
359 Cabot Street  
Newtonville, MA