



CITY OF NEWTON, MASSACHUSETTS

Fair Housing Committee

June 7, 2017

Setti D. Warren
Mayor

To: Scott F. Lennon, President and members of the Newton City Council
1000 Commonwealth Avenue.
Newton, MA 02459

Barney Heath
Director of
Planning & Development

Re: Proposals for Washington Place

Malcolm Lucas
Housing Planner

At its meeting on June 7, 2017 the Newton Fair Housing Committee unanimously voted to support the proposed rezoning at Washington and Walnut Streets from the current Business 1, Business 2, and Public Use districts to Mixed Use 4 district. We also voted unanimously to support the approval of the proposed Washington Place mixed use development as proposed by Mark Development, whether the housing proposed remains at 160 dwelling units or is reduced to as low as 140 units.

Members
Phil Herr, Chair
Esther Schlorholtz, Vice-
Chair
Karen Allschwang
Kathy Laufer
Councilor Ted Hess-Mahan
Sheila Mondshein
Josephine McNeil
Susan Paley

MU4 zoning, just as at Austin Street, fits this site well, and it contains more language that is more encouraging of fair housing than the language of B-1, B-2 and Public Use. The rezoning is sound whether or not this development is approved.

The Washington Place proposal goes beyond the explicit requirements of the Zoning and other regulations in a number of ways that serve fair housing, including the building configuration and details, accessory and transportation provisions, and affordability levels.

Over the past two years the Fair Housing Committee has developed a set of review considerations regarding how well proposals meet the City's fair housing goals, based on affordability, accessibility, visitability, commercial proximity, transport arrangements, and discriminatory impacts. This project, just as does the approved Austin Street proposal, scores very highly on those considerations.

Sincerely,

Philip B. Herr, Chair

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