

**Nadia Khan**

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**From:** David A. Olson  
**Sent:** Monday, December 05, 2016 9:09 AM  
**To:** citycouncil  
**Cc:** Nadia Khan  
**Subject:** FW: The Proposed Development at the Orr Building (Washington Place)

**From:** Ann Duvall  
**Sent:** Saturday, December 03, 2016 8:18 PM  
**To:** David A. Olson  
**Subject:** The Proposed Development at the Orr Building (Washington Place)

Dear City Councilors and Land Use Committee Members,

I am writing to you to ask you not to grant the special permit requested by the Mark Newtonville, LLC, for the location now known as the Orr Building.

I do not believe that a four or five story development is appropriate for this location. It is zoned for up to 3 stories and this is the zoning Mark Newtonville and associates should adhere to. Just because this company wants to make the maximum amount of profit does not mean we have to say "Yes" to this special permit. They need to understand that we are a neighborhood of residents and small business owners who expect our neighborhood to maintain a village atmosphere. That is why many of us bought homes, started businesses and became tenants in Newtonville. They should not be allowed to make a profit by using our zoning codes for their maximum benefit. Zoning codes are in place to protect homeowners and business owners, not the other way around. I expect the city council to protect my interests over developers.

I know that there will be a development built there, but I am wondering why the city council is not looking for a way to have the city benefit more from this development. The city of Newton needs a larger commercial tax base in order to fund the costs of our current liabilities. Why isn't the city council or land use committee asking for more commercial development from this developer? This would increase the city's tax base. You could ask them to allow the small businesses that are being pushed out to return to this location once it is completed. Mark Newtonville could allow for this along with their plans for "high end" establishments if more commercial space is added. I am sure many Newton residents would consider this a "win-win".

I also am concerned that this is too much development for this area. We already will have Court St. and soon Austin St. The city planners need to be more comprehensive and thoughtful in what makes sense for this whole area instead of this piece - meal approach. This proposal is just too massive and too dense. Remember this was declared an historic site and the proposed development abuts an historic designated neighborhood. Please keep this in mind when you make a decision on this petition.

There will be increased traffic in this area which has not been looked at in a comprehensive manner. Additional traffic will be coming from Court St. and Austin St. developments. No plans have been made to adjust the traffic flow on other important intersections that will be impacted, such as Cabot and Walnut, Lowell and Washington, Watertown Street and Walnut Street, and Adams and Washington. Fixing the traffic and intersection of Walnut and Washington St. is necessary, but not enough.

Even though parking for this new development has a disincentive to own a car by charging for parking, I am sure renters are not going to do without. Extra cars will be parked on side streets such as mine (Madison Ave.) and surrounding streets to "get around" the charges for resident parking. If the overnight parking ban is eliminated, as is being discussed right now in the city council, I know that this will happen on my street. Please do not eliminate the parking ban in Newton. The ban works for this reason and for essential snow plowing services.

With regards to affordability, this proposal should increase our affordable units by more than 40. As you know, Newton needs more affordable housing for those making 50% of AMI. This is not affordable housing. Look at how long the housing wait lists are for Newton and else where. It is luxury housing. Millennials, like my son, who is 22, can not afford to live here. They usually have student loan debt of 10 to 20% of their income. So Mr. Korff and Mark Newtonville LLC are not telling us the truth when they say it will attract millennials. To afford a two bedroom in this development the household has to make near \$100,000 + per year! This is luxury housing!

I also keep hearing that this site is Transit Oriented Development. Look at the Newton Zoning Ordinance which states the a TOD requires a minimum of 9 acres. This proposal is approximately 3. But this is only used for Mixed Use 3/TOD, section 4..2.1 B, and is not a criteria for Mixed Use 4, which is what the petitioner is asking for.

I am also concerned about the use of the Sunoco Station site as part of the development. Will this site be analyzed by an outside agency for environmental contamination? Hasn't it been designated for use for only a gas station and not residential? The public needs to know more about this issue.

Please use some common sense when you decide on the special permit for this proposed development. Again, **you can** make this development less dense, more in keeping with the historic neighborhood, more affordable for lower and middle income residents, safer for pedestrians and drivers, and a "Win-Win" for all the people who live and work in Newton.

Thank you.

Sincerely,

Ann Duvall  
33 Madison Ave.  
Newtonville, MA 02460