

Nadia Khan

From: -
Sent: Wednesday, February 08, 2017 2:41 PM
To: Nadia Khan
Subject: Fwd: Washington Place 3D Model Video Woefully Lacking
Attachments: Scan_20170208_125759118.PDF

Hi Ms. Khan:

Would you be able to place this letter with attachment into the Orr Block docket. Thank you.

Bette White

From: _____
To: mlaredo@newtonma.gov, gschwartz@newtonma.gov, slennon@newtonma.gov,
jauchincloss@newtonma.gov, jcote@newtonma.gov, jharney@newtonma.gov,
dcrossley@newtonma.gov, rlipof@newtonma.gov
Sent: Wednesday, February 8, 2017 2:35:16 PM
Subject: Washington Place 3D Model Video Woefully Lacking

Dear Land Use Committee Councilors:

The Petitioner's 3D model presentation last evening was dishonest, condescending and, yes, laughable. Where was the full height of the buildings as the camera zoomed through the development; where were the abutters cast against Washington Place; where were the surrounding areas adjacent to the full height, massing and density. No wonder the latest draft order (2/3/17) no longer contains the below paragraph.

f. The petitioner submitted neighborhood views and a 3D massing model, and the Council finds that the Project's architectural characteristics and massing are respectful to the surrounding neighborhood village context including the adjacent Newtonville Historic District, and "should not damage the valued qualities of that which exists in the vicinity,"¹ or cause adverse impacts from shadows or the blocking of views.

Further to the point, as the below email to Susan Albright indicates, abutters have requested numerous times since early November certain renderings from Mr. Korff as described in the email. Any feasible resemblance to this request has gone unfulfilled.

Dear Councilor Albright,

At a meeting at Bob Smith's house in November, the abutters brought up the point that an essential perspective that should be included in the review process was renderings of the Washington Place development at its proposed height from the Foster Street streetscape, displaying abutters' homes as they would appear with the development behind them and rendered without the development's proposed plantings. Both day time and night time perspectives due to potential lighting

issues were thought to be necessary as well as views of the development from second or third stories of a few homes of abutters.

At your suggestion Bob requested these renderings from Attorney Buchbinder at the end of November. Further in a public comment before the Land Use Committee these renderings were remarked as necessary. Again at a January 4th meeting with Mr. Korff, abutters inquired as to when the illustrations would be forthcoming. Mr. Korff seemed reluctant to commit. Thus far, as the process winds down, we still have received nothing from the petitioner.

To Councilor Albright's credit, she attended an abutters meeting and tried to manipulate the 3D Model program to provide us with a facsimile of the renderings requested. This followed being provided with a nonsensical hard copy of screen shots from the program. With skill and patience Susan and a neighbor were able to produce the three **attached** photos (consider the trees in the photos virtual reality) but that was all. You can see why the Petitioner is reluctant, to say the least, to provide us with the renderings requested. They would be damning.

Clearly the 3D Model computer program is not user friendly. It would be difficult for councilors and the public to access it in any useable way. Would the Committee please prevail upon the Petitioner to provide you and the abutters with the following:

Renderings of the Washington Place development at its proposed height from the Foster Street streetscape, displaying abutters' homes as they would appear with the development behind them and rendered without the development's proposed plantings. Both day time and night time perspectives due to potential lighting issues were thought to be necessary as well as views of the development from second or third stories of a few homes of abutters.

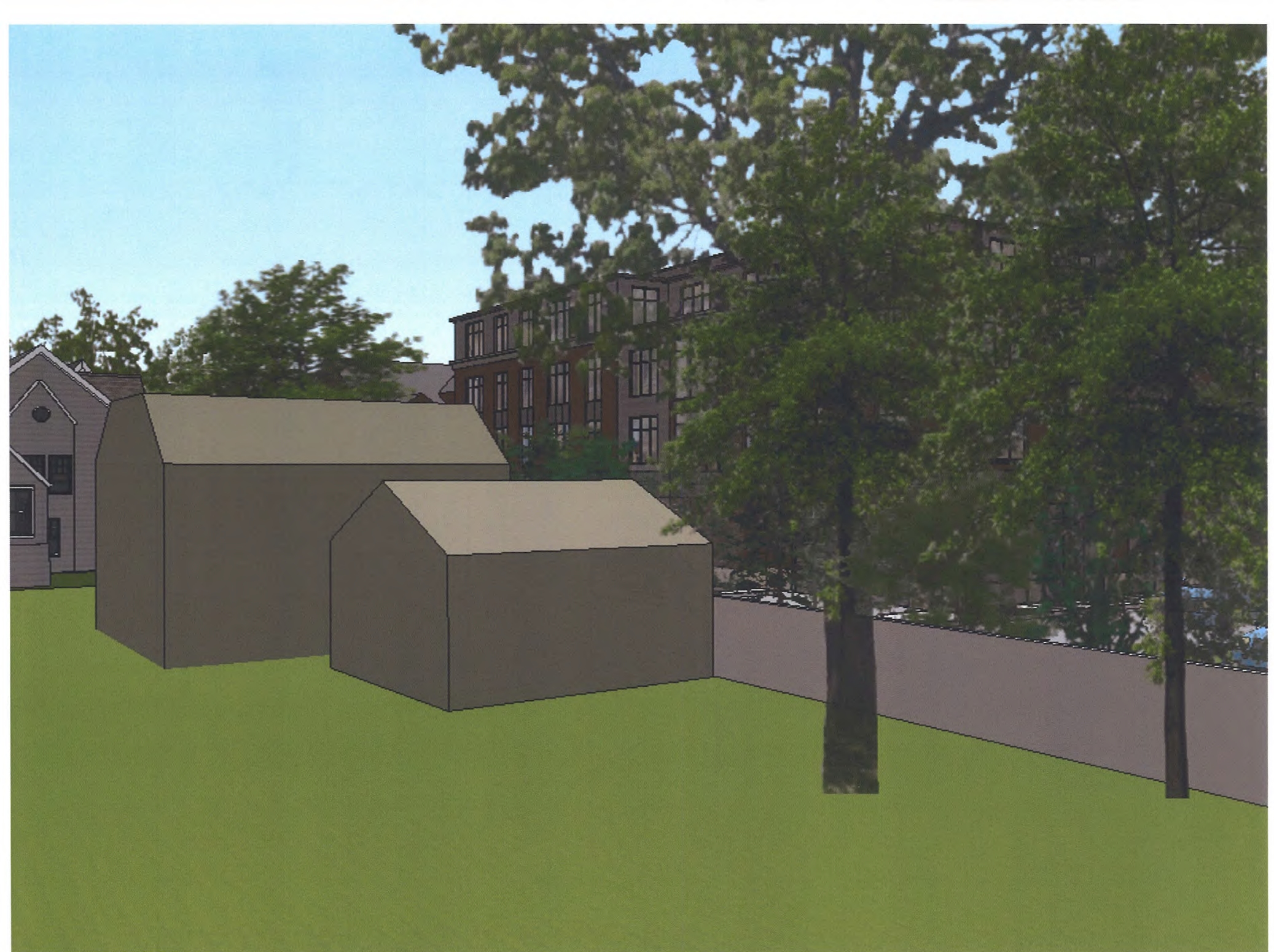
These are essential to a fair review of the Washington Place proposal as it now stands.

Thank you for listening.

Sincerely,

Bette White
40 Foster Street





tion = run, Shift = move vertically or sideways, Command = disable collision detection

Eye H

