

Nadia Khan

From: David A. Olson
Sent: Thursday, January 12, 2017 12:38 PM
To: citycouncil
Cc: Nadia Khan
Subject: FW: Orr Block Letter

From: [David A. Olson](#)
Sent: Thursday, January 12, 2017 11:58 AM
To: David A. Olson
Cc:
Subject: Orr Block Letter

Dear Newton Land Use Committee and City Councilors,

Our family has been living for 43 years in the Newtonville Historic District, 2 blocks from the intersection of Walnut and Washington Streets. It is a strong, beautiful, vibrant mostly residential neighborhood which we love.

This project is completely inappropriate. We write to ask that you, as Councilors, allow only an Orr Block Re-Design which would be in scale with our neighborhood. Currently the scale is 2-3 stories. Most storefronts up and down both Washington St. and Walnut St., even on the other side of the bridge over the Pike up to the end of the commercial area, are 2 stories high. A massive 3 Story Orr Block would be a big change, but acceptable. 5 stories Definitely Not. 5 stories would citify and overpower the very definition of Village. Have you stood there, and imagined 5 stories high? The developers' pictures do not give an accurate rendering. A long stretch of Walnut St. would become a dark canyon every afternoon. The sky would be mostly shut out.

The traffic. The number of cars trying to enter and exit this huge mixed use project within feet of the 2 streets of one of the already busiest intersections in the City will cause nightmares of backups and tie-ups you won't believe. And what about the pollution caused by idling cars?

Mr. Korff has bought a huge amount of land here, much of it without buildings on it now. He has a great opportunity to provide mixed use and affordable housing within current zoning. No need to try to meet ALL of the City's goals right here and now. He is buying other properties on Washington St. to develop.

This is massive, as now designed: massive in width, massive in depth and massive in height. Unlike all of the other biggest buildings in Newtonville, the roof line is not articulated, so its appearance is even more massive than the measurements imply.

Most people who have spoken in support of this project do not live in this area and deny the effect of the massiveness of it (which is not rendered accurately in the developers' pictures from an eye level perspective). One woman stated she wants a Big development here so that her Waban area can stay small and supposedly picturesque!

Zoning laws exist to prevent inappropriate development. If this project is approved, it would appear the zoning laws are being thwarted. Thwarting the expressed wishes of more than 3,000 residents and voters of the area, who are already hosting the substantial Austin St. development and others in the area. A zoning change raises serious doubts about the legality and wisdom of the process and the precedents it sets.

It is completely inappropriate. Please do your duty: Do Not grant this zoning change request.

Thank you.

Sincerely,
Bonnie and Adel Foz
16 Page Road
Newtonville