

Ernest Loewenstein
57 Hyde Street
Newton MA 02461

January 31, 2017

To: Land Use Committee

The important vote on the Orr block rezoning is tonight. Mr. Korff is requesting a change to MU4 and a removal of the height restriction.

Both of these should be denied.

There is an ongoing process to revise the city's zoning code. It is proceeding slowly, as is appropriate for such an important process. Now comes the developer and demands action to override the existing code. That is sufficient reason for denying the request, in view of the enormous size of this project.

It is being said that Mr. Korff overpaid for the property. I do not know the merits of this statement but it is up to the LUC to determine if it is true. If so, then that is an additional reason to deny the request as it is not the responsibility of the city to underwrite Mr. Korff's financial loss.

There is interest on the part of other developers in property along Washington Street. One example is the Sunrise assisted living facility in Newton Corner on the property of Clay Nissan. That too requires a zoning change for the four story height.

Developers interested in the West Newton Square area are sure to come forward if the Washington Place zoning is approved.

If the special permit is approved then it will be difficult, if not impossible, to deny future requests for height and density variances.

It is up to the Land Use Committee to decide whether the nature of Newton is worth preserving. I suggest that it is.

A handwritten signature in cursive script, reading "Ernest V. Loewenstein". The signature is written in dark ink and is positioned above the typed name.

Ernest V. Loewenstein,