

**Nadia Khan**

---

**From:** David A. Olson  
**Sent:** Monday, March 20, 2017 8:09 AM  
**To:** Nadia Khan  
**Subject:** FW: Washington Place Development, Monday Meeting

---

**From:** Meghan Smith  
**Sent:** Saturday, March 18, 2017 8:45 PM  
**To:** David A. Olson  
**Subject:** Fwd: Washington Place Development, Monday Meeting

Good Evening David -

Please could you insure this is posted to the site with all other documents related to the Washington Street development?

Thank you!

Meg

Begin forwarded message:

**From:**  
**Date:** March 18, 2017 at 8:40:16 PM EDT  
**To:** [acicconejr@newtonma.gov](mailto:acicconejr@newtonma.gov), [salbright@newtonma.gov](mailto:salbright@newtonma.gov), [jcote@newtonma.gov](mailto:jcote@newtonma.gov), [asangiolo@newtonma.gov](mailto:asangiolo@newtonma.gov), [dcrossley@newtonma.gov](mailto:dcrossley@newtonma.gov), [vdanberg@newtonma.gov](mailto:vdanberg@newtonma.gov), [mlaredo@newtonma.gov](mailto:mlaredo@newtonma.gov), [rlipof@newtonma.gov](mailto:rlipof@newtonma.gov), [slennon@newtonma.gov](mailto:slennon@newtonma.gov), [jauchincloss@newtonma.gov](mailto:jauchincloss@newtonma.gov), [thessmahan@newtonma.gov](mailto:thessmahan@newtonma.gov), [lgentile@newtonma.gov](mailto:lgentile@newtonma.gov), [byates@newtonma.gov](mailto:byates@newtonma.gov), [gschwartz@newtonma.gov](mailto:gschwartz@newtonma.gov), [rfuller@newtonma.gov](mailto:rfuller@newtonma.gov), [dkalis@newtonma.gov](mailto:dkalis@newtonma.gov), [aleary@newtonma.gov](mailto:aleary@newtonma.gov), [enorton@newtonma.gov](mailto:enorton@newtonma.gov), [bglaser@newtonma.gov](mailto:bglaser@newtonma.gov), [jharney@newtonma.gov](mailto:jharney@newtonma.gov), [jrice@newtonma.gov](mailto:jrice@newtonma.gov), [rblazar@newtonma.gov](mailto:rblazar@newtonma.gov), [lbaker@newtonma.gov](mailto:lbaker@newtonma.gov), [clappin@newtonma.gov](mailto:clappin@newtonma.gov)  
**Subject:** **Washington Place Development, Monday Meeting**

Good Evening Counselors,

We understand that on March 20<sup>th</sup> the entire City Council will consider the Washington Place development in Newtonville. As close neighbors and immediate abutters of the proposed project, we have attended and spoken at numerous public hearings over the past year and have submitted letters to the City enumerating our many concerns. The March 20th meeting will be closed to public comment. As your constituents, we hope you will consider raising some questions that remain unanswered to date, and of continuing concern. The Newton Comprehensive Plan stresses that new development ought to "reflect the character held or sought by existing residential neighborhoods, protecting the qualities of that which exists." It further instructs that the City should show "great respect" for the "well considered views" of neighborhoods in making "land management policies and decisions."

We hope in that spirit that you will consider the following in your deliberations. Additionally we wish to also emphasize that we support more affordable housing, and are not opposed to an appropriately scaled development on the proposed site.

**Compatibility:** As the closest neighbors to this site, we have coexisted for many years with its current mixed use buildings, which include some historic commercial and retail village buildings and over twenty units of affordable housing. Despite the inevitable changes that it will bring, we have consistently supported redevelopment of the site and the expansion of affordable housing in a manner that is compatible with the surrounding setting, including the residential neighborhood, the abutting Local Historic District and Newtonville's nearby village center.

***Q: What compromises is the developer willing to make in the project in order for it to be compatible with the surrounding neighborhood and surrounding structures?***

**Height, density and intensity of use:** We have from the beginning urged the developer to reduce the height, density and intensity of use of the project as being incompatible with the surrounding area. We bring decades of familiarity with the site's traffic and parking patterns, as well as its interface with the Village Center, commercial establishments and municipal services, and have grave concerns about the impact of the project, particularly given the pending Austin Street and other nearby developments.

***Q: Can the City work with the developer to reduce the height and density of the buildings to four/three stories in the interests of both achieving consensus and addressing these very legitimate concerns?***

**Location Set Back:** The current design includes a building within 45 feet of the abutting neighborhood on the Walnut Street end of the project, and a major entry/exit road immediately adjacent to the abutting residential properties, creating a significant burden of added traffic, pollution, and overall disruption to the neighborhood.

***Q: Can the property setback be at least 90 feet at all points at the rear of the building, OR the access road placed elsewhere on the development site?***

**Precedent:** At its current size, the project may well set a precedent for future projects on and around the Washington Street corridor and the already dense north side of the city, without the forethought and planning by the City recommended throughout Newton's Comprehensive Plan as an imperative for future land use management and decisions, and without widespread community support.

***Q: In order to avoid setting a precedent for future buildings along Washington Street and surrounding areas, why not ensure that this project is kept within scale to allow for a more modest increase in density?***

Sincerely,

Meghan Smith

Bette White

Ellen Fitzpatrick

Robert Smith

Beth Smith

David Belson

Francesca Koss

Bill Koss

Mari Wilson