

December 3, 2016

David Olson  
City Clerk,  
Newton City Hall,  
1000 Walnut Street,  
Newton MA 02459

Dear Members of the City Council.

As an early abutter (*I understand the criteria has changed since it was first proposed*) and neighbor to the Orr Block, I support mixed-use development on the site only if it is WITHIN the existing zoning criteria for the neighborhood site.

I do not understand why the developer has not proposed the project within zoning regulations, as they currently exist. It is as if from the beginning, the project was ensured it would go through with a change in the zoning laws. Why would someone go ahead and purchase property, spend time and money with plans and drawings and create something that is not even currently legally allowed?

The development as it is proposed is too massive for this location. Austin Street and Central Ave have not yet been realized and traffic already backs up daily (morning and evening) on both Lowell and Walnut. This will only worsen with another 200+ people in the vicinity as a result of the Orr block project.

Orr block has several historic buildings and is the gateway for the Newtonville Historic District. The scale and design is out of character with its neighboring architecture.

I understand the developer has the remaining two properties (21 and 17) on Washington Terrace under agreement. They are listed as abutters but with an agreement in place with Korff, they are not in a position to voice any opposition to what is to be developed. I would like to know what the developers' plans are for those lots. I know he has been actively soliciting the purchase of additional properties in the neighborhood.

Respectfully,

Francesca Piper Koss