

Nadia Khan

From: Jill Geiger
Sent: Friday, January 13, 2017 1:23 PM
To: David A. Olson; Nadia Khan
Subject: for Land Use Committee and City Council re: Petitions #179-16 and #180-16 (2)

To the Land Use Committee, Marc Laredo Chair, and City Councilors:

Zoning decisions should be made in response to an overall plan for the city, not in response to a request by a developer. Rezoning the Orr Block before the Zoning Redesign project is complete is effectively spot zoning. As a resident of Newton for 30 years, 20 of which have been in Newtonville, I don't support a change in zoning for the Washington Place project. I don't see that rezoning to MU4 would result in any benefit to the city, Newtonville residents or visitors.

Rezoning to MU4 from BU1 and BU2 diminishes the commercial tax base.

Rezoning to accommodate a project of the size, scale and density proposed doesn't serve the village character of Newtonville.

By increasing density and adding to the already existing traffic and congestion - before what will be generated by the Austin Street development - rezoning doesn't serve Newtonville residents or visitors.

The City's Comprehensive Plan is often cited as a reference in discussions about development. In the Comprehensive Plan there is a section called: "Clarity about what the community wants." It states that the process of articulating guiding intentions and goals "should critically involve those who live, work, or have other stakes in those places. That results in guidance for which they feel real proprietorship and responsibility, not something imposed on them."

Newtonville residents know best the negative impact a project of this size and scale would have on residents, businesses, traffic, visitors and schools. Stakeholders' reasons for opposing the rezoning of this area have been articulately expressed in writing and at hearings and I urge you to consider them.

Thank you.

Sincerely,
Jill Geiger

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