

**Nadia Khan**

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**From:** David A. Olson  
**Sent:** Wednesday, February 01, 2017 5:27 PM  
**To:** citycouncil  
**Cc:** Nadia Khan  
**Subject:** Fw: Washington Street/Walnut development, #197-16

Sent using OWA for iPad

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**From:** Jim Cant  
**Sent:** Tuesday, January 31, 2017 6:16:27 PM  
**To:** David A. Olson  
**Subject:** Washington Street/Walnut development, #197-16

Dear Councilpersons;

I am urging you to deny the zoning variance sought by the developers of the Washington Place Project in Newtonville.

Allowing this project to go forward will significantly alter the character of the city. It will contribute to increasing number of over-sized building and homes that are arising in our neighborhoods.

Newtonville is a nicely scaled commercial area of buildings of appropriate height and storefronts of varied architecture that has grown organically. This should not be replaced with a five story monolith; such developments should replace unused factory sites or other wise abandoned areas.

The proposed development proposes a number of affordable housing units which is desirable. Denying the variance will still allow a development of sufficient size to easily accommodate the same number of affordable units.

Finally, there is no obligation or inclination on the part of the City to grant this variance. Surely the existing zoning regulations were known to the developer from the beginning. They should not have made plans or investments that depend on the presumption that a variance would be granted; they should have a 'plan B' that they can fall back to. The City should not be moved by the developers 'begging for forgiveness' because they have decided not to 'ask for permission' first.

The city should not take a step that is not in keeping with the nature of a Newton that I love; to do so will only make it easier to take another such step in the future away from our cherished identity toward one of a crowded, overbuilt one. We should stay the Garden City.

Sincerely,

Jim Cant