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As a longtime resident of Newtonville I am very concerned with the Washington place Development and the negative effects on Newtonville. I strongly feel the development should be rejected for the following reasons.

1. Historic buildings will be destroyed. For this development to happen several historic old buildings will have to be torn down including the Orr buildings and Newtonville camera building. Newton has lost many historic buildings in Newton Corner and around the city. This needs to stop. We need to preserve what is left of historic Newton instead of letting greedy developers destroy it for their own profit.
2. Longtime businesses will be gone. Newtonville Camera, one of the areas few remaining camera stores will be forced to relocate or close down. Also several other businesses including two barbershops will be forced to leave. The new development will include commercial space but it will no doubt be priced so high only banks and chain stores will be able to afford it. Do we really need more of these?
3. No affordable housing is being created. This project promises affordable housing but how much is really affordable. For someone making minimum wage or close to it paying over \$1,000.00 a month is really out of the question. If the developer is truly committed to building affordable housing he should commit to permanently pricing at least half the units at under \$1,000.00 per month. So far it looks to me that this development is being built solely for the developer's profit. The fact that he is willing to contribute \$800,000 to the city sewer maintenance fund and a \$300,000 transportation stipend shows how profitable he is expecting this project to be.
4. Our parking and traffic problems are only going to get worse. The idea that people living in this development are going to do without cars and use public transportation and bikes is ridiculous. Newtonville is not Boston. The only public

transportation in Newtonville is the commuter rail which runs very infrequently except in the morning and late afternoon on weekdays and only goes to Boston and Framingham and Worcester and the 57 bus to Needham and Watertown square which runs infrequently during the day, not at all after 8:00pm or Sundays. To go anywhere else you will need a car. Everyone in the suburbs needs a car to function. In fact you can count on at least 2 cars per residence in this development just like the rest of Newton. Biking is not practical at all at least 4 months out of the year and is not a safe way to transport children, shop etc. Count on at least 2 cars per apartment many of which will be parked on the street. With the Austin street development taking that parking lot parking in Newtonville will be nearly impossible. If people can't park they are not going to patronize local stores and restaurants.

5. Many children will be added to our schools. Many apartments in suburban apartment buildings are rented by young families with children who are looking for a good education for their kids. This will add a great many kids to the local schools probably costing the city more in education costs than the additional tax revenue generated by the building. Many suburbs have had to build additional schools and hire additional teachers when they allow too much development.

6. Construction quality of this type of building is very poor. Most suburban apartment buildings built today are built as cheaply as possible. Usually only the first floor or two is framed with steel or concrete then a wooden building is built on top of this platform. This wooden building is built with the cheapest materials like 2x4 floor and roof trusses. There are no solid firewalls and if a fire ever gets going in this type of building the whole thing is destroyed in no time and the fire department is powerless to stop it. This happened about 5 years ago in Peabody when a small fire in some mulch outside a large wooden apartment building spread through the building in no time destroying the whole thing. More recently a huge fire destroyed a recently built 250 unit wooden apartment building in New Jersey across the river from Manhattan. The fire department was unable to even slow it down. The type of building I describe here is a real fire hazard that should not be built in Newton.

For all these reasons I urge the city to reject this development.

Matthew Wagenknecht