

**Nadia Khan**

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**From:** David A. Olson  
**Sent:** Tuesday, January 31, 2017 4:51 PM  
**To:** citycouncil  
**Cc:** Nadia Khan  
**Subject:** FW: Washington Place

**From:** Deborah Pierce  
**Sent:** Tuesday, January 31, 2017 4:50 PM  
**To:** David A. Olson  
**Subject:** Washington Place

Dear City Councilors:

I'm writing in support of the proposed mixed-use development for the corner of Washington and Walnut Streets in Newtonville. This project is the perfect use for this site. The building is well-considered, well-designed, and well-executed.

The scale is appropriate for this commercial setting - I applaud the zoning change to allow 5 stories. The designer has taken measures to break up the massing of the building, and the design is consistent with surrounding buildings and the neighborhood's commercial character.

The 164 new rental units will be a positive addition to Newton's housing stock. We need mixed-income housing for a vital community. We need homes for young couples and families, and for downsizing seniors. The new housing will provide much-needed accessible housing for people with disabilities, whose needs are seldom met in the City's residential market.

The site is a terrific location for apartments - walking distance from the grocery store and essential shops and services, on public transit lines.

This is the best use of the site. Presently the north side of the Pike is a sleepy shabby counterpoint to the livelier district southward. The proposed development will add vitality to the neighborhood and city.

Note: My firm designed the Bram Block at 246 Walnut Street, just across the street. The value of surrounding commercial properties, and the appeal of this area for office and retail activity, will only be enhanced with the proposed work at Washington Place.

Best,  
Deborah Pierce, AIA

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