

Nadia Khan

From: David A. Olson
Sent: Monday, February 13, 2017 7:52 AM
To: Nadia Khan
Subject: Fw: MU4 District

From: Susan Flint <
Sent: Sunday, February 12, 2017 3:51 PM
To: citycouncil
Cc: David A. Olson
Subject: MU4 District

Dear Councilors:

Is there a better site in Newton for a Mixed Use 4 (MU4) project than the Orr Block? I wonder why the city created the MU4 district, if not to be used to achieve critical zoning and development goals. And it seems as though an outdated building, across the street from the Mass Pike and near a commuter rail stop and bus line is exactly what the city had in mind when it created the MU4 district.

Importantly, MU4 seems to have been designed for the city to take advantage of opportunities to approve creative projects that could benefit both the Village and the city overall. It is frustrating to hear people voice concern about setting a precedent, since the established MU4 regulations make it clear that MU4 zoning is wholly at the discretion of the City Council.

The city created a great tool when it approved the MU4 zoning. I would hate to see it not be used in one of the best possible locations in the city for such an approach.

Susan Flint
543 Centre Street
Newton