

Nadia Khan

From: Marc Laredo <laredofamily@rcn.com>
Sent: Saturday, June 04, 2016 4:00 PM
To: 'Scott F. Lennon'; Jake Auchincloss; James R. Cote; John W. Harney; Deborah J. Crossley; Gregory R. Schwartz; 'Rick Lipof'
Cc: 'Buchbinder, Stephen'; Alexandra Ananth; Ouida C. M. Young; Robert Waddick; Nadia Khan; Allan Ciccone Jr.; Alison M. Leary; Susan Albright; Emily Norton; 'Barbara Brousal-Glaser'; Theodore M. Hess Mahan; Amy Sangiolo; Leonard J. Gentile; John Rice; Brian E. Yates; Victoria Danberg; Richard B. Blazar; Ruthanne Fuller; 'Lisle Baker'; David Kalis; Cheryl Lappin
Subject: Orr Building process

Colleagues,

On Tuesday evening, the Land Use Committee begins its deliberations on the Orr Building project. As has been our custom, I intend to have the meetings begin promptly at 7 pm and conclude no later than 10 pm. After the June 7 meeting, we will have a site visit on Monday, June 13 at 8 am and resume deliberations on July 12. I expect that we will have several meetings in the fall on this project.

On June 7, we will begin with a presentation by the developer which I expect to last approximately 45 minutes. That will be followed by a relatively brief presentation by the planning department (its memorandum is in our packet). Thereafter, I would like to have *questions or requests for further information* from Committee members and other Councilors. Please keep your remarks limited to questions or requests for information. We will have plenty of opportunity for discussion and debate at later meetings. If you can put questions and requests for information in writing that would be helpful as well to both the developer and staff. Following our questions and requests for information, I will ask members of the public to speak. The public hearing will remain open so that those who are not able to speak on Tuesday night will have an opportunity to do so at a later date. Of course, written communications are welcome at any time.

Our June 13 site visit will be an opportunity to have the developer and staff walk us through the site. Please do not engage in any substantive dialogue regarding the merits (or lack thereof) of the project. The purpose of the site visit is to provide us with information about the project as proposed.

The following are some of my initial questions/requests for further information (I will raise them on Tuesday night as well):

1. What is the total square footage of space in the existing buildings, broken down by residential and commercial space?
2. What is the current assessed value of the current space, again broken down by residential and commercial space?
3. Please discuss how the proposal fits with the Comprehensive Plan's goals for increased commercial space, especially in Newtonville.
4. The current proposal is for approximately 40,000 square feet of commercial space and 200,000 square feet of residential space. What would the financial impact be if it was one-third commercial and two-thirds residential, one-half commercial and one-half residential, or all commercial?

5. Please provide us with data showing the city's population, the number of residential units in the city, and the amount of commercial space in the city for each of the past ten years. Please then add in estimates for increases due to recently approved but not yet built projects such as Riverside, Austin Street, and Turtle Lane.
6. Please explain why the highest figure (.2) was used to estimate costs for commercial space? How does the fiscal impact analysis change if a different ratio is used?
7. Please provide some examples of other recent mixed use developments (excluding Austin Street) with similar residential/commercial ratios as are proposed for this project.
8. Please provide more detail regarding the proposed traffic signal improvements at Washington and Walnut Streets.
9. Please provide the support for the statement in the Planning Department's memorandum that six stories is generally considered mid-rise development and appropriate in village centers and then explain what five stories is generally considered.
10. Please expand on how this project will be linked with other proposed improvements to the Newtonville village. In particular, how will this project be connected to improvements on the other side of the Turnpike?
11. What improvements, if any, are proposed to make public transit more accessible in the area?
12. Please expand on the uses of the proposed public space and compare it to what was approved for the Austin Street project.
13. If this project is approved, what will the impact be on the other buildings on Washington Street and Walnut Street? Would the area on Washington Street between Newtonville and West Newton also be considered to be appropriate for the mixed-use designation? What about the area from Newtonville to Newton Corner?

I am asking our Committee Clerk, who is copied on this email, to post this email with the materials for this special permit on the City Council website. I would also ask that, if possible, emails that we receive on this project also be posted.

Thanks,

Marc