

January 11, 2017

179-16



The Honorable Marc Laredo, Chairman
Land Use Committee
City Council
City of Newton
1000 Commonwealth Avenue
Newton Centre, MA 02459

RE: Petition #179-16 & 180-16
Mark Newtonville, LLC
NW Corner of Washington/Walnut Streets

Dear Councilor Laredo and Councilors of the Land Use Committee:

Setti D. Warren
Mayor

The Economic Development Commission is pleased to report that at its December 13, 2016 meeting, two resolutions were voted on in favor of Mark Newtonville LLC's plan to develop a mixed-use development at the corner of Washington/Walnut Streets, also known as Washington Place.

Barney Heath
Director
Planning & Development

First, the EDC voted, 9-0, that the site is an appropriate location for the application of the recently created Mixed Use 4 (MU4) Zone. Second, the EDC voted, 9-0, that a special permit should be granted to allow this particular development to be built.

Barney Heath
Interim Economic Development
Director

The EDC's support for the development of Washington Place is based on:

Commissioners

Stephen Feller, Chair
Howard Barnstone, Vice Chair
Robert Finkel, Vice Chair
Joyce Plotkin, Secretary

- Consistency with the Economic Development Goals and Strategies identified in Newton's Comprehensive Plan (NCP), specifically
 - Section IV.1 – Village Center Development: *Encourage mixed use in the village centers by promoting housing above retail. Increasing density by allowing mixed use development in the village centers would increase the population within walking distance and as a result would likely expand the available range of goods and services offered there. It would also increase the stock of affordable housing located close to employment centers and public transportation.*
- Redevelopment of a set of buildings into a cohesive mixed use development that will add vitality and potentially create a destination for consumers
- Significant community benefits including:
 - Expanded sidewalks to enhance pedestrian experience
 - Efficient redesign of the Walnut & Washington Street intersection, including a material reduction in crosswalk size and addition of bike lanes
 - Creation of significant public space including 17,000+ SF of outdoor space and a community room
- The EDC also believes that the Washington Place project will bring additional tax revenue and deliver a net economic benefit to the City.

Robert Finkel
Jeremy Fried
Groot Gregory
Jane Ives
Jack Leader
Peter Kai Jung Lew
Joyce Plotkin
Philip Plottel
Chuck Tanowitz

In conclusion, the EDC believes that the project represents a positive investment for our City.

1000 Commonwealth Ave.
Newton, MA 02459
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Sincerely,

<http://www.newtonma.gov/gov/planning/lrplan/econdev/commission.asp>

Stephen Feller, Chairman
Newton Economic Development Commission

Cc: Mayor Setti D. Warren
Newton Planning and Development Board
Newton City Council Members
Barney Heath, Planning and Development Director