

From: [Marc C. Laredo](#)
To: [City Council](#); [Carol Moore](#)
Subject: Fw: Village Center and MBTA zoning
Date: Friday, June 9, 2023 4:26:49 PM

Colleagues,

I am forwarding to you an email that I sent to Ms. Caira after the presentation in early May. I wanted to make sure that everyone has the benefit of these questions in advance of Monday's meeting. Ms. Moore - please post this to our website.

Please do not reply all to this email since this is a pending matter before the City Council.

Marc

From: Marc C. Laredo
Sent: Tuesday, May 9, 2023 1:12 PM
To: Jennifer Caira <jcaira@newtonma.gov>
Cc: Pamela Wright <pwright@newtonma.gov>; R. Lisle Baker <lbaker@newtonma.gov>
Subject: Village Center and MBTA zoning

Ms. Caira,

Thank you for your presentation last night. I have some follow-up questions and would appreciate written answers to the following:

- What specific plans are there, if any, to provide written notice to each affected landowner and tenant of the proposed zoning changes and, if there are no such plans, why not? What would the cost be of such individual written notice (like the notice we provide in connection with Land Use projects)?
- What is the cost of doing a full buildout modeling of (a) the village center zoning and (b) the MBTA zoning? What would the additional costs be to do modeling of a 50% buildout and a 75% buildout?
- When can we expect 3-D modeling of the proposed zoning and, if it will not be done, why not?
- The proposed MBTA zone that the Planning Department presented calls for the potential to build an additional 10,000 units of housing. Since certain streets in the village centers are not included in those zones and therefore in the 10,000 total, how many additional units of housing could be built along those streets that are not part of the new zones?
- What is the *factual basis* (as opposed to speculation or opinion) for the statement that any proposed changes will be gradual over many years (and the results of current zoning should not be used as an example since current zoning has repeatedly been cited

as a barrier to development that we are trying to overcome)?

- What is the Planning Department's expectation as to the number of additional units of housing that might be built in addition to the rezoned areas in the next twenty years (areas such as Riverside, Northland, along Washington Street, along California Street, and similar locations)?
- What is the Planning Department's plan for providing additional city services for the additional housing that can be built?
- You discussed using permit street parking if there is a greater than expected need for parking for residents. Has that idea been discussed publicly and/or with other city departments such as DPW and Police and, if so, with whom?
- Please identify what, if any, additional *public parking* lots or other spaces there will be in our village centers to accommodate the influx of residents and visitors from outside of the village centers that we hope to attract to our village centers in the future? If there are no such plans, please explain to us where the Planning Department believes those individuals will park or how they will otherwise travel to the village centers.

Thank you in advance for your assistance as we try to understand and evaluate these proposals.

Marc