

Carol Moore

From: LENNY GENTILE <lennypmgi@aol.com>
Sent: Friday, June 30, 2023 6:24 AM
To: Ron Parkinson
Cc: City Council
Subject: Re: Zoning change proposal my professional experience with developers

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Ron,
Thank you for your comments on the proposed zoning changes.
I just learned of a petition that was submitted earlier this week by some businesses in Auburndale Square. It requests that the city increase the zoning density even more than the Planning Department has recommended . I am working to get the details since I was not aware of the petition (I don't believe Councilors Krintzman or Markiewicz were either) and I will share any additional information with you.
Apparently 4 stories in the village aren't enough when 6-7 stories mean even greater profits for a few individuals.
Carol please post my email.
Thank you,
Councilor Gentile

Sent from my iPhone

On Jun 29, 2023, at 10:19 PM, Ron Parkinson <Ron@parkinsonmedia.com> wrote:

[DO NOT OPEN links/attachments unless you are sure the content is safe.]

Dear Councilors,

I have been asked for a copies of my email response to Councilor Albright by several other Councilors and it was suggested that I send it to the entire Council. Please see my email response in the chain below.

Best regards,
Ron Parkinson
21 Grayson Lane

----- Original message -----

From: Ron Parkinson <Ron@parkinsonmedia.com>
Date: 6/29/23 9:56 AM (GMT-05:00)
To: Susan Albright <salbright@newtonma.gov>
Subject: RE: Zoning change proposal

Hi Susan,

I am talking about the nature of developers more than the size of the project. Developers used to build for to own in their portfolio with a long term view and would usually care about how the property would fit into the city or neighborhood but that isn't usually the case anymore.

The city centers plan will be developed by multiple developers without a cohesive view for the neighborhood or probably worse buy one or two developers who are building to flip and have short term profit as a focus. Many developers now build to sell to financial entities who contract the management. Some developers, especially the inexperienced, will tell the city, the financiers and the ultimate buyer different stories to get what they need to for their own benefit. Newton has limited legal ability to screen developers for their prior experience building and managing their property now of-right will exacerbate that. Massachusetts real estate law also works against the city compared to many states giving cities less control over things like ingress/egress, etc. creating another Highland Avenue. The assumption has been the financiers of the project have done that diligence. That proved not to be true in the last 10 years of easy money.

You are right, our stores were larger probably but what I was talking about was the nature of developers. Most that I open stores with were largely ethical and wanted a long term success and if those were flipped they were still significant investments to the financial owners.

I was at Marshalls and our average store was 27,000 square feet and most stores were part of a shopping center but others were stand alone store for high value locations and extremely tight, high income markets.

Ron

From: Susan Albright <salbright@newtonma.gov>
Sent: Thursday, June 29, 2023 9:02 AM
To: Ron Parkinson <Ron@parkinsonmedia.com>; City Council <citycouncil@newtonma.gov>
Subject: Re: Zoning change proposal

Ron

Thanks for your email. Question for you - what was the average size of your projects. I'm guessing they were larger than the lots we are dealing with in the village center zoning. If the project is large it will still require a special permit. I'd love to hear your response.

Susan

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From: Ron Parkinson <Ron@parkinsonmedia.com>
Sent: Thursday, June 29, 2023 8:30:02 AM
To: City Council <citycouncil@newtonma.gov>
Subject: Zoning change proposal

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Dear members of the city council,

I was Vice President of Real Estate for a \$3 billion dollar retailer with nearly 400 locations. I worked with hundreds of developers and co-tenants on developments across the US. From this experience I can tell you one thing for certain-

Letting developers do anything of-right will lead to unintended and unforeseeable consequences.

I would have loved to have many cities who stopped development projects from happening reduce their oversight but I wouldn't want it for the city where I live.

Thank you all for your work and best regards,

Ron Parkinson

21 Grayson Lane

Newton, MA

978 866-7307

A 43 year Newton resident

Sent from Samsung Galaxy smartphone.

When responding, please be aware that the Massachusetts Secretary of State has determined that most email is public record and therefore cannot be kept confidential.