To: Councilor Deborah Crossley, ZAP Chair

From: Ward 4 Councilor Chris Markiewicz

Subject: Amendments Proposed for Auburndale Village Center

Date: August 24, 2023

Dear Chair Crossley,

Please find my comments both general and specific to the Auburndale Village Center.

Also please find a parcel by parcel, recommendation/amendment to the parcel map as proposed in V 2.0 of the VCOD maps.

#38-22

## **General Comments**

- Villages can be named anywhere. If subject only to proximity to the MBTA, a more equitable distribution of increased benefits and challenges associated with a VCOD designation should be considered.
- VC3 zones can be reduced in a way that the City can still meet its requirements under "Housing Choice". For reference note the proposal submitted by Councilor Wright at the ZAP meeting of 7.24.2023

## **Auburndale Village Specific Comments**

- Auburndale Center is not one of the larger village center areas, yet proportionately, the Planning Dept. has proposed a large number of VC3's as compared to other village centers. (VCs like Waban, which has a Green Line station in its center has no VC3s proposed)
- The parcels proposed for a VC3 designation on Auburn St and Lexington St., will effectively be at least one story more than specified as Auburn St, because Auburn St is on a rise above Commonwealth Avenue, of at least one story, if not more, creating the potential for a building as high as 90 feet as seen from the nearby houses on the south side of Commonwealth Ave. Hence the recommendation to change some of the VC3 parcels proposed there to VC2
- Commuter Rail service is limited and the platforms are not accessible to persons with physical disabilities. This condition does not support car free or light living, often cited as supporting smaller and denser housing.
- Auburndale Square is an "over capacity intersection". There is not much that can be done to reduce congestion. There should be a mechanism to ensure parking adequacy and traffic impact on any future VC development, regardless of what is adopted with respect to parking minimums.

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SMALL RETAIL STORE BUZ VC1 GENERAL OFFICE BUILDING BUZ VC2 UNDEVELOPABLE LAND RESIDENTIAL PARKING LOTS BUJ MRT PARKING LOTS BUJ MRT TWO FAMILY MR2 MRT CONDOMINIUM MR2 MRT TWO FAMILY MR2 MRT CONDOMINIUM MR2 MRT	4 parcels that rise above nearby Comm. Av intersection, a VC2 would allow more than double the existing height, transition and shadow issues
GENERAL OFFICE BUILDING   BUZ   VC2	4 parcels that rise above nearby Comm. Av intersection, a VC2 would allow more than double the existing height, transition and shadow issues
UNDEVELOPABLE LAND         BU1         MRT           PARKING LOTS         BU1         MRT           PARKING LOTS         BU1         MRT           PARKING LOTS         BU1         MRT           TWO FAMILY         MR2         MRT           CONDOMINIUM         MR3         MRT           CONDOMINIUM         MR2         MRT           CONDOMINIUM         MR2         MRT           CONDOMINIUM         MR2         MRT	Special Permit, VC3 possible if siting and footprint remains as is
PARKING LOTS BUT MRT PARKING LOTS BUT MRT TWO FAMILY MR2 MRT CONDOMINUM MR2 MRT TWO FAMILY MR2 MRT CONDOMINUM MR2 MRT CONDOMINUM MR2 MRT CONDOMINUM MR2 MRT CONDOMINUM MR2 MRT	
PARKING LOTS BUT MRT PARKING LOTS BUT MRT TWO FAMILY MR2 MRT CONDOMINUM MR2 MRT TWO FAMILY MR1 MRT CONDOMINUM MR2 MRT CONDOMINUM MR2 MRT CONDOMINUM MR2 MRT	Small lot, if not parking than housing proportionate to existing; Proposed VC2 will allow elimination of almost all open space
PARKING LOTS BUT MRT TWO FAMILY MR2 MRT CONDOMINUM MR2 MRT TWO FAMILY MR1 MRT CONDOMINUM MR2 MRT CONDOMINUM MR2 MRT	Small lot, if not parking than housing proportionate to existing; Proposed VC2 will allow elimination of almost all open space
TWO FAMILY MR2 MRT CONDOMINUM MR1 MRT CONDOMINUM MR2 MRT TWO FAMILY MR1 MRT CONDOMINUM MR2 MRT CONDOMINUM MR2 MRT CONDOMINUM MR2 MRT	Small lot, if not parking than housing proportionate to existing; Proposed VC2 will allow elimination of almost all
CONDOMINIUM MR2 MRT CONDOMINIUM MR2 MRT TWO FAMILY MRT CONDOMINIUM MR2 MRT CONDOMINIUM MR2 MRT	Open again. Comail for east and should remain housing Drawcad VC2 will allow alimination of almost all ones space
CONDOMINIUM MR2 MRT TWO FAMILY MR1 MRT CONDOMINIUM MR2 MRT	מוספות ביווחוו וספונות ולחספות את און חוספות היה ביווחוות מספות היה ביווחות הי
TWO FAMILY MRT MRT CONDOMINIUM MRZ MRT	Cmall lateran and chaild remain housing Dranced VC? will allow alimination of almost all ones execu
CONDOMINIUM MR2 MRT	מוניסות ביווחות מסתונים להסתכת ביל אווי חונים ביווחות מסת מווייסות חווייסות חווייסות חוויסות חוויסות חוויסות החוויסות החוויסות החוויסות חוויסות החוויסות חוויסות החוויסות חוויסות החוויסות החווי
	Small lot, can and should remain housing; Proposed VC2 will allow elimination of almost all open space
SINGLE FAMILY MR2 MRT	Small lot, can and should remain housing; Proposed VC2 will allow elimination of almost all open space
THREE FAMILY MR2 MRT	Small lot, can and should remain housing; Proposed VC2 will allow elimination of almost all open space
MIXED USE MR1 TBD	Turtle Lane, want to allow the approved SP to be completed
THREE FAMILY BU1 VC1	Pienty of footprint, more consistent height wise with abutting lots
VC 3 APARTMENT (4-8 UNITS) BU1 VC1 Plenty of footprint, mv	Plenty of footprint, more consistent height wise with abutting lots