

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.

## 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.

VILLAGE	Number	Street	Proposed by Planning	Current Zoning	Current Use	Ward 4 Councilor Recommendation	COMMENT	
Aubumdale	23	ASH ST	MRT	MR1	TWO FAMILY	MRT	As proposed	6670
Aubumdale	27	ASH ST	MRT	MR1	TWO FAMILY	MRT	As proposed	10000
Aubumdale	35	ASH ST	MRT	MR1	TAX EXEMPT	MRT	Church	
Aubumdale	45	ASH ST	MRT	MR1	TAX EXEMPT	MRT	Church	32251
Aubumdale	271-283	AUBURN ST	VC3	BU1	SMALL RETAIL STORE	VC2	Max Height is increased by rise of Auburn St relative to Comm Av	16252
Aubumdale	287-289	AUBURN ST	VC3	BU1	GENERAL OFFICE BUILDING	VC2	Max Height is increased by rise of Auburn St relative to Comm Av	4524
Aubumdale	305-307	AUBURN ST	VC-3	BU1	GENERAL OFFICE BUILDING	VC2	Max Height is increased by rise of Auburn St relative to Comm Av	2673
Aubumdale	309-315	AUBURN ST	VC-3	BU1	BANK BUILDINGS	VC2	Max Height is increased by rise of Auburn St relative to Comm Av	5522
Aubumdale	319	AUBURN ST	VC-3	BU1	BANK BUILDINGS	VC2	Max Height is increased by rise of Auburn St relative to Comm Av	5148
Aubumdale	327-349	AUBURN ST	VC-3	BU1	GENERAL OFFICE BUILDING	VC2	Max Height is increased by rise of Auburn St relative to Comm Av	11409
Aubumdale	2000	COMMONWEALTH AVE	VC-2	BU2	GENERAL OFFICE BUILDING	VC2	As proposed	42847
Aubumdale	2020	COMMONWEALTH AVE	VC-2	BU2	GENERAL OFFICE BUILDING	VC2	As proposed	11300
Aubumdale	2034-2060	COMMONWEALTH AVE	VC-2	BU2	SUPERMARKET	VC2	Still subject to Special permit 112k lot	121325
Aubumdale	2066	COMMONWEALTH AVE	VC-2	BU2	GAS/REPAIR STATIONS	VC1	Better Height and massing Transition to residences directly across the Street	9988
Aubumdale	2078	COMMONWEALTH AVE	VC-2	BU2	CAR REPAIR FACILITY	VC1	Better Height and massing Transition to residences directly across the Street	4715
Aubumdale	2086-2098	COMMONWEALTH AVE	VC-2	BU1	SMALL RETAIL STORE	VC1	Better Height and massing Transition to residences directly across the Street	9357
Aubumdale	2102	COMMONWEALTH AVE	VC-2	BU1	SMALL RETAIL STORE	VC1	Better Height and massing Transition to residences directly across the Street	8009
Aubumdale	2110-2114	COMMONWEALTH AVE	VC-2	BU1	PARKING LOTS	VC1	Better Height and massing Transition to residences directly across the Street	12209
Aubumdale	2122	COMMONWEALTH AVE	VC-2	BU1	GENERAL OFFICE BUILDING	VC2	Corner Building	15011
Aubumdale	2134	COMMONWEALTH AVE	MRT	MR1	TWO FAMILY	MRT	As proposed	6970
Aubumdale	2138-2140	COMMONWEALTH AVE	MRT	MR1	TWO FAMILY	MRT	As proposed	8527
Aubumdale	2142-2144	COMMONWEALTH AVE	MRT	MR1	TWO FAMILY	MRT	As proposed	7010
Aubumdale	2148-2150	COMMONWEALTH AVE	MRT	MR1	TAX EXEMPT	MRT	As proposed	8310
Aubumdale	2158-2160	COMMONWEALTH AVE	MRT	MR1	CONDOMINIUM	MRT	As proposed	7942
Aubumdale	409-411	LEXINGTON ST	VC-2	BU1	GENERAL OFFICE BUILDING	VC1	4 parcels that rise above nearby Comm. Av intersection, a VC2 would allow more than double the existing height, transition and shadow issues	8384
Aubumdale	417-427	LEXINGTON ST	VC-2	BU1	SMALL RETAIL STORE	VC1	4 parcels that rise above nearby Comm. Av intersection, a VC2 would allow more than double the existing height, transition and shadow issues	7350
Aubumdale	430-436	LEXINGTON ST	VC-2	BU2	GENERAL OFFICE BUILDING	VC1	4 parcels that rise above nearby Comm. Av intersection, a VC2 would allow more than double the existing height, transition and shadow issues	8216
Aubumdale	438-442	LEXINGTON ST	VC-2	BU2	SMALL RETAIL STORE	VC1	4 parcels that rise above nearby Comm. Av intersection, a VC2 would allow more than double the existing height, transition and shadow issues	8065
Aubumdale	450	LEXINGTON ST	VC-3	BU2	GENERAL OFFICE BUILDING	VC2	Special Permit . VC3 possible if siting and footprint remains as is	45473
Aubumdale		MELROSE AVE	VC-2	BU1	RESIDENTIAL	MRT	Not buildable	2881
Aubumdale	11	MELROSE AVE	VC-2	BU1	PARKING LOTS	MRT	Small lot, if not parking than housing proportionate to existing; Proposed VC2 will allow elimination of almost all open space	2886
Aubumdale	17	MELROSE AVE	VC-2	BU1	PARKING LOTS	MRT	Small lot, if not parking than housing proportionate to existing; Proposed VC2 will allow elimination of almost all open space	12649
Aubumdale	21	MELROSE AVE	VC-2	BU1	PARKING LOTS	MRT	Small lot, if not parking than housing proportionate to existing; Proposed VC2 will allow elimination of almost all open space	4800
Aubumdale	27-29	MELROSE AVE	VC-2	MR2	TWO FAMILY	MRT	Small lot, can and should remain housing; Proposed VC2 will allow elimination of almost all open space	7269
Aubumdale	261	MELROSE ST	MRT	MR1	CONDOMINIUM	MRT	Small lot, can and should remain housing; Proposed VC2 will allow elimination of almost all open space	12960
Aubumdale	264-266	MELROSE ST	VC-2	MR2	CONDOMINIUM	MRT	Small lot, can and should remain housing; Proposed VC2 will allow elimination of almost all open space	6250
Aubumdale	267	MELROSE ST	MRT	MR1	TWO FAMILY	MRT	Small lot, can and should remain housing; Proposed VC2 will allow elimination of almost all open space	11121
Aubumdale	268	MELROSE ST	VC-2	MR2	CONDOMINIUM	MRT	Small lot, can and should remain housing; Proposed VC2 will allow elimination of almost all open space	6250
Aubumdale	278	MELROSE ST	VC-3	MR2	SINGLE FAMILY	MRT	Small lot, can and should remain housing; Proposed VC2 will allow elimination of almost all open space	5970
Aubumdale	280-282	MELROSE ST	VC-3	MR1	THREE FAMILY	MRT	Small lot, can and should remain housing; Proposed VC2 will allow elimination of almost all open space	4370
Aubumdale	283	MELROSE ST	VC-2	MR1	MIXED USE	TBD	Turtle Lane. want to allow the approved SP to be completed	43783
Aubumdale	284	MELROSE ST	VC-3	BU1	THREE FAMILY	VC1	Plenty of footprint, more consistent height wise with abutting lots	4638
Aubumdale	286	MELROSE ST	VC-3	BU1	APARTMENT (4-8 UNITS)	VC1	Plenty of footprint, more consistent height wise with abutting lots	5867
CHANGES RECOMMENDED BY WARD COUNCILOR SHADED AS HERE								