

Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459

To the City Councilors of Newton,

I'm writing in support of Northland Investment Corporation's proposed development for the plot of land that runs along the Upper Falls Greenway and down to Oak and Needham Streets. I believe it is now a mess of parking lots and shopping plazas.

The current state of this plot of land is really a missed opportunity for the City of Newton. Not only do a box store and an overgrown desert of pavement do little to increase the prestige or aesthetics of a neighborhood, they also represent a missed opportunity to bolster a community in what it truly needs. Largely a city of single-family homes running upwards of one-million dollars a pop, Newton needs to attract the millennial city-dwellers looking to start families or settle in general. These folks are well-educated and stably employed and of greater diversity than those of this socio-economic strata of earlier generations (it's about time). Northland's mixed-use development would attract this population that would otherwise go to Cambridge, Somerville, Roslindale or Canton or other gentrifying neighborhoods in Boston to Newton - a city they may have thought of as financially inaccessible for those just starting out. The transit mobility hub Northland is proposing would make this development even more attractive, as it would provide easy access to public transportation for commuting into the city.

This development would also include one-hundred twenty-three rental units allocated for affordable housing. Newton has prided itself on being "woke" to issues of social justice, and yet we have very little affordable housing available in the city. Let's rectify this by putting our vote behind this new development that will only grow to serve the interests of the city in the future.

Thank you for your time,

A handwritten signature in black ink, appearing to read "James Stomberg". The signature is fluid and cursive, with a large initial "J" and "S".

James Stomberg
Newton Upper Falls