

Newton City Council  
Newton City Hall  
1000 Commonwealth Ave  
Newton, MA 20459

Dear Councilors,

“Northland”, a local developer based in Newton Lower Falls, is trying to acquire permits to redevelop the site at the corner of Needham Street and Oak Street in Newton Upper Falls. This project has been a long time coming. For over two years, Northland has worked with community stakeholders to piece together the best plan possible. I believe their latest iteration reflects this.

Recently, Northland had modified the original proposal to address some of concerns they've heard from the community. This includes a slight reduction in the number of residential housing units, and a significant reduction in the amount of retail space available. These reductions will help address some of the concerns about traffic on Needham Street and has also allowed the developer to relocate most of the above ground parking into a single underground parking lot. By relocating the parking garages underground, much of the space originally planned to be used by above ground parking garages can now be turned into additional open or green space. Of the 23 acres available on the site, almost 40% of it will be devoted to passive and active green space.

This development, once completed, will be beautiful, turning a run down parking lot into something very special for the Upper Falls and Newton as a whole. I truly hope you support this project and approve Northland's proposal.

Best Regards,

A handwritten signature in black ink, appearing to read 'Steve Dai', with a stylized flourish at the end.

Steve Dai  
55 Hagen Road, #1  
Newton, MA 02459