

September 17, 2016

To: Zoning Board of Appeals:

Robert Roth, the developer of 40 Centre Street, has proposed a building of 45 units with 17 parking spaces. He has repeatedly stated that overnight public parking is the solution for the 28 units in his building without spaces.

The suggestion is ludicrous.

The overnight availability of 28 spaces in the Centre Street lots is questionable. Even if Mr. Roth's residents could find overnight spaces, none could be claimed until 8 P.M. Each must be vacated by 8 A.M. the following morning.

- a. Even if these spaces were available (and they are not), the cost per unit would be at least \$310 per month.
- b. Mr. Roth's residents with small children would have to find childcare in order to move their cars at both 8 A.M. and 8 P.M. Taking their children along for this twice daily task would be an ordeal, especially if they have to cruise around to locate on-street spaces in the morning and/or retrieve their cars from remote parking spots at night.
- c. The Town of Brookline limits parking in lots and on streets to two consecutive hours. Given this limitation, Mr. Roth's residents would have to find the illusory available parking spaces every two hours after removing their cars from the town lots.
- d. Mr. Roth's solution precludes his residents from traveling, even briefly, because every car in public lots must be moved every day.
- e. Town lots are often closed to public parking during snow emergencies.

The Zoning Board of Appeals must consider these factors that would certainly have a negative impact on the residents. The premise of Chapter 40B is the provision of affordable housing. Even if Mr. Roth provides free parking for his affordable units, something he has not stated he intends to do, the Board must address the lack of parking for his other tenants.

Perhaps most important the negative impact of Mr. Roth's proposal is not limited to his tenants. Public health and safety will be adversely affected by the potential addition of twenty-eight additional cars in Coolidge Corner, for which Mr. Roth has not allotted any parking. Indeed, some tenants are likely to have more than one vehicle.

Mr. Roth's proposal does not exist in a vacuum. Simultaneous 40B proposals for Coolidge Corner include:

- a. The JCHE project two blocks from 40 Centre Street;
- b. 420 Harvard Street;
- c. Coolidge Street; and
- d. Neena's Beacon Street site.

Collectively, Mr. Roth's project and these others will overwhelm the parking resources in the neighborhood and in Coolidge Corner. It will be impossible for both current residents and tenants of these proposed buildings to accommodate family, guests, health aides, and service personnel driving into the area.

The addition of countless extra vehicles seeking parking will inevitably overtax Coolidge Corner's limited resources. The Town has already allocated a substantial number of spaces to teachers from the Devotion School and the Kehillath Israel nursery school. Health aides for current residents of 100 and 112 Centre Street already choke the streets while looking for parking.

The additional vehicles Mr. Roth's project puts on the streets will create a crisis that threatens public health and safety. Increasing the number of endlessly circulating cars on Centre and contiguous streets threatens children walking to and from school, the elderly and the disabled, and other pedestrians in our neighborhood.

Taken together, all these factors constitute an incontrovertible threat to public health and safety.

Thank you for your attention to this issue.

Derek Chiang *Derek Chiang* 41 Centre St
Tom Gutheil *Shirley M. Gutheil, MD* 6 Wollaston (abutter)
Steven Pendery *Steve Pendery* 26 WINCHESTER ST
Margery Resnick *Margery Resnick* 191 Shailer St.
Harriet Rosenstein *Harriet Rosenstein* 53 CENTRE
Elissa Rosenthal *Elissa Rosenthal* 19 Winchester St
Don Sherak *Don Sherak*
Chuck Swartz *Chuck Swartz* 69 Centre St.

For the Coalition for Coolidge Corner