

ROTH FAMILY LLC
40 CENTRE STREET
BROOKLINE, MA 02445

June 7, 2016

Maria Morelli, Senior Planner
Town of Brookline
Planning Office
333 Washington Street
Brookline, Ma 02445

Dear Maria,

Last week I received from Bob Engler a copy of a Planning Board Draft Memo dated May 23, 2016. After reading the Memo I felt compelled to respond to an important mischaracterization and I would like to go on record with a response. Specifically, I would like to address the following statement: *"Most important and unfortunately overlooked in the applicant's presentation are the Victoria-style homes that line both sides of these two to three blocks of Centre Street. Despite the range of individual building typologies in this and the abutting zoning districts, these 2.5 story dwellings are carefully conserved structures that characterize the streetscape and sight lines within this area of Center Street."*

For the record, 40 Centre St is located less than 500 feet from Beacon Street. The surrounding area, known as Coolidge Corner, is in the heart of Brookline's largest commercial center. Directly opposite and facing 40 Centre Street is Brookline's largest municipal parking lot and Arcade Mall which serves the many shoppers and visitors that come to the area. The parking lot spans over 300 feet and accommodates almost 200 cars. The fact is that there is **one** Victorian home on either side of Centre Street on the first block coming from Beacon Street which is over 600 -700 feet long and which includes the 40 Centre Street property. Furthermore, from Beacon St. and for three entire blocks on the even side of Centre Street, there are only three Victoria styled homes. What you **do** find are

four major mid-rise and high-rise apartment buildings ranging from 80- 150 feet in height. It is within these building where the majority of the residents on Centre Street reside. It should be noted that Centre Street's streetscape and sight lines, particularly at 40 Centre Street, cannot be characterized as being "lined with 2.5 story Victorian style homes". The majority of the structures on the even side of Centre Street are not Victorian-style homes and they exceed the proposed building height of 70'.

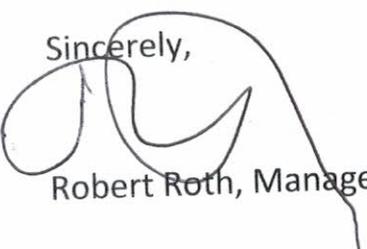
In the Memo to the ZBA the Planning Board acknowledges the 40 Centre St. property as a transition property but goes on to say the board 'feels' the 2.5 story residential neighborhood serves as a primary reference. The Planning Board's statement that the 2.5 story residential neighborhood serves as a primary reference is inaccurate and misleading because it failed to mention that 40 Centre Street is directly opposite and facing the Town's largest Municipal Parking lot, with a 40 car parking lot to the northeast, a rooming house to the southeast and a 10 story building with an additional 25' tower in the rear of the property. The property is associated with the mid-rise and high-rise buildings on Centre Street and the commercial center of Coolidge Corner. The facts are clear that there are only three 2.5 story residential multifamily homes on the entire even numbered side of Centre Street while there are 4 mid and high rise buildings on the even side of Centre Street. Clearly the property is not in a 2.5 story residential neighborhood.

In light of this Memo I urge that this letter become part of the public record and sent to the ZBA. Also, I encourage the Planning Board to walk the entire Centre Street and assess the accuracy of their statement included in the May 23, 2016 Memo.

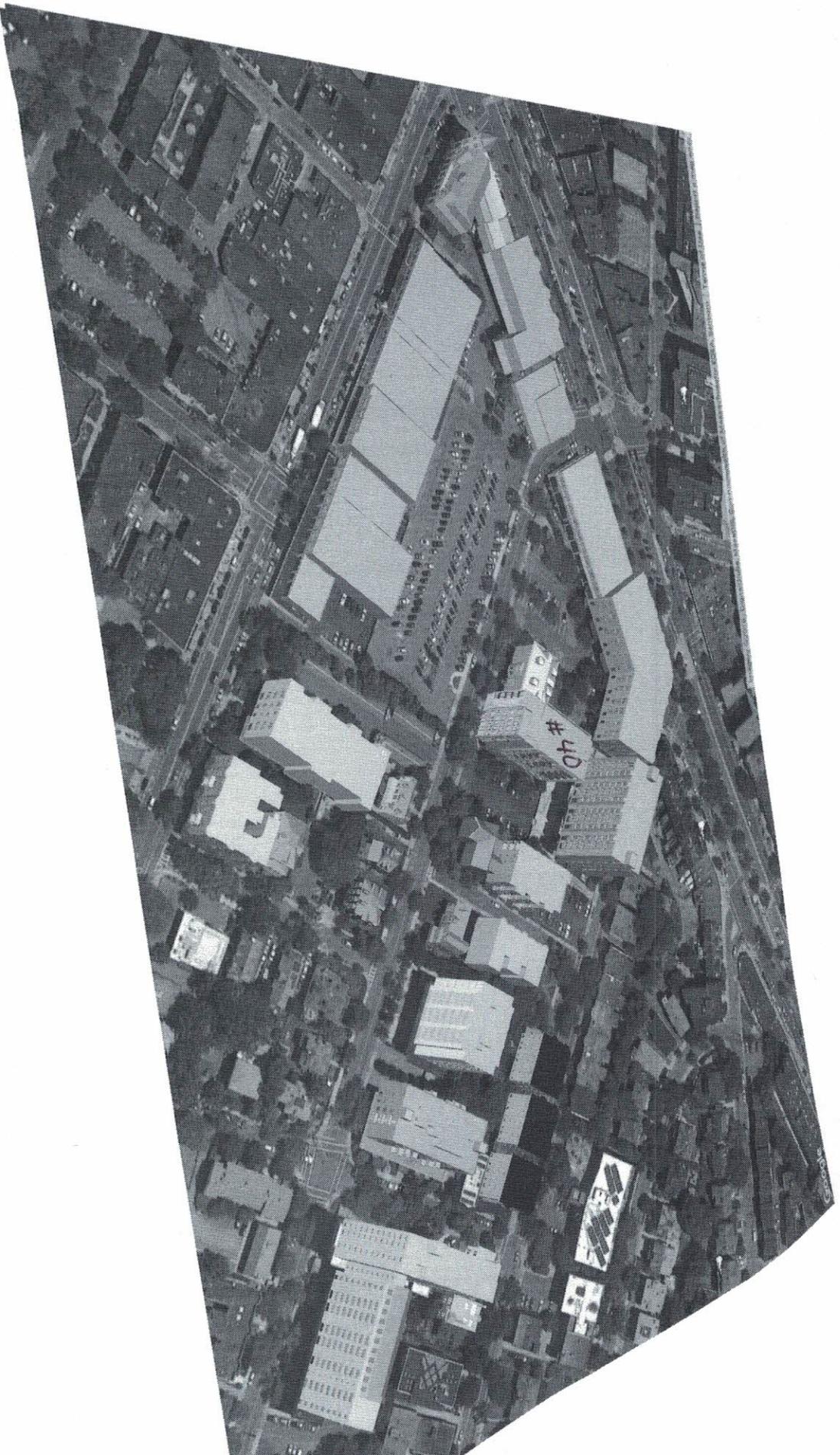
Attached are five 3D photos illustrating the streetscape.

Please call if you have any questions.

Sincerely,

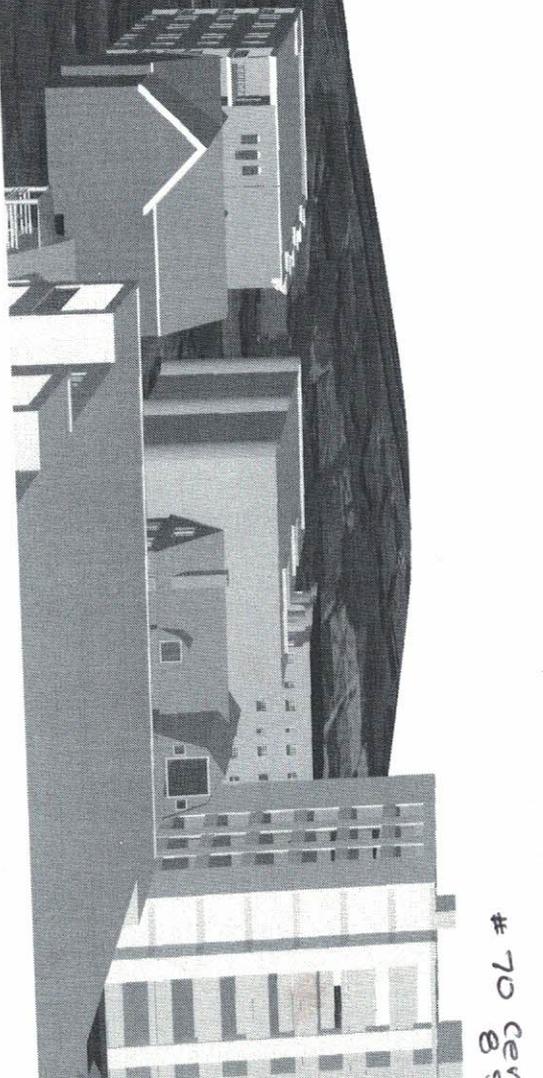
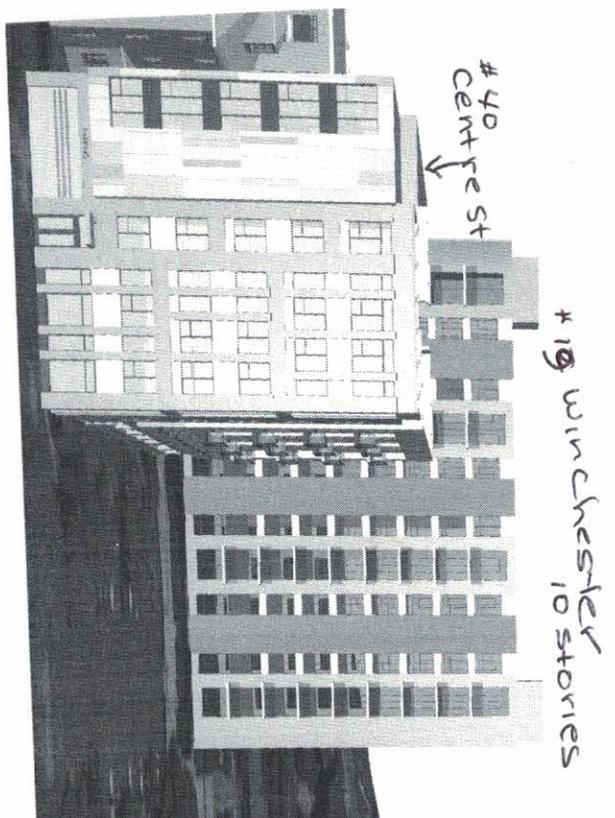


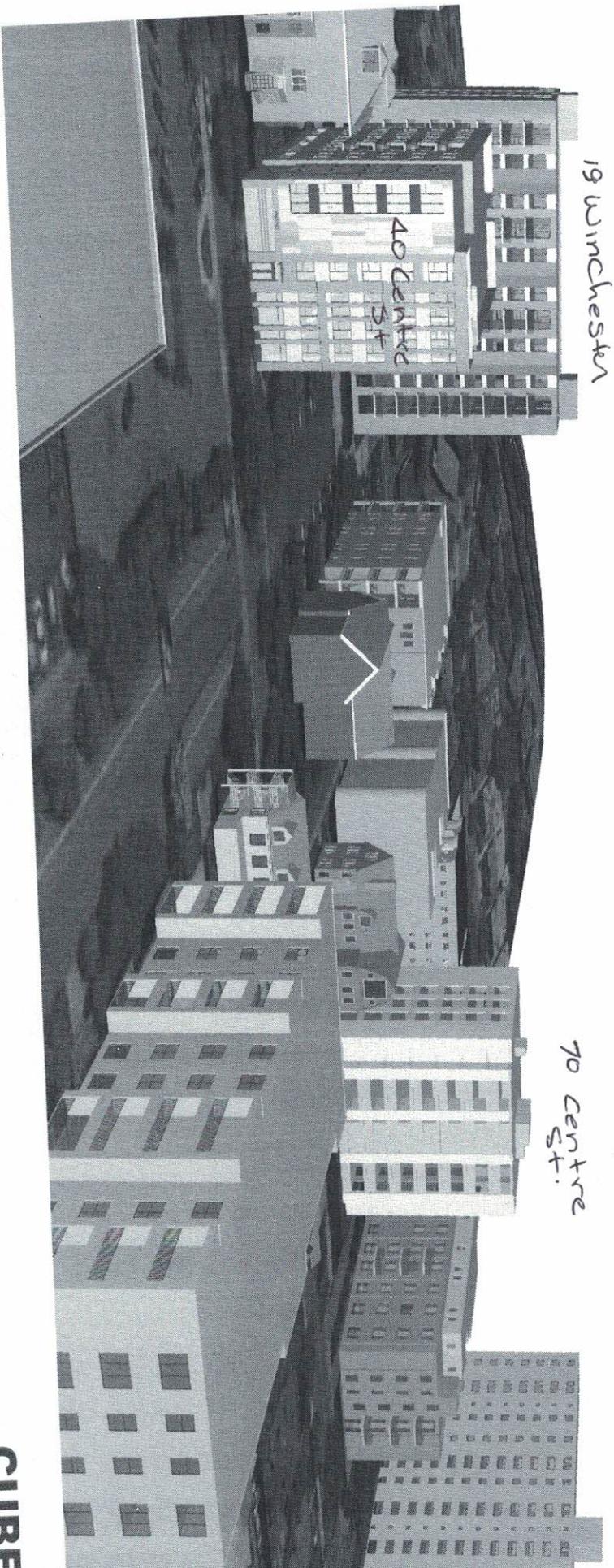
Robert Roth, Manager for the Roth Family LLC



40 Centre Street - 3D Concept Model

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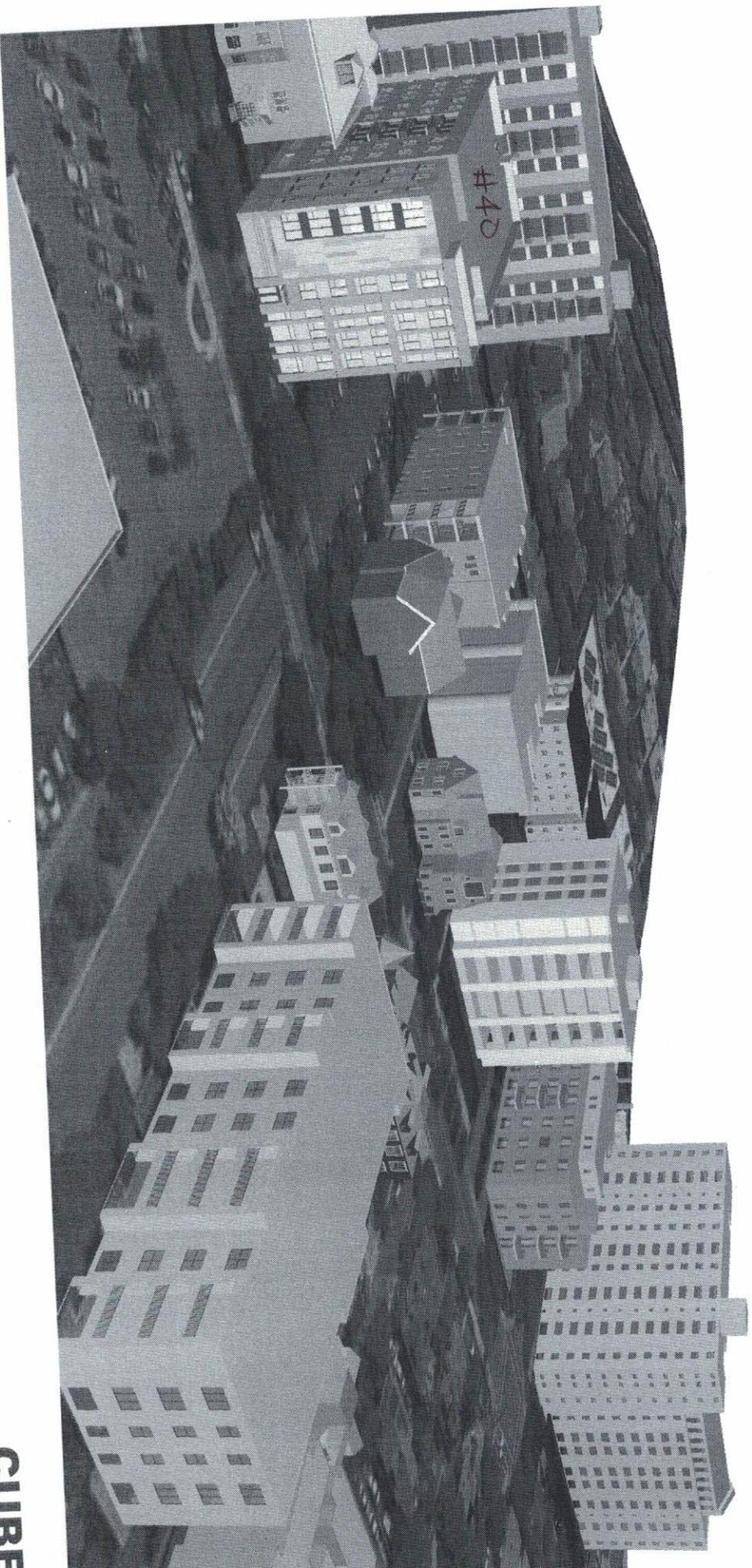




40 Centre Street - 3D Concept Model

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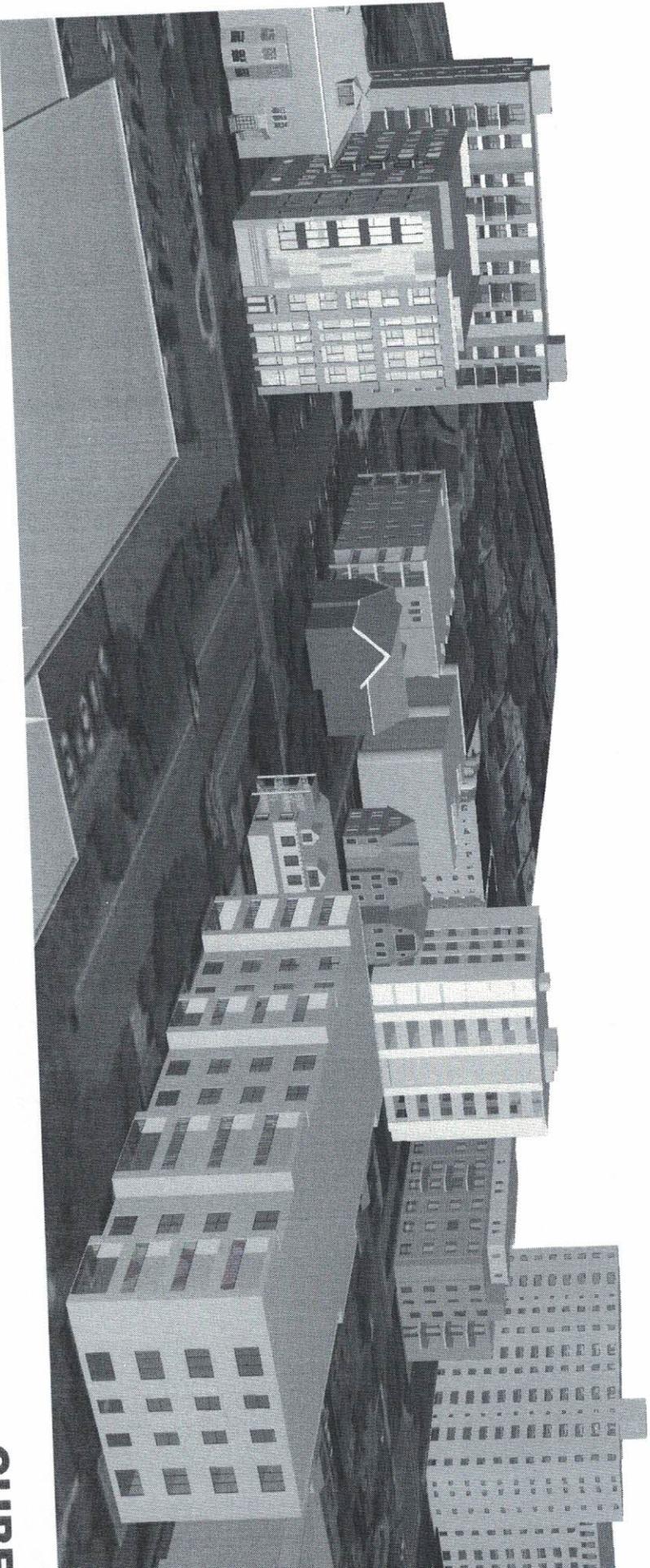
architecture interior
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40 Centre Street - 3D Concept Model

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40 Centre Street - 3D Concept Model