From:	Margery Resnick
To:	Maria Morelli
Subject:	please give to the ZBA
Date:	Sunday, June 19, 2016 5:05:20 PM
Attachments:	CC_Parking_2007.pdf

Dear Zoning Board of Appeals:

We are writing to bring to the attention of the Zoning Board of Appeals the critical issue of the desperate shortage of parking spaces in the Coolidge Corner area of Brookline that would be exacerbated by the proposed development at 40 Centre Street.

This shortage is not anecdotal. The March 2007 Coolidge Corner Transportation Analysis, conducted by Traffic Solutions LLC, surveyed the parking availability of on-street metered spaces and of municipal parking lots. (An excerpt from this report is attached to this email.) The following average occupancies were measured:

Harvard St. between Beacon and Williams: >90%

Beacon St. between Harvard and Winchester: >90%

Centre Street East municipal lot: 93%

The lack of parking will be further exacerbated by the Devotion School renovation from 2016 to 2018. Out of 143 parking spaces in the Centre Street East lot, 20 spaces will be reserved for teachers at the temporary school on Webster Street. Out of the 56 parking spaces for Coolidge Corner employees, 15 spaces will be reserved for teachers. This represents a loss of 18% of parking spaces in the two combined municipal parking lots. One can assume that construction workers for the Devotion project will also require parking in the area, further stressing the limited inventory of parking spaces.

Other spaces in the adjacent area (Williams Street) have been reserved for personnel at the Kehillath Israel Nursery School, and the project proposed by Jewish Community Housing for the Elderly for the intersection of Harvard and Williams streets will require the removal of

at least four existing metered spaces on Harvard Street. The JCHE project will also probably require prohibiting parking on Williams and Harvard during the construction phase, with a predictable impact on the Centre Street lots and on non-metered parking on Centre, Shailer, Fuller and other streets in the Coolidge Corner area.

The provisions for parking in the proposed 40 Centre Street development are utterly inadequate. The adverse impact that this large residential project will have on an area where the extremely limited inventory of available parking spaces is already going to be reduced by the Devotion School renovation is unacceptable. In light of the parking issues, permitting the proposed 40 Centre Street development to go forward will harm visitors to Coolidge Corner businesses, residents of the neighborhood, and people who must drive to their jobs in the Coolidge Corner area.

Thank you for your attention to this crucial issue.

Sincerely,

Margery Resnick and Stephen Ault

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