

**From:** Alan Agresti [<mailto:alanagresti@gmail.com>]  
**Sent:** Sunday, August 21, 2016 12:19 PM  
**To:** Neil Wishinsky  
**Cc:** Stephanie Orsini; Alison Steinfeld  
**Subject:** Proposed building at 1299 Beacon Street

Board of Selectmen  
Brookline Town Hall  
333 Washington Street  
Brookline, MA 02445

To the board:

We are writing to convey our very deep concerns about the proposed 40B mixed use development at 1299 Beacon Street. It was quite a shock to us to hear about a proposed structure that is completely out-of-scale with the surrounding Coolidge Corner neighborhood. This building, with its size and amount of traffic it would bring to a small street, would seriously adversely affect the safety of residents and irrevocably alter the character of a historic neighborhood.

We live in unit 101 at 30 Longwood Avenue, a four-story building at the corner of Longwood Avenue and Sewall Avenue, across the street from the proposed building. Sewall Avenue is a one-way street that already suffers from overcrowded conditions because of the presence of a U.S. Post Office with multiple trucks and traffic exiting the nearby Trader Joe's. In fact, Trader Joe's regularly employs the services of safety officers to direct the traffic in and out of its parking lot. The traffic on Sewall can make it difficult, and at times dangerous, for residents of our building to drive out of our garage onto Sewall Avenue. It is also often a challenge to cross Sewall Avenue as pedestrians on our way to the bus stop and Green Line stop nearby at the corner of Beacon and Harvard streets. Allowing such a development will add severely to these already existing serious safety concerns. It is impossible to envision how this could possibly be accommodated safely.

The proposed structure, with a footprint that encompasses much of the existing parking lot and extends to the lot line, would have 108 residential units and 178 parking spaces. We can only imagine the continual flow of cars, delivery trucks, and various service vehicles such as garbage trucks that would burden an already overly-crowded narrow street that was never designed for such a volume of traffic. The traffic on Sewall Avenue would often face congestion backups with the proposed building, because of the small surface space for vehicles at the property and the car elevators that would be used in the building to handle the parking of residents' vehicles.

A building of this size, with its height and footprint, would be completely out of character with the neighborhood around it. Much of Coolidge Corner's charm comes from its human scale, consisting mainly of two-, three- and four-story residential and commercial businesses. Nothing anywhere near this size has been build in Brookline in the past generation. Allowing it would result in a severe change in the character of the neighborhood and in the day-to-day safety of those of us who live nearby. We strongly urge that this proposed development be turned down.

Thank you for hearing our concerns.

Sincerely,  
Alan Agresti and Jacalyn Levine  
#101, 30 Longwood Avenue, Brookline 02446