

From: Mark Rosen [mailto:markaudiowizard@yahoo.com]  
Sent: Wednesday, November 02, 2016 6:56 AM  
To: Maria Morelli  
Subject: 420 Harvard

Dear Ms Morelli,

Would you please forward this email to the ZBA regarding the proposed development at 420 Harvard Street, Thank you.

ZBA  
Brookline Town Hall  
Attn: Jesse Geller, Chairman

Dear Me Geller,

We are writing to you with our concerns about the proposed development at 420 Harvard Street.

The plans for the proposed development, at 5 stories, is out of place with design features and scale of the surrounding 1 story store fronts.  
We have heard public testimony that these 1 story store fronts exist for about 1 mile in this area along Harvard Street.

Windows on this proposed development appear to look directly into abutting bedrooms and bathrooms thereby placing their most private moments on public display.

This feels like an unnecessary invasion of privacy.

What is missing from these development plans are the mfg's name and model number of the rooftop condenser units.  
Not all units perform the same. This is important information.

Sound proofing baffles only seem to be planned for the front facing (Harvard Street) side of this proposed rooftop condenser farm.  
I would recommend soundproofing baffles to be placed all around the condenser farm on the rooftop to mitigate any resulting noise from the operation of these units.  
Consider that the elevation of the proposed building- 5 stories- ----then use of highly sound reflective building materials- stone, glass, --- a decrease in sound absorbing vegetation due to construction --- all will result in excess noise levels blanketing the surrounding neighborhood.

Additionally, the planned use of a wood support structure is unorthodox and not best practice

The usual choice of support framing and support is metal such as steel or aluminum.  
This was affirmed by an article in Building Design and Construction magazine here is a link to the article:

<https://www.bdcnetwork.com/9-tips-anchoring-rooftop-equipment-high-wind-events>

1 The parking plan includes a 180 hairpin turn into the parking lot.

It is very congested area. You have limited vision with a 180 turn, how are pedestrians going near the garage area protected, how are cars exiting and entering able to see. When it snows, how does this affect a very tight space?

2.The parking plan still shows a large amount tandem parking, yet the surrounding streets have very limited parking, and what there is is 2 hour parking.

The Brookline Senoir Center on Winchester St will start reserving spaces on Fuller St for their exclusive use thus lessening the avilable parking.. How does this work ? The plans show very tight spaces as it is, is this actually a viable plan?

3 The traffic study that was done, does not account for the 1,000 students and their parents at Devotion. How is a traffic study done on such a brief time period accurate? Why is there such a discrepancy in neighborhood reports of dense traffic? The town narrowed the road on Winchester to lesson traffic speeding, but that does not change traffic density. Density on Harvard St will increase significantly when Devotion reopens. Right now density is so thick on Harvard that cars use all the side roads to avoid it. The side roads of Fuller and Coolidge are particularly impacted.

4 The supports for the condensers are wooden, yet metal is what is considered optimum for this weight. Why is wood being used?

5 The developer is demanding that abutters sign a letter of support for a lower level building, but the building is only lower in the back. It is 5 stories in the front, where the other stores are 1 story. This is massively out of scale for the surrounding shops.

6. The study done for Harvard street shows the entire length of Harvard Street has only 1 story commercial buildings, and 3 story apartments. How is this large 5 story front consistent with the neighborhood?

This development prompts understandable and serious concerns about congestion, heath and safety of school childeen and elderly who have to walk near this massive development.

The town has heard public tesimony that only a few seconds of delay time for ambulances and fire department equipment can result in fatalities. Are child fatalities the cost the neighborhood must pay to allow the development team build this oversized project?

Sincerely,

Mark Rosen and Sloat Shaw  
Thorndike St., Beookline