

November 27, 2016

Dear Chairman Geller and Members of the Zoning Board of Appeals:

As the Zoning Board of Appeals continues deliberations on the proposed development at 40 Centre, I respectfully ask for the consideration of these three conditions:

1. Maximum building height of 54 feet

The proposed 4- to 7-foot stepback on the fifth and sixth floors still do not fulfill the ZBA's charge for substantial building articulation in lieu of removing an entire floor. **I agree with Steve Chiumenti's consistent assessment that the proposed building fails to meet the DHCD's Design Guidelines.** Given the overwhelming vote from Town Meeting in support of Warrant Article 32, it is crucial that the ZBA take a firm stand on the Local Concerns from each 40B proposal. I note that the same architectural firm is responsible for the design of two nearby proposals at 455 Harvard and 134-138 Babcock. **The acceptance of such a grossly out-of-proportion architectural plan at 40 Centre would set terrible precedents for height, front and side setbacks, FAR and parking ratio at these additional nearby sites.**

2. Provide one parking space for each affordable housing unit at no monthly cost. This provision shall remain in perpetuity, regardless of changes in ownership or financing.

As noted throughout the public hearings by Judi Barrett and Kate Poverman, it is unconscionable to erect oversized buildings in the name of affordable housing and then withhold a key amenity such as parking. For instance, the affordable residents are granted NO parking spaces at 45 Marion. In order to provide living and working opportunities for the affordable residents, the Applicant must grant a parking space for each affordable unit.

3. Provide police detail between the hours of 7:30 AM and 8:15 AM, as well as between the hours of 2:15 PM to 3:00 PM on every school day

The Applicant has failed to address key concerns to pedestrian safety, especially for the hundreds of schoolchildren who walk to Devotion School. Both traffic studies have lacked pedestrian counts during the beginning and end of each school day. In order to prevent accidents between pedestrians and construction equipment that will be staged on Centre Street, a police detail must be paid for by the Applicant.

Thank you very much for your consideration on how to mitigate the negative impacts of this proposed development.

Yours truly,
Derek Chiang