

**From:** Linda Pehlke [<mailto:lindaolsonpehlke@gmail.com>]  
**Sent:** Sunday, December 11, 2016 4:23 PM  
**To:** Polly Selkoe  
**Subject:** 384 Harvard St.

Hello Polly: I would like to submit the following brief comments concerning 384 Harvard St.

**Building Setbacks:** The William St. set back appears to be insufficient for significant landscaping, it is especially too small for the planting of trees, which are needed to mitigate the height and bulk of the building.

**Massing and Facade Design:** I agree with those commenters who have pointed out the need to mitigate the mass and facade of this proposal as it relates to William St. residents.

**Circulation and Traffic:** As the Board of Selectmen rightly point out, having a drop off on Harvard St. is not desirable. If such a function is necessary, this activity should be accommodated within the building footprint. If more parking is required, it should be accommodated within the building footprint and not within the rear setback which would remove the very limited green space and increase the amount of paved surface on the site.

**Commercial/Retail Space:** This is a token amount of commercial space. Several 40B's have similar proposals, with a small amount of retail space included along the Harvard St. facade. This is a grossly inadequate attempt to mitigate the effect of converting a business parcel into a residential parcel. Cumulatively, this amounts to a substantial loss of Brookline's commercial activity and tax base, both of which are significant negative impacts for the residents of Brookline. At a minimum, the ZBA should include a condition in the Comprehensive Permit that requires JCHE to operate and maintain a neighborhood serving business within this space, even if it operates at a loss. Under no circumstance should this space be allowed to sit empty or become a service use with covered windows, etc.

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