

Dear Ms. Morelli,

As residents and owners of 20 Brington Road, we are writing to voice our concerns regarding the proposed residential development at 111 Cypress Street.

We appreciate the Board of Selectmen's consideration of neighborhood concerns and agree with everything expressed in the Board's May 18<sup>th</sup> letter to MassHousing regarding this development. Given that the development team has appeared to disregard the community's concerns to date, we write to highlight some of them in advance of the upcoming Planning Board and ZBA meetings.

**Pedestrian safety:** With two young boys and as frequent users of public transportation, we are extremely concerned about the proposed development's impact on pedestrian safety. It is difficult to imagine how Brington and Cypress could accommodate the sheer number of proposed parking spaces (not to mention driving visitors/guests) being utilized at all hours. While this alone would be troubling, we are also extremely concerned about the proposed entering/exiting driveway on Cypress St. As anyone in the area knows, the sidewalk on Cypress along the site of the proposed development is already narrow and frequently congested; it is hard to imagine how pedestrians (e.g., children, high school students, commuters, etc.) will be able to safely navigate the entering/exiting driveway areas. We strongly encourage the development team to engage in a pedestrian safety study and also seriously consider the option of direct neighborhood access to the Brookline Hills MBTA station.

**Shadow study:** As our home is diagonally situated across from the proposed development (we are the second home across the street from the site), we are concerned about the impact of the proposed structure on the light we currently enjoy in our home. While we are not experts in predicting building shadows, it seems clear that our morning sun exposure would be significantly impacted from the large proposed structure as the part of the building closest to our neighborhood is designed to be 70 feet high. We hope that the development team will undertake an independent shadow study of the proposed building so that impacted Brington residents may learn this information and have the opportunity to work with the development team to devise options that take into account neighbor concerns.

Finally, we are hopeful that the development team will be open to a more collaborative process, should the development move forward. Our understanding is that the 40B proposal for the Jewish Community Housing for the Elderly on Harvard Avenue seriously took into account and incorporated community feedback; should the 111 Cypress development team have a similar approach, I imagine that our neighborhood would have a more positive response.

Thank you for your attention to our concerns. We look forward to attending the Planning Board meeting on January 30<sup>th</sup>.

Sincerely,

Audrey Lee & Joel Krier

20 Brington Road Owners and Residents

