

January 23, 2017

Maria Morelli of the Brookline Planning Department
Re: 111 Cypress Street

Dear Ms. Morelli,

I have attended several meetings concerning the housing proposal for 111 Cypress Street. I believe that the Board of Selectmen have addressed many of my concerns in the May 18th letter. I think that we can work with the developers to improve this project moving forward.

I am particularly concerned about the façade and streetscape of any new building along Cypress Street. I walk this block four times on a typical day and am impressed by how crowded with people it is without any urban amenities. The connection from the Rte. 9 crossing over to Tappan Street with the High School, Pool and MBTA stop is so important. The future of this area will very much depend on the quality of building proposals that shape it.

Currently the sidewalk is crowded between Brington and Tappan. It also feels like an unfortunate pause in the urban fabric. The sidewalk is narrow; it is hard to stop and say hi to anyone; children dogs and scooters easily block pedestrian traffic. 111 Cypress is set down with a lower level lot. The sidewalk is edged by a fence, shrubbery, and a view to the parking lot. The entrances and windows are neither friendly nor inviting. On the other side we have the gas station which also interrupts the pedestrian route with several driveways. The new development does not really improve the situation, it just adds more traffic.

If anything new is planned in this area it should strengthen the street life not turn its back on Cypress. If we just had something more: a wider sidewalk, storefront, inviting planting, benches awnings that this section of street could be so much better. The Town of Brookline should encourage new development to contribute to the goals for the development of the Rte. 9 Brookline corridor and strengthening the key intersections such as Cypress. We should also look at the street and MBTA bridge as well since the current traffic widths which are highly restrictive and cause a bottleneck to all types of traffic. This block could potentially become home for many people and improvements to the street will make Brookline a better place.

Thank you for the time and effort you are taking to review this proposal.

Sincerely,

Milly Baker
47 Brington Road (resident and owner)
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