

January 25, 2017

Maria Morelli
Brookline Planning Department
Re: 111 Cypress Street

Dear Ms. Morelli:

My name is Barry Shiel, my wife Jennifer Pieszak and I are longtime residents of the neighborhood living at 123 Davis Avenue. We are writing to express our opposition to the proposed zoning amendments that would allow this proposed development at 111 Cypress Street to move forward.

Our issues of concern are the following:

- The proposal seeks to expand the density of development within the neighborhood right at a pinch point in traffic circulation. The limited access of bridges across the MBTA Green Line right-of-way makes Cypress Street a highly traveled corridor for a residential street. Traffic conditions on Cypress back already back up from Boylston to Washington during rush hour conditions. Cypress Street conditions regularly back up traffic on Davis Avenue waiting to turn to feed into Cypress and the backup to cross the bridge and reach Boylston Street.
- Placement of an additional vehicular access point on Cypress Street adjacent to the MBTA bridge would create additional congestion and additional pedestrian hazards raising safety concerns. Directing this increased number of cars on Brington Road also does not seem safe with the current traffic problems created by the close proximity Brington Road and Boylston Street. These two facts weigh heavily against planning for increasing the zoning density on this site.
- The scale of this project and accommodation of parking for over 100 cars creates the problem of placing vehicular parking at the grade level conditions of the building. It is important that buildings on this site should improve the neighborhood and provide an occupied street frontage supporting the residential character of the street. We are concerned that this scale of development will erode the connection of the neighborhoods across the tracks.
- Our concern regarding this project's traffic study is that the study does not acknowledge the traffic impact beyond the abutters. Traffic on Davis Avenue is routinely backed up during peak times as Cypress Street is congested and does not currently accommodate all of the traffic turning south onto Cypress Street for several traffic signal cycles. Trying to access Cypress from Elm Street is extremely difficult during rush hour and consistently difficult due to steady traffic on the weekends. The study focuses primarily on car count and does not acknowledge the implications of traffic patterns opposite from those currently on the site with tenants leaving in the morning and arriving during evening rush hour. No acknowledgement is made that there will be significantly more traffic from the proposed parking lot and garage on weekends over the existing office use with residential tenants making multiple trips for errands, soccer games, etc. There is no mention in the proposal

of attempts to ameliorate the issues of additional cars on the site with regards to the increased traffic it would create.

We ask that the Planning Board take these issues into consideration in regard to proposals for increased density on the property at 111 Cypress Street.

Sincerely,

Barry Shiel and Jennifer Pieszak
Homeowners
123 Davis Avenue
Brookline, MA