

Dear Ms. Steinfeld and ZBA,

The 40B project at 455 Harvard Street disregards the context of Thorndike Street. The presentation, and the direction of the project is all on the commercial aspect of This project. Yet this is disregards the main thrust of the project, which is residential housing, largely located on Thorndike Street.

Under 40B guidelines, context is important. This includes 4 sides of the building.

The application states “a curved façade facing the neighborhood further up Thorndike Street. Vertically, the massing is broken down through changes of material and the upper floor setbacks. Together , these gestures serve to visually reduce the scale of the building and respect its immediate context.

This is clearly not the case, and at the May 4 meeting, 40 residents spoke out about the massive building presenting a huge brick wall obscuring site lines from Thorndike to Harvard Street. There are only a few lower priced units available in this massive project. Below, the 40B guidelines directly contradict the building the developers are proposing. It is an expensive apartment complex, and the statements of the developer in the application below are not accurate and directly contradict the stated aims of the developer in the 40B application.

Please consider the residents on Thorndike Street, and in the JFK crossing area, in the context of this development.

Thank-you,  
Sloat Shaw

### **(9) Plan Regionally**

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long- term costs and benefits to the Commonwealth.

- Consistent with a municipally supported regional plan
- Addresses barriers identified in a Regional Analysis of Impediments to Fair Housing -
- Measurable public benefit beyond the applicant community - Other (discuss below)

### **Explanation (Required)**

The project supports a local and regional housing need and provides mixed income rental housing within convenient commute by train and bus to employment bus in the Boston/Metro West area. The project complies with various goals set by the Town of Brookline for area planning and housing development as well as the regional housing production goals of MAPC.

<b>(1) Concentrate Development and Mix Uses</b>		X
Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.		
<i>Check "X" below if applicable</i>		
- Higher density than surrounding area		X
- Mixes uses or adds new uses to an existing neighborhood		X
- Includes multi-family housing		X
- Utilizes existing water/sewer infrastructure		X
- Compact and/or clustered so as to preserve undeveloped land - Reuse existing sites, structures, or infrastructure		X
- Pedestrian friendly		X
- Other (discuss below)		X
<b>Explanation (Required)</b>		

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