

Ashley Clark

Subject: FW: 134-138 Babcock Street Proposal

Sent: Friday, July 07, 2017 5:56 PM

To: Maria Morelli

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Dear Ms. Morelli,

I am writing as a resident and Trustee of and on behalf of the Mayflower Place Condo Association (the yellow brick condos across Freeman from the proposed project) to express our strong opposition to the current plans for Babcock Place and to voice a request that you consider requiring significant changes in the proposal. Our Condo Association comprises 25 units at the corner of Freeman and Babcock Streets and would be greatly impacted by this proposed project at 134 and 138 Babcock Street. This project is tremendously out of scale for our residential neighborhood and would be very disruptive to our area.

First, it is so close to the sidewalk and to other buildings, it would take away open space and green space, natural light, and tree cover--making our residential neighborhood feel crowded and commercial.

Second, parking is already incredibly tight—there are not enough spaces for residents already, and parking spots are very expensive. We currently pay \$150/month for a spot in a lot across from this proposed project on Babcock Street, and the lot is always rented to capacity. The addition of 62 units without adequate parking for all (not to mention the loss of extra spaces that are currently rented out at 134/138 Babcock Street) would have a very negative impact on parking in our neighborhood. We request that the number of units be decreased and the number of parking spaces increased so that each unit has at least one parking spot (and preferably more than one for some units).

Third, a 5-story building would loom over other buildings in the area, which are mostly 2-3 stories (ours is 3 stories, for example). It would look very out of place and lead to a blockage of sunlight in the park at the corner of Freeman and Babcock. It would give our neighborhood the feel of a commercial district. 62 units is a massive structure in this area of houses and small condo complexes. It would introduce too many people, too much garbage, extra noise and pollution from all the cars, and we request the plans be scaled back to a smaller structure.

Finally, the modern architecture is out of place in our neighborhood of mostly brick and wood shingled buildings from the late 1800's to early 1900's, and it would stick out. The current house on that site is a beautiful house that contributes a great deal of charm and beauty to our neighborhood, and we would hope for a project that would retain some of the charm and feel of the current neighborhood.

We beg you to require an amendment in the proposal to be more to scale and in line with the neighborhood surrounding it. I would be happy to talk with you directly or comment on other versions. I can be reached at this email or at 617-232-2516.

Thank you for your time and consideration.

Sincerely,

Marla Zucker, Ph.D.

Owner of 229-5 Freeman Street

Trustee of Mayflower Place Condominium

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