

Drs. Christine M. and Brian B. Goldman  
121 Stedman Street  
Brookline, MA 02446  
Wednesday, July 12, 2017

Members of the Planning Board  
Town of Brookline, MA 02445

Re: 134-138 Babcock Place

Dear Members of the Planning Board:

Hello, my name is Dr. Christine M. Goldman and my husband's name is Dr. Brian Goldman. This letter serves to inform you of our strong concerns regarding the proposed 40B housing project at 134-138 Babcock Street. Our family lives at 121 Stedman Street, Brookline, which is directly to the west of the proposed building site. We occupy the bottom half of the building at 121-123 Stedman Street. The proposed building is directly behind our backyard.

As you know, the **Brookline Housing Production Plan** that was approved months ago by the state's DHCD is guided by seven Qualitative Goals and received input from community members in a March 2016 meeting. Goal number four is **Neighborhood Integrity and Stability**. Participants were "concerned with the loss of green space and the loss of sunlight due to taller buildings". The proposal for the Babcock Place building violates goal number four by drafting plans for a building that is too large for the existing space. This, in turn, has ramifications for the surrounding green space that exists already.

The height of the proposed building creates a direct loss of sunlight to Stedman Street abutters such as us. In addition, it also creates shadows on Babcock Street. More specifically, Shadow Studies that our neighborhood group had prepared by an architectural student depict that shadows are created on (1) the abutting Stedman Street homes to the West during most of the morning hours and on (2) the public green space across from the proposed building, which is the 'Albert Edward Scott Memorial Square' on Babcock Street, from 4-5 PM. Please note that the Memorial Square has been recently renovated with 4 benches, a walkway, flowers, shrubbery and small trees. The small trees do create some shade, but the additional shade created by this proposed building is substantial enough to harm the existing vegetation. Residents can be seen there frequently, particularly in the late afternoon, spending time on the benches and grass. There are numerous apartment buildings in the very near vicinity; this is the only green space in sight available to these apartment residents.

The footprint of the proposed building will significantly jeopardize the green space that already exists behind our Stedman Street homes and our neighbors Manchester Street homes. In addition, the plans do not incorporate green space anywhere around the building perimeter. Approximately 31 trees would be lost around this proposed building footprint. The fact that the proposed building would sit nine to eleven feet from the western property line leaves no chance that any greenery will remain at all. These are the trees that we look

at while sitting in our backyard and garden. They provide oxygen, beauty, and a sense of privacy.

Goal number four involving **Neighborhood Integrity and Stability** underscores the importance of making careful, thoughtful, reasonable additions to existing neighborhoods in Brookline. The proposed building, with its ultra-modern look and massive size does not even come close to being a welcome addition. The integrity of the neighborhood would be reinforced by a plan that incorporates (1) a building similar in style to existing neighboring homes and apartments (2) larger set backs so as to preserve existing green space, especially healthy, mature trees (3) a shorter building that would not create large, problematic shadows on Stedman Street and Babcock Street.

We urge the Planning Board to recommend that the proposed building at 134-138 Babcock Place should be modified in dimension and style as it violated the goals of **Neighborhood Integrity and Stability** set forth in the HPP.

Sincerely,  
Dr. Christine M. Goldman  
Dr. Brian B. Goldman