

Ashley Clark

Subject: FW: Public comment about the Babcock Place proposal

From: Janet McIntosh
Sent: Thursday, July 13, 2017 3:08 PM
To: Polly Selkoe; Maria Morelli
Cc: Trj
Subject: Public comment about the Babcock Place proposal

Please post to: <http://www.brooklinema.gov/1356/BABCOCK-PLACE>

Thank you.

Dear Planning Board and ZBA,

We are writing in respectful opposition to the proposed development of a very large building at 134-138 Babcock Street.

We are longstanding owners (since 2003) of 177 Babcock #3. We prize our beautiful, walkable neighborhood for some of the same reasons Babcock Street was selected in 2015 by Boston Globe Magazine as "the best street in Brookline" (<https://www.bostonglobe.com/magazine/2015/04/10/tops-spots-live-the-best-streets-greater-boston/6brLZ0BxJjntNNlr4OfgK/story.html>).

The Globe writes:

"Connecting Harvard Street in Brookline to Comm. Ave. in Allston, Babcock is a city street with a suburban feel thanks to trees shading the sidewalks on either side and tidy lawns fronting its Victorian-era single- and multi-families....Condos in well-maintained older brick buildings are the predominant housing style here."

Unfortunately the proposed design would degrade the integrity of the features so loved on Babcock Street. It is almost wildly out of scale to the surrounding homes, and disconcertingly out of place in its style. The lack of a front setback (with landscaping or yard) is very odd, but also telling, suggesting a total disregard for the aesthetic and mood of the neighborhood. The shadowing, tree destruction, and traffic congestion it promises are anathema to what you can see is a widely recognized and precious neighborhood feel. The beautiful memorial

square across from the planned building would also lose its tranquil and pleasant mood. Based on the plans, it feels as if the developer is trying to make money at the expense of a community.

Furthermore, the Devotion School down the street has already grown to the point of overflow. While the school is being expanded, projects such as this one will encourage more and more overcrowding. Indirectly, then, the proposed project contributes to educational challenges in the Devotion School district.

This proposal should not be approved.

Thank you,

Janet McIntosh and Thomas Jehn

177 Babcock St. #3

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