



Town of Brookline

Massachusetts

Department of Public Works

Engineering & Transportation Division

TRANSPORTATION BOARD
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July 21, 2017

Jesse Geller, Chair
Brookline Zoning Board of Appeals
333 Washington Street
Brookline, MA 02445

Re: 455 Harvard Street

Dear Chairman Geller,

Per Chapter 317 of the Acts of 1974 the Transportation Board for the Town of Brookline is the local governing body which has authority to enact rules and regulations regarding the movement of vehicles, bicycles, and pedestrians on the public way. However, as you are aware, Massachusetts General Law Chapter 40B Sections 20 – 23 and 760 CMR 56.02 supersedes our enabling legislation for not only permitting but also for creating and altering the Traffic Rules and Regulations for the Town's public ways. Therefore we are writing this letter to provide comments and recommendations to the Zoning Board of Appeals relative to the proposed 455 Harvard Street Chapter 40B Comprehensive Permit Application.

At the July 20, 2017 meeting of the Transportation Board we reviewed the plans for the proposed 40B development at 455 Harvard Street with Thornton of Vanasse & Associates, the proponents Transportation Engineer. It is the Boards understanding that the project will entail the removal of the existing restaurant and construct in its place a new Mixed-Use Development.

- 17 residential rental units,
- One level of parking accommodating 13 vehicles utilizing stackers with an access driveway from Thorndike Street,
- Covered bike parking,
- First floor retail space,
- A curbside loading zone accommodating a single unit 30' vehicle for commercial use is planned for the public way on Harvard Street.

In response to this discussion, and our review of the plans in general, we offer the following comments and recommendations on this project which were unanimously adopted by the Transportation Board:

333 Washington Street • Brookline, Massachusetts 02445-6863
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1. Support for the creation of the proposed loading zone provided that:
 - a. The area be posted COMMERCIAL LOADING ZONE/TOW AWAY ZONE 7AM TO 10AM and all signs and poles initially installed are paid for by the developer and meet Town of Brookline specifications
 - b. The proponent be responsible for the full cost of materials and labor needed to accommodate the construction of the loading zone which must meet Town of Brookline specifications
 - c. The loading zone be normal metered parking during non-loading hours
 - d. The decorative brick materials used in the construction shall be brick pavers installed on concrete and not the older brick and mortar style do to longevity and maintenance concerns
 - e. Any changes in design must be approved by the Director of the Engineering & Transportation Division
 - f. The building owner be responsible for the removal of snow and ice in the loading zone so that it remains available for their tenant use
 - g. The use of the loading zone is available to any vehicle authorized by the Traffic Rules and regulations for the Town of Brookline and not the exclusive use of the tenants of 455 Harvard Street
2. Support for the use of curb extensions at the intersection of Harvard Street and Thorndike Street to increase pedestrian safety provided that:
 - a. The ZBA request a redesign of the location of the crosswalk on Thorndike Street to the original location which will better serve the pedestrian path of travel, remove the proposed apex handicap ramps, and include ADA compliant wheel chair ramps which are in the direction of the path of travel to better serve the needs of pedestrians with vision related disabilities
 - b. The ZBA request that the proponent design and build corresponding curb extensions at the opposite corners of the intersection to fully provide complete pedestrian safety enhancements at this intersection
 - c. All signs, pavement markings, construction materials, etc. shall meet Town of Brookline specifications
 - d. New pavement markings shall be done in thermoplastic paint
 - e. Old pavement markings shall be removed by grinding methods and not painted over in black paint
 - f. Any changes in design must be approved by the Director of the Engineering & Transportation Division
3. Support for the creation of the NO PARKING ANYTIME/TOW AWAY ZONE on Harvard Street as designed by the proponent
4. Request that the ZBA require the proponent to pay for and install an In-street Pedestrian Crossing Stanchion, meeting Town of Brookline specifications, for the southern crosswalk on Harvard Street to further increase pedestrian safety.
5. Request that the ZBA require that the driveway entrance should not be depressed, but should be at the elevation of the sidewalk to minimize impacts by pedestrians.

6. Request that the ZBA require that transit schedules, a real-time transit monitor located in the building lobby being the preferred option, should be available onsite for use by residents, visitors, staff and retail employees
7. In accordance with our January 2015 letter to the Planning Board and Zoning Board of Appeals, request that the ZBA consider implementing sustainable parking policies and allow the property owner to rent out available un-used parking spaces in the garage which are not needed by building tenants. This shared parking strategy will increase the available off-street parking supply and help reduce demand for the limited public parking supply in this constrained North Brookline neighborhood.

Thank you for this opportunity to comment on the proposed 455 Harvard Street Chapter 40B Comprehensive Permit Application. Because the proposal may change throughout this process the Transportation Board does reserve the right to provide comments further in the process when this information is made available for review by the public.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joshua Safer', written over a large, light-colored scribble or stamp.

Joshua Safer, Chairman
Brookline Transportation Board

Cc: Alison Steinfeld, Director – Planning & Community Development
Peter M. Ditto, Director – Engineering & Transportation Division
Daniel Bennett, Building Commissioner