

Elizabeth Michelman
David H. Jones
Eli P. Jones
53 Brington Road
Brookline, Massachusetts

August 4, 2017

Dear Ms. Marelli,

I and my family have lived at 53 Brington Road for 15 years, and we know the conditions of the neighborhood quite well. I would like to offer a few comments to the revised application for apartments at 111 Cypress St.

1. The new traffic study's estimates of traffic speed and likelihood of accidents near the corner of Brington Road and Cypress Street is inaccurate in its choice to extrapolate from recent data taken from 2010 through 2014. It makes the generous assumption that the traffic calming improvements near the proposed western driveway would remain unchanged. Those barriers were installed 15 years ago in response to neighborhood complaint about the dangers for pedestrians and children from cars particularly those proceeding westward on Brington Road into Route Nine Westbound. The barriers were put there around the year 2000, based on serious safety concerns when there was no traffic calming. Please note that those barriers particularly address the cars that move fastest on the street, which are those attempting to speed up after turning right onto Brington Road at the corner of Cypress. These unsafe behaviors will return as soon as the barriers are removed.

2. The only architect's elevation available for consideration is the single view that is offered from across Cypress (from the direction of Davis Street). The view is distorted and gives the appearance of a spacious surround to the building from all directions. It does little to indicate the constricted pedestrian environment and conditions of egress at Brington and Cypress and how, qualitatively, the builder intends to ameliorate this. It would be helpful to those of us concerned with establishing and maintaining a humane residential character of the neighborhood to see an architect's elevation view looking at the Brington Road side and corner of the proposed building.

3. To the extent that the birds-eye-view plan helps us understand the newly proposed clearance of the corner of Cypress and Brington Road, allowing another 5 feet is not much of an improvement in visibility, physical commodiousness, or safety. The projecting corner is jagged and psychologically intrusive. It continues to inject an element of unsafety and even menace to the hidden area on its western side. The psychological effect of an entryway to a residential neighborhood, which presumably is to include the new structure, would be far more welcoming if the projecting corner of construction were pulled back another 10 feet. This would compare favorably to the setback of every residential house in the neighborhood.

Another neighborhood-friendly way of thinking about this problem would be to construct a curved corner reflecting the curvature of the Madris building, as has been done elegantly in recent construction eastward on Boylston St.

Thank you for your consideration of our thoughts.

Sincerely,
Elizabeth Michelman