

August 15, 2017

Maria Morelli
Brookline Planning Department
Re: 111 Cyprus Street

Dear Ms. Morelli:

My name is Barry Shiel, my wife Jennifer Pieszak and I are longtime residents of the neighborhood living at 123 Davis Avenue. We are writing to express our continued opposition to the proposed zoning amendments that would allow this proposed development at 111 Cypress Street to move forward. It is unfortunate and of concern that this meeting has been scheduled at a time when so many local residents may be away on vacation and not available to express their opinions.

Our prior issues of concern that were raised by our letter in January regarding traffic are not fully vetted by the submitted traffic study. The study reviews the data for traffic collected within the study zone and does traffic analysis appropriately. However, the study only reviews the traffic increases within the zone based on a theoretical no build reduction in the maximum potential demand reduction. We did not find any data within the study that tracked the actual utilization of the parking facilities at 111 Cypress during the hours of the study. This data would appear to be essential to the analysis of predictions for actual projected volumes to be experienced if the project was approved.

Our anecdotal observations of the site are that it is currently operating at traffic levels significantly below the maximum demand potential of its current use. We would expect to see actual vehicular operational data on the existing property to properly confirm if this is true or not, and for any trend analysis to factor the expected operational impact to the area which is not present in the report; including an assessment of the utilization of the property in its current use if used at maximum capacity. We would expect either scenario to be detrimental to the traffic and safety conditions within the neighborhood.

We would also expect an analysis of parking demand generated by the proposed development of 99 units and the adequacy of the proposed 69 spaces to address the need. Again the study uses the provided parking as an analysis for the demand. There is no analysis provided for the anticipated vehicular load of the proposed units, if there will be more than 69 cars in use and potentially seeking alternate parking accommodations within the neighborhood, and any parking demand analysis for renters for whom parking is not available on site, and for residential visitors.

We have one additional question we would like to address to the Town beyond traffic and parking. If this variance is granted to increase residential density within this neighborhood, has there been any review of this increase in combination with other approved local residential projects compared to the capacity of the local schools to meet the demand caused by the increase if allowed? If this has been addressed we would like to review and understand this proposed increase in relation to the overall plan.

We ask that the Planning Board take these issues into consideration in regard to proposals for increased density on the property at 111 Cypress Street.

Sincerely,

Barry Shiel, AIA and Jennifer Pieszak
Homeowners
123 Davis Avenue
Brookline, MA