

Subject: FW: Yukiko Ueno Egozy : Babcock Place proposal, revised

Dear Ms. Morelli,

I am writing to express concern about the revised Babcock Place proposal. I am particularly concerned about the "lift spaces" listed in the parking area. I do not know of any other buildings that have stacked parking in the neighborhood, and I wonder whether it is used at all in Brookline.

The only residential buildings with stacked parking that I know about are in downtown Tokyo. From what I understand, it can be a pain and can lead to tension among neighbors. If stacked parking is not common in Brookline, I think it may make Babcock Place a less desirable property.

I think this means that the actual reasonable number of parking spaces for the parcel is half the number proposed, without any lifts: 18 spaces instead of the 36 lift spaces. With the 1 van and 1 accessible spaces, the total comes to 20 spaces.

And I think the building size should reflect the number of the parking spaces available, so the building should be half the currently proposed size. That will solve many of the other problems with the proposal, including setback, height, and massing.

On a related note, I am concerned that the parking ratio of the previous proposal was so low. I feel that all the cars owned by the building's residents will not be accommodated by the building's garage. This, in addition to the loss of parking spaces at 120 Babcock Street, will dramatically increase the number of cars that are parked elsewhere overnight, and need to park on the street at Babcock Street during the day. I am worried that such a large number of additional cars cannot be accommodated by the available on-street parking spaces on Babcock Street, and it could lead to unauthorized parking on the No Parking (even side) of the street. Thank you very much for your work regarding this proposal.

Sincerely,
-Yukiko Egozy
34 Manchester Road

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